

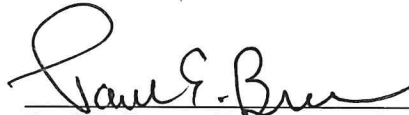
## **CERTIFIED MOTION**

I, Paul E. Brean, Executive Director of the Pease Development Authority, do hereby certify that the following is the motion the Pease Development Authority Board of Directors resolved to adopt at its January 19, 2023, Board meeting:

**The Pease Development Authority Board of Directors approves the revised concept plan as submitted by Aviation Avenue Group, LLC, for the development at 100 New Hampshire Avenue; all in accordance with the memorandum of Michael R. Mates, P.E., Director of Engineering, dated January 9, 2023.**

I further certify that such authority has not been repealed, rescinded or amended.

In witness hereof, I hereto set my hand at Portsmouth, New Hampshire, this 6 day of March, 2023.



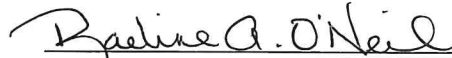
Paul E. Brean, Executive Director  
Pease Development Authority

STATE OF NEW HAMPSHIRE

: ss.

COUNTY OF ROCKINGHAM

On this 6<sup>th</sup> day of March, 2023, before me, Raeline A. O'Neil, the undersigned officer in and for said County and State, personally appeared **Paul E. Brean**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the **Executive Director** of the Pease Development Authority and on oath stated that he was authorized to execute this instrument and acknowledged it to be his free and voluntary act for the uses and purposes set forth herein.



Notary Public / Justice of the Peace

Printed Name:

My commission expires:

Raeline A. O'Neil  
Justice of the Peace / Notary Public  
State of New Hampshire  
My Commission Expires 9/21/2027

## MEMORANDUM

To: Paul E. Brean, Executive Director *PEB*  
From: Michael R. Mates, P.E., Director of Engineering *MRM*  
Date: January 9, 2023  
Subject: 100 New Hampshire Avenue – Revision to Concept Approval

Last October, the PDA Board of Directors approved a concept plan for development at 100 New Hampshire Avenue submitted by Aviation Avenue Group, LLC ("AAG"). AAG proposed the creation of an 11.4 acre lot to construct advanced manufacturing space with related offices and site improvements. At that time, staff reported that the proposed facility layout would require AAG to obtain a variance from the Zoning Ordinance to allow a front yard setback on New Hampshire Avenue of 51 feet where 70 feet is required. The Board approved the layout, allowing AAG to proceed to the City of Portsmouth Zoning Board of Adjustment ("BOA") with an application for a variance. At its meeting on November 15, 2022, the BOA voted to recommend approval to the PDA Board and this finding became final on December 6, 2022.

Subsequently, more detailed site plans were prepared. Staff has reviewed the plans and in particular the proposed layout of the rear lot line on Rochester Avenue. With a goal of decreasing existing impervious surfaces, AAG agreed to narrow the pavement on Rochester Avenue, which is currently wider than needed. In doing so, AAG was proposing to establish a right of way line commensurate with the narrowed pavement, that is, the right of way as contemplated by PDA would shift to the west along with the pavement edge. In reviewing the consequences of this shift, including the consistency of the Rochester Avenue right of way and its impact on the location of existing utility lines, staff and the developer concluded that the right of way line should extend in a straight line from the already established ROW along Rochester Avenue, thus minimizing utility impacts and avoiding a jog in the ROW layout.

The impact of situating the ROW and rear lot line in the staff's preferred location, as described above, is that the proposed building would be only 28 feet from the rear property line where 50 feet is required. As such, AAG would need to obtain a second variance. Staff believes an application for variance from the rear setback is justified for the same reasons that the front setback was granted. In order for this building to function as an advanced manufacturing facility, 50 feet by 50 feet bays with a 2:1 length to width ratio is desirable. A narrower building will not suit its purpose. Furthermore, the layout and proposed setback relief are consistent with other developed sites in the vicinity, including the adjacent buildings at 111 NH Avenue and 75 Rochester Avenue.

At the January meeting, please ask the Board to approve the revised concept plan submitted by Aviation Avenue Group for development at 100 New Hampshire Avenue, which requires a variance from the specified rear yard setback. Please note that shifting the location of the lot line will reduce the lot size from 11.4 acres to 10.9 acres. Additional information submitted by AAG is attached.

N:\ENGINEER\Board Memos\2023\100 NH Ave Concept Revision.docx

Aviation Avenue Group LLC

January 19, 2023

VIA EMAIL

Pease Development Authority  
55 International Drive  
Portsmouth, NH 03801  
Attn: Paul Brean, Executive Director

***Re: Request for rear yard setback variance at 100 New Hampshire Avenue at the Portsmouth International Airport at Pease.***

Dear Paul,

On February 1, 2022, Aviation Avenue Group LLC (AAG) entered into an Option Agreement with the Pease Development Authority (PDA) for the exclusive right and option to lease the Land and Improvements located at 100 New Hampshire Avenue ("Option Area"). After the Initial Option Term of six (6) months, we exercised our Option to extend, and on December 1, 2022, we again exercised our extension, with the Option now expiring on July 31, 2023.

Based on our extensive due diligence and marketing of this property, we communicated our intention to proceed with entitling the project as an Advanced Manufacturing Facility comprised of approximately 209,750 SF. We received Conceptual Approval from the PDA on October 20, 2022 and a front yard setback variance from the City of Portsmouth Zoning Board of Adjustment (ZBA) on November 15, 2022.

Subsequent to the ZBA granting the front yard variance, we prepared a detailed Site Plan package & supporting materials and submitted Subdivision and Site Plan Review Applications to the City of Portsmouth Technical Advisory Committee (TAC). After submitting these materials for our first TAC meeting, we became aware that adjusting our proposed lease boundary line further west into Rochester Avenue while meeting the rear building setback may be problematic. This concern was due to the location of the existing Rochester Avenue ROW and its utilities. In order to keep the existing Rochester Avenue right-of-way in its current location and maintain its utilities within the right-of-way while preserving the proposed building's structural column layout and the 2-to-1 length-to-width ratio ideal for Advanced Manufacturing tenants, we are respectfully requesting a rear yard setback variance to allow for a rear setback of approximately 28 feet.

Ahead of the PDA Board of Directors Meeting on January 19, 2023, we are enclosing an updated Overall Site Plan that depicts a 28ft rear yard setback where 50ft is typically required. As you will see, the western boundary of the lease line has been moved back to the location of the existing Rochester Ave ROW, thereby preserving the ROW's current location.

We continue to appreciate the support and partnership of the PDA as we work collaboratively to entitle this promising Advanced Manufacturing project. Please do not hesitate to contact us directly if you have any questions or concerns.

Sincerely,

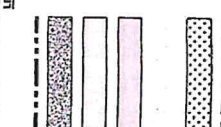


John Stebbins  
Managing Director, PROCON

cc: Anthony Blenkinsop, Esq.  
John Kane  
Michael Kane  
Brett Tonks  
Jen Stebbins Thomas  
Eben Tormey  
Joe Geoghegan



- LEGEND**
- PROPOSED LANE LINE
  - PROPOSED CONCRETE
  - PROPOSED STANDARD DUTY PAVEMENT SECTION
  - PROPOSED HEAVY DUTY PAVEMENT SECTION
  - PROPOSED MILL AND OVERLAY
  - PROPOSED SNOW STORAGE AREA
  - APPROXIMATE LIMIT OF SAWCUT
  - PROPOSED LIGHT POLE BASE
  - EXISTING PROPOSED SIGN
  - MURPHY'S BUILDING



PROPOSED SNOW STORAGE AREA

APPROXIMATE LIMIT OF SAWCUT

PROPOSED LIGHT POLE BASE

EXISTING PROPOSED SIGN

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APPROXIMATE LIMIT OF SAWCUT

PROPOSED LIGHT POLE BASE

EXISTING PROPOSED SIGN

MURPHY'S BUILDING

PROPOSED SNOW STORAGE AREA

APPROXIMATE LIMIT OF SAWCUT

PROPOSED LIGHT POLE BASE

EXISTING PROPOSED SIGN

Proposed  
Advanced  
Manufacturing  
Facility

Aviation Avenue  
Group, LLC

100 New Hampshire  
Avenue  
Portsmouth, NH

OVERALL SITE PLAN

SCALE: AS SHOWN

C-102

- SITE NOTES**
- STRADE MARKING AREAS SHOWN, INCLUDING MARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, AND OTHER MARKINGS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTSMOUTH CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION, LATEST EDITION, AND THE PORTSMOUTH CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR AIRPORT AND INDUSTRIAL DISTRICTS, LATEST EDITION.
  - ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION, LATEST EDITION, AND THE PORTSMOUTH CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR AIRPORT AND INDUSTRIAL DISTRICTS, LATEST EDITION.
  - SEE DETAILS FOR MARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
  - CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
  - THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES, AND TO PROVIDE A SURVEY REPORT TO THE CITY OF PORTSMOUTH.
  - ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & ORDINANCES.
  - COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH AND PEASE DEVELOPMENT AUTHORITY.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY FROM THE CITY OF PORTSMOUTH AND PEASE DEVELOPMENT AUTHORITY PRIOR TO CONSTRUCTION.
  - CONSTRUCTION SHALL BEGIN WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.
  - CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT.
  - ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITHIN THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - CONTRACTOR TO PROVIDE BACKFILL AND CONSTRUCTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PAVES ARE IN PLACE.
  - CONTRACTOR TO PROVIDE BACKFILL AND CONSTRUCTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PAVES ARE IN PLACE.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - THE SITE ENGINEER SHALL OBSERVE THE CONSTRUCTION AND SHALL SUBMIT TO THE FPA A LETTER STATING THAT THE CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE PERMIT TO CONSTRUCT.
  - CONSTRUCTION CANNOT BEGIN UNTIL A DETERMINATION OF NO OBJECTION IS ISSUED BY FPA. TO OBTAIN THE FPA NO OBJECTION, THE CONTRACTOR/DEVELOPER MUST SUBMIT TO FPA A NOTICE OF PROPOSED CONSTRUCTION ON A FORM PROVIDED BY FPA.
  - THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.
  - PAVEMENT AREAS ON-SITE, SNOW SHALL BE REMOVED OFF-SITE. REMOVAL FROM ALL PUBLIC WALKS, DRIVEWAYS, AND ADJACENT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - SNOW STORAGE AREAS HAVE REACHED CAPACITY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES.
  - SHALL BE SUBMITTED TO PEASE DEVELOPMENT AUTHORITY FOR REVIEW.

