

**CITY OF PORTSMOUTH  
LEGAL DEPARTMENT  
MEMORANDUM**

DATE: MAY 9, 2019  
TO: JULIET WALKER, PLANNING DIRECTOR  
FROM: SUZANNE M. WOODLAND, DEPUTY CITY ATTORNEY  
RE: PURCHASE OF PROPERTY IDENTIFIED AS  
MAP 232, LOT 8 OFF OF LOIS STREET

The City has entered into a purchase and sale agreement to acquire a 2.8 acre parcel located at the end of Lois Street subject to certain conditions including approval of the City Council. See subdivision plan of the parcel to be acquired.

This Lois Street property has value to the City in several regards. First there are storm water management opportunities, both through the preservation of existing wetlands and the potential to construct storm water infrastructure at the end of Lois Street. Stormwater flows from this watershed area travel to Sagamore Creek, which is an impaired waterbody under New Hampshire law. The property also has value to the City due to the potential to create a turnaround at the end of Lois Street for municipal vehicles (currently, municipal snow plows and trash hauling vehicles having to back up the road and onto Middle Street). In addition, the City's public sewer line runs in and along the boundary of the property in the "paper street" portion of Lois Street.

Second, the Conservation Commission has previously recognized the value of the wetlands on this and adjacent parcels. There is a functional if small wildlife corridor and acquisition of this parcel would be a step to ensuring that continued function.

The seller, Alden-Watson Properties, LLC originally offered the property to the City for \$220,000. The City rejected this initial offer but ultimately the parties were able to agree that the seller would accept \$60,000 cash and the City would recognize the difference in the offer price and cash sale price as donative gift.

At its meeting of April 16, 2019, the City Council referred this matter to both the Conservation Commission, requesting authorization for the expenditure of \$30,000 from Conservation Funds to assist with the acquisition of this parcel. The remaining \$30,000 would come from funds set aside for open space. At the same Council meeting, the City Council referred this potential acquisition to the Planning Board for its recommendation.

On May 8, 2019, the Conservation Commission voted to authorize the expenditure of \$30,000 from the Conservation Fund to support the acquisition. The Commission requested that the City place the property within the Conservation Ordinance, City of Portsmouth

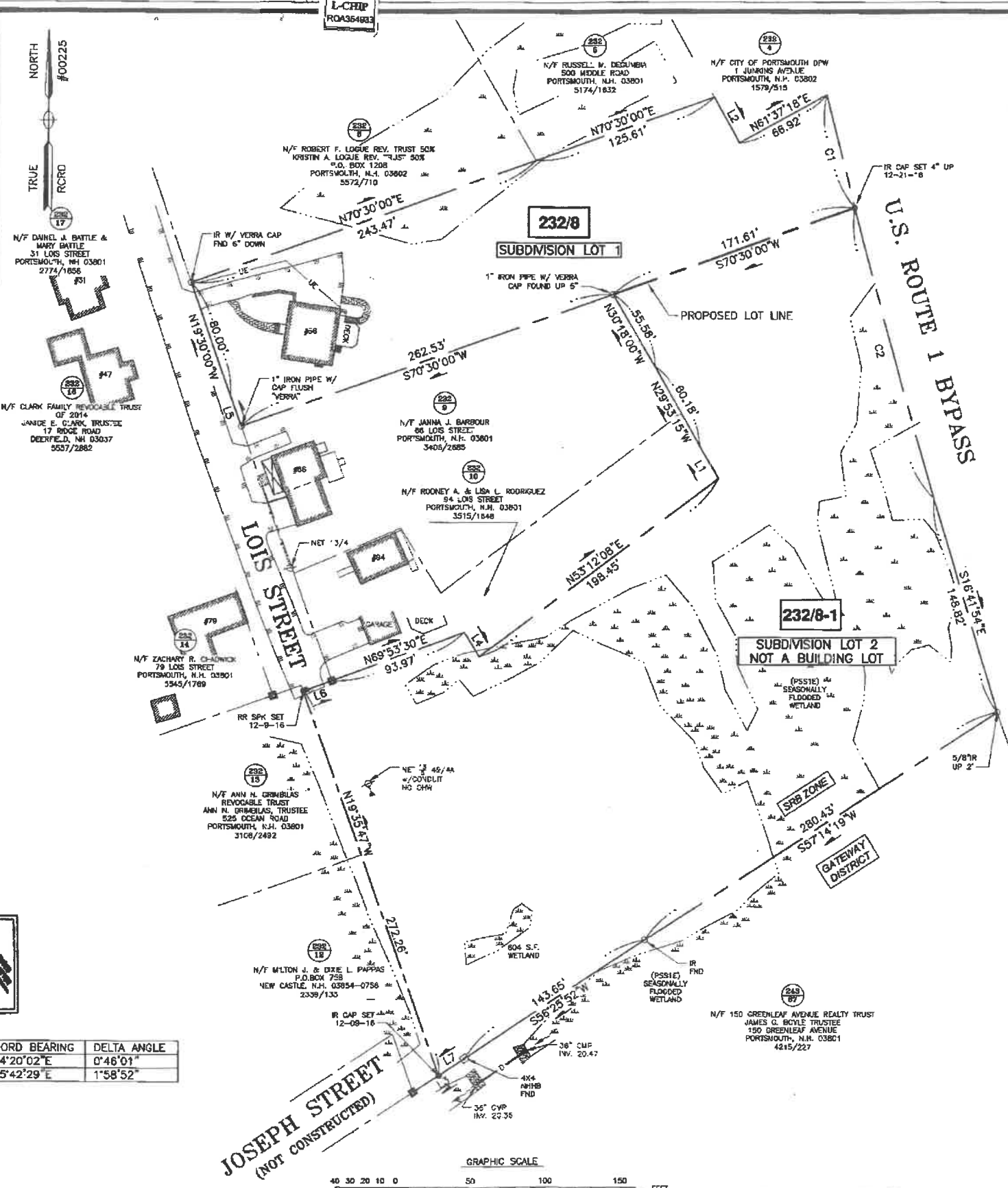
C/H  
L-CHIP  
R0436483



LOCATION MAP 1" = 200'

REFERENCE PLANS:

- 1) LOT LINE REVISION, 500 MIDDLE ROAD, PORTSMOUTH, NH, FOR JULIA KORONA REALTY TRUST, REVISED TO 7/23/2001, RCRD PLAN D-29143. PLAN REVISED 3/20/2003 TO CORRECT SCALING ERROR, RCRD PLAN D-30802.
- 2) PROSPECT PARK, PORTSMOUTH, NH, BELONGING TO LEAVITT, WOODWORTH & SWEATT. SURVEYED APRIL 30, 1903 BY JOHN N. MCCLINTOCK. RCRD PLAN 00225.



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
- RR SPK REGISTRY OF DEEDS RAILROAD SPIKE
- MAP 11/LOT 21
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- NHOOT BOUND FOUND
- BOUND TO BE SET BOUND WITH DRILL HOLE (TBS)

**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 430-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 232 AS LOTS 8.
- 2) OWNER OF RECORD:  
TAX MAP 232 LOT 8  
ALDEN WATSON PROPERTIES, LLC  
750 LAFAYETTE ROAD, SUITE 201  
PORTSMOUTH, N.H. 03801  
5692/983
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005.
- 4) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
- 5) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 S.F.  
FRONTAGE: 100 FEET  
SETBACKS:  
FRONT: 30 FEET  
SIDE: 0 FEET  
REAR: 30 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ONE LOT INTO TWO LOTS.
- 7) WETLANDS FROM LOT LINE RELOCATION PLAN, D-30602, WESTERLY LINE UPDATED IN 2016 BY AMBIT ENGINEERING.
- 8) SEE PLAN REFERENCE #1 FOR INFORMATION REGARDING PROPERTY MONUMENTS.
- 9) EXISTING LOT AREA:  
168,848 S.F. - 3.8303 AC.  
PROPOSED LOT 1 AREA:  
42,189 S.F. - 0.9685 AC.  
PROPOSED LOT 2 AREA:  
124,660 S.F. - 2.8618 AC.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N29°53'15"W	25.42'
L2	S29°36'42"E	34.63'
L3	S56°25'52"W	41.22'
L4	S31°36'00"E	19.23'
L5	N19°58'51"W	20.80'
L6	N70°24'13"E	20.00'
L7	S56°25'52"W	20.61'

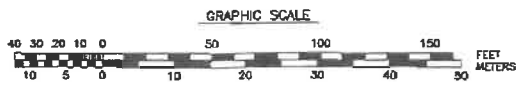
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.65'	77.36'	77.36'	S14°20'02"E	0°46'01"
C2	5779.65'	199.84'	199.83'	S15°42'29"E	1°58'52"



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN *[Signature]* DATE 1-4-17



D-39931

NO.	DESCRIPTION	DATE
5	SET MONUMENTS	12/21/16
4	REVISE TO NON BUILDABLE LOT	11/8/16
3	TURNING EASEMENT; DETENTION POND	9/21/16
2	BOUNDARY LINE NOTE	8/25/16
1	ISSUED FOR APPROVAL	8/15/16
0	ISSUED FOR COMMENT	7/11/16

PROPOSED SUBDIVISION  
TAX MAP 232 - LOT 8

OWNER  
**ALDEN WATSON PROPERTIES, LLC**  
56 LOIS STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

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