

BOSEN & ASSOCIATES, P.L.L.C.
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April 25, 2018

RECEIVED

APR 25 2018

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
One Junkins Ave
Portsmouth, NH 03801

BY: _____

Re: Submittal for Preliminary Conceptual Consultation: land swap and Site Plan at Frank Jones Center, Cate Street Development/Redevelopment

Dear Mr. Legg and Planning Board Members,

This office represents Torrington Properties, Inc. and Waterstone Properties Group, Inc., with respect to its plans to redevelop the property known as the Frank Jones Center. The properties are located in the Gateway Corridor, Mixed Residential District. Attached please find an existing conditions plan, a land swap exhibit and Preliminary Conceptual Consultation Plans for consideration at your May 17, 2018 Planning Board meeting. This request is made under the City of Portsmouth Site Plan Review Regulations, Section 2.42; Preliminary Conceptual Consultation Phase.

This plan involves four separate parcels of real estate identified as follows:

- A. Map 172, Lot 1
- B. Map 173, Lot 2
- C. Map 165, Lot 2
- D. Map 163, Lots 33 & 34

As mentioned above, the plan also includes a land swap with the City of Portsmouth to create a new public road to connect Cate Street with Borthwick Ave as shown in more detail on the land swap plan included herewith. To create the "new" Cate Street, Waterstone will engage in a land swap with the City of Portsmouth whereby approximately four acres will be conveyed to the City in exchange for approximately one acre from the City of Portsmouth.

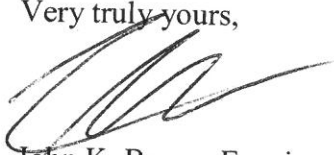
The project proposal includes 310 residential apartment units with 465 parking spaces, 130 of which are covered parking. In addition, there will be 27,000 square feet of retail space that will provide another 130 parking spaces.

April 25, 2018

This project will be submitted to the City of Portsmouth Technical Advisory Committee for their review, subsequent to our meeting with the Planning Board. We have had some very preliminary discussion with city staff in the Planning Department and we fully understand that the City Council will need to approve the land swap so the "new" Cate Street can be built.

We look forward to meeting with the Planning Board to discuss the project at your May 17, 2018 meeting. Please feel free to call to discuss any questions you may have about this project.

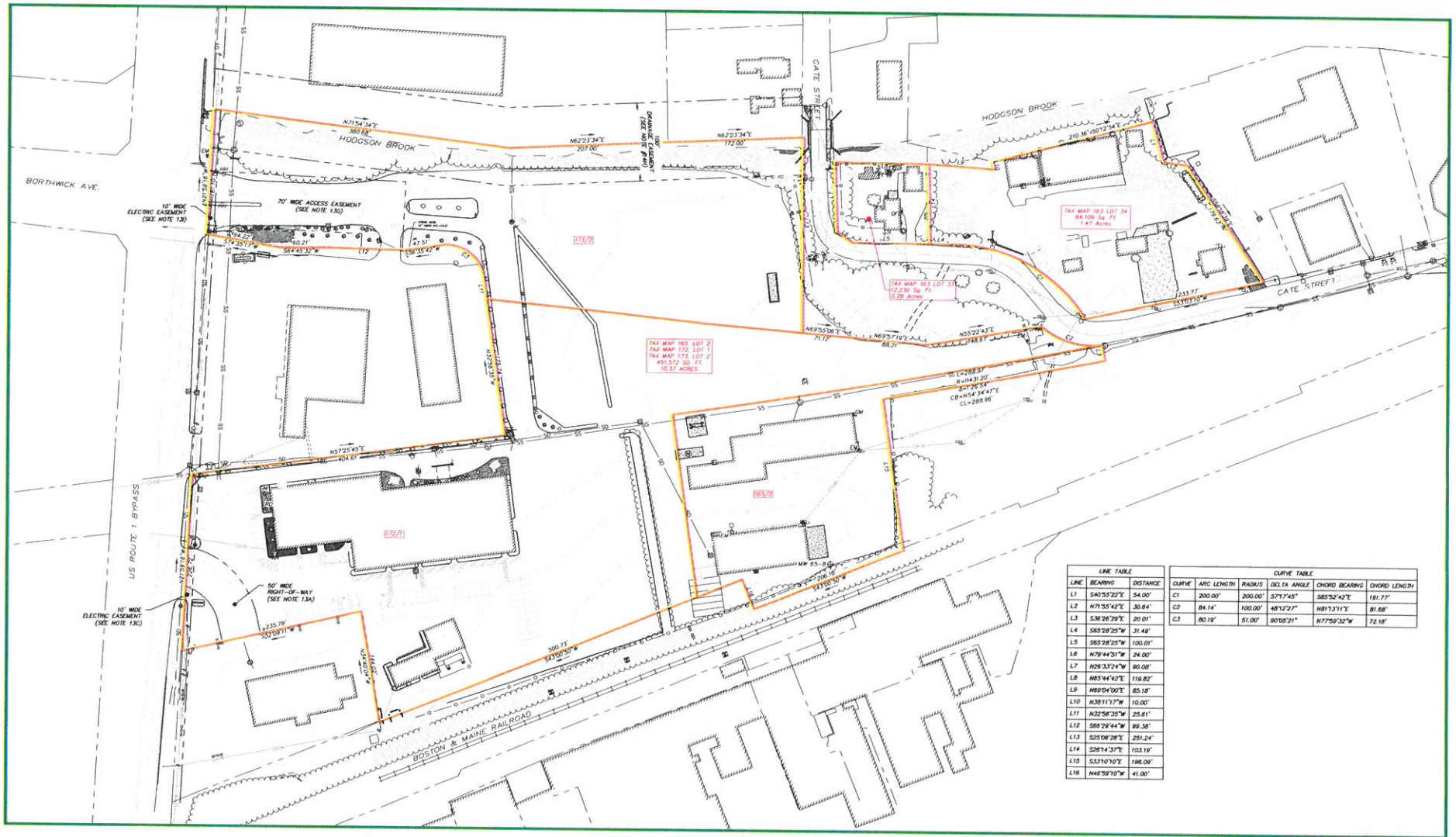
Very truly yours,



John K. Bosen, Esquire

cc: Waterstone Property Group, Inc.
Torrington Properties, Inc.
Gregg Mikolaities, P.E.
Prellwitz Chilinski Associates


BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW



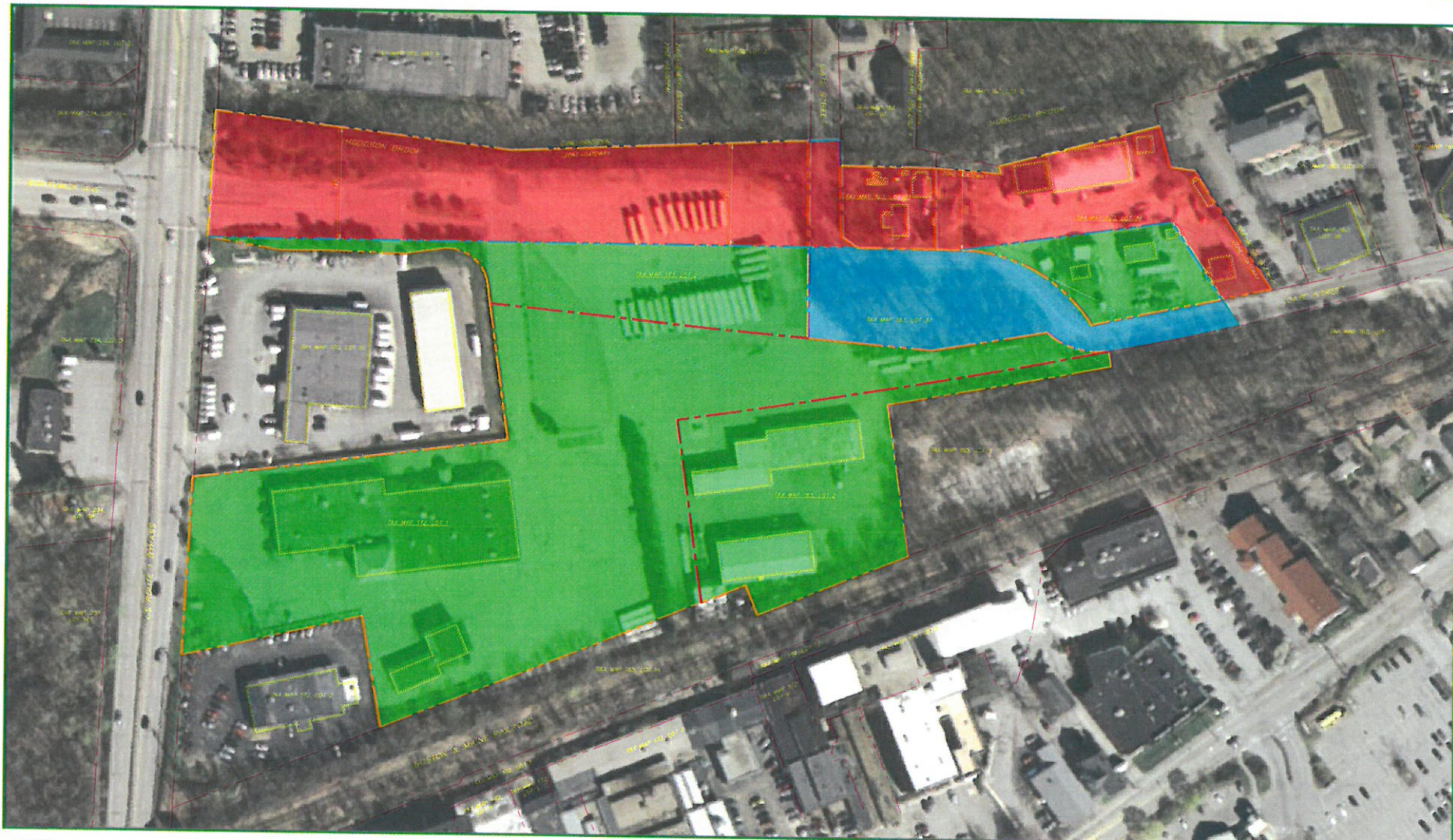
LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S40°53'22"E	54.00'	C1	200.00'	200.00'	57°17'45"	S85°52'42"E	181.77'
L2	N71°55'42"E	30.84'	C2	84.14'	100.00'	48°12'27"	N81°13'11"E	81.68'
L3	S38°26'29"E	20.01'	C3	80.18'	51.00'	90°55'21"	N77°59'32"W	72.18'
L4	S85°29'25"W	31.49'						
L5	S85°29'25"W	100.01'						
L6	N79°44'51"W	24.00'						
L7	N08°33'24"W	90.00'						
L8	N85°44'42"E	119.82'						
L9	N69°04'00"E	85.18'						
L10	N08°11'17"W	10.00'						
L11	N32°56'35"W	25.81'						
L12	S88°29'44"W	90.30'						
L13	S25°08'28"E	251.24'						
L14	S28°14'37"E	103.19'						
L15	S33°10'10"E	196.09'						
L16	N46°59'10"W	41.00'						

EXISTING CONDITIONS PLAN
 FOR
TORRINGTON PROPERTIES, INC
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE




DOUCET SURVEY
 Serving Your Professional Surveying & Mapping Needs
 102 Kent Place, Newmarket, NH 03857 (603) 856-6560
 7 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 674-4000
 18 Shore Street (Bedford) (Suite) Keene, NH 03431 (603) 352-7065
<http://www.doucetsurvey.com>

DATE: 11/11/2014 11:00 AM
 PROJECT: EXISTING CONDITIONS PLAN FOR TORRINGTON PROPERTIES, INC.
 DRAWN BY: J. B. DOUCET
 CHECKED BY: J. B. DOUCET
 SCALE: 1" = 80'
 SHEET: 1 OF 1



LEGEND

- AREA FROM TORRINGTON TO CITY (3.7± ACRES)
- AREA FROM CITY TO TORRINGTON (1.0± ACRES)
- AREA RETAINED BY TORRINGTON (8.6± ACRES)
- SURVEYED PARCEL LINES
- PARCEL LINES TO BE PROVIDED BY ENGINEER
- INTERIOR PARCEL LINES (NOT SURVEYED)
- ABUTTING PARCEL LINES

**LAND SWAP EXHIBIT
FOR
TORRINGTON PROPERTIES, INC
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE**



**DOUCET
SURVEY**

Serving Your Professional Surveying & Mapping Needs
 100 Kent Place, Newmarket, NH 03857 (603) 850-6500
 2 Commercial Drive (Suite 302) Bedford, NH 03110 (603) 614-4000
 10 Stone Street (Riverway Suite) Keene, NH 03431 (603) 520-7000
<http://www.doucetsurvey.com>

100 Kent Place, Newmarket, NH 03857 (603) 850-6500



PEDESTRIAN ACCESS
 COVERED PARKING STRUCTURES ALONG STREET TO SCREEN PARKING

RESIDENTIAL: 310 UNITS
 465 CARS (130 COVERED)
RETAIL: 27,000 SQ FT
 130 CARS

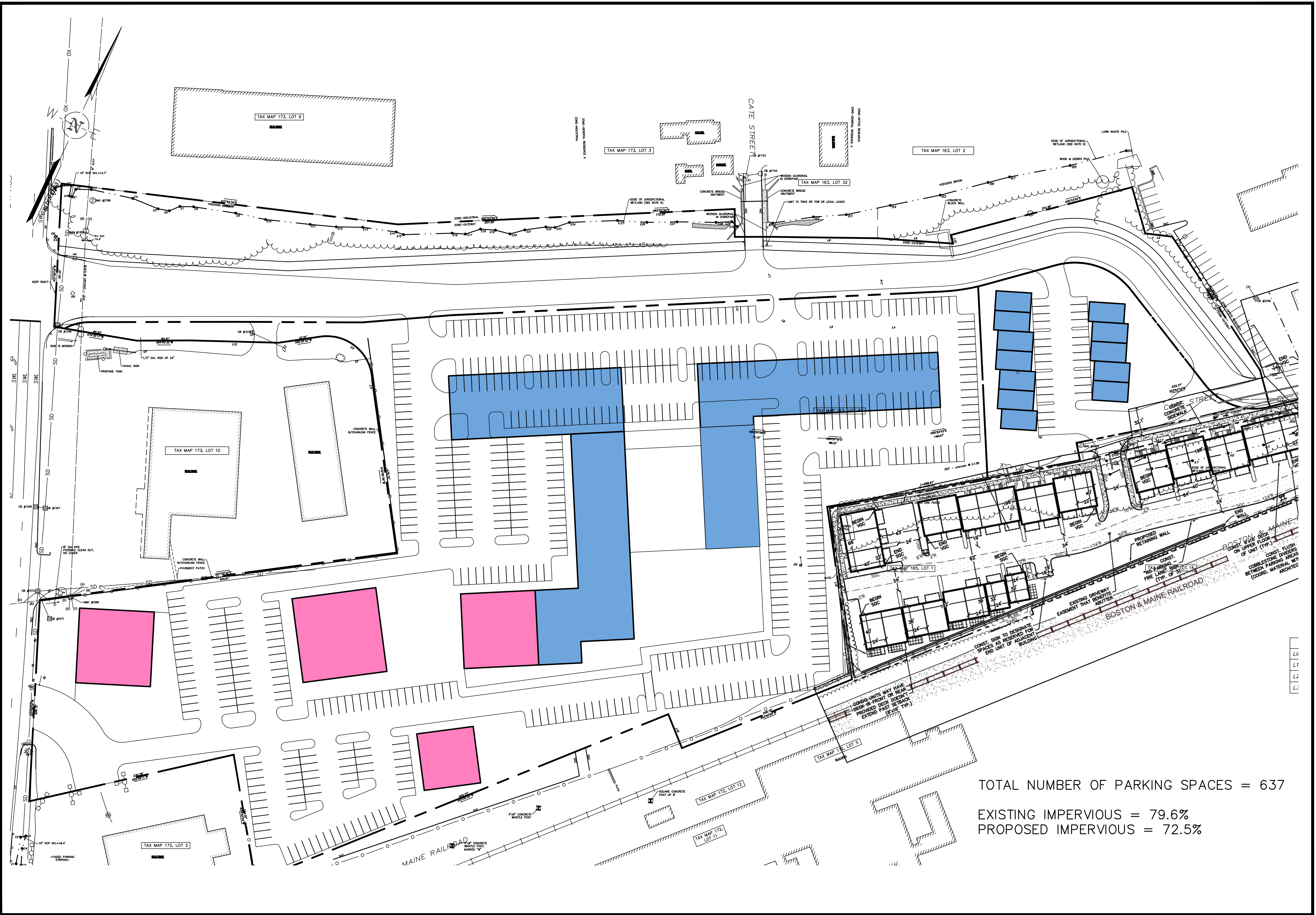


BLDG. A: 175 UNITS, 155,000 GSF
(NOT INCLUDING COVERED PARKING).

BLDG. B: 135 UNITS, 111,000 GSF
(NOT INCLUDING COVERED PARKING).

TOTAL: 310 UNITS, 266,000GSF

File Path: G:\0317A\10\0317A10\0317A10_STP01.dwg Layout: CS-101-50SC Plotted: Thu, May 17, 2018 - 2:39 PM User: jandrella
MS VIEW: LAYER STATE: Plotter: NONE CTB File: FO 2008 MONO.CTB STB



TOTAL NUMBER OF PARKING SPACES = 637
EXISTING IMPERVIOUS = 79.6%
PROPOSED IMPERVIOUS = 72.5%

WATERSTONE PROPERTY GROUP		FUSS & O'NEILL	
CONCEPT SITE PLAN		LIBBY HOUSE 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.363.0609 www.fandob.com	
CATE STREET DEVELOPMENT		CATE STREET/ ROUTE 1 PORTSMOUTH, NH	
PROJ. No.: 20180317.A10		DATE: 04/02/2018	
C-1		SCALE: HORZ.: 1"=50' VERT.: 1"=50' DATUM: HORZ.: VERT.: 50 25 0 50 GRAPHIC SCALE	
		1. No. DATE DESCRIPTION DESIGNER REVIEWER	