

**30 Maplewood Avenue LLC  
36 Maplewood Avenue  
Portsmouth, NH 03801**

September 29, 2020

Ms. Juliet T. H. Walker, AICP  
Planning Director  
Planning Department  
City Hall  
1 Junkins Ave  
Portsmouth, NH 03801

Dear Ms. Walker:

The property owner of 46-64 Maplewood Avenue, 30 Maplewood Avenue LLC, is requesting to eliminate an existing easement on the approved Easement and License plan, the easement area is highlighted in yellow, and replace this easement area with a new easement, highlighted in green, on the updated Easement and License plan dated 9/23/20.

The easement to be eliminated is noted as covered pedestrian easement sub-area A 637 s.f. on the Easement and License Plan. The easement to be added is noted as off-site pedestrian easement sub-area A 726 s.f. on the updated Easement and License Plan dated 9-23-20.

The swap of easement areas would create a continuous walkway between the two buildings connecting Maplewood Avenue and Bridge St. The easement area in green is on an abutting parcel at 30 Maplewood Avenue. The 30 Maplewood Condominium Association has previously written a letter to the City stating that the Condominium Association is in favor of the proposed changes to the Easement and License Plan.

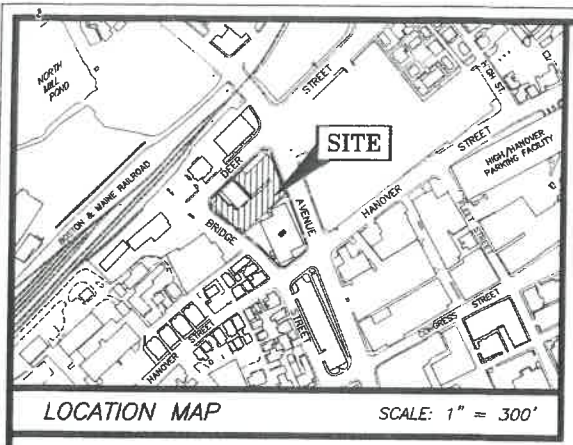
The area under the new building at 46-64 Maplewood will be converted to commercial space rather than parking as shown on the original Easement and License Plan. The commercial space will also include the covered pedestrian easement sub-area A which has been eliminated. The existing parking spaces under the building accessed off Deer St will remain.

Please let us know if you have any questions.

Sincerely,



Stephen Kelm  
30 Maplewood Avenue LLC



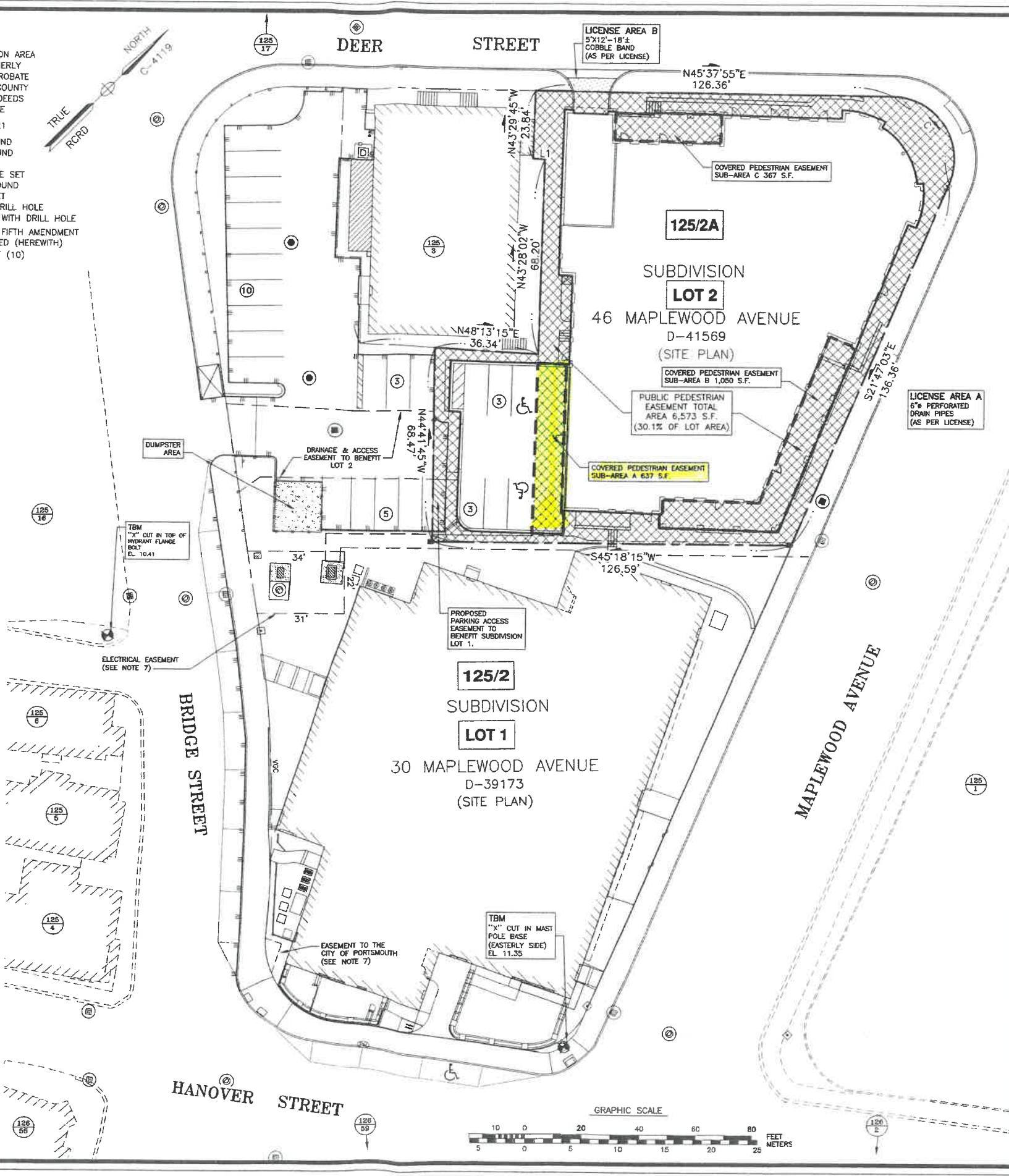
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  - 1 A REFERENCE TO FIFTH AMENDMENT TO BE RECORDED (HEREWITH)
  - 10 PARKING COUNT (10)

**ABUTERS LIST:**

- 125/1 N/F PARADE OFFICE c/o CATMARTS PRIVATE INVESTMENTS 262 WASHINGTON STREET, SUITE 302 BOSTON, MA 02108 3756 / 2701
- 125/3 N/F EMERSON HOVEY POST 168 VFW 238 DEER STREET PORTSMOUTH, N.H. 03801
- 125/4 N/F SHANG TA CHEN & JUNE LI 60 NORTON ROAD QUINCY, MA 02169 3280 / 0645
- 125/5 N/F CINDY LEE CARROLL 381 MILLER AVENUE PORTSMOUTH, N.H. 03801 3103 / 0287
- 125/6 N/F G AND N REALTY, LLC 30074 VILLAGE PARK DRIVE CHAPEL HILL, NC 27517 3957 / 2566
- 125/16 N/F JOHN GRAY REVOC. TRUST BRADFORD A GRAY REVOC. TRUST 7 PATRIOTS WAY FRIE, N.H. 03870 3895 / 0643
- 125/17 N/F DEER STREET ASSOCIATES P. O. BOX 100 YORK HARBOR, ME 03911
- 125/2 N/F SHAINES AND McEACHERN CO (PORTSMOUTH) LLC 282 CORPORATE DRIVE PORTSMOUTH, N.H. 03801 4496 / 0556
- 125/55 N/F STEPHEN & CHRISTINE MAYEUX 64 BRIDGE STREET PORTSMOUTH, N.H. 03801 2869 / 0547
- 125/59 N/F CITY OF PORTSMOUTH P. O. BOX 628 PORTSMOUTH, N.H. 03802 2166 / 0369 #D-4125

**PLAN REFERENCES:**

1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
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4. EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.
7. SUBDIVISION PLAN, TAX MAP 125 - LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30-46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, STATE OF NEW HAMPSHIRE, DATED OCTOBER 2015. RCRD PLAN D-40246.
8. SITE PLAN, TAX MAP 125 LOT 2, 30 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED AUGUST 2015. RCRD PLAN D-39173.
9. PROPOSED SITE PLAN, 30 MAPLEWOOD, LLC, 46-64 MAPLEWOOD AVENUE, DECEMBER 2018, RCRD D-41569.



APPROVED BY THE PORTSMOUTH PLANNING BOARD

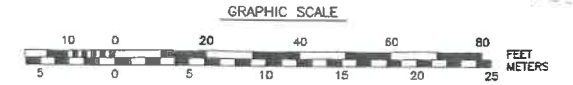
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	S46°31'15"W	4.30'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.00'	43.23'	36.60'	S78°04'35"E	112°35'04"



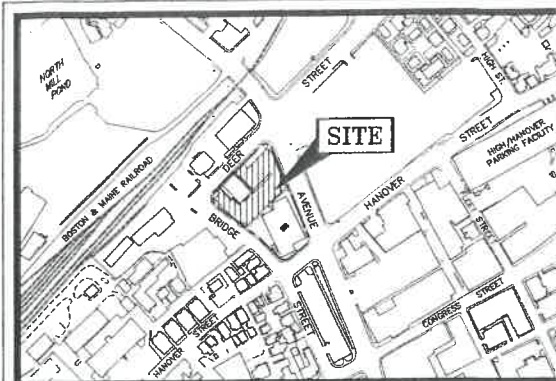
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 436-9282  
Fax (603) 436-2415

- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOTS 2 & 2A.
  - 2) OWNERS OF RECORD:  
125/2:  
30 MAPLEWOOD AVENUE  
CONDOMINIUM ASSOCIATION  
36 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H. 03801  
5099/2424  
PLAN D-38936  
DECLARATION: BK 5636, BK 1930  
FIRST AMENDMENT: BK 5647, PG 1038  
SECOND AMENDMENT: BK 5688, PG 2226  
THIRD AMENDMENT: BK 5783 PG 2443  
FOURTH AMENDMENT: BK 5807, PG 2635  
FIFTH AMENDMENT: BK 5835/ PG 1026  
125/2A  
30 MAPLEWOOD LLC  
36 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H. 03801  
5835/1026
  - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, MAY 17, 2005.
  - 4) EXISTING LOT AREAS:  
LOT 1 34,887 S.F. 0.8009 AC.  
LOT 2 21,798 S.F. 0.5004 AC.
  - 5) PARCELS ARE CURRENTLY LOCATED IN THE CHARACTER DISTRICT 4-L, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
  - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF PROPOSED EASEMENTS AND LICENSES.
  - 7) PARCELS ARE SUBJECT TO:  
AN EASEMENT TO EVERSOURCE (PUBLIC SERVICE COMPANY OF N.H.) RECORDED AT RCRD 5516/946 (SEE D-38148)  
AN EASEMENT TO THE CITY OF PORTSMOUTH AT RCRD 5512/1047. NOTE: INFRASTRUCTURE RELOCATED TO EVERSOURCE EASEMENT AREA
  - 8) LOT 2A HAS A DEEDED RIGHT TO USE THE DUMPSTER ON LOT 2. SEE RCRD 5835/1026
  - 9) PER MUTUAL EASEMENT DEED BETWEEN LOT 1 AND LOT 2 THE CONSTRUCTION AND MAINTENANCE OF THIS DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF 46 MAPLEWOOD AVENUE CONDOMINIUM ASSOCIATION.
  - 10) EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF SITE. SNOW SHALL NOT BE DISPOSED OF OR STORED ON CITY PROPERTY.

NO.	DESCRIPTION	DATE
8	ISSUED FOR RECORDING	9/11/20
7	LABEL COVERED EASEMENT AREAS	8/6/19
6	EASEMENT AREA S.F., NOTES	7/10/19
5	PUBLIC PEDESTRIAN EASEMENT	7/8/19
4	REMOVED NO BUILD AREA, FOOTPRINT	12/21/18
3	DRAIN PIPES IN R-O-W	3/6/18
2	SNOW REMOVAL NOTE, VFM EASEMENT	2/6/18
1	ADDED HATCHING	1/12/18
0	ISSUED FOR COMMENT	12/19/17

**EASEMENT AND LICENSE PLAN**  
TAX MAP 125-LOTS 2 & 2A  
(SUBDIVISION LOTS 1 & 2)  
OWNERS:  
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30-64 MAPLEWOOD AVENUE  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
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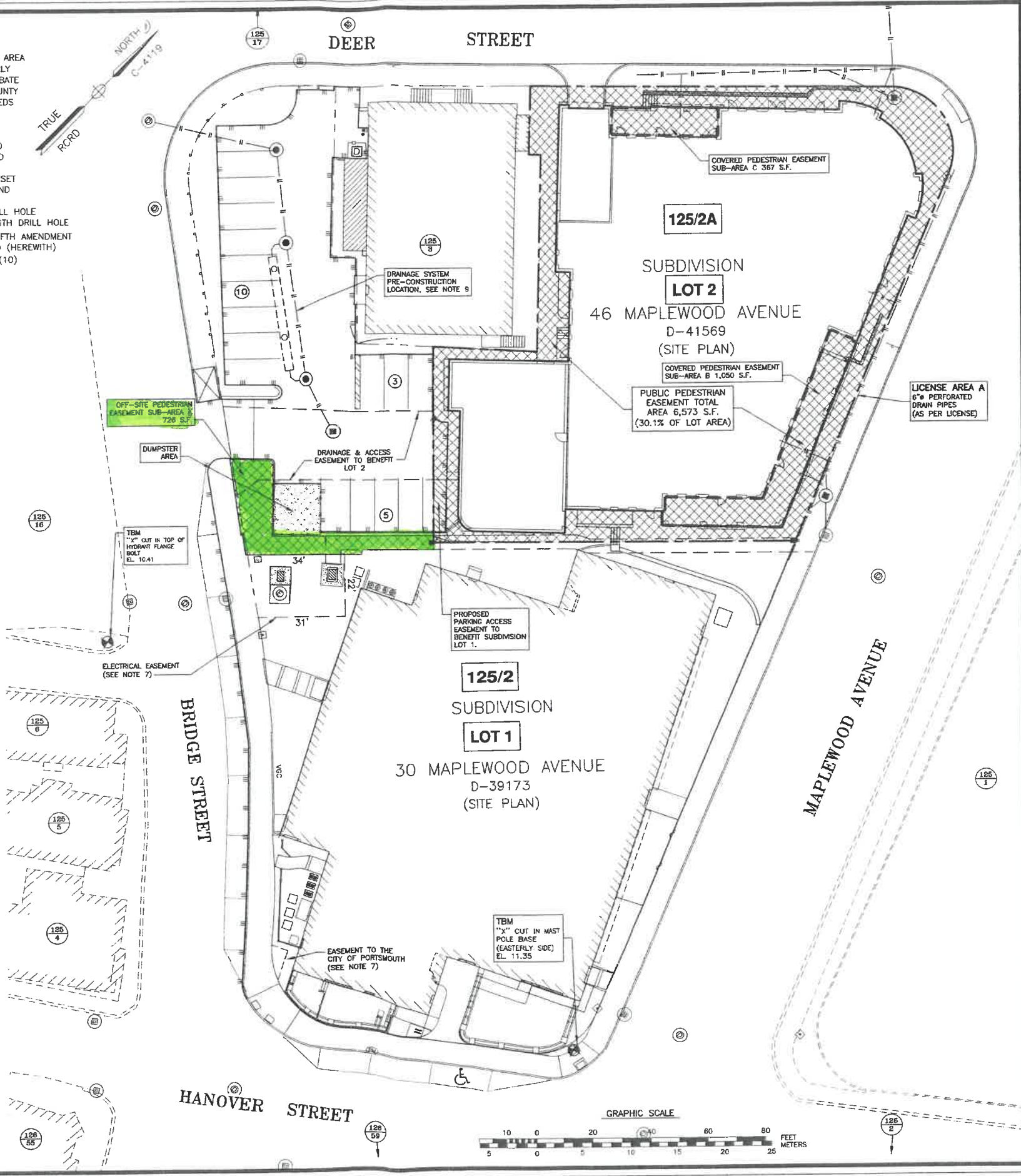


LOCATION MAP SCALE: 1" = 300'

- LEGEND:**
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2	ELIMINATE LICENSE AREA B	9/23/20
1	ISSUED FOR APPROVAL	4/10/20
0	ISSUED FOR COMMENT	3/16/20

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COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

