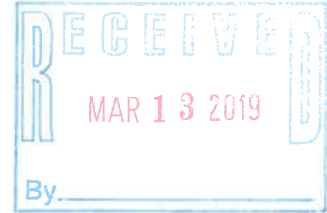


# HOEFLE, PHOENIX, GORMLEY & ROBERTS, P.A.

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480  
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

March 13, 2019



**HAND DELIVERED**

David Rheaume, Chair  
Portsmouth Zoning Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Tuck Realty Corp. – Applicant  
Project Location: 3110 Lafayette Road and 65 Ocean Road  
Tax Map 292, Lots 151-1, 151-2 and 153  
Single Residence B (“SRB”)

Dear Chairman Rheaume & Zoning Board Members:

On behalf of Tuck Realty Corp., enclosed please find an original and 11 copies of a Supplemental Memorandum and revised Exhibit 1.b. for the above-reference application. These documents are intended to replace the Memorandum and Exhibit 1.b. previously submitted on February 27, 2019.

Very truly yours,

A handwritten signature in blue ink that appears to read "KMB".

Kevin M. Baum

KMB:pcb

Enclosures

cc: Tuck Realty Corp.  
Jones & Beach Engineers  
Michael J. Keane Architects, PLLC

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OF COUNSEL:  
SAMUEL R. REID

## Board of Adjustment Application Check-List

Please complete and submit one (1) copy with your completed application.

Property Address 3110 Lafayette Road and 65 Ocean Road

Completed By R. Timothy Phoenix

### APPLICATION TYPE:

- Variance or Special Exception for Dimensional Requirements
- Variance or Special Exception for Use Requirements
- Other \_\_\_\_\_

### FOR APPLICATIONS REQUESTING **DIMENSIONAL RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

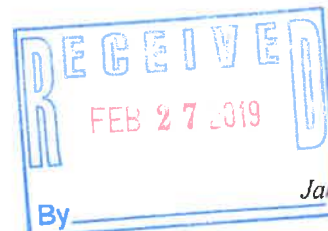
- Site Plan(s) showing existing and proposed conditions including:
  - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
  - Lot dimensions
  - Abutting street(s) and street names
  - Driveways / accessways
  - Dimensions (size and height) of structures
  - Dimensions and location of parking spaces
  - Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)
- Labeled photo(s) of existing conditions
- Building plans and elevations of any proposed structures or additions
- Interior floor plans for any renovations or expansion to existing structures

### FOR APPLICATIONS REQUESTING **LAND USE RELIEF**, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- Site Plan(s) showing:
  - Location of the proposed use(s) on the property
  - Site plan showing location and dimensions of parking spaces
- Interior floor plans showing the location and layout of the proposed use
- Labeled photo(s) of existing conditions

### ALL APPLICATIONS

- Complete application checklist (**1 original**)
  - Complete and signed Building Permit application (**1 original**)
    - filed previously
    - included with this packet
  - Complete and signed Board of Adjustment Application Form (**1 original, 11 copies**)
    - Property Owner signatures (on front and back of Board of Adjustment application form)
  - Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) (**12 copies**)
  - Required plans / exhibits are 8 ½" x 11" or 11" x 17" in size (**12 copies**)
  - Additional information as requested by the Planning Department staff
- 
- Electronic file in Portable Document Format (PDF)
    - Sent by e-mail
    - Provided on CD-ROM
    - Provided on flash drive



## AUTHORIZATION

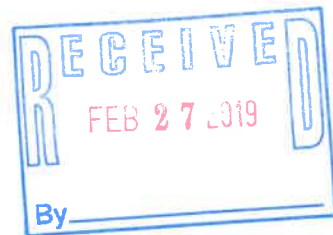
The undersigned, Chad Carter, owner of property located at 65 Ocean Road, Portsmouth, New Hampshire and further identified as Portsmouth Tax Map 292, Lots 153 (the "Property"), hereby authorize Tuck Realty Corporation ("Tuck") and its advisors Jones & Beach Engineers, Inc. and Hoefle, Phoenix, Gormley and Roberts, P.A., to file documents and appear before the Portsmouth Zoning Board of Adjustment, Planning Board, Technical Advisory Committee and/or Conservation Commission in all matters relating to applications by Tuck to the City of Portsmouth to permit the construction of a mixed-used building on the Property.

Dated: February 27, 2019

By:



Chad Carter, Owner



### AUTHORIZATION

The undersigned, Kaley E. Weeks, Trustee of the Weeks Realty Trust ("Trust"), owner of property located at 3110 Lafayette Road, Portsmouth, New Hampshire and further identified as Portsmouth Tax Map 292, Lots 151-1 and 151-2 (the "Property"), hereby authorize Tuck Realty Corporation ("Tuck") and its advisors Jones & Beach Engineers, Inc. and Hoefle, Phoenix, Gormley and Roberts, P.A., to file documents and appear before the Portsmouth Zoning Board of Adjustment, Planning Board, Technical Advisory Committee and/or Conservation Commission in all matters relating to applications by Tuck to the City of Portsmouth to permit the construction of a mixed-used building on the Property.

Dated: 02/26/2019 2019

By:

*Weeks Family Trust; Kaley Weeks Trustee*

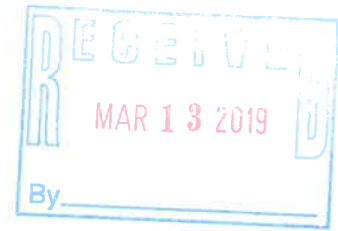
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Kaley E. Weeks, Trustee  
Weeks Realty Trust



MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)  
FROM: R. Timothy Phoenix, Esquire  
Kevin M. Baum, Esquire  
DATE: March 13, 2019  
Re: Tuck Realty Corp. – Applicant  
Project Location: 3110 Lafayette Road and 65 Ocean Road  
Tax Map 292, Lots 151-1, 151-2 and 153  
Single Residence B (“SRB”)



Dear Chairman Rheaume and Zoning Board Members:

On behalf of the applicant, Tuck Realty Corp. (“Applicant” or “Tuck”), we are pleased to submit this memorandum and materials in support of Zoning Relief for construction of a four story mixed use building containing residential professional/medical office uses (the “Project”).

**I. Exhibits**

1. Variance Plan Set – by Jones & Beach Engineers, Inc.:
  - a. Sheet C-1 – Existing Conditions Plan;
  - b. Sheet C-2 – Site Plan (1”=50” scale); and
  - c. Sheet C-3 – Site Plan (1”=30” scale).
2. Architectural Concept and Elevation Plans<sup>1</sup> – by Michael J. Keane Architects, PLLC:
  - a. Sheet A-1 – Conceptual Floor Plans; and
  - b. Sheet A-2 – Concept Elevations.
3. City GIS Map – Showing surrounding zoning districts.
4. 2/22/19 Traffic Analysis Memorandum – by Stephen G. Pernaw & Company, Inc.
5. Site Photographs – showing existing conditions.
6. Tax Map 292.

**II. Property/Project**

The subject property (the “Property”) consist of three lots at the corner of Lafayette Road (US Route 1) and Ocean Road. Two lots are located at 3110 Lafayette Road (Tax Map 292, Lots 151-1 and 151-2) and the rear portion of and 65 Ocean Road (Tax Map 292, Lot 153). **Exhibit 1a.**

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<sup>1</sup> Architectural concept and elevations plans are concepts only and are provided for the ZBA’s reference. The final floor and elevation plans are subject to revision based upon the Planning Board’s review and input from prospective tenants.

The Property is currently developed with a residence on Lot 151-1, to be removed, and a residence on Lot 153, which will remain. Lot 151-2 is currently undeveloped.

Tuck proposes a lot line adjustment<sup>2</sup> to add the rear portion of Lot 153 to Lots 151-1 and 151-2 in order to construct a four-story mixed use building on the Property. The first story will include professional, business and/or medical offices, while the upper levels will include thirty (30) one and two bedroom apartments (10 units per floor). **Exhibit 2.** Parking is proposed to the rear of the new building, with open space between the parking lot and northwestern residential abutter, as well as fencing and/or landscaped screening as directed by the Planning Board. **Exhibit 1.** Access is proposed from Lafayette Road and Ocean Road. *Id.* Traffic generated by the Project is anticipated to be minimal. **Exhibit 4.**

The Property is located within the SRB District. Residential properties abut it to the southwest (left) and northwest (rear), including, in part, the residential portion of 65 Ocean Road that will remain post development. Much of the surrounding area consists of non-residential zones and properties. The abutting Bursaw Pantry parcel (zoned MRB) and the Portsmouth Fire Department (zoned M) are to the northeast (right). Jitto's Super Steak Restaurant (zoned G1) abuts it to the southeast (front) across Lafayette Road. **Exhibit 3.** Additionally, almost the entirety of the eastern side of Lafayette Road<sup>3</sup> and most of the western side from roughly West Road to the Rye border are in the Gateway District (G1). Overall, the surrounding Lafayette Road (US Route 1) area is commercially developed and zoned with the exception of the two block residential area to the south.

As the Property is located in the SRB District, relief from the Portsmouth Zoning Ordinance ("PZO") is required. Tuck intends the mixed residential/office development to function as a transition between the existing Gateway District, located across and along Route 1, and the residential area to the west/southwest. Therefore, the proposal largely utilizes the dimensional and use requirements of the Gateway District. As the final first floor tenant(s) are not known at this time, Tuck is requesting relief for professional office, business office and medical office use. We believe these uses, and potential impact to the surrounding area, are substantially similar. The primary differences between the two uses, both permitted in the

---

<sup>2</sup> Tuck intends to submit applications to the Planning Board upon ZBA approval.

<sup>3</sup> A narrow area where Bluefin Boulevard accesses Lafayette Road is zoned Garden Apartment/Mobile Home Park.

Gateway District, is that medical office use requires a greater parking requirement.<sup>4</sup> Accordingly, Tuck has applied, and the proposal meets, the more restrictive medical office use parking standard. PZO Section 10.1112.60 shared parking standards for mix use developments are also met.

As discussed in greater detail below, the proposed mixed use is compatible with and a transition between the surrounding uses and zoning districts. Traffic generated by the use is expected to be limited in volume. **Exhibit 4.** Residential use is already permitted and the proposed office use will be limited to business hours when nearby residential owners are more likely to be at work. Given that much of the use will be over the already heavily trafficked Lafayette Road (U.S. Route 1), any increase is likely to result in little, if any, noticeable effect. Accordingly, Tuck respectfully requests that this Board grant the requested relief.

**III. Relief Required**

<u>Section</u>	<u>Proposed</u>	<u>Required SRB</u>	<u>Comments</u>
§10.440 (Table of Uses)	§§5.10 Prof. Office §§5.20 Bus. Office §§5.20 Med. Office (outpatient only)	NP NP NP	Uses are similar scope/impact. All uses are permitted in G1 and appropriate for the surrounding (Route 1) area. More restrictive medical office parking requirements met.
§10.521 (Table of Dim. Standards) • Lot Area per Dwelling Unit • Min. Front Yard <sup>5</sup> • Max. Height	• 2,722 s.f. (30 units) • 27' from side line/70' from centerline of Lafayette Rd. • 51' (to roof midline)	• 15,000 s.f. • 30' from side line or 80' from center line of Lafayette Rd. • 35' sloped (to roof midline) or 30' flat	Dimensions meet or exceed abutting G1 requirements (max. 2,722.50 s.f. per dwelling unit <sup>6</sup> ; min. 70' to max. 90' setback; 60' max. building height).

<sup>4</sup> PZO §10.1112.321 requires 1 space per 350 sq. ft. for professional or business office use and 1 space per 250 sq. ft. for medical office use.

<sup>5</sup> See also PZO 10.5333.

<sup>6</sup> PZO §10.5B71.10 permits 16 dwelling units per acre (4,3560 s.f./16 = 2,722.50 s.f. per unit). Note, however, that PZO §10.5B34.80, limiting the maximum dwelling units per building to 24, appears to conflict with §10.5B71.10 above and §10.5B72.10 (permitting up to 36 dwelling units per acre by conditional use permit).

#### IV. Variance Requirements

1. The variances will not be contrary to the public interest.
2. The spirit of the ordinance is observed.

The first step in the ZBA's analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to *Malachy Glen Associates, Inc. v. Town of Chichester*, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance "would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives." *Id.* "Mere conflict with the zoning ordinance is not enough." *Id.*

The purpose of the Portsmouth Zoning Ordinance as set forth in PZO Section 10.121 is "to promote the health, safety and the general welfare of Portsmouth and its region in accordance with the City of Portsmouth Master Plan... [by] regulating":

1. The use of land, buildings and structures for business, industrial, residential and other purposes – Although medical/professional/business office use is not permitted in the SRB district, much of the surrounding area along Lafayette Road is zoned G1 where the use is permitted by right. Residential use of the area is permitted and contemplated under the PZO for both SRB and G1. The Property is located on the busy Lafayette Road (U.S. Route 1), offering greater compatibility with commercial/multi-residential use due to access and visibility and less with single-family residential use due to vehicle noise, speed and headlight impacts. Additionally, the proposal includes an open space area to the rear of the Property to reduce impacts to the neighboring residential area to the west/southwest. Thus, the use of the land and buildings will be compatible with those of the surrounding area.

2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The proposed building meets all applicable dimensional requirements other than the area per dwelling unit, front setback and height. The proposed building has been placed on the lot closest to Lafayette Road and farthest from the abutting residential lot. Thus, any impacts to those residential lots due to the requested dwelling units, front setback and height relief is muted and the proposal is similar to other existing/permitted structures/uses on Lafayette Road in the G1 District.



3. The design of facilities for vehicular access, circulation, parking and loading – Traffic impact is expected to be limited as a result of the proposed use. **Exhibit 4**. Ingress and egress is split between two driveways thereby limiting the use of and impacts upon Ocean Road. A traffic light already exists at Ocean/Lafayette intersection and both roadways are relatively wide in the area of the Property. Additionally, the Project will undergo detailed review during the Technical Advisory Committee (“TAC”) and Planning Board review process.

4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – None of these are negatively affected by the requested relief. Residential use is permitted. The proposed office use will be maintained during normal daytime business hours. The proposal meets all building coverage and open space requirements, thus should have no negative impacts to stormwater runoff or flooding. Lighting, stormwater and flood impacts will be further reviewed and addressed during TAC and Planning Board review.

5. The preservation and enhancement of the visual environment – The proposal will replace an older residential structure (**Exhibit 5**) with a newly constructed mixed use building (**Exhibit 2**).

6. The preservation of historic districts, and buildings and structures of historic or architectural interest – Not applicable.

7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The proposal meets all building coverage and open space requirements of the PZO. It includes an open space area to the rear and additional landscaping. Further, the Project will undergo TAC and Planning Board Site Plan Design Review, ensuring that it complies with all necessary drainage, stormwater and other environmental/natural resource requirements.

Based upon the foregoing, the requested variance does not “in a marked degree conflict with the ordinance such that they violate the ordinance’s basic zoning objectives.” *Malachy Glen, supra*, which also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality.... . Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

The Property, and proposed structure is located on Lafayette Road (U.S. Route 1), a heavily travelled road. It is surrounded by many other non-residential uses and zoning districts. The proposal is consistent with the majority of the surrounding area and existing/expected development of the remainder of the Route 1 corridor. Accordingly, granting the variance to allow mixed residential/professional/business/medical office use on the Property, with a dwelling unit density, height and front setback consistent with the adjoining Gateway District, will neither “alter the essential character of the locality,” nor “threaten the public health, safety or welfare.”

**3. Granting the variance will not diminish surrounding property values.**

The Project will replace an older residence with a modern, newly constructed mixed use building that is located farther from the residential properties to the rear and fully consistent with those existing and intended on Lafayette Road. Traffic generated by the mixed residential/office use will be negligible and is expected to have minimal impact to the surrounding roadways. **Exhibit 4.** Given the building’s location to the front of the lot, on Lafayette Road (U.S. Route 1), distance from the residential properties to the rear (and inclusion of open space) and the non-residential character of the other nearby Lafayette Road corridor, granting the variance will not diminish surrounding property values.

**4. Denial of the variances results in an unnecessary hardship.**

- a. Special conditions distinguish the property/project from others in the area.

The Property, even prior to the lot line adjustment, is irregularly shaped with frontage on both Lafayette Road and Ocean Road with many characteristics of a corner lot. It is located on the busy Lafayette Road (US Route 1) corridor at the edge of the Gateway District. Although zoned SRB, it is surrounded by a mix of uses and zoning districts with residences to the rear and south and commercial and municipal uses to the north and front. The transitional nature of the area and proximity of the parcel to a heavily travelled roadway and non-residential uses, makes it poorly suited for single family residential use. **Exhibit 1.** The shape of the parcel further hinders single family use of the property but provides optimal access for the type of mixed residential/office use proposed by the Applicant. These factors create special conditions on the Property that distinguish it from other properties in the area.

- b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

As noted in Section 1-2, the requested variance is consistent with the general public purposes of the ordinance. Additionally, the specific restrictions for which relief is requested, for dwelling unit density, front setbacks, height and use, should not apply to this particular parcel given its transitional location. The Property is located on Lafayette Road (US Route 1) in an area containing multiple existing commercial lots and adjoining the Gateway Zoning District. The proposed structure has been located on the parcel as close to these existing uses/districts as is feasible. The proposed residential units, setback, height and mixed use is consistent with the existing and intended development of US Route 1. At approximately 51', the proposed height is 29 feet less than what is permitted in the Gateway District across Lafayette Road from the Property. Moreover, the limited mixed residential/office uses and placement of the building on front portion of the lot creates a transitional buffer to the residential properties located to the rear and southwest. For these reasons, there is no fair and substantial relationship between the general public purposes of the PZO and its specific application to the Property.

- c. The proposed use is reasonable.

The proposed mixed residential/professional/business/medical office use is consistent with the Property's location and adjoining Gateway Zoning District. The proposed building (and areas of the requested relief) is located towards Lafayette Road away from neighboring residences and towards the existing commercial properties/zoning districts to the north and east. The proposal creates a transitional buffer between the commercial uses/structures currently in place along the Lafayette Road (US Route 1) corridor and anticipated in the future and the residential neighborhood located to the rear and southwest of the Property. For all of these reasons, the requested relief is reasonable.

**5. Substantial justice will be done by granting the variance.**

If "there is no benefit to the public that would outweigh the hardship to the applicant" this factor is satisfied. *Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C.*, 162 N.H. 508

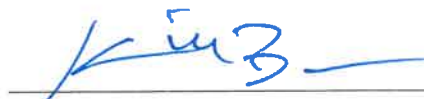
(2011). That is, “any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice.” *Malachy Glen, supra* at 109.

Granting the requested variance for mixed residential/professional/business/medical office use allows Tuck to make reasonable use of the Property while creating a transitional buffer to the residential neighborhood located to the rear and south of the Property. It replaces an older residence with a newly constructed mixed use building that is consistent with the Lafayette Road corridor while providing needed additional housing. The front dwelling units, setback and height proposed are consistent (or less) than what is permitted for the abutting Gateway District and can be expected for future development of the area. Given these benefits and limited impact of the proposal, any loss to the public is limited if not non-existent. Denying the variance deprives Tuck the reasonable use and development of the Property while providing no benefit to the public. Thus, there is no benefit to the public that outweighs the harm to the owner if the requested variance is not granted.

**V. Conclusion**

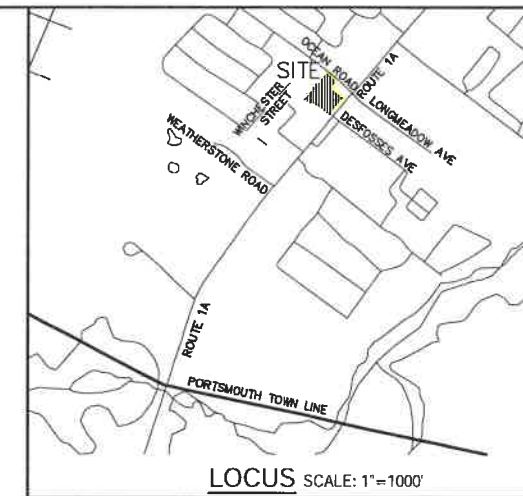
For all of the reasons stated, Tuck respectfully requests that the Portsmouth Zoning Board of Adjustment grant the submitted variance request.

Respectfully submitted,  
Tuck Realty Corp.



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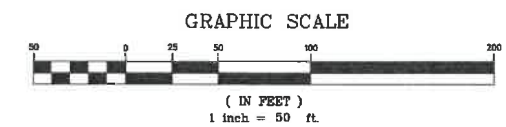
By: R. Timothy Phoenix  
Kevin M. Baum



**RECEIVED**  
 FEB 27 2019  
 By \_\_\_\_\_



**EXHIBIT**  
 1.a.



APPROVED - PORTSMOUTH, NH PLANNING BOARD	PROJECT PARCEL TOWN OF PORTSMOUTH TAX MAP 292, LOTS 153, 151-1 AND 151-2
DATE: _____	APPLICANT TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A EXETER NH, 03833
	TOTAL LOT AREA 96,706 SQ. FT. ± 2.22 ACRES ±

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Design: PLB    Draft: PLB    Date: 8/6/18  
 Checked: JAC    Scale: 1" = 50'    Project No.: 18165  
 Drawing Name: 18165-CONCEPT.DWG  
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
4	2/27/19	ISSUED TO ZBA	PLB
3	2/13/19	REVISED PER BUILDING CHANGE	PLB
2	1/8/19	MINOR TEXT EDITS	EJM
1	11/20/18	REVISED PER BUILDING CHANGE	PLB
0	8/11/18	ISSUED FOR REVIEW	LAZ

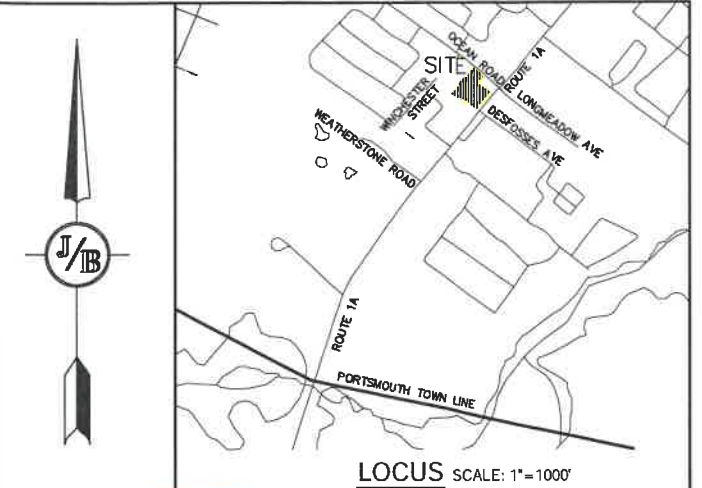
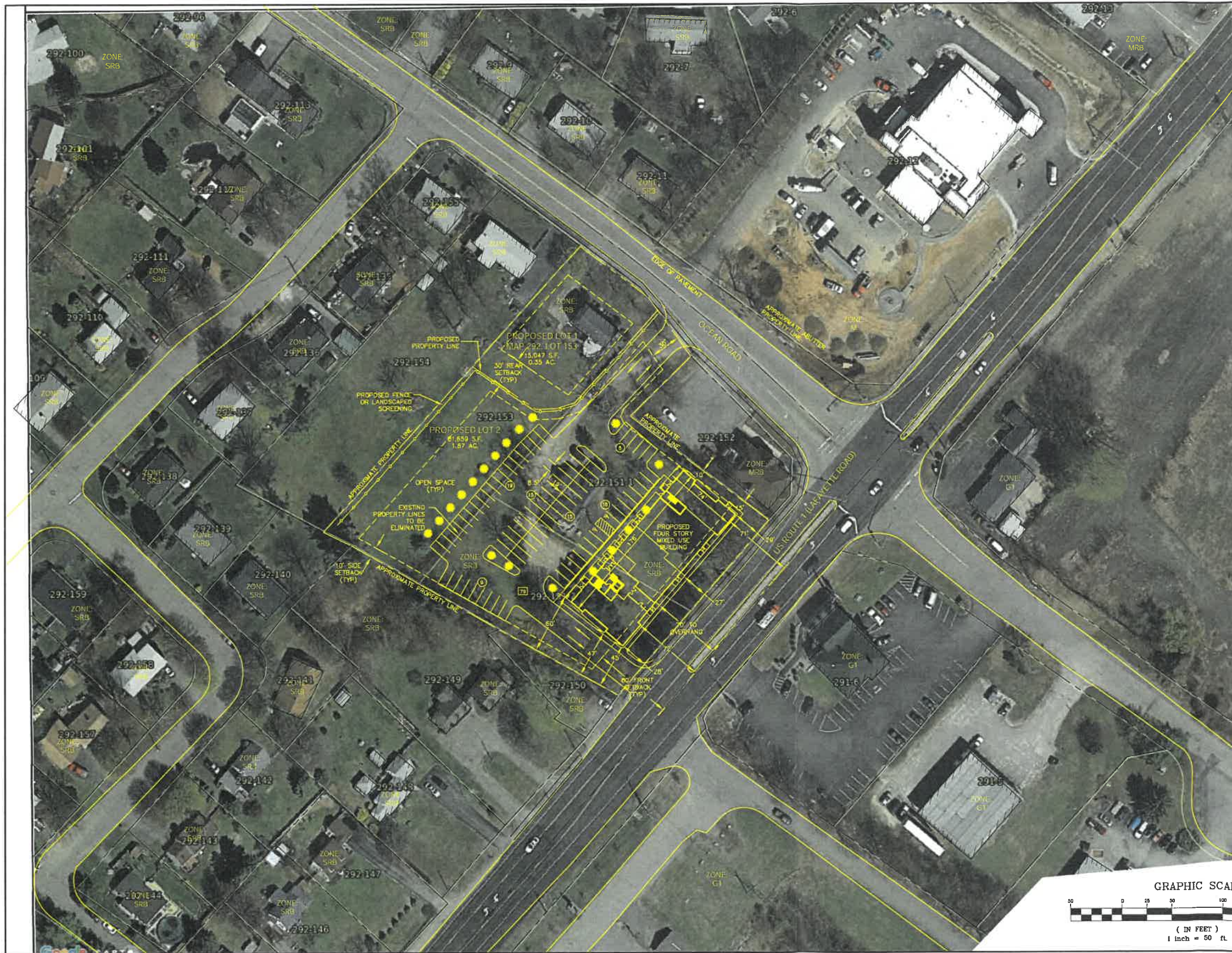
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	OCEAN ROAD AND ROUTE 1A PORTSMOUTH NH 03801
Owner of Record:	CARTER CHAD    WEEKS REALTY TRUST, WEEKS KALEY E TRUSTEE 65 OCEAN RD, PORTSMOUTH, NH 03801    PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.  
**C1**  
 SHEET 1 OF 3  
 JBE PROJECT NO. 18165



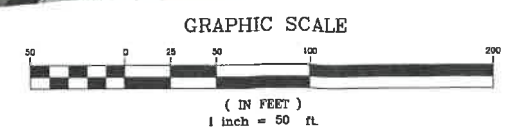
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By: [Signature]

**EXHIBIT**  
**1.6.**

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE OFF THE EXISTING HOUSE LOCATED ON MAP 292, LOT 153. THE ADJACENT TWO LOTS, LOTS 151-1 AND LOT 151-2, ALONG WITH THE REMAINDER OF LOT 153, ARE TO BE COMBINED. A PROPOSED MIXED USE 4 STORY BUILDING IS PROPOSED WITH BOTTOM FLOOR COMMERCIAL AND 30 SINGLE RESIDENTIAL UNITS ABOVE. THIS PROJECT TO BE SERVED BY ELECTRIC, GAS, MUNICIPAL SEWER & PUBLIC WATER.
- ZONING DISTRICT: SINGLE RESIDENCE B (SRB)  
LOT AREA MINIMUM = 15,000 S.F. (1 UNIT PER 2,722 SF PROVIDED)  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 30' OR 80' FROM CENTERLINE OF US RT.1 WHICHEVER IS GREATER (70' PROVIDED)  
SIDE SETBACK = 10'  
REAR SETBACK = 30'  
WETLAND SETBACK = 100', LIMITED CUT 50'. (NO WETLANDS OBSERVED)  
MAX. BUILDING HEIGHT = 35' (SLOPED ROOFS), 30' (FLAT ROOFS), (8') ROOF APPURTENANCE. (HEIGHT PROPOSED = 51')  
BUILDING COVERAGE = 20%  
MIN. OPEN SPACE = 40%
- PARKING CALCULATIONS:  
TYPICAL PARKING SPACE = 8.5'x19'  
TOTAL NUMBER OF RESIDENTIAL UNITS = 30.  
TOTAL NET COMMERCIAL AREA = 9,293 S.F.  
1.3 SPACES PER RESIDENTIAL UNIT AND 1 SPACE PER 250 SQUARE FEET FOR PROFESSIONAL AND MEDICAL OFFICES.  
TOTAL SPACES REQUIRED = 76  
TOTAL SPACES PROVIDED = 79
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL APPROVALS BASED ON DATA OBTAINED FROM NH GRANIT PARCEL DATA AND EXISTING MUNICIPAL RECORDS. NO SURVEY WORK HAS BEEN PERFORMED AT THIS TIME. AREA NUMBERS ARE APPROXIMATE AND WILL BE FINALIZED AFTER SURVEY IS COMPLETE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270E, DATED MAY 17, 2005.

**ZONING LEGEND**  
MRB: MIXED RESIDENTIAL BUSINESS  
SRB: SINGLE RESIDENCE B  
M: MUNICIPAL  
GC: GATEWAY CORRIDOR



**PROJECT PARCEL**  
TOWN OF PORTSMOUTH  
TAX MAP 292, LOTS 153, 151-1 AND 151-2

**APPLICANT**  
TUCK REALTY CORP.  
149 EPPING ROAD, SUITE 2A  
EXETER NH, 03833

**TOTAL LOT AREA**  
96,706 SQ. FT. ±  
2.22 ACRES ±

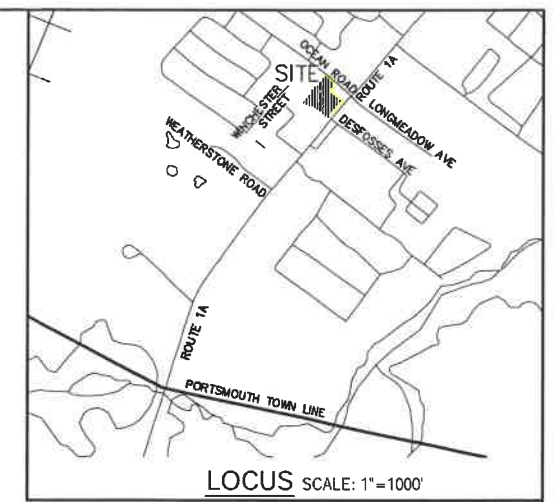
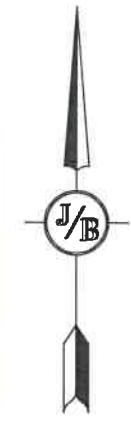
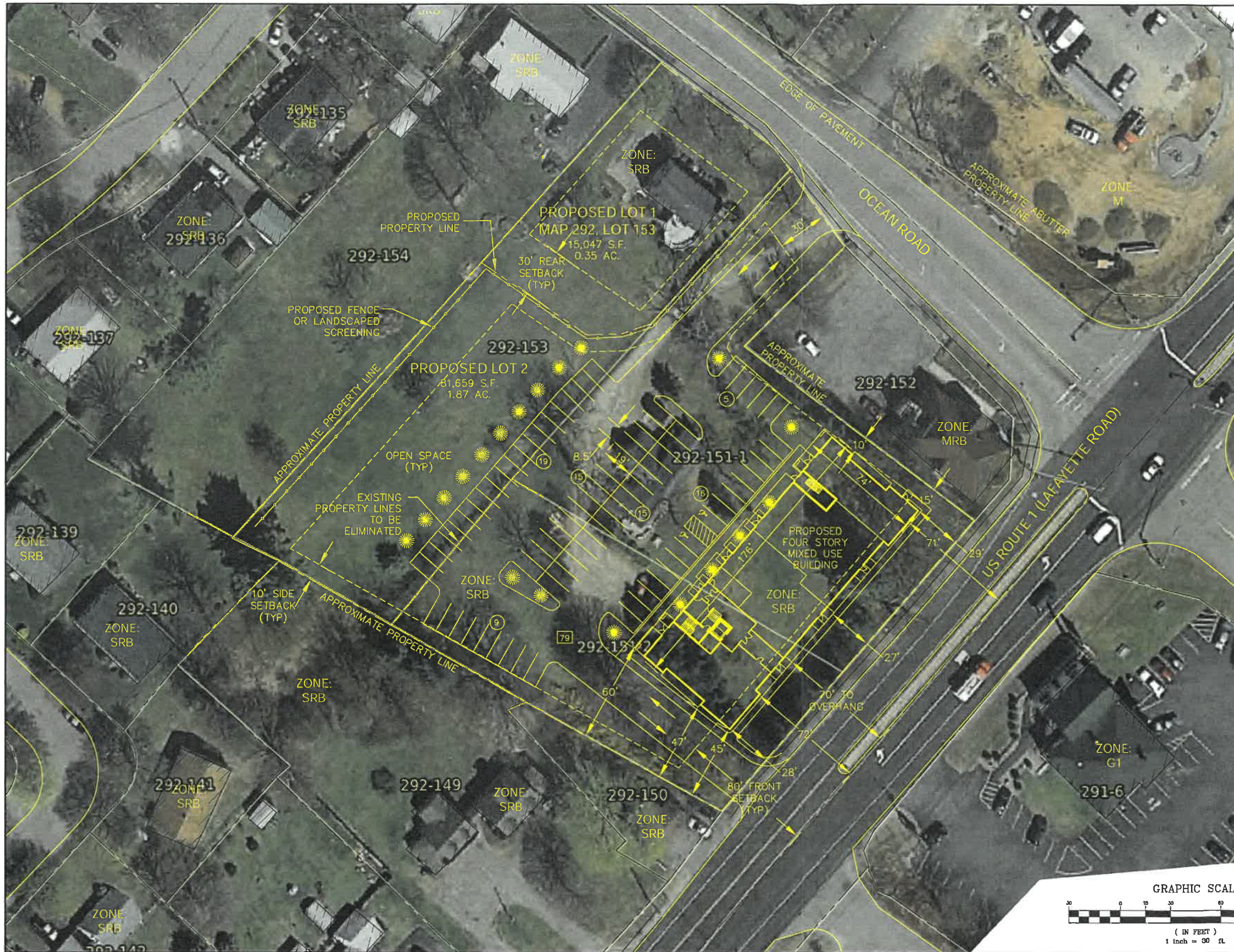
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Checked: JAC    Scale: 1" = 50'    Project No.: 18165  
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THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
5	3/12/19	MINOR REVISIONS	PLB
4	2/27/19	ISSUED TO ZBA	PLB
3	2/13/19	REVISED PER BUILDING CHANGE	PLB
2	1/8/19	MINOR TEXT EDITS	EJM
1	11/20/18	REVISED PER BUILDING CHANGE	PLB

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
85 Portsmouth Ave.    Civil Engineering Services    603-772-4748  
PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
Project: **OCEAN ROAD AND ROUTE 1A PORTSMOUTH NH 03801**  
Owner of Record: CARTER CHAD    WEEKS REALTY TRUST, WEEKS KALEY E TRUSTEE  
65 OCEAN RD., PORTSMOUTH, NH 03801    PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.  
**C2**  
SHEET 2 OF 3  
JBE PROJECT NO. 18165



**EXHIBIT**  
I.C.

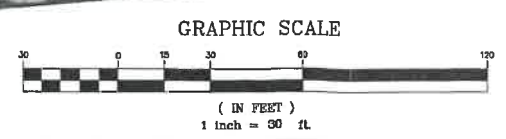
**RECEIVED**  
FEB 27 2019  
By \_\_\_\_\_

**ZONING LEGEND**  
MRB: MIXED RESIDENTIAL BUSINESS  
SRB: SINGLE RESIDENCE B  
M: MUNICIPAL  
G1: GATEWAY CORRIDOR

**PROJECT PARCEL**  
TOWN OF PORTSMOUTH  
TAX MAP 292, LOTS 153, 151-1 AND 151-2

**APPLICANT**  
TUCK REALTY CORP.  
149 EPPING ROAD, SUITE 2A  
EXETER NH, 03833

**TOTAL LOT AREA**  
96,706 SQ. FT. ±  
2.22 ACRES ±



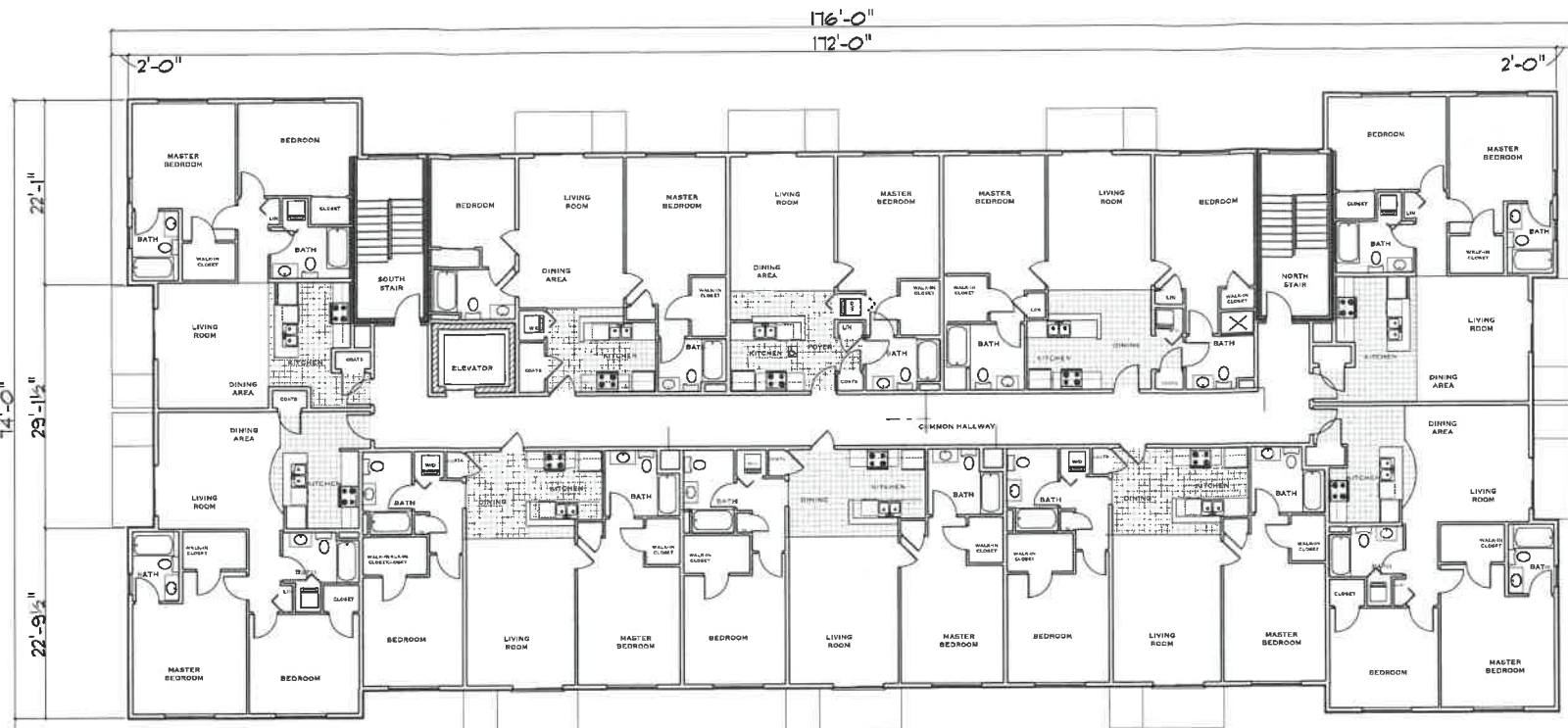
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THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
4	2/27/19	ISSUED TO ZBA	PLB
3	2/13/19	REVISED PER BUILDING CHANGE	PLB
2	1/8/19	MINOR TEXT EDITS	EJM
1	11/20/18	REVISED PER BUILDING CHANGE	PLB
0	8/11/18	ISSUED FOR REVIEW	LAZ

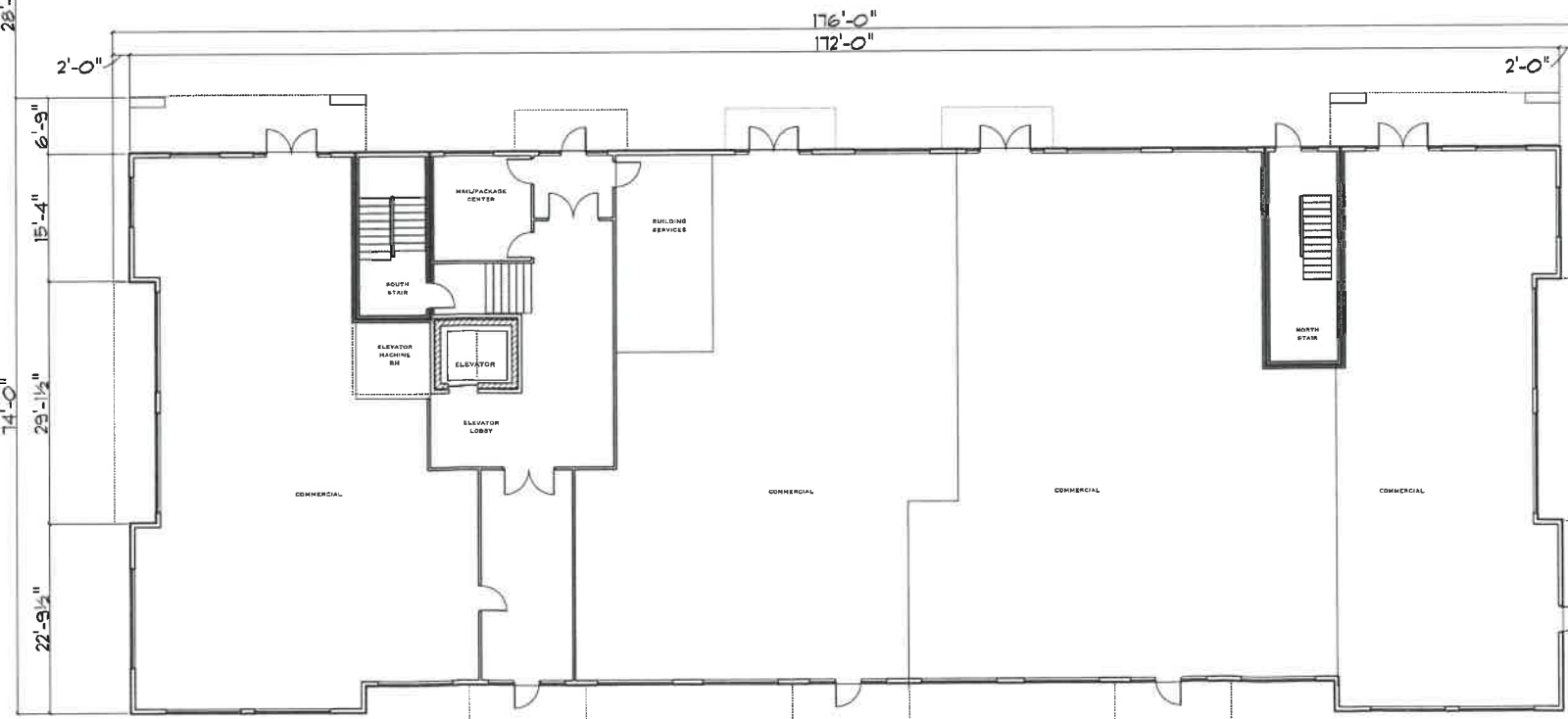
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885  
603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**  
Project: **OCEAN ROAD AND ROUTE 1A PORTSMOUTH NH 03801**  
Owner of Record: CARTER CHAD    WEEKS REALTY TRUST, WEEKS KALEY E TRUSTEE  
65 OCEAN RD, PORTSMOUTH, NH 03801    PO BOX 100, HAMPTON FALLS, NH 03844

DRAWING No.  
**C3**  
SHEET 3 OF 3  
JBE PROJECT NO. 18165



TYPICAL UPPER FLOORS FOR 10 UNITS PER FLOOR  
 9 TWO- BEDROOM UNITS AND 1 ONE-BEDROOM UNIT



CONCEPT GROUND FLOOR PLAN

CONCEPT FLOOR PLANS  
 SCALE: 1" = 10'-0"

CONCEPT ONLY  
 2/24/2019

**mjk**  
 Michael J. Keane  
 Architects, PLLC

ARCHITECTURE  
 PLANNING  
 DESIGN  
 101 Kent Place  
 Newmarket, NH  
 03857  
 603-292-1400  
 mjkarchitects.com

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CONSULTANTS

**tabbles** **EXHIBIT**  
**2.a.**

REVISIONS


APPROVALS  
**RECEIVED**  
 FEB 27 2019  
 BY \_\_\_\_\_

Accept: only original stamp and signature  
 copies may contain unauthorized modifications

PROJECT  
 PROPOSED  
 MIXED USE DEVELOPMENT  
 TAX MAP 292, LOTS 153, 151-1 AND 151-2  
 PORTSMOUTH, NH  
 FOR  
 TUCK REALTY CORP.  
 149 EPPING ROAD SUITE 2A  
 EXETER, NH 03833

TITLE  
 CONCEPTUAL FLOOR PLANS

DRAWN BY:  
 CHECKED BY:  
 DATE:  
 SCALE: AS NOTED  
 DRAWING NO.

DO NOT SCALE PRINTS



**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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CONSULTANTS

**EXHIBIT**

**2.6.**

REVISIONS


APPROVALS


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copies may contain unauthorized modifications

PROJECT  
PROPOSED  
MIXED USE DEVELOPMENT  
TAX MAP 292, LOTS 153,151-1 AND 151-2  
PORTSMOUTH, NH  
FOR

TUCK REALTY CORP.  
149 EPPING ROAD SUITE 2A  
EXETER, NH 03833

TITLE  
CONCEPT ELEVATIONS

DRAWN BY:  
CHECKED BY:  
DATE:  
SCALE: AS NOTED  
DRAWING NO.

DO NOT SCALE PRINTS

**A-2**



**CONCEPT ELEVATION SOUTH**

(NORTH SIM OPPOSITE HAND)



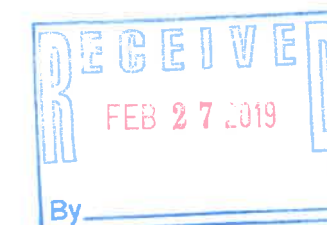
**CONCEPT ELEVATION EAST**



**LAFAYETTE ROAD CONCEPT ELEVATION**

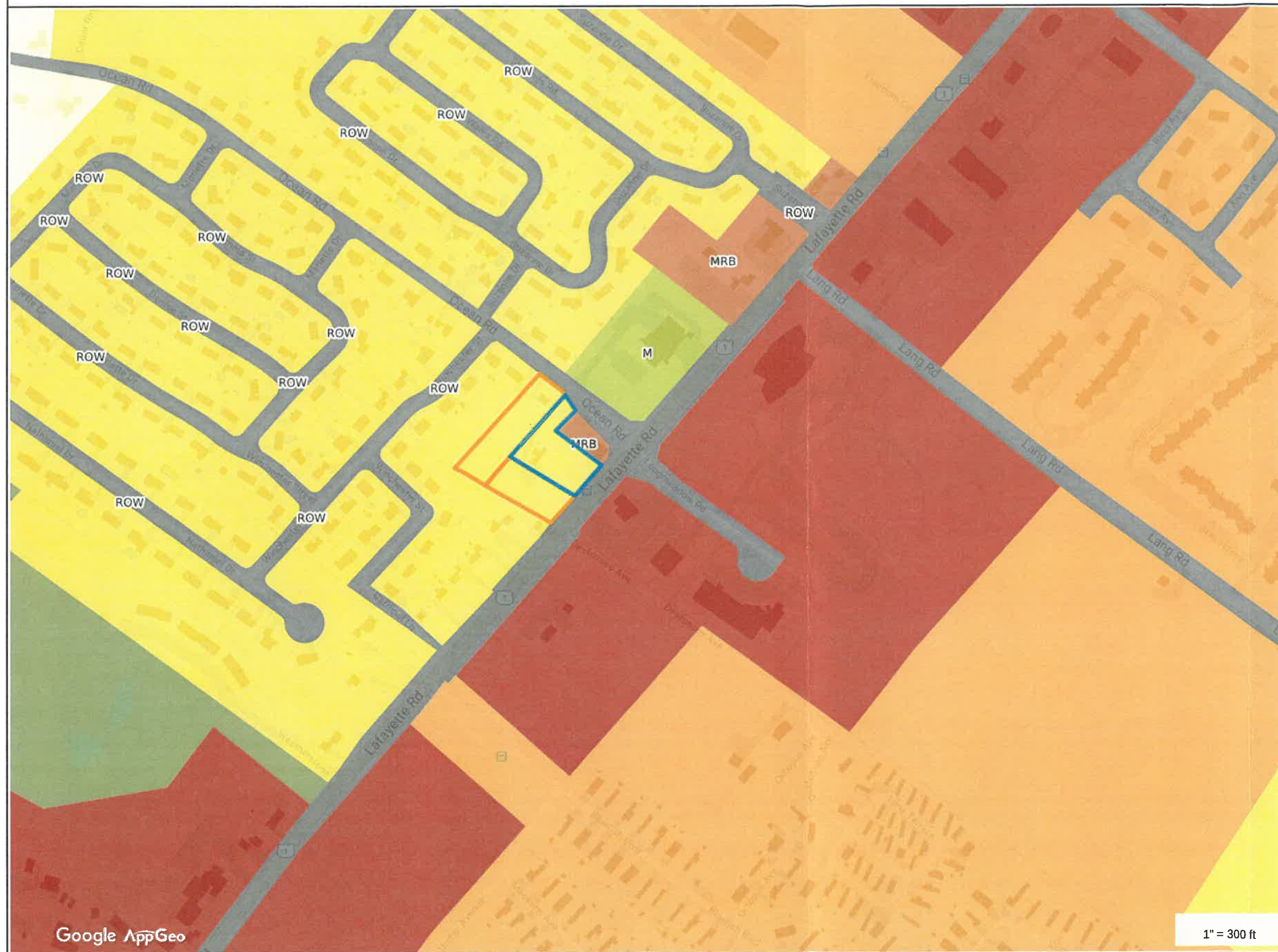
**CONCEPTUAL ELEVATIONS**

SCALE: 1" = 10'-0"



CONCEPT ONLY  
2/24/2019

Exhibit 3 - City GIS Map



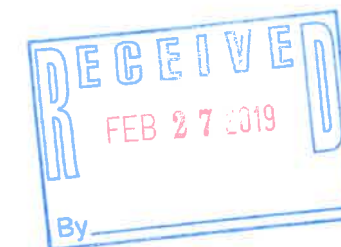
**Property Information**  
**Property ID** 0292-0151-0001  
**Location** 3110 LAFAYETTE RD  
**Owner** WEEKS REALTY TRUST



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018  
 Data updated 11/19/2018



# Map Theme Legends

## Zoning

### Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GA/MH Garden Apartment/Mobile Home Park

### Mixed Residential Districts

- MRO Mixed Residential Office
- MRB Mixed Residential Business
- G1 Gateway Corridor
- G2 Gateway Center

### Business Districts

- GB General Business
- B Business
- WB Waterfront Business

### Industrial Districts

- OR Office Research
- I Industrial
- WI Waterfront Industrial

### Airport Districts

- AIR Airport
- AI Airport Industrial
- PI Pease Industrial
- ABC Airport Business Commercial

### Conservation Districts

- M Municipal
- NRP Natural Resource Protection

### Character Districts

- CD5 Character District 5
- CD4 Character District 4
- CD4W Character District 4-B
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

### Civic District

- Civic District

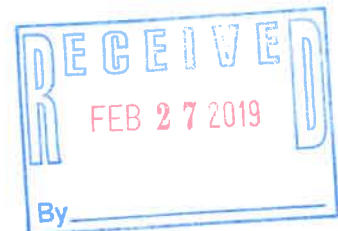
### Municipal District

- Municipal District

### Overlay Districts

- OLOD Osprey Landing Overlay District
- Downtown Overlay District
- Historic District

City of Portsmouth





**MEMORANDUM**

Ref: 1908A  
To: Michael Garrepy  
Tuck Realty Corporation  
From: Stephen G. Pernaw, P.E., PTOE  
Subject: Proposed Mixed-Use Building  
Portsmouth, New Hampshire  
Date: February 22, 2019

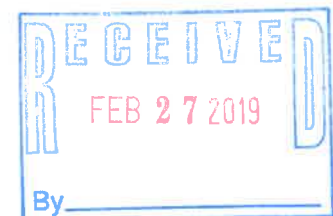
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As requested, Pernaw & Company, Inc. has conducted a trip generation analysis for the mixed-use building that is proposed adjacent to the southwest corner of US Route 1/Ocean Road intersection in Portsmouth, New Hampshire. The purpose of this memorandum is to summarize the results of our trip generation analyses, as well as our research of available traffic count data for this area. To summarize:

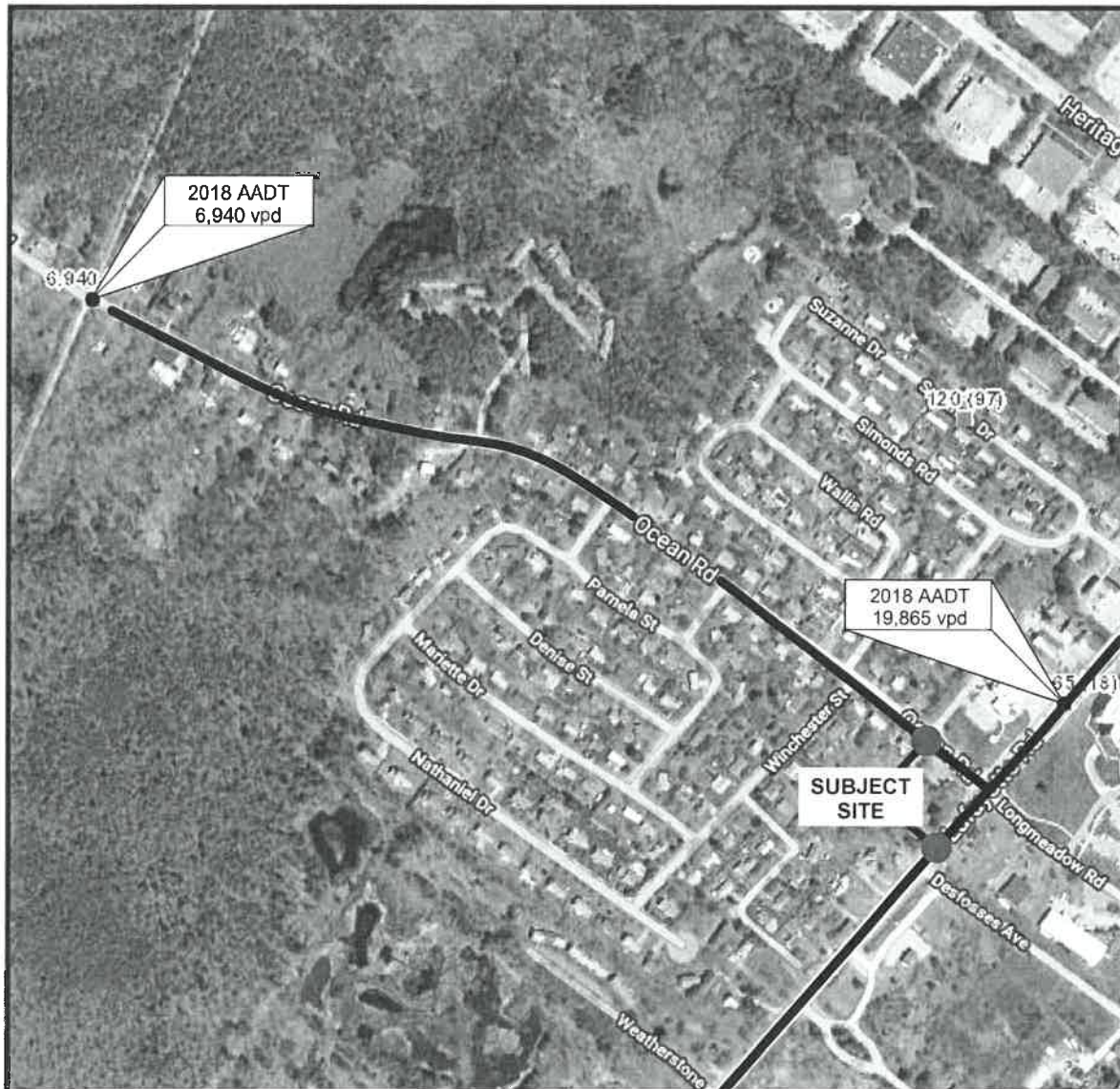
Proposed Development – According to the plan entitled “Site Plan,” prepared by Jones & Beach Engineers, Inc. (see Attachment 1) this project involves the construction of a four-story mixed-use building that will include office and medical office space (9,293 sf) on the first floor and 30 residential dwelling units on the second through fourth floors. Access to the site will be provided via two full-access driveways; one on US1 located approximately 280-feet south of Ocean Road and the other on Ocean Road located approximately 270-feet west of US1. One existing residence on the subject site will be razed.

Existing Traffic Volumes – Research at the NHDOT revealed that there is a short-term Automatic Traffic Recorder (ATR) count on US1 (north of Ocean Road). This count was conducted in July of 2016. According to the NHDOT reports, the section of US1 north of Ocean Road carried an AADT volume of approximately 19,865 vehicles per day (vpd) in 2018, up slightly from 19,475 vpd in 2017 (see Attachment 2).

This data shows that traffic volumes in the area typically reach peak levels during the morning and late afternoon on weekdays; thus reflecting typical commuting patterns. Figure 1 shows the location of the site and the ATR count on US1 as well as an additional count on Ocean Road (over the B&M Railroad). The diagrams on Page 3 graphically show the daily and hourly variations in traffic demand at this location on US1. The detail sheets pertaining to these counts are attached (see Attachment 3 & 4).



Site Location / 2018 AADT Traffic Volumes



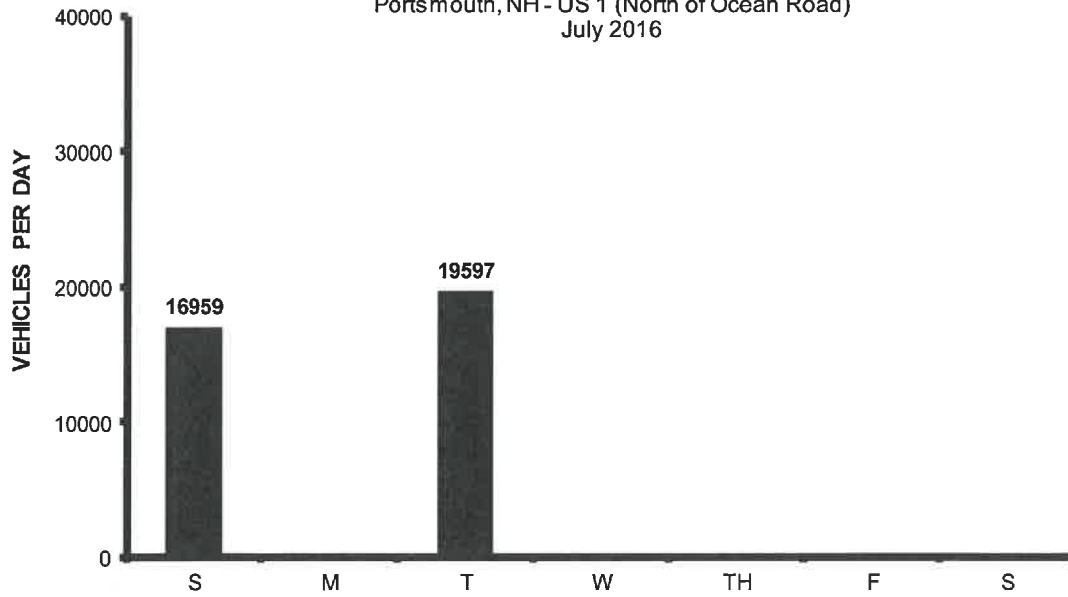
1908A

Figure 1

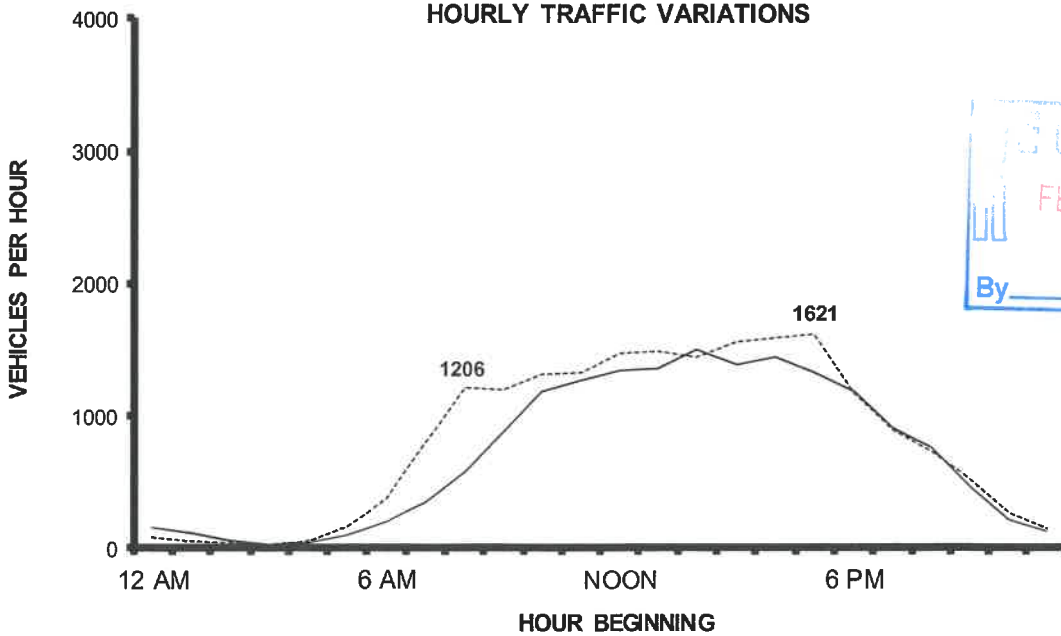
Site Location / 2018 Average Annual Daily Traffic Volumes

Traffic Evaluation, Proposed Mixed-Use Building, Portsmouth, New Hampshire

**DAILY TRAFFIC VARIATIONS**  
 Portsmouth, NH - US 1 (North of Ocean Road)  
 July 2016



**HOURLY TRAFFIC VARIATIONS**



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 FEB 27 2019  
 By \_\_\_\_\_

— Sunday, 7/17/16      - - - - - Tuesday, 7/19/16

Trip Generation - To estimate the quantity of vehicle-trips that will be produced by the proposed mixed-use building, Pernaw & Company, Inc. considered the standard trip generation rates and equations published by the Institute of Transportation Engineers<sup>1</sup> (ITE). Land Use Code LUC 720 (Medical-Dental Office Building) is the most applicable category for the proposed first-floor space and LUC 221 (Multifamily Housing/Mid-Rise) is the most applicable category for the proposed residential dwelling units. The gross floor area and the number of dwelling units, respectively, were utilized as the independent variables in this analysis.

Table 1 shows that the proposed mixed-use building will generate approximately 38 vehicle-trips (24 arrivals, 14 departures) during the weekday AM peak hour, and 48 vehicle-trips (19 arrivals, 29 departures) during the PM peak hour; when fully occupied. The computations pertaining to these analyses are attached (see Attachment 5).

Table 1		Trip Generation Summary		
		Medical Office <sup>1</sup> (9,293 sf)	Residential Units <sup>2</sup> (30 dwellings)	TOTAL
<b>Weekday Total</b>				
	Entering	162 veh	81 veh	243 veh
	Exiting	<u>162 veh</u>	<u>81 veh</u>	<u>243 veh</u>
	<b>Total</b>	324 trips	162 trips	486 trips
<b>Weekday AM Peak Hour</b>				
	Entering	21 veh	3 veh	24 veh
	Exiting	<u>6 veh</u>	<u>8 veh</u>	<u>14 veh</u>
	<b>Total</b>	27 trips	11 trips	<b>38 trips</b>
<b>Weekday PM Peak Hour</b>				
	Entering	10 veh	9 veh	19 veh
	Exiting	<u>24 veh</u>	<u>5 veh</u>	<u>29 veh</u>
	<b>Total</b>	34 trips	14 trips	<b>48 trips</b>

<sup>1</sup>ITE Land Use Code 720 - Medical-Dental Office Building  
<sup>2</sup>ITE Land Use Code 221 - Multifamily Housing (Mid-Rise)

Access Configuration – Drivers traveling to/from points west via Ocean Road and north on US1 will likely utilize the Ocean Road driveway as it provides access to a signalized intersection on US1 and it also has much lower traffic volumes than US1. Drivers traveling to/from points south will likely utilize the US1 driveway. Although US1 has higher roadway volumes, drivers turning left into the site (and those exiting to the right) will only encounter one conflicting traffic stream (southbound vehicles). Favorably, there is an existing center turn lane on US1 for northbound vehicles that can accommodate vehicles turning left into the subject site.

Vehicle queues on the site driveways are expected to be minimal as only 14 (AM) and 29 (PM) vehicles are expected to be leaving from the site during over the course of the peak hour periods, and these will be split amongst the two site driveways.

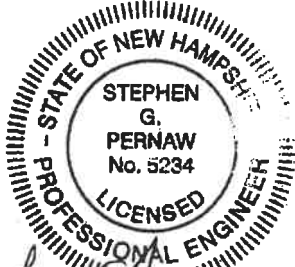
<sup>1</sup> Institute of Transportation Engineers, *Trip Generation*, 10<sup>th</sup> Edition (Washington, D.C., 2017)



Findings & Conclusions

1. The traffic count conducted by the NHDOT in July 2016 on US1 (north of Ocean Road) revealed that this section of roadway carries over 19,500 vehicles per day in July 2016, with the highest hourly traffic volume occurring from 5:00 to 6:00 PM on a weekday (1,621 vph).
2. According to the trip generation rates published by the ITE, the proposed mixed-use building will generate approximately 38 (AM) and 48 (PM) vehicle-trips during the peak hour periods when fully occupied. On a daily basis this site is expected to generate approximately 486 vehicle-trips (243 arrivals, 243 departures).
3. Driveway queuing is expected to be minimal with only 14 (AM) and 29 (PM) vehicles exiting from the site over the course of each peak hour. Further, these vehicles will be split amongst the two site driveways, depending upon the driver's ultimate destination.

Attachments

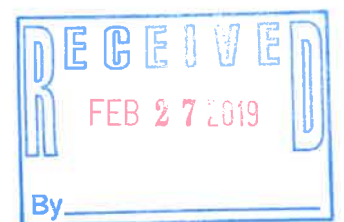


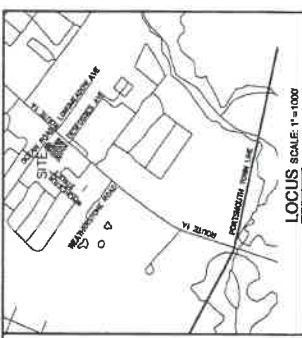
*Stephen G. Pernaw* 2/22/19

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By \_\_\_\_\_



**ATTACHMENTS**





**ZONING LEGEND**  
 MHB: MIXED RESIDENTIAL, MEDIUM DENSITY  
 SRB: SINGLE RESIDENTIAL B  
 SRS: SINGLE RESIDENTIAL S  
 GT: GATEWAY CORridor

**PROJECT PARCEL**  
 TOWN OF PORTSMOUTH  
 LOT 153, 154, 155-1  
 AND 155-2

**APPLICANT**  
 TUG REALTY CORP.  
 140 WASHINGTON ST.  
 PORTSMOUTH, NH 03801

**TOTAL LOT AREA**  
 96,798 SQ. FT. ±  
 2.22 ACRES ±



**OWNER No.**  
**C3**  
 SHEETS OF 9  
 SEE PROJECT NO. 18185

**Plan Name:**  
**SITE PLAN**  
**OCEAN ROAD AND ROUTE 1A**  
**PORTSMOUTH, NH 03801**

**Project:**  
 CARTER CLAD  
 WEEDS REALTY TRUST, WEEDS REALTY TRUSTEES

**Owner of Record:**  
 26 OCEAN RD., PORTSMOUTH, NH 03801 PG. 303, 302, 301, 300, 299, 298, 297, 296, 295, 294

**J Jones & Beach Engineers, Inc.**  
 644 Main Street  
 Portsmouth, NH 03801  
 Phone: 603-778-7777  
 Fax: 603-778-0297  
 Email: jbe@jonesandbeach.com  
 Website: www.jonesandbeach.com

*Designed and Produced in NH*

REV.	DATE	BY	DESCRIPTION
1	1/10/18	PLD	REMOVED PER BUILDING CHANGE
2	1/10/18	ELM	MARK TEXT EDIT
3	1/10/18	PLD	REMOVED PER BUILDING CHANGE
4	1/11/18	LJC	REMOVED PER REVISION
5	1/11/18	BY	REVISION

**Checked:** JAC  
**Drawn:** JAC  
**Date:** 1/10/18  
**Scale:** 1" = 50'

**NOTES:**  
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.





Transportation Data Management System

List View All DIRs

Record	1	of 1	Goto Record	go
Location ID	82379150	MPO ID		
Type	SPOT	HPMS ID		
On NHS	Yes	On HPMS	Yes	
LRS ID	U0000001__	LRS Loc Pt.		
SF Group	04	Route Type		
AF Group	04	Route	US 1	
GF Group	E	Active	Yes	
Class Dist Grp	Default	Category	3	
Seas Clss Grp	Default			
WIM Group	Default			
QC Group	Default			
Funct'l Class	Other Principal Arterial	Milepost		
Located On	Lafayette Rd			
Loc On Alias	US 1 (LAFAYETTE RD) NORTH OF OCEAN RD (SB-NB) (81379211-81379212)			
More Detail ▶				
STATION DATA				

Directions:

AADT

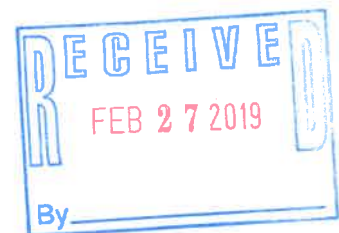
Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	19,865 <sup>3</sup>				18,315 (92%)	1,550 (8%)	Grown from 2017
2017	19,475 <sup>3</sup>		8	53	18,075 (93%)	1,400 (7%)	Grown from 2016
2016	19,093	1,621	8	53	17,413 (91%)	1,680 (9%)	
2015	17,895 <sup>3</sup>						Grown from 2014
2014	17,374 <sup>3</sup>						Grown from 2013

1-5 of 15

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	

VOLUME COUNT			
Date	Int	Total	
Tue 7/19/2016	60	19,597	
Sun 7/17/2016	60	16,959	
Fri 9/27/2013	60	20,159	
Thu 9/26/2013	60	19,003	
Wed 9/25/2013	60	18,690	
Tue 9/24/2013	60	18,712	
Mon 9/23/2013	60	18,246	
Sun 8/15/2010	60	19,668	

VOLUME TREND		
Year	Annual Growth	
2018	2%	
2017	2%	
2016	7%	
2015	3%	
2014	2%	
2013	-7%	
2010	-2%	
2007	0%	





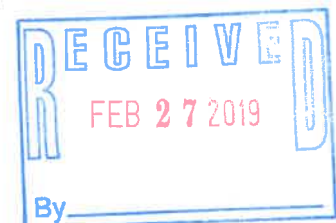
Transportation Data Management System



Excel Version

Weekly Volume Report			
Location ID:	82379150	Type:	SPOT
Located On:	Lafayette Rd	:	
Direction:	2-WAY		
Community:	PORTSMOUTH	Period:	Mon 7/11/2016 - Sun 7/17/2016
AADT:	19093		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph	
12:00 AM							157	157		0.9%
1:00 AM							106	106		0.6%
2:00 AM							53	53		0.3%
3:00 AM							23	23		0.1%
4:00 AM							38	38		0.2%
5:00 AM							99	99		0.6%
6:00 AM							200	200		1.2%
7:00 AM							346	346		2.0%
8:00 AM							580	580		3.4%
9:00 AM							876	876		5.2%
10:00 AM							1188	1,188		7.0%
11:00 AM							1262	1,262		7.4%
12:00 PM							1345	1,345		7.9%
1:00 PM							1354	1,354		8.0%
2:00 PM							1506	1,506		8.9%
3:00 PM							1389	1,389		8.2%
4:00 PM							1440	1,440		8.5%
5:00 PM							1333	1,333		7.9%
6:00 PM							1185	1,185		7.0%
7:00 PM							908	908		5.4%
8:00 PM							766	766		4.5%
9:00 PM							469	469		2.8%
10:00 PM							211	211		1.2%
11:00 PM							125	125		0.7%
Total	0	0	0	0	0	0	16,959			
24hr Total							16959	16,959		
AM Pk Hr							11:00			
AM Peak							1262	1,262		
PM Pk Hr							2:00			
PM Peak							1506	1,506		
% Pk Hr							8.88%	8.88%		





Transportation Data Management System



Excel Version

Weekly Volume Report			
<b>Location ID:</b>	82379150	<b>Type:</b>	SPOT
<b>Located On:</b>	Lafayette Rd	:	
<b>Direction:</b>	2-WAY		
<b>Community:</b>	PORTSMOUTH	<b>Period:</b>	Mon 7/18/2016 - Sun 7/24/2016
<b>AADT:</b>	19093		

Start Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Avg	Graph
12:00 AM		88						88	0.4%
1:00 AM		54						54	0.3%
2:00 AM		39						39	0.2%
3:00 AM		28						28	0.1%
4:00 AM		57						57	0.3%
5:00 AM		169						169	0.9%
6:00 AM		378						378	1.9%
7:00 AM		785						785	4.0%
8:00 AM		1206						1,206	6.2%
9:00 AM		1201						1,201	6.1%
10:00 AM		1313						1,313	6.7%
11:00 AM		1332						1,332	6.8%
12:00 PM		1477						1,477	7.5%
1:00 PM		1479						1,479	7.5%
2:00 PM		1446						1,446	7.4%
3:00 PM		1561						1,561	8.0%
4:00 PM		1587						1,587	8.1%
5:00 PM		1621						1,621	8.3%
6:00 PM		1174						1,174	6.0%
7:00 PM		899						899	4.6%
8:00 PM		738						738	3.8%
9:00 PM		530						530	2.7%
10:00 PM		279						279	1.4%
11:00 PM		156						156	0.8%
<b>Total</b>	<b>0</b>	<b>19,597</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>24hr Total</b>		<b>19597</b>						<b>19,597</b>	
<b>AM Pk Hr</b>		11:00							
<b>AM Peak</b>		1332						1,332	
<b>PM Pk Hr</b>		5:00							
<b>PM Peak</b>		1621						1,621	
<b>% Pk Hr</b>		8.27%						8.27%	



**Trip Generation Summary**

Alternative: Tuck Realty Corporation - Portsmouth Site

Phase:

Open Date: 2/21/2019

Project: 1908A

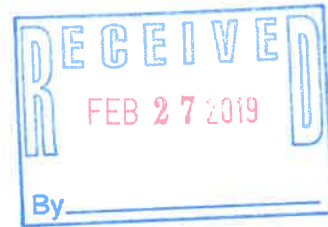
Analysis Date: 2/21/2019

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
221	MID-RISE 1	81	81	162	3	8	11	9	5	14
	30 Dwelling Units									
720	OFFICEMEDICAL 1	162	161	323	21	6	27	10	24	34
	9.29 1000 Sq. Ft. GFA									
Unadjusted Volume		243	242	485	24	14	38	19	29	48
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		243	242	485	24	14	38	19	29	48

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent



\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition  
**TRIP GENERATION 10, TRAFFICWARE, LLC**

**Exhibit 5  
Site Photographs**



Existing Conditions – View of Property from the North



Existing Conditions – View of Property from the South

RECEIVED  
FEB 27 2019  
By \_\_\_\_\_

**Exhibit 5  
Site Photographs**



Existing Conditions – View of Property from the East



Existing Conditions – View of Property from the East

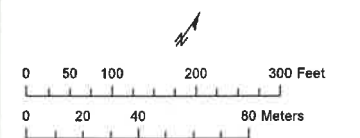
RECEIVED  
FEB 27 2019  
By \_\_\_\_\_



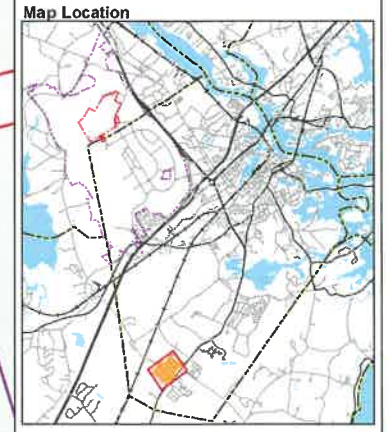
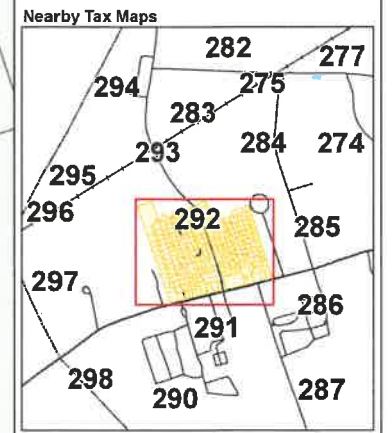
**EXHIBIT**  
**6**

RECEIVED  
FEB 27 2019

- Partial Legend**  
See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
  - 2.51 ac Parcel area in acres (ac) or square feet (sf)
  - Address number
  - 233-137 Parcel number from a neighboring map
  - Parcel line dimension
  - SIMS AVE Street name
  - Parcel/Parcel boundary
  - Parcel/ROW boundary
  - Water boundary
  - Structure (1994 data)
  - Parcel covered by this map
  - Parcel from a neighboring map (see other map for current status)



*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*



Portsmouth, New Hampshire  
2018  
**Tax Map 292**

