



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

February 17, 2023

Peter Britz, Planning and Sustainability Director  
City of Portsmouth Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Application for Site Plan Review  
Assessor's Map 126, Lot 4  
147 Congress Street  
Altus Project No. 5392**

Dear Peter,

At the February 7, 2023 Technical Advisory Committee meeting, the Committee voted to recommend approval of the Site Plan for the building expansion at 147 Congress Street with three conditions. On behalf of the Owner, Lucky Thirteen Property, LLC, and Michael and Peter Labrie, Altus Engineering respectfully submits a revised application package which we believe addresses TAC concerns.

Lucky Thirteen proposes to renovate and expand the former health food store property at the corner of Congress Street and Maplewood Avenue. Market Square Architects prepared architectural plans and renderings for the improvements and has received approval for the project from the HDC. A variance was granted for relief from the open space requirements.

Enclosed please find the following items for consideration at the March 16, 2023 Planning Board Meeting:

- Letter of Authorization (Applicant to Altus)
- "Green" Statement
- Sitework Cost Estimate
- Site Review Checklist
- Revised full sized set of Site Plans, folded to 8 ½ x 11
- Sketch plans and documentation from Auger Building Company (ABC) confirming that there are no internal or external sewer and storm drainage cross connections.

Altus offers the following in support of the three TAC conditions:

1. ABC is working directly with the end user, Portsmouth DPW, Building Inspections and the project mechanical engineer to finalize the interior grease trap size and location. See note 23 on Sheet C-1, Site Plan.
2. ABC has videoed the sewer and drainage pipes leaving the building confirming that there are no exterior cross connections. They have also checked all the interior plumbing to confirm the same. ABC or Altus can provide DPW with a copy of the video, if requested.

3. On Sheet C-1, Site Plan, Note 22 has been added, acknowledging that an Excavation Permit for the construction of the sidewalk is required.

We trust that the revised plans and documentation addresses TAC's concerns. Please call or email me directly should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Durbin".

wde/5397.00 pb cvr ltr.docx

Enclosures

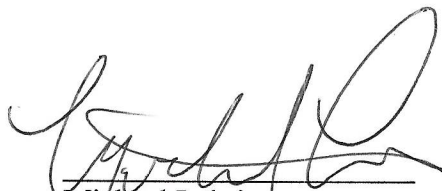
eCopy: Sarah Howard, MSA  
Derek Durbin, Esq.  
Mike Labrie, Lucky Thirteen Properties, LLC  
Andrew Wilson, Auger Building Company



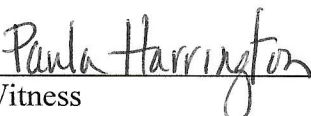
### Letter of Authorization

I, Michael Labrie and Lucky thirteen Properties, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent us in all matters concerning the engineering and related permitting of improvements to the property located at 147 Congress Street in Portsmouth, NH on Assessors Map 126, Lot 4. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Michael Labrie

10-26-22  
Date

  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

**“Green” Statement  
147 Congress Street  
Assessor’s Map 126, Lot 4  
Altus Project 5392  
January 2023**

Pursuant to Section 2.5.3.1(a) of the Site Plan Review Regulations, Altus Engineering, Inc. respectfully submits the following list of the project’s “green” components for the re-development of the site of the former health food store building at 147 Congress Street.

- The proposed renovation and expansion utilizes and captures a small pocket of under-utilized open space along Maplewood Avenue.
- There are no wetlands or wetland buffers on the property that will be impacted by the development.
- The antiquated building with good structural components will remain.
- The upgraded building components will meet and or exceed the current energy codes and more efficient MEP equipment being installed.
- LED, dark sky friendly building mounted exterior site lighting will be installed.
- Restroom and kitchen plumbing will include low flow water closets and high efficiency dishwashing units for efficient water usage and wastewater generation.

wde/5392 green statement.docx



**Civil**  
**Site Planning**  
**Environmental**  
**Engineering** 133 Court Street  
Portsmouth, NH  
(603) 433-2335

147 Congress Street  
Portsmouth, NH  
**Engineer's Opinion of Cost**  
(January 23, 2023 Plan Set)

PROJECT: 5392

Est. Qty	Unit	ITEM DESCRIPTION &	Cost/Unit	Total
1	LS	Site Demolition	\$ 5,000.00	\$ 5,000.00
160	SY	Brick sidewalk	\$ 50.00	\$ 8,000.00
1	LS	Misc. Temp. Erosion and Sediment Control	\$ 3,000.00	\$ 3,000.00
1	LS	Planted Landscape	\$ 2,000.00	\$ 2,000.00
<b>**SUBTOTAL:</b>				<b>\$ 18,000.00</b>

**THIS ESTIMATE IS FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, CONSTRUCTION BIDDING, CONTRACTING OR SUBCONTRACTING.**



## City of Portsmouth, New Hampshire

### Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Lucky Thirteen Properties, LLC Date Submitted: 1/23/23

Application # (in City's online permitting): 22-192

Site Address: 147 Congress Street Map: 126 Lot: 4

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <a href="#">application</a> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))	Viewpoint	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)	Viewpoint	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	Viewpoint - submission materials	
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	Architectural floor plans/ Plan Package	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Cover sheet, all sheets in title block	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. <b>(2.5.3.1E)</b>	Cover sheet, bottom left signature in LOA	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1F)</b>	Lot line revision plan	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1G)</b>	Cover sheet	N/A
<input checked="" type="checkbox"/>	List of reference plans. <b>(2.5.3.1H)</b>	Lot line revision plan, right middle	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1I)</b>	Site Plan - no new utility services are proposed	N/A

Site Plan Specifications			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>		N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. <b>(2.5.4.1E)</b>	NA - no wetlands on-site	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>	Cover sheet, all plan sheets title block	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>	Cover sheet, all plan sheets, middle right	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. <b>(2.5.4.2C)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>	Lot line Revision Plan	N/A

Site Plan Specifications – Required Exhibits and Data			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>1. Existing Conditions: (2.5.4.3A)</b> <ul style="list-style-type: none"> <li>• Surveyed plan of site showing existing natural and built features;</li> <li>• Existing building footprints and gross floor area;</li> <li>• Existing parking areas and number of parking spaces provided;</li> <li>• Zoning district boundaries;</li> <li>• Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre;</li> <li>• Existing impervious and disturbed areas;</li> <li>• Limits and type of existing vegetation;</li> <li>• Wetland delineation, wetland function and value assessment (including vernal pools);</li> <li>• SFHA, 100-year flood elevation line and BFE data, as required.</li> </ul>	Lot line revision plan Site Plan        NA  NA	
<input checked="" type="checkbox"/>	<b>2. Buildings and Structures: (2.5.4.3B)</b> <ul style="list-style-type: none"> <li>• Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;</li> <li>• Elevations: Height, massing, placement, materials, lighting, façade treatments;</li> <li>• Total Floor Area;</li> <li>• Number of Usable Floors;</li> <li>• Gross floor area by floor and use.</li> </ul>	Architectural elevations site plan	
<input checked="" type="checkbox"/>	<b>3. Access and Circulation: (2.5.4.3C)</b> <ul style="list-style-type: none"> <li>• Location/width of access ways within site;</li> <li>• Location of curbing, right of ways, edge of pavement and sidewalks;</li> <li>• Location, type, size and design of traffic signing (pavement markings);</li> <li>• Names/layout of existing abutting streets;</li> <li>• Driveway curb cuts for abutting prop. and public roads;</li> <li>• If subdivision; Names of all roads, right of way lines and easements noted;</li> <li>• AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).</li> </ul>	NA Site Plan & Grading Plan  NA  Site Plan NA  NA	
<input checked="" type="checkbox"/>	<b>4. Parking and Loading: (2.5.4.3D)</b> <ul style="list-style-type: none"> <li>• Location of off street parking/loading areas, landscaped areas/buffers;</li> <li>• Parking Calculations (# required and the # provided).</li> </ul>	Parking - NA Landscaping - Site Plan No parking provided	
<input checked="" type="checkbox"/>	<b>5. Water Infrastructure: (2.5.4.3E)</b> <ul style="list-style-type: none"> <li>• Size, type and location of water mains, shut-offs, hydrants &amp; Engineering data;</li> <li>• Location of wells and monitoring wells (include protective radii).</li> </ul>	No new services provided Grading Plan	
<input checked="" type="checkbox"/>	<b>6. Sewer Infrastructure: (2.5.4.3F)</b> <ul style="list-style-type: none"> <li>• Size, type and location of sanitary sewage facilities &amp; Engineering data, including any onsite temporary facilities during construction period.</li> </ul>	no new services provided	

<input checked="" type="checkbox"/>	<b>7. Utilities: (2.5.4.3G)</b> <ul style="list-style-type: none"> <li>The size, type and location of all above &amp; below ground utilities;</li> <li>Size type and location of generator pads, transformers and other fixtures.</li> </ul>	No new services provided	
<input checked="" type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b>	Site Plan	
	<ul style="list-style-type: none"> <li>The size, type and location of solid waste facilities.</li> </ul>		
<input checked="" type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b> <ul style="list-style-type: none"> <li>The location, elevation and layout of all storm-water drainage.</li> <li>The location of onsite snow storage areas and/or proposed off-site snow removal provisions.</li> <li>Location and containment measures for any salt storage facilities</li> <li>Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.</li> </ul>	Not applicable	
<input checked="" type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b> <ul style="list-style-type: none"> <li>Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.</li> </ul>	Architectural drawings	
<input checked="" type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>	Site plan	
<input checked="" type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b> <ul style="list-style-type: none"> <li>Identify all undisturbed area, existing vegetation and that which is to be retained;</li> <li>Location of any irrigation system and water source.</li> </ul>	No undisturbed areas No vegetation to be retained  Planting bed to be irrigated	
<input checked="" type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b> <ul style="list-style-type: none"> <li>Existing/Proposed contours (2 foot minimum) and finished grade elevations.</li> </ul>	Grading Plan	
<input checked="" type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b> <ul style="list-style-type: none"> <li>Type, extent and location of all existing/proposed open space.</li> </ul>	Site Plan	
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	NA	
<input checked="" type="checkbox"/>	<b>16. Character/Civic District (All following information shall be included): (2.5.4.3P)</b> <ul style="list-style-type: none"> <li>Applicable Building Height (10.5A21.20 &amp; 10.5A43.30);</li> <li>Applicable Special Requirements (10.5A21.30);</li> <li>Proposed building form/type (10.5A43);</li> <li>Proposed community space (10.5A46).</li> </ul>	Architectural drawings	
<input checked="" type="checkbox"/>	<b>17. Special Flood Hazard Areas (2.5.4.3Q)</b> <ul style="list-style-type: none"> <li>The proposed development is consistent with the need to minimize flood damage;</li> <li>All public utilities and facilities are located and construction to minimize or eliminate flood damage;</li> <li>Adequate drainage is provided so as to reduce exposure to flood hazards.</li> </ul>	NA site is not in a flood hazard zone	

Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <b>(3.2.1-2)</b>	NA	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. <b>(7.1)</b>	Green statement	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	Project is not within a wellhead protection or aquifer protection area	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. <b>(7.4)</b>	Notes on grading plan	
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan <b>(7.6.5)</b>	NA - no drainage infrastructure proposed	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>• Waivers;</li> <li>• Driveway permits;</li> <li>• Special exceptions;</li> <li>• Variances granted;</li> <li>• Easements;</li> <li>• Licenses.</li> </ul> <b>(2.5.3.2A)</b>	Site Plan	
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>• Calculations relating to stormwater runoff;</li> <li>• Information on composition and quantity of water demand and wastewater generated;</li> <li>• Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>• Estimates of traffic generation and counts pre- and post- construction;</li> <li>• Estimates of noise generation;</li> <li>• A Stormwater Management and Erosion Control Plan;</li> <li>• Endangered species and archaeological / historical studies;</li> <li>• Wetland and water body (coastal and inland) delineations;</li> <li>• Environmental impact studies.</li> </ul> <b>(2.5.3.2B)</b>	NA NA NA  NA  NA NA NA	
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. <b>(2.5.3.2D)</b>	NA no new utility services are proposed	



Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	Site Plan	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>	Site Plan	N/A
<input checked="" type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. <b>(2.5.4.2F)</b>	NA - not in a flood harard zone	
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." <b>(2.13.3)</b>	Waiver requested  Site Plan	N/A

Applicant's Signature: Eric D. Weinrieb, PE Date: 1/23/23

# Proposed Redevelopment

147 Congress Street  
Portsmouth, New Hampshire

Assessor's Parcel 126, Lot 4

ISSUED FOR PLANNING BOARD

Owner/Applicant:  
Lucky Thirteen Properties, LLC

P.O. Box 300  
Rye, NH 03870-0300  
(603) 661-6633

Architect:

MARKET  
SQUARE

ARCHITECTS

104 Congress Street  
Suite 203  
Portsmouth, NH 03801  
(603) 501-0202

Civil Engineer:

ALTUS  
ENGINEERING

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

Surveyor:

James Verra

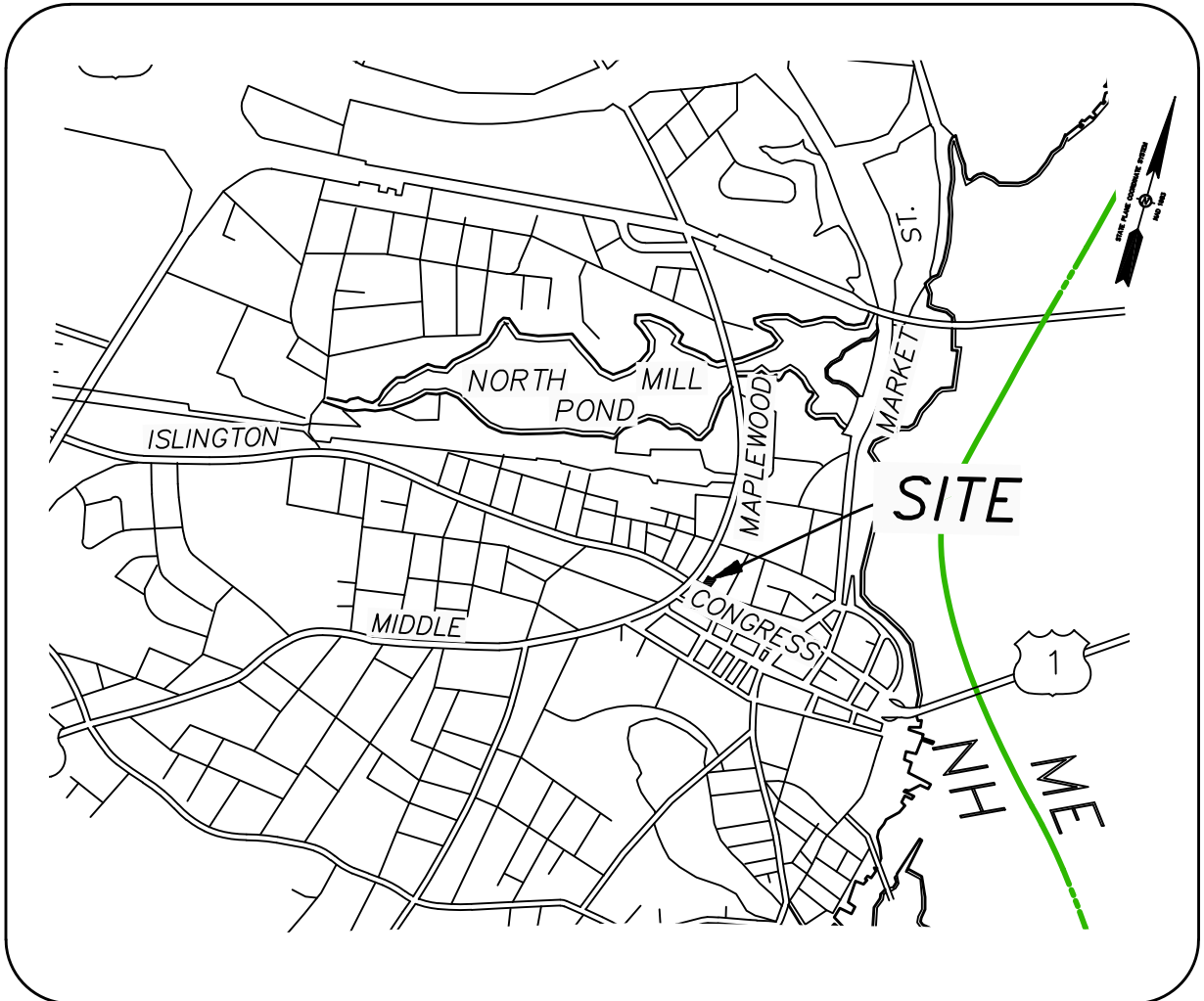
& Associates Inc.

LAND SURVEYORS

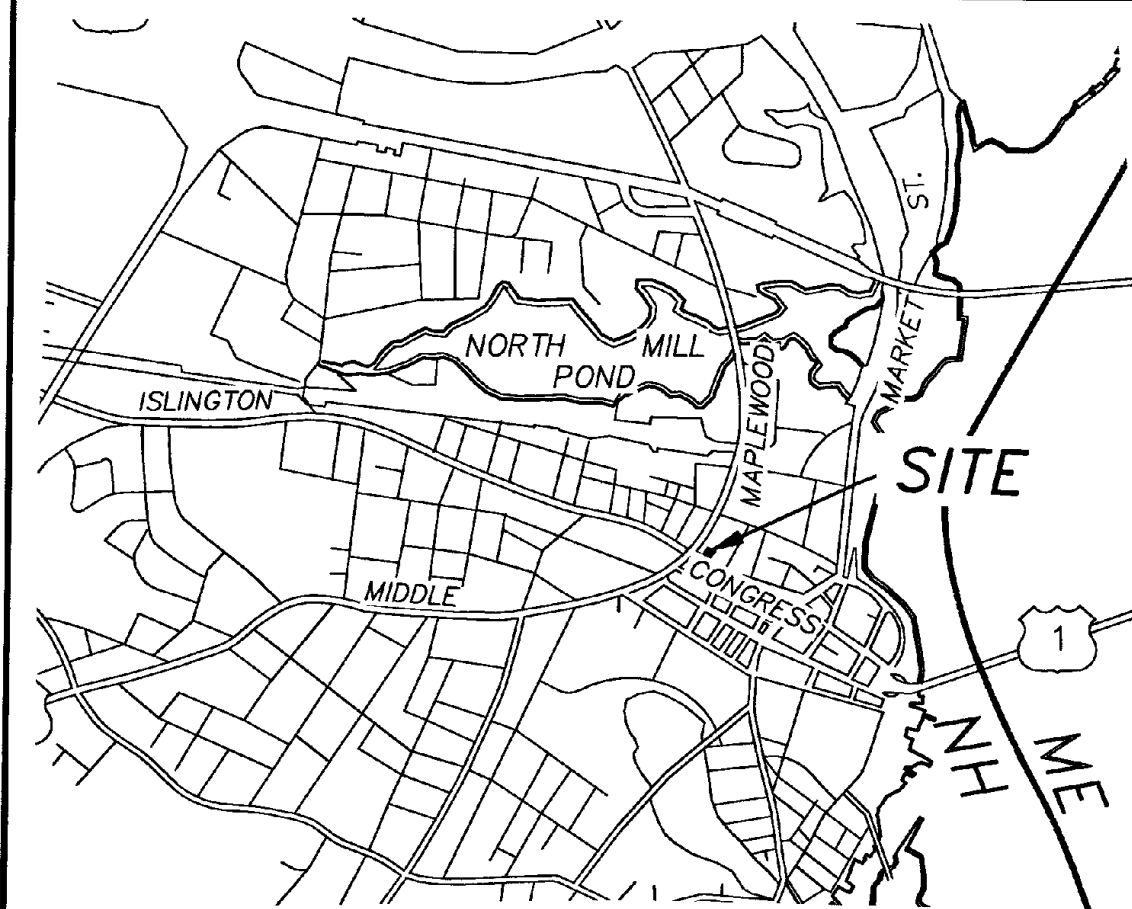
101 SHATTUCK WAY, SUITE 8  
Newington, New Hampshire  
03801-7876  
Tel 603-436-3557

Plan Issue Date:

FEBRUARY 17, 2023

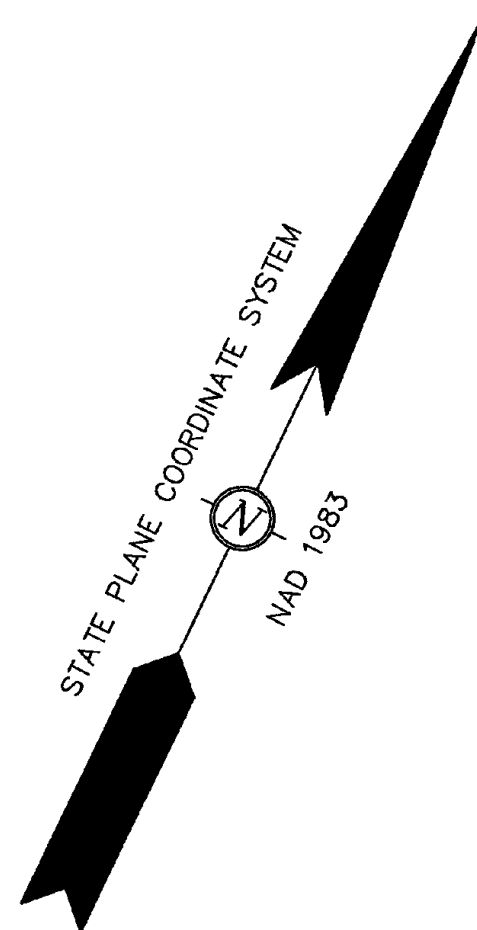


Sheet Index			
Title	Sheet No.:	Rev.	Date
Lot Line Revision	1 of 1	2	06/13/17
Site Plan	C-1	3	02/17/23
Open Space Plan & Grading Plans	C-2	2	01/23/23
Proposed Context (by Market Square)	10	0	11/18/22
Proposed Context (by Market Square)	11	0	11/18/22
Proposed Plan (by Market Square)	12	0	11/18/22
Proposed Elevations (by Market Square)	16	0	11/18/22
Proposed Elevations (by Market Square)	17	0	11/18/22
Permit Summary			Received
City of Portsmouth HDC Approval			12/14/22
City of Portsmouth ZBA Approval			01/24/23
City of Portsmouth PB Approval			—



**LOCUS**  
NOT TO SCALE

126-59  
CITY OF PORTSMOUTH  
1 JUNKINS AVENUE  
PORTSMOUTH, NH 03801



**LEGEND:**

- ..... BOUND as DESCRIBED
- ⊙ ..... SEWER MANHOLE
- ▣ ..... CEMENT CONCRETE PAD
- ⊞ ..... ELECTRICAL BOX
- ⊞ ..... TELEPHONE RISER
- ⊞ ..... TRANSFORMER & PAD
- ⊙ ..... SEWER MANHOLE
- s - ..... SEWER LINE
- s - ..... SIGN
- v-g-c ..... VERTICAL FACED GRANITE CURB
- ⊞ ..... HANDICAP SPACE
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- \* ..... CONIFEROUS TREE
- ⊙ ..... DECIDUOUS TREE
- ▣ ..... BRICK WALK
- LA ..... LANDSCAPED AREA
- BOC ..... BACK OF CURB

**MAPLEWOOD AVENUE**  
(A PUBLIC WAY)  
(68' WIDE)

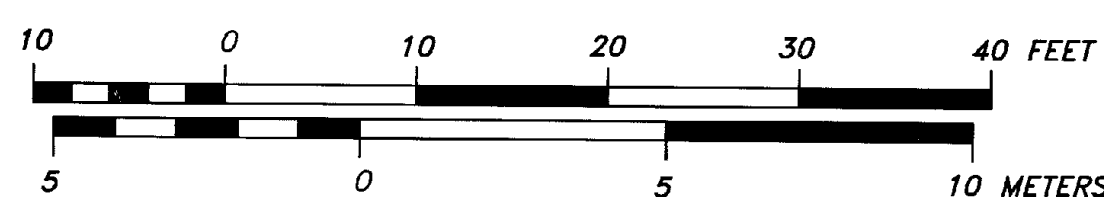
93.95  
N 62°53'10" E  
0.86  
SET MAG NAIL IN  
6"x8" CONCRETE  
BOUND, DISTURBED

DELTA = 97°04'20"  
RADIUS = 22.00  
LENGTH = 37.27  
CHORD = N 70°09'49" W  
32.97

126-21  
CITY OF PORTSMOUTH  
1 JUNKINS AVENUE  
PORTSMOUTH, NH 03801

126-11  
ONE MIDDLE STREET LLC  
1 MIDDLE ST, SUITE 1  
PORTSMOUTH, NH 03801  
5229/1455

126-10  
FLATBREAD CONGRESS LLC  
4 HIGH STREET  
HAMPTON, NH 03842  
4969/2612



**NEW AREA**  
6,245 S.F.

OLD AREA  
7,110 FEET

126-4

#147  
BRICK FACED  
2 STORY  
COMMERCIAL  
BUILDING

**NEW AREA**  
7,548 FEET

OLD AREA  
6683 FEET

126-5

#135  
BRICK FACED  
3 STORY  
COMMERCIAL  
BUILDING

129-6  
WORTH DEVELOPMENT I, A CONDOMINIUM  
PORTSMOUTH, NH 03801  
4687/1380 (DECLARATION)

**CONGRESS STREET**  
(A PUBLIC WAY - VARIABLE WIDTH)

LINE	BEARING	DISTANCE
L1	N 60°10'20" E	0.30
L2	N 29°04'43" W	7.92

**NOTES:**

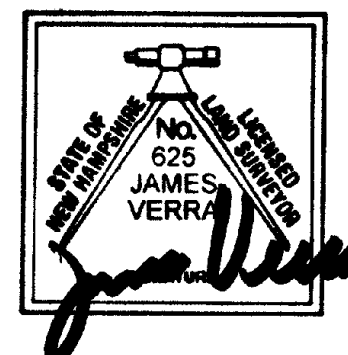
- OWNER OF RECORD.....BLUESTONE PROPERTIES OF RYE, LLC  
ADDRESS.....PO BOX 4780, PORTSMOUTH, NH 03802  
DEED REFERENCE.....5761/1289  
TAX SHEET / LOT.....126-5  
OWNER OF RECORD.....ROMAN AND NELSON, LLC  
ADDRESS.....151 CONGRESS STREET, PORTSMOUTH, NH 03801  
DEED REFERENCE.....4731/730  
TAX SHEET / LOT.....126-4
- ZONED:  
DOD (DOWNTOWN OVERLAY DISTRICT)  
HD (HISTORIC DISTRICT)  
CD5 (CHARTER DISTRICT 5)  
MINIMUM OPEN SPACE 5%  
PROVIDED:  
NEW LOT 126-5  
1031 SF OPEN / 7548 = 13.7 % OPEN SPACE  
NEW LOT 126-4  
644 SF OPEN / 6245 = 10.1 % OPEN SPACE
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- 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 @ 1-800-225-4977.
- THE PARCEL SHOWN HEREON LIES IN ZONE X, AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER MAP 33015C0259E, DATED MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**REFERENCE PLANS:**

- ALTA/ACSM LAND TITLE SURVEY, # 141 CONGRESS STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR K.S.C., LLC, DATED 4/1/1996, BY DURGIN, VERRA AND ASSOCIATES, INC., PLAN NO 20633
- VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE CONDEMNATION MAP, DATED FEB. 1971, RCRD #D-2425 SHEET 2 OF 3.
- VAUGHAN STREET URBAN RENEWAL, PROJECT NO. N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, SUBDIVISION, PARCELS 9, 9-A, 9-B, 9-C, DATED OCT. 7, 1970, REV. AUGUST 26, 1971, RCRD # B-2572.

APPROVED FOR THE RECORD:

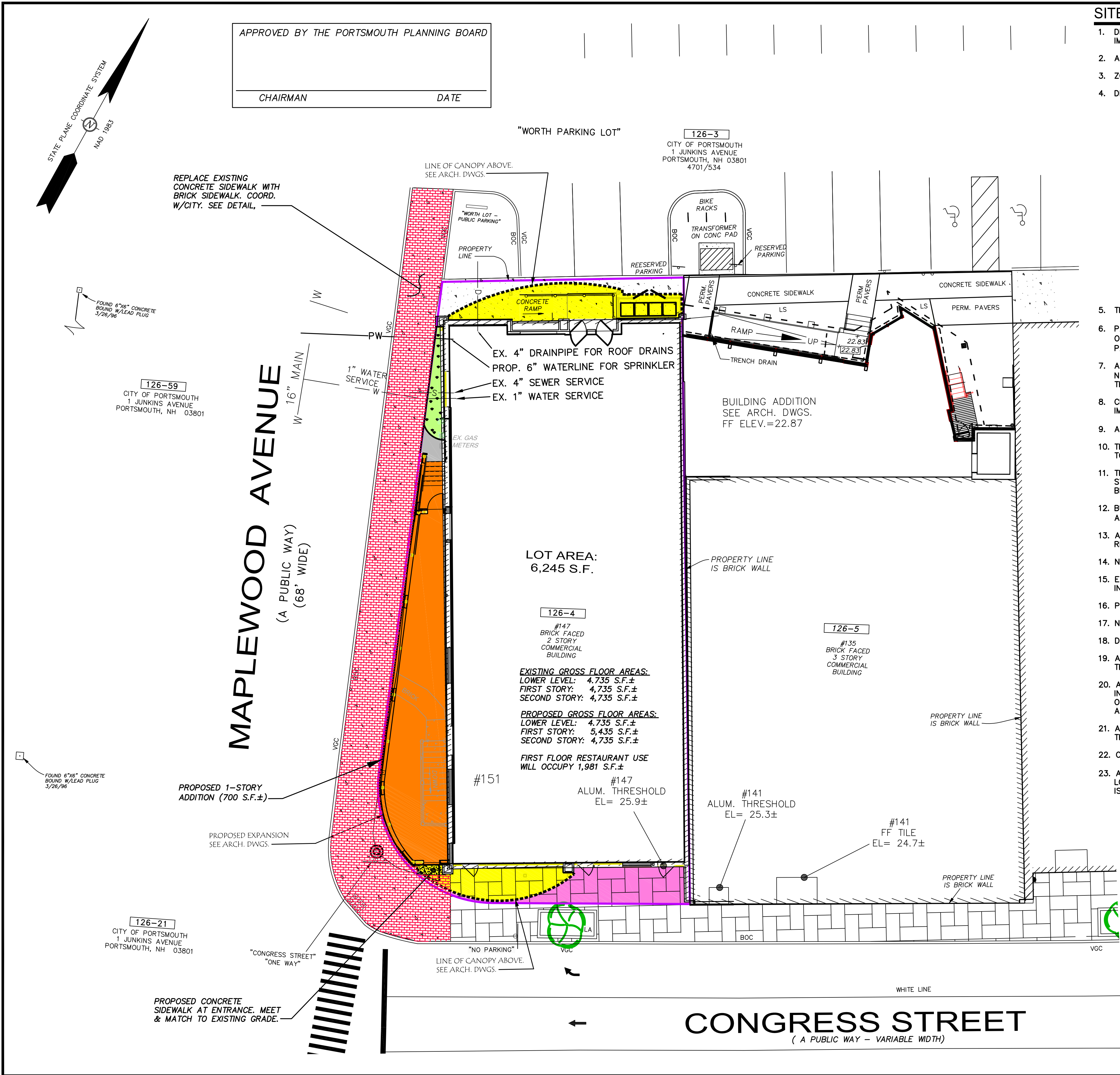
*James Verra*  
CHAIRMAN PORTSMOUTH PLANNING BOARD  
DATE: 6/14/2017



2	2017-06-13	REVISE PER RCRD COMMENTS	JV
1	2017-05-31	SET LOT CORNERS	JV
REV. NO.	DATE	DESCRIPTION	APPR'D
<b>LOT LINE REVISION</b> <b>135 &amp; 147 CONGRESS STREET</b> <b>PORTSMOUTH, NEW HAMPSHIRE</b> <b>ASSESSOR'S PARCELS: 126-5 &amp; 126-4</b> <b>OWNERS: BLUESTONE PROPERTIES OF RYE LLC</b> <b>&amp; ROMAN AND NELSON, LLC</b> <b>JAMES VERRA AND ASSOCIATES, INC.</b>			
101 SHATTUCK WAY, SUITE 8 NEWINGTON, NEW HAMPSHIRE 03801-7876 603-436-3557			DATE: <b>3-27-2017</b> JOB NO: <b>20633-A</b> SCALE: 1" = <b>10'</b> DWG NAME: <b>20633-A1</b> PLAN NO: <b>20633-A1</b> SHEET: <b>1 of 1</b>
PROJECT MGR COPYRIGHT © 2017 by JAMES VERRA AND ASSOCIATES, INC.		HRM DRAWN BY	

**D-40317**





SITE NOTES

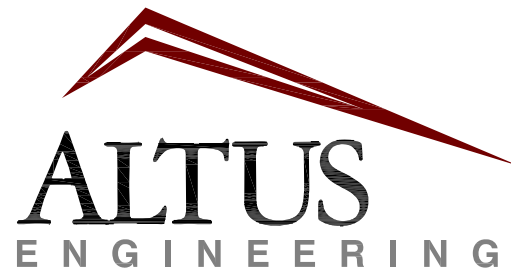
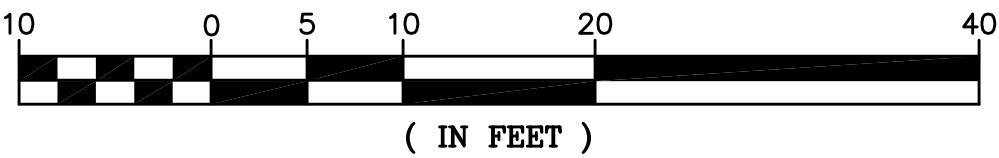
- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE EXPANSIONS & IMPROVEMENTS OF THE SITE FOR A MIXED USE.
- APPROXIMATE LOT AREA: 6,245 S.F.±
- ZONE: HISTORIC DISTRICT CD5, DOWNTOWN OVERLAY DISTRICT
- DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	NR	
MAX. BLDG BLOCK LENGTH:	225'	
FRONT SETBACK:	5' MAX. (±2.9' EXISTING)	0' PROPOSED
SECONDARY FR. SETBACK:	0' EXISTING	0' PROPOSED
SIDE SETBACK:	NR (EX. LEFT: 0')	0' PROPOSED
SIDE SETBACK:	NR (EX. RIGHT 0')	0' PROPOSED
REAR SETBACK:	5' MIN. (±6.8' EXISTING)	±0.8' PROPOSED
MAX. BUILDING HEIGHT:	2-3 STORIES, 40' ALLOWED	< 40' PROPOSED (EX.)
MIN. GROUND STORY HT:	12'-0" (±11' EXISTING)	±11' PROPOSED (EX.)
REQUIRED FACADE TYPE:	SHOPFRONT	PROVIDED
MAX. BLDG. COVERAGE:	95% (±78% EXISTING)	94.6% PROPOSED (5,910 SF)
MIN. OPEN SPACE:	5% (±18.5% EXISTING)	2.3% PROPOSED (146 SF)
IMPERVIOUS LOT AREA:	NR (±71.5% EXISTING)	97.7%± PROPOSED
OPEN TO SKY:	NR (±22% EXISTING)	4.5% PROPOSED (282 SF)
MAX. BLDG. FOOTPRINT:	20,000 S.F.	
MAX. ENTRANCE SPACING:	50'	SEE ARCH. DWGS.
MIN. FRONT LOT LINE B.O.:	80% (±88% EXISTING)	92%± PROPOSED
- PARKING REQUIREMENTS (SECTION 10.1115):  
RESTAURANT: NO REQUIREMENT  
RETAIL: NO REQUIREMENT
- THERE ARE NO WETLANDS ON OR WITHIN THE VICINITY OF THE PARCEL.
- 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.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINES WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
- BUILDING AREA SHOWN IS BASED ON FOOTPRINT MEASURED TO THE EDGE OF FOUNDATIONS AND/OR SLABS. ACTUAL INTERIOR SPACE WILL DIFFER.
- ALL SITE LIGHTING WILL BE BUILDING MOUNTED & POSITIONED TO MEET DARK SKY FRIENDLY REQUIREMENTS.
- NO NEW UTILITY SERVICES ARE PROPOSED.
- EXISTING PLANTING BED MAY BE AUGMENTED WITH ANNUAL PLANTS & IRRIGATION MAY BE INSTALLED.
- PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION OR AQUIFER PROTECTION AREA.
- NO STATE OR FEDERAL PERMITS ARE REQUIRED FOR THIS PROJECT.
- DURING CONSTRUCTION NO MATERIALS SHALL BE STOCKPILED OUTSIDE ON THE SITE.
- A WAIVER IS REQUESTED FROM THE REQUIREMENT THAT THE SITE PLAN BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 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.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- CONTRACTOR TO OBTAIN AN EXCAVATION PERMIT FOR THE SIDEWALK CONSTRUCTION.
- APPLICANT IS WORKING W/DPW & BUILDING DEPARTMENT TO APPROPRIATELY SIZE & LOCATE GREASE TRAP. THE GREASE TRAP SIZE & LOCATION TO BE DETERMINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LEGEND

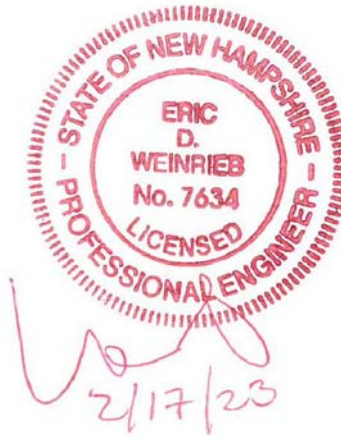
- PROPERTY LINE
- PROPOSED ADDITION - SEE ARCH. DWGS.
- PROPOSED CANOPY - SEE ARCH. DWGS. (OPEN BELOW)
- EXISTING BRICK SIDEWALK (OPEN TO SKY)
- EXISTING CONCRETE SIDEWALK (OPEN TO SKY)
- PROPOSED CONCRETE SIDEWALK (CANOPY ABOVE)
- PROPOSED LANDSCAPING - SEE ARCH. DWGS. (CANOPY ABOVE)

GRAPHIC SCALE



133 Court Street  
(603) 433-2335

Portsmouth, NH 03801  
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:  
PLANNING BOARD

ISSUE DATE:  
FEBRUARY 17, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22
1	INITIAL BOA SUBMISSION	EDW	12/21/22
2	TAC SUBMISSION	EDW	01/23/23
3	PB SUBMISSION	EDW	02/17/23

DRAWN BY: \_\_\_\_\_ RLH

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 5392.dwg

SCALE:  
22" x 34" - 1" = 10'  
11" x 17" - 1" = 20'

OWNER/APPLICANT:  
  
LUCKY THIRTEEN  
PROPERTIES, LLC  
  
P.O. BOX 300  
RYE, NH 03870-0300

PROJECT:  
PROPOSED  
REDEVELOPMENT

TAX MAP 126, LOT 4  
147 CONGRESS STREET  
PORTSMOUTH, NH

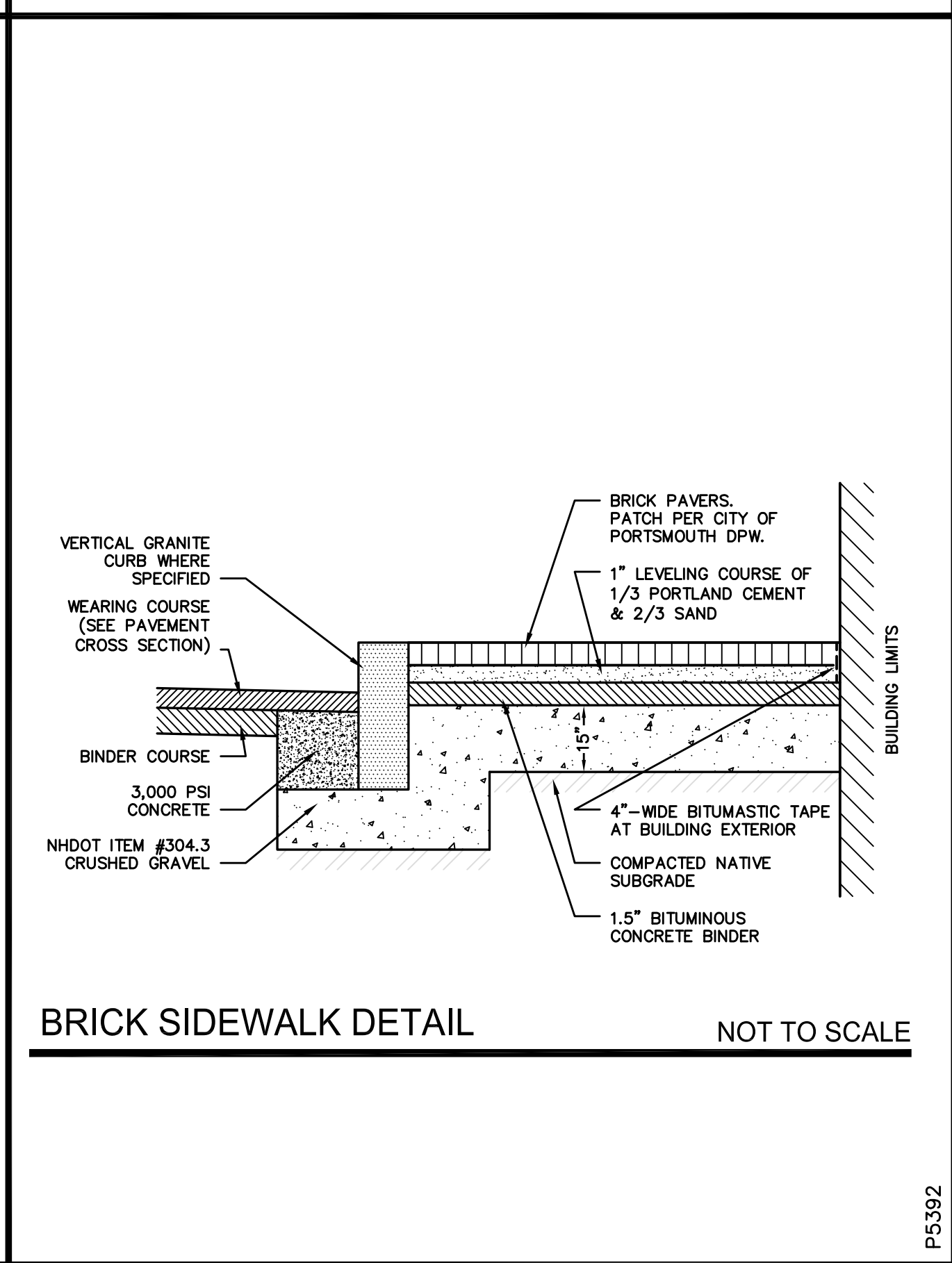
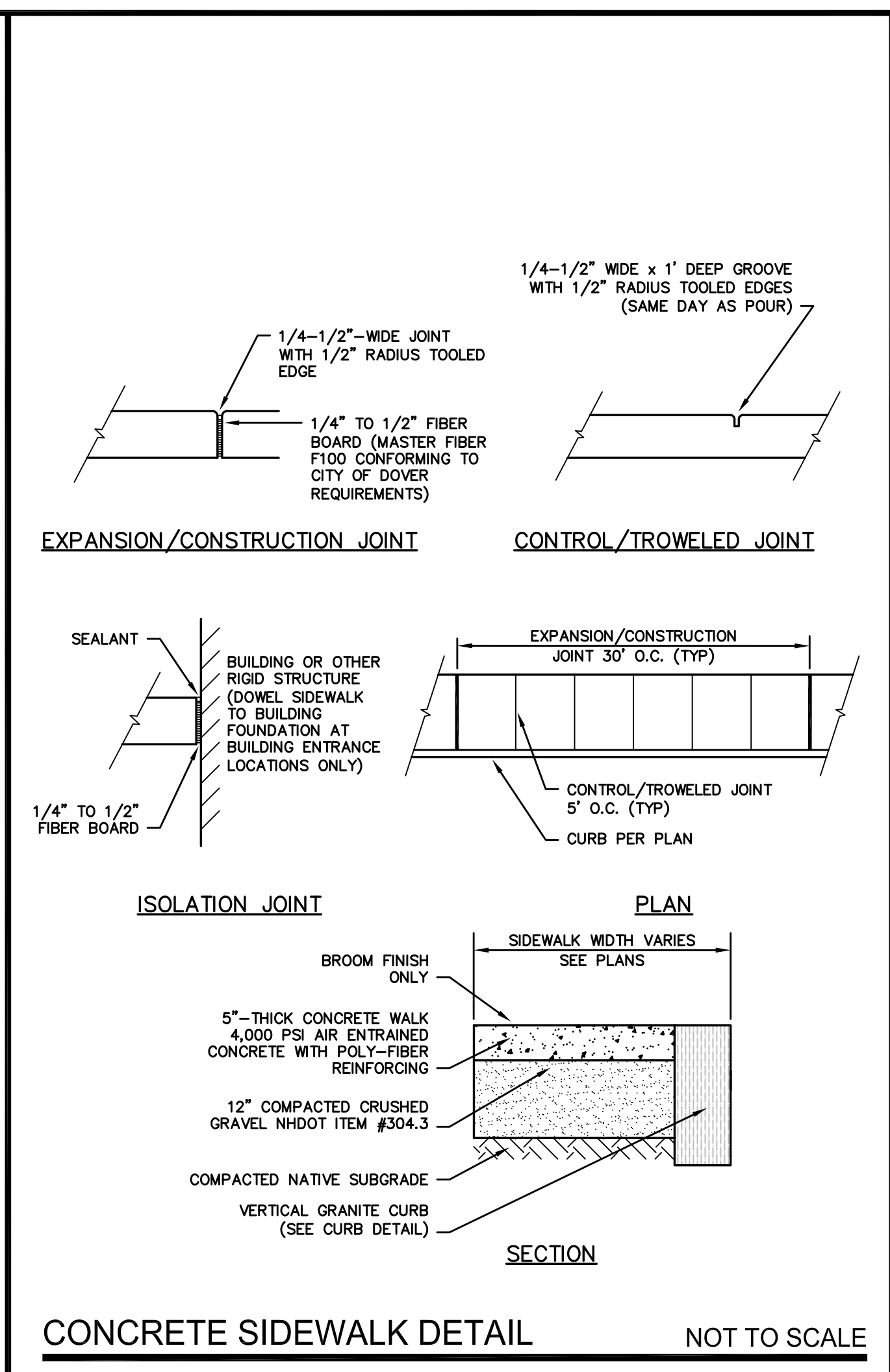
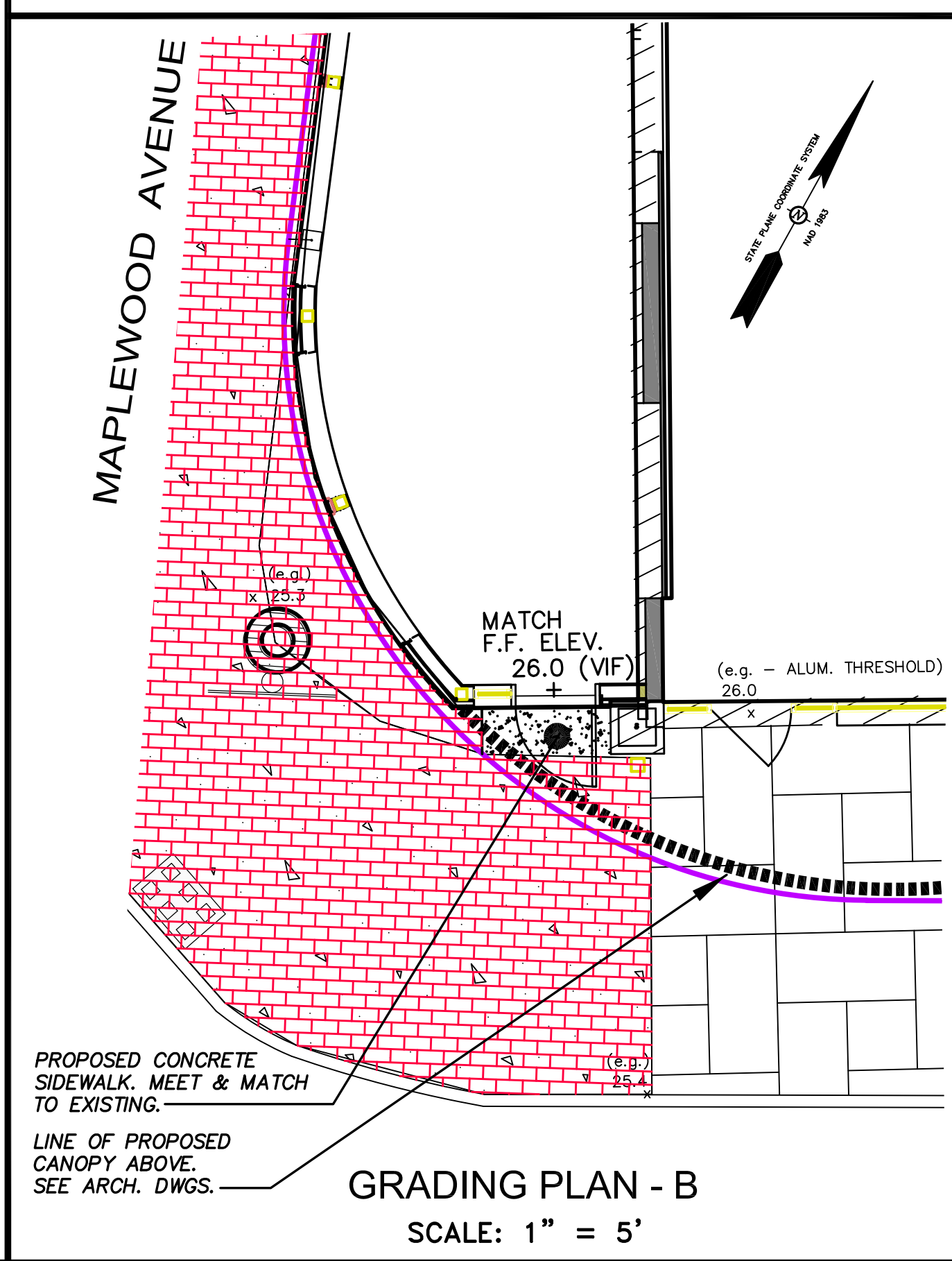
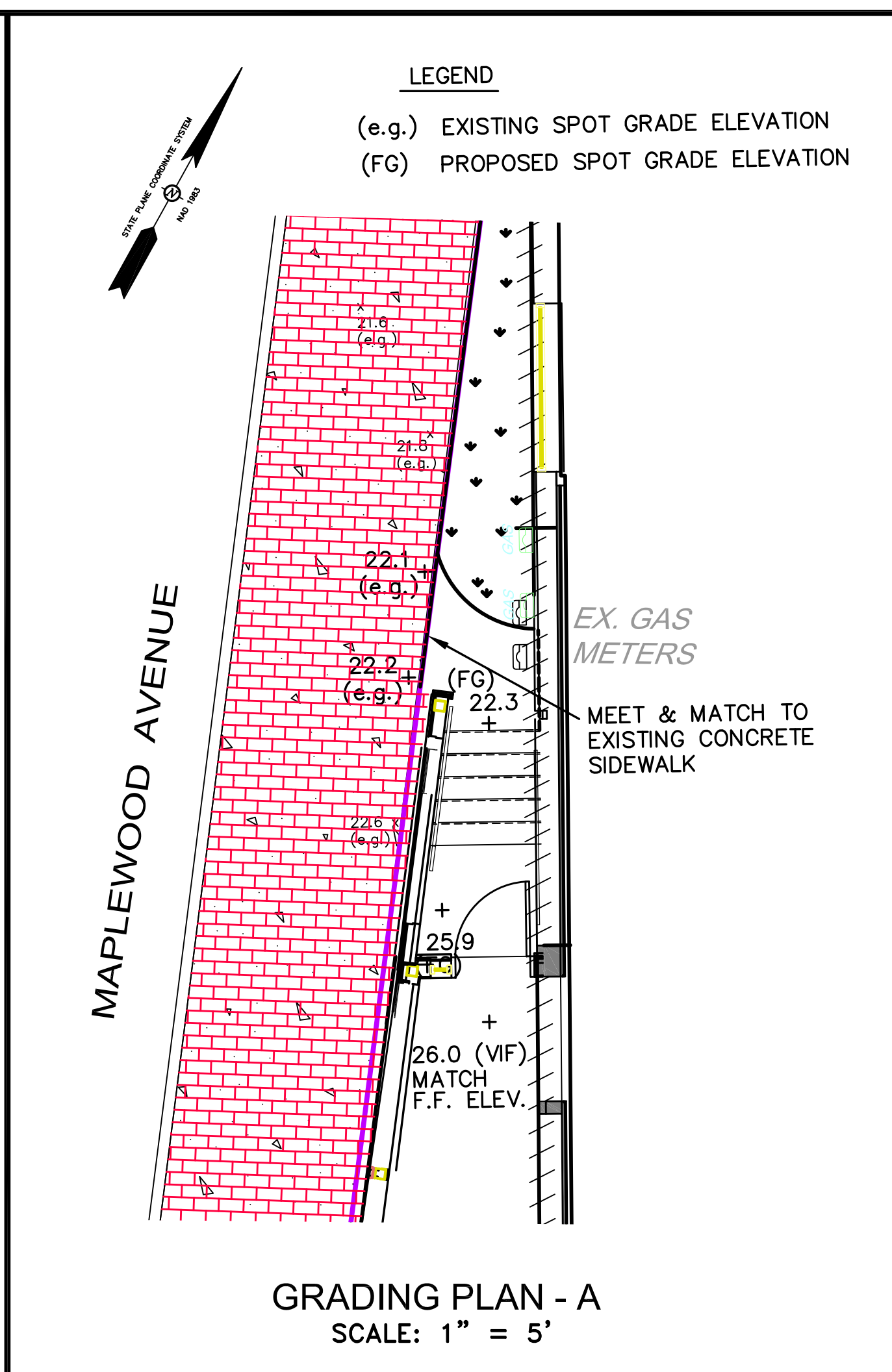
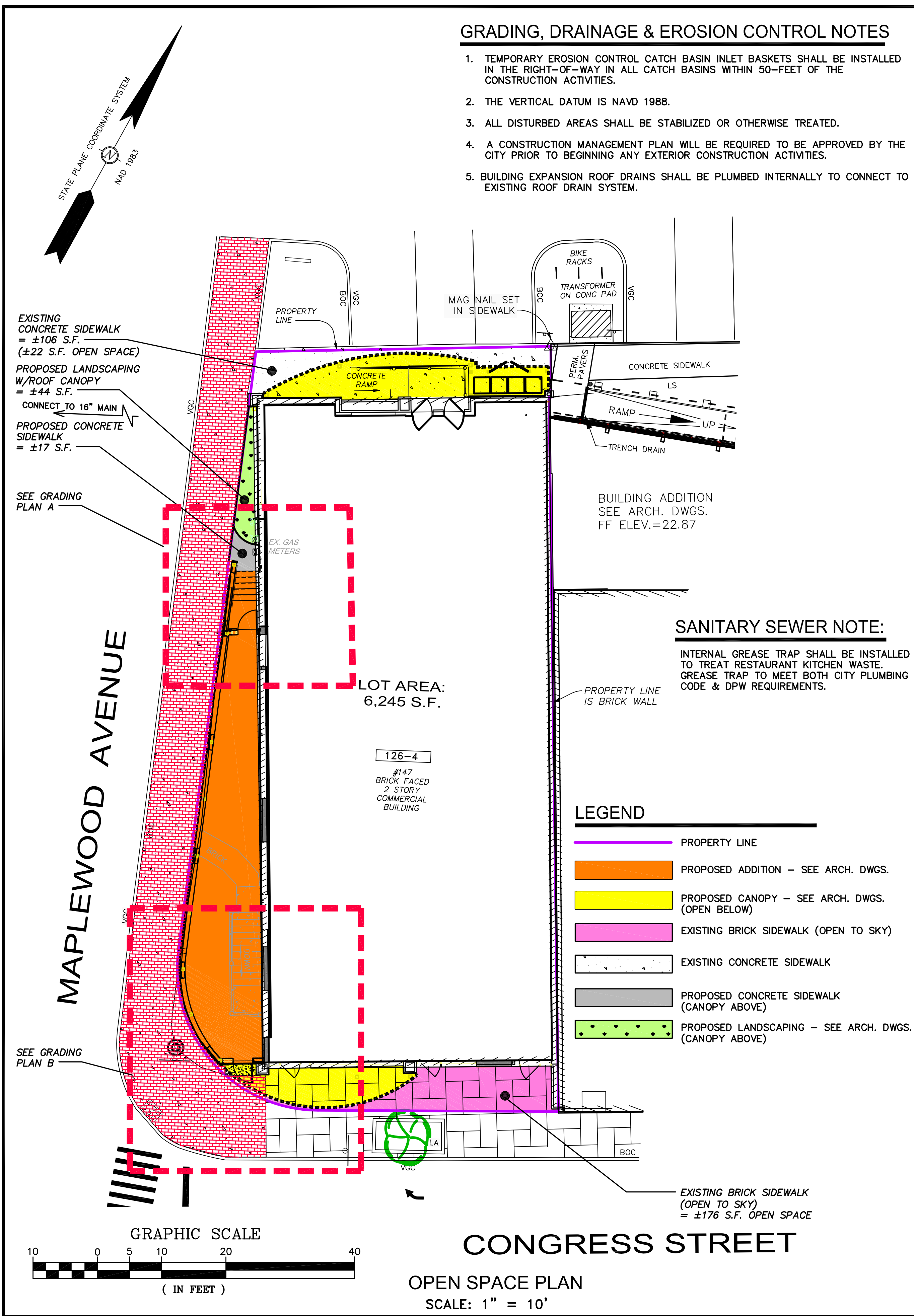
TITLE:

SITE PLAN

SHEET NUMBER:

C-1





**ALTUS ENGINEERING**

133 Court Street  
(603) 433-2335

Portsmouth, NH 03801  
www.altus-eng.com

ERIC D. WEINRIEB  
No. 7634  
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

ISSUED FOR: TAC SUBMISSION

ISSUE DATE: JANUARY 23, 2023

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22
1	BOA SUBMISSION	EDW	12/21/22
2	TAC SUBMISSION	EDW	01/23/23

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 5392.dwg

SCALE: 22" x 34" — AS SHOWN  
11" x 17" — AS SHOWN

OWNER/APPLICANT: LUCKY THIRTEEN PROPERTIES, LLC

P.O. BOX 300  
RYE, NH 03870-0300

PROJECT: PROPOSED REDEVELOPMENT

TAX MAP 126, LOT 4

147 CONGRESS STREET  
PORTSMOUTH, NH

TITLE: OPEN SPACE PLAN & GRADING PLANS

SHEET NUMBER: C-2

P5392





PROPOSED

MARKET  
SQUARE

ARCHITECTS  
104 Congress St., STE 203  
Portsmouth, NH 03801  
PH: 603.501.0202

HISTORIC  
DISTRICT  
COMMISSION  
ADMINISTRATIVE  
APPROVAL  
DECEMBER 2022

147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

Revisions:	Description	Date
#		

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	202209
PROJECT NO.:	11/18/22
DATE:	

TITLE: PROPOSED CONTEXT	10
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PROPOSED

MARKET  
SQUARE  
ARCHITECTS  
104 Congress St., STE 203  
Portsmouth, NH 03801  
PH: 603.501.0202

HISTORIC  
DISTRICT  
COMMISSION  
ADMINISTRATIVE  
APPROVAL  
DECEMBER 2022

147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

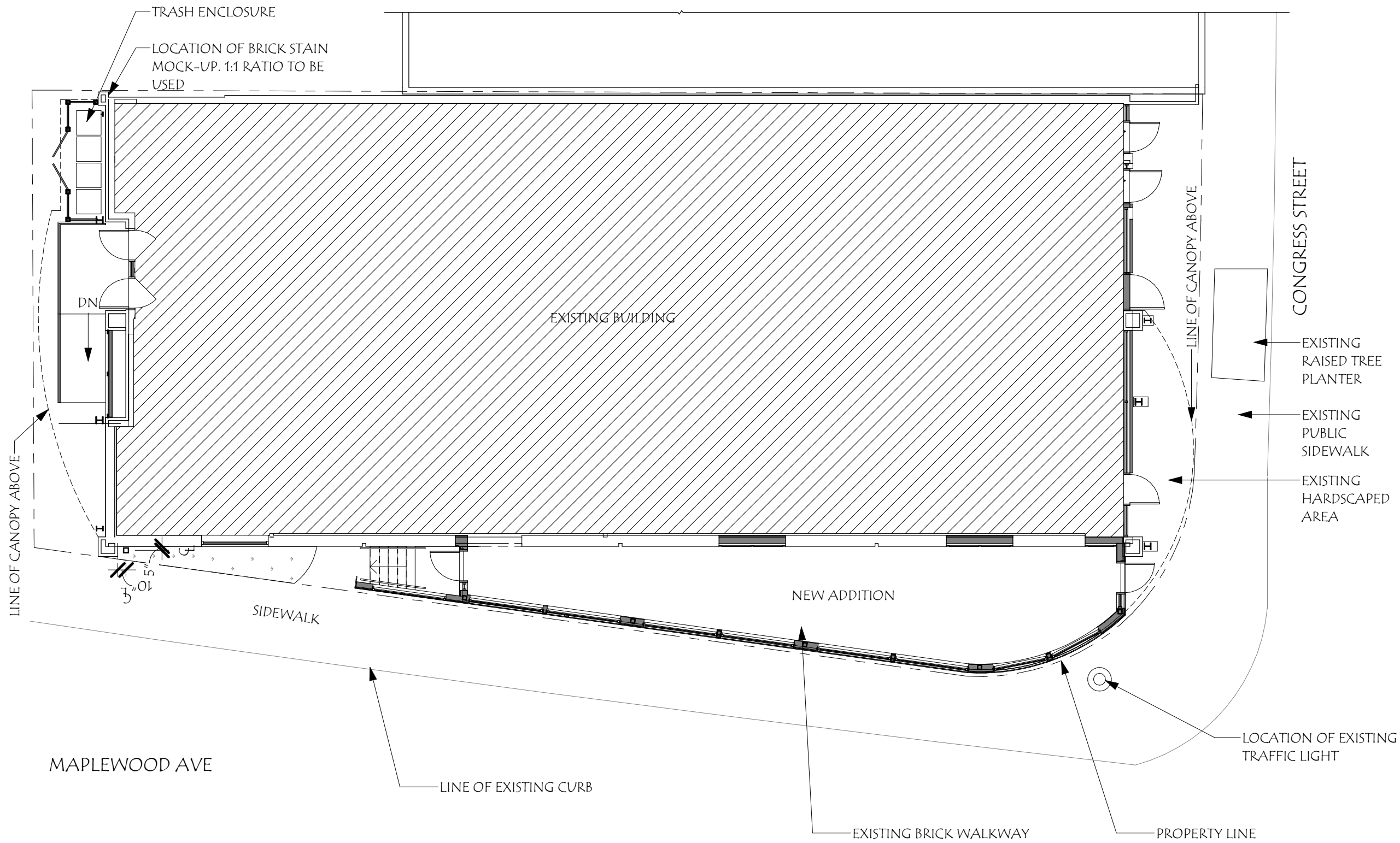
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#		

SCALE:	Author
DRAWN BY:	Checker
CHECKED BY:	202209
PROJECT NO.:	11/18/22
DATE:	

TITLE:	
PROPOSED CONTEXT	11

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FLOOR PLAN

PROPOSED

MARKET  
SQUARE

ARCHITECTS  
104 Congress St., STE 203  
Portland, ME 04101  
PH: 603.501.0202

HISTORIC  
DISTRICT  
COMMISSION  
ADMINISTRATIVE  
APPROVAL  
DECEMBER 2022

147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

Revisions:	Description	Date
#		

SCALE:	3/32" = 1'-0"
DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	202209
DATE:	11/18/22

TITLE:  
PROPOSED PLAN

12

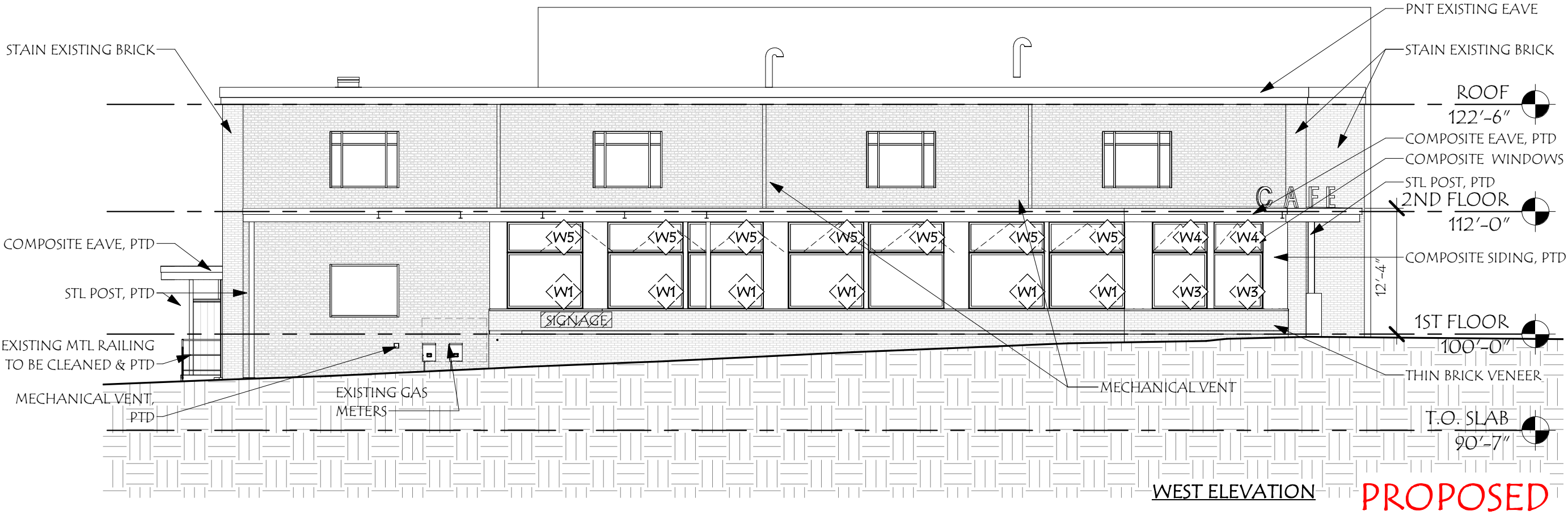
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INSPIRATION IMAGES AND MATERIALS



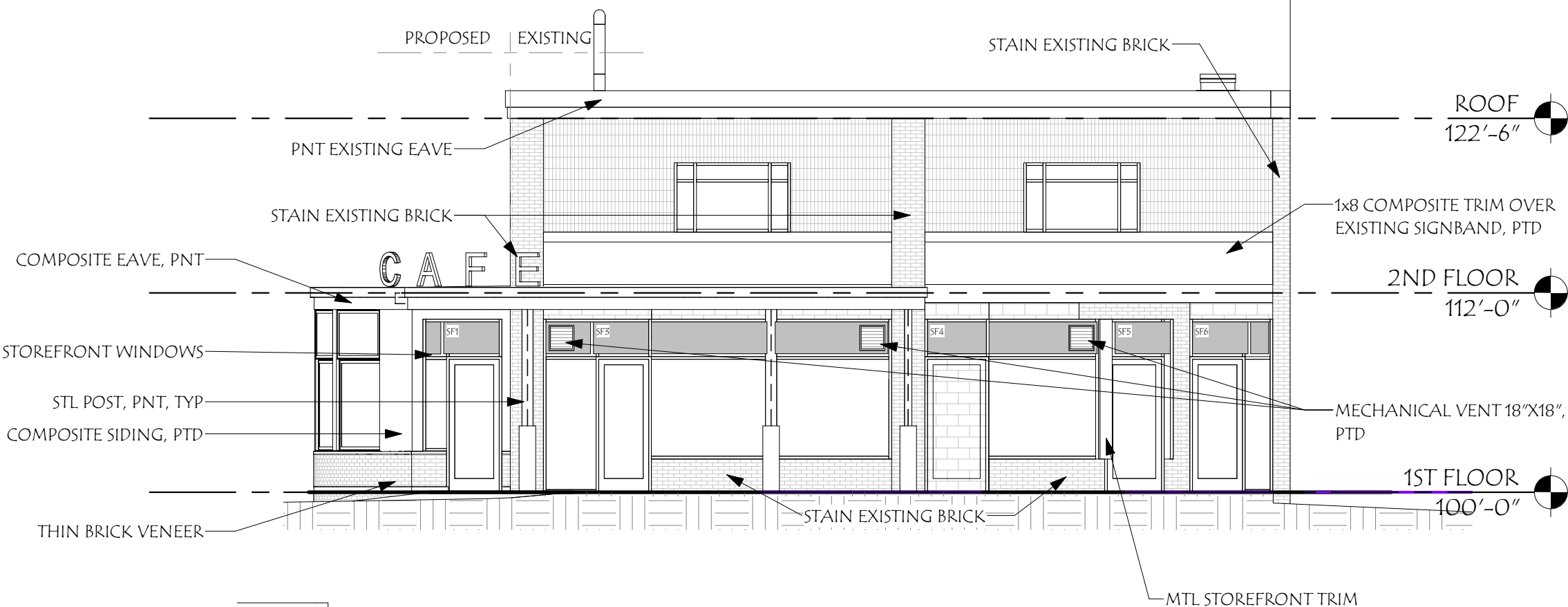
147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

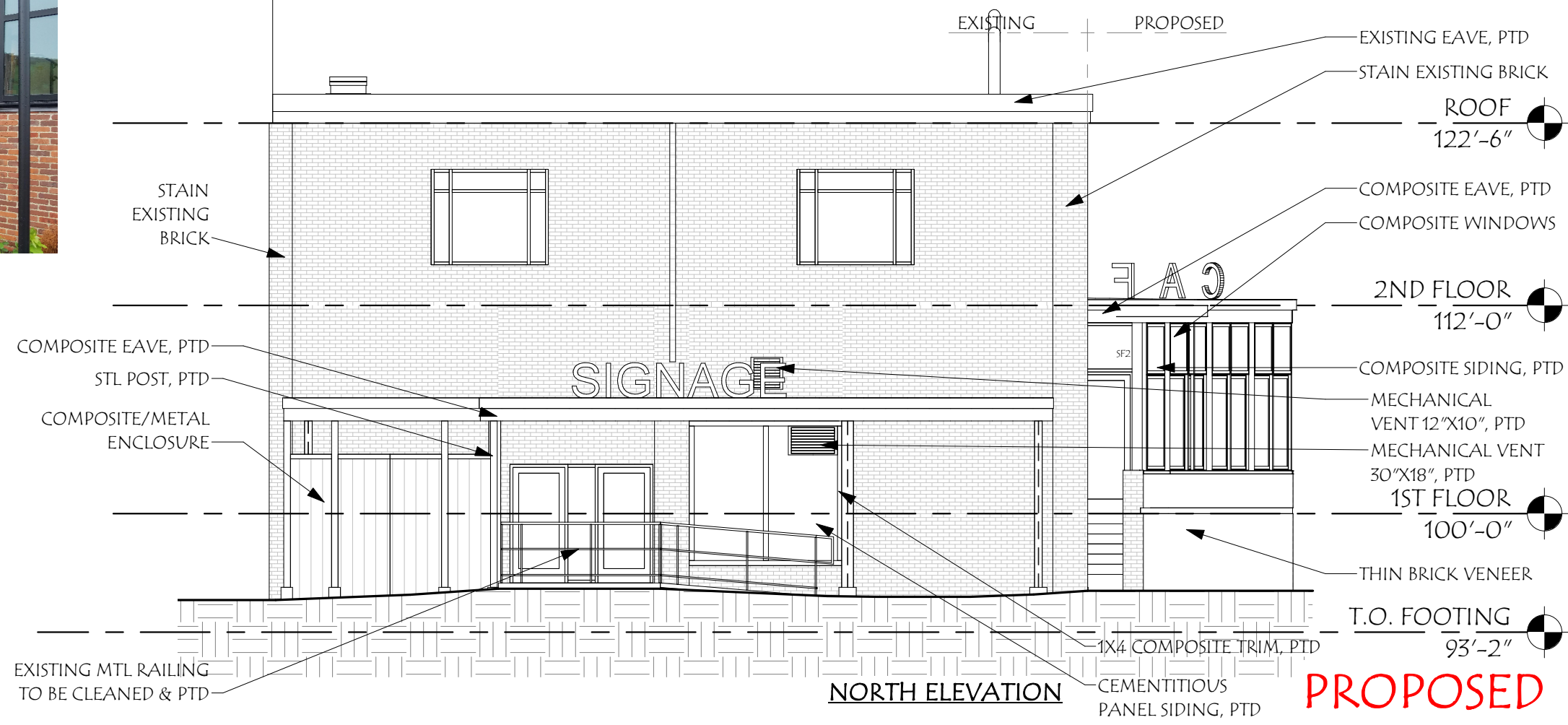
Revisions:	Date
#	Description

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DRAWN BY:	SNH
CHECKED BY:	RJH
PROJECT NO.:	202209
DATE:	11/18/22

TITLE: PROPOSED ELEVATIONS	16
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**SOUTH ELEVATION**




**NORTH ELEVATION**

**PROPOSED**



**ENCLOSURE INSPIRATION**



**MARKET SQUARE ARCHITECTS**  
104 Congress St., STE 203  
Portsmouth, NH 03801  
PH: 603.501.0202

**HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL**  
DECEMBER 2022

**147 CONGRESS**

147 Congress St  
Portsmouth, NH 03801

Revisions:	#	Description	Date
	1	SNH	
	2	RJH	
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

SCALE: 1/8" = 1'-0"

DRAWN BY: SNH

CHECKED BY: RJH

PROJECT NO.: 202209

DATE: 11/18/22

TITLE: PROPOSED ELEVATIONS

17

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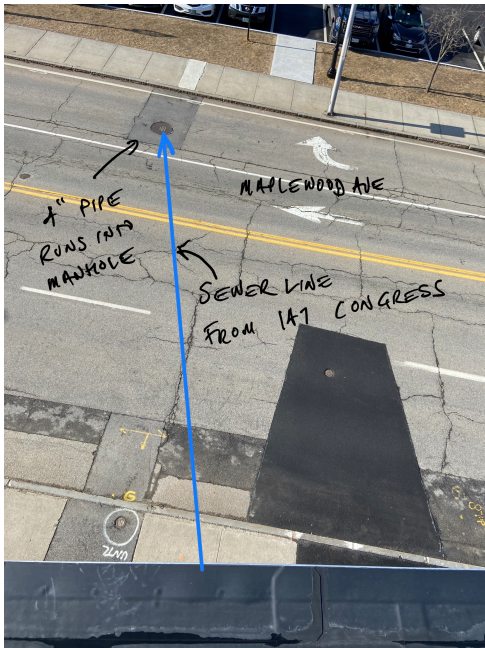


147 CONGRESS ST.

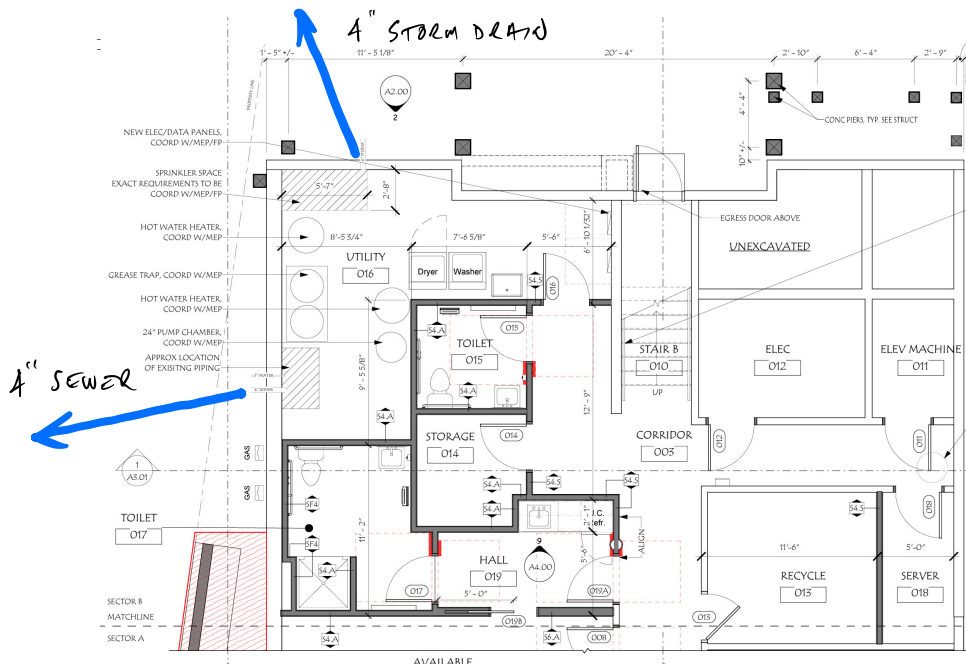
#### 4" SEWER LINE

Runs from rear side of building to sewer manhole on Maplewood Ave.

Value Rooter ran camera from building to manhole on 2/13/2023. See CD for confirmation.



#### BASEMENT 147 CONGRESS



147 CONGRESS ST

4" STORM WATER DRAIN PIPE

4" pipe runs from rear corner of building to catch basin on Maplewood Ave.

Value Rooter ran camera from building to manhole on 2/13/2023. See CD for confirmation.

