

**ATTN: Zoning Board of
Adjustment**

RE: March 16, 2021 Meeting

**64 Vaughan Mall Restoration
Portsmouth, NH 03801**

**Steve Wilson
Hampshire Development Corp.
41 Industrial Drive #20
Exeter, NH 03833**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

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CITY OF PORTSMOUTH
ZONING BOARD OF ADJUSTMENT

64 VAUGHAN STREET, PORTSMOUTH, NEW HAMPSHIRE

Tax Map 126 Lot 1

64 VAUGHAN MALL, LLC

APPLICANT'S NARRATIVE

THE APPLICANT

The Applicant, 64 Vaughan Mall, LLC, acquired the property at 64 Vaughan Street, formerly the home of Cabot Furniture, in September, 2020. The Applicant's principal, Steven P. Wilson, and his development team at Hampshire Development Corp. have recently successfully redeveloped the Connie Bean Center on Daniel Street and the former Shaines/Coldwell Banker building at 25 Maplewood Avenue, which directly abuts this site. They bring a wealth of experience to the adaptive re-use and redevelopment of historic properties in downtown Portsmouth.

THE PROPERTY

The lot is irregularly shaped, with approximately 75' of frontage on the pedestrian Vaughan Mall and 68' of frontage on Hanover Street, and abuts the rear alley which connects Hanover street to the Worth Parking Lot. The existing structure dominates the site, and is built right up to or very close to its lot lines on the Vaughan Mall and the Worth Lot.

Built in the late 19th century as a 3 story brick and heavy timber structure with a flat roof and full basement, the building was originally owned and occupied by the Margeson Bros. Furniture Co. Early in the 20th century, the building was more than doubled in size toward what is now the Worth Lot, with an addition constructed of essentially the same materials and form. A single story "modern" block addition with a shed roof was added mid-century toward the rear facing Hanover Street and was utilized as a loading dock for shipping and receiving for Cabot Furniture. Notably, in 1993, artist Robert Wyland received the owner's permission to install a mural on the side of the building facing the Worth lot, which became a landmark of sorts referred to as the "Whaling Wall." Unfortunately, through inappropriate preparation and application of paints, the mural has significantly degraded along with the facade of the building.

The only public access to the building is via the 75' of frontage on the Vaughan Mall, leaving long expanses of blank walls along the Worth Lot, the rear alley and the Hanover Street frontage with no entry or other focal points. This provides no pedestrian interface with the building on three sides. In fact, circumnavigating the building on foot requires walking in active vehicle

traffic lanes for an extended distance with no connectivity to the building or the Vaughan Mall from Maplewood Avenue, Hanover Street or the rest of downtown to the West, South and East.

The current condition of the building is substandard. The building is largely void of modern utility and mechanical systems with existing water, sewer, drainage, HVAC and fire protection all failing to meet modern standards and capacities.

The structure itself has not received any significant upgrades or improvements in over 70 years. The roof has failed in areas, allowing moisture penetration and threatening the integrity of the structure. Most of the original windows have been infilled and the brick facade has been painted on four sides with a product that has trapped moisture, causing extensive spalling of the masonry. The inside of the existing structure, although retaining some very worthwhile architectural features and wide open space with high ceilings, etc., is laden with asbestos and other environmental contaminants which must be removed and remediated. Finally, the shape and size of the structure presents a very monolithic and unappealing facade that does not enhance its surroundings, promote its history or engage the pedestrian at the street level.

THE PROPOSED PROJECT

In light of the building and site conditions, the Applicant seeks to rehabilitate and remediate the structure to convert the property into an attractive, mixed use project that will make a significant contribution to the vibrancy of the Vaughan Mall and its strategic location downtown. In order to successfully execute the necessary improvements, the Applicant needs to incorporate an additional 8,600 sq. ft. of building space.

The Applicant's specific plan for the property includes an additional, stepped-back, fourth story over the existing three story structure. Underground parking in the existing basement is provided via access from Hanover Street, and will more than replace the surface parking that will be removed to accommodate the proposed public pocket park. The ground floor would be developed as commercial space and would include the creation of a sidewalk, entries and storefronts along the Worth Lot façade, all of which will serve to activate the Vaughan Mall area. The limited vertical expansion of the existing building will moderate the monolithic, box-like form of the building by adding a third dimension to the building and a softening of its form. This will require a variance from the 40' existing elevation otherwise allowed in this zoning district.

Although existing zoning would allow a zero lot line expansion of approximately 8-10K square feet of new building volume at the existing parking area along Hanover Street, the Applicant is instead proposing to vertically expand the existing historic structure and replace the existing surface parking at the Hanover Street side with a new pocket park. If the Applicant does not receive the necessary variances, it is ready to proceed with this alternate design, plans for which are also included with this application. The Applicant believes this would be unfortunate, as the pocket park would represent the only true green space in the vicinity, and this tradeoff would benefit the neighborhood and surrounding properties far more than strict adherence to the height requirement would.

It should be noted that, as proposed, the building will be shorter than many of its recently renovated or constructed neighbors. The buildings across Hanover Street are 5-6 stories and 45'-70' tall. Accordingly, the massing and scale of the proposed additions will not be out of place here.

The proposal contemplates a number of improvements to the Worth Lot: a minor reconfiguration of parking spaces, and the installation of curbing, brick sidewalks and landscaping. This will require City approval independent of the zoning relief here sought. This is necessitated by new façade proposed for the Worth Lot side of the building. The results and impacts, as illustrated by the attached site plan and elevations, will be profoundly positive for the Worth Lot and Vaughan Mall. The proposal will result in no net loss of parking, improvements in ADA compliance for pedestrians and handicap parking, the creation of significant green space annexed to the Vaughan Mall and the completion of the pedestrian connection from Hanover Street, Maplewood Avenue, and the Worth Lot to the Vaughan Mall and the adjacent businesses. It will balance the pedestrian and vehicular experience for this active area with no functional downside to either. Additionally, the Applicant proposes to reactivate the existing infilled windows with new windows and doors, eliminating the blank wall along the Worth Lot façade, with an emphasis on maintaining the historic value in form and function on all sides of the building. A 1:3 replica of the original 'Whaling Wall' will be commissioned by a local artist.

At the time of this submission, this project has undergone preliminary design review from the Planning Board and has been the subject of two TAC sessions, all of which have been overwhelmingly positive. It has been submitted to the HDC, where the Applicant is confident it will obtain final approval. The Applicant looks forward to incorporating the Commission's feedback into the ultimate design, however we do not anticipate the zoning relief requested from this Board will change. The project must complete full site review before the Planning Board, and obtain the necessary authorization(s) from the City Council regarding the improvements and modifications contemplated within the Worth Lot.

In addition to the Historic District, the property is in the CD-5 zone and the Downtown Overlay District.

The project as proposed requires variances from Section 10.5A41.100 to permit the following:

- a secondary front yard (Hanover Street side) of 50.2 feet where 5 feet is the maximum allowed.
- building height of 54.5 feet at the peak, 52.5 feet to midpoint, and four stories where 40 feet and three stories is the maximum allowed.

In summary, the project will result in a significant net gain in on-site parking, the creation of much needed public green space, and a number of improvements to the Worth Lot that will enhance connectivity throughout the area.

VARIANCE CRITERIA

The Applicant believes that this project meets the criteria necessary for granting the variances.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The “public interest” and “spirit and intent” requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. The property is a very visible "cornerstone" of downtown where mixed commercial/residential development exists and is encouraged by our zoning. The health, safety and welfare of the public will be vastly improved given the proposed pedestrian improvements to the Worth Lot and the creation of a public pocket park where surface parking primarily exists today.

The essentially urban character of the neighborhood will not be altered in any fashion by this project, nor would the health, safety or welfare of the public be threatened by granting the relief requested, as what is proposed is entirely consistent with the mass and scale of neighboring buildings. The necessary reconfigurations to the Worth Lot will result in a marked enhancement of the area. The project must obtain further approval from the HDC and proceed through site plan approval at the Planning Board, in addition to approval from the City Council for changes to the Worth Lot, so the interest of the public will be more than adequately protected.

Substantial justice would be done by granting the variances. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. The proposed added height will in no way detract from any neighboring properties, many of which are taller than what is here proposed. The secondary front yard on Hanover Street will be less non-conforming than it is today, and surface parking will be replaced by even more underground parking (20 spaces) with a well-designed and landscaped pocket park.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

The values of surrounding properties will not be diminished by granting the variances. The proposed uses are permitted in this zone by right. The surrounding properties and those in the vicinity have similar or taller heights as proposed here. The proposed additions will

also sit mostly within the footprint of the existing building. The addition of a pocket park and the improved access to the Vaughan mall will only enhance the values of surrounding properties. The Applicant will be spending millions of dollars to rehabilitate and redevelop this property.

The values of the surrounding properties will not be negatively affected in any way.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property is currently non-conforming as to secondary front yard setback, and the proposal would bring it into slightly greater conformity, and will replace the existing surface parking with a much more appealing public pocket park. The property has frontage on two rights of way, Vaughan Mall and Hanover Street, and borders the Worth Lot, which does not meet the definition of a “street” under the ordinance, but has many of the same characteristics of one – i.e., regular vehicular circulation throughout the site. The structure itself is a historic building in need of substantial remediation and redevelopment.

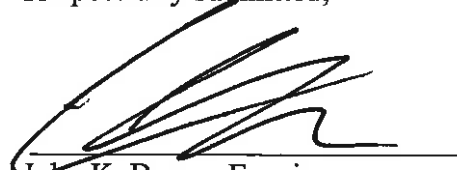
The use is a reasonable use. The proposed mixed residential/commercial use is permitted in this zone.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The Applicant is proposing to redevelop a historically significant building in the heart of downtown. The Hanover Street secondary front yard is already non-compliant and will become slightly less so. The purpose of minimum front yard setbacks in the Character Districts is to promote an active, vibrant street front and eliminate “missing tooth” properties. The proposed pocket park accomplishes these goals, while adding much needed public green space to the area. The additional height requested is necessary to obtain the developable square footage needed to justify the massive investment the Applicant must undertake to remediate this property and to activate and connect the Worth Lot façade to the Vaughan Mall. The building will not in any manner dominate or be out of scale with any of the neighboring properties. Strict compliance with the minimum secondary front yard and height requirements will come at the expense of the proposed public pocket park. There is no fair and substantial relationship between the purposes of these requirements and their application to this property.

I. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,



John K. Bosen, Esquire

DATE: February 24, 2021

EXHIBIT A

THIS DRAWING SET HAS NOT BEEN
RELEASED FOR CONSTRUCTION

64 VAUGHAN MALL BUILDING RESTORATION

64 Vaughan Mall,
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 1

ISSUED FOR PLANNING BOARD CONSULTATION

Owner:
64 Vaughan Mall LLC

Applicant:
Hampshire
Development Corp.
41 Industrial Drive
Exeter, NH 03833
(603) 778-9999

Civil Engineer:



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Surveyor:

James Verra
& Associates Inc.

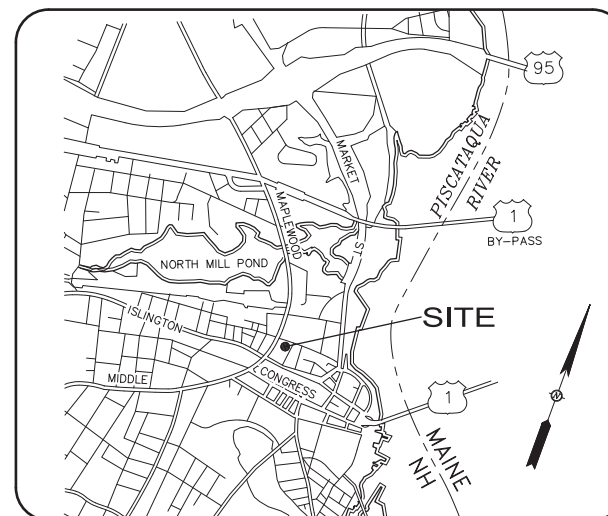
LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8
Newington, New Hampshire
03801-7876

Tel 603-436-3557

Plan Issue Date:

November 2, 2020



LOCUS MAP
Not to Scale

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Margeson Bros. Furniture Photograph	2
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EXHIBIT A



Aerial Photograph of 64 Vaughan Mall Property

EXHIBIT A



Margeson Bros. Furniture Store; Photograph circa ~1910-1920

EXHIBIT A



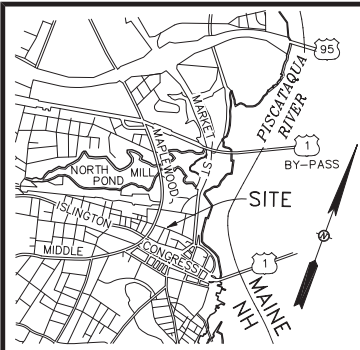
64 Vaughan Mall. 2021

Sheet 3

EXHIBIT A



EXHIBIT A



TEMPORARY BENCHMARK TABLE

TBM#	DESCRIPTION	ELEV.
1	SURVEY NAIL SET IN TOP OF GRANITE CURBING	12.81
2	BOLT W/ "X" CUT - HYDRANT TOP FLANGE	13.58
3	SURVEY NAIL SET IN TOP OF TRANSFORMER PAD	17.71
4	TOP RIGHT OUTSIDE CORNER OF CONCRETE STEP	15.62

DRAIN TABLE

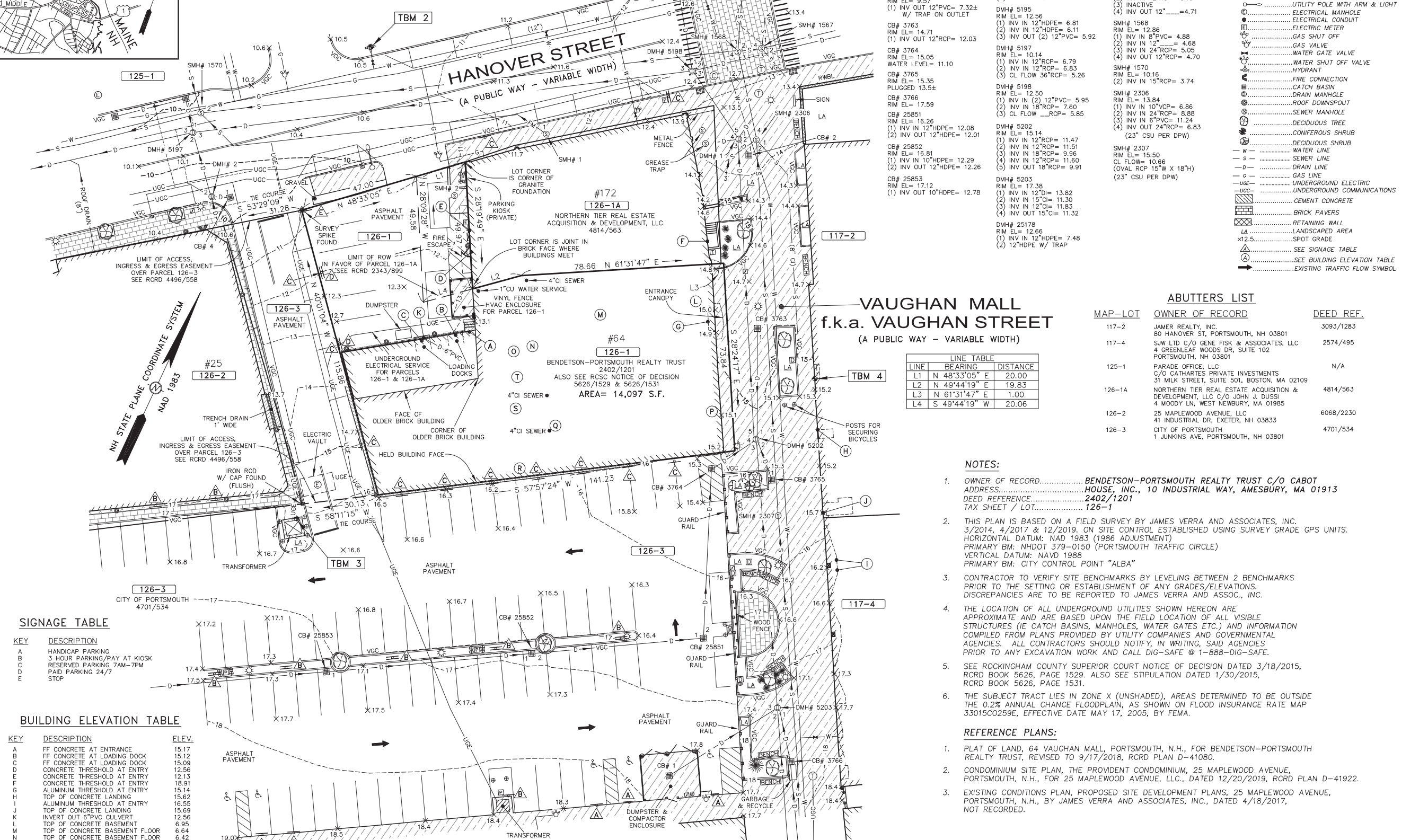
CB# 1	RIM EL= 17.62
CB# 2	RIM EL= 13.77
	(1) INV OUT 12"RCP= 10.12
CB# 3	RIM EL= 11.98
	(1) INV OUT 12"HDPE= 7.74
CB# 4	RIM EL= 9.57
	(1) INV OUT 12"PVC= 7.32±
	W/ TRAP ON OUTLET
CB# 3763	RIM EL= 14.71
	(1) INV OUT 12"RCP= 12.03
CB# 3764	RIM EL= 15.05
	WATER LEVEL= 11.10
CB# 3765	RIM EL= 15.35
	PLUGGED 13.5±
CB# 25851	RIM EL= 16.26
	(1) INV IN 12"HDPE= 12.08
	(2) INV OUT 12"HDPE= 12.01
CB# 25852	RIM EL= 16.81
	(1) INV IN 10"HDPE= 12.29
	(2) INV OUT 12"HDPE= 12.26
CB# 25853	RIM EL= 17.12
	(1) INV OUT 10"HDPE= 12.78

SEWER TABLE

SMH# 1	RIM EL= 11.80
	(1) INV OUT 4"PVC FM= 7.47
SMH# 2	RIM EL= 11.53
	(COULD NOT OPEN)
SMH# 1567	RIM EL= 12.96
	(1) PLUGGED
	(2) INV IN 12"RCP= 5.19
	(3) INACTIVE
	(4) INV OUT 12"____= 4.71
SMH# 1568	RIM EL= 12.86
	(1) INV IN 8"PVC= 4.88
	(2) INV IN 12"____= 4.68
	(3) INV IN 24"RCP= 5.05
	(4) INV OUT 12"RCP= 6.83
	(23' CSU PER DPW)
SMH# 1570	RIM EL= 10.16
	(2) INV IN 15"RCP= 3.74
SMH# 2306	RIM EL= 13.84
	(1) INV IN 10"RCP= 6.86
	(2) INV IN 24"RCP= 8.88
	(3) INV IN 6"PVC= 11.24
	(4) INV OUT 24"RCP= 6.83
	(23' CSU PER DPW)
SMH# 2307	RIM EL= 15.50
	CL FLOW= 10.66
	(OVAL RCP 15"W X 18"H)
	(23' CSU PER DPW)

LEGEND:

- T10-5 TAX SHEET - LOT NUMBER
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RCSC ROCKINGHAM COUNTY SUPERIOR COURT
- VGC VERTICAL FACED GRANITE CURB
- RWBL MODULAR BLOCK RETAINING WALL
- PK PARK METER KIOSK
- BN BOLLARD
- SN SIGN
- CS HANDICAP SPACE
- LP LIGHT POLE
- UL UTILITY POLE WITH ARM & LIGHT
- EM ELECTRICAL MANHOLE
- EC ELECTRICAL CONDUIT
- EM ELECTRIC METER
- GS GAS SHUT OFF
- GV GAS VALVE
- WGV WATER GATE VALVE
- WSOV WATER SHUT OFF VALVE
- FR FHYDRANT
- FC FIRE CONNECTION
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- RD ROOF DOWNSPOUT
- SMH SEWER MANHOLE
- DT DECIDUOUS TREE
- CSH CONIFEROUS SHRUB
- DSH DECIDUOUS SHRUB
- WL WATER LINE
- SL SEWER LINE
- DL DRAIN LINE
- GL GAS LINE
- UEG UNDERGROUND ELECTRIC
- UGC UNDERGROUND COMMUNICATIONS
- CC CEMENT CONCRETE
- BP BRICK PAVERS
- RW RETAINING WALL
- LA LANDSCAPED AREA
- XS SPOT GRADE
- SA SEE SIGNAGE TABLE
- SB SEE BUILDING ELEVATION TABLE
- ST EXISTING TRAFFIC FLOW SYMBOL



VAUGHAN MALL f.k.a. VAUGHAN STREET (A PUBLIC WAY - VARIABLE WIDTH)

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JAMER REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SJW LTD C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/495
125-1	PARADE OFFICE, LLC C/O GATHARTS PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126-1A	NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI 4 WOODY LN, WEST NEWBURY, MA 01985	4814/563
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801	4701/534

NOTES:

- OWNER OF RECORD..... BENDETSON-PORTSMOUTH REALTY TRUST C/O CABOT HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
ADDRESS..... HOUSE, INC., 10 INDUSTRIAL WAY, AMESBURY, MA 01913
DEED REFERENCE..... 2402/1201
TAX SHEET / LOT..... 126-1
- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5626, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5626, PAGE 1531.
- THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005, BY FEMA.

REFERENCE PLANS:

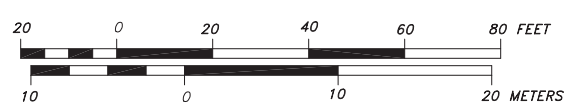
- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDETSON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
- CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC., DATED 12/20/2019, RCRD PLAN D-41922.
- EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

SIGNAGE TABLE

KEY	DESCRIPTION
A	HANDICAP PARKING
B	3 HOUR PARKING/PAY AT KIOSK
C	RESERVED PARKING 7AM-7PM
D	PAID PARKING 24/7
E	STOP

BUILDING ELEVATION TABLE

KEY	DESCRIPTION	ELEV.
A	FF CONCRETE AT ENTRANCE	15.17
B	FF CONCRETE AT LOADING DOCK	15.12
C	FF CONCRETE AT LOADING DOCK	15.09
D	CONCRETE THRESHOLD AT ENTRY	12.56
E	CONCRETE THRESHOLD AT ENTRY	12.13
F	CONCRETE THRESHOLD AT ENTRY	18.91
G	ALUMINUM THRESHOLD AT ENTRY	15.14
H	TOP OF CONCRETE LANDING	15.62
I	ALUMINUM THRESHOLD AT ENTRY	16.55
J	TOP OF CONCRETE LANDING	15.69
K	INVERT OUT 6"PVC CULVERT	12.56
L	TOP OF CONCRETE BASEMENT	6.95
M	TOP OF CONCRETE BASEMENT FLOOR	6.64
N	TOP OF CONCRETE BASEMENT FLOOR	6.42
O	TOP OF CONCRETE BASEMENT FLOOR	7.17
P	TOP OF CONCRETE BASEMENT FLOOR	6.92
Q	TOP OF CONCRETE BASEMENT FLOOR	6.67
R	TOP OF CONCRETE BASEMENT FLOOR	7.07
S	TOP OF CONCRETE BASEMENT FLOOR	6.77
T	TOP OF CONCRETE BASEMENT FLOOR	6.26



PRELIMINARY
SUBJECT TO CHANGE

SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801- 7876
603-436-3557
JOB NO: 23524-A
PLAN NO: 23524-A

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING REVIEW
PRELIMINARY

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	ENGINEERING REVIEW	JV	2/3/20	

DRAWN BY: JCS
APPROVED BY: JV
DRAWING FILE: 23524-A.DWG

SCALE:
22" x 34" - 1" = 20'
11" x 17" - 1" = 40'

OWNER:
BENDETSON-PORTSMOUTH REALTY TRUST
C/O CABOT HOUSE, INC.
10 INDUSTRIAL WAY
AMESBURY, MA 01913
ASSESSOR'S PARCEL 126-1

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
64 VAUGHAN MALL
PORTSMOUTH, N.H.
ASSESSOR'S PARCEL 126-1

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
Sheet 4

P5042

EXHIBIT A

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

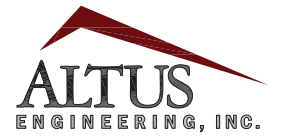
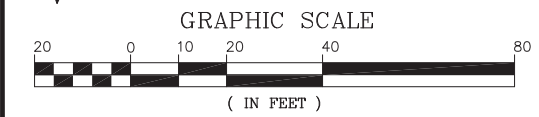
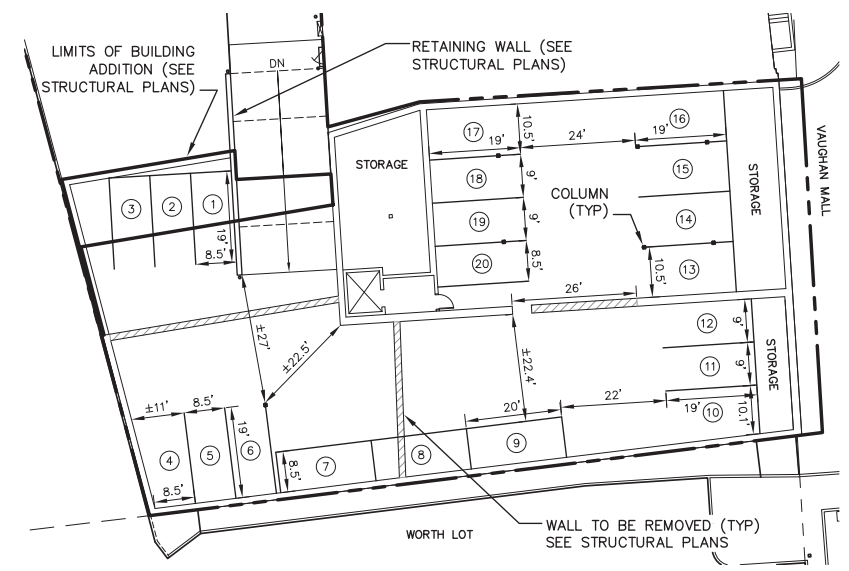
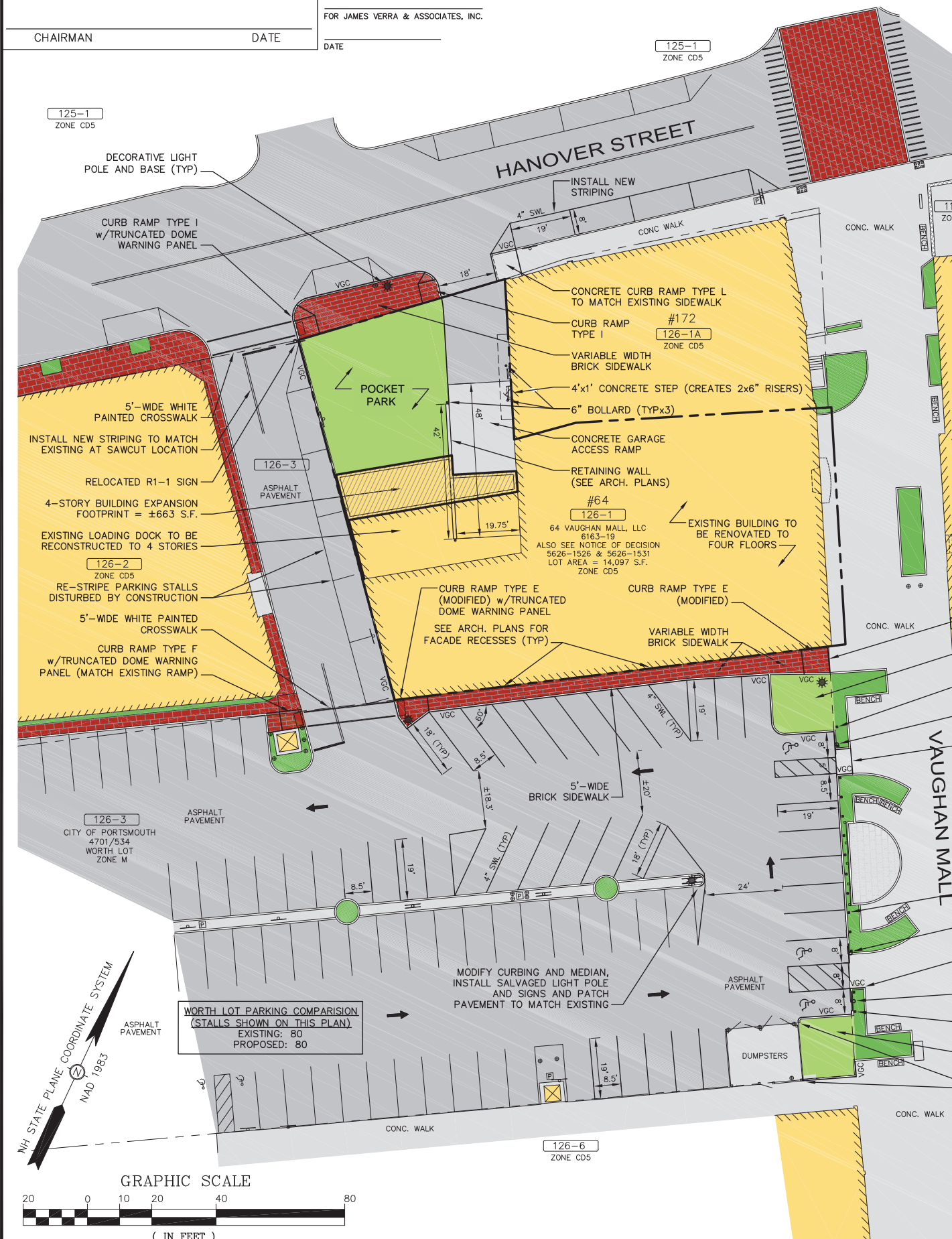
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±663 S.F. FOOTPRINT EXPANSION, A FOURTH FLOOR, UNDERGROUND PARKING GARAGE, RETAIL SPACE, 12 RESIDENTIAL UNITS, GREEN SPACE AND A SIDEWALK, MODIFIED PARKING SPACES AND GREEN SPACE ON THE ABUTTING WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5) M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' (VAUGHAN MALL) ±4.3'	SAME
SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	±50.2'
SIDE YARD:	NR	SAME
REAR YARD:	5' (ALLEY)	±0.15'
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	±70.0%
MAX. BUILDING COVERAGE:	95%	±75.7%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	±10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	SAME
MIN. OPEN SPACE:	5%	±13.9%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	0 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	>15,000 S.F.
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	±40'
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	±53.75'
MIN. GND. FLR. STORY HT.:	12'	SAME
MIN. 2ND STORY HEIGHT:	10'	SAME
MIN. FACADE GLAZING:	70% (SHOPFRONT)	SAME
ROOF TYPE:	FLAT, GABLE, HIP, GAMBREL, MANSARD	SAME
ROOF PITCH:	6:12 TO 12:12 (GABLE) 3:12 (HIP) 6:12 TO 30:12 (MANSARD/GAMBREL)	SAME
- PARKING REQUIREMENTS:**
 - DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
 - 12 UNITS x 1.3 = 15.6 SPACES REQUIRED
 - VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
 - 12 UNITS / 5 = 2.4 SPACES REQUIRED
 - NON-RESIDENTIAL USE: NR
 - DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
 - TOTAL PARKING REQUIRED: 14 SPACES
 - TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS W/ THE CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	CLIENT REVIEW	EBS	05/21/20
1	TAC WORK SESSION	EBS	07/07/20
2	TAC	EBS	10/19/20
3	PB CONSULTATION	EBS	12/30/20

DRAWN BY: _____ EBS
APPROVED BY: _____ EDW
DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE
EXETER, NH 0383

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION

TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

SITE PLAN

SHEET NUMBER:

Sheet 5

Proposed Site Plan

EXHIBIT A



EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 5A



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PLANNERS

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EXHIBIT A



3 NORTH ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATIONS

64 Vaughan Mall

SCALE: 1/16" = 1'-0"
02/22/2021

Proposed

Sheet 5B



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EXHIBIT A



1 VIEW.01



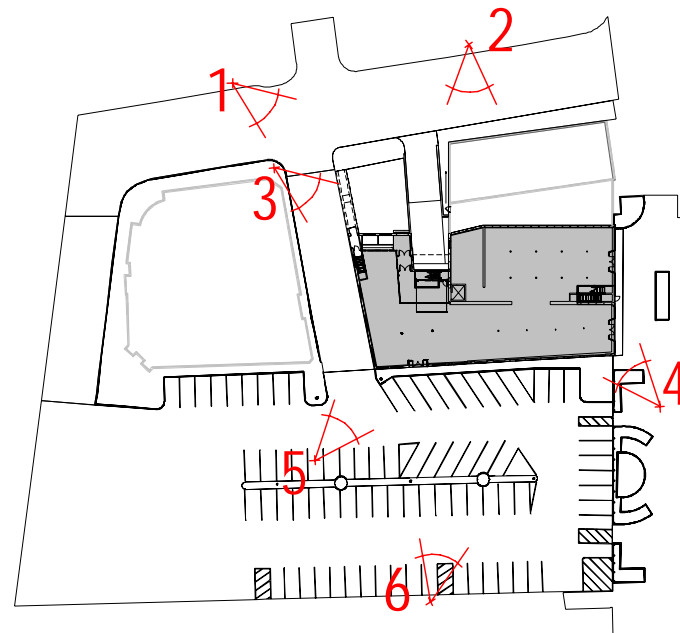
2 VIEW.02



3 VIEW.03



5 VIEW.05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW.04



6 VIEW.06

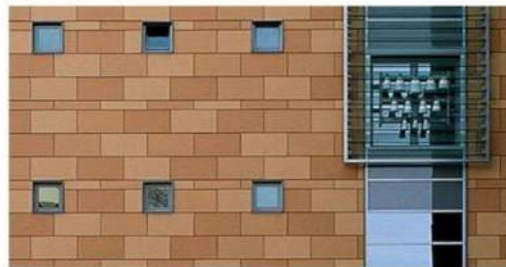
PERSPECTIVE VIEWS
64 Vaughan Mall
1" = 50'-0"
02-20-2021

Architectural Perspective - Proposed

Sheet 5C



EXHIBIT A



CONCEPTUAL IMAGE - View from Hanover Street
64 Vaughan Street

SCALE:
02/12/2021

Sheet 6A



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EXHIBIT A



CONCEPTUAL IMAGE - View from Worth Lot
64 Vaughan Street

SCALE:
02/12/2021

Sheet 6B



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EXHIBIT A



CONCEPTUAL IMAGE - View from Vaughn Mall
64 Vaughan Street

SCALE:
02/12/2021

Sheet 6C

EXHIBIT B

APPROVED BY THE PORTSMOUTH PLANNING BOARD

THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

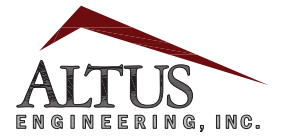
CHAIRMAN _____ DATE _____

DATE _____

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE A ±2,720 S.F. FOOTPRINT EXPANSION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 12 RESIDENTIAL UNITS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
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OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
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SECONDARY FRONT YARD:	5' (HANOVER ST.) ±58.1'	0'
SIDE YARD:	NR	0'
REAR YARD:	5' (ALLEY) ±0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
MAX. BUILDING BLOCK:	225'	SAME
MAX. FACADE MODULATION:	100'	SAME
MAX. ENTRANCE SPACING:	50'	SAME
MAX. BUILDING COVERAGE:	95%	±70.0%
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MIN. LOT AREA:	NR	14,097 S.F.
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MIN. OPEN SPACE:	5%	0%
MAX. GND. FLR. GFA/USE:	15,000 S.F.	>15,000 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40'	SAME
PENTHOUSE HEIGHT:	MAX. HEIGHT +2'	SAME
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	SAME
MIN. GND. FLR. STORY HT.:	10'	SAME
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 - TOTAL PARKING REQUIRED: 14 SPACES
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- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
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- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
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- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.



133 Court Street Portsmouth, NH 03801
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NOT FOR CONSTRUCTION

ISSUED FOR: PB CONSULTATION

ISSUE DATE: DECEMBER 30, 2020

NO.	DESCRIPTION	BY	DATE
0	PB CONSULTATION	EBS	12/30/20

DRAWN BY: EBS
APPROVED BY: EDW
DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.
41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION
TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:
SITE PLAN

SHEET NUMBER:
Sheet 7

Form Based Zoning - Site Plan

P5042

EXHIBIT B



1 VIEW 01



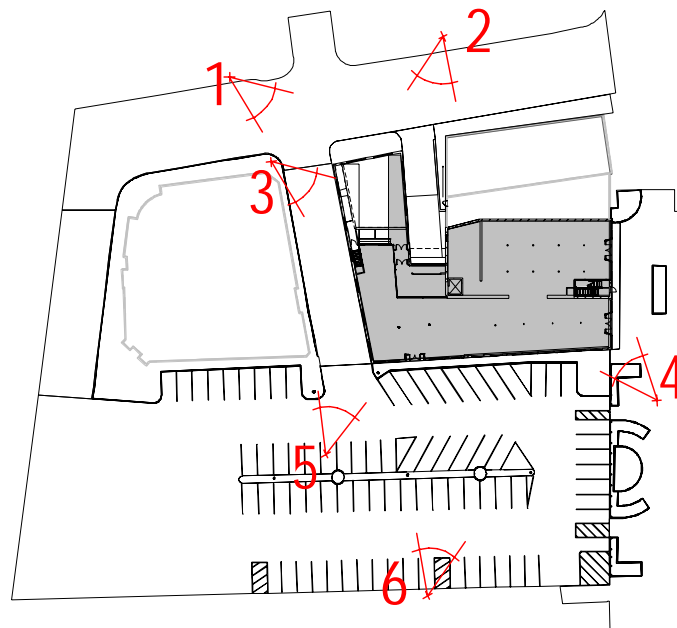
2 VIEW 02



3 VIEW 03



5 VIEW 05



01 LEVEL 1 - PERSPECTIVE PLAN
1" = 50'-0"



4 VIEW 04



6 VIEW 06

PERSPECTIVE VIEWS - THREE STORY
64 Vaughan Street
1" = 50'-0"
02-12-2021

Form Based Zoning - Architectural Perspective

Sheet 7A

