

April 23, 2025

55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

Zoning Board of Adjustment
City of Portsmouth, NH
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Re: **Variance Request from Section 10.5B83.10 and Section 10.1113.20 of the City of Portsmouth, New Hampshire Zoning Ordinance**
Coakley Road EV Charging 1, LLC Electric Vehicle Charging Station Development
Port Inn and Suites
505 US-1 Bypass, Portsmouth, NH 03801

Dear City of Portsmouth Zoning Board of Adjustment,

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this variance request and supporting documentation to be filed with the City of Portsmouth Zoning Board of Adjustment, for the above-mentioned project on behalf of New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC (the Applicant). The project parcel is located at 505 US-1 Bypass (Map-Lot 0234-0005-0000) in Portsmouth, New Hampshire, and is owned by GIRI PORTSMOUTH 505 LLC. The project parcel is located in the Gateway Corridor (G1) zoning district. The proposed project involves the installation of electric vehicle (EV) charging stations with associated electric equipment at an existing commercial property.

The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

The project proposes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV Chargers will be Level 3 chargers that will be publicly accessible for both hotel guests and the general public. The strategic location allows for easy access to US-1, US-4, and I-95. The abutting I-95 corridor can see over 100,000 travelers per day pass through Portsmouth and serves as a primary connection between the states of Maine and New Hampshire into Massachusetts and the rest of Southern New England.

The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 ("the Ordinance"), as an Accessory Use - "EV Fueling Space B". The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Ordinance. The project involves the addition of five (5) or more parking spaces and involves a modification of the previously approved site plan for the motel; thus, an Amended Site Plan Review is required.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers Layer on the publicly available GIS site. The Hodgson Brook wetland areas extend partially onto the project site and the 100-foot wetland buffer extends onto the project site. The proposed project is within the 100-foot wetland buffer. The proposed project includes ground disturbance within the 100-foot wetland buffer; thus, a Wetland CUP is required.

The Wetland CUP and Amended Site Plan Review and CUP will be submitted to the Technical Advisory Committee (TAC), Portsmouth Planning Board, and Conservation Commission pending Zoning Board Variance approval.

The applicant is requesting ZBA variance to Section 10.5B83.10 and Section 10.1113.20 which are listed below:

Section 10.5B83.10

Required **off-street parking** spaces shall not be located between a **principal building** and a **street** or within any required perimeter buffer area.

Section 10.1113.20

Required **off-street parking** spaces shall not be located in any required **front yard**, or between a **principal building** and a **street** (including on a **corner lot**). This restriction shall not apply to required **off-street parking** for a **single-family dwelling** (including the combination of a **single-family dwelling** and an **accessory dwelling unit**) or **two-family dwelling**.

The project proposes the EV charging in an area that is already paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment D. The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). Please note, the project proposes to return some area that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. This variance request is essentially a request to formally be able to use the area for parking.

The Port Inn and Suites is currently at a parking deficit as the site does not meet the parking requirements listed in the City of Portsmouth Zoning Ordinance for a commercial business of its size. The proposed project includes the addition of eight (8) EV charging spaces which will bring the site more into conformance with the current parking requirements. The current parking capacity at the Port Inn and Suites parking lot is 57 spaces. With the removal of one (1) space and the addition of eight (8) EV charging spaces the total number of parking spaces will be 64.

Filing Details

Following this filing, the applicant will prepare a Wetland CUP Application with the Conservation Commission and Planning Board and a Site Plan Amendment and CUP with the Planning Board. In support of this Variance Request, we have attached one (1) physical copy of the following supporting materials (application package was also submitted online via ViewPoint Cloud):

- Attachment A: Variance or Special Exception Application Instructions
- Attachment B: Project Narrative & Analysis Criteria Response
- Attachment C: Design Plans
- Attachment D: Site Photos
- Attachment E: Owner Authorization Form
- Fee Checks
 - o As estimated by ViewPoint Cloud online permitting system and paid online

Should you have any further questions or require any additional information, please feel free to contact us by phone at (978) 532-1900 or by email at mauserr@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.



Rebecca Mauser-Hoye, PE, CEA
Project Manager

cc: Jonathan Salsman, PE – New Leaf Energy



westonandsampson.com

100 International Drive, Suite 152
Portsmouth, NH 03801
tel: 603.431.3937

Variance Request

April 2025

**PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH
ELECTRIC VEHICLE CHARGING
STATION**

PREPARED FOR:
NEW LEAF ENERGY

SUBMITTED TO:
City of Portsmouth Zoning Board of Adjustment



Attachment A - Variance or Special Exception Application Instructions / Checklist

VARIANCE OR SPECIAL EXCEPTION APPLICATION INSTRUCTIONS

This application shall be used for an application to the Zoning Board of Adjustment for a Variance or Special Exception, as described in the following section of the Zoning Ordinance:

- **Section 10.230 Zoning Board of Adjustment**

- X** 1. A complete application including the **online land use application form**, the required application fee, and one (1) original copy of all supporting documents, plans, and exhibits must be received by the Planning Department prior to the **published deadline**. Hard copies of plans/exhibits should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the document would otherwise be unreadable.

Hard copy application transmitted to
City of Portsmouth on 04/23/2025

- X** 2. **View Point Cloud** is the software that powers the City of Portsmouth's online application center. In order to complete an online land use application, you must create an account for the site. When you register for the first time, you'll need to access your email account in order to activate your View Point account.
- X** 3. The person completing the online application should be the primary point of contact for the project and must provide authorization from the property owner. All automatic notifications from View Point on the application's status, approvals, and staff comments will be sent to this person's email address. Only this person can add additional information to the application once it's been submitted. **A single electronic file** including all plans, documents, and exhibits must be uploaded to the online application in **PDF format** in order for the application to be considered complete. Please combine all files into one single file prior to uploading.
- X** 4. If the project will need multiple land use approvals from different boards, a single online land use application record should be used for all of the approvals. It is recommended that the applicant confer with Planning Department staff about

project contacts for multiple land use approvals prior to submitting the application.

Project will require, BOA Variance, Wetland CUP, Amended Site Plan Review, CUP

- ☒ 5. Submission deadlines are available from the Planning Department and online -- **www.cityofportsmouth.com/planportsmouth/land-use-applications-forms-and-fees** (meeting schedule).

Project submitted on April 23, 2025 deadline for the May 20th BOA Meeting

- ☒ 6. The Planning Department reserves the right to refuse applications which do not meet the minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project.

Acknowledged

- ☒ 7. The following information is required for applications requesting **dimensional relief**:

- ☒ • Valuation of New Construction (for non-residential projects) [ViewPoint Cloud Application Form](#)

- N/A • Total Number of Dwelling Units (for residential projects)

No dwelling units proposed, not a residential project

- ☒ • Lot area [ViewPoint Cloud Application Form](#)

- ☒ • Description of proposed project [See Cover Letter & Project Narrative \(Attachment B\)](#)

- ☒ • Description of existing land use [See Cover Letter & Project Narrative \(Attachment B\)](#)

- ☒ • Project representatives – names and contact information [See Project Narrative \(Attachment B\)](#)

- ☒ • Description and dimensions of existing ~~and proposed buildings~~ (including building footprint, total gross floor area, and height) [See Project Narrative \(Attachment B\)](#)

- ☒ • Existing and proposed front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) [See Project Narrative \(Attachment B\)](#)

- ☒ • Site Plan(s) showing existing and proposed conditions including:

- Abutting street(s) and street names [See Design Plans \(Attachment C\)](#)
- Driveways / accessways
- Dimensions (size and height) of structures
- Dimensions and location of parking spaces

- ☒ • Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) [See Design Plans \(Attachment C\)](#)

- ☒ • Labeled photo(s) of existing conditions [See Site Photo Log \(Attachment D\)](#)

- ☒ • Building plans and elevations of any *proposed* structures or additions

See Design Plans,
Detail Sheets
(Attachment C)

- N/A • ~~Interior floor plans for any renovations or expansion to existing structures~~

No renovations or expansions to existing structures are proposed

- ☒ • Written statement explaining how the request complies with the requirements of the **Zoning Ordinance** as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions). [See Project Narrative \(Attachment B\)](#)

☒ 8. In addition, for applications requesting **dimensional relief**, the following information may be required by the Planning Department: [See Project Narrative \(Attachment B\)](#)

- Existing and proposed number of parking spaces
- Existing and proposed number of loading spaces
- Existing and proposed lot area covered by surface parking and driveways
- Existing and proposed other impervious area
- Whether any of the proposed work is located in a wetland area or wetland buffer area

N/A • Number of new hotel rooms No new hotel rooms proposed

N/A • New restaurant gross floor area No restaurant proposed

N/A 9. The following information is required for applications requesting relief from **land use** requirements: Not requesting relief from land use requirements

- Valuation of New Construction (for non-residential projects)
- Total Number of Dwelling Units (for residential projects)
- Lot area
- Description of existing and proposed land uses
- Location and gross floor area of the area devoted to the existing and proposed land uses
- Existing and proposed number of parking spaces
- Project representatives – names and contact information
- Written statement explaining how the request complies with the requirements of the **Zoning Ordinance** as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
- Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size)
- Interior floor plans and/or exterior site plans showing the location of the proposed use(s)
- Labeled photo(s) of existing conditions

N/A 10. In addition, for applications requesting **land use** relief, the following information may be required by the Planning Department: **Not requesting relief from land use requirements**

- Existing and proposed number of loading spaces
- Number of new hotel rooms
- New restaurant gross floor area

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clearly legible plans and copies [See Design Plans \(Attachment C\)](#)
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal [A preliminary meeting was conducted on April 7, 2025](#)
- All applicants are encouraged to discuss the project with impacted neighbors

For additional information on application requirements and the Zoning Board of Adjustment review and approval process, please refer to the City of Portsmouth Zoning Ordinance (see Article 2, Section 10.230) and the Zoning Board of Adjustment Rules and Regulations or contact the Planning Department directly at (603) 610-7216.

City of **PORTSMOUTH** [Home](#) >

PLANNING & SUSTAINABILITY

City Hall 1 Junkins Ave, 3rd Floor

Hours Monday 8 AM – 6 PM
Tuesday – Thursday 8 AM – 4:30 PM
Friday 8 AM – 1 PM

Phone (603) 610-7216

Fax (603) 427-1593

Attachment B - Project Narrative

Introduction

Coakley Road EV Charging 1, LLC (the Applicant) proposes the installation of four (4) electric vehicle chargers, for a total of eight (8) EV charging spaces with one (1) ADA space and associated electric equipment at an existing commercial property. The project limit of work encompasses approximately 0.14 acres of the approximately 2.56-acre site, located at 505 US-1 Bypass, Portsmouth, New Hampshire (Map-Lot 0234-0005-0000). The project site is located in the Gateway Corridor (G1) zoning district. The property is not located within any overlay districts according to the publicly available mapping layers on the Portsmouth GIS site.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers layer on their GIS site. The Hodgson Brook wetland areas extend partially onto the project site and the 100-foot wetland buffer extends onto the site.

The property currently includes two motel buildings, impervious bituminous concrete driveway and parking spaces, and a grassed median that also includes a concrete recreational pool area. The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

This Board of Adjustment (BOA) Variance Request was submitted online via ViewPoint Cloud with the required supporting documentation on April 23, 2025. One (1) hard copy of the Variance Request Application Package was transmitted to the City of Portsmouth Code Official on April 23, 2025. The following Variance Request and documentation is hereby submitted to the Code Official as required by Section 10.233 of the City of Portsmouth, New Hampshire Zoning Ordinance adopted December 21, 2009 ("the Ordinance") in accordance with Section IV and Section V of the Board of Adjustment Rules and Regulations for the City of Portsmouth New Hampshire adopted August 20, 1996.

This application package includes a Variance Request and related attachments. The Variance Request was submitted electronically through the City's application site, ViewPoint Cloud, and the Variance Request Application Package was uploaded as a single PDF document attachment as required. One (1) physical copy of the Variance Request application package was delivered to the City of Portsmouth Code Official on April 23, 2025. The application package attachments can be referenced in the cover letter included in this package.

Proposed Project

The project parcel is owned by GIRI PORTSMOUTH 505 LLC. The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 (the "Zoning Ordinance"), as an Accessory Use - "EV Fueling Space B". The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

As currently designed, the proposed project includes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV chargers will be Level 3 chargers that will be publicly accessible for both hotel guests and the general public. The project will involve the installation of EV charging towers, trenching for electric utility, and installation of required electrical equipment such as transformers and associated equipment pads and overhead utility poles.

The proposed project will not change the traffic flow in or out of the site. The project is proposed in an area that is currently paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment D. The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). Please note, the project proposes to return an area that is currently

asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. The project is proposed within the 100-foot wetland buffer.

The name of the Site Owner is:

GIRI PORTSMOUTH 505 INC.
2300 Crown Colony Drive, Suite 203
Quincy, MA 02169
Contact: Ashish Sangani

The name of the Project Developer & Applicant is:

Coakley Road EV Charging 1 LLC
55 Technology Drive, Suite 102
Lowell, MA 01851
Contact: Ilan Guthertz
Phone: (978) 483-0037
Email: iguthertz@newleafenergy.com

The name and contact information of the Engineer authorized to represent the Project Developer:

Weston & Sampson Engineers, Inc.
100 International Drive, #152
Portsmouth, NH 03801
Contact: Rebecca Mauser-Hoye, P.E., CEA
Phone: (603) 570-6308
e-mail: mauserr@wseinc.com

Project Schedule

The following is an estimated schedule related to permitting and construction of this project.

Construction: August 2025 – October 2025

The developer is planning to start construction following receipt of all permits as early as July/August 2025 with a construction completion date of October 2025.

Variance or Special Exception Application Instructions

Required information from the Zoning Board of Adjustment Variance Application:

- Valuation of New Construction (for non-residential projects): Approximately \$250,000
- Lot Area = 2.36 acres

Table 1 Existing Buildings Dimensional Information:

Requirements	Building 1 ¹	Building 2 ²
Building Footprint ³	~9,000sf (estimated)	~6,000sf (estimated)
Total Gross Floor Area	20,593 sf	14,148 sf
Total Living Area	13,367 sf	7,960 sf
Building Height	2 stories	2 stories

1. Building 1 according to Tax Assessor Sheet
2. Building 2 according to Tax Assessor Sheet
3. Building footprints estimated using Google Earth. Please note building footprints will not be changed as part of this project.

Table 2 Dimensional Relief Information:

Dimension	Existing	Proposed
Number of Parking Spaces	57	Removal of 1 space Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 64
Number of Loading Spaces	0	0

Note: The existing and proposed area covered by surface parking and driveways was not estimated as the proposed project will not significantly change the amount of surface parking and driveway cover area. The project will actually return approximately 958.5 square feet of paved surface back to grass cover.

Note: The other impervious area on site has not been estimated as the proposed project will not significantly alter the impervious area. Approximately 173 square feet of concrete equipment pads are proposed in existing grass cover.

Compliance with Bylaws

On behalf of the developer, Weston & Sampson has developed a set of plans (Attachment C) that are intended to meet requirements set forth in the Ordinance for the G1 zoning district in which the project is proposed. Below is a summary of the dimensional aspects of the project as required by the Variance or Special Exception Application Instructions:

Table 3 Dimensional and Density Regulations:

Requirements	Existing	Proposed
Minimum Frontage	Unchanged	Unchanged
Front Yard Setback ^{1 2}	8' 3"	10'
Minimum Side Yard Setback	Unchanged	Unchanged
Minimum Rear Yard Setback	Unchanged	Unchanged
Maximum Building Height	Unchanged	Unchanged

1. Existing setbacks measured from the property line to the closest motel building onsite. Please consider that the Port Inn & Suites was constructed in 1955 and thus may not comply with the current lot standards in the G1 zoning district.
2. Proposed setbacks measured from the property line to the nearest structure which is the transformer concrete equipment pad. Please note the proposed electrical equipment will be screened with a vegetative buffer.

Provisions of the Ordinance relative to the project, followed by an analysis of the project's compliance with applicable provisions (in underlined font), are listed below. The outlined regulations represent an analysis primarily applicable to Section 10.230 Zoning Board of Adjustment portion of the Ordinance, however, there are additional provisions that were analyzed under Section IV and V of the Board of Adjustment Rules and Regulations for the City of Portsmouth New Hampshire.

City of Portsmouth, New Hampshire Zoning Ordinance Section 10.230 Zoning Board of Adjustment

10.231 Powers

The Board shall have all powers granted by State law to Zoning Boards of Adjustment

Acknowledged.

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10.232 Special Exceptions

10.232.10 The Board shall hear and decide requests for special exceptions as provided for in this Ordinance. The Board shall grant requests for special exceptions which are in harmony with the general purpose and intent of this Ordinance and meet the standards of Subsection 10.232.20. Appropriate conditions of the sort set forth in Subsection 10.232.30 may be placed on special exception approvals when necessary to meet the standards of Subsection 10.232.20. The Board shall deny requests for special exceptions that do not meet the standards of this Section.

The proposed project is not applying for special exception; thus, this section is not applicable.

10.233 Variances

10.233.10 The Board may authorize upon appeal in specific cases a variance from the terms of this Ordinance.

Acknowledged.

10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:

10.233.21 The variance will not be contrary to the public interest;

The project site is a privately owned commercial property that includes a hotel as well as recreation and parking areas for the patrons of the hotel. The proposed EV chargers will be accessible to both the hotel patrons and the general public. The property is in a heavily commercialized area with the abutting properties being car dealerships and another hotel. The proposed location for the EV chargers is near Coakley Road, and on the other side of Coakley Road is an empty lot and Hodgson Brook. It is the opinion of the applicant that the addition of EV chargers will not be contrary to the public interest and will not significantly alter the character of the general area.

10.233.22 The spirit of the Ordinance will be observed;

It is the opinion of the applicant that the proposed project is not in opposition to the ordinances which variances are being requested from.

Section 10.5B83.10 states, "required off-street parking spaces shall not be located between a principal building and a street or within any required perimeter buffer area". The existing property already has off-street parking that is located between the principal building and the street. The project proposes the EV charging in an area that is currently being used for parking (though the area is not striped). The existing property already has impervious asphalt drives and parking spaces within the wetland buffer.

The proposed EV charging project will have limited impacts to the amount of impervious onsite. The majority of the project will only formalize the parking spaces located along the western edge of pavement. The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/equipment pads). The project proposes to return an area that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook and within the wetland buffer. The proposed project will bring the hotel more into conformance with the City of Portsmouth's parking requirements.

Section 10.1113.20 states, "required off-street parking spaces shall not be located in any required front yard, or between a principal building and a street (including on a corner lot).

This restriction shall not apply to required off-street parking for a single-family dwelling (including the combination of a single-family dwelling and an accessory dwelling unit) or two-family dwelling". The same justifications for Section 10.5B83.10 can be implemented regarding this section of the Ordinance.

10.233.23 Substantial justice will be done;

Substantial justice is defined as ensuring fairness and avoiding unnecessary hardship while upholding the general purpose and intent of the zoning regulations. It is the opinion of the applicant that the proposed project does not impose hardship on any abutters or natural resources and still upholds the general purpose and intent of the City of Portsmouth's Zoning Ordinance. The proposed project will not cause loss or hardship to the general public, and in fact, will provide more easily accessible EV charging stations to hotel guests and the general public, with ease of access from US-1, US-4, and I-95.

10.233.24 The values of surrounding properties will not be diminished; and

It is the opinion of the applicant that the values of the surrounding properties will not be diminished by the proposed project. The project property is located in a heavily commercialized area, and the abutters to the property include car dealerships and another hotel. The proposed EV chargers as an accessory use to the Port Inn & Suites Hotel will not diminish the abutting properties.

10.233.25 Literal enforcement of the provision of the Ordinance would result in an unnecessary hardship.

Literal enforcement of Zoning Ordinance Sections 10.5B83.10 and 10.1113.20 would result in unnecessary hardship. If the ordinance were to be strictly implemented, it would mean that the existing parking located on the property could not be utilized.

10.233.30 For purposes of section 10.233.25, "unnecessary hardship" means that one of the following conditions exists:

10.233.31 Owing to special conditions of the property that distinguish it from other properties in the area, (a) no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and (b) the proposed use is a reasonable one. (Under this provision, an unnecessary hardship shall be deemed to exist only if both elements of the condition are based on the special conditions of the property.)

It is the opinion of the applicant that the unnecessary hardship applicable to this project complies with 10.233.31(a) that "no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property". It is the opinion of the applicant that the purpose of the aforementioned ordinances does not have a fair or substantial relationship to the benefit of the general public in this situation.

It is also the opinion of the applicant that 10.233.31(b) is applicable to the project in that the proposed use is a reasonable one.

10.233.32 Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it. (Under this provision,

an unnecessary hardship shall not be deemed to exist if any reasonable use, including an existing use, is permitted under the Ordinance.)

Not applicable.

10.233.40 The definition of “unnecessary hardship” set forth in Section 10.233.30 shall apply whether the provision of the Ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the Ordinance.

Acknowledged.

10.233.50 Where this Ordinance contains a more stringent requirement or higher standard than is reflected by existing conditions, it shall be deemed that the intent of the Ordinance is to promote compliance with such requirement or conformance to such standard rather than a continuation of existing conditions. Accordingly, whether surrounding properties violate a provision or standard for which a variance is requested shall not be a factor in determining whether “the spirit of the Ordinance would be observed” by the granting of a variance, as required by Section 10.233.22.

It is the opinion of the applicant that denying the zoning variance from the aforementioned ordinances will not bring the site any more into conformance with the ordinances. However, allowing the zoning variance will allow the site to come more into conformance with the City of Portsmouth’s parking requirements.

10.233.60 Because “special conditions of the property that distinguish it from other properties in the area” must be present for a variance to be granted (Section 10.233.30), the existence in the surrounding area of conditions that are similar to the proposed nonconformity shall not be a basis for the granting of a variance.

Acknowledged.

10.233.70 The Board may attach to a variance any conditions that it deems necessary to ensure that the variance satisfies the criteria set forth in Section 10.233.20.

Acknowledged.

10.234 Procedures for Variances, Special Exceptions and Appeals from Decisions of the Code Official

10.234.10 Requests for variances and special exceptions must be made by persons authorized by state law.

Acknowledged.

10.234.20 Appeals from decisions or orders of the Code Official may be made by any person within 30 days after the date on which the written decision was actually filed.

Acknowledged.

10.234.30 Requests for variances and special exceptions and appeals from decisions of the Code Official shall be in writing on forms prescribed by the Board of Adjustment. Such requests and appeals shall refer to the specific provisions of the Ordinance involved and shall set forth the interpretation claimed and reasons why the request of appeal should be granted.

Acknowledged.

10.234.40 Requests for variances and special exceptions shall include layout or plot plans conforming to the Board's rules and regulations.

Acknowledged, design plans have been included in Attachment C of this application package.

10.234.50 In any case in which the Board of Adjustment is required to give notice of a public hearing in accordance with the provisions of State law, all persons owning property within 300 feet of the property involved in the appeal or request shall be given notice in the manner set forth by State law, provided that failure to give notice beyond statutory requirement shall not give rise to any right of appeal or protest. The requirements of this paragraph shall not apply in Character Districts 4 and 5 (CD4 and CD5) and the Downtown Overlay District.

Acknowledged.

10.235 Certain Representations Deemed Conditions

Representations made at public hearings or materials submitted to the Board by an applicant for a special exception or variance concerning features of proposed buildings, structures, parking or uses which are subject to regulations pursuant to Subsection 10.232 or 10.233 shall be deemed conditions upon such special exception or variance.

Acknowledged.

10.236 Expiration of Approvals

Variances and special exceptions shall expire unless a building permit is obtained within a period of two years from the date granted. The Board may, for good cause shown, extend such period by as much as one years if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

Acknowledged.

10.237 Outstanding Violations

No variance or special exception may be granted for premises on which outstanding violations of this Ordinance exist, unless the effect of such variance or special exception would be to remedy all such violations.

Acknowledged, the proposed project property does not hold any outstanding violations.

Board of Adjustment Rules and Regulations for the City of Portsmouth New Hampshire

Section IV: Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Code Official prior to the published deadline. Submissions which fail to meet this requirement shall not be considered until the next month's regular meeting. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appeals.

Acknowledged, this Zoning Board of Adjustment Variance Request Application Package was submitted to the Code Official prior to the published deadline of April 23, 2025, to make it onto the May 20, 2025, Zoning Board of Adjustment meeting.

2. An Applicant shall be one of the following:
 - a. The owner of record to the property, or
 - b. The holder of a valid purchase and sales agreement for the purchase of the subject property, or
 - c. The holder of a valid option for the purchase of the subject property.

Acknowledged: the owner of the subject property has authorized New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC and Weston & Sampson Engineers, Inc. to act as the applicant for the proposed project. The Owner Authorization Form is included in Attachment E.

3. All applications shall include a completed form entitled "City of Portsmouth Board of Adjustment Application" which shall be signed by the owner of record to the property.

The online land use application form was completed on the City's online application system, ViewPoint Cloud, as required by the Variance or Special Exception Application Instructions.

4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2.

Please see above for a written analysis of how the request complies with Article 2 of the Zoning Ordinance.

5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances and Special Exceptions.

Design plans and other required exhibits have been submitted in this application package.

6. Minimum requirements for adequate plans and exhibits shall include the following, unless waived by the Code Official:

- ☒ Name of Owner(s) **(See Project Narrative)**
- ☒ Name of Applicant(s) **(See Project Narrative)**
- ☒ Title of petition (i.e. Variance / Special Exception) **(See Cover Letter)**
- ☒ Scale of all drawings and plans (the scale is the specific ratio of the drawings relative to the actual size) **(See Attachment C)**
- ☒ Labeled photo(s) of existing conditions **(See Attachment D)**
- ☒ Building plans and elevations of any *proposed* structures **(See Attachment C)**
- ☒ Site Plan(s) showing existing and proposed conditions including: **(See Attachment C)**

- ☒ Front, side, and rear setback / yard dimensions (this is the distance from a structure and the lot line)
- ☒ Lot dimensions
- ☒ Abutting street(s) and street names
- ☒ Driveways / accessways
- ☒ Dimensions (size and height) of structures
- ☒ Dimensions and location of parking spaces

7. The Code Official is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements.

Acknowledged.

8. The Code Official may also require additional information and/or exhibits as needed to illustrate the scope of the project.

Acknowledged, please contact Weston & Sampson Engineers, Inc at the email address or phone number listed on the cover letter to request additional information or exhibits as needed.

9. In the case of conversions or renovations to an existing structure, interior floor plans shall be furnished by the applicant.

Not applicable, the project is not a conversion or renovation to an existing structure.

10. Public Hearings shall not be scheduled, advertised or held until such time as the "minimum requirements for adequate plans" have been submitted.

Acknowledged.

11. Any application that includes plans or exhibits deemed inadequate or requiring more detailed information may be postponed until such time as adequate plans or exhibits are received by the Board.

Acknowledged.

12. The Board may postpone any application requiring more information prior to any action being taken.

Acknowledged.

13. The Applicant shall submit an original and eleven (11) copies of any plans, exhibits, or supporting documents.

Acknowledged, one (1) physical copy of this Board of Adjustment Variance Request Application Package has been transmitted to the City of Portsmouth Code Official at the advice of Jillian Harris, Principal Planner for the City of Portsmouth.

14. The Applicant shall provide electronic files in Portable Document Format (PDF) of all submittals. An Applicant may request a waiver from this requirement. The request should be made in writing to the Planning Director and should explain why the Applicant is unable to provide electronic files.

Acknowledged, a PDF copy of this application package has been submitted to the City of Portsmouth's online permitting system (ViewPoint Cloud).

15. The Applicant or a designated representative of the applicant must appear before the Board at the time of the public hearing on the application.

Acknowledged, the Applicant and a representative of the applicant will appear before the Board at the time of the public hearing.

Section V: Fee Schedule

1. All application fees for appeals for a Variance or a Special Exception are set by the City Council.

Acknowledged.

2. All postage costs for abutter notices and a proportionate share of the advertising of the legal notice shall be paid for by the applicant.

Acknowledged, the applicant will reimburse the City of Portsmouth for postage and legal ad expenses.

Attachment C - Site Plans

<div>THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE ELECTRIC CHARGING STATION PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.</div> <div><div><div><div></div></div><div><div>new leafenergy</div></div></div><div>55 TECHNOLOGY DRIVE, SUITE 102 LOWELL, MA 01851 PHONE: (888) 898-6273 FAX: (888) 843-6778 WWW.NEWLEAFENERGY.COM</div></div> <div>NOT FOR CONSTRUCTION</div> <div><div><div>Weston & Sampson</div><div><div>Weston & Sampson Engineers, Inc. 150 Dow Street, Tower 4, Suite 350 Manchester, NH 03101 978.532.1900800 SAMPSON www.westonandsampson.com</div></div></div></div>																																																	
GENERAL NOTES		PROJECT SCOPE	LOCATION MAP	DRAWING LIST																																													
<div>1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.</div> <div>2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.</div> <div>3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.</div> <div>4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.</div> <div>5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.</div> <div>6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.</div> <div>7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.</div> <div>8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.</div> <div>9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.</div> <div>10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S INSTALLATION, THEY WILL BE REMOVED AN REPLACED WITH LIKE-KIND WHEN POSSIBLE. IF NOT POSSIBLE CONTRACTOR TO DISCUSS SOLUTIONS WITH SITE OWNER</div>		<div>THIS PROJECT CONSISTS OF THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION PER THE SYSTEM DESCRIPTION, BELOW. THE CHARGERS WILL BE INSTALLED AS SHOWN IN THE SITE PLANS ATTACHED. THE ELECTRIC VEHICLE CHARGING STATION WILL BE INTERCONNECTED WITH ITS OWN SEPARATE ELECTRICAL SERVICE.</div>		<div>SHEET NUMBER</div> <div>T-1.0</div>	<div>SHEET TITLE</div> <div>TITLE PAGE</div>																																												
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				C-1.0	OVERALL PLAN																																												
				C-2.0	SITE PREPARATION AND DEMOLITION PLAN																																												
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				C-5.1	CIVIL DETAILS																																												
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E-2.0	PLAN DETAILS																																																
E-3.0	ELECTRICAL SCHEDULES																																																
SYSTEM DESCRIPTION		AERIAL VIEW	<div>PORT INN AND SUITES</div> <div>505 US-1</div> <div>PORTSMOUTH, NH 03801</div> <div>PROJECT NUMBER: ENG24-1702</div> <table><tr><td>REV</td><td>DATE</td><td>DRAWN</td><td>CHECKED</td><td>RELEASE LEVEL</td></tr><tr><td>0</td><td>04/23/25</td><td>RWG</td><td>JWS</td><td>ISSUED FOR PERMITTING</td></tr><tr><td>1</td><td>05/09/25</td><td>RWG</td><td>JWS</td><td>REVISED FOR PERMITTING</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <div>SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"</div> <div>T-1.0</div> <div>TITLE PAGE</div>		REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING	1	05/09/25	RWG	JWS	REVISED FOR PERMITTING																														
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<div>ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY AUTHORITY HAVING JURISDICTION: NH STATE BUILDING CODE NH STATE ELECTRICAL CODE NH FIRE PREVENTION REGULATIONS AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360) AMERICAN CONCRETE INSTITUTE AMERICANS WITH DISABILITIES ACTS DESIGN STANDARDS (ADADS) 2010 ADA DESIGN STANDARDS U.S. ACCESS BOARD DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS TECHNICAL ASSISTANCE DOCUMENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UL (UNDERWRITERS LABORATORIES, INC.) STANDARDS CITY OF PORTSMOUTH ZONING BYLAWS</div>		<div><div><div>SYSTEM / PROJECT OWNER</div><div>COAKLEY ROAD EV CHARGING 1, LLC</div></div><div><div>LAND OWNER / HOST</div><div>GRI PORTSMOUTH 505 INC.</div></div><div><div>AUTHORITY HAVING JURISDICTION</div><div>CITY OF PORTSMOUTH</div><div>1 JUNKINS AVE, PORTSMOUTH, NH 03801</div></div><div><div>UTILITY</div><div>EVERSOURCE</div></div><div><div>APPLICANT</div><div>FIRM: COAKLEY ROAD EV CHARGING 1, LLC</div><div>CONTACT: JONATHAN SALSMAN, PE</div><div>PHONE: (800) 818-5249</div></div><div><div>CIVIL ENGINEER</div><div>FIRM: WESTON & SAMPSON ENGINEERS, INC.</div><div>CONTACT: JEFFREY W. SANTACRUCE, PE PTOE</div><div>PHONE: (978) 532-1900</div></div><div><div>ELECTRICAL ENGINEER</div><div>FIRM: LIG CONSULTANTS</div><div>CONTACT: TONY MORREALE, PE</div><div>PHONE: (508) 381-3371</div></div></div>	<div>ALTA/NSPS LAND TITLE SURVEY: NORTHEAST SURVEY CONSULTANTS FEBRUARY 7, 2025</div>																																														

The following exceptions are derived from a commitment for title insurance prepared by the Stewart Title Guaranty Company, commitment #2392151, commitment date 8-7-2024.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the commitment is created after the commitment date. (not **plotted**)

2. The commitment date and the date on which all of the Schedule B, Part I - Requirements are met. (not a **survey matter**)

3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in the neighborhood. (not a **survey matter**)

4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records. (see **Significant Observations** for any such matters found by this survey)

5. Liens for taxes and assessments, which become due and payable subsequent to the date of the commitment. (not a **survey matter**)

6. UNINSURED INTERESTS IN A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, or assessments, options, powers of attorney, and limitations on title, created by or for the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Condominium, in the Rules and Regulations, in the Covenants, Conditions and Restrictions or as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy. (not a **survey matter**)

7. Any inaccuracy in the area, square footage, or acreage of land described in the Schedule A. The Company does not insure the area, square footage, or acreage of the land. (not a **survey matter**)

7. Water and sewer easements referred to or set forth in instruments recorded in the Rockingham County Registry of Deeds in Book 1314, Page 221. (**plotted**)

8. Utility Easement granted to New Hampshire Electric Cooperative and New England Telephone & Telegraph Company by instrument recorded at Book 1318, Page 452 of the Rockingham County Registry of Deeds. (not **plotted** due to **vague description**)

9. The conditions or restrictions on proceedings instituted by the United States of America for the purpose of establishing a perpetual drainage easement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 1533, Page 216 and Book 3107, Page 950. (**plotted**)

10. Utility Easement to the State of New Hampshire as evidenced by instrument recorded at Book 1533, Page 216 of the Rockingham County Registry of Deeds. (not **plotted** due to **vague description**; generally covers need to install traffic signals on locus; generally area impacted is called out)

11. Terms and conditions of Cable Television Installation and Service Agreement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 2769, Page 204. (**plotted**)

12. Notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters depicted on a Plan recorded in the Rockingham County Registry of Deeds in Plan Number D-30041. (said plan was used in the preparation of this survey)

13. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Gateway Mall, Inc. to the State of New Hampshire, dated July 1, 1989, in the original principal amount of \$5,912,000.00, recorded with said Registry at Book 6015, Page 2244. (not a **survey matter**)

The following exceptions are derived from a commitment for title insurance prepared for Stewart Title Guaranty Company, commitment #2392151, commitment date 8-7-2024.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in this survey, including but not limited to, easements, or claims asserted between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. **(not a survey matter)**

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by or inspection of said land or by making inquiry of persons in possession thereof. **(not a survey matter)**

3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which the survey would disclose and which are not shown by the public records. **(see Significant Observations for any such matters found by this survey)**

4. Liens for taxes and assessments, which become due and payable subsequent to the date of the commitment. **(not a survey matter)**

5. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, liens, mortgages, assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Condominium, in the rules and regulations, or in any instrument creating the same, as amended and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy. **(not a survey matter)**

6. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The Survey does not insure the area, square footage, or acreage of the land. **(not a survey matter)**

7. Water and sewer easements referred to or set forth in instruments recorded in the Rockingham County Registry of Deeds in Book 1314, Page 221. **(plotted)**

8. Utility Easement granted to North Hampshire Electric Cooperative and New England Telephone Company by instrument recorded in the Rockingham County Registry of Deeds in Book 652 of the Rockingham County Registry of Deeds. **(not plottable due to vague description)**

1. The ALTA/NSPS certification given hereon is limited to the proposed facility and access and ~~does not cover~~ the entire locus parcel.

2. Survey by EDM Total Station, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.

3. The horizontal datum of this plan is the New Hampshire Coordinate System North American Datum 1983 (2011), the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.

4. According to Federal Emergency Management Agency maps, the entire locus parcels are located in areas designated as "Zone X" (areas of minimal flooding, no shading). Community Panel No. 330531 0259 F – Effective Date: 1/29/2021.

5. A letter was not provided to the surveyor, all zoning information given hereon is taken from the City of Portsmouth website. The locus parcel and all abutting parcels are located in the Gateway Corridor (G1) zoning district.

6. The location of utility structures shown hereon are from observed field evidence only, this plan may not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed. Please contact dig-safe at 1-800-475-7226 before excavation.

7. At the time of the survey there was no observed evidence of active earth moving work. At the time of the ALTA survey there was no observed evidence of building construction or building additions.

8. As allowed under Section 3.5V and 6.B of the 2023 ALTA/NSPS Minimum Standard Detail Requirements, the surveyor has determined the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.

9. No wetland delineations were observed or provided to the surveyor.

10. Distance to nearest intersecting street (Borthwick Avenue) is 93'±.

None found.

To: Cookley Road EV Charging 1, LLC Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 11a, 13, 16, 18 & 19 of Table A thereof. The fieldwork was completed on 1/17/2025.

2-7-2025
Date of map or plat

234-5	ASSESSOR'S ID
N/F	NOW OR FORMERLY
IPF/IRFO	IRON PIPE OR ROD FOUND
CIRFO	CAPPED ROD FOUND
▲	CALCULATED POINT
◆	TEMPORARY BENCHMARK (TBM)
♂	UTILITY POLE
+	GUY WIRE ANCHOR
☆	LIGHT POLE
⌚	ELECTRIC BOX
⌚	TELECOM. BOX
●	PIPE INLET OR OUTLET
田	CATCH BASIN
⊗	MANHOLE
⊗	GAS METER
▲	SIGN POST
● (S)	TREE
◇	BUSH

- | | |
|-----------------|-----------------------|
| _____ | LOCUS PROPERTY LINE |
| _____ | ABUTTERS LINE |
| _____ | EASEMENT LINE |
| _____ OHW _____ | OVERHEAD WIRES |
| ----- | CONTOUR LINE |
| _____ | WHITE PAINT LINE |
| _____ | YELLOW PAINT LINE |
| _____ | APPROX. EDGE OF WATER |

PORTSMOUTH, NH

PREPARED FOR
COAKLEY ROAD EV CHARGING 1, LLC

SHEET NO.

1

OF

SURVEYOR:	GEB	ENGINEER:
-----------	-----	-----------

DRAFTING: JDG DESIGN:

FIELD WORK:	MAK ESL	HORZ. SCALE:
		1"


PROJECT NUMBER:	24-346	VERT. SCALE:
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DRAWING NAME:	24-346.DWG	DATE:	2-7-2025
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1

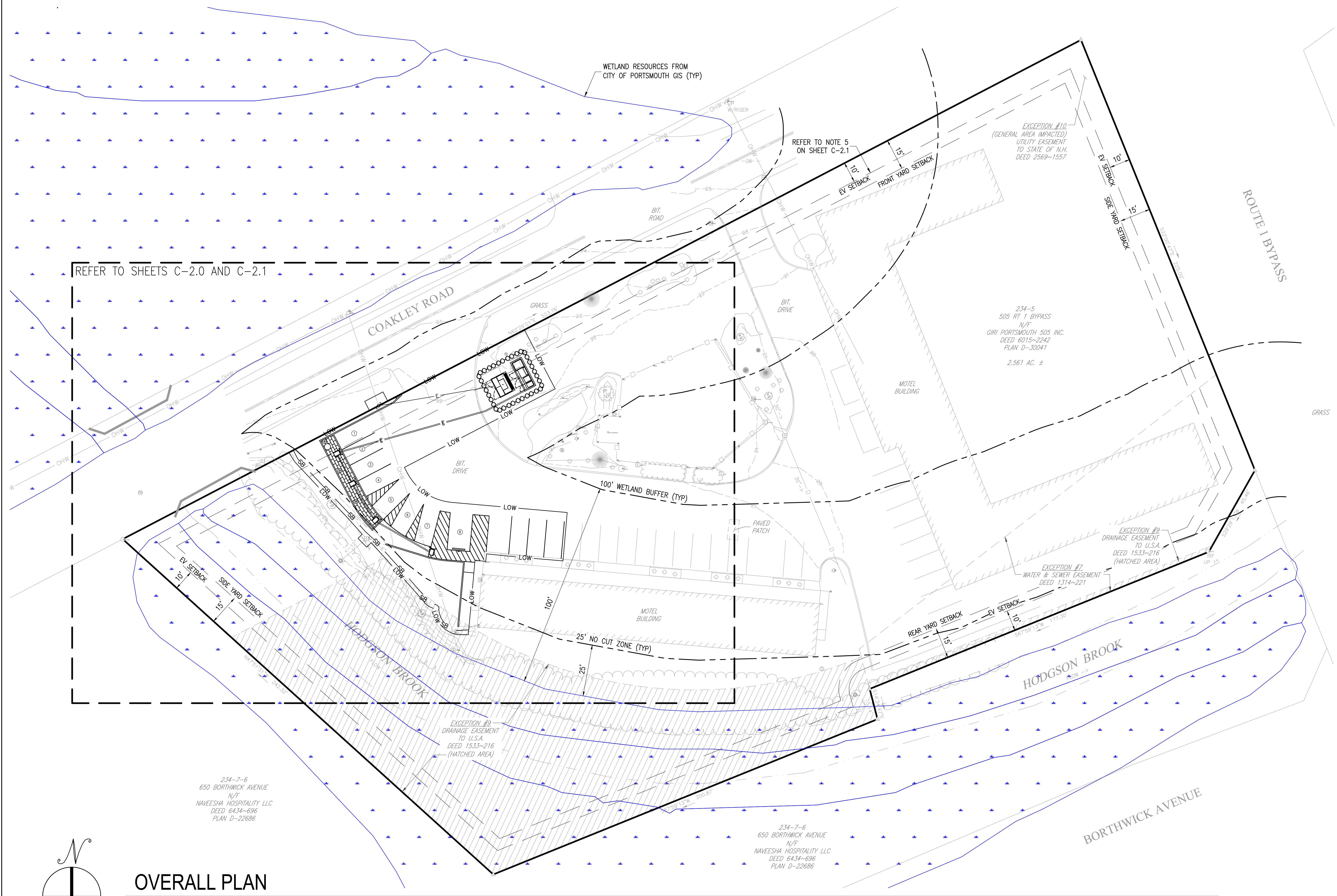
ROUTE 1

BYPASS



**NORTHEAST
SURVEY
CONSULTANTS**

3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144



THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE ELECTRIC CHARGING STATION PROJECT. REPRODUCTION, RELEASE, OR UTILIZATION FOR ANY OTHER PURPOSES, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

new leaf energy

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FAX: (988) 843-6778
WWW.NEWLEAFENERGY.COM

NOT FOR CONSTRUCTION

Weston & Sampson

Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 500
Manchester, NH 03101
978.532.1900 800.SAMPSON
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PORT INN AND SUITES
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
ENG24-1702

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING

SCALE: 1" = 20'

0 20' 40'

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
OVERALL PLAN

1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH GRASS COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY CONSTRUCTION FENCING AND GATES TO PROTECT WORK AREA AND MATERIAL/EQUIPMENT STORAGE. THE LOCATION OF FENCING/GATES SHALL BE COORDINATED WITH THE OWNER/ENGINEER PRIOR TO INSTALLATION. PRIVACY SLATS, IF REQUIRED BY OWNER, SHALL BE PROVIDED. SUFFICIENT SUPPORTS/BALLASTS SHALL BE PROVIDED TO ACCOUNT FOR WINDS LOADS PARTICULARLY THOSE ASSOCIATED WITH PRIVACY SLATS.



new leaf
energy

NOT FOR
CONSTRUCTION

IS A VIOLATION OF LAW FOR ANY PERSON
ALTER ANY DOCUMENT WHICH BEARS THE
OF A PROFESSIONAL ENGINEER, UNLESS
Y ARE ACTING UNDER THE DIRECTION OF
A LICENSED PROFESSIONAL ENGINEER.

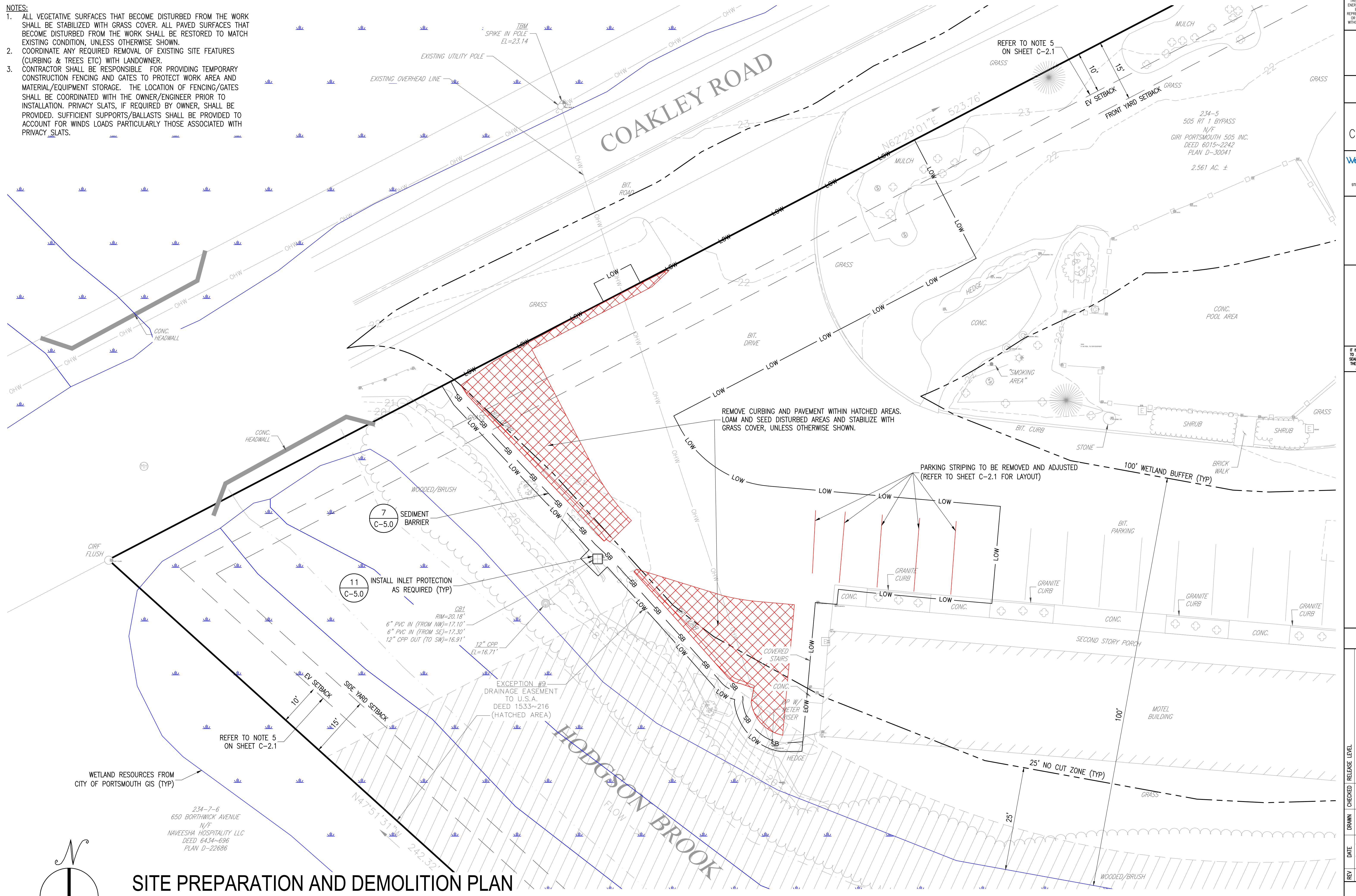
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
W24-1702

VALUES STATED ON DRAWINGS
VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

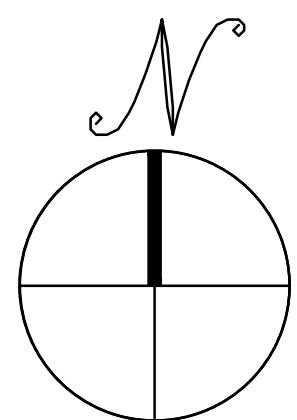
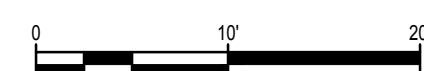
C-2.0

PREPARATION DEMOLITION PLAN



SITE PREPARATION AND DEMOLITION PLAN

SCALE: 1" = 10'



1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH GRASS COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
4. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
5. PER SECTION 10.843.34 OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE – EXCEPT FOR EV FUELING SPACE, ALL ABOVE GROUND EV CHARGING SUPPORT EQUIPMENT SHALL BE SET BACK 10 FEET FROM ALL LOT LINES.



LOGY DRIVE, SUITE 102
WELL, MA 01851
E: (888) 898-6273
(888) 843-6778
NEWLEAFENERGY.COM

NOT FOR
CONSTRUCTION

eston & SampsonSM

Sampson Engineers, Inc.
Street, Tower 4, Suite 350
Manchester, NH 03101
800.SAMPSON
resonandsampson.com

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OF A PROFESSIONAL ENGINEER, UNLESS
Y ARE ACTING UNDER THE DIRECTION OF
A LICENSED PROFESSIONAL ENGINEER.

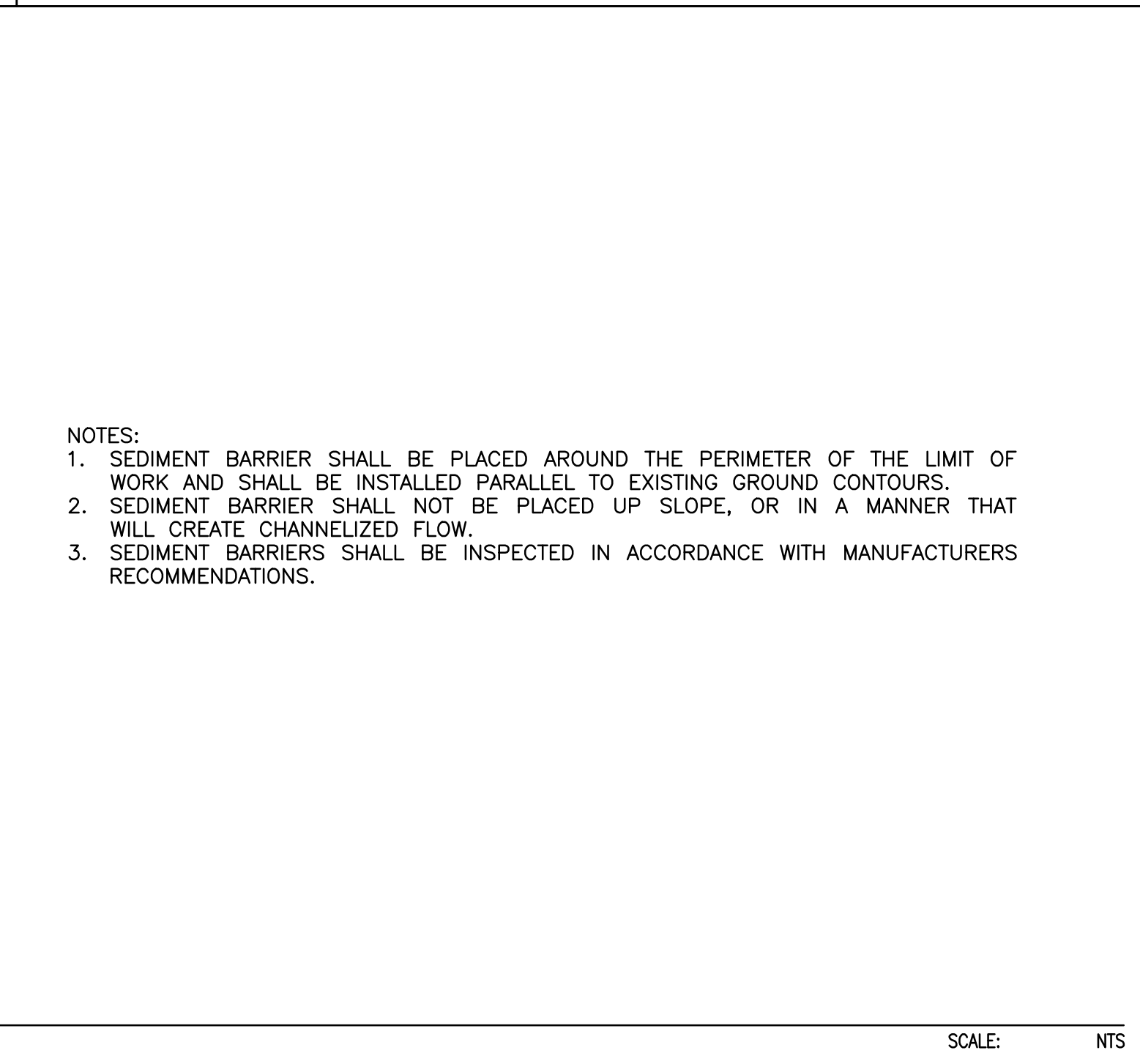
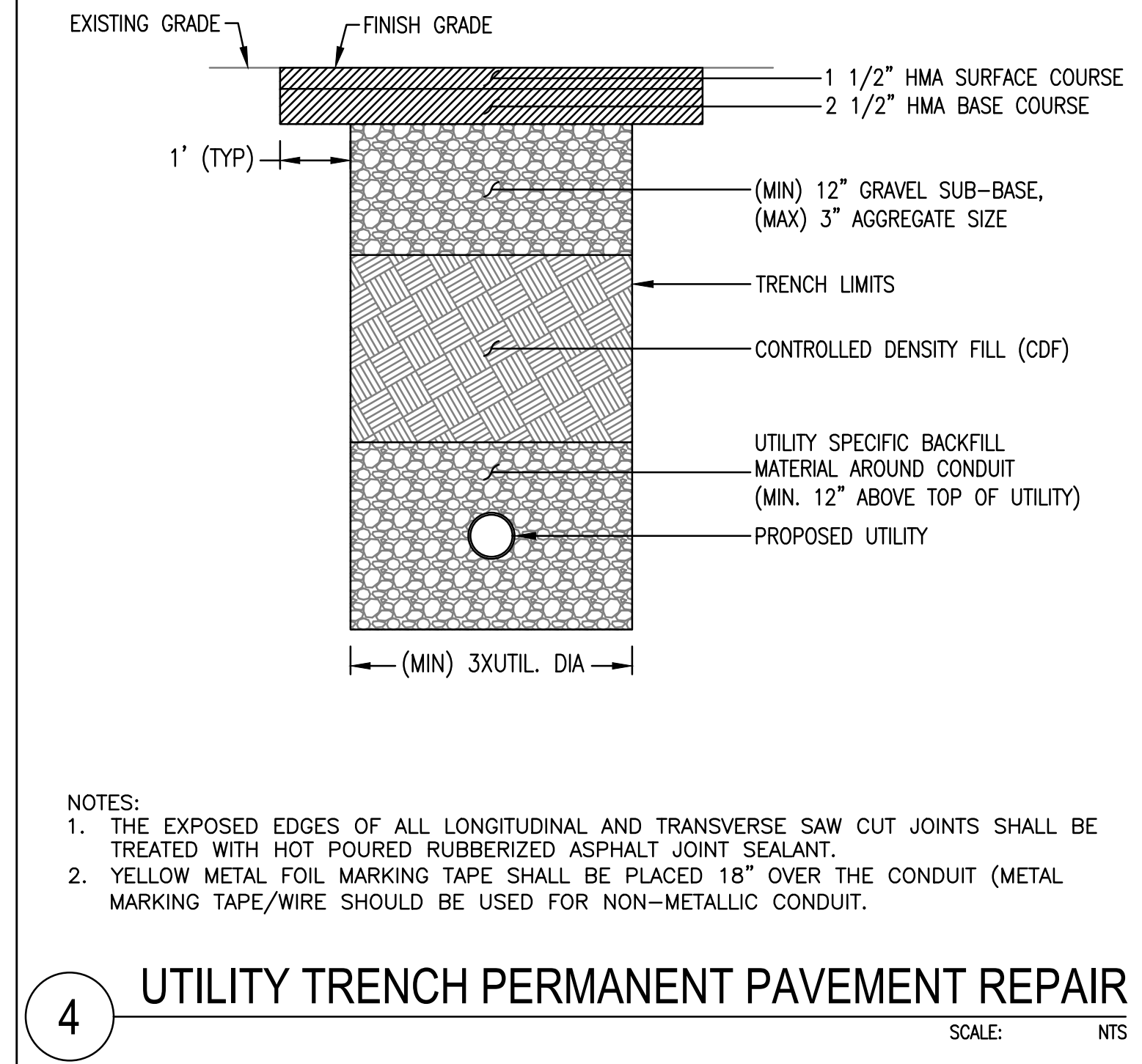
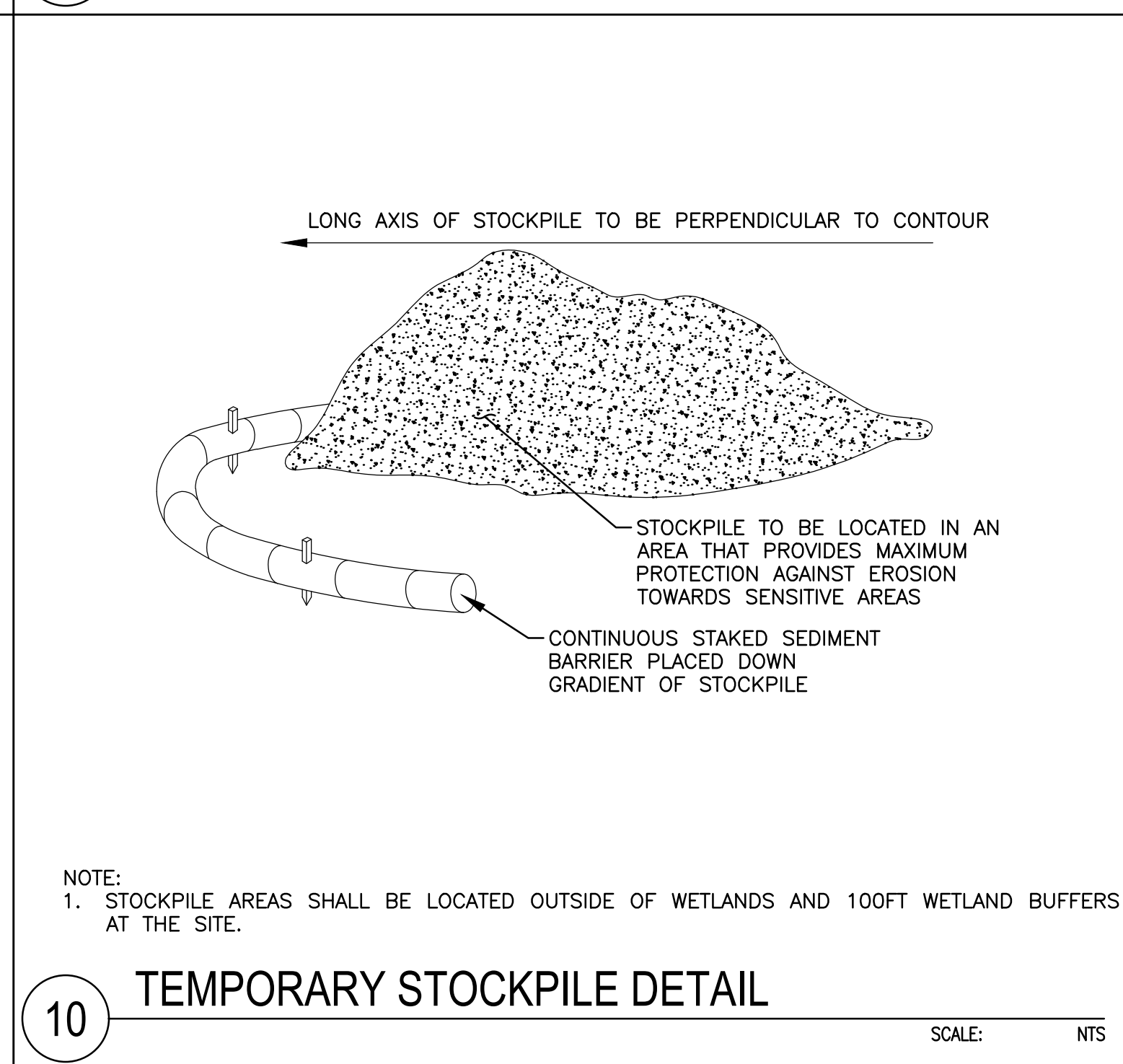
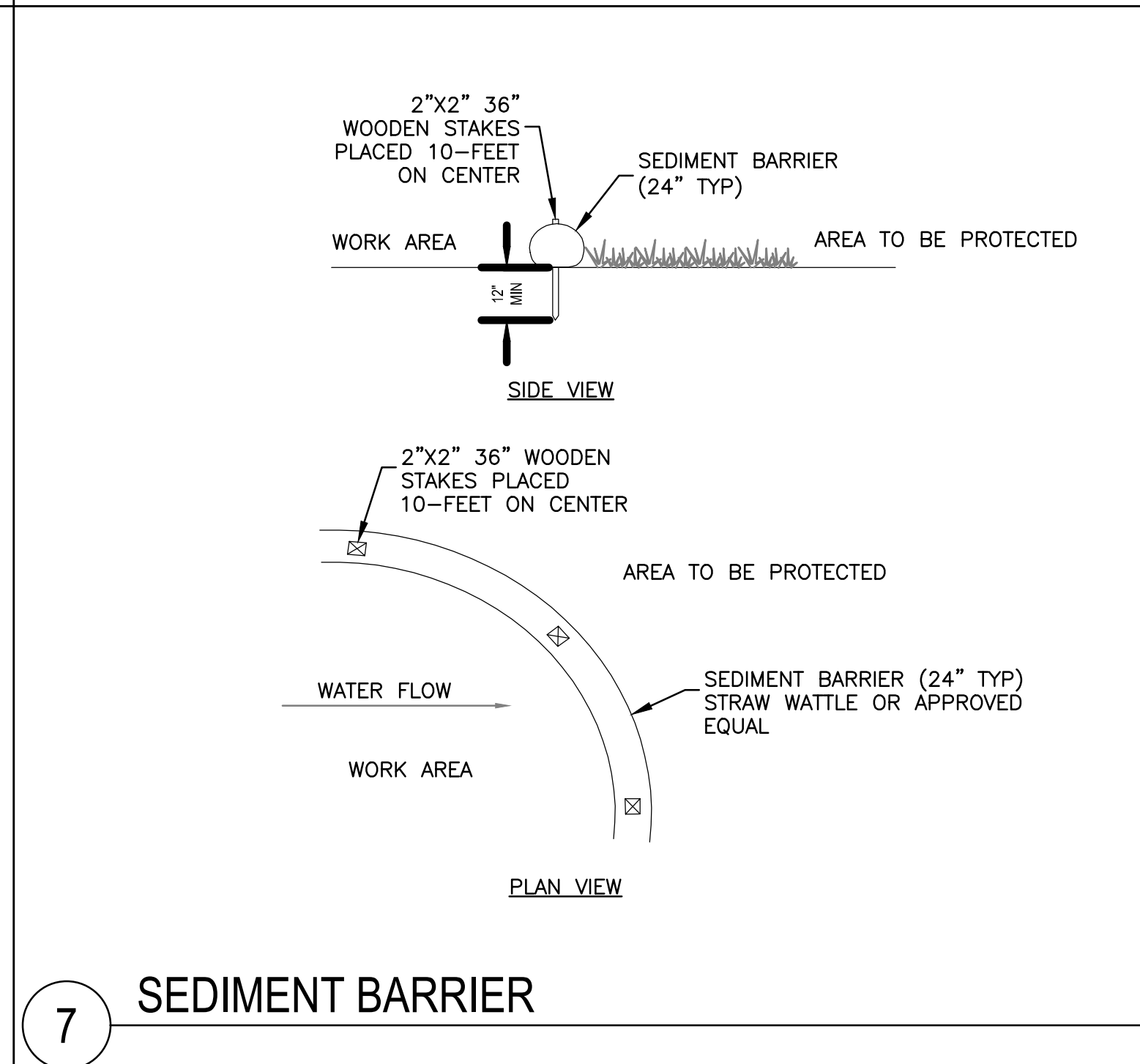
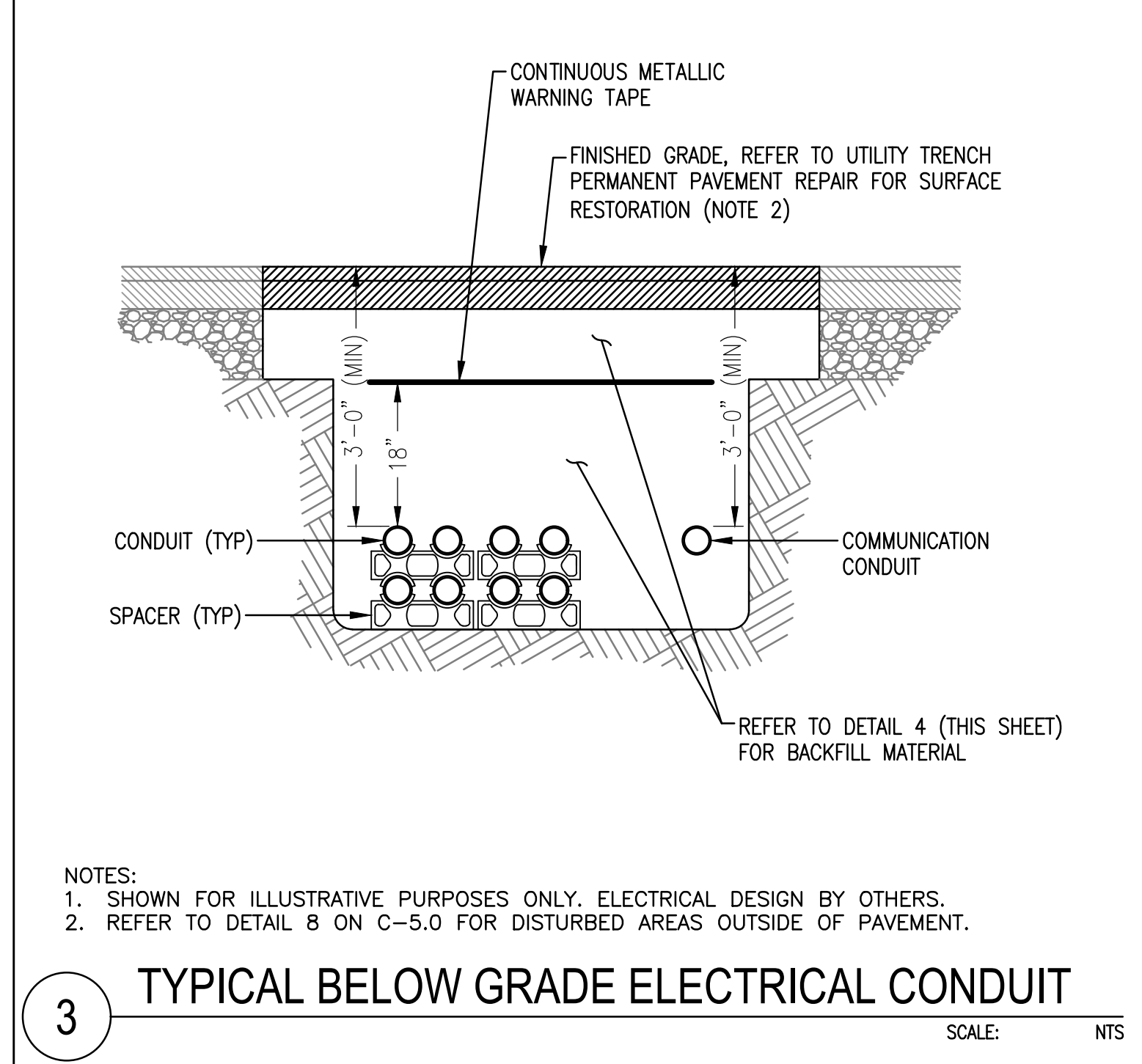
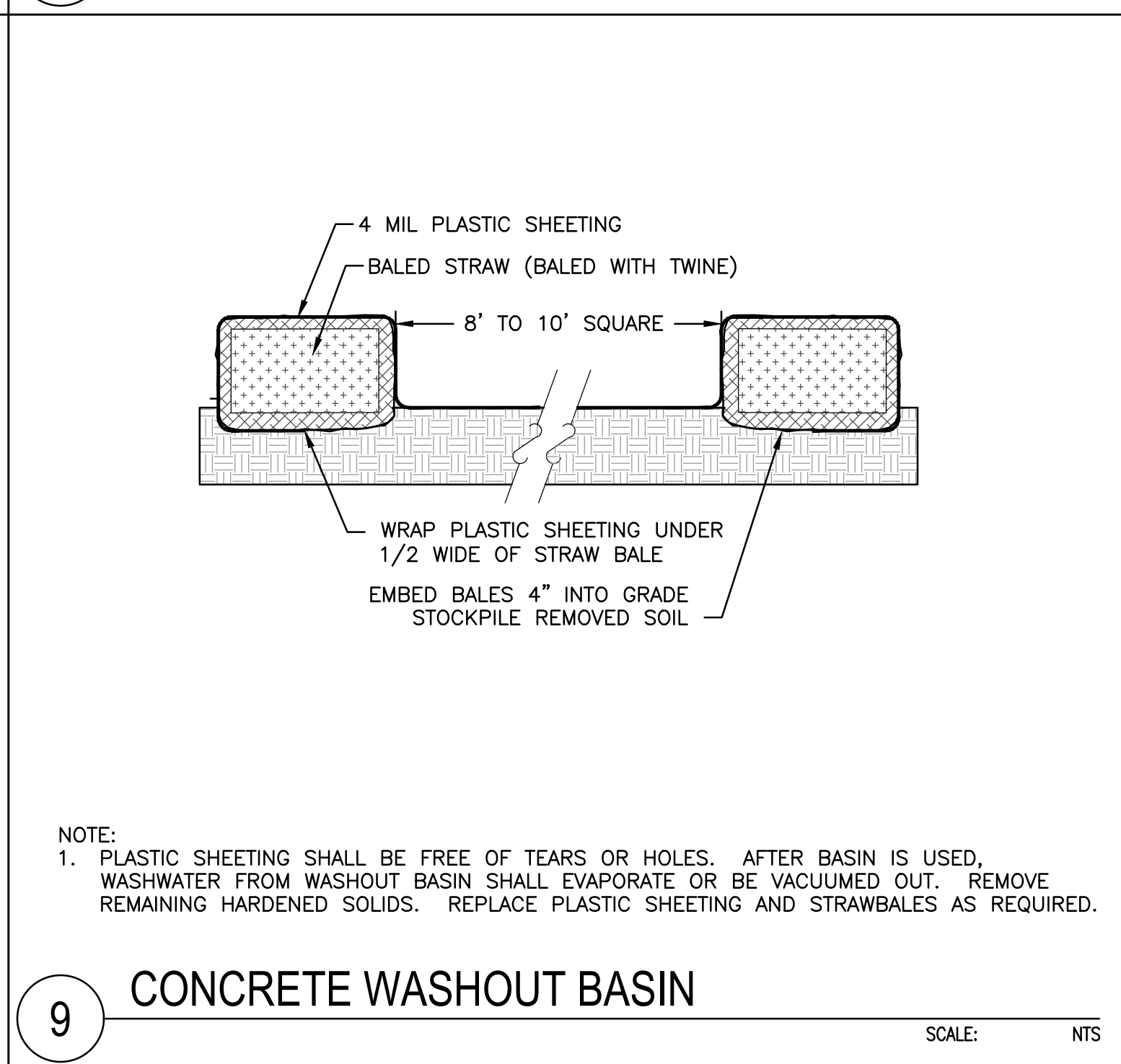
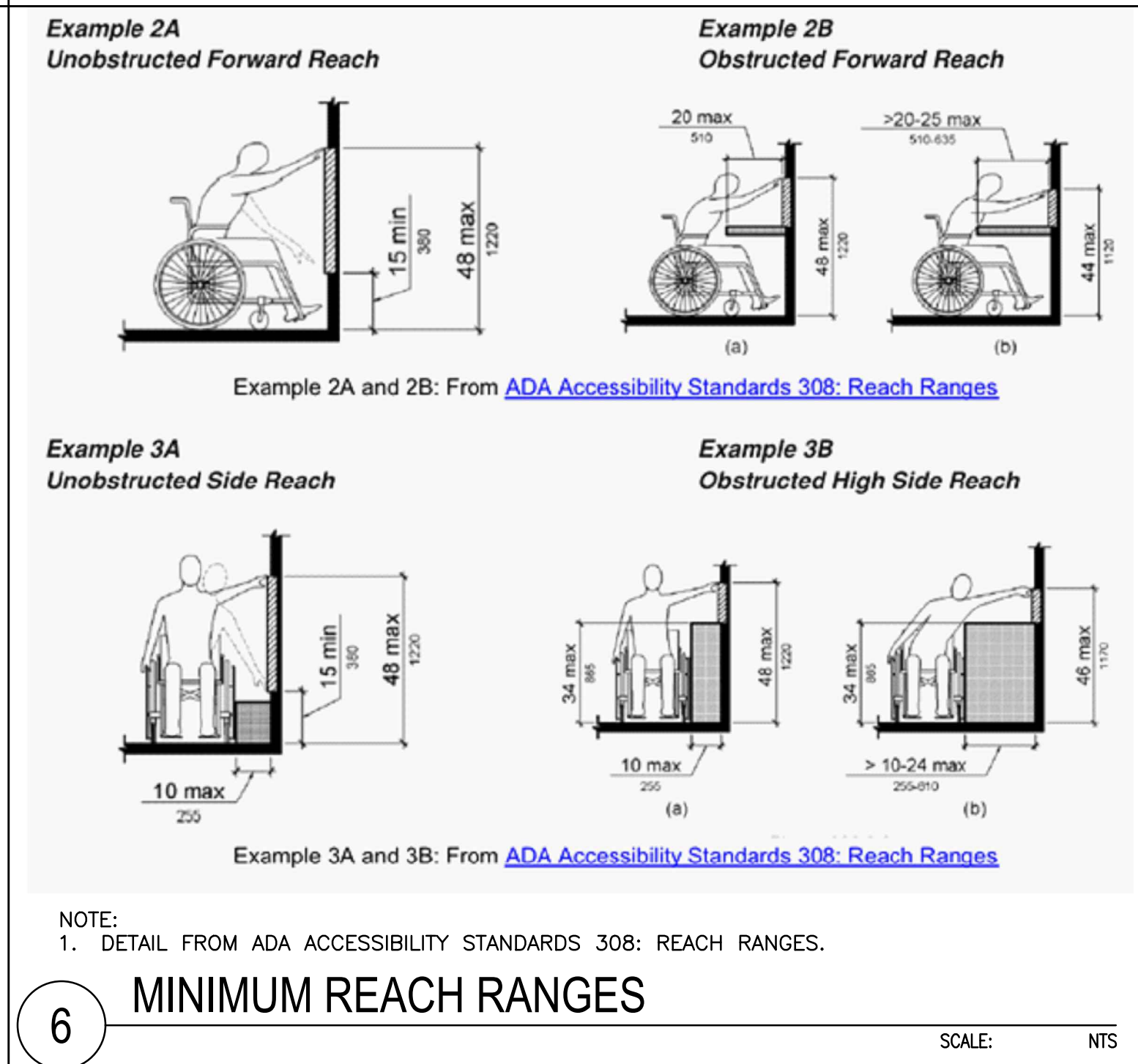
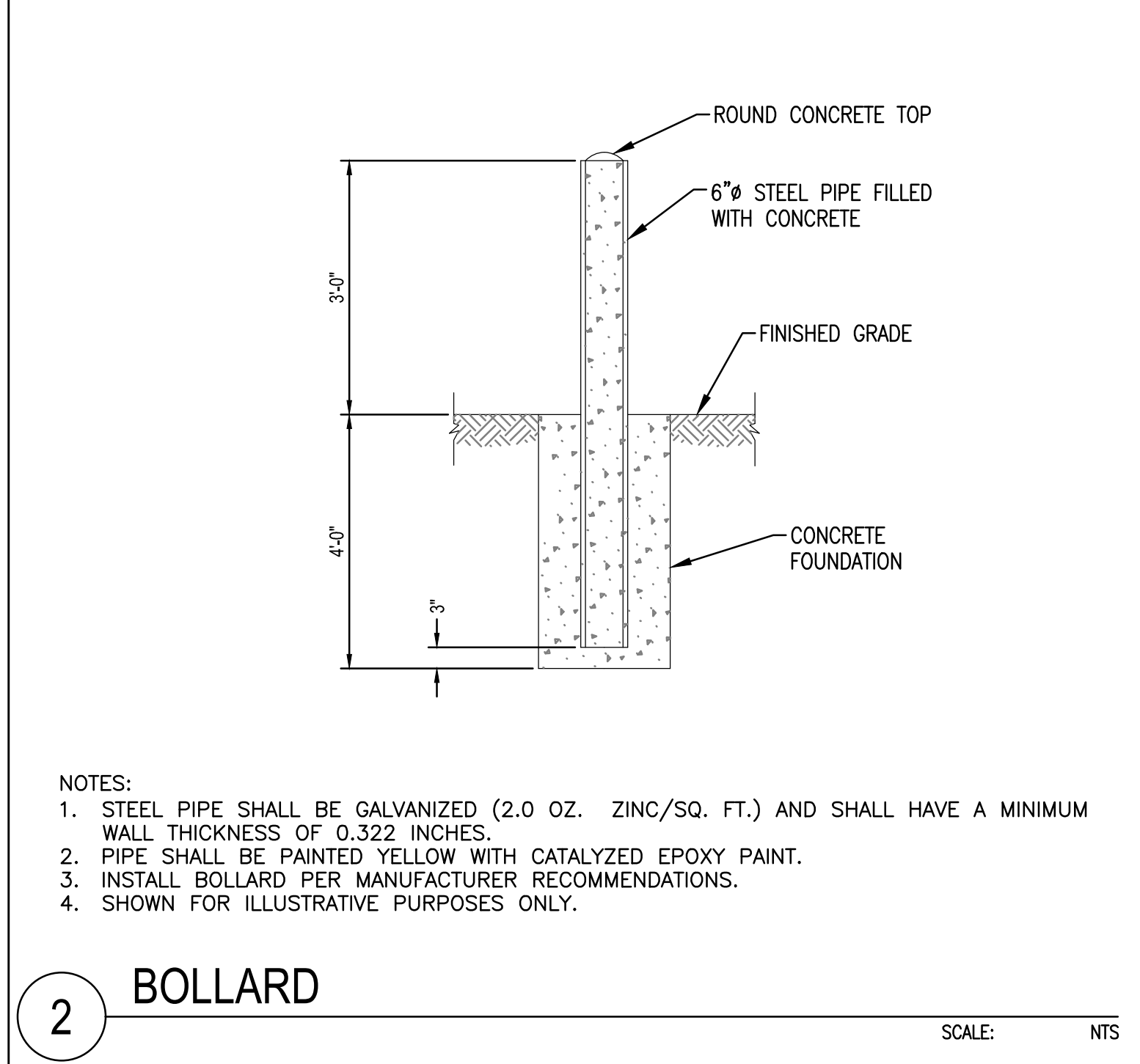
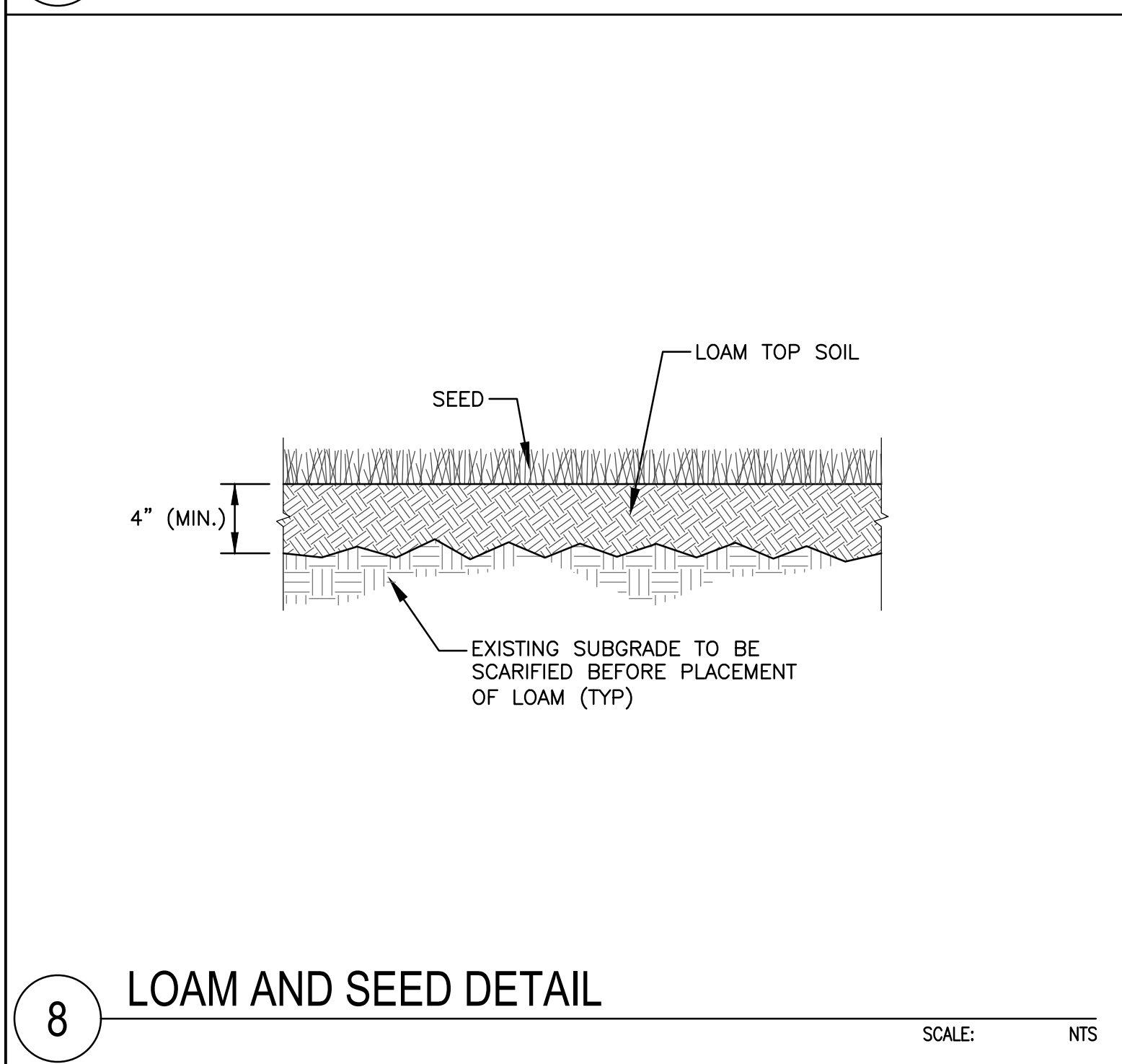
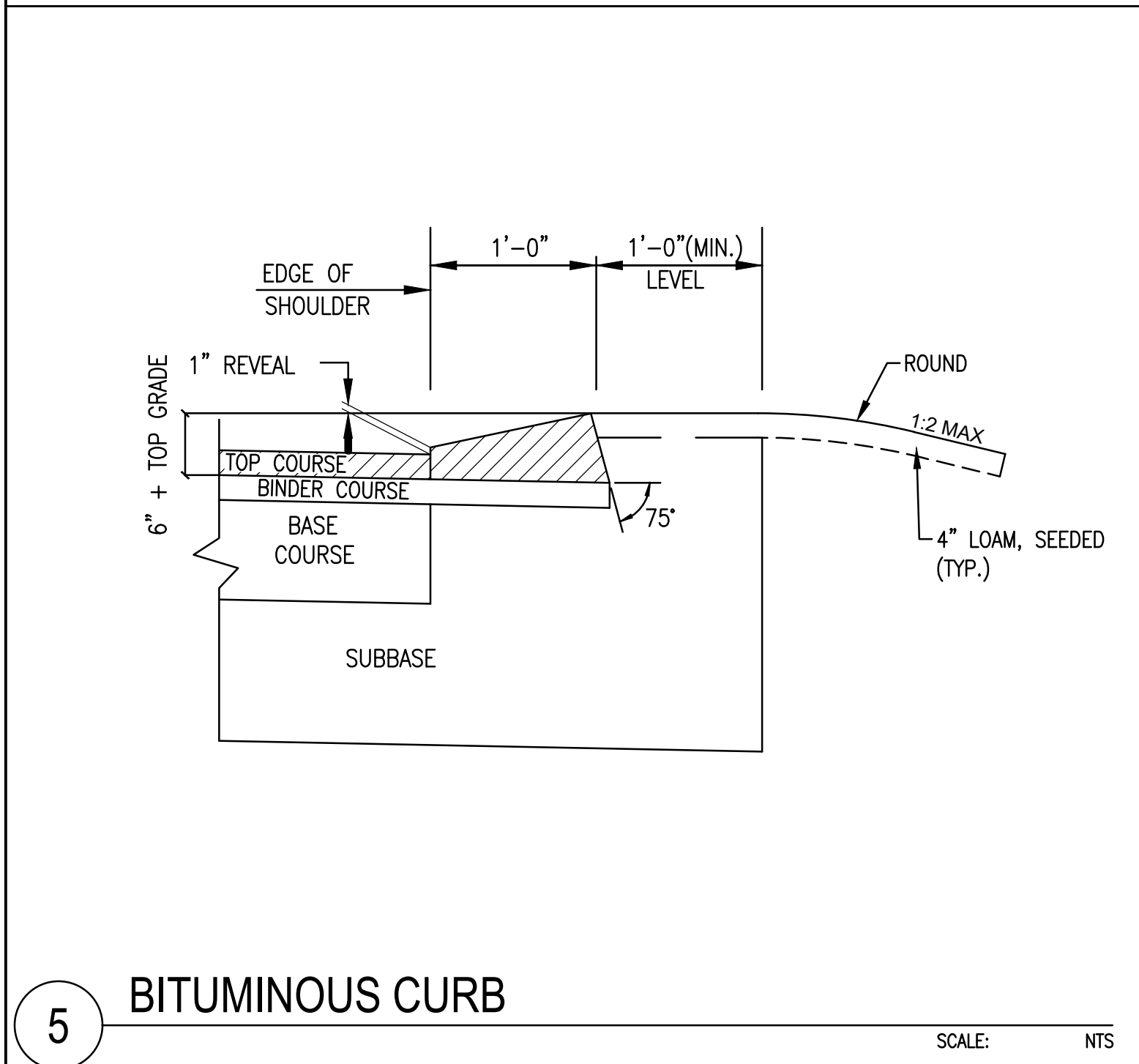
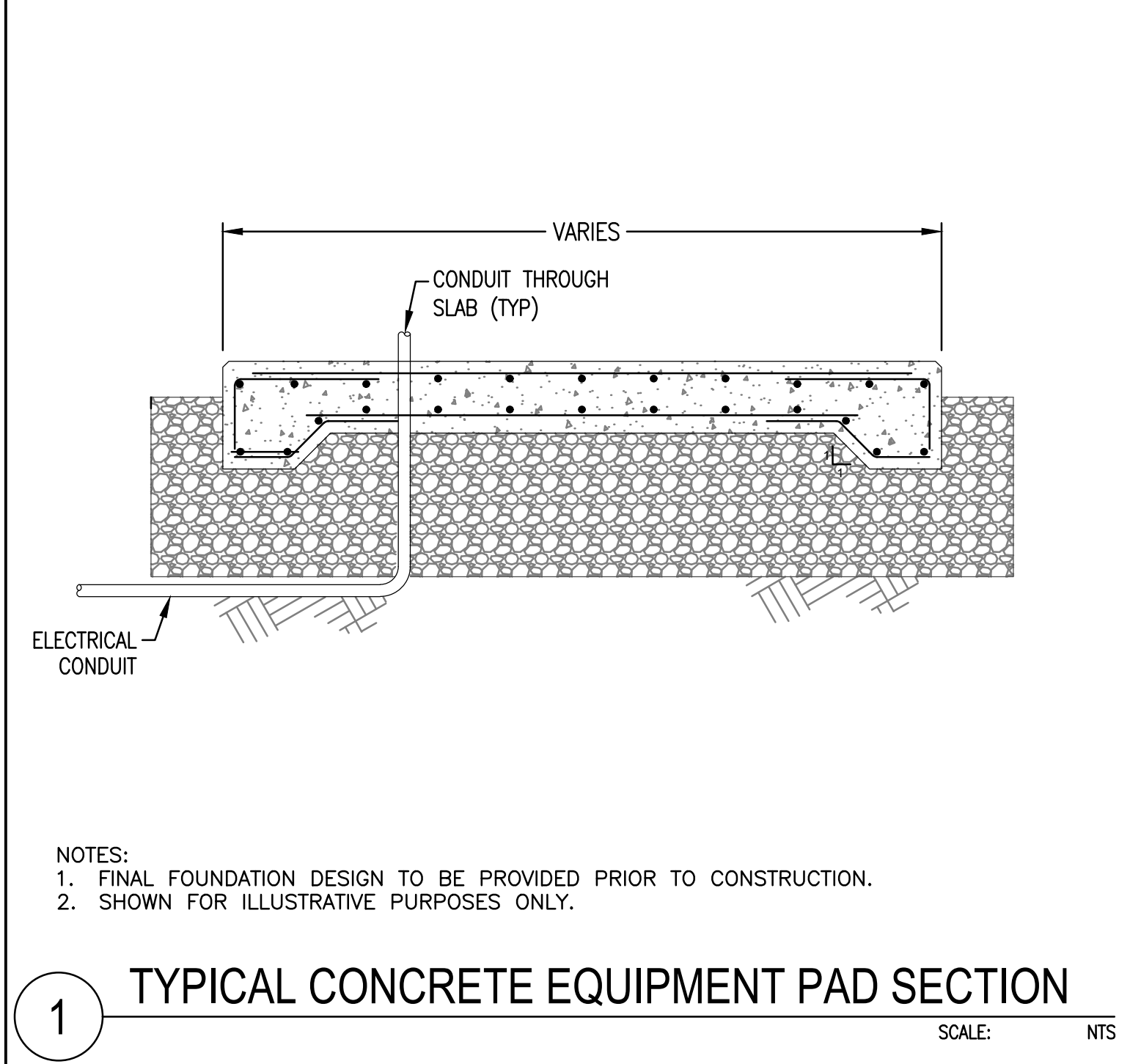
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PORTSMOUTH, NH 03801

PROJECT NUMBER: ENG24-1702

0	04/23/25	RWG	JWS	ISSUED FOR PERMITTING
1	05/09/25	RWG	JWS	REVISED FOR PERMITTING

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C-2.1



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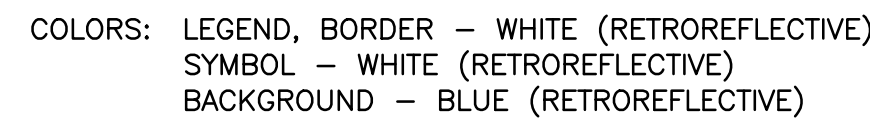
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SCALE: NTS



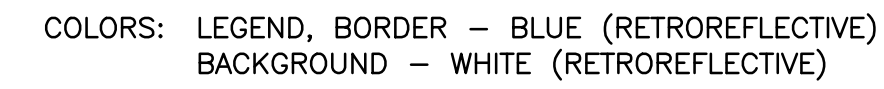
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NOTES:

1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

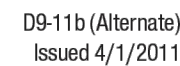
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NOTES:

1. SIGN FROM U.S. ACCESS BOARD'S "DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS".
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

SCALE: NTS



	A	B	C	D	E	F	G	H	J	K	L	M
C	24	0.5	1.5	7.75	4 E(m)	1.75	3	2	20.5	1.5	7.25	2.814
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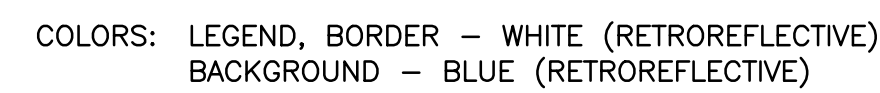
* See page IA-13-2 for symbol design

IA-13-1

NOTES:

1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

SCALE: NTS



NOTES:

1. DETAIL FROM MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. SUBMIT SIGN SPECIFICATIONS TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

SCALE: NTS



NOTES:

1. DETAIL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
2. INSTALL WHEEL STOP PER MANUFACTURER RECOMMENDATIONS.



SCALE: NTS

C-5.1

CIVIL DETAILS

GENERAL:

- THE ELECTRICAL CONTRACTOR SHALL INDICATE TO THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THE DRAWING PACKAGE WITH REGARDS TO THE SITE LAYOUT, NATIONAL ELECTRICAL CODE, AND MANUFACTURER RECOMMENDATIONS. THESE DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER OF RECORD (EOR) FOR REVIEW.
- THESE CONTRACT DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF WORK, THE GENERAL ARRANGEMENT OF EQUIPMENT, CONDUITS, PANELS, FIXTURES, ETC.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND ACCESSORIES TO MAKE THIS A COMPLETE AND OPERABLE SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND ADHERE TO ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION.
- ALL DOCUMENTATION PERTAINING TO THE MAJOR PIECES OF EQUIPMENT SHALL BE PROVIDED TO THE OWNER AND BE PART OF THE TURNOVER DOCUMENTATION.
- THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2023 NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL OTHER LOCAL AND STATE LAWS AS WELL AS THE AUTHORITY HAVING JURISDICTION (AHJ).
- INSPECTIONS BY THE AHJ AND EOR SHALL TAKE PLACE PRIOR TO ANY WORK THAT WILL BE PERMANENTLY COVERED.
- THE EQUIPMENT AND ACCESSORIES THAT MAKE UP THIS SYSTEM SHALL BE UL LISTED AND BE USED FOR THEIR INTENDED PURPOSE.
- CONTRACTOR TO CONFIRM EXISTING FIELD CONDITIONS AND VERIFY ALL DIMENSIONS.
- ALL OUTDOOR EQUIPMENT SHALL BE RATED FOR OUTDOOR USE (NEMA 3R OR BETTER).
- ALL MATERIALS PROVIDED BY THE INSTALLING CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND DAMAGE. ALL ELECTRICAL MATERIALS AND INSTALLATIONS SHALL MEET THE INDUSTRY STANDARDS IDENTIFIED OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE), AND UNDERWRITERS LABORATORIES, INC. (UL).
- IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE EQUIPMENT AND ACCESSORIES THAT WILL LAST THE LIFETIME OF THE SYSTEM.
- ALL EQUIPMENT AND ACCESSORIES SHALL BE INSTALLED IN A NEAT AND WORK LIKE MANNER. ALL ENCLOSURES SHALL BE CLEANED OF ANY DEBRIS FROM INSTALLATION AND THE SURROUNDING AREA SHALL BE CLEANED AS WELL.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE PROPER PERMITS FOR THE INSTALLATION AND DISPLAY THEM AT THE JOBSITE OR AS REQUIRED BY THE AHJ.
- THE ELECTRICAL CONTRACTOR SHALL PERFORM INSULATION RESISTANCE TESTING ON ALL WIRING TO ENSURE THE INTEGRITY OF THE INSULATION IS GOOD FOR IN SERVICE USE. DOCUMENTATION SHALL BE PROVIDED WITH THE RESULTS OF THIS TESTING.
- ALL EQUIPMENT AND MATERIALS SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ENERGIZING THE SITE SHALL NOT BE DONE UNTIL ALL PARTIES HAVE REVIEWED THE INSTALLATION AND ARE SATISFIED WITH THE PRODUCT.
- ALL EQUIPMENT OPENINGS SHALL BE SEALED TO PREVENT THE INGRESS OF WATER OR RODENTS.
- SUBMITTALS SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT AND MATERIALS THAT WILL BE USED FOR THE INSTALLATION.
- PRIOR TO ANY EXCAVATION DIG SAFE MUST BE CONTACTED.
- ALL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN PROPER WORKING DISTANCES.

SAFETY:

- PROPER ELECTRICAL SAFETY SHALL BE EMPLOYED BY THE ELECTRICAL CONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL USE THEIR OWN COMPANY SAFETY PROGRAM IN ADDITION TO ANY SPECIFIC REQUIREMENTS FROM THE OWNER.
- DURING AND AFTER COMMISSIONING THE CONTRACTOR SHALL MAINTAIN CONTROL OF THE SITE ELECTRICAL SYSTEM UNTIL THE PROJECT HAS BEEN FORMAL TURNED OVER TO THE OWNER.
- PROPER PROCEDURES AND SAFETY MEASURES SHALL BE TAKEN TO PREVENT ANY WORKER FROM COMING IN CONTACT WITH ANY LIVE ELECTRICAL PARTS.
- ALL FUSES, DISCONNECTS, AND CIRCUIT BREAKERS SHALL BE LEFT IN THE OPEN POSITION DURING CONSTRUCTION OR SHALL BE IN COMPLIANCE WITH THE ELECTRICAL CONTRACTORS SAFETY PROGRAM.

LABELS:

- ALL LABELS SHALL BE IN ACCORDANCE WITH THE 2023 NEC AND MEET ALL SAFETY CODES.
- ALL LABELS SHALL BE MADE OF DURABLE AND WATERPROOF MATERIALS.
- LABELS SHALL BE INSTALLED ON THE APPROPRIATE EQUIPMENT. IF SPACE IS LIMITED A NEW LOCATION SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER OR RECORD.
- LABELS SHALL BE SECURELY FASTENED TO THE EQUIPMENT.
- ALL LABELS SHALL BE LEGIBLE, PRINTED, AND OF APPROPRIATE FONT SIZE.
- DANGER LABELS SHALL BE RED, WARNING LABELS SHALL BE ORANGE, AND CAUTION LABELS SHALL BE YELLOW.

TESTING:

- ALL TESTING SHALL BE IN COMPLIANCE WITH NETA 2017 ACCEPTANCE TESTING.
- ALL TESTING SHALL BE COMPLETED PRIOR TO ENERGIZING THE SYSTEM.
- A VISUAL INSPECTION SHALL BE PERFORMED ON ALL THE ELECTRICAL EQUIPMENT AND MUST BE DOCUMENTED.
- ELECTRICAL CONTRACTOR TO PERFORM INSULATION RESISTANCE AND CONTINUITY TESTS FOR ALL CONDUCTORS.
- INSULATION RESISTANCE TEST SHALL NOT TEST LESS THAN 100 MEGOHMS FOR CABLES RATED 600V. TEST VALUES SHALL BE 1000VDC OR AS REQUIRED BY THE MANUFACTURER. TEST SHALL BE IN ACCORDANCE WITH NETA 2017.
- ELECTRICAL CONTRACTOR SHALL VERIFY PROPER PHASE ROTATION ONCE THE SITE IS ENERGIZED.
- CHARGING SYSTEM SHALL BE ENERGIZED BY A CERTIFIED REPRESENTATIVE UNLESS PRIOR NOTICE FROM THE MANUFACTURER HAS BEEN PROVIDED STATING THE ELECTRICAL CONTRACTOR CAN COMMISSION AND START UP THE SYSTEM.
- ALL TEST RESULTS AND DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD FOR APPROVAL PRIOR TO THE SITE BEING ENERGIZED.

GROUNDING:

- ALL GROUNDING SHALL BE IN COMPLIANCE WITH THE 2023 NEC ARTICLE 250.
- ALL GROUNDING SHALL BE LISTED FOR ITS PURPOSE.
- GROUND RODS, IF REQUIRED, SHALL HAS A MINIMUM DIAMETER OF 5/8 INCH AND HAVE A MINIMUM LENGTH OF 8 FEET. GROUND RODS SHALL BE COPPER COATED WITH A HIGH STRENGTH STEEL CORE.
- USE IRREVERSIBLE CRIMP FOR PERMANENTLY CONCEALED AND INACCESSIBLE CONNECTIONS.
- EQUIPMENT GROUNDING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE NEC.
- GROUND ALL EXPOSED NON-CURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS, AND EQUIPMENT STRUCTURES IN ACCORDANCE WITH THE NEC, STATE, AND OTHER APPLICABLE LAWS AND REGULATIONS.
- ELECTRICAL CONTRACTOR SHALL TEST THE GROUNDING ELECTRODE SYSTEM TO ENSURE THAT THE GROUND RESISTANCE IS LESS THAN 25 OHMS. AN EARTH RESISTANCE TESTER SHALL BE USED FOR THIS TEST. TEST RESULTS TO BE SUBMITTED TO THE OWNER AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

WIRE AND CABLE

LOW VOLTAGE (AC)

- ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 600V RATING.
- CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
- ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
- ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
- ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
- ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
- CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
- CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
- IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
- TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
- ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
- DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
- ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
- SPlicing OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
- ALL WIRING SHALL BE FACTORY COLOR CODED. OTHERWISE FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

208V	PHASE	480V	PHASE
BLACK	A	BROWN	A
RED	B	ORANGE	B
BLUE	C	YELLOW	C
WHITE	NEUTRAL	WHITE	NEUTRAL
GREEN	GROUND	GREEN	GROUND

- THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
- SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.

LOW VOLTAGE (DC)

- ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 1000VAC/1500VDC RATING.
- CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
- ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
- ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
- ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
- ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
- CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
- CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
- IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
- TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
- ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
- DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
- ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
- SPlicing OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
- DC WIRING SHALL BE RED FOR POSITIVE, BLACK FOR NEGATIVE, AND GREEN FOR GROUND. WIRING SHALL BE MARKED SUNLIGHT RESISTANT.
- THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
- SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.

RACEWAYS:

- CONDUITS IN THE DRAWING SET ARE SHOWN DIAGRAMMATICAL. THE ELECTRICAL CONTRACTOR SHALL ROUTE THE CONDUITS TO AVOID ANY OBSTRUCTIONS AND MAINTAIN PROPER CLEARANCES.
- ABOVE GROUND CONDUIT SHALL BE RIGID METAL CONDUIT (RMC), THREADED, MINIMUM 3/4 INCH IN SIZE OR AS NOTED IN THE DRAWING SET.
- USE CONDUIT HUBS OR SEALING LOCKNUTS TO FASTEN CONDUIT TO BOXES IN DAMP AND WET LOCATIONS.
- ALL CONDUIT AND FITTINGS SHALL BE WATER TIGHT. MYERS HUBS SHALL BE USED FOR CONDUIT ENTRY INTO METAL ENCLOSURES.
- SUPPORT CONDUIT USING STEEL OR MALLEABLE IRON SINGLE OR DOUBLE HOLE CONDUIT STRAPS, LAY-IN ADJUSTABLE HANGERS, CLEVIS HANGERS AND SPLIT HANGERS AS REQUIRED. DISTANCE BETWEEN SUPPORTS SHALL BE IN COMPLIANCE WITH THE NEC AND MANUFACTURER'S RECOMMENDATIONS.
- EXPANSION FITTINGS SHALL BE PROVIDED AS REQUIRED PER THE NEC OR AS NOTED IN THE DRAWING SET.
- ALL CONDUITS SHALL BE INSTALLED AT THE DEPTHS SHOWN IN DRAWINGS. IF FIELD CONDITIONS DO NOT ALLOW DEPTHS AS SHOWN, CONTRACTOR SHALL FOLLOW NEC TABLE 300.5.
- ALL METALLIC CONNECTORS AND FITTINGS SHALL BE NON-CORRODING (PVC, ALUMINUM, STAINLESS STEEL OR GALVANIZED STEEL).
- CONDUIT BENDING SHALL NOT DAMAGE THE RACEWAY OR SIGNIFICANTLY CHANGE THE INTERNAL DIAMETER OF RACEWAY.
- CONDUIT RUNS SHALL NOT EXCEED 360 DEGREES OF BENDS.
- ALL FIELD CUT CONDUITS SHALL BE CUT SQUARE AND DEBURRED TO PREVENT DAMAGE TO THE CABLES.
- ALL CONDUITS SHALL BE FREE OF ANY OBSTRUCTIONS BEFORE WIRE IS PULLED. ALL SPARE CONDUITS SHALL HAVE PULL STRINGS INSTALLED.
- ALL JUNCTION BOXES, DISCONNECTS, AND EQUIPMENT SHALL BE PROVIDED WITH PAD LOCKING PROVISIONS.
- ALL CONDUIT THAT HAS BEEN CUT AND THREADED SHALL BE CLEANED AND COATED WITH A ZINC RICH GALVANIZING COMPOUND.
- ALL CONDUITS SHALL BE SEALED USING DUCT SEAL OR AN APPROVED SPRAY FOAM.
- WHERE WIRE AND CABLE ROUTING IS NOT SHOWN, AND DESTINATION ONLY IS INDICATED, CONTRACTOR SHALL DETERMINE EXACT ROUTING AND LENGTHS REQUIRED. A SHOP DRAWING OF PROPOSAL INSTALLATION SHALL BE SUPPLIED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- CONDUIT SHALL BE FASTEN SECURELY IN PLACE. CONDUITS SHALL BE RUN AT RIGHT ANGLES AND IN PARALLEL LINES.

EQUIPMENT:

- ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SHALL MAINTAIN PROPER CLEARANCES FROM ANY OTHER EQUIPMENT.
- ALL EQUIPMENT SHALL BE MOUNTED LEVEL AND PLUMB.
- EQUIPMENT SHALL BE ANCHORED USING HILTI DROP IN ANCHORS OR APPROVED EQUALS OR AS DIRECTED BY THE MANUFACTURER.
- DISCONNECTS SHALL BE MOUNTED USING UNISTRUT AND ASSOCIATED HARDWARE OR WALL ANCHORS.
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R OR BETTER.

LEGEND:

	KWH METER
	CURRENT TRANSFORMER
	ABOVE GROUND CONDUCTOR
	BELOW GROUND CONDUCTOR
	CABLE TERMINATION
	FUSE
	SEPARABLE CONNECTOR
	SURGE ARRESTER
	FUSED CUTOUT
	GANG OPERATED DISCONNECT SWITCH
	POWER TRANSFORMER
	POTENTIAL TRANSFORMER
	LOW VOLTAGE CIRCUIT BREAKER
	GROUND
	DISCONNECT SWITCH

ABBREVIATIONS:

A	AMPERES
AC	ALTERNATING CURRENT
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
COM	COMMUNICATIONS
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
EMS	ENERGY MANAGEMENT SYSTEM
GND	GROUND
JCN	JACKETED CONCENTRIC NEUTRAL
KMIL	THOUSANDS OF CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
MCOV	MAXIMUM CONTINUOUS OPERATING VOLTAGE
NEC	NATIONAL ELECTRICAL CODE
PVC	POLYVINYL CHLORIDE
R	RESISTANCE
RMC	RIGID METAL CONDUIT
SA	SURGE ARRESTER
TYP	TYPICAL
V	VOLTS
X	REACTANCE
XFMR	TRANSFORMER
Z	IMPEDANCE

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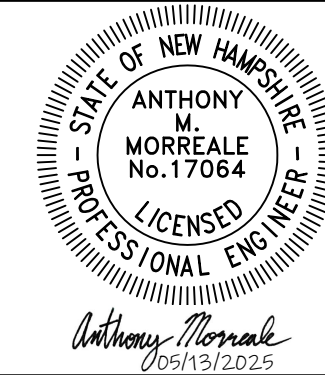


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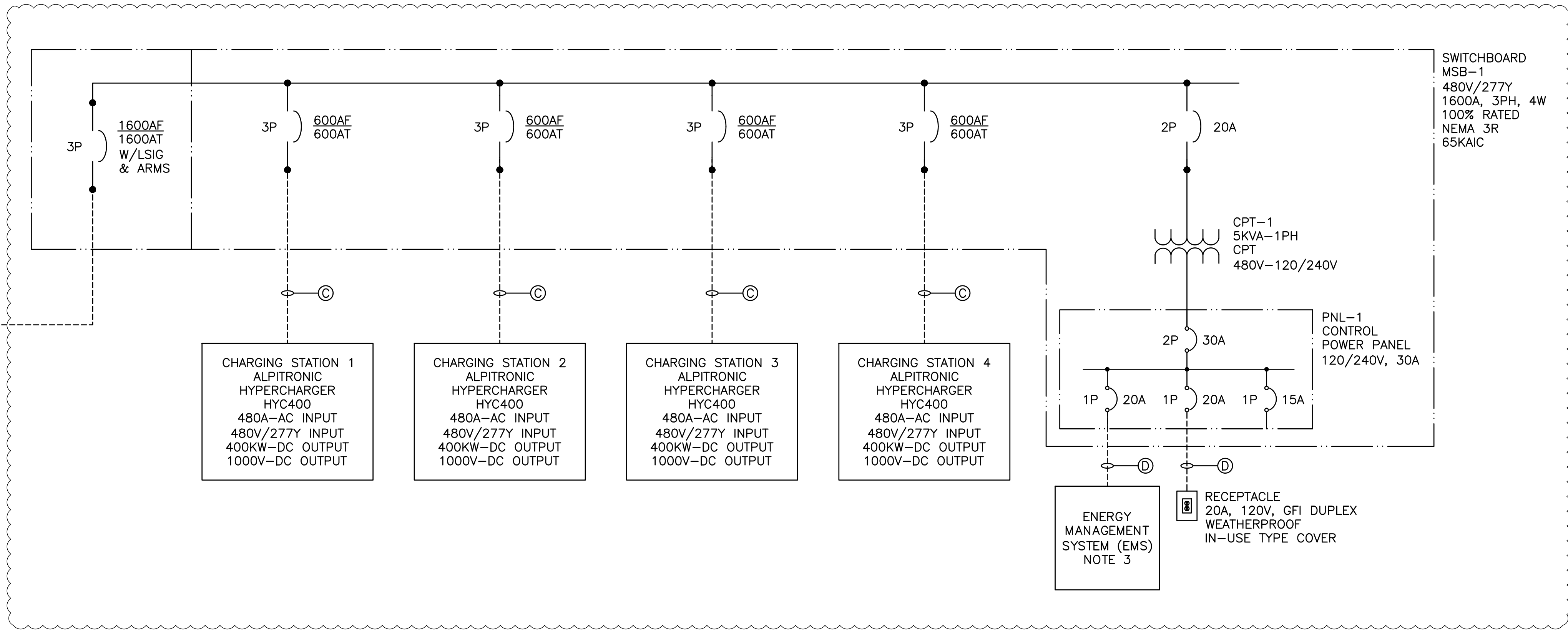
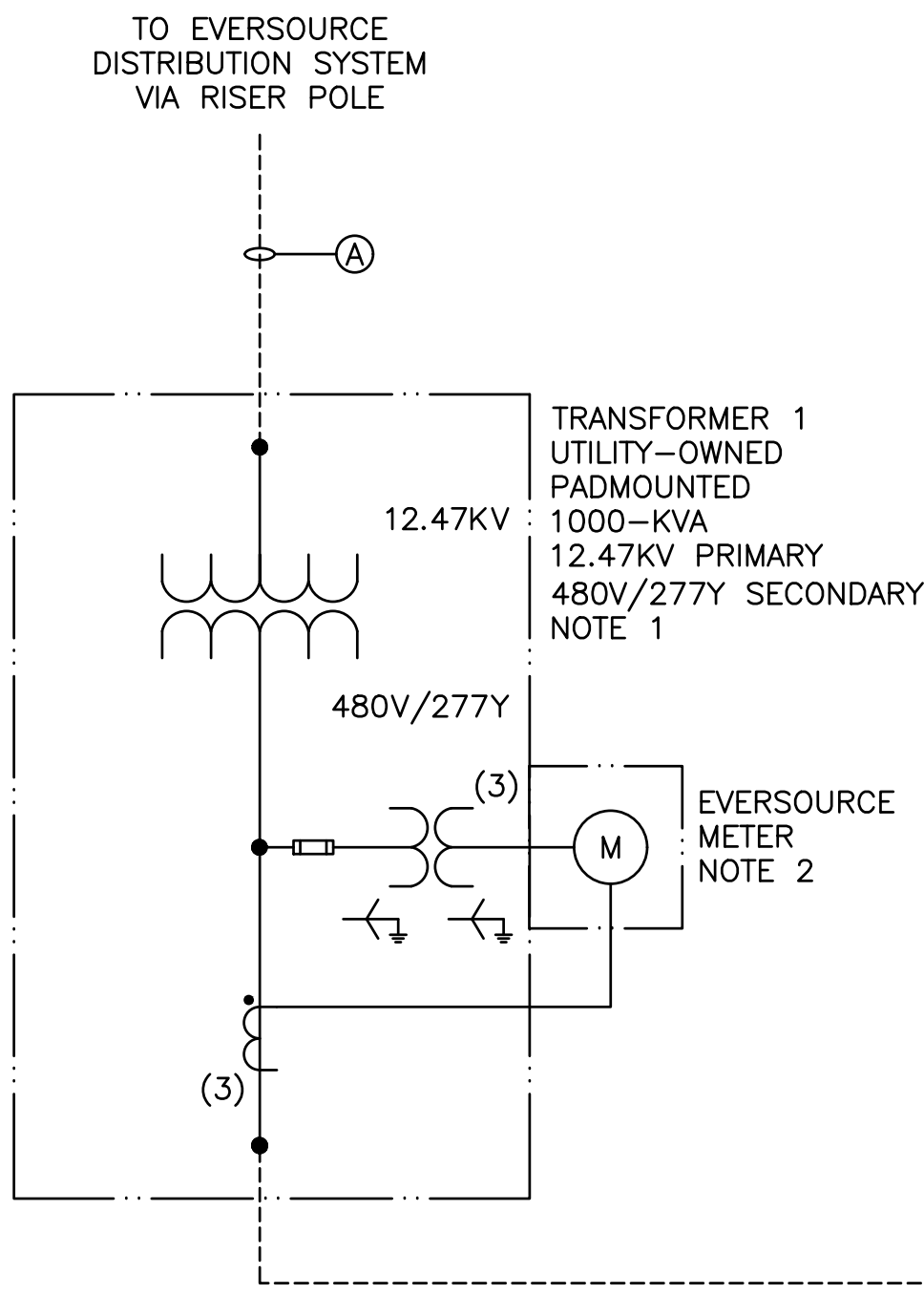
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A	03/04/2025	NPC	AMM																	

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E-0.0

ELECTRICAL NOTES



CABLE AND CONDUIT SCHEDULE

ID	VOLTAGE	SETS	CABLE	CONDUIT
A	15KV	TBD	CABLE SIZED & INSTALLED BY EVERSOURCE	(1) 4" PVC
B	600V	5	(4) 500 KCMIL CU	(5) 4" PVC
C	600V	2	(3) 500 KCMIL CU, (1) #1 AWG GND	(2) 3" PVC
D	600V	1	(1) #12 AWG CU (PH), (1) #12 AWG CU (N), (1) #10 AWG CU (G)	(1) 3/4" PVC

ONELINE DIAGRAM

SCALE: NTS

NOTES

- CONTRACTOR TO INSTALL ALL SECONDARY CONDUIT AND CABLE. EVERSOURCE TO TERMINATE CABLES ON TRANSFORMER.
- CONTRACTOR TO VERIFY EXACT METER LOCATION WITH UTILITY. TELECOMMUNICATION LINE OR WIRELESS SERVICE TO BE PROVIDED TO UTILITY REVENUE METERING.
- PER NEC 625.42 (A), AN ENERGY MANAGEMENT SYSTEM (EMS) WILL BE UTILIZED (MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT). EMS TO BE CONNECTED TO THE EV CHARGERS VIA ETHERNET AND COMMUNICATE WITH CHARGERS THROUGH OPEN CHARGE POINT PROTOCOL (OCPP). USING THE PROGRAMMED UTILITY AND EQUIPMENT CAPACITY LIMITS, THE EMS MANAGES AND OPTIMIZES THE POWER DISTRIBUTION TO ENSURE THAT THE CHARGERS DO NOT OVERLOAD THE SOURCE OR THE EQUIPMENT.

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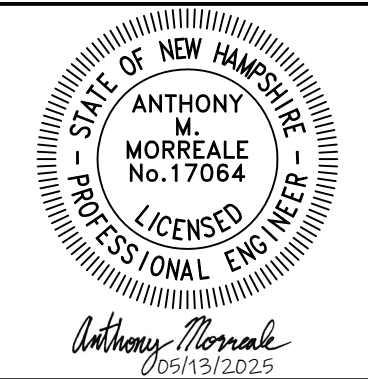


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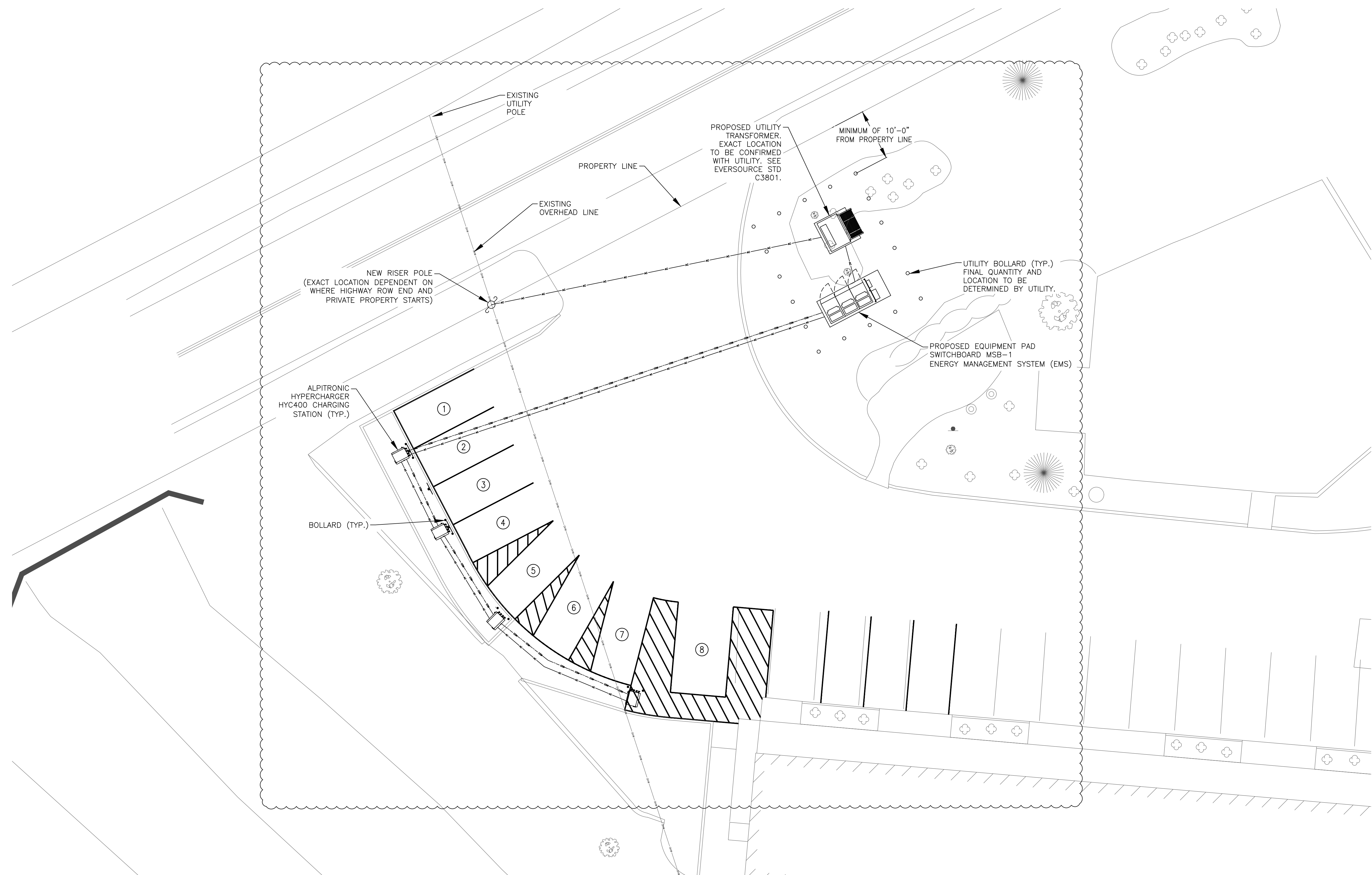
EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX


REV	DATE	DRAWN	CHECKED	RELEASE LEVEL	INTERCONNECTION DRAWINGS	UPDATED TX & SERVICE SIZE	MOVED METERING
A	07/16/2024	KRC	AMM				
B	01/15/2025	AMM	KRC				
C	02/20/2025	NPC	AMM				
D	03/04/2025	NPC	AMM				
E	05/12/2025	KRC	AMM				

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ASCH 9 24" X 36"

E-1.0
AC SINGLE LINE DIAGRAM



Scale: 1"=10'



A horizontal scale bar with alternating black and white segments. It is marked with 0, 5', 10', and 20'.

E-2.0

PLAN DETAILS

NO.	EQUIPMENT	EQUIPMENT TO	EQUIPMENT FROM	VOLTAGE (V)	EQUIPMENT KVA	CURRENT (A)	FULL LOAD CURRENT MULTIPLIED BY 1.25	OVERCURRENT PROTECTIVE DEVICE SIZE	MAXIMUM ONE WAY LENGTH (FT)	CONDUCTOR SIZE	NEUTRAL SIZE	CONDUCTOR MATERIAL	GROUND SIZE	GROUND CONDUCTOR MATERIAL	WIRE AMPACITY	DERATED CONDUCTOR AMPACITY	CONDUCTOR INSULATION TYPE	VOLTAGE DROP (%)	CONDUIT SIZE
1	1600A SWITCHBOARD	MSB-1	XFMR-1	480	1596.21	1920.0	-	1600	25	5 X #500	#500	CU	-	-	1900	1786	XHHW-2	0.10%	(5) 4"
2	POWER CABINET 1	CS-1	MSB-1	480	399.05	480	600	700	50	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.13%	3"
3	POWER CABINET 2	CS-2	MSB-1	480	399.05	480	600	700	50	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.13%	3"
4	POWER CABINET 3	CS-3	MSB-1	480	399.05	480	600	700	45	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.11%	3"
5	POWER CABINET 4	CS-4	MSB-1	480	399.05	480	600	700	45	2 X #500	-	CU	#1	CU	760	714.4	XHHW-2	0.11%	3"
6	ENERGY MANAGEMENT SYSTEM	EMS-1	PNL-1	120	0.25	1.2	1.5	20	15	#12	#12	CU	#12	CU	25	23.5	XHHW-2	0.05%	3/4"
7	RECEPTACLE	RECP-1	PNL-1	120	0.2	1.0	1.3	20	15	#12	#12	CU	#12	CU	25	23.5	XHHW-2	0.04%	3/4"

SWITCHBOARD MSB-1												
VOLTAGE: 480/277 V		PHASE: 3P	WIRE: 4W	BUS: 1600 A		MAIN: 1600A		SHORT CIRCUIT 65 KA		LOCATION: -		
CIRCUIT	DESCRIPTION	TRIP AMPS	POLES	PHASE LOADS (VA)			VA	POLES	TRIP AMPS	DESCRIPTION	CIRCUIT	
				A	B	C						
1	CHARGING STATION 1	600	3	399052.8	798105.6			399052.8	3	600	CHARGING STATION 2	2
						798105.6						
							798105.6					
3	CHARGING STATION 3	600	3	399052.8	798105.6			399052.8	3	600	CHARGING STATION 4	4
						798105.6						
							798105.6					
5	CPT/PANELBOARD	20	2	5000	2886.8			-	-	-	-	-
-	-	-	-	-		2886.8		-	-	-	-	-
						0		-	-	-	-	-
TOTAL CONNECTED PHASE LOAD (VA)				1599098.0	1599098.0	1596211.2						
TOTAL CONNECTED LOAD (VA)				1601211.2								
LIMITED MAXIMUM LOAD (VA)				1000000								

PANEL PNL-1											
VOLTAGE: 120/240 V		PHASE: 1P	WIRE: 3W	BUS: 100 A		MAIN: 30A		SHORT CIRCUIT 30 KA		LOCATION: -	
CIRCUIT	DESCRIPTION	TRIP AMPS	POLES	PHASE LOADS (VA)				POLES	TRIP AMPS	DESCRIPTION	CIRCUIT
				VA	A	B	VA				
1	ENERGY MANAGEMENT (EMS)	20	1	1000	1000		-	1	20	SPARE	2
3	RECEPTACLE	20	1	200		400	200	1	20	LIGHTING	4
5	SPARE	20	1	-	0		-	-	-	SPACE	6
7	SPARE	20	1	-		0	-	-	-	SPACE	8
9	SPARE	20	1	-	0		-	-	-	SPACE	10
TOTAL PHASE CONNECTED LOAD (VA)					1000	400					
TOTAL PANEL CONNECTED CURRENT (A)					11.67						

ELECTRICAL EQUIPMENT SCHEDULE		
REF ID	QUANTITY	DESCRIPTION
MSB-1	1	SWITCHBOARD, 480V, 1600A BUS, 1600A LSG BREAKER, SERVICE ENTRANCE RATED, WITH ARMS AND INTERNAL CP/ PANELBOARD
EMS	1	MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT ENERGY MANAGEMENT SYSTEM
RECP	1	20A, 120V, GFI DUPLEX WEATHERPROOF IN-USE TYPE COVER
CS-XX	4	ALPTRONIC HYPERCHARGER HVC400 CHARGING STATION

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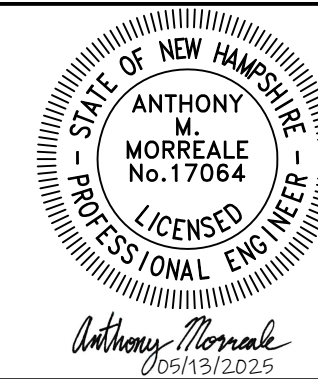


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EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
A	03/04/2025	NPC	AMM	ISSUED FOR PERMIT
B	05/12/2025	KRC	AMM	ISSUED FOR PERMIT – REV 1

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

E-3.0

ELECTRICAL SCHEDULES

Attachment D - Site Photo Log

Board of Adjustment Variance Request
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



1. Looking north from the existing hotel parking spaces toward Coakley Road and the pool / recreation area onsite.



2. Looking southeast at the proposed project area for EV charging.

Board of Adjustment Variance Request
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



3. Looking northwest at the proposed project area for EV charging.



4. Wide view looking west at the proposed project area.

Board of Adjustment Variance Request
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



5. Looking north towards entrance/exit to Port Inn and Suites on Coakley Road.



6. Looking south at the proposed project area from the northern side of Coakley Road.

Board of Adjustment Variance Request
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



7. Looking south at the proposed project area from the northern side of Coakley Road.



8. Looking northeast up Coakley Road towards US-1 from the general area of the proposed project.

Board of Adjustment Variance Request
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



9. Looking northeast up Coakley Road towards US-1 from the northern side of Coakley Road.



10. Looking southwest down Coakley Road away from US-1 from the northern side of Coakley Road.

Attachment E - Owner Authorization Form

OWNER AUTHORIZATION FOR INDIVIDUAL


I, ASHISH SANGANI

by my signature below, hereby authorize Coakley Road EV Charging 1, LLC to
(name of applicant)

submit Planning Board/Zoning Board of Adjustment/Planning Division applications and applicable materials for presentation to City of Portsmouth Planning Department/Portsmouth Zoning Board of Adjustment/Portsmouth Planning Board for the proposed development at:

505 US-1 Portsmouth, NH

(address of site)



(Signature)

4/9/25

(Date)