

LINE TABLE		CURVE TABLE					
LINE BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S80°28'22"E	C1	200.00'	100.00'	171°44'	S80°28'22"E	181.77'
L4	S82°28'22"W	C2	84.14'	100.00'	48°12'21"	N87°31'17"E	81.68'
L5	S82°28'22"W	C3	85.18'	81.60'	90°55'21"	N77°39'32"W	72.18'
L6	N78°44'51"W		24.00'				
L7	N82°32'22"W		85.00'				
L8	N82°44'42"E		118.82'				
L9	N82°54'30"E		85.18'				
L10	N84°11'17"W		110.00'				

LINE TABLE		CURVE TABLE					
LINE BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	S40°52'22"E	C1	200.00'	100.00'	171°44'	S80°28'22"E	181.77'
L2	N77°35'42"E	C2	84.14'	100.00'	48°12'21"	N87°31'17"E	81.68'
L3	S38°28'22"E		20.01'				

SCALE: 1"=100'

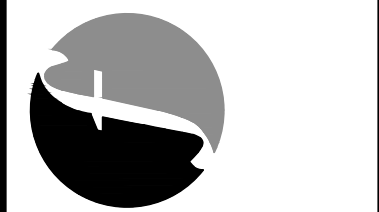
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 VERT.: 1"=20'

DATUM: NAD 83

HORIZ.: 1"=100'
 VERT.: 1"=20'

GRAPHIC SCALE

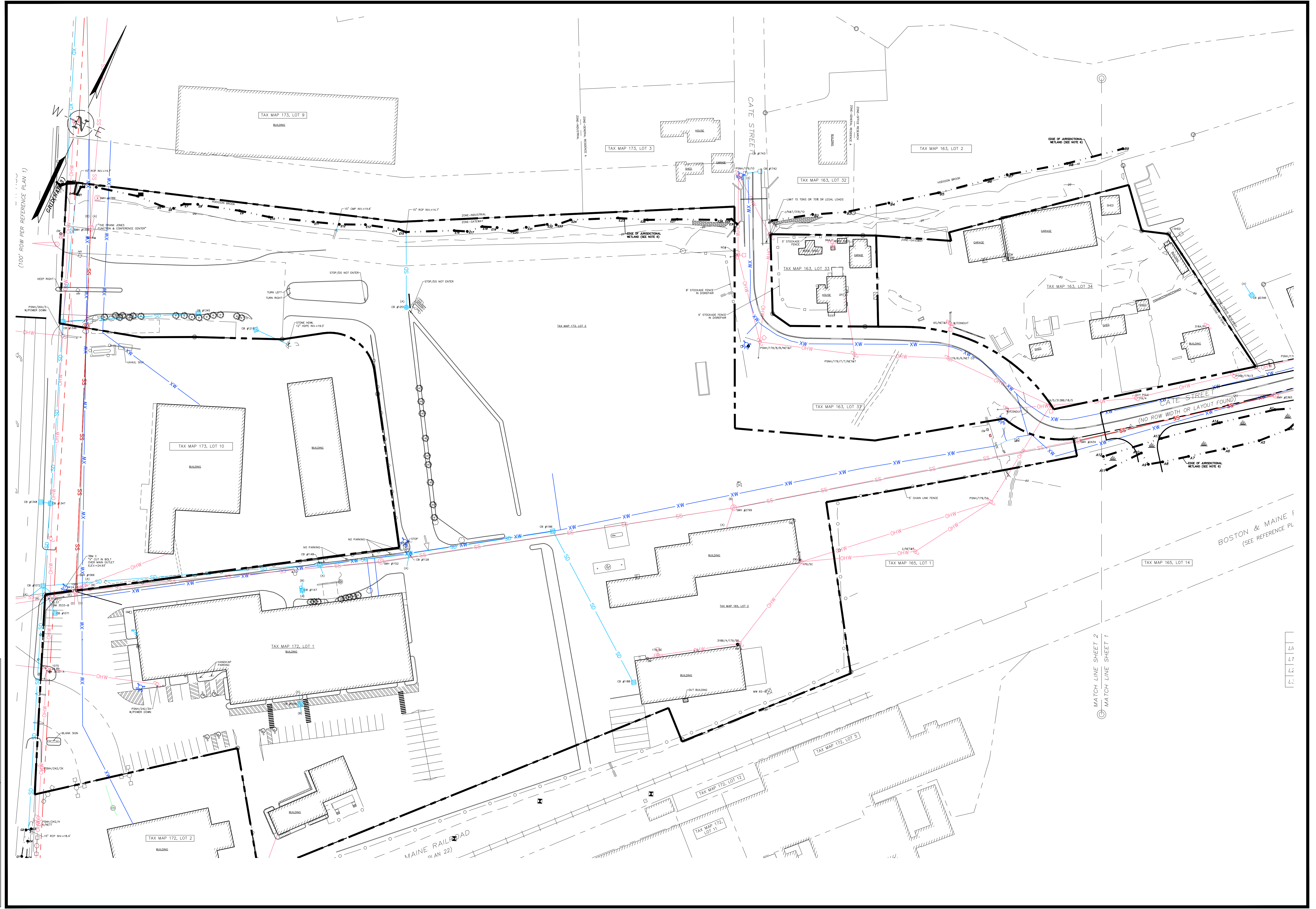
FUSS & O'NEILL
 LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.8669
 www.fandob.com



WATERSTONE PROPERTY GROUP
 OVERALL EXISTING CONDITIONS
 CATE STREET DEVELOPMENT
 CATE STREET/ ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 04/02/2018

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			XX/XX	XX



No.	DATE	DESCRIPTION	DESIGNER REVIEWER
1.			XX/XX
			XX

SCALE: 1"=50'

HORIZ.: 1"=50'

VERT.: 1"=25'

DATUM:

HORIZ.: 1"=50'

VERT.: 1"=25'

GRAPHIC SCALE

FUSS & O'NEILL

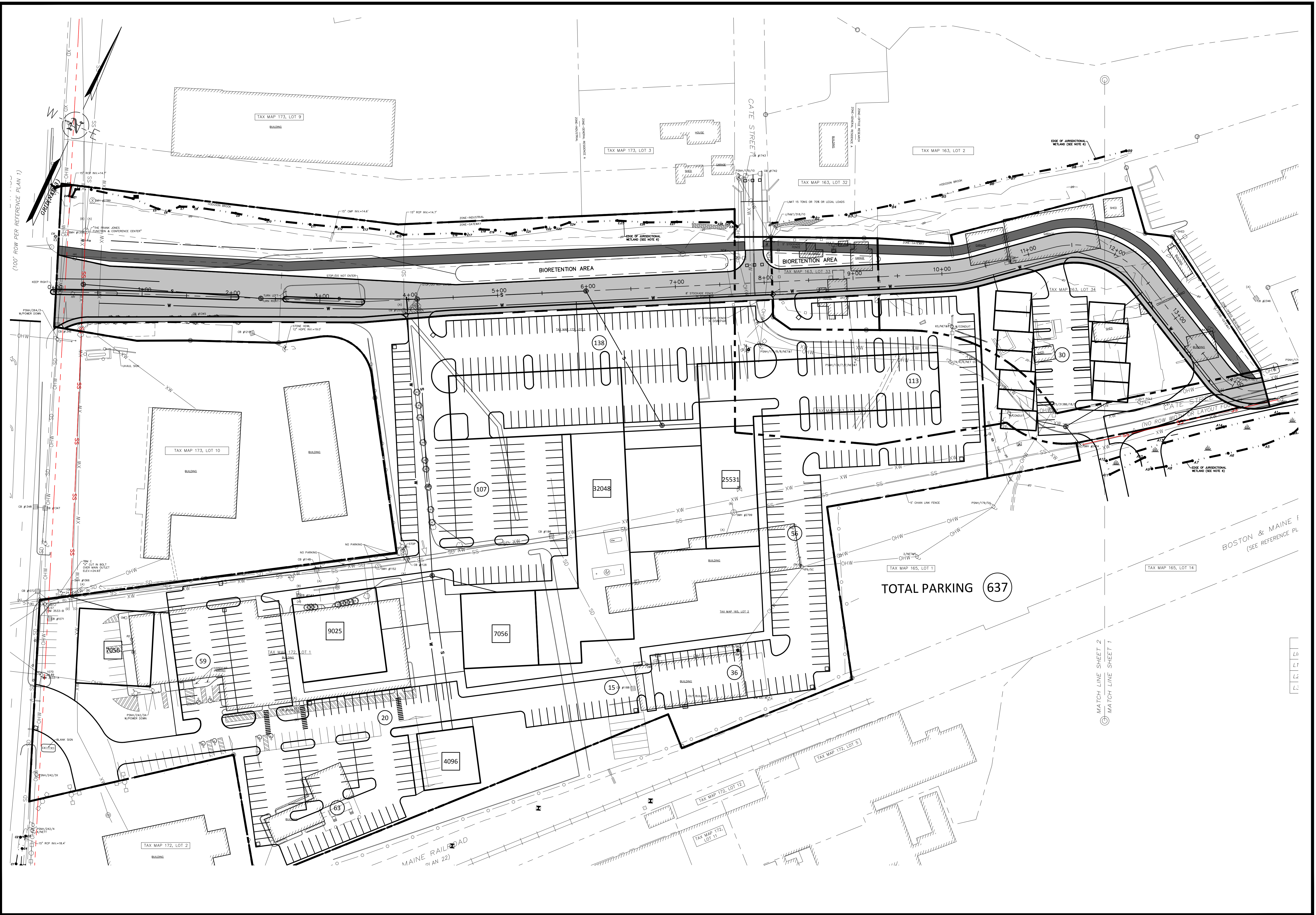
LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0669
 www.fandob.com

WATERSTONE PROPERTY GROUP
 EXISTING UTILITIES PLAN
 CATE STREET DEVELOPMENT
 CATE STREET/ ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 04/02/2018

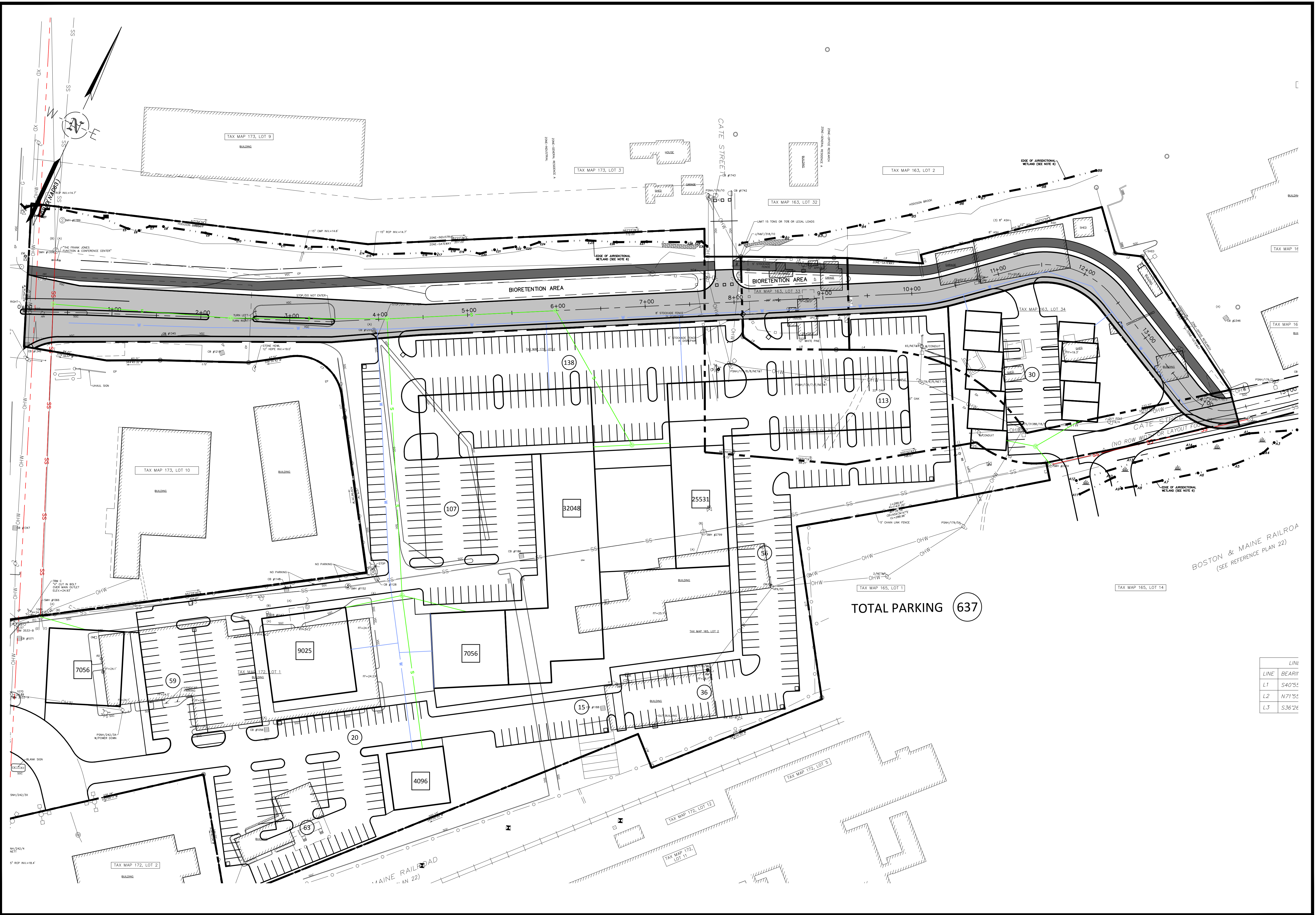
E-2

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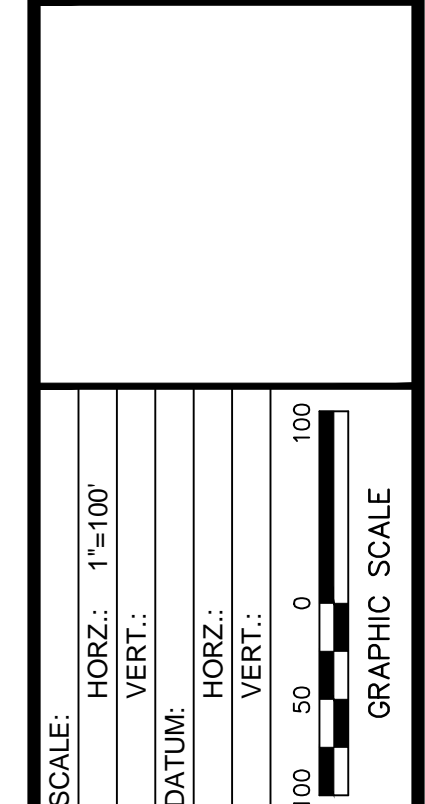
<p>FUSS & O'NEILL LIBBY HOUSE 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04443 207.363.0669 www.fandoo.com</p>	
<p>WATERSTONE PROPERTY GROUP CONCEPT SITE PLAN CATE STREET DEVELOPMENT CATE STREET ROUTE 1 PORTSMOUTH, NH</p>	<p>SCALE: HORIZ.: 1"=50' VERT.: DATUM: HORIZ.: VERT.: GRAPHIC SCALE 50 25 0 50</p>
<p>PROJ. No.: 20180317.A10 DATE: 04/02/2018</p>	<p>1. No. DATE DESCRIPTION DESIGNER REVIEWER XX/XX XX/XX XX</p>

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 MS VIEW: LAYER STATE: Plotter: NONE CTB File: FO 2008 MONO.CTB STB



LINE	BEAR/
L1	S40°5'
L2	N71°5'
L3	S36°2'

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			XX/XX	XX

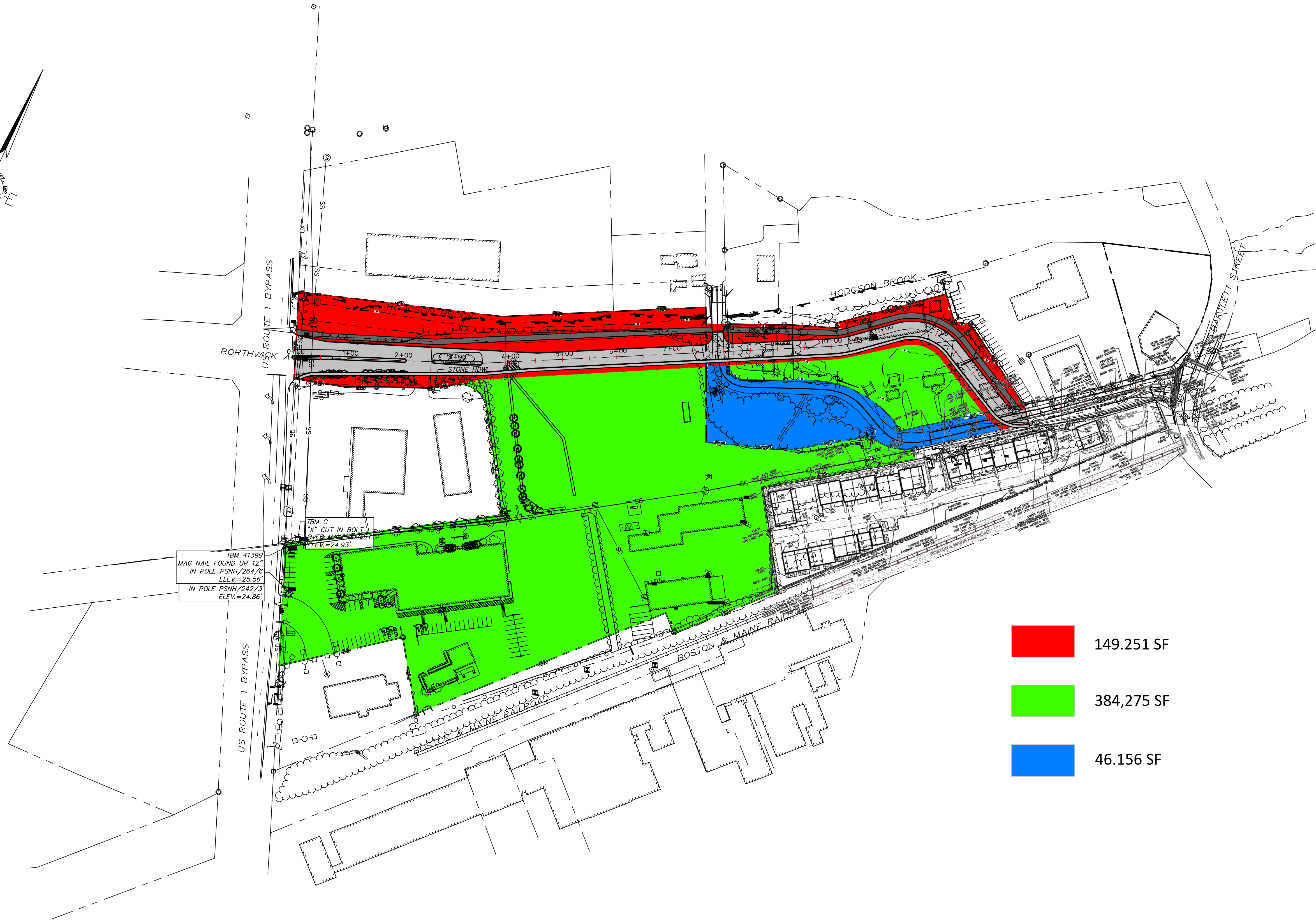
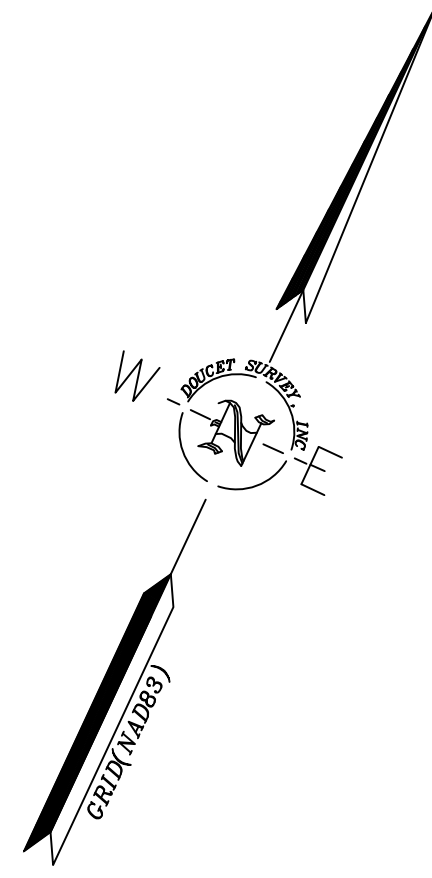


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 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0669
 www.fandoc.com

WATERSTONE PROPERTY GROUP
 OVERALL CONCEPT PLAN
 CATE STREET DEVELOPMENT
 CATE STREET/ ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 04/02/2018

C-2



- 149,251 SF
- 384,275 SF
- 46,156 SF

No.	DATE	DESCRIPTION	DESIGNER REVIEWER
1.			xx/xx
			xx

SCALE:

HORZ.:	1"=20'
VERT.:	
DATUM:	
HORZ.:	
VERT.:	

GRAPHIC SCALE

FUSS & O'NEILL
 LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0609
 www.fandob.com

WATERSTONE PROPERTY GROUP
 SITE PLAN
 CATE STREET DEVELOPMENT
 CATE STREET/ ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 04/02/2018

CS-101



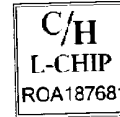
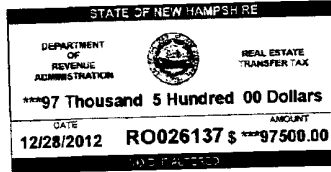
RESIDENTIAL: 310 UNITS
 465 CARS (130 COVERED)
RETAIL: 27,000 SQ FT
 130 CARS



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



067502

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JOSEPH J. O'BRIEN, JR. AS TRUSTEE OF JASK REALTY TRUST**, u/d/t dated December 30, 1986, recorded in the Rockingham County Registry of Deeds at Book 2656, Page 1973, of 400 Route One By-Pass, Portsmouth, County of Rockingham, State of New Hampshire 03801, for consideration paid, grants to **PORTSMOUTH LAND ACQUISITION LLC**, a New Hampshire limited liability company with an address of 300 Gay Street, Manchester, County of Hillsborough, State of New Hampshire 03103, the following tracts, lots, or parcels of land with the buildings thereon located in Portsmouth, County of Rockingham, State of New Hampshire with quitclaim covenants:

1. That tract of land with the buildings thereon off Cate Street, more particularly described in deed of Joseph J. O'Brien, Sr. and Joseph J. O'Brien, Jr. to the Grantor dated December 14, 1993, and recorded in the Rockingham County Registry of Deeds at Book 3069, Page 2793;
2. That tract of land with the buildings thereon on the easterly side of the Route One Bypass, more particularly described in deed of Joseph J. O'Brien, Sr. and Joseph J. O'Brien, Jr. to the Grantor dated April 13, 1995, and recorded in said Registry at Book 3096 Page 701, together with the right of way described therein;
3. That tract of land with the buildings thereon on the northerly side of Cate Street, more particularly described in deed of Badger-Rand Company, Inc. to the Grantor dated October 23, 1996, and recorded in said Registry at Book 3183 Page 868;
4. Those three (3) tracts of land with the buildings thereon on or near the easterly side of the Route One Bypass, more particularly described in deed of Gloria Costello, Executrix of the Estate of Francis J. Costello to the Grantor dated November 3, 1997, and recorded in said Registry at Book 3248 Page 1877, subject to that easement referred to in the description of the second of said three tracts;
5. Those two (2) lots or parcels of land with the buildings thereon on the northerly side of Cate Street, more particularly described in deed of Sandra Pagano to the Grantor dated August 20, 2002, and recorded in said Registry at Book 3821 Page 1726;

2012 DEC 28 PM 3: 27

ROCKINGHAM COUNTY
 REGISTRY OF DEEDS

Dated this 28 day of December, 2012.

Tom Vales
Witness

STATE OF NEW HAMPSHIRE

JASK REALTY TRUST
By: [Signature]
Joseph J. O'Brien, Jr., Trustee
Hillsborough
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on December 28, 2012 by Joseph J. O'Brien, Jr. as Trustee of the JASK Realty Trust, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purposes therein contained.



Patricia Yasment
Justice of the Peace/Notary Public
(Notarial Seal)
My Commission Expires: 12/3/13

TRUSTEE CERTIFICATE

I, Joseph J. O'Brien, Jr., am Trustee of the JASK Realty Trust and I have full and absolute power in said trust agreement to convey real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power to see to the application of any trust asset paid to the trustee for conveyance thereof.

I further certify that the Trust dated December 30, 1986 continues in force and that pursuant to its terms I am duly authorized.

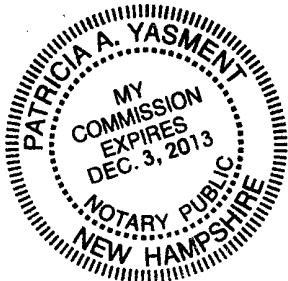
Signed this day of December, 2012.

Tom Vales
Witness

STATE OF NEW HAMPSHIRE

JASK REALTY TRUST
By: [Signature]
Joseph J. O'Brien, Jr., Trustee
Hillsborough
COUNTY OF ROCKINGHAM

Sworn to and subscribed by the aforesaid Joseph J. O'Brien, Jr. as Trustee, before me, this 28 day of December, 2012.



Patricia Yasment
Justice of the Peace/Notary Public
(Notarial Seal)
My Commission Expires: 12/3/13

**CITY OF PORTSMOUTH
NEW HAMPSHIRE**

**WORK SESSION
APPLICATION**

TECHNICAL ADVISORY COMMITTEE

1+ (see
Map 172 Lot below Zone G1 Wetlands: Inland X Coastal _____ Lot Area 13.3AC+/-

Date of Approvals (Indicate if Pending)			
Conservation Commission	<u>Pending</u>	Conditional Use	_____ Board of Adjustment _____
Historic District Commission	_____	Subdivision	<u>Pending</u> Other <u>Pending</u>

Street Address _____

Description of Project including all use(s) Redevelopment of Tax maps & Lots, 163-34, 163-37, 165-2, 172-1 & 173-2 into a reconfigured Cate St. intersecting Rte 1 Bypass and a mixed use development on 9.6Ac.+/- including approximately 27,000sf retail space & 310 residential units. (see attached)

Building(s) Footprint _____ (See Attached Breakdown) Gross Floor Area _____ #of Stories _____

of Dwelling Units 310+/- Number of Parking Spaces: Existing _____ Total Proposed 595+/-
Unknown

Print Information Below			
Property Owner's Name <u>Portsmouth Land Acquisition, LLC c/o Brian Thibeault</u>			
Street Address <u>300 Gay Street</u>		City/Town <u>Manchester</u>	State <u>NH</u> Zip <u>03103</u>
Telephone # <u>603-641-8608</u>	Cell Phone # <u>603-540-8380</u>	Fax # _____	Email Address <u>josephequipment@aol.com</u>

Print Information Below			
Applicant's / Developer's Name <u>Torrington Properties c/o Jay Bisognano</u>			
Street Address <u>60K Street</u>		City/Town <u>Boston</u>	State <u>MA</u> Zip <u>02127</u>
Telephone # <u>978-490-5278</u>	Cell Phone # _____	Fax # _____	Email Address <u>jtb@torprops.com</u>

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input checked="" type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Bosen, Bosen & Associates</u>			
Street Address <u>266 Middle Street</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
Telephone # <u>603-427-5500</u>	Cell Phone # _____	Fax # _____	Email Address <u>jbosen@bosenandassociates.com</u>

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

Brian Thibeault Brian Thibeault 5/7/18
Owner's Signature Print Owner's Name Date

Jay Bisognano Jay Bisognano _____
Applicant's/Developer's Signature Print Applicant's/Developer's Name Date

**CITY OF PORTSMOUTH
NEW HAMPSHIRE**

**WORK SESSION
APPLICATION**

TECHNICAL ADVISORY COMMITTEE

1+ (see
Map 172 Lot below) Zone G1 Wetlands: Inland Coastal _____ Lot Area 13.3AC+/-

Date of Approvals (Indicate if Pending)			
Conservation Commission	<u>Pending</u>	Conditional Use	Board of Adjustment _____
Historic District Commission	_____	Subdivision	Other <u>Pending</u>

Street Address _____

Description of Project including all use(s) Redevelopment of Tax maps & Lots, 163-34, 163-37, 165-2, 172-1 & 173-2 into a reconfigured Cate St. intersecting Rte 1 Bypass and a mixed use development on 9.6Ac.+/- including approximately 27,000sf retail space & 310 residential units. (see attached)

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of Dwelling Units 310+/- Number of Parking Spaces: Existing _____ Total Proposed 595+/-
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Street Address <u>300 Gay Street</u> City/Town <u>Manchester</u> State <u>NH</u> Zip <u>03103</u>			
<u>603-641-8608</u>	<u>603-540-8380</u>	<u>josephequipment@aol.com</u>	
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below			
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Street Address <u>60K Street</u> City/Town <u>Boston</u> State <u>MA</u> Zip <u>02127</u>			
<u>978-490-5278</u>		<u>jb@torprops.com</u>	
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input checked="" type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Bosen, Bosen & Associates</u>			
Street Address <u>266 Middle Street</u> City/Town <u>Portsmouth</u> State <u>NH</u> Zip <u>03801</u>			
<u>603-427-5500</u>		<u>jbosen@bosenandassociates.com</u>	
Telephone #	Cell Phone #	Fax #	Email Address

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Owner's Signature _____ Print Owner's Name Brian Thibeault Date _____
Applicant's/Developer's Signature _____ Print Applicant's/Developer's Name Jay Bisognano Date 05/04/18

At a minimum, the application for a Work Session shall include a site or subdivision plan reflecting the existing and proposed conditions. Any additional information the applicant wishes to provide for review and feedback by the TAC is optional. Typically applicants will be limited to one TAC Work Session per project.

Attachments

The following materials shall be submitted to the Planning Department by the Work Session submission deadline along with the completed Application Form:

- Ten (10) folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")
- Digital copy of any plans and/or exhibits (in PDF format)

Additional Contacts

Co-Developers

Jay Bisognano
Torrington Properties
Partner

975-490-5278 Work
jb@torprops.com
60 K Street
Boston, MA 02127
www.torprops.com

Josh Levy

Waterstone Property Group

508-737-5891 Work
jlevy@waterstonepg.com

322 Reservoir Street
Needham, MA 02494

Architects

David Chilinski

Prellwitz Chilinski Associates, Inc.
Principal

617-547-8120 Work
dchilinski@prellchil.com

221 Hampshire Street
Cambridge, Massachusetts 02139

David Snell

Prellwitz Chilinski Associates, Inc.

617-547-8120 Work
dsnell@prellchil.com

221 Hampshire Street
Cambridge, Massachusetts 02139

Civil Engineer

Richard Lundborn

Fuss & Oneill
P.E., Project Manager, Branch Maanger

(207) 363-0669 , ext. 2314 Work
RickL@cldengineers.com
5 Fletcher Street, Suite 1
Libby House
Kennebunk, ME 04043
www.fando.com

Project Consultant

Mr. Gregg M. Mikolaities P. E.

August Constulting, PLLC
President

(603) 475-3658 Work
gregg@augustpllc.com
411 Washington Road
Rye, NH 03870
www.augustpllc.com

Legal Counsel

John Bosen

Bosen & Associates
Principal

603.427.5500 Work
jbosen@bosenandassociates.com

266 Middle Street
Portsmouth, NH 03801

Pre-Construction General Manager

Mr. Preston Hunter

Eckman Construction
Vice President, LEED AP
(603) 623-1713 x227 Work
(603) 365-7196 Mobile
hunterp@eckmanconstruction.com
84 Palomino Lane
Bedford, NH 03110
www.eckmanconstruction.com

Owner's Representative

Mr. Marc Jobin

WaypointKLA
Senior Project Manager

(603) 486-6400 Mobile
marcjobin@waypointkla.com
18 Checkerberry Lane
Bedford, NH 03110
www.waypointkla.com

CLD | Fuss & O'Neill

5 Fletcher Street, Suite 1 (Libby House) • Kennebunk, ME 04043
ph: 207.363.0669
cld@cldengineers.com • www.cldengineers.com

Connecticut | Maine | Massachusetts | New Hampshire | New York | Rhode Island | Vermont

FROM: Rick Lundborn

DATE: May 2, 2018

RE: Cate Street, Portsmouth, NH
Project Breakdown
CLD | Fuss & O'Neill Reference No. 20180317.A10

Townhouses:

Building Footprint(s) = 7,650-sf AND 5,400-sf +/-
Gross Floor Area(s) = 15,300-sf AND 10,800-sf +/-
of Stories = 2

Apartments/Mixed Use Bldg's:

Building Footprint = 40,650-sf +/- Resi West (13,000 +/- is surface parking under bldg.)
Gross Floor Area = 157,000-sf +/-
of Stories = 5

Building Footprint = 26,800-sf +/- Resi East (15,800 +/- is surface parking under bldg.)
Gross Floor Area = 115,000-sf +/-
of Stories = 5

Building Footprint(s) = 7,000-sf AND 9,000-sf AND 4,000-sf +/- ((3) Ret. / Rest. pad sites)
Gross Floor Area(s) = 20,000-sf +/-
of Stories = 1

May 8, 2018

Ms. Juliet Walker, AICP
Planning Director
City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: Torrington Properties, Waterstone Property Group; Cate Street Re-development
Narrative; TAC Work Session
CLD | Fuss & O'Neill Reference No. 20180317.A10

Dear Ms. Walker and Members of the Technical Advisory Committee (TAC),

Along with Gregg Mikolaits of August Consulting, PLLC, John Bosen of Bosen and Associates, and David Chilinski and David Snell of Prellwitz Chilinski Associates, Fuss & O'Neill is working with Torrington Properties, Inc. and Waterstone Properties Group, Inc., with respect to its plans to redevelop the property known as the Frank Jones Center and a number of others that are adjacent to it.

This plan involves four separate privately owned parcels of real estate and one City owned parcel identified as follows:

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

The properties are located in the Gateway Corridor, Mixed Residential District. Attached please find:

- Overall Existing Conditions Plan,
- Existing Utilities Plan with utilities in color,
- Master Plan Concept by Prellwitz Chilinski Associates,
- Concept Site Plan,
- Land Swap Exhibit (Areas will be updated when layout finalized)

New Cate Street

The plan 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 the plans included herewith. To create the “new” Cate Street, Torrington and 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.

In addition to a new Cate Street, the development team is proposing to construct a 10-ft wide Bicycle and walking trail along the Northern side of the new Cate Street that will allow for observation of Hodgdon Brook and connection to the greater pedestrian and bicycle network, a sidewalk along the southern side of Cate Street adjacent to the project, and conversion of the Cate Street Bridge into a pedestrian only bridge and observation deck.

Utilities

The project is proposing to relocate the utilities that bisect the properties between Bartlett Street and the Route 1 Bypass into the Cate Street Right of Way. This will involve the relocation of Water and Sewer, Gas and Electric Services, as well as Storm Drainage.

Services to the buildings in the re-development will be made per the direction of the City Water and Sewer Departments and in coordination with Public Works in general.

Currently, it is proposed that Storm Drainage for the New Cate Street be collected and treated in the new Right of Way by Bioretention Areas, i.e. rain gardens, with underdrains and overflows that discharge to a swale and level spreader that in turn would outlet to Hodgdon Brook near the Route 1 Bypass cross-culvert.

There are a number of existing Drainage outfalls from the subject properties to Hodgdon Brook that will be eliminated by the proposal.

On-site storm drainage will be collected and either directed to subsurface chamber system type detention/infiltration systems or to bioretention areas as space, soil conditions and topography allow.

Development Site

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. The total number of spaces required for these two parts of the project would be 595+/- . As it stands currently, the Development Site has 627 parking spaces. As additional Covered parking along Cate Street per the master plan, ADA Accessible parking, landscape islands, and accommodation for building columns are incorporated, the additional 32 parking spaces will likely be eliminated. As it stands right now, the Development site provides 19.5% open space not including sidewalks. The required 20% will be achieved prior to full submission.

A separate lot is proposed to be created for 12 townhouses. Currently, as shown this lot and the 12 townhouses shown provide 44% open space that is not pavement or buildings. Each townhouse is intended to have garage parking for 2 cars and a driveway area that would accommodate at least 2 more vehicles for visitors.

It should be noted that the existing private parcels being re-developed are highly impervious. This project is reducing that coverage and bringing the properties into compliance with the City's open space regulations.

While the project is still in a conceptual state, the team is beginning to take the Master Plan and make it a more fully vetted, thought out design and layout. We look forward to working with the City on this project to bring an old underutilized site back to life. Please feel free to contact us with questions and comments.

Very truly yours,



Richard R. Lundborn, P.E.

Branch Manager, Project Manager

RRL:xx

Enclosures

cc w/encls.: Torrington Properties
Waterstone Property Group
August Consulting, PLLC
Bosen & Associates

CLD | Fuss & O'Neill

Ms. Juliet Walker, AICP

CLD | Fuss & O'Neill Reference No. 20180317.A10

May 8, 2018

Page 4 of 4