



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



October 7, 2025

Portsmouth Technical Advisory Committee
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

via email: Online ViewPoint Cloud

**RE: Technical Advisory Committee Work Session Application
1980 Woodbury Avenue – Colbea Enterprises, LLC – Tax Map 239 Lot 11
TFM Project #46077.16**

Dear Members of the Committee:

On behalf of our client, Colbea Enterprises, LLC, please find a Technical Advisory Committee Work Session Application relative to the above-referenced project. The following materials are included in this submission:

- **Existing Conditions Plan for Tax Map 239 Lot 11, Mobil Station, 1980 Woodbury Avenue Portsmouth, NH 03801, prepared by TFMoran, Inc., dated January 14, 2025 (1 copy at 22"x34" and 1 copy at 11"x17");**
- **Site Layout Plan, Sign Plan, and Truck Movement Plan for Tax Map 239 Lot 11, Proposed Gas Station and Convenience Store, 1980 Woodbury Avenue, Portsmouth, NH 03801, prepared by TFMoran, Inc., dated October 7, 2025 (1 copy at 22"x34" and 1 copy at 11"x17"); and**
- **Architectural Elevations for a similar Convenience Store (Nashua Location).**

Project Description

The project includes the demolition of the existing Gas Station and Convenience Store and construction of a new Gas Station and Convenience Store at 1980 Woodbury Avenue. Tax Map 239 Lot 11 is approximately 0.88 acres and currently contains a gas station and convenience store. The site is within the Gateway Neighborhood Mixed Use Corridor (G1) Zone and is adjacent to the intersection of Woodbury Avenue and Gosling Road.

The proposed project is to construct 5,500 s.f. single story convenience store with six fueling islands (12 fueling stations) and associated canopy. Associated improvements include and are not limited to access, grading, utilities, stormwater management system, lighting, and landscaping.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
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Technical Advisory Committee Work Session Application
1980 Woodbury Avenue - Colbea Enterprises, LLC – Tax Map 239 Lot 11
Project #46077.16

October 7, 2025

The project received a Special Exception from the Portsmouth Zoning Board of Adjustment on April 22, 2025, from Section 10.440, Use #8.122 to allow a Convenience Goods 2 use with 24 hours per day operation, The project also received the following variances from the Portsmouth Zoning Board of Adjustment on July 15, 2025;

1. Variance from Section 10.5B33.20 to allow for a front lot line build out of 0% where a minimum of 75% is required for a commercial building;
2. Variance from Section 10.5B34.60 to allow for a front setback from the lot line of 27 feet on Woodbury Avenue and 53.5 feet on Gosling Road where a maximum of 20 feet is required;
3. Variance from Section 10.5B83.10 to allow for parking spaces to be located between the principal building and the street; and
4. Variance from Section 10.843.33 to allow for pump islands to be located within 34.5 feet of the lot lines where 40 feet is required.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Technical Advisory Committee Work Session on October 14, 2025.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.



Jason Cook, EIT
Civil Engineer



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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

MAP 137 LOT 11	
BH	ASSESSORS MAP AND LOT NUMBER
BK. PG.	BUILDING HEIGHT
CB	BOOK / PAGE
DMH	CATCH BASIN
EL	DRAIN MANHOLE
EM	ELEVATION
EP	ELECTRIC METER
FF	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GREG	GAS REGULATOR
INV.	INVERT
LNCH	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SGC	SLOPED GRANITE CURB
SMH	SEWER MANHOLE
SWL	SINGLE WHITE LINE
TBM	TEMPORARY BENCHMARK
UG	UNDERGROUND
UGU	UNDERGROUND UTILITIES
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
VERIZON	VERIZON
IRON PIPE/ROD FOUND	IRON PIPE/ROD FOUND
BOUND FOUND	BOUND FOUND
GUY POLE	GUY POLE
GUY WIRE	GUY WIRE
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
ELECTRIC BOX	ELECTRIC BOX
CATCH BASIN	CATCH BASIN
MAILBOX	MAILBOX
HAND HOLD	HAND HOLD
DECIDUOUS TREE	DECIDUOUS TREE
SEWER MANHOLE	SEWER MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE
MANHOLE	MANHOLE
MONITORING WELL	MONITORING WELL
VENT PIPE	VENT PIPE
HYDRANT	HYDRANT
WATER GATE VALVE	WATER GATE VALVE
SIGN	SIGN
CHAINLINK FENCE	CHAINLINK FENCE
STOCKADE FENCE	STOCKADE FENCE
BOUNDARY LINE	BOUNDARY LINE
APPROXIMATE ABUTTER LINE	APPROXIMATE ABUTTER LINE
APPROXIMATE TOWN LINE	APPROXIMATE TOWN LINE
DRAIN LINE	DRAIN LINE
W	WATER LINE
S	SEWER LINE
G	GAS LINE
OHW	OVERHEAD WIRE
UGE	UNDERGROUND ELECTRIC
UGC	UNDERGROUND COMMUNICATION
UGU	UNDERGROUND UTILITIES
SHRUB LINE	SHRUB LINE
CONCRETE	CONCRETE
PAVEMENT	PAVEMENT
SLOPE EASEMENT	SLOPE EASEMENT

MAP 239 LOT 12
N/F
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET
PORTSMOUTH, NH 03801

NEWINGTON
MAP 34 LOT 3-1
(BUILDING ONLY)
N/F
MAG RE HOLDINGS-NEWINGTON, LLC
777 WASHINGTON STREET
NEWTON, MA 02460

NEWINGTON
MAP 34 LOT 2
N/F
CFI PROPCO, LLC
165 FLANDERS ROAD
WESTBOROUGH, MA 01851
RCRD BK.#6110 PG.#2160

NEWINGTON
MAP 34 LOT 1
N/F
NEWINGTON CROSSING, LLC
291 CARL BROGG HIGHWAY
LEBANON, NH 04027
RCRD BK.#6578 PG.#43

MAP 215 LOT 5
N/F
STATE OF NEW HAMPSHIRE
STATE HOUSE
CONCORD, NH 03301

MAP 215 LOT 7
N/F
DANGELO, INC.
ATTN: A/P
PO BOX 519
W. BRIDGEWATER, MA 02379
RCRD BK.#2415 PG.#0785

MAP 239 LOT 10
N/F
RIZ MAR REALTY TRUST
C/O COLLIER'S INTERNATIONAL
NEW HAMPSHIRE
175 CANAL STREET, SUITE 401
MANCHESTER, NH 03101
RCRD BK.#2695 PG.#2151

BUILDING COVERAGE CALCULATION:

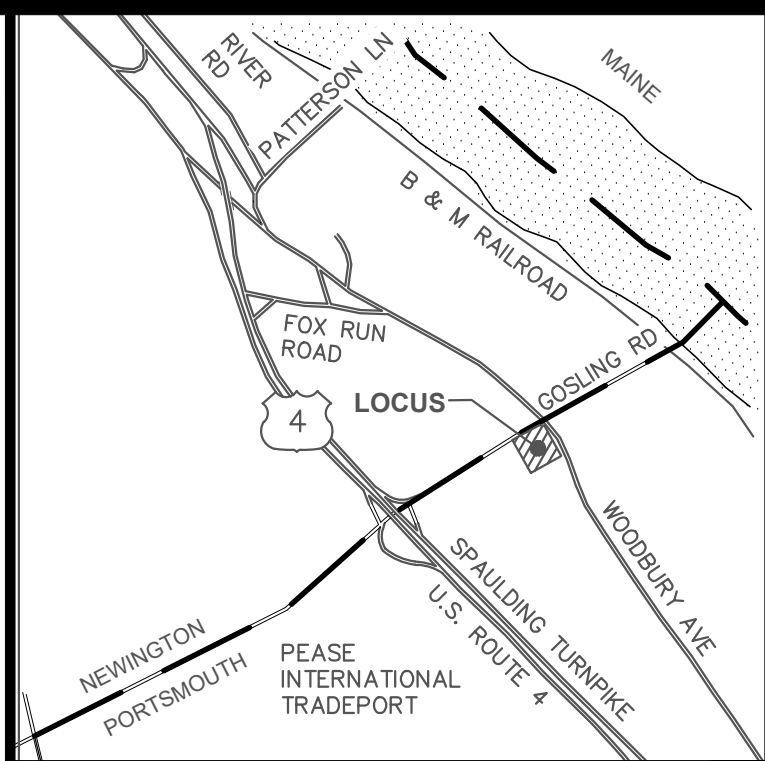
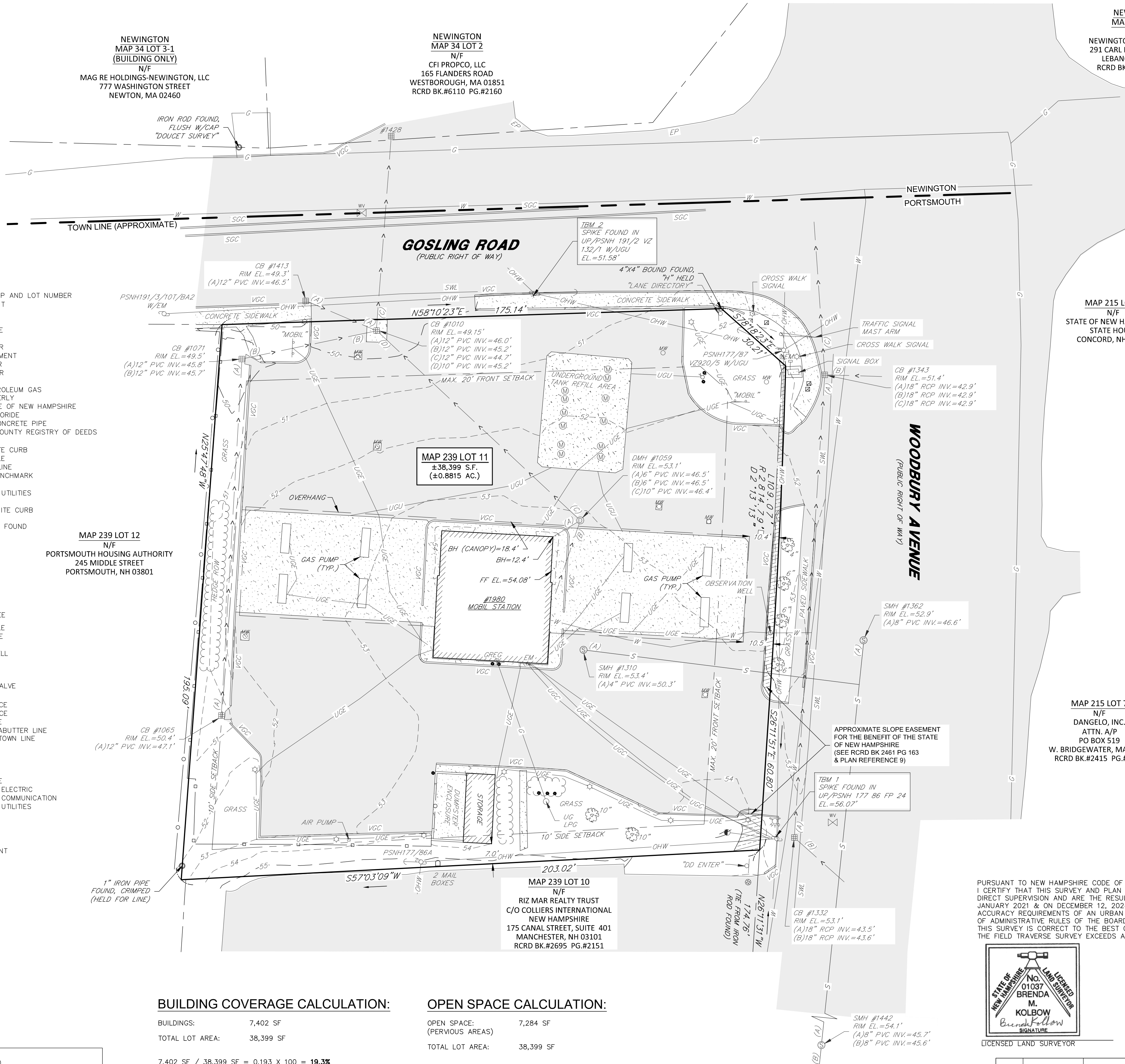
BUILDINGS: 7,402 SF
TOTAL LOT AREA: 38,399 SF

7,402 SF / 38,399 SF = 0.193 X 100 = **19.3%**
(BUILDINGS / TOTAL LOT AREA = BUILDING COVERAGE)

OPEN SPACE CALCULATION:

OPEN SPACE: 7,284 SF
TOTAL LOT AREA: 38,399 SF

7,284 SF / 38,399 SF = 0.19 X 100 = **19.0%**
(OPEN SPACE SF / TOTAL LOT AREA = OPEN SPACE %)



LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (G1) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 239 AS LOT 11.
- THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD", AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 260 OF 681, MAP NUMBER 33015C0260F, WITH A MAP REVISED DATE OF JANUARY 29, 2021.
- | DIMENSIONAL REQUIREMENTS: | REQUIRED: | EXISTING: |
|-----------------------------|-------------|-----------|
| LOT STANDARDS: | | |
| MIN. DEVELOPMENT SITE AREA: | 10,000SF*** | 38,399SF |
| MIN. LOT DEPTH: | NR | ±200FT |
| MIN. STREET FRONTAGE: | 100FT** | 375.22FT |
| MIN. OPEN SPACE: | 10% | 19.0% |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT (MIN./MAX.): | | |
| REAR: | | |
| DESIGN STANDARDS: | | |
| MAX. BUILDING HEIGHT: | 40FT | 18.4FT |
| MAX. BUILDING COVERAGE: | 70% | 19.3% |
| MAX. BUILDING FOOTPRINT: | 10,000SF | 7,402SF |

SEE THE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5B FOR REGULATIONS/DEVELOPMENT STANDARDS
**PER PORTSMOUTH ZONING ORDINANCE SECTION 10.5B34.60 SMALL COMMERCIAL BUILDING
*** PER 10.5B32.30 SPECIAL FRONTAGE REQUIREMENT: FRONTAGE ON WOODBURY AVENUE.
*** PER 10.5B42.40 GENERAL COMMERCIAL DEVELOPMENT
- OWNER OF RECORD:
MAP 239 LOT 11:
COLBEA ENTERPRISES, LLC
695 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865
RCRD BK#6281 PG#2912
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 239 LOT 11.
- FIELD SURVEY COMPLETED BY TCE IN JANUARY 2021 AND ON DECEMBER 12, 2024 USING A LEICA TS-16 TOTAL STATION, GS-18 & GS-16 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

PLAN REFERENCES:

- "STATE OF NEW HAMPSHIRE STATE HIGHWAY DEPARTMENT PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. SN-FAP 129 (2) WHITE MOUNTAIN HIGHWAY CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM LAYOUT AS-BUILT PLANS" DATED 4-28-40.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT FG-F-027-1922) N.H. PROJECT NO. C-3275 CONTRACT I MARKET STREET EXTENSION LAYOUT AS BUILT PLANS CITY OF PORTSMOUTH - TOWN OF NEWINGTON COUNTY OF ROCKINGHAM" DATED 8-18-83.
- "ALTA/ACSM LAND TITLE SURVEY TOSCO MARKETING COMPANY 97 GOSLING ROAD NEWINGTON, NEW HAMPSHIRE" BY MCNEANEY SURVEY ASSOCIATES, DATED FEB. 10, 2000 WITH REVISION 1 DATED 3/29/00. RCRD PLAN #0-28044.
- "BOUNDARY & TOPOGRAPHIC PLAN ASSESSORS MAP R-39 - LOT 11 WOODBURY AVE. & GOSLING ROAD PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR MOBIL OIL CORPORATION" BY STORCH ASSOCIATES, DATED 12/6/91. RCRD PLAN #0-21731.
- "TRAFFIC SIGNAL PLAN DOVER ROAD - GOSLING ROAD FOX RUN MALL NEWINGTON, NEW HAMPSHIRE" BY ANDERSON-NICHOLS ENGINEERS, ENVIRONMENTAL CONSULTANTS ARCHITECTS, DATED FEB. 1, 1982, WITH LAST REVISION 4-23-82.
- "EASEMENT PLAN OVER LAND OF PORTSMOUTH HOUSING AUTHORITY ASSESSOR'S PARCEL 239-12 GOSLING ROAD, PORTSMOUTH, N.H. IN FAVOR OF THE CITY OF PORTSMOUTH FOR CMA ENGINEERS, INC." BY JAMES VERRA AND ASSOCIATES, INC., DATED 7/27/2016, WITH REVISION 1 DATED 8/8/2016. RCRD PLAN #0-39722.
- "LOT LINE ELIMINATION PLAN FOR D'ANGELO, INC. WOODBURY AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY RICHARD P. MILLETTE AND ASSOCIATES, DATED DEC. 1982. RCRD PLAN #0-11318.
- "EXISTING CONDITIONS PLAN GOSLING ROAD & WOODBURY AVENUE PORTSMOUTH & NEWINGTON, N.H. FOR CMA ENGINEERS, INC." BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/14/2016, WITH REVISION 2 7/27/2016. PLAN IS NOT RECORDED.
- "PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM DUNCAN CONSTRUCTION COMPANY, INC. IN PORTSMOUTH, N.H. ROCKINGHAM COUNTY PROJECT: PORTSMOUTH-NEWINGTON, C-3275" DATED AUGUST 15, 1983. RCRD PLAN C-11802.

TAX MAP 239 LOT 11
EXISTING CONDITIONS PLAN
MOBIL STATION
1980 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
COLBEA ENTERPRISES, LLC

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

JANUARY 14, 2025

Seacoast Division



Civil Engineers
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FILE 46077-16

DR PJT FB
CK BMK CADFILE

612
SEE MARGIN

S-1

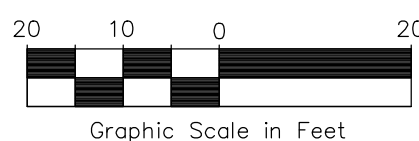
PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2021 & ON DECEMBER 12, 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

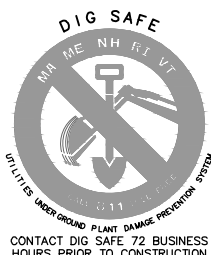


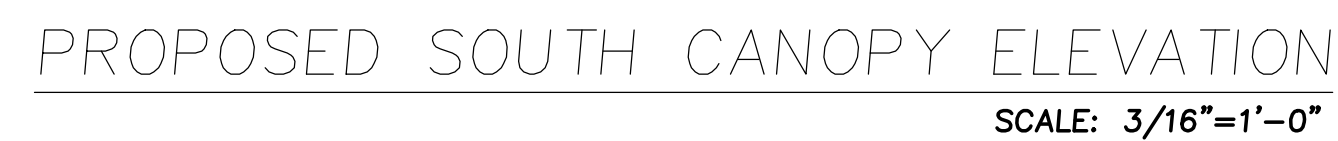
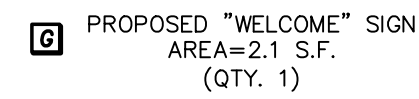
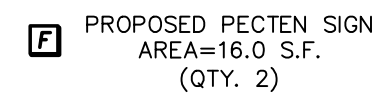
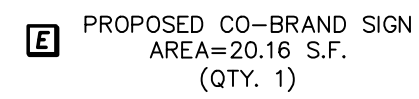
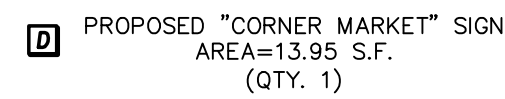
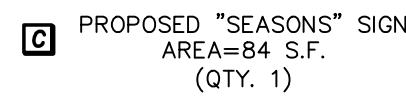
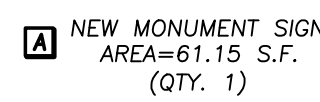
LICENSED LAND SURVEYOR

2025-01-14
DATE

REV.	DATE	DESCRIPTION	DR	CK







SCALE: 3/16"=1'-0"

TAX MAP 239 LOT 11

SIGN PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

1980 WOODBURY AVENUE

PORTSMOUTH, NEW HAMPSHIRE

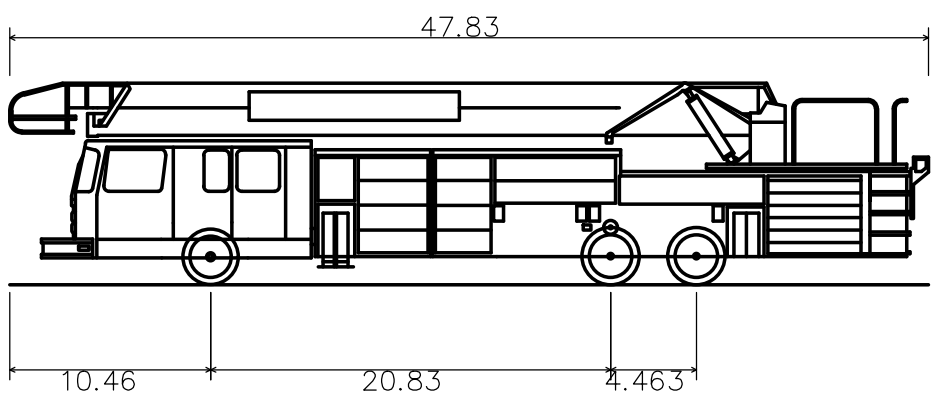
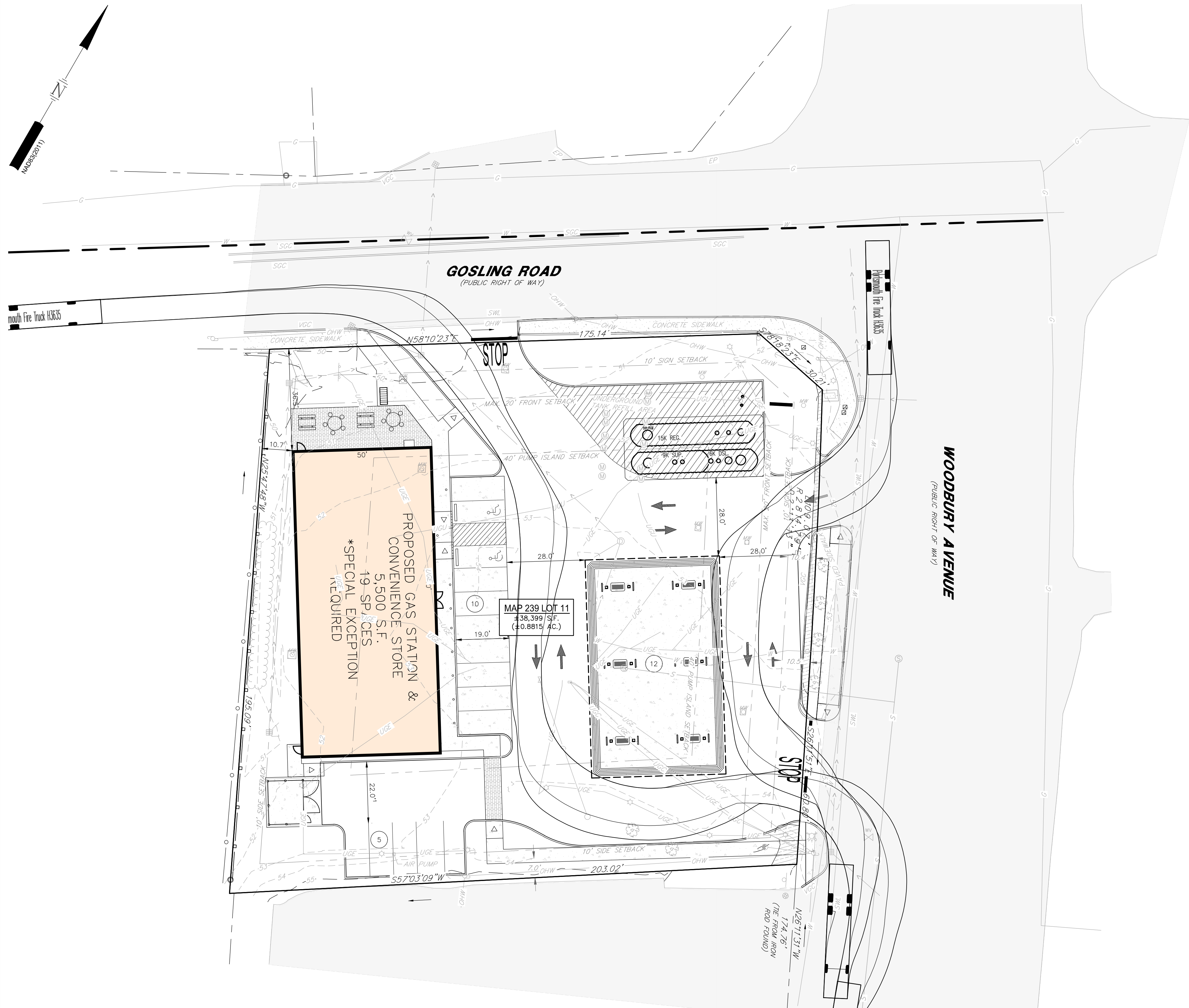
OWNED BY

COLBEA ENTERPRISES, LLC

SCALE: NTS

OCTOBER 7, 2025

Seacoast Division 		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
46077.16	DR JKC CK CKR CADFILE	FB -	46077-16.SIGN	EX-02	



Portsmouth Fire Truck H3635	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.505ft
Min Body Ground Clearance	0.935ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°

Oct 06, 2025 - 9:06am
 (TFM-BEDFORD)\Projects\Civil-Survey\MSC Projects\46077 - Woodbury Ave - Portsmouth, NH\Design\PRODUCTION DRAWINGS\46077-16_TruckMove.dwg

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



HORIZONTAL SCALE 1"=20'

A horizontal scale bar with a black background and white markings. The bar is divided into four equal segments, each representing 5 feet. The segments are labeled 20, 10, 0, and 20 from left to right. The 0 is in the center, with 10 to its left and 20 to its right. The outermost segments are also labeled 20.[illegible]

TAX MAP 239 LOT 11

TRUCK MOVEMENT PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

1980 WOODBURY AVENUE

PORTSMOUTH, NEW HAMPSHIRE

OWNED BY

COLBEA ENTERPRISES, LLC

1"=40' (11"x17")

SCALE: 1"=20' (22"x34")

OCTOBER 7, 2025

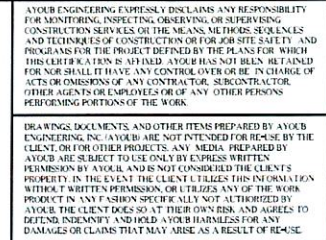
Seacoast Division



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Phone (603) 431-2222
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46077.16	DR	JKC	FB	46077-16_TRUCKMOVE	EX-03
	CK	CRR	CADFILE		



AYOUB
ENGINEERING

ENGINEERS & ARCHITECTS

CORPORATE OFFICE:

414, BENEFIT STREET
PAWTUCKET, RHODE ISLAND 02861
401-728-5535

NOT FOR CONSTRUCTION