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PLEASE REPLY TO
111 MAPLEWOOD AVE, STE. D
PORTSMOUTH NH 03801

August 31, 2026

City of Portsmouth
Technical Advisory Committee
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, NH 03801

Re: 140 West Road – Request for Technical Advisory Committee Work Session

Dear Members of the Technical Advisory Committee:

Our office represents the applicant in connection with the proposed project for the Black Rock Social Club located at 140 West Road, Portsmouth, New Hampshire (the “Property”).

The applicant recently appeared before the Portsmouth Zoning Board of Adjustment and obtained the zoning relief necessary to allow the project to proceed to the next stage of municipal review. Attached are copies of our draft site plan and architectural drawings.

At this time, the applicant respectfully requests that the proposed project be placed on an upcoming September 8, 2026, Technical Advisory Committee agenda for a work session. The purpose of the work session would be to introduce the project to the Committee, review the current plans, and obtain preliminary technical comments and guidance from City staff before the applicant proceeds further with the formal land-use approval process.

We believe that an early work session with the Committee will be particularly helpful in identifying and addressing any issues involving site layout, access and circulation, utilities, drainage and stormwater management, fire and emergency access, landscaping, and other technical considerations that should be incorporated into the project plans.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

The applicant and its design team will be prepared to present the project and respond to questions from the Committee. We would appreciate being placed on the next available agenda for which the City believes a work session would be appropriate.

Please let me know if there are any additional materials or information that the Planning & Sustainability Department would like submitted in advance of the work session.

Thank you for your assistance and consideration.

Very truly yours,

DONAHUE, TUCKER & CIANDELLA, PLLC

By: 

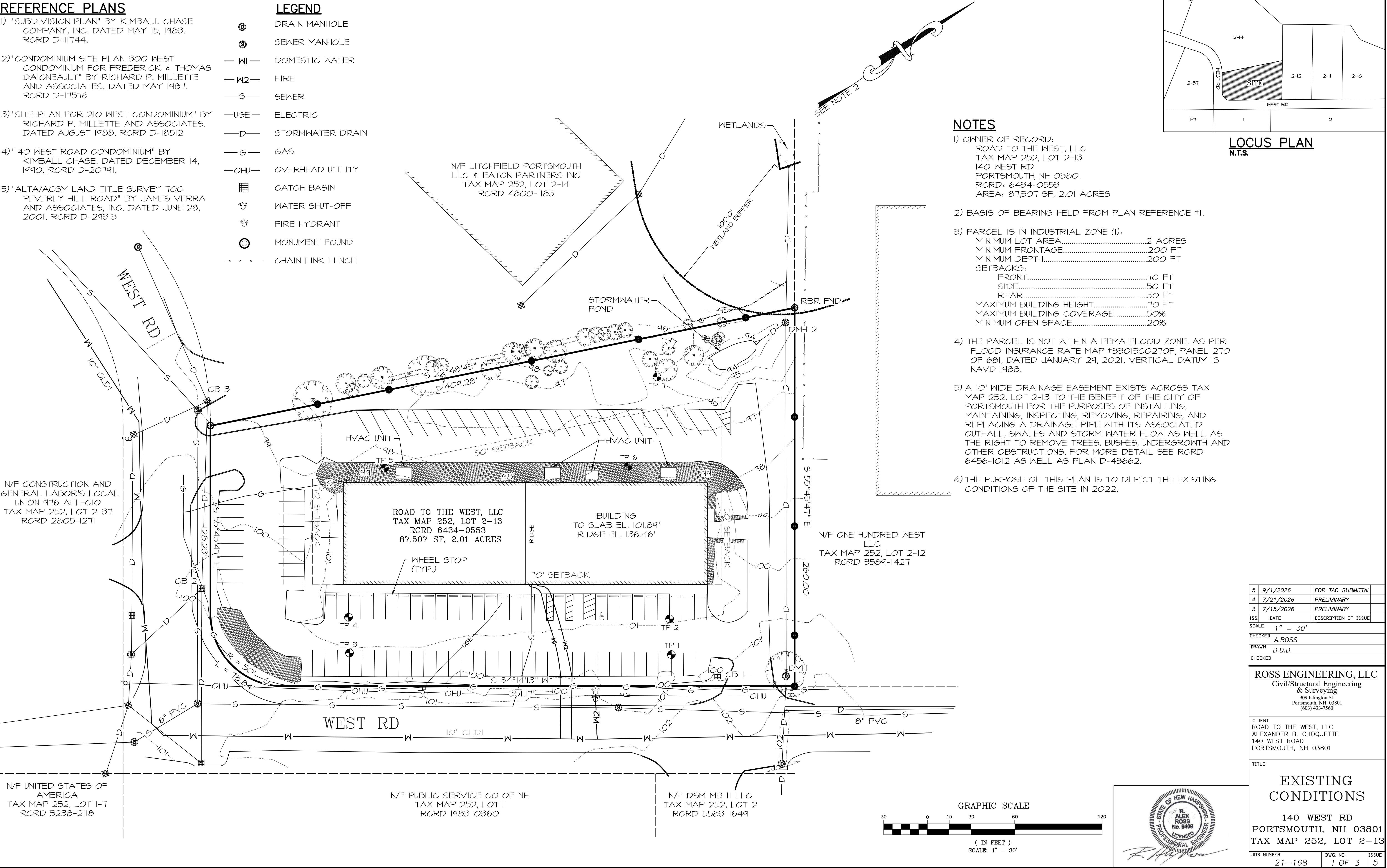
John K. Bosen, Esquire

REFERENCE PLANS

- 1) "SUBDIVISION PLAN" BY KIMBALL CHASE COMPANY, INC. DATED MAY 15, 1983. RCRD D-11744.
- 2) "CONDOMINIUM SITE PLAN 300 WEST CONDOMINIUM FOR FREDERICK & THOMAS DAIGNEAULT" BY RICHARD P. MILLETTE AND ASSOCIATES. DATED MAY 1987. RCRD D-17516
- 3) "SITE PLAN FOR 210 WEST CONDOMINIUM" BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 1988. RCRD D-18512
- 4) "140 WEST ROAD CONDOMINIUM" BY KIMBALL CHASE. DATED DECEMBER 14, 1990. RCRD D-20791.
- 5) "ALTA/ACSM LAND TITLE SURVEY 700 PEVERLY HILL ROAD" BY JAMES VERRA AND ASSOCIATES, INC. DATED JUNE 28, 2001. RCRD D-29313

LEGEND

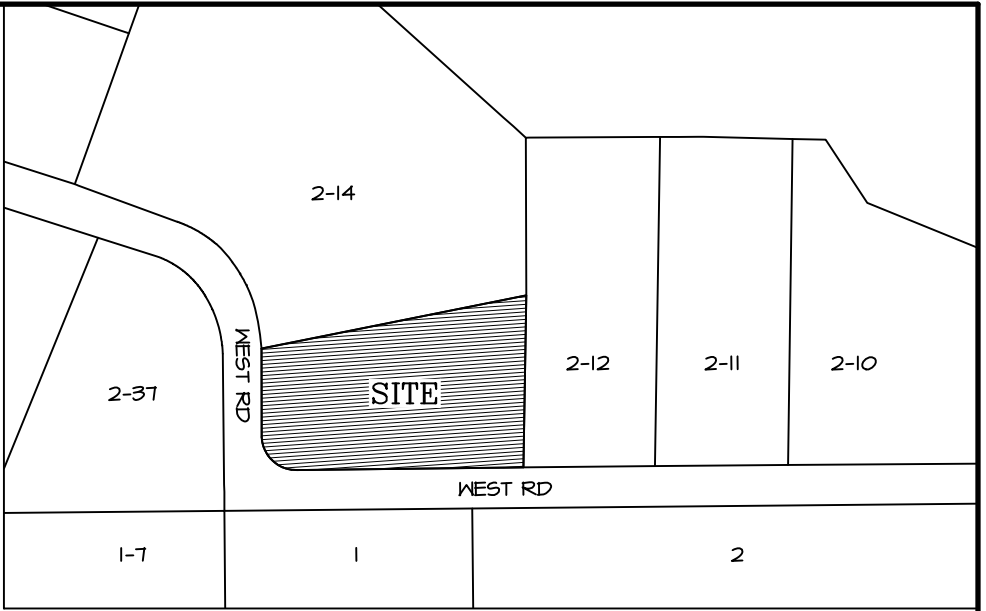
- ① DRAIN MANHOLE
- ② SEWER MANHOLE
- W1 — DOMESTIC WATER
- W2 — FIRE
- S — SEWER
- UGE — ELECTRIC
- D — STORMWATER DRAIN
- G — GAS
- OHU — OVERHEAD UTILITY
- ▢ CATCH BASIN
- ⊕ WATER SHUT-OFF
- ⊕ FIRE HYDRANT
- ⊙ MONUMENT FOUND
- — — CHAIN LINK FENCE



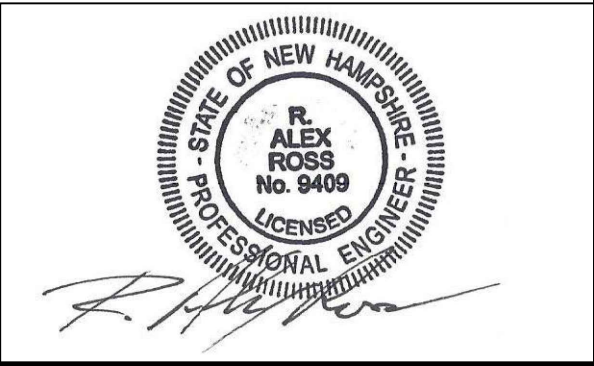
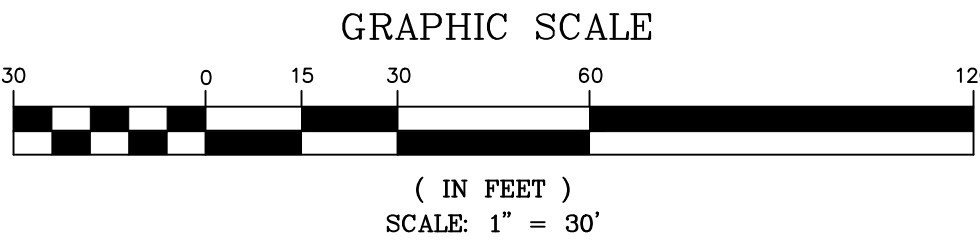
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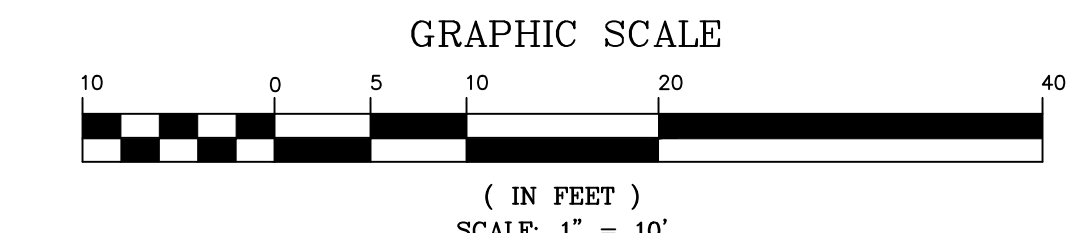
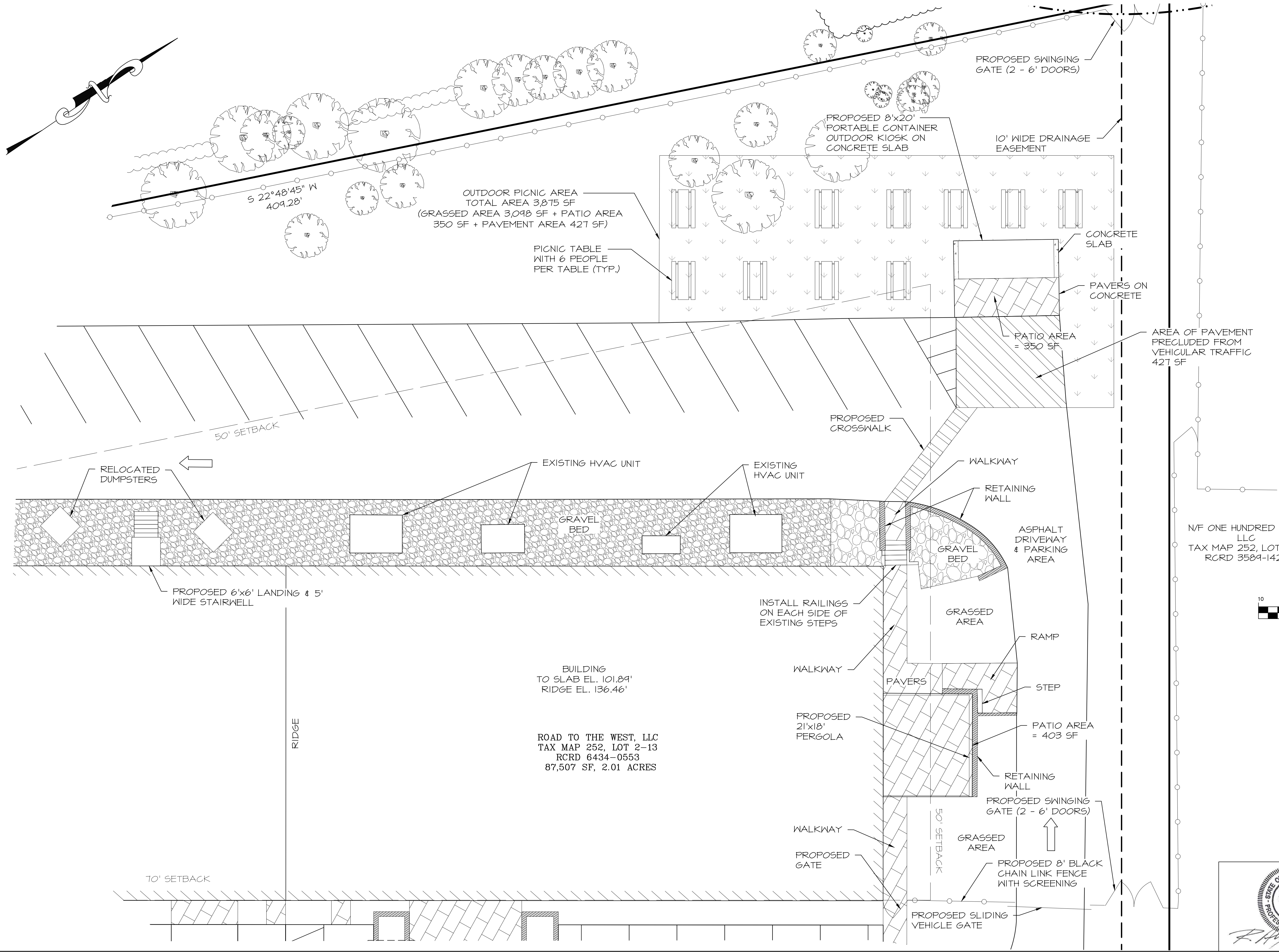
- 1) OWNER OF RECORD:
ROAD TO THE WEST, LLC
TAX MAP 252, LOT 2-13
140 WEST RD
PORTSMOUTH, NH 03801
RCRD: 6434-0553
AREA: 87,507 SF, 2.01 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN INDUSTRIAL ZONE (I):
MINIMUM LOT AREA.....2 ACRES
MINIMUM FRONTAGE.....200 FT
MINIMUM DEPTH.....200 FT
SETBACKS:
FRONT.....70 FT
SIDE.....50 FT
REAR.....50 FT
MAXIMUM BUILDING HEIGHT.....70 FT
MAXIMUM BUILDING COVERAGE.....50%
MINIMUM OPEN SPACE.....20%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0210F, PANEL 270 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A 10' WIDE DRAINAGE EASEMENT EXISTS ACROSS TAX MAP 252, LOT 2-13 TO THE BENEFIT OF THE CITY OF PORTSMOUTH FOR THE PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING, AND REPLACING A DRAINAGE PIPE WITH ITS ASSOCIATED OUTFALL, SWALES AND STORM WATER FLOW AS WELL AS THE RIGHT TO REMOVE TREES, BUSHES, UNDERGROWTH AND OTHER OBSTRUCTIONS, FOR MORE DETAIL SEE RCRD 6456-1012 AS WELL AS PLAN D-43662.
- 6) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SITE IN 2022.

LOCUS PLAN
N.T.S.



5	9/1/2026	FOR TAC SUBMITTAL	
4	7/21/2026	PRELIMINARY	
3	7/15/2026	PRELIMINARY	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE 1" = 30'			
CHECKED A.ROSS			
DRAWN D.D.D.			
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT ROAD TO THE WEST, LLC ALEXANDER B. CHOQUETTE 140 WEST ROAD PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS 140 WEST RD PORTSMOUTH, NH 03801 TAX MAP 252, LOT 2-13			
JOB NUMBER	DWG. NO.	ISSUE	
21-168	1 OF 3	5	





5	9/1/2026	FOR TAC SUBMITTAL
4	7/21/2026	PRELIMINARY
3	7/15/2026	PRELIMINARY
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 10'	
CHECKED	A.ROSS	
DRAWN	D.D.D.	
CHECKED		

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

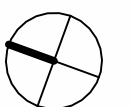
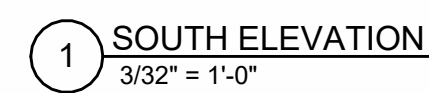
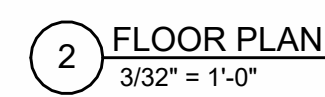
CLIENT
ROAD TO THE WEST, LLC
ALEXANDER B. CHOQUETTE
140 WEST ROAD
PORTSMOUTH, NH 03801

TITLE

SITE PLAN

140 WEST RD
PORTSMOUTH, NH 03801
TAX MAP 252, LOT 2-13

JOB NUMBER	DWG. NO.	ISSUE
21-168	3 OF 3	5



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Scale: $3/32" = 1'-0"$