

# Peter J. Loughlin

ATTORNEY AT LAW

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October 1, 2018

Dexter Legg, Chair  
Portsmouth Planning Board  
Municipal Complex  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: Design Review - 125 Austin Street**

Dear Chairman Legg & Members of the Board:

This letter is to respectfully request Design Review for the property located at 125 Austin Street and to provide the Board with the necessary information to consider this request.

**Location of Property**

The property, which is the subject of this request, is the existing St. Patrick School located at 125 Austin Street. It is shown on City of Portsmouth Tax Map 137 as Lot 1. The lot consists of 1.29 acres (56,192 s.f.) and is bounded by Austin Street on the south, Summer Street on the east, Chatham Street on the north and Winter Street on the west. On this same lot is the Immaculate Conception Church on Summer Street at the corner of Chatham Street, the Rectory for the Church on Summer Street at the corner of Austin Street, and a 3 car garage on Chatham Street. The buildings have the following footprints:

St. Patrick School	9,128 s.f.
Immaculate Conception Church	7,987 s.f.
Immaculate Conception/ Corpus Christi Parish Rectory	2,213, s.f.
Free Standing Garage	736 s.f.

Approximately 19,000 to 20,000 s.f. of the total lot area is associated with the existing school and the proposed landscape parking area.

### **Property Owner**

Roman Catholic Bishop of Manchester  
153 Ash Street  
Manchester, NH 03104  
Agent for Owner, Peter J. Loughlin

### **St. Patrick School**

St. Patrick School was constructed in 1904. It is a 2-1/2 story masonry building with gross area of 37,272 s.f. Several years ago, the Parish and School Officials were notified that because of the many Code deficiencies existing in the school building, the time period in which the City could allow the building to remain open had to be limited unless and until extensive changes were made to bring it more into compliance with present day Building and Life Safety Codes. Facing closure of the school, the Hope for Tomorrow Foundation was established and a new St. Patrick Academy was constructed at 315 Banfield Road. The new St. Patrick Academy opened in April of 2018 and the school at 125 Austin Street has been closed since that time.

### **Repurposing School Lot**

For the past two years, Diocesan and Parish Officials have wrestled with options for the reuse of the building after it no longer functioned as a school. Unfortunately, every use considered would trigger a significant demand for parking. Now that there is a single church for the Catholic communities of Portsmouth, Greenland, Newington and New Castle, there is a shortage of parking for church events. The repurposing of the existing building for any use requiring parking would only exacerbate an already very difficult situation.

### **Request for Removal**

Diocesan and Parish Officials see no option<sup>1</sup> other than removal of the school and the creation of additional parking, however, they are open to consideration of other alternatives and realize that by instituting the extended demolition/public hearing process and entering into the Design Review public process, all possibilities can be explored.

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<sup>1</sup> Unlike the former Whipple School on State Street, the former Haven School on School Street, the former Sherburne School on Sherburne Road, the former Lafayette School on South Street and the former High School on Islington Street, there is no opportunity for onsite parking as existed at the other former school locations.

**Proposal**

The entrances to the existing school directly abut the sidewalk on Austin Street. All of the area immediately to the west of the school and much of the area to the rear of the school is impervious. As can be seen from the attached plans, the proposal is to create an approximately 35 car parking lot which would include extensive landscaping along Austin and Winter Streets to improve the streetscape of both of those streets and provide screening for the proposed parking. The proposal includes all appropriate lighting and surface water management.

**Information Required for Design Review**

Section 2.4.3.3 of the Site Plan Review Regulations provides that the request for Design Review should provide enough information listed in Section 2.5.4(3) so that the Board is able to review the project. The information listed in 2.5.4(3) is as follows:

1A	Detailed statement of "green" building components	N/A
1B	Gross floor area of proposed building	N/A
1C	Tax Map & Lot No. and current zoning of all parcels under Site Review Plan	Tax Map 137, Lot 1 General Residence C (GRC)
1D	Owner's Name & Address:  Name of Applicant:	Roman Catholic Bishop of Manchester 153 Ash Street Manchester, NH 03101 (603)669-3100  Peter J. Loughlin, Esq. 144 Washington Street Portsmouth, NH 03801 (603)431-6466
1E	Names & Addresses of Abutters	See attached list <sup>2</sup>
1F	Names, address and telephone numbers of professionals involved in the Site Plan Design	Robert Linehan, AIA, PLLC State Street Architects 379 State Street, Suite #2 Portsmouth, NH 03801 (603)433-4233 Eric D. Weinrieb, PE Altus Engineering, Inc. 133 Court Street Portsmouth, NH 03801 (603)433-2335

<sup>2</sup> Note all abutting properties are located in the General Residence C (GRC) District except the gardens of the Society for the Preservation of NE Antiquities of MA which are located in the Mixed Residential Office (MRO) District.

1G	List of Plans Attached	(1) Existing Conditions Site Plan; (2) Proposed Site Plan; (3) MapGeo Plan; (4) Aerial Photo of MapGeo Plan; (5) Tax Map 137; and (6) Photos of Existing St. Patrick School
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Respectfully submitted,  
Roman Catholic Bishop of Manchester  
By its attorney,



Peter J. Loughlin

PJL/dea

- Enclosures:
- Authorization
  - Abutter's List
  - Existing Conditions Site Plan
  - Proposed Site Plan
  - MapGeo Plan
  - Aerial Photo of MapGeo Plan
  - Tax Map 137
  - Photos of Existing St. Patrick School


CC Corpus Christi Parish Property Committee  
CC Property Committee\2018-10-01 Ltr to PB

AUTHORIZATION

This document authorizes Peter J. Loughlin to represent the Roman Catholic Bishop of Manchester regarding all permitting matters related to property located at 125 Austin Street, Portsmouth, Street in Portsmouth, New Hampshire.

By:

9-26-2018  
Date

  
Date: 9-26-2018  
Rolla McFall Bryant  
Finance Officer/Secretary for Temporalities

**ST. PATRICK SCHOOL  
125 AUSTIN STREET  
PORTSMOUTH, NH  
TAX MAP 137, LOT 1**

**ABUTTER LIST**

<b>Map/Lot</b>	<b>Property Address</b>	<b>Owner &amp; Mailing Address</b>
Map 127, Lot 23	634 State Street	Advent Christian Church 634 State Street Portsmouth, NH 03801
Map 127, Lot 24	119 Summer St.	Susan J. Cerro 53 Wentworth Street Portsmouth, NH 03801
Map 127, Lot 25	85 Austin Street	Nancy R. Beck 43 Austin Street Portsmouth, NH 03801
Map 136, Lot 4	82 Austin Street	Jennifer Lyckland Mullen & Evan Mullen 82 Austin Street Portsmouth, NH 03801
Map 136, Lot 22	364 Middle	Society for the Preservation of NE Antiquities of MA 141 Cambridge Street Boston, MA 02114
Map 136, Lot 27	72 Summer Street	Donald & Mary Saari 72 Summer Street Portsmouth, NH 03801
Map 136, Lot 28	110 Austin Street	Robert Gowell Wallis 110 Austin Street Portsmouth, NH 03801
Map 136, Lot 29	116 Austin Street	Trisha Ballestero 45 Evans Road Madbury, NH 03823
Map 136, Lot 30	122 Austin Street	Jeffrey & Andrea Morris 122 Austin Street Portsmouth, NH 03801
Map 136, Lot 31	170 Austin Street	Transworld Properties, LLC 579 Sagamore Ave. #104 Portsmouth, NH 03801
Map 137, Lot 2	140 Summer St.	Mark D. Gray 140 Summer Street Portsmouth, NH 03801

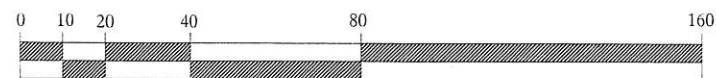
Map 137, Lot 5	684 State Street	John F. Leith 83 Woodbury Avenue Portsmouth, NH 03801
Map 137, Lot 6	692 State Street	Victoria Wellingham & Robert Bowser 692 State Street Portsmouth, NH 03801
Map 137, Lot 7	698 State Street	John & Alison Forbes 698 State Street Portsmouth, NH 03801
Map 137, Lot 8	708 State Street	Thomas J. Schladenhauffen 708 State Street Portsmouth, NH 03801
Map 137, Lot 9	718 State Street	Historic Portsmouth Holdings, LLC 375 Greenleaf Avenue Portsmouth, NH 03801
Map 137, Lot 10	728 State Street	Seven Hundred Twenty-Eight State St. Condo Mastercard 728 State Street Portsmouth, NH 03801
Map 145, Lot 93	159 Austin St. #4	Jessica Bacon 159 Austin St. #4 Portsmouth, NH 03801
Map 145, Lot 94	22 Winter Street	William & Lucinda Clarke 22 Winter Street Portsmouth, NH 03801
Map 145, Lot 94-1	24 Winter Street	Donna Melillo Revocable Trust 24 Winter Street Portsmouth, NH 03801
Map 145, Lot 95	30 Winter Street	William & Rebecca Hartglass 30 Winter Street Portsmouth, NH 03801
Map 145, Lot 96	40 Winter Street	Colleen M. Cook 40 Winter Street Portsmouth, NH 03801
Map 145, Lot 97	48 Winter Street	Paul & Deanna Strand 48 Winter Street Portsmouth, NH 03801





# SITE PLAN (Proposed)

SCALE: 1" = 20'-0"



REVISION DATE	NO	REVISION NOTES

SCALE	AS NOTED
DATE	JUNE 2017
DRAWN BY	RAL
PROJECT NUMBER	2017-01

THIS DRAWING IS NOT TO BE ALTERED, REUSED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM ROBERT A. LENAHA ARCHITECT AIA PLLC

PROJECT TITLE  
**CORPUS CHRISTI PARISH**

**ROBERT A. LENAHA AIA PLLC**  
 LICENSED ARCHITECT

Licensed in NY, NH & ME  
 Member AIA & NCARB

[www.ralenahan.com](http://www.ralenahan.com)

**ARCHITECTURE & DESIGN**

379 State Street, Suite #2  
 Portsmouth, New Hampshire, 03801  
 (603) 433-4233 (Phone)  
 (603) 433-4232 (Fax)  
[statetrectarchitect@gmail.com](mailto:statetrectarchitect@gmail.com)

Member AIA & NCARB

ARCHITECT'S SEAL

REVISION DATE	NO	REVISION NOTES
06-07-17	1	COMMUNITY MEETING

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWING NUMBER  
**A-1**

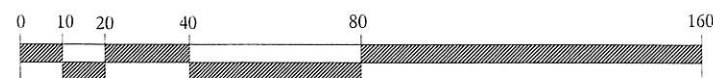
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# SITE PLAN (Existing Conditions)

SCALE: 1" = 20'-0"



REVISION DATE	NO	REVISION NOTES

SCALE	AS NOTED
DATE	JUNE 2017
DRAWN BY	RAL
PROJECT NUMBER	2017-01

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PROJECT TITLE	CORPUS CHRISTI PARISH
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ROBERT A. LENAHA AIA PLLC  
 LICENSED ARCHITECT

ARCHITECTURE & DESIGN

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 Member AIA & NCARB

www.ralena.com

Member AIA & NCARB

ARCHITECT'S SEAL

REVISION DATE	NO	REVISION NOTES
06-07-17	1	COMMUNITY MEETING

DRAWING TITLE  
 EXISTING SITE PLAN

ROBERT A. LENAHA ARCHITECT AIA PLLC 2017

DRAWING NUMBER  
 A-1



125 Austin Street



Property Information

Property ID 0137-0001-0000  
 Location 98 SUMMER ST  
 Owner ROMAN CATHOLIC BISHOP OF MANCHESTER



**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.

Parcels updated 01/04/2018  
 Properties updated 09/24/2018



125 Austin Street



Property Information

Property ID 0137-0001-0000  
 Location 98 SUMMER ST  
 Owner ROMAN CATHOLIC BISHOP OF MANCHESTER



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

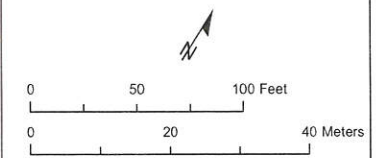
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 Properties updated 09/24/2018



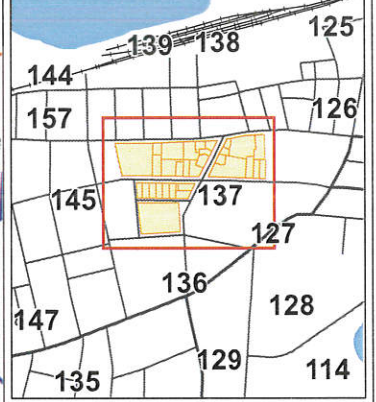


- Partial Legend**  
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
  - 2.56 ac Parcel area in acres (ac) or square feet (sf)
  - Address number
  - 233-137 Parcel number from a neighboring map
  - 66' Parcel line dimension
  - SIMS AVE Street name
  - Parcel/Parcel boundary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

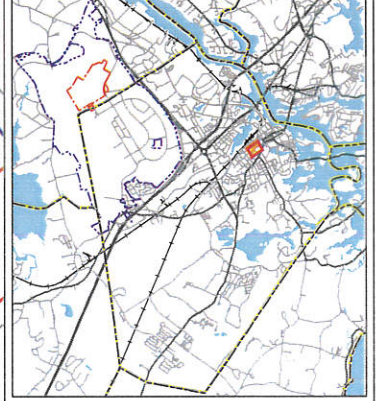


*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over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

**Nearby Tax Maps**



**Map Location**



Portsmouth, New Hampshire  
 2017  
**Tax Map 137**















