

**IN RE: APPLICATION OF 2422 LAFAYETTE ROAD ASSOCIATES, Owner
PINZ PORTSMOUTH, LLC, Applicant**

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MAY 29 2019

APPLICANTS NARRATIVE

BY: _____

I. THE PROPERTY:

The property in question consists of a portion of the former Big Lots premises located at the rear of the Portsmouth Green retail center, formerly the Southgate Plaza. The space, approximately 18,300 square feet, which is presently vacant is proposed to be used by the Applicant as a bowling alley, arcade and restaurant/bar with a seasonal outdoor dining area.

The property is located in the Gateway 1 Zone. To the right of the site is the Cinemagic Theater, to the left is the vacant remaining portion of the former Big Lots. The remainder of the center consists of mixed retail and restaurant uses as well as the newly constructed 94 unit residential structure.

II. THE PROPOSAL:

The Applicant is proposing to operate a bowling alley/arcade entertainment center with a restaurant/bar component. An outdoor seasonal dining area is also proposed. The seating Capacity of the restaurant/bar is 250-500 patrons and thus a special exception from Article 10, Section 10.440.9.12 is required. A special exception from Article 10, Section 10.440.4.20 is also required for the indoor amusement use.

III. RELIF REQUESTED:

The Applicant is seeking the 2 above referenced special exceptions.

IV. ARGUMENT:

It is the Applicant's position that the requests for the 2 special exceptions meet the criteria set forth in Article 10, Section 10.232.20:

10.232.21:

The uses proposed are allowed by special exception.

10.232.22:

There will be no hazard to the public or adjacent property on account of fire or release of Toxic materials. The kitchen and fire suppression plans have been reviewed by the Health Inspector and Mechanical Inspector and will be reviewed by the fire department as part of the site review process. There will be no Hazardous substances stored onsite.

10.232.23:

The proposed uses will not generate any smoke, odors, dust, gas or other pollutants nor will they generate noise, glare, heat or vibration. There will be no outside storage of materials.

10.232.24:

The proposed uses will not create a traffic safety hazard, or substantially increase the level of traffic congestion in the area.

10.232.25:

The proposed uses will not result in any excessive demands on or for municipal services such as water, sewer, police or fire protection, or unduly burden the school system.

10.232.26:

There are no proposed changes to the site which would increase stormwater runoff.

V. CONCLUSION:

In conclusion it is the Applicant's position that the special exceptions should be granted as the Application meets the necessary criteria for the Board to grant both requests.

Respectfully submitted,
Pinz Portsmouth, LLC , applicant
2422 Lafayette Road Associates, LLC, owner
By Their Attorneys
Bosen and Associates, PLLC



BERNARD W. PELECH, ESQ.

Dated: May 19, 2019

RECEIVED

MAY 29 2019

BY: _____

STATEMENT OF AUTHORIZATION

I, the undersigned, Neal Shalom does herewith authorize Bernard W. Pelech of Bosen and Associates, PLLC to file any and all applications with the City of Portsmouth relating to property located at 2454 Lafayette Road, Portsmouth.

Dated: May 16, 2019



Neal Shalom

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MAY 29 2019

BY: _____

1000 North Street
PO Box 1000
Concord, NH 03301
Phone: 603-224-1000
Fax: 603-224-1001
www.trimark.com

The information on this drawing is the property of TriMark and is not to be used, copied, or reproduced in any manner without the written consent of TriMark.

Drawings and equipment to be used in accordance with the applicable codes and regulations. The user of this drawing is responsible for any mistakes or omissions.

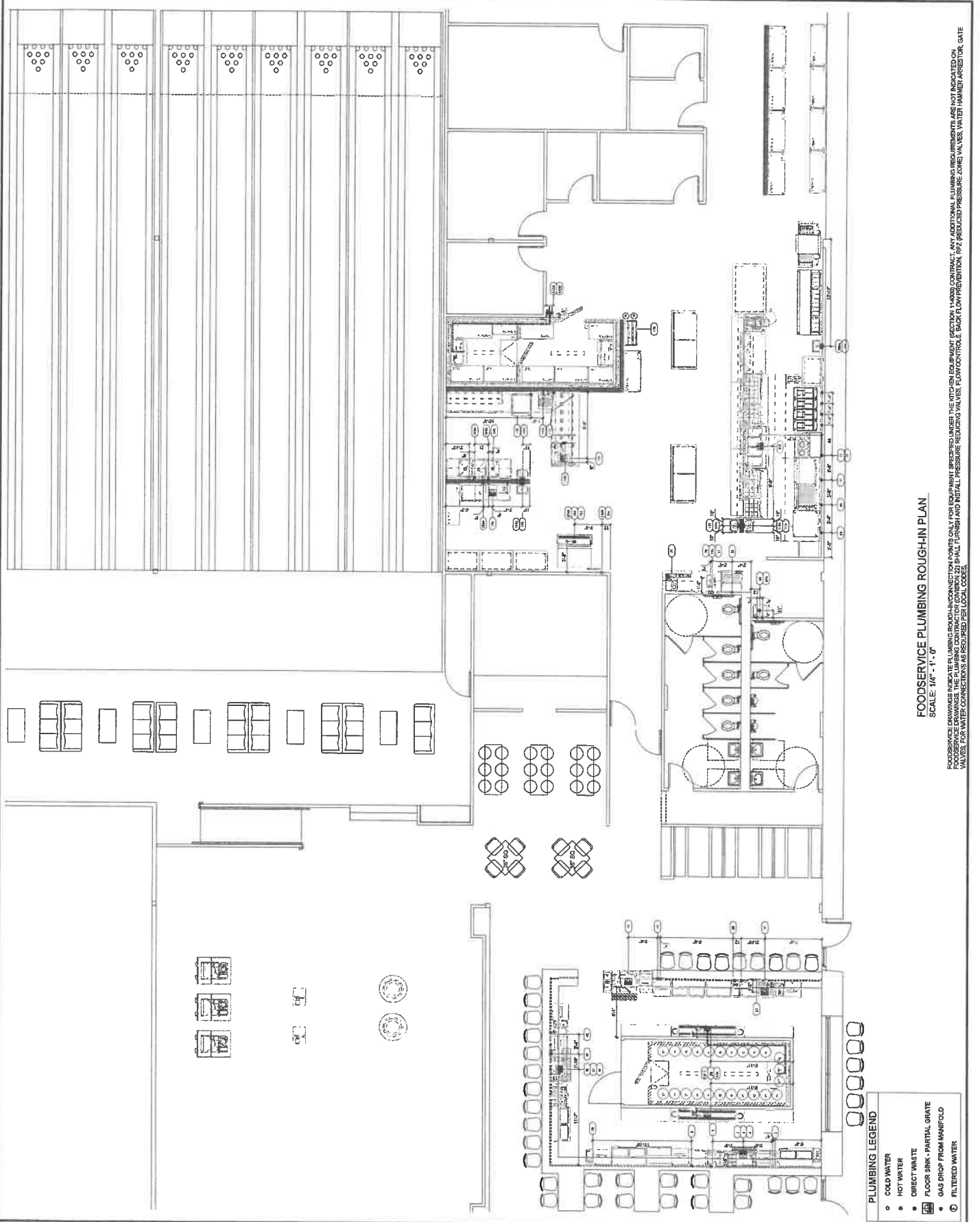
REVISIONS

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05/15/18	JD	01	DESIGN REV. A
05/15/18	JD	02	DESIGN REV. B
11/23/18	REK	03	DESIGN REV. C
01/18/19	REK	04	DESIGN REV. D
02/25/19	REK	05	DESIGN REV. E
03/14/19	REK	06	DESIGN REV. F
03/28/19	REK	07	DESIGN REV. G
04/11/19	REK	08	DESIGN REV. H
04/11/19	REK	09	DESIGN REV. I
04/11/19	REK	10	DESIGN REV. J
04/11/19	REK	11	DESIGN REV. K
04/11/19	REK	12	DESIGN REV. L
04/11/19	REK	13	DESIGN REV. M
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04/11/19	REK	17	DESIGN REV. Q
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04/11/19	REK	21	DESIGN REV. U
04/11/19	REK	22	DESIGN REV. V
04/11/19	REK	23	DESIGN REV. W
04/11/19	REK	24	DESIGN REV. X
04/11/19	REK	25	DESIGN REV. Y
04/11/19	REK	26	DESIGN REV. Z

Foodservice Equipment Drawings
2456 LAFAYETTE ROAD
PORTSMOUTH, NH
PINZ

PROJECT NO. 18-156
DATE 05/09/2018
SCALE 1/4" = 1'-0"
SHEET NO. 300
JOB NO. JC

PROJECT TITLE
**FOODSERVICE PLUMBING
ROUGH-IN PLAN**
PROJECT NO. **QF200**



FOODSERVICE PLUMBING ROUGH-IN PLAN
SCALE: 1/4" = 1'-0"

FOODSERVICE DRAWINGS INDICATE PLUMBING ROUGH-IN CONNECTION POINTS ONLY FOR EQUIPMENT SPECIFIED UNDER THE KITCHEN EQUIPMENT SECTION 14000 CONTRACT. ANY ADDITIONAL PLUMBING REQUIREMENTS ARE NOT INDICATED ON THIS DRAWING. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES.

PLUMBING LEGEND

- COLD WATER
- HOT WATER
- DIRECT WASTE
- FLOOR SINK - PARTIAL GRATE
- GAS DROP FROM MANIFOLD
- FILTERED WATER

TriMark UNITED EAST
 Mechanical, Electrical, Plumbing and Fire
 1000 North Street
 P.O. Box 3000
 Portsmouth, NH 03803
 603-431-1000
 Fax: 603-431-1001
 www.trimark.com

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Over 50 years of experience in which we have provided the highest quality electrical engineering services to our clients. We are committed to providing the highest quality electrical engineering services to our clients.

REVISIONS

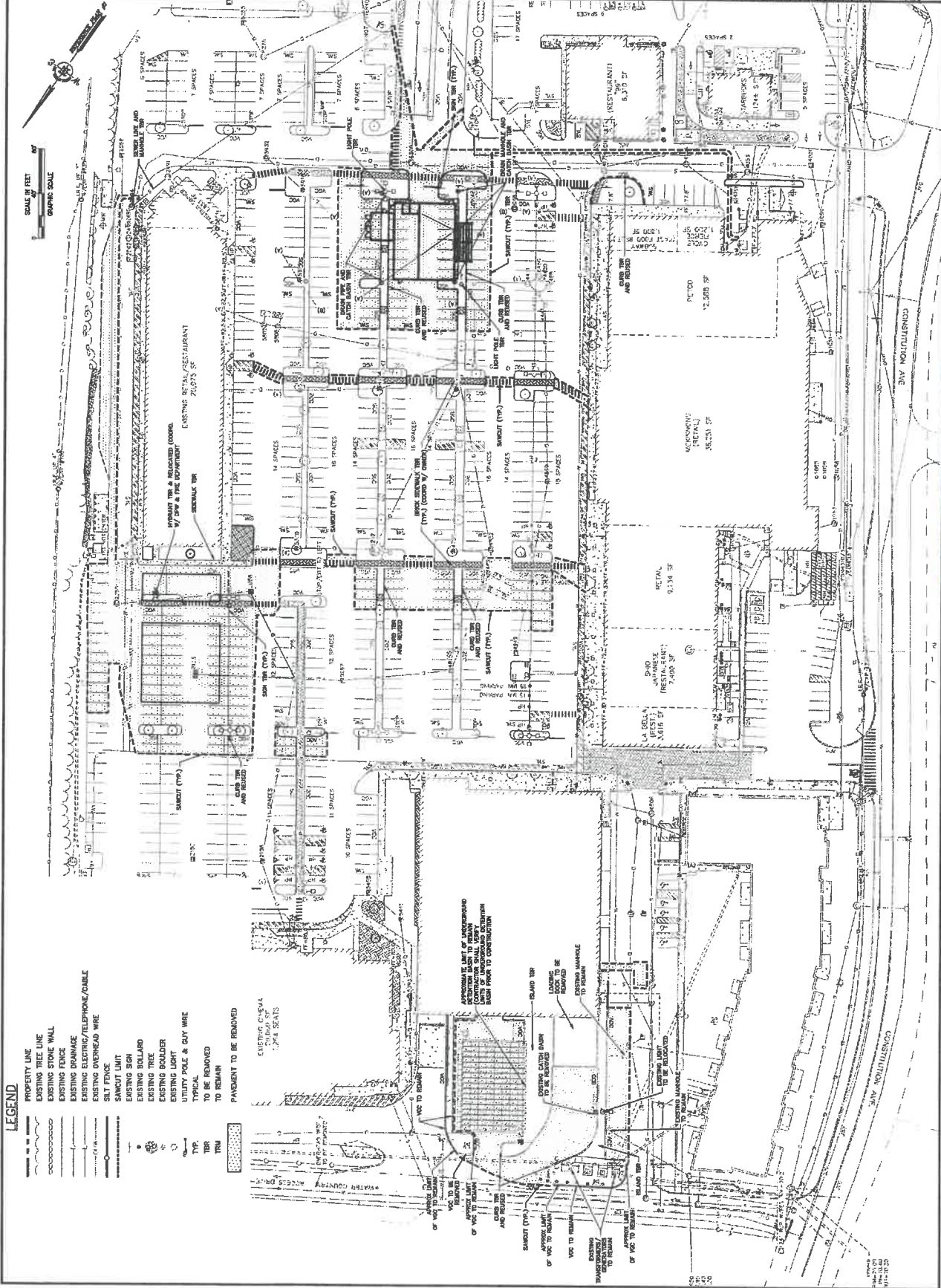
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08-14-18			

DRAFT

**Waterstone Retail
Development
Southgate Plaza
Redevelopment**
Portsmouth,
New Hampshire

DATE:	11/14/2018
SCALE:	AS SHOWN
PROJECT NO.:	175-4-0001
CLIENT:	PORTSMOUTH DEVELOPMENT
DESIGNED BY:	PMC
CHECKED BY:	PMC
DATE:	11/14/2018
SCALE:	AS SHOWN
PROJECT NO.:	175-4-0001
CLIENT:	PORTSMOUTH DEVELOPMENT
DESIGNED BY:	PMC
CHECKED BY:	PMC
DATE:	11/14/2018
SCALE:	AS SHOWN

PLAZA EXISTING CONDITIONS /
DEMOLITION PLAN
SCALE: AS SHOWN
C-2



- LEGEND**
- PROPERTY LINE
 - EXISTING TREE LINE
 - EXISTING STONE WALL
 - EXISTING FENCE
 - EXISTING DRAINAGE
 - EXISTING ELECTRIC/TELEPHONE/CABLE
 - EXISTING OVERHEAD WIRE
 - SET FENCE
 - AWNING SIGN
 - EXISTING SIGN
 - EXISTING BOLLARD
 - EXISTING TREE
 - EXISTING BOLLARD
 - EXISTING LIGHT
 - UTILITY POLE & GUY WIRE
 - TYPICAL
 - TO BE REMOVED
 - TO REMAIN
 - PAVEMENT TO BE REMOVED

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MAY 29 2019

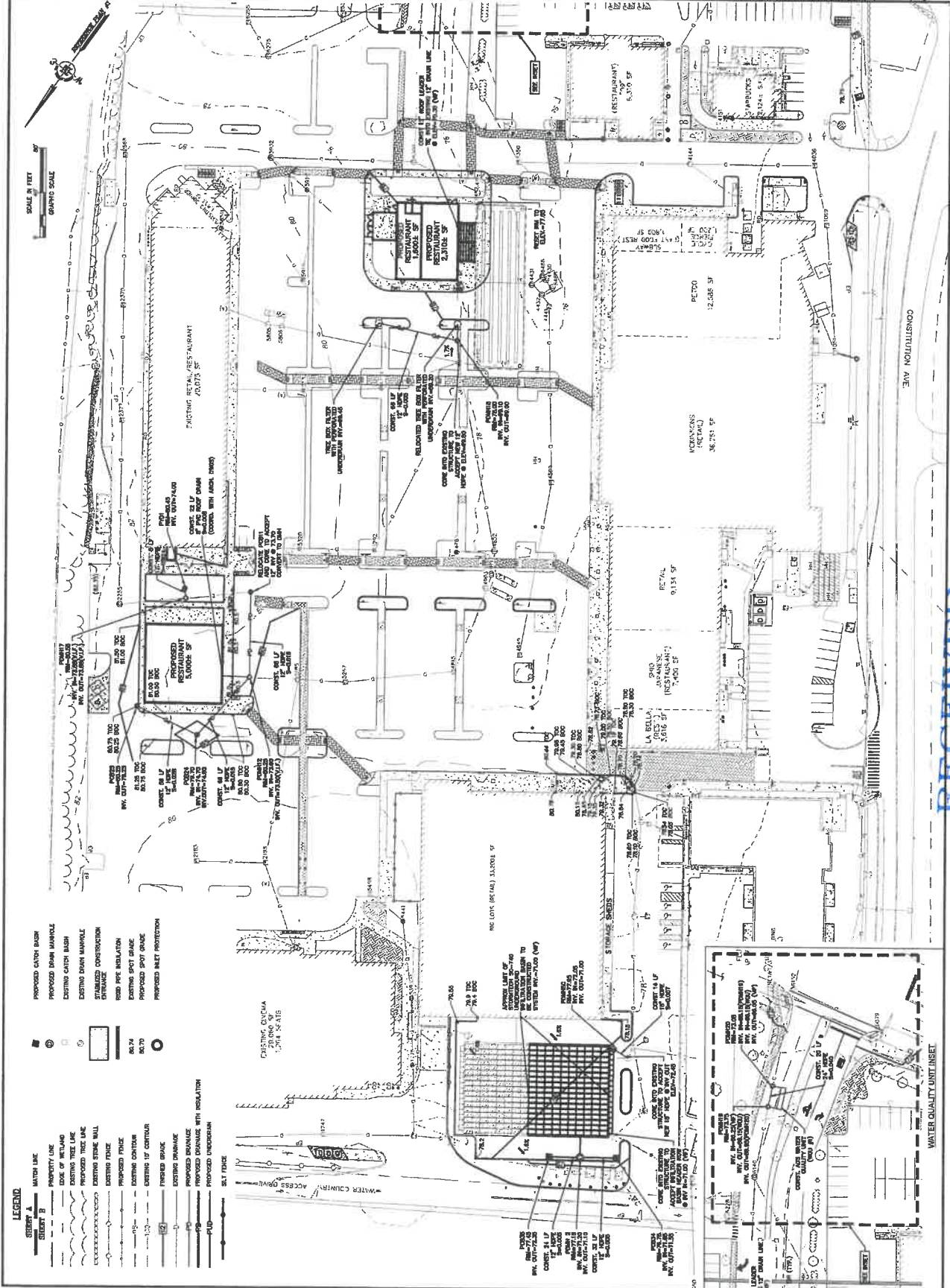
DMV.

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**Waterstone Retail Development
Southgate Plaza Redevelopment**

Portsmouth,
New Hampshire

PLAZA GRADING, DRAINAGE AND
EROSION CONTROL PLAN
SCALE: AS SHOWN
C-4



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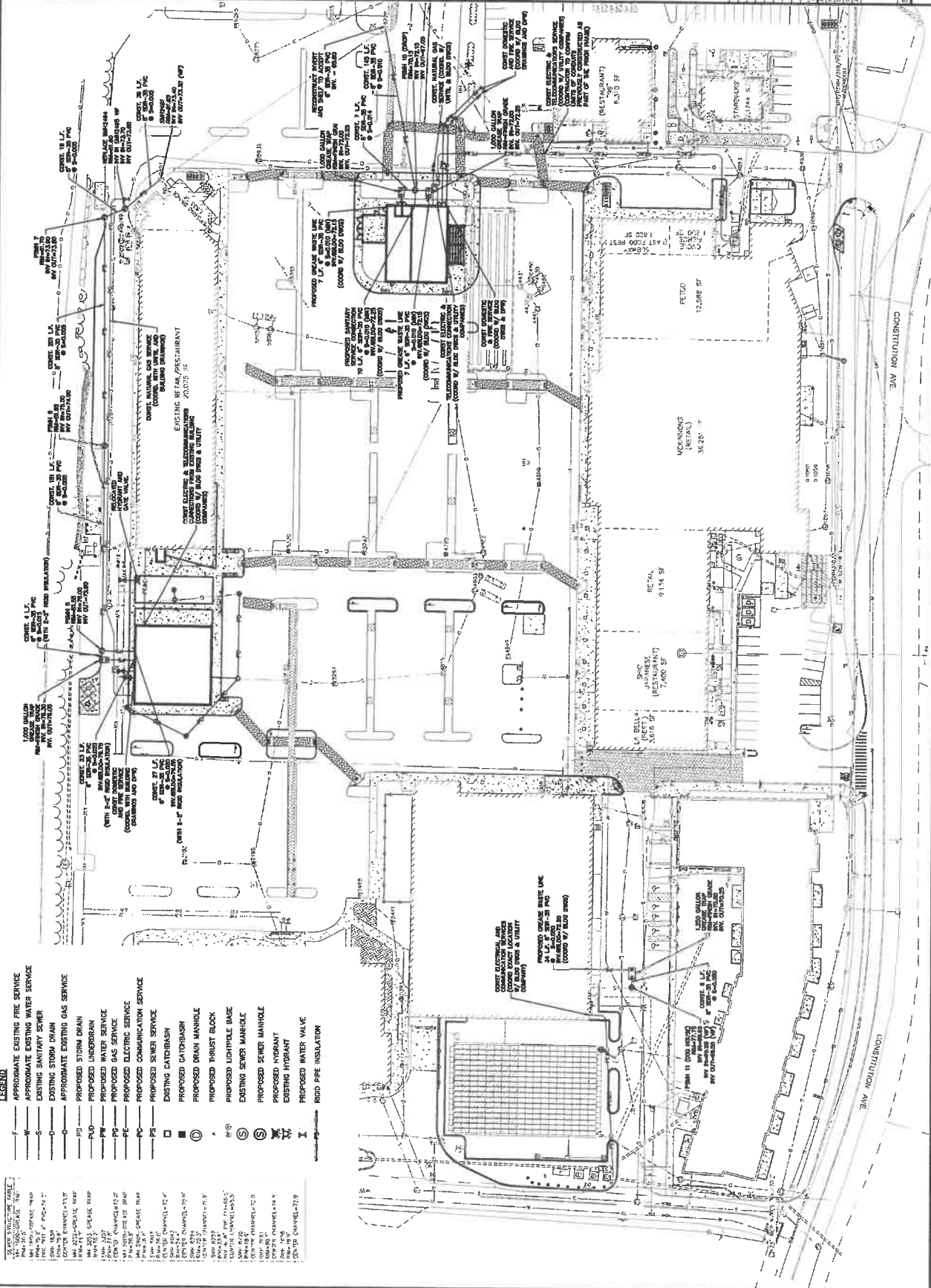
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**Waterstone Retail Development
Southgate Plaza Redevelopment**

Portsmouth,
New Hampshire

PLAZA UTILITIES PLAN
SCALE: AS SHOWN
C-5



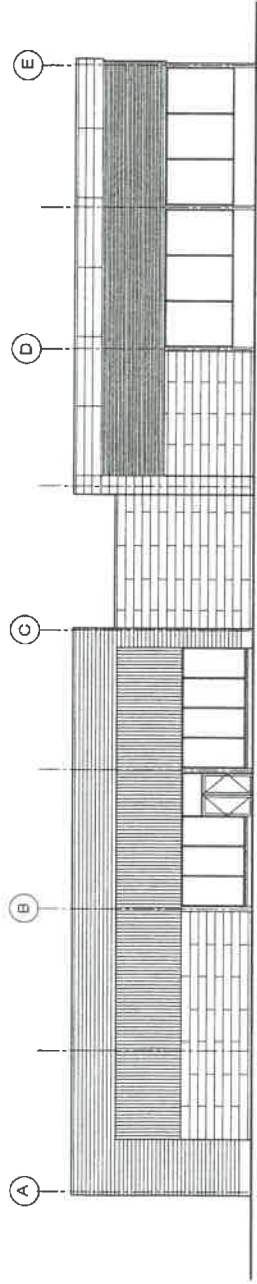
- LEGEND**
- APPROXIMATE EXISTING FIRE SERVICE
 - APPROXIMATE EXISTING WATER SERVICE
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - APPROXIMATE EXISTING GAS SERVICE
 - PROPOSED STORM DRAIN
 - PROPOSED UNDERDRAIN
 - PROPOSED WATER SERVICE
 - PROPOSED GAS SERVICE
 - PROPOSED ELECTRIC SERVICE
 - PROPOSED COMMUNICATION SERVICE
 - PROPOSED SEWER SERVICE
 - EXISTING CATCHBASIN
 - PROPOSED CATCHBASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED THRUST BLOCK
 - PROPOSED LIGHTPIPE BASE
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED HYDRANT
 - EXISTING HYDRANT
 - PROPOSED WATER VALVE
 - RIGID PIPE INSULATION

SCALE SYMBOLS TABLE

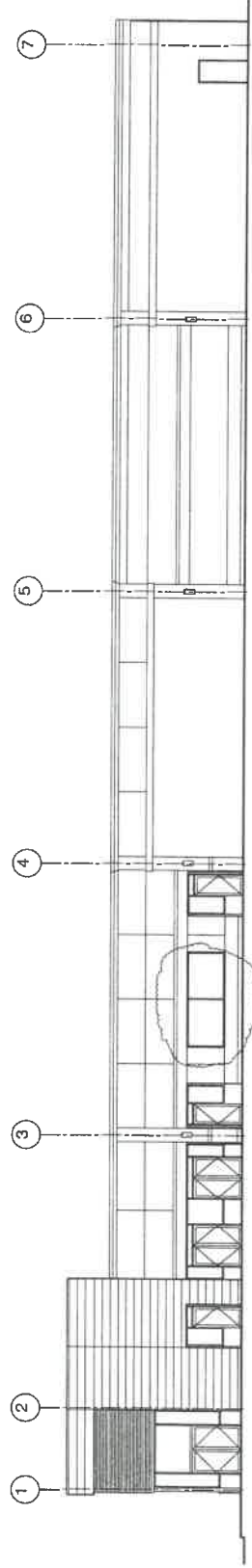
W-12	12" WATER MAIN
W-18	18" WATER MAIN
W-24	24" WATER MAIN
W-30	30" WATER MAIN
W-36	36" WATER MAIN
W-42	42" WATER MAIN
W-48	48" WATER MAIN
W-54	54" WATER MAIN
W-60	60" WATER MAIN
W-66	66" WATER MAIN
W-72	72" WATER MAIN
W-78	78" WATER MAIN
W-84	84" WATER MAIN
W-90	90" WATER MAIN
W-96	96" WATER MAIN
W-102	102" WATER MAIN
W-108	108" WATER MAIN
W-114	114" WATER MAIN
W-120	120" WATER MAIN
W-126	126" WATER MAIN
W-132	132" WATER MAIN
W-138	138" WATER MAIN
W-144	144" WATER MAIN
W-150	150" WATER MAIN
W-156	156" WATER MAIN
W-162	162" WATER MAIN
W-168	168" WATER MAIN
W-174	174" WATER MAIN
W-180	180" WATER MAIN
W-186	186" WATER MAIN
W-192	192" WATER MAIN
W-198	198" WATER MAIN
W-204	204" WATER MAIN
W-210	210" WATER MAIN
W-216	216" WATER MAIN
W-222	222" WATER MAIN
W-228	228" WATER MAIN
W-234	234" WATER MAIN
W-240	240" WATER MAIN
W-246	246" WATER MAIN
W-252	252" WATER MAIN
W-258	258" WATER MAIN
W-264	264" WATER MAIN
W-270	270" WATER MAIN
W-276	276" WATER MAIN
W-282	282" WATER MAIN
W-288	288" WATER MAIN
W-294	294" WATER MAIN
W-300	300" WATER MAIN
W-306	306" WATER MAIN
W-312	312" WATER MAIN
W-318	318" WATER MAIN
W-324	324" WATER MAIN
W-330	330" WATER MAIN
W-336	336" WATER MAIN
W-342	342" WATER MAIN
W-348	348" WATER MAIN
W-354	354" WATER MAIN
W-360	360" WATER MAIN
W-366	366" WATER MAIN
W-372	372" WATER MAIN
W-378	378" WATER MAIN
W-384	384" WATER MAIN
W-390	390" WATER MAIN
W-396	396" WATER MAIN
W-402	402" WATER MAIN
W-408	408" WATER MAIN
W-414	414" WATER MAIN
W-420	420" WATER MAIN
W-426	426" WATER MAIN
W-432	432" WATER MAIN
W-438	438" WATER MAIN
W-444	444" WATER MAIN
W-450	450" WATER MAIN
W-456	456" WATER MAIN
W-462	462" WATER MAIN
W-468	468" WATER MAIN
W-474	474" WATER MAIN
W-480	480" WATER MAIN
W-486	486" WATER MAIN
W-492	492" WATER MAIN
W-498	498" WATER MAIN
W-504	504" WATER MAIN
W-510	510" WATER MAIN
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W-564	564" WATER MAIN
W-570	570" WATER MAIN
W-576	576" WATER MAIN
W-582	582" WATER MAIN
W-588	588" WATER MAIN
W-594	594" WATER MAIN
W-600	600" WATER MAIN
W-606	606" WATER MAIN
W-612	612" WATER MAIN
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W-636	636" WATER MAIN
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W-690	690" WATER MAIN
W-696	696" WATER MAIN
W-702	702" WATER MAIN
W-708	708" WATER MAIN
W-714	714" WATER MAIN
W-720	720" WATER MAIN
W-726	726" WATER MAIN
W-732	732" WATER MAIN
W-738	738" WATER MAIN
W-744	744" WATER MAIN
W-750	750" WATER MAIN
W-756	756" WATER MAIN
W-762	762" WATER MAIN
W-768	768" WATER MAIN
W-774	774" WATER MAIN
W-780	780" WATER MAIN
W-786	786" WATER MAIN
W-792	792" WATER MAIN
W-798	798" WATER MAIN
W-804	804" WATER MAIN
W-810	810" WATER MAIN
W-816	816" WATER MAIN
W-822	822" WATER MAIN
W-828	828" WATER MAIN
W-834	834" WATER MAIN
W-840	840" WATER MAIN
W-846	846" WATER MAIN
W-852	852" WATER MAIN
W-858	858" WATER MAIN
W-864	864" WATER MAIN
W-870	870" WATER MAIN
W-876	876" WATER MAIN
W-882	882" WATER MAIN
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W-894	894" WATER MAIN
W-900	900" WATER MAIN
W-906	906" WATER MAIN
W-912	912" WATER MAIN
W-918	918" WATER MAIN
W-924	924" WATER MAIN
W-930	930" WATER MAIN
W-936	936" WATER MAIN
W-942	942" WATER MAIN
W-948	948" WATER MAIN
W-954	954" WATER MAIN
W-960	960" WATER MAIN
W-966	966" WATER MAIN
W-972	972" WATER MAIN
W-978	978" WATER MAIN
W-984	984" WATER MAIN
W-990	990" WATER MAIN
W-996	996" WATER MAIN
W-1002	1002" WATER MAIN

RECEIVED

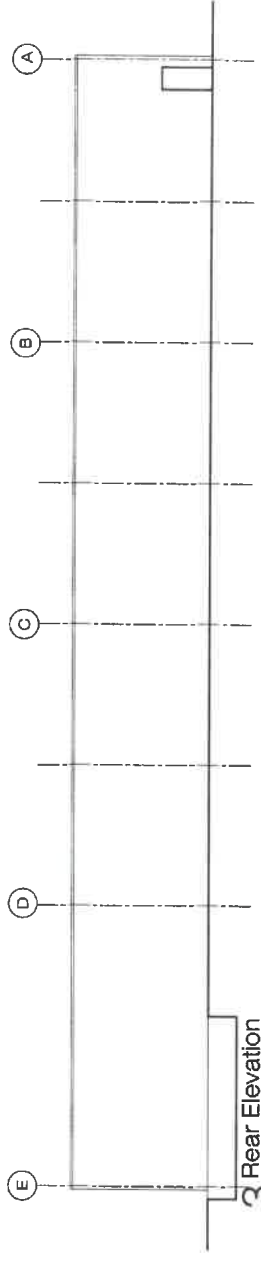
MAY 29 2019



1 Front Elevation
1/8"=1'-0"

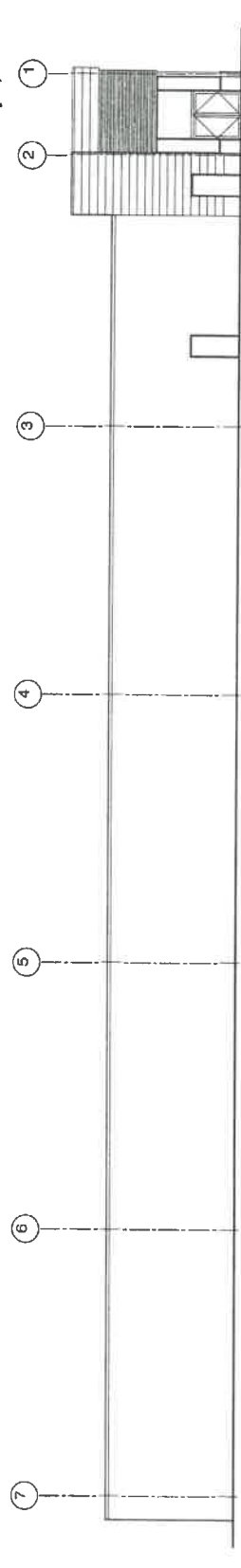


2 Right Side Elevation
1/8"=1'-0"



3 Rear Elevation
1/8"=1'-0"

Not for Construction
Progress Print
May 2, 2019



4 Left Side Elevation
1/8"=1'-0"

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	<p>2464 Lafayette Road U.S. Route 1 Portsmouth, NH</p>
<p>Elevations</p>	
<p>Professional Engineer WV Engineering Professional Engineer WV Engineering Structural Engineer Summit Engineering</p>	
<p>SCALE: _____ ISSUED / DRAWN BY: _____ REVISION / REVISED BY: _____</p>	
<p>JOB NO: 19012 SHEET NUMBER A-6</p>	

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RT. FACADE

OUT USE R DINING AREA

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FRONT
FRONT
FRONT



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