SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE PORTSMOUTH, NEW HAMPSHIRE

WORK SESSION

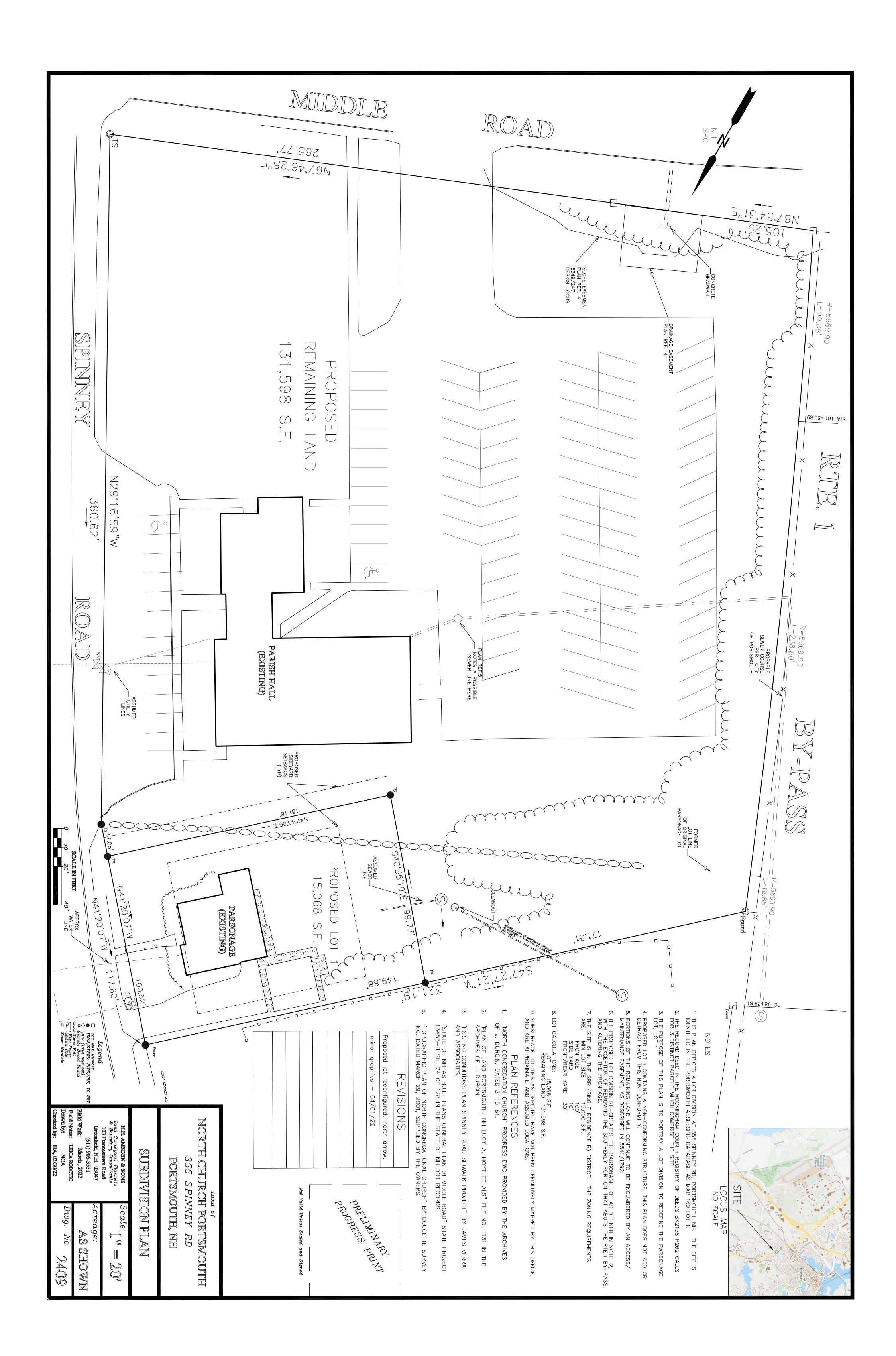
Conference Room A City Hall, Municipal Complex, 1 Junkins Avenue

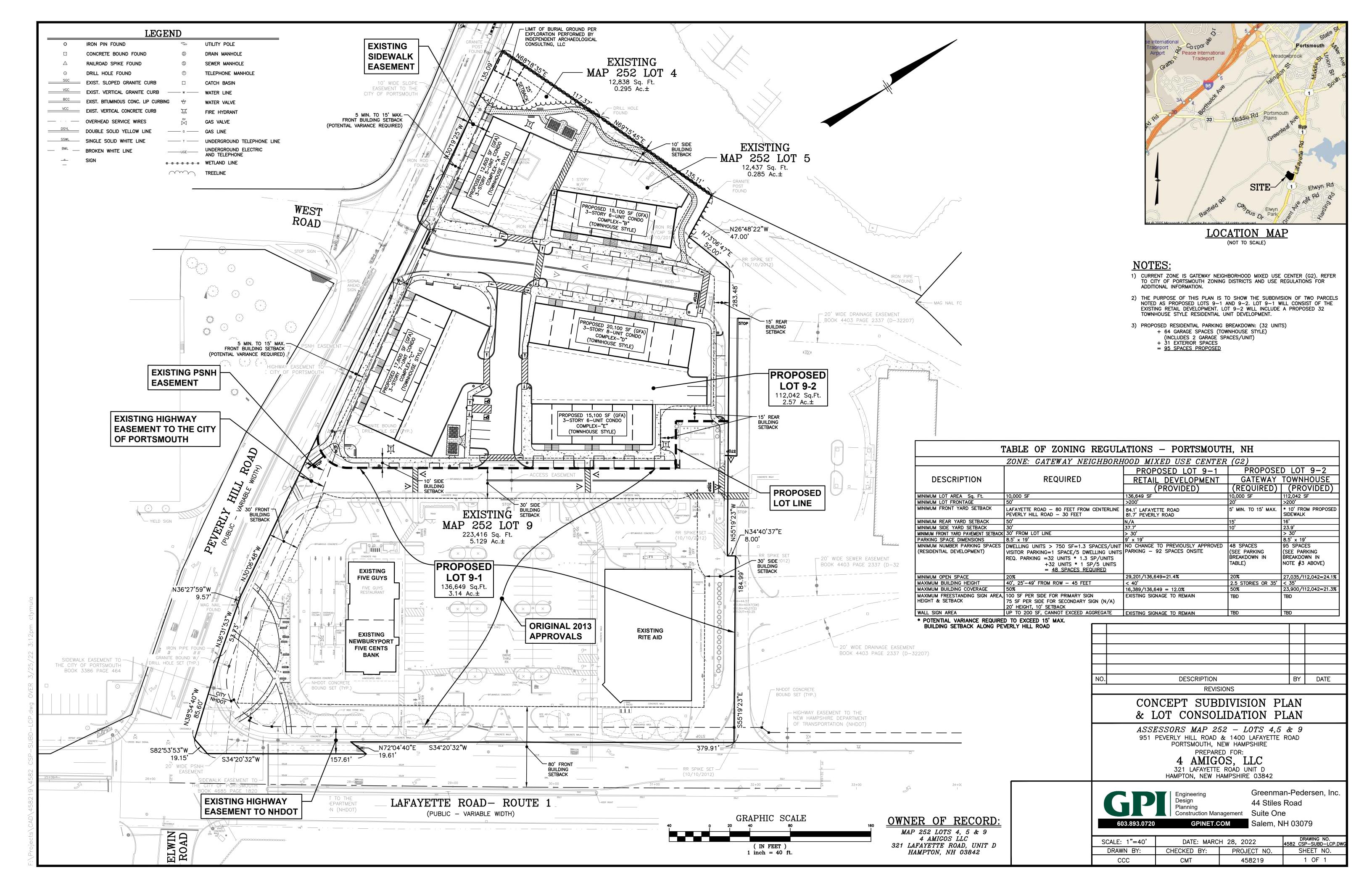
2:00 PM April 12, 2022

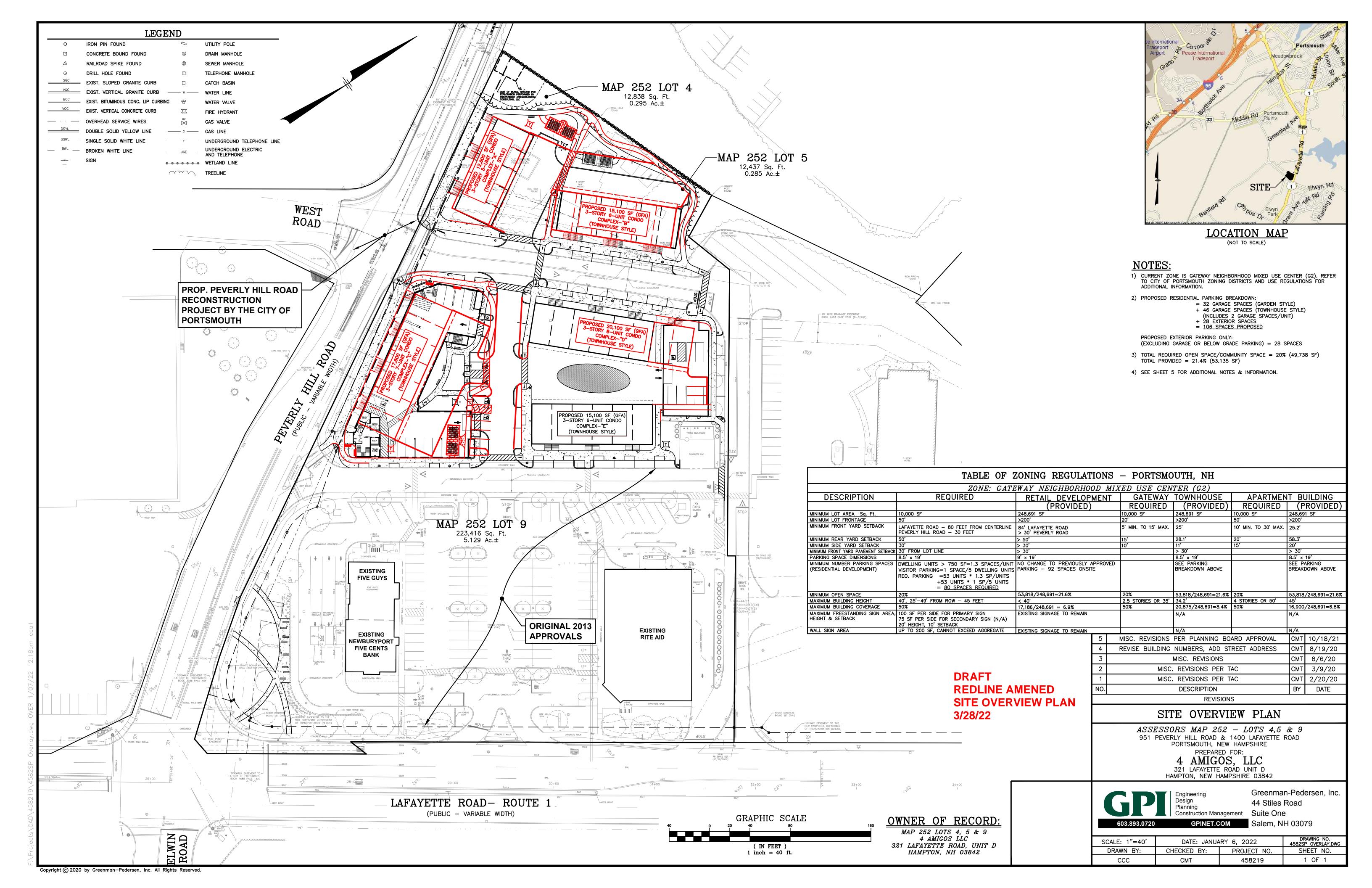
AGENDA

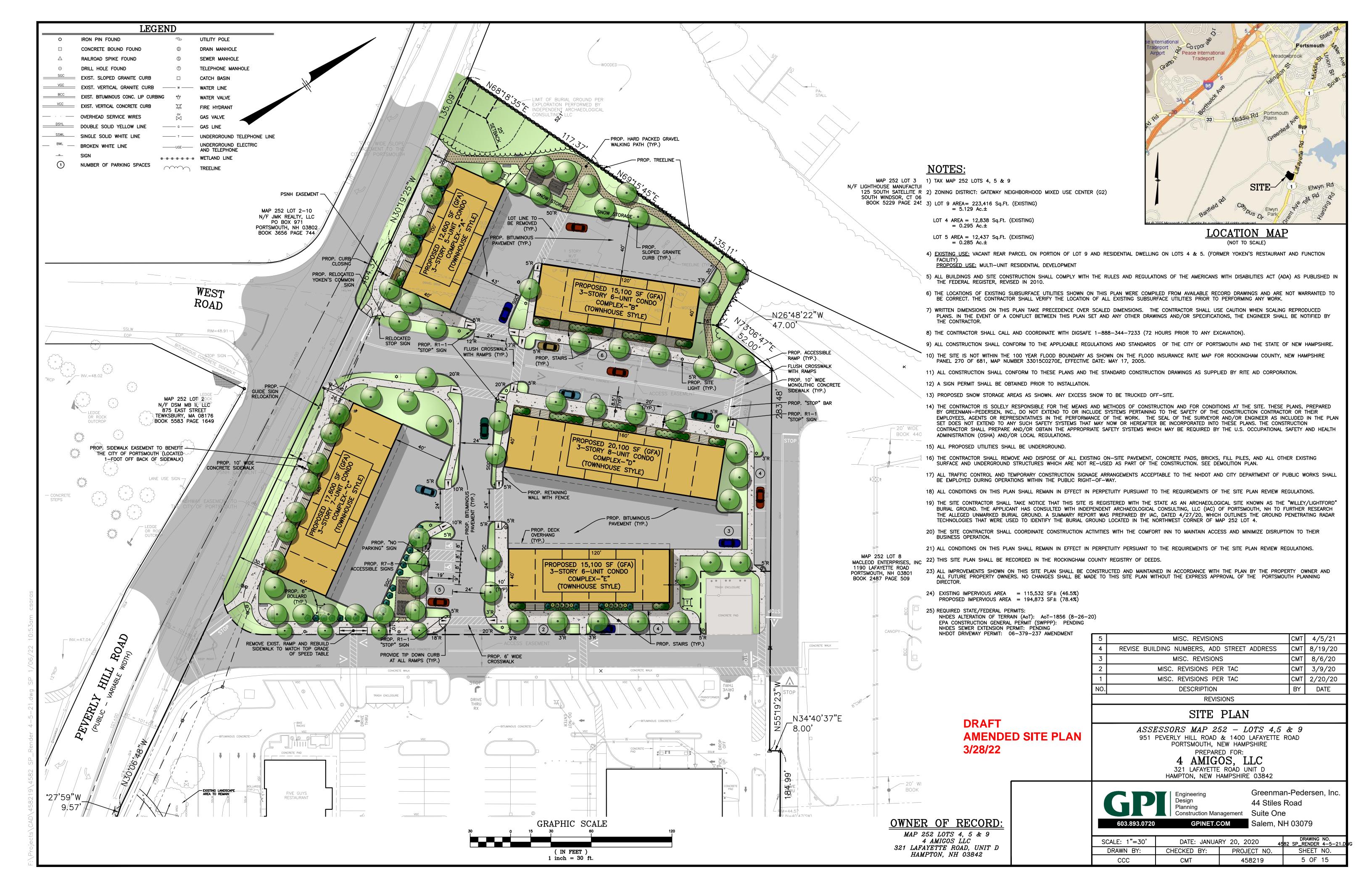
2:00 PM **Subdivision** 355 Spinney Road North Church of Portsmouth, Owner (LUTW-22-8) 2:30 PM 1400 Lafayette Road **Site Plan Review Extension w/Amendments** 4 Amigos LLC, Owner Greenman-Petersen Inc., Engineer (LUTW-22-9) 3:00 PM **Site Plan Review** 806 Route 1 Bypass Rigz Enterprises LLC, Owner Ross Engineering LLC, Engineer (LUTW-22-10) 3:30 PM 404 Islington Street **Site Plan Review** 404 Islington Street LLC, Owner Ambit Engineering Inc., Engineer

(LUTW-22-11)









909 Islington Street Portsmouth, NH 03801 603-433-7560 alexross@comcast.net

806 US Route 1 Bypass Project Description

April 5, 2022

This site review application is for minor improvements to an existing fully developed site. The existing lot includes a retail building and an asphalt parking lot. A 400 SF walk-in cooler is proposed off the rear of the existing building. The entire 400 SF footprint is currently asphalt. Currently, there is a drainage line underneath the existing building. The line would be cut, and filled with concrete, with new catch basins and lines installed to direct the flow around the building rather than under it. No increase in impervious surface is proposed.

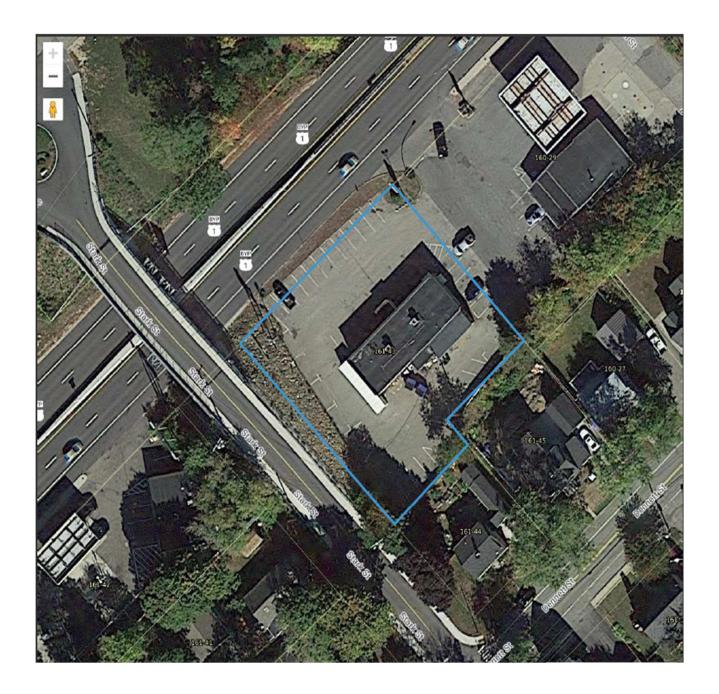
Improvements include:

- Re-routing and correcting odd drainage line configuration
- Create fenced in dumpster location
- Configure parking on site
- Add landscaping
- Square off rear of building for addition

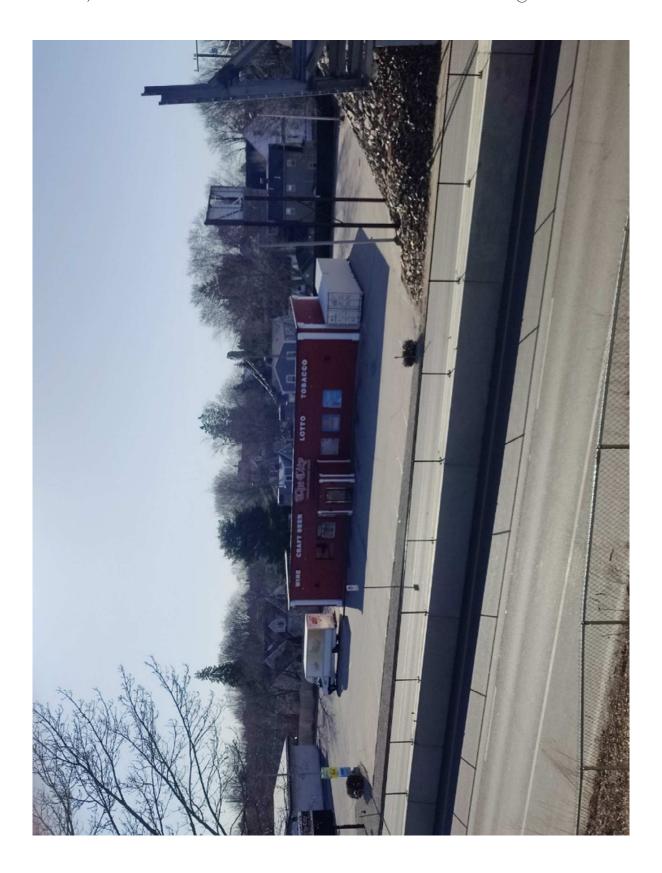
Sincerely,

Alex Ross, P.E.

909 Islington Street Portsmouth, NH 03801



909 Islington Street Portsmouth, NH 03801



909 Islington Street Portsmouth, NH 03801



View of existing building looking to the southwest



View of front of existing building looking to the southeast

909 Islington Street Portsmouth, NH 03801



View of right front side of existing building looking to the southeast



View of existing building looking to the east

909 Islington Street Portsmouth, NH 03801



View of southwest corner of parking lot



View of existing building looking to the southwest

909 Islington Street Portsmouth, NH 03801



View of rear of existing building looking to the north

Site Plan Review 806 Route 1 Bypass Portsmouth, New Hampshire

PREPARED FOR:

RIGZ ENTERPRISES LLC

PREPARED BY:

ROSS ENGINEERING, LLC

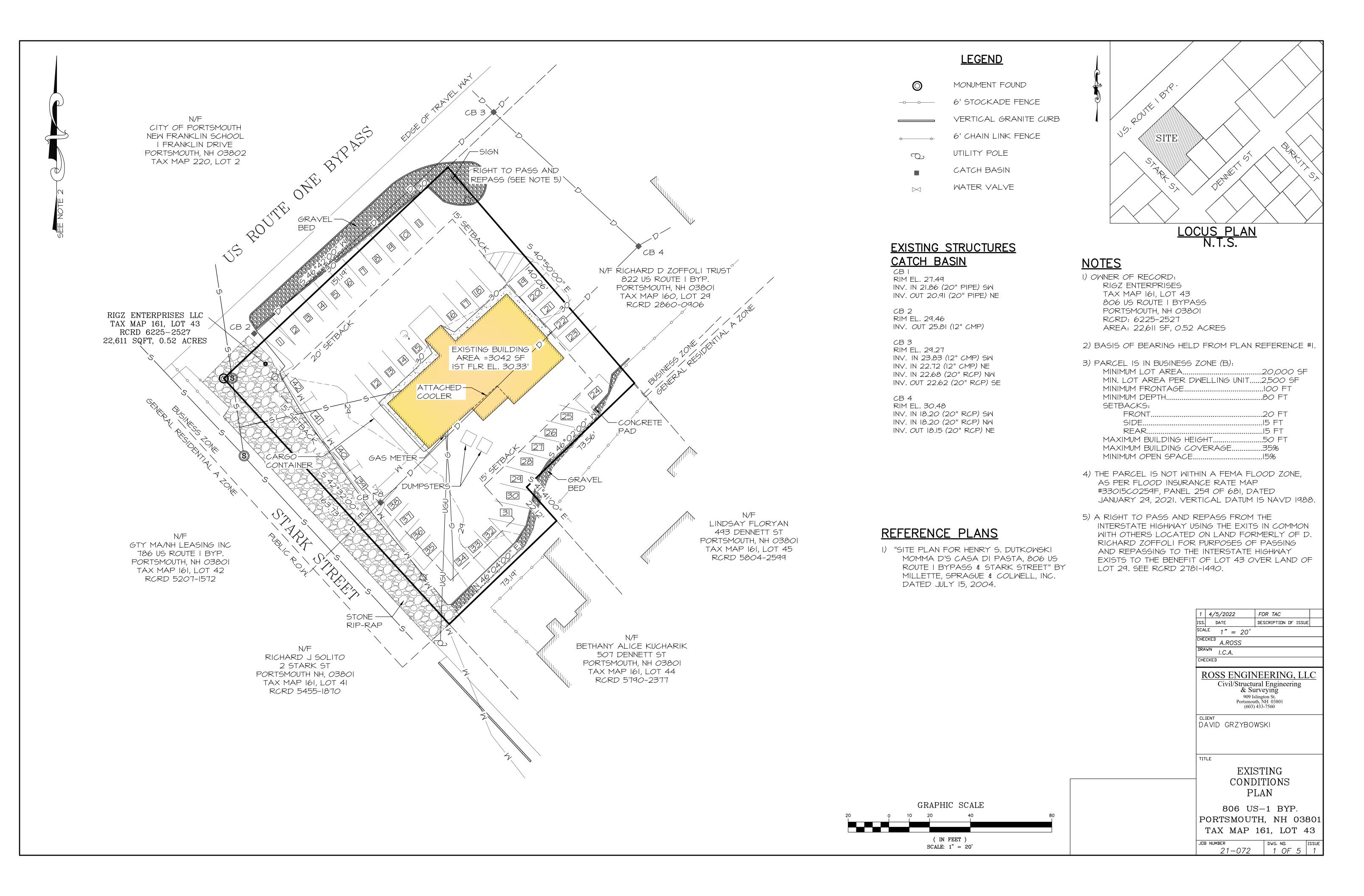
Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560

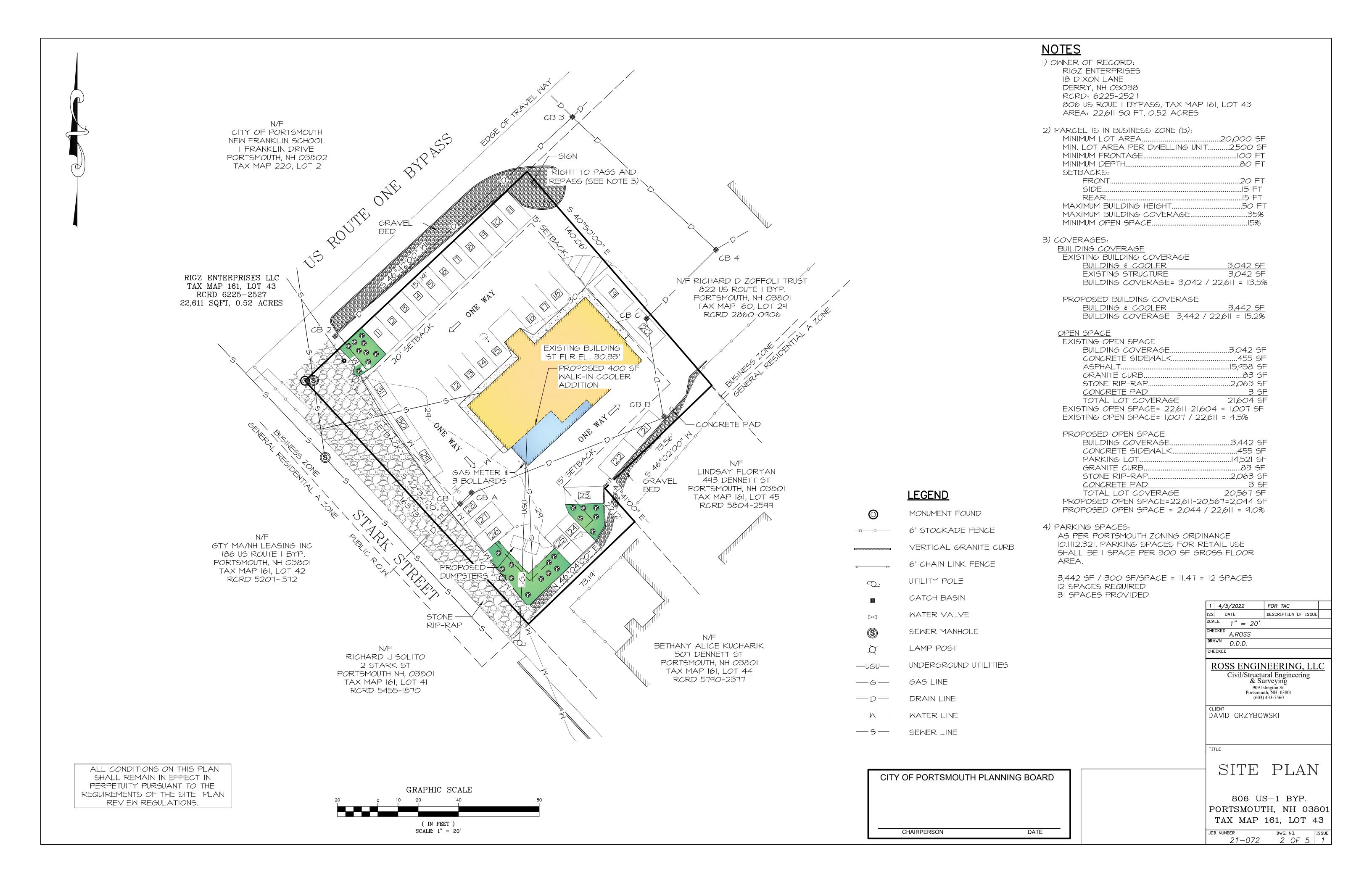
LIST OF PROJECT PLANS:

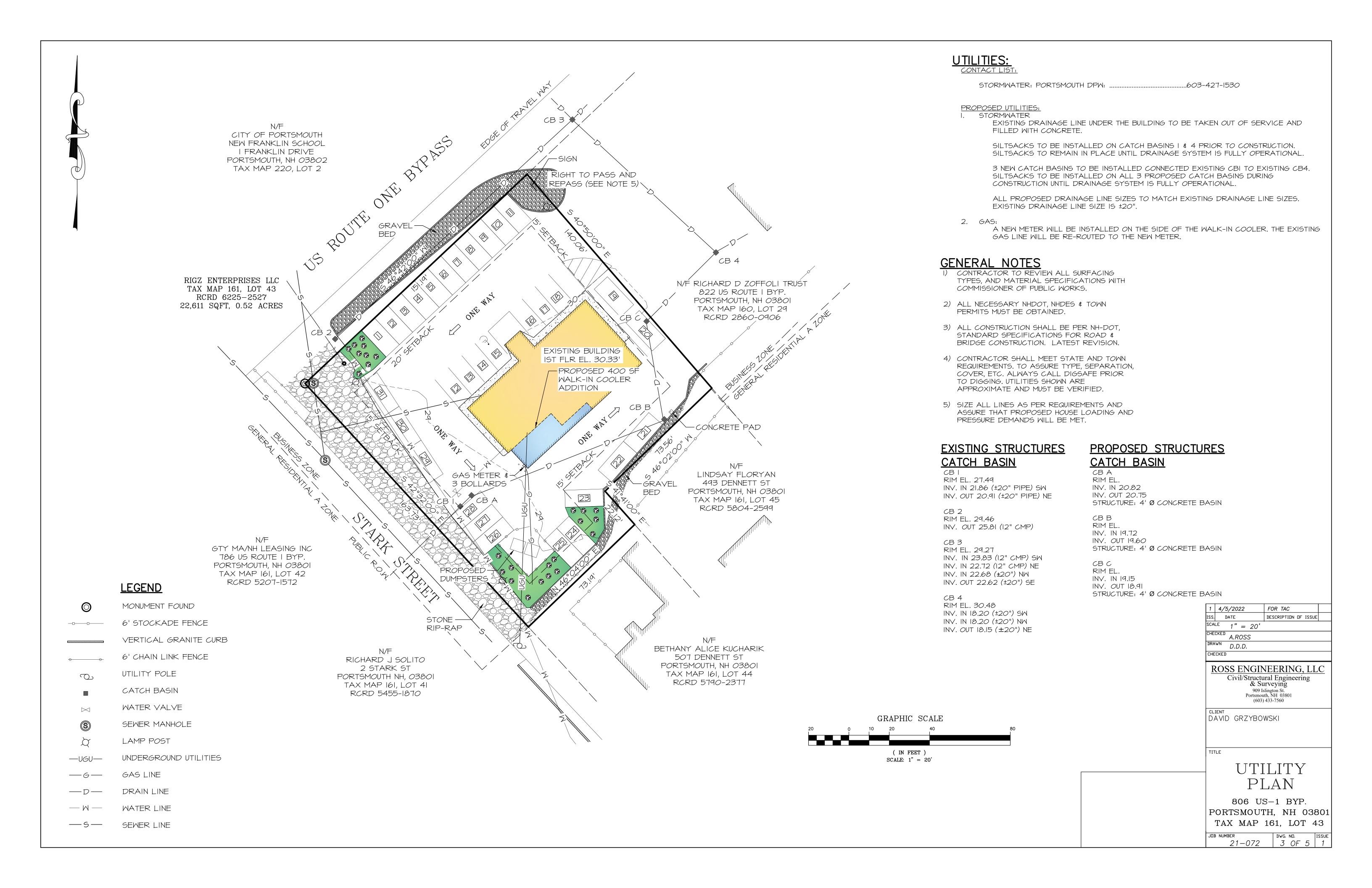
SITE PLAN SET

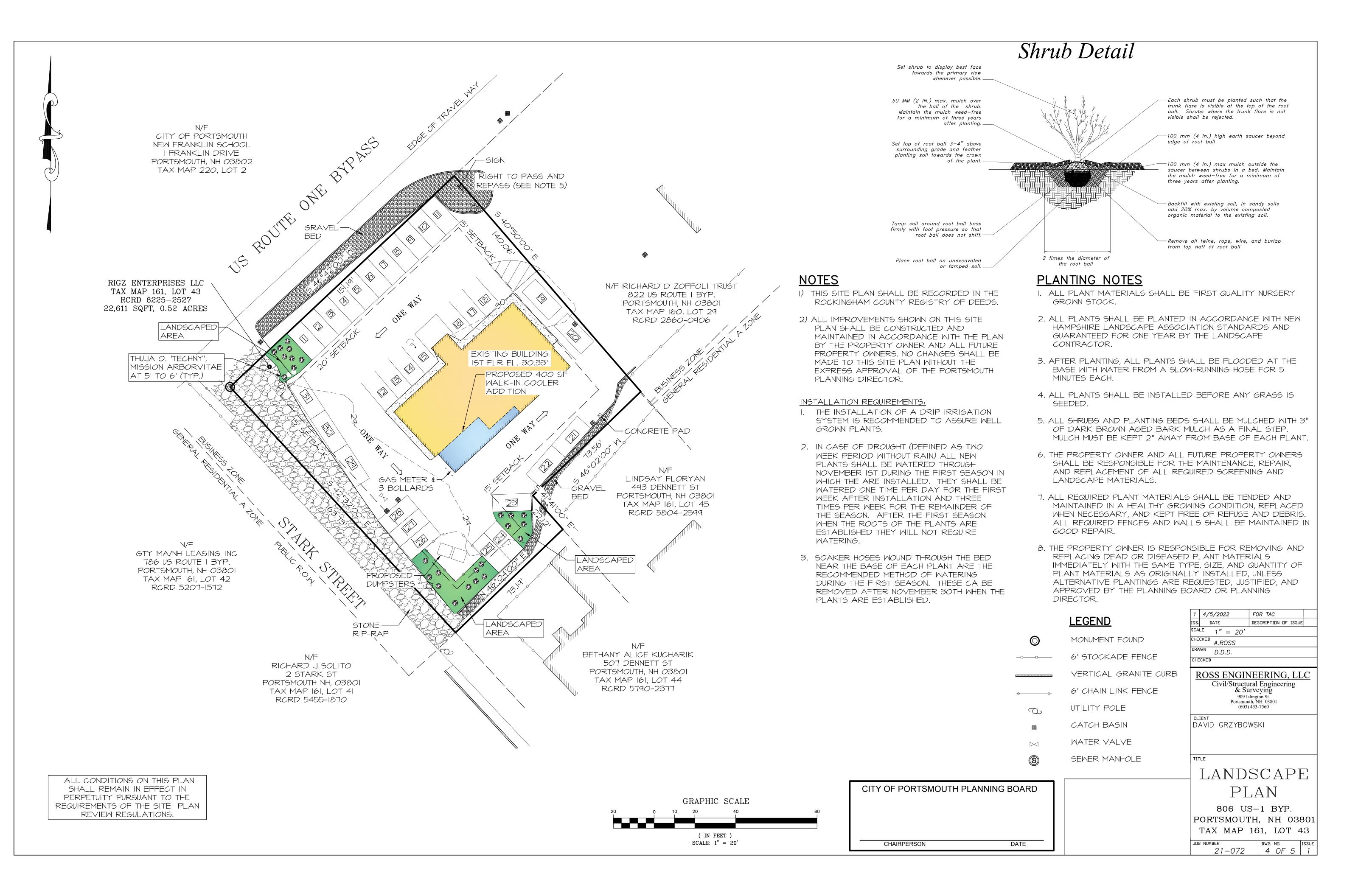
- 1 Existing Conditions Plan
- Site Plan
- 3 Utility Plan
- 4 Landscape Plan5 Notes & Details

APRIL 5, 2022







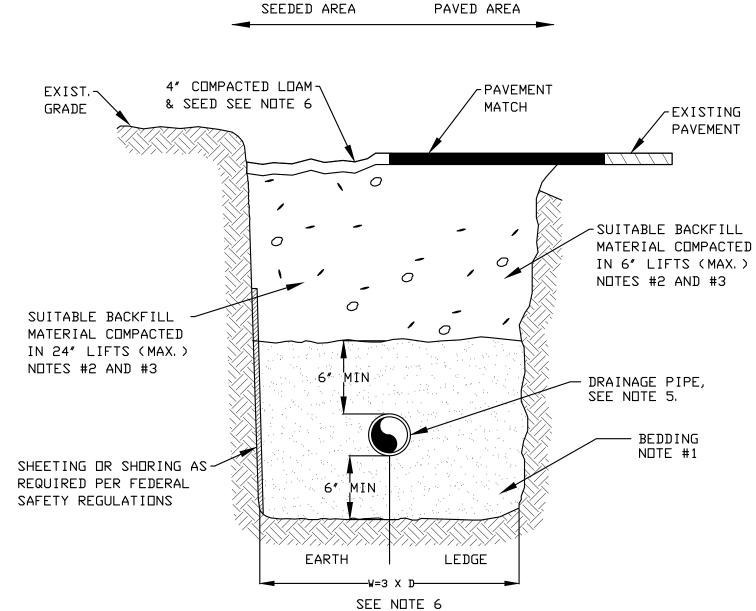


TRENCH NOTES - STORM DRAIN:

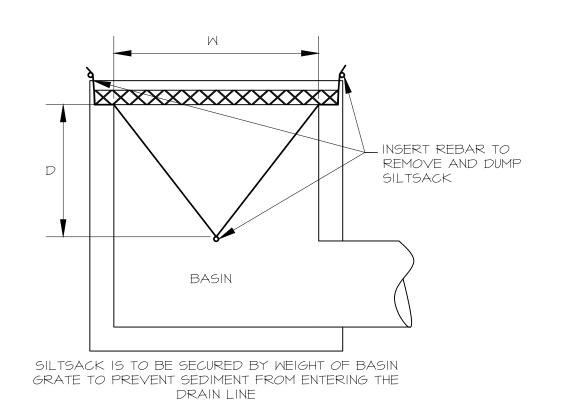
- 1) BEDDING: BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT, CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30" FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6" ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE, FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.
- 2) COMPACTION: ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COZMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.
- 3) <u>SUITABLE MATERIAL</u>: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAD, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.

- 4) BASE COURSE AND PAVEMENT: SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- 5) <u>DRAINAGE PIPE</u>: PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).
- 6) W=MAXIMUM ALLOWABLE TRENCH WIDTH: W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



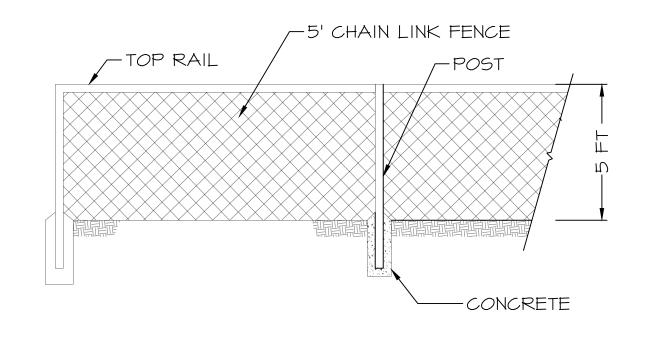
TRENCH DETAIL-STORM DRAIN



INSTALL SILTSACK TO CATCH BASINS I & 4 PRIOR TO CONSTRUCTION & TO CATCH BASINS A, B, & C DURING CONSTRUCTION. DO NOT REMOVE SILTSACK UNTIL CONSTRUCTION IS COMPLETE AND DRAINAGE LINE IS

FULLY OPERATIONAL (SEE SHEET 3)

Siltsack

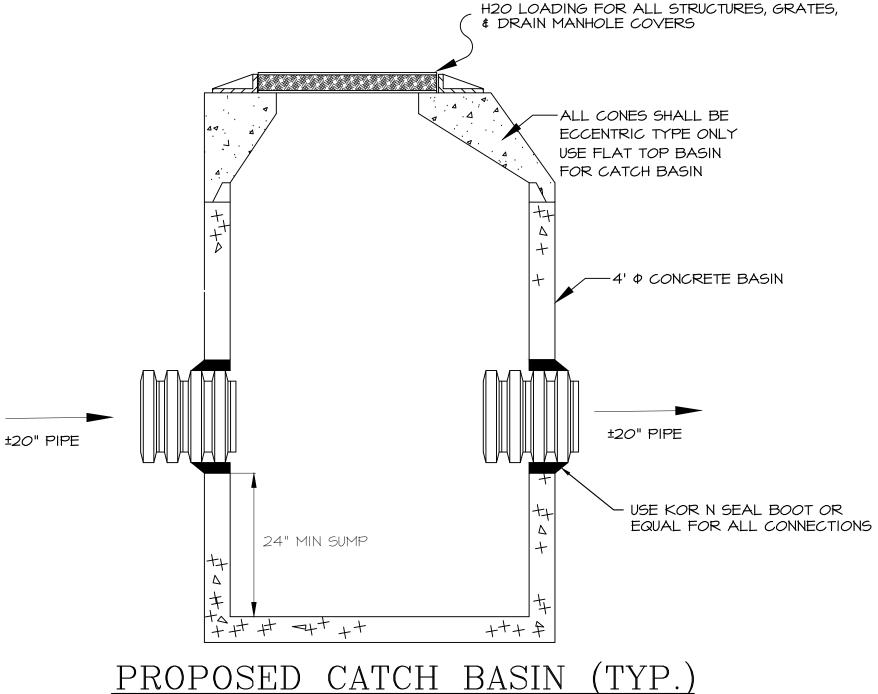


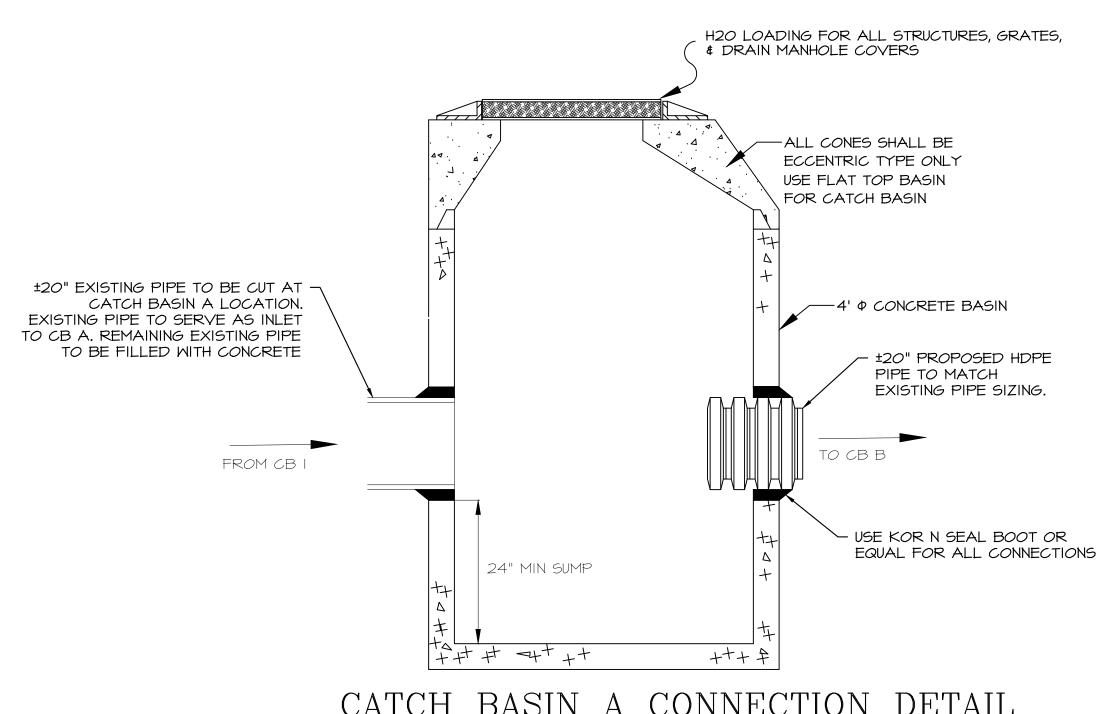
CHAIN LINK FENCE DETAIL

4" HOT BITUMINOUS CONC. PAVEMENT -1/2" WEARING COURSE, 12.5MM SUPERPAVE MIX 2½" BINDER COURSE, 19MM SUPERPAVE MIX 6" CRUSHED GRAVEL BASE COURSE (NH TYPE 304.3) 12" GRAVEL SUBBASE (NH TYPE 304.2) ASPHALT PAVEMENT DETAIL

> -6"Ø- 10' LONG GALVANIZED STEEL PIPE, FILLED WITH 3,000 PSI CONCRETE 3'x3'x5' - 3,000 PSI CONCRETE FOOTING

BOLLARD DETAIL SCALE: NTS





CATCH BASIN A CONNECTION DETAIL

FOR TAC 1 4/5/2022 DESCRIPTION OF ISSUE DATE SCALE 1" = 20' CHECKED A.ROSS D.D.D.

ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560

DAVID GRZYBOWSKI

CHECKED

DETAILS 806 US-1 BYP.

NOTES &

PORTSMOUTH, NH 03801 TAX MAP 161, LOT 43

JOB NUMBER 21-072 | 5 OF 5 | 1

BOSEN & ASSOCIATES, P.L.L.C.

April 5, 2022

John K. Bosen Admitted in NH & MA

Christopher P. Mulligan Admitted in NH & ME

Molly C. Ferrara Admitted in NH & ME

Austin Mikolaities
Admitted in NH

Bernard W. Pelech 1949 - 2021

Submitted electronically via Viewpoint Mr. Peter Stith, Chair

Technical Advisory Committee
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: 404 Islington Street, Tax Map 145, Lot 33 REQUEST FOR TAC WORK SESSION

Dear Mr. Stith:

This office represents CSQ Realty, LLC, which is under contract to acquire the property referenced above. Please accept this correspondence as our request for a work session relative to the proposed renovations to the existing Martin Hill Inn. Provided all necessary land use relief is obtained, the applicant proposes to proceed with an application to the Planning Board for a Conditional Use Permit pursuant to 10.1112.14 provide less than the minimum number of offstreet parking spaces otherwise required under Section 10.1112.

Submitted herewith are the existing conditions plan and the proposed site plan which shows the parking. There are no major exterior improvements contemplated beyond the installation of an ADA compliant entrance ramp. All other improvements will be interior.

The parking configuration on site as it presently exists consists of ten spaces. As proposed, the ordinance requires 13 spaces. The applicant believes that available on street parking on Islington Street as well as nearby access to public and private parking lots, mitigates the need to meet the strict requirements of the ordinance.

Thank you for your attention.

Sincerely,

John K. Bosen
John K. Bosen

JKB/

Enclosures

SITE PHOTOGRAPHS; PARKING AREAS



Parking Area 1



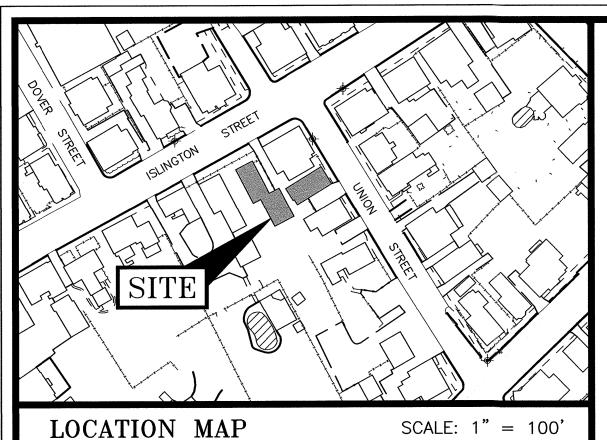
Parking Area 2



Parking Area 3



Access Easement



PLAN REFERENCES:

1) AMENDED CONDOMINIUM SITE PLAN ISLINGTON COMMONS CONDOMINIUM TAX MAP 145 - LOT 34. OWNER / DECLARANT: ISLINGTON COMMONS, LLC, 410-430 ISLINGTON STRET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., DATED OCTOBER 2019., RCRD D-42502. 2) PROPOSED SITE DEVELOPMENT PLANS 32 UNION STREET PORTSMOUTH, N.H. ASSESSOR'S PARCEL 145-29 RECORDING SITE PLAN, SCALE: 1"=10', PREPARED BY ALTUS ENGINEERING, INC., DATED DECEMBER 6, 2019, RCRD D-41993.

144 33

S' H. WOOD

PRIVACY FENCE

FEEDERS -

TRANSFORMER

ON PAD ----

6.5' H. WOOD PRIVACY FENCE -

BOLLARDS -

HEAD

6' WOOD STOCKADE

- WOOD CURB

8" ø WOOD

(/SHED')

EVERSOURCE 2/24

30T W/UGE -

STONE PLANTER -

6.5' H. WOOD

PRIVACY FENCE -

3.5' H. WOOD -

NAIL FOUND

ISLINGTON COMMONS CONDOMINIUM

C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION

410-430 ISLINGTON STREET

PORTSMOUTH, NH 03801

6068/1109 D-41142

IN FENCE POST -

GRANITE

6' H. WOOD

POSTS (TYP)

PRIVACY FENCE -

ISLINGTON STREET

- 3.5' H. WOOD PICKET FENCE

- METAL FENCE

, JOHN E. & SÚSAN S. DURKIN/

564 MIDDLE STREET

PORTSMOUTH, NH 03801

3207/0141

- RFTAINING

HARRY N. STARBRANCH JR.

171 MIDDLE STREET

PORTSMOUTH, NH 03801

3221/2082

FRANCIS T. DELBENE &

165 GRANT AVENUE PORTSMOUTH, NH 03801

-IRON ROD W/ VERRA ID

CAP FOUND, DOWN 6"

- IRON ROD W/ VERRA ID

CAP FOUND, UP 3"

- PSNH 22/30T

NET&T 78/16

WILLIAM A MULVER JR. &

JUDITY A. MULVEY

647 WALLIS ROAD RYE, NH 03870

5748/1272

NANCY L. HANSCOM REVOCABLE TRUST

15 UNION STREET

PORTSMOUTH, NH 03801 3721/1084

CLARK WOLFUS REVOCABLE TRUST OF 2021

ABNER W. & ELIZAH D.O. HULSEMAN, TRUSTEES

21 UNION STREET PORTSMOUTH, NH 03801

6255/550

- PSNH 51/2

FOUND, DOWN 1"

ACCESS AND PARKING EASEMENT

FOR THE BENEFIT OF ASSESSORS MAP

145 LOT 33. SEE RCRD 2359/433

VERIZON 82/10

- PSNH 51/1

- CONCRETE

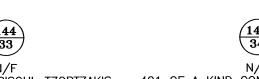
- IRON ROD W/ VERRA ID

星立

CAP FOUND, FLUSH

VERIZON 82/11

ABUTTERS:



ANTONIOS & CHRISOUL TZORTZAKIS 401 OF A KIND CONDOS MASTER CARD 230 LAFAYETTE ROAD 413 ISLINGTON STREET PORTSMOUTH, NH 03801 PORTSMOUTH, NH 03801 4609/2720 2289/1117

LEGEND:

■BND w/DH

RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
$\frac{11}{21}$	MAP 11/LOT 21
O IR FND	IRON ROD FOUND
O IP FND	IRON PIPE FOUND
• IR SET	IRON ROD SET
ODH FND	DRILL HOLE FOUND
ODH SET	DRILL HOLE SET
RR SPK SET	RAILROAD SPIKE SET
NHHB	NHDOT BOUND FOUND
● _{TB}	TOWN BOUND

NOW OR FORMERLY

BOUND WITH DRILL HOLE

ST BND w/DH STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N62°24'01"E	40.00'
L2	S27°45'24"E	47.60'
L3	N60°12'25"E	56.28
L4	S30°16'55"E	39.00'
L5	S59°14'36"W	58.05
L6	S27°45'24"E	44.50'
L7	S29°30'56"E	41.85
L8	S60°19'34"W	39.82

EASEMENT LENGTH TABLE

	EIVI EEIVGIII	· IIIDIII
LINE	BEARING	DISTANCE
E1	N59°45'13"E	63.75
E2	S30°14'47"E	15.00'
E3	S59°45'13"W	48.94
E4	S29°30'56"E	25.07
E5	S53°00'51"W	15.13'
	E1 E2 E3 E4	E1 N59°45'13"E E2 S30°14'47"E E3 S59°45'13"W E4 S29°30'56"E

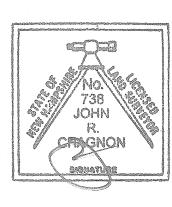
EASEMENT AREA: 1,347 S.F.

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L8	S60°19'34"W	39.82'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS 738



GRAPHIC SCALE

10 15

ANN R. PATTISON TRUST AGREEMENT ANN RENEE HUUSKO PATTERSON, TRUSTEE IRON ROD W/ LLS 738 ID CAP FOUND, DOWN 4" P.O. BOX 12 NEW CASTLE, NH 03854 IRON ROD W/ LLS 738 ID 5522/1703 CAP FOUND, DOWN 4" ---IRON PIPE FOUND, DOWN 1"-EVERSOURCE 51/3 CHRISTOPHER ANCTIL 73 EXETER ROAD NORTH HAMPTON, NH 03862 5252/2935

AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors 200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.

Tel (603) 430-9282

Fax (603) 436-2315

2) OWNER OF RECORD:

404 ISLINGTON STREET, LLC 404 ISLINGTON STREET PORTSMOUTH, NH 03801 5496/2593

APPLICANT:

CSQ REALTY, LLC 137 P STREET APT. 2 SOUTH BOSTON, MA 02127

- 3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA: 12,630 S.F. 0.2899 ACRES
- 5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.
- 10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

0 ISSUED FOR COMMENT 3/15/22 DESCRIPTION DATE

STANDARD BOUNDARY SURVEY TAX MAP 145 LOT 33

REVISIONS

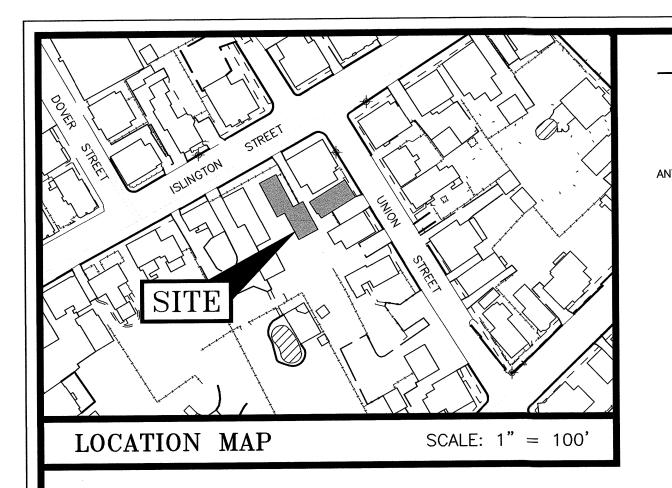
OWNER OF RECORD: 404 ISLINGTON STREET, LLC

> PROPERTY LOCATED AT: 404 ISLINGTON STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

MARCH 2022

FB 404 PG 30



LEGEND:

NOW OR FORMERLY RECORD OF PROBATE ROCKINGHAM COUNTY REGISTRY OF DEEDS RAILROAD SPIKE RR SPK MAP 11/LOT 21 IRON ROD FOUND O IR FND IRON PIPE FOUND O IP FND IRON ROD SET ■ IR SET DRILL HOLE FOUND OH FND DRILL HOLE SET O DH SET RAILROAD SPIKE SET RR SPK SET NHDOT BOUND FOUND ●NHHB TOWN BOUND BOUND WITH DRILL HOLE

ST BND w/DH STONE BOUND WITH DRILL HOLE

ANTONIOS & CHRISOUL TZORTZAKIS 401 OF A KIND CONDOS MASTER CARD 413 ISLINGTON STREET 230 LAFAYETTE ROAD PORTSMOUTH, NH 03801 4609/2720

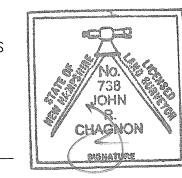
ABUTTERS:

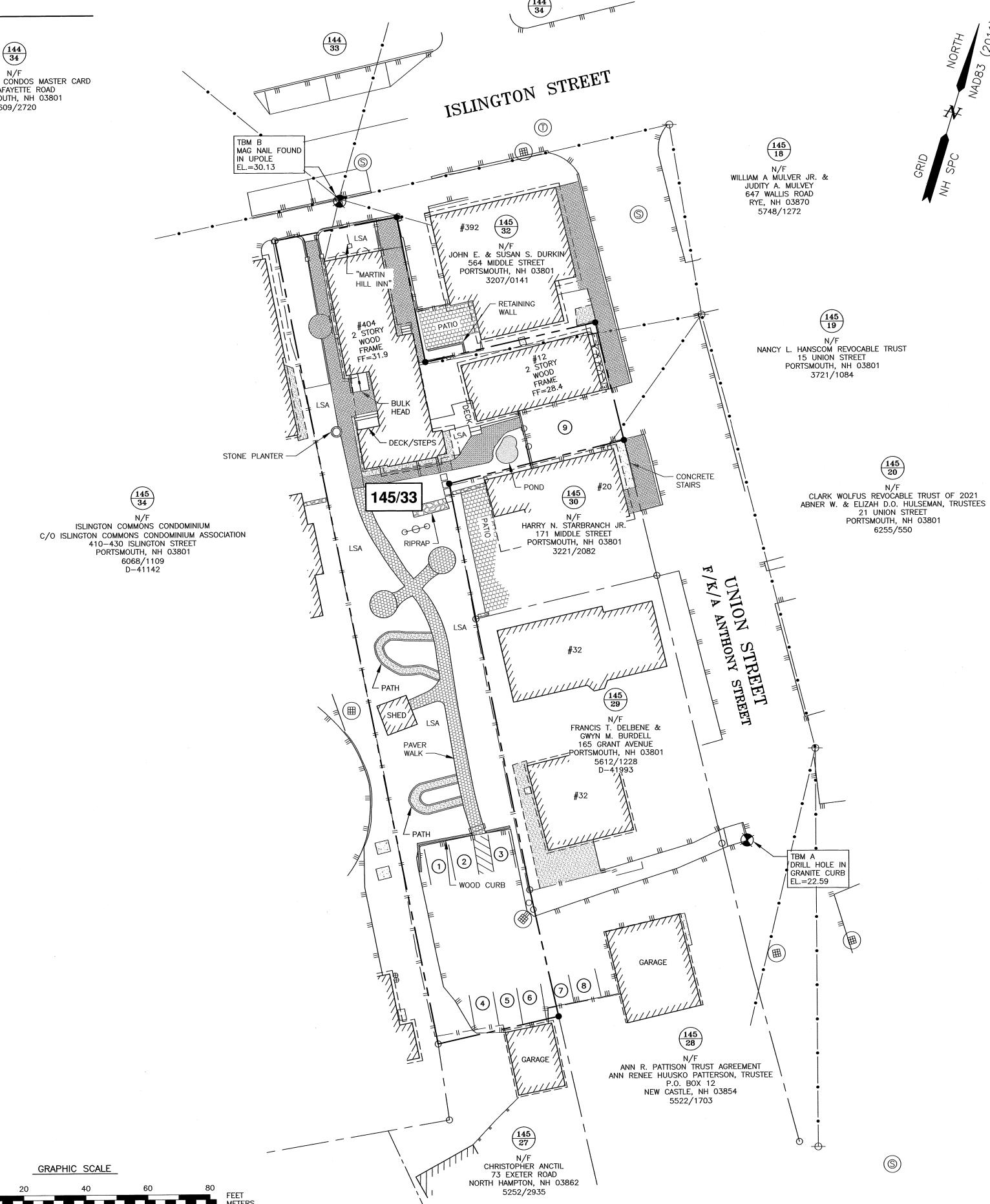
PORTSMOUTH, NH 03801

2289/1117

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JOHN R. CHAGNON, LLS 738







AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114 Tel (603) 430-9282 Fax (603) 436-2315

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5496/2593

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10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

11) PROPOSED USE: 10 GUEST ROOM INN.

12) REQUIRED PARKING: 10 GUEST ROOMS X 1.25 SPACES PER GUEST ROOM = 13 SPACES REQUIRED. 9 SPACES PROVIDED.

CUP PERMIT PLAN 404 ISLINGTON STREET PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	4/5/22
NO.	DESCRIPTION	DATE
REVISIONS		

SCALE: 1" = 20'

APRIL 2022

SITE PLAN

FB 404 PG 30