24 April, 2019

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lot Line Relocation Approval, Iron Horse Properties, LLC & Boston and Maine Corporation, between Bartlett Street and Maplewood Avenue

Dear Chairman Legg and Planning Board Members:

We hereby submit, on behalf of Iron Horse Properties, LLC, the attached Lot Line Relocation Plan for consideration at your May 16, 2019 Planning Board meeting. The properties are shown on Assessors Map 164 as Lots 4 and 4-2 and are located within the Character District 4 - L1 (CD4 - L1), Office Research (OR), and the Transportation Corridor (TC) Zoning Districts. The proposal involves the acquisition of land currently used / owned by the Boston and Maine Corporation and used / associated with the railroad operation. This land is to be added to Assessor’s Map 164 Lot 64-2 (Lot 5 as shown on a Subdivision Plan approved by the Planning Board in November 2018). The Lot Line Relocation consists of the transfer of 72,337 ± square feet from Lot 4 to Lot 4-2 and will result in the following lot dimensions:

1. Assessor’s Map 164 Lot 4 having an area of 3.0± acres, 234’± of continuous street frontage on Bartlett Street, and 75’± of continuous frontage on Maplewood Avenue.
2. Assessor’s Map 164 Lot 4-2 having an area of 249,771± s.f. (5.7340 ± acres) 297.42’ of continuous street frontage on a right-of-way approved by the Planning Board in November 2018.

We look forward to meeting with the Planning Board to discuss this application at your May 16, 2109 meeting and request Final Subdivision Approval, subject to conditions, as appropriate. Please feel free to call to discuss any question there may be about this project.

Sincerely,

[Signature]

John Chagnon, PE; Ambit Engineering, Inc.

Enclosures: 14 Submissions and a Submission PDF of all files on a disc
CC: Iron Horse Properties, LLC, Boston and Maine Corporation