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September 10, 2025

Portsmouth Planning Board
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Project Summary – Meadowbrook Redevelopment
549 Rte. 1 Bypass Portsmouth, NH**

Dear Members of the Planning Board,

The Applicant proposes a redevelopment project for the “Future Development Area” of the 18.05 Acre site located on Assessors Map 234, Lot 51 at the intersection of Rte. 1 Bypass and Coakley Road. The Proposal includes a four-story Mixed-Use Building with a 16,963 SF footprint (67,852 SF gross floor area) with Residential Apartments (48 rental units) on the upper three floors and a Retail-Commercial mix on the ground floor. A smaller stand-alone use is also included for a 3,000 SF Coffee Shop with drive-through accessed through the existing driveway on the Bypass. The drive-through complies with local design standards and includes a 15-car queueing length in the drive-through lane.

No new driveways will be required for this redevelopment, with the existing main site access/egress accomplished through the existing right turn in - right turn out drive to the Bypass; and access to and from Coakley Road will continue through the existing driveway (with modifications and improvements).

The modifications include channelizing the Coakley Road driveway width and in so doing, slightly pulling pavement away from the wetland area to reduce impervious surface areas adjacent to the wetland thereby increasing the setback between the site improvements and the existing wetland edge.

- No changes are expected to be necessary to Traffic Signals or to the Highway Layout to accommodate this Project. No significant alteration to the Level-of-Service is expected to result from this project.
- The sidewalk network will be improved to facilitate pedestrian access to the new facilities from the perimeter of the site and from the parking areas proposed to accommodate the Project.

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- Utilities are on-site to serve this development, and while sewer capacity is a known issue, the developer will work with the City DPW to address wastewater disposal needs.
- A portion of the re-development in the area of the site with the existing driveway access from Coakley Road will involve construction activity within the previously altered area of the 100-foot buffer from Wetlands. No work is proposed closer to the wetlands than has already been permitted, in fact, part of the proposal is to pull back impervious areas to increase the setback to the wetlands and provide plantings and wildlife attractive landscape. The green shaded areas (1,750 sf approx.) on the submitted site plan depicts where vegetated surfaces shall be added to reduce the impervious area closest to the wetland edge.

While new impervious area is planned within the outer portion of the buffer, overall impervious area across the site will be less than what was approved in 2010 when the Chevrolet Dealership was constructed, and as stated above we are increasing the vegetated setback from the wetland edge along the driveway; and add opportunities within the existing parking area in the buffer to provide landscaped islands and break up the rows of parking with Plantings.

Impervious Area within the 100-ft. Buffer Zone

As Approved in 2010	57,317 SF
Existing Condition (2025)	51,220 SF
Proposed Condition (per plan)	55,827 SF

With this development plan – existing stormwater management infrastructure is already installed to accommodate flows of runoff generated by this build out as the infiltration trenches and gravel wetlands were sized for larger volumes of runoff than will result here.

To meet our Community Space requirement (10 % of Site Area), we are proposing a nature trail (in uplands or spanning over the brook) with walking paths and educational stations near the wetlands associated with Hodgson Brook. The Nature trail shall fit with the landscape and meander through treed areas to limit ground surface disturbance in the buffer zone. A pocket park is also included to meet the community space requirement.

We respectfully request consideration of this proposal by the Planning Board under the Development Site provisions.

Respectfully Submitted

TF Moran, Inc.



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