



TO: City of Portsmouth Board of Adjustment

FROM: Optima Dermatology

RE: Special Exception criteria

1. There will be no Increased hazard to the public or the occupants of the building. The functions of the lab create no special hazards.
2. Property values in the vicinity will not change as there will be no change to the existing building on the exterior, except for adding a sign on a door stating deliveries. This sign will not be visible from the street.
3. There will be no Increased traffic to the building or surrounding streets. All deliveries are by national delivery companies (Fed Ex, UPS, etc.). Employee traffic will be reduced from the current occupants as we have fewer employees.
4. There will be no greater demand on Public Safety and municipal services than the current tenant.
5. There will no Increase In stormwater runoff onto streets or adjacent properties as we are not making any exterior changes.

Paul Colby

From: Mike Mates <M.Mates@peasedev.org>
Sent: Thursday, October 20, 2022 2:14 PM
To: John Crowley
Cc: Paul Colby; Samantha Burgner; Anthony Blenkinsop; Peter M. Stith; Patrick M. Crimmins; Beth Demaine
Subject: RE: Special Exception application - Optima Dermatology/ Seacoast Newspapers
Attachments: 111 NH Ave.pdf

Hello John,

Attached is your approved PDA Special Exception Application. You should include this in your application to the City of Portsmouth so they know we've signed off on your submission. Please include a copy to us when do submit.

Please let me know if you have any questions.

Thanks,
Mike

MICHAEL R. MATES, P.E.
Pease Development Authority
Pease International Tradeport
55 International Drive
Portsmouth, NH 03801
T:(603) 766-9292 | F:(603) 427-0433
www.peasedev.org



From: John Crowley [mailto:jcrowley@optimadermatology.com]
Sent: Friday, October 14, 2022 1:35 PM
To: Mike Mates <M.Mates@peasedev.org>
Cc: Paul Colby <pcolby@optimadermatology.com>; Samantha Burgner <sburgner@optimadermatology.com>; Anthony Blenkinsop <A.Blenkinsop@peasedev.org>
Subject: Special Exception application - Optima Dermatology/ Seacoast Newspapers

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Mike,

Please see attached special exception application for our proposed lab space at 111 New Hampshire Ave. I have also attached a proposed lease amendment to the lease between Pease Development Authority and Seacoast Newspapers adding testing laboratories and facilities as a proposed use. Please let us know if there are any additional comments to the lease agreement between Seacoast Newspapers and Optima Dermatology Partners that we sent over previously to Anthony. I have noted to our attorney that we would need to remove the term "medical office" in the lease agreement between Optima Dermatology and Seacoast Newspapers to read "pathology laboratory and general business office purposes" as a proposed use. Let me know if you need any additional documentation and what the fee schedule is for this application. Looking forward to the meeting on the 20th.

Thanks,

John Crowley

Pease Development Authority
 55 International Drive, Portsmouth, NH 03801, (603) 433-6088



Application for Special Exception

<i>For PDA Use Only:</i>		
Date Submitted: <u>10/14/22</u>	Municipal Review:	
Application Complete:	Date Forwarded: <u>10/20/22 MRM</u>	Check #:

Applicant Information

Applicant: Optima Dermatology Partners	Contact Name: John Crowley
Address: 290 Heritage Ave Suite 102, Portsmouth, NH 03801	Description of Property: Industrial Office
Other Interested Parties: Seacoast Media Group	Phone: 603-801-6814

Site Information

Address: 111 New Hampshire Ave, Portsmouth, NH 03801	Frontage: 1203	Rear: 1203
	Left Side: 352	Right Side: 382
Zone(s) Location: Industrial	Lot #: 306/04	Assessors Plan #: 38190
Existing Use: General Business Office		Lot Area: 459,546 SF +/-
	Proposed Use: Testing laboratories and facilities	
Traffic and Air Quality Impact Study Required:	Yes / <input checked="" type="radio"/> No	

Request for Special Exception:

Special Exception for which approval is sought: Testing laboratory to be operated as a pathology lab. No walk-in patients will be seen at this location.
As provided in Article <u>303-A.03</u> Section <u>(F)</u>
Reason(s) why Special Exception should be granted including evidence that all required criteria are met:
1) The laboratory use is allowed as a special exception in the Industrial Zone where the building is located.
2)
3)
4)

Please attach any required site plans or drawings to this application with a fee of \$ _____. All forms must be completely filled out and signed by the applicant or their agent before they will be accepted. Additional sheets may be attached if required. Completed forms must be returned to the PDA for a hearing by the PDA Zoning Adjustment and Appeals Committee or referral to the appropriate municipality. The applicant or their agent is required to attend the Public Hearing for the Appeal/Variance. If you have any questions, please contact the PDA Engineering Department at 603-433-6088.

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.		
<u>10/14/22</u>		<u>John Crowley</u>
Date	Signature of Applicant	Printed Name

N:\Engineer\Special Exception Application.xlsx

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
1	Level	0	All Public	1	Paved	2	Suburban	4000	Appraised
								7,742,600	Assessed
								74,800	
SUPPLEMENTAL DATA CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appl Assoc Pld#									
Alt Prol ID	0306-0004-0000-0000								
GIS ID	38190								

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC	
Year	Code	Amount	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
		0		1	0	2020	4000	7,742,600	2019	4000	7,742,600
		0					4000	74,800		4000	74,800
Total						Total		7,817,400	Total		7,817,400

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Comm Int
		0.00	
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	STREET INDEX NAME
307	Tracing
Batch	

NOTES
 08/14- CHNG LT1; ADD LT2 & LDL1; 7 DIFF
 NEWSPAPERS WRITTEN/PRINTED & FLIERS;
 LRG OPEN CUBICLE FARM, GLSS WLLS LOTS OF
 WINDOWS; PERIMETER OFCS, SUSP CLG, INT
 CONF RM; KIT/CAFE. 09/19BP SEE VISIT HIS

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpos/Result
35717	05-15-2019	SP	SPrinkler Syste	3,300	09-18-2019	100		09-18-2019	JW	01	2	50	Building Permit
PMGC19-15	05-06-2019	PL	Plumbing	3,000	09-18-2019	100		08-19-2019	RM			41	Hearing Change
EC19-131	05-01-2019	EL	Electric	12,000	09-18-2019	100		06-02-2017	ST			ER	Exterior Review
BLDG19-20	04-12-2019	BP		50,000	09-18-2019	100	06-11-2019	05-23-2017	JW	01	3	50	Building Permit
16-1321-3-	01-23-2017	BP		1,275	12-21-2016	100	04-03-2017	12-21-2016	JW	01	3	50	Building Permit
16-1321-1-	10-27-2016	EL	Electric	6,700	12-21-2016	100	04-03-2017	REWORK SPACE TO WORK	ST			ER	Exterior Review
16-1321-2-	10-25-2016	PL	Plumbing	1,200	12-21-2016	100	04-03-2017	RELOCATE (1) KITCHEN SIN	JM			11	Listed INACTIVE

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY									
B Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site Cond.	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value
1	4000	FACTORY	PI		0	SF	0	1.0000	0	1.00	307	0.220	402
Parcel Total Land Area												0	
Total Card Land Units												0	
Total Appraised Parcel Value												7,817,400	

This signature acknowledges a visit by a Data Collector or Assessor

VISION

PORTSMOUTH, NH

2229

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2 Suburban

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SEACOAST NEWSPAPERS INC

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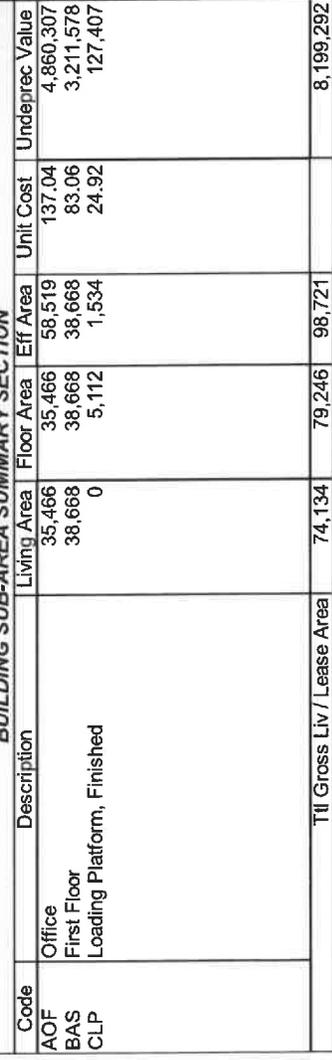
INDUSTR.
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
40	Light Indust		
96	Industrial		
B	B		
2	1.00		
1.00			
27	Pre-finish Metl		
15	Concrr/Cinder		
01	Flat		
04	T & Grv/Rubbr		
05	Drywall/Sheet		
03	Concr-Finished		
14	Carpet		
03	Gas		
04	Forced Air-Duc		
03	Central		
04	IND OFFICE		
4020			
01	HEAT/AC PKGS		
05	STEEL		
02	AVERAGE		
03	SUS-CEIL/MN WL		
02	AVERAGE		
24.00			

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
4000	FACTORY	100	
		0	
		0	
Adj. Base Rate 83.06			
RCN	8,199,292		
Year Built	2006		
Effective Year Built	2009		
Depreciation Code	A		
Remodel Rating	10		
Year Remodeled	1		
Depreciation %			
Functional Obsol			
External Obsol			
Trend Factor			
Condition			
Condition %			
Percent Good	90		
RCNLD	7,379,400		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond	% Gd	Gr	Gr Adj	Appr. Value
LDL1	LOAD LEVELERS	B	2	3900.00	2009	A	90	C	1.00	7,000
ELV2	ELEVATOR FRGT	B	2	10200.00	2009	A	90	C	1.00	41,800
SPR1	SPRINKLERS-WET	B	77,422	1.75	2009	A	90	C	1.00	121,900
LD4	TRUCK WELLS	B	1	5600.00	2009	A	90	C	1.00	5,000
LT1	LIGHTS-IN W/PL	L	28	1125.00	2006	4	75	C	1.00	23,600
PAV1	PAVING-ASPHALT	L	37,000	1.75	2006	4	75	C	1.00	48,600
MEZ1	MEZZANINE-UNF	B	1,200	13.00	2009	00	90	C	1.00	14,000
MEZ3	W/PARTITIONS	B	2,088	34.00	2009	00	90	C	1.00	63,900
LDL1	LOAD LEVELERS	B	2	3900.00	2009	00	90	C	1.00	7,000
LT2	W/DOUBLE LIGHT	L	2	1750.00	2006	4	75	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOFF	Office	35,466	35,466	58,519	137.04	4,860,307	
BAS	First Floor	38,668	38,668	38,668	83.06	3,211,578	
CLP	Loading Platform, Finished	0	5,112	1,534	24.92	127,407	
Ttl Gross Liv / Lease Area					74,134	79,246	98,721
						8,199,292	



CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
SEACOAST NEWSPAPERS INC		0 All Public		1 Paved		2 Suburban		Code	
111 NEW HAMPSHIRE AVENUE								Appraised	
PORTSMOUTH NH 03801								Assessed	
GIS ID 38190								7,742,600	
Assoc Pid#								74,800	
SUPPLEMENTAL DATA								Total	
AR Pct ID 0306-0004-0000-0000								7,817,400	
CONDO C								7,817,400	
OLDACTN								7,817,400	
PHOTO								7,817,400	
WARD								7,817,400	
PREC.								7,817,400	
1/2 HSE								7,817,400	
GIS ID 38190								7,817,400	
Assoc Pid#								7,817,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC																																																																										
<table border="1"> <thead> <tr> <th colspan="2">EXEMPTIONS</th> <th colspan="5">OTHER ASSESSMENTS</th> </tr> <tr> <th>Year</th> <th>Code</th> <th>Description</th> <th>Amount</th> <th>Code</th> <th>Description</th> <th>Number</th> <th>Amount</th> <th>Code</th> <th>Year</th> <th>Code</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2020</td> <td>4000</td> <td>2019</td> <td>4000</td> <td>7,742,600</td> <td>2019</td> <td>4000</td> <td>8,794,800</td> </tr> <tr> <td></td> <td>4000</td> <td></td> <td>4000</td> <td>74,800</td> <td></td> <td>4000</td> <td>74,800</td> </tr> <tr> <td colspan="2">Total</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">Total</td> <td colspan="2">7,817,400</td> <td colspan="2">7,817,400</td> <td colspan="2">Total</td> <td colspan="2">8,869,600</td> </tr> </tbody> </table>							EXEMPTIONS		OTHER ASSESSMENTS					Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Year	Code	Year	Code	Assessed	Assessed										2020	4000	2019	4000	7,742,600	2019	4000	8,794,800											4000		4000	74,800		4000	74,800	Total								Total		7,817,400		7,817,400		Total		8,869,600	
EXEMPTIONS		OTHER ASSESSMENTS																																																																														
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This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		STREET INDEX NAME		Tracing		Batch	
Nbhd	307						

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
Total Appraised Parcel Value								7,817,400

LAND LINE VALUATION SECTION		ST Idx	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value
B Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad Site Cond.
Total Card Land Units		AC		Parcel Total Land Area		Total Land Value	
						0	

APPROXIMATE VALUE SUMMARY

Appraised Bldg. Value (Card) 7,482,000
 Appraised Xf (B) Value (Bldg) 260,600
 Appraised Ob (B) Value (Bldg) 74,800
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 7,817,400
 Valuation Method I

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Industrial			
Grade	B	B			
Stories:	2				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	T & Grv/Rubbr			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	4020	IND OFFICE			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC					
Frame Type	01	HEAT/AC PKGS			
Baths/Plumbing	05	STEEL			
Ceiling/Wall	02	AVERAGE			
Rooms/Prtns	03	SUS-CEIL/MN WL			
Wall Height	02	AVERAGE			
% Conn Wall	24.00				
1st Floor Use:					
Class					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
GEN	GENERATOR	B	1	0.00	2009	00	90	B	1.10	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
	Ttl Gross Liv / Lease Area					



111 New Hampshire Ave

Portsmouth, New Hampshire



Street View · Sep 2019





