

Special Exception Approval Requests - LU-24-221

To the City of Portsmouth,

We respectfully submit this narrative to address the Special Exception criteria for the proposed fit-up of a 3,170 square-foot restaurant located in Suite 15 of 909 Islington St.

Please see summary of compliance by section below.

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception. The proposed restaurant is an allowable use under the current zoning ordinance, subject to a special exception. The fit-up adheres to all applicable design, safety, and operational standards outlined in the ordinance, including building code compliance, and compatibility with surrounding commercial uses. All necessary permits and inspections will be obtained to ensure compliance.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion, or release of toxic materials. The restaurant will follow all local and state fire codes, including the required fire suppression systems, proper ventilation, and safe storage of any flammable materials. Grease traps and hoods will meet standards to prevent fire hazards, and all staff will be trained in fire safety protocols. No toxic materials will be used or stored on-site that could pose a risk to public safety or adjacent properties.

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area. The restaurant will complement the surrounding commercial and mixed-use environment. Its design will blend seamlessly with the existing architecture, and no significant alterations to the building's exterior are proposed. Operations will be conducted in a manner that minimizes noise, odor, and other potential disturbances. Modern HVAC systems will ensure effective odor control, and waste will be stored securely and managed regularly to maintain cleanliness. The restaurant's addition will only enhance property values by activating the space and contributing to the vibrancy of the neighborhood.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. The location has sufficient parking capacity to accommodate the expected number of patrons and staff. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The site's proximity to pedestrian-friendly infrastructure further reduces the likelihood of traffic-related issues.

10.232.25 No excessive demand on municipal services. The project's impact on municipal services will be minimal. The existing water, sewer, and waste disposal systems are adequately sized to handle the restaurant's needs. The restaurant's operational plan includes measures to reduce water and energy consumption. Regular waste disposal and recycling programs will be in place to avoid burdening city services. The demand for police and fire protection will remain consistent with other similarly sized establishments in the area.

10.232.26 No significant increase in stormwater runoff onto adjacent property or streets. The project involves no significant alterations to the site's existing drainage systems. Any minor modifications will incorporate best management practices to ensure compliance with stormwater management regulations. Permeable materials and landscaping features may be added, if necessary, to further mitigate runoff and enhance site sustainability. The restaurant's operations will not impact stormwater runoff conditions.

In summary, the proposed restaurant fit-up meets all criteria for a special exception under the Portsmouth Zoning Ordinance. The project aligns with the city's goals of fostering economic development while maintaining the character and safety of the community. We respectfully request your approval of this special exception application.

Sincerely,

Meghan Boland

Senior Project Manager

Chinburg Builders, Inc.

Tenant will be occupying Suite 15

Assembly Group A-2, Storage S-1

Occupant Load 127 ppl

- Complete restaurant fit up as detailed on attached permit plan set
- Repointing and demo/replacement brick
- Sawtooth Window Replacement and upgrades to Exterior Trim
- Addition of ADA complaint concrete ramp onto space
- Existing Parking lines relocated as needed to accommodate access, new ADA parking spaces and addition of associated signage

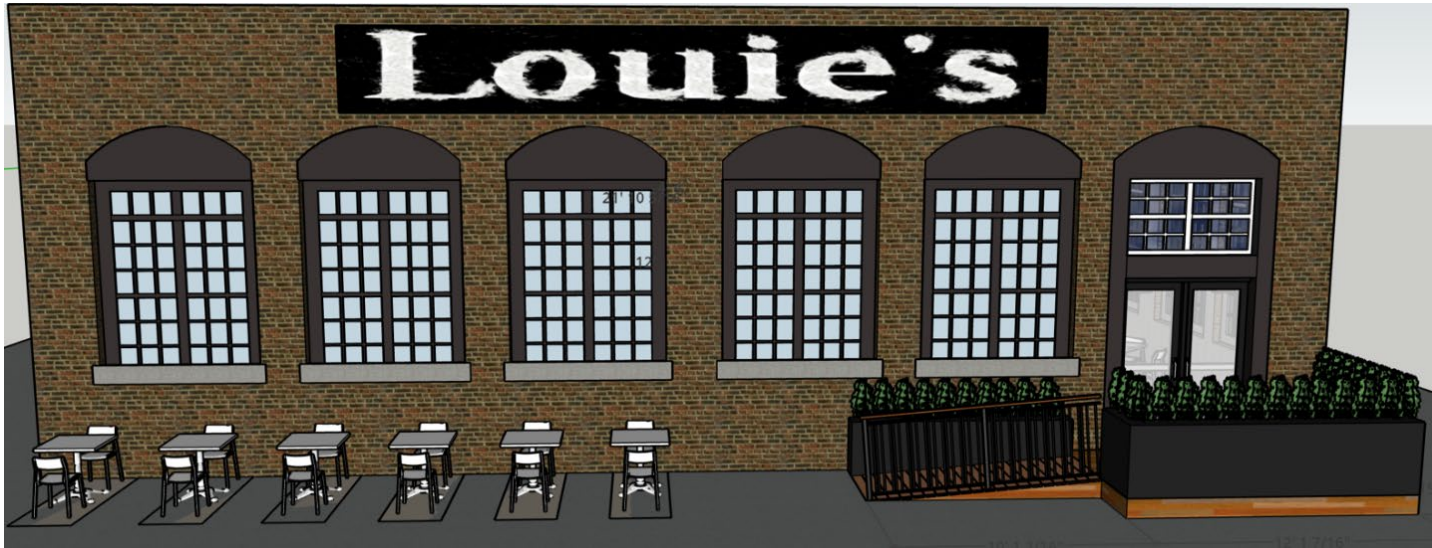
Existing Exterior Elevations





Proposed Exterior Elevation





Existing Interior of Suite 15





Proposed Interior Floor Plan / Renderings





LEGEND :

- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- N/F NOW OR FORMERLY
- P/O PART OF
- (51) MORLEY COMPANY MILL BUILDING #51
- IR SET IRON ROD SET
- SF SQUARE FEET
- RR SPK RAILROAD SPIKE

LENGTH TABLE

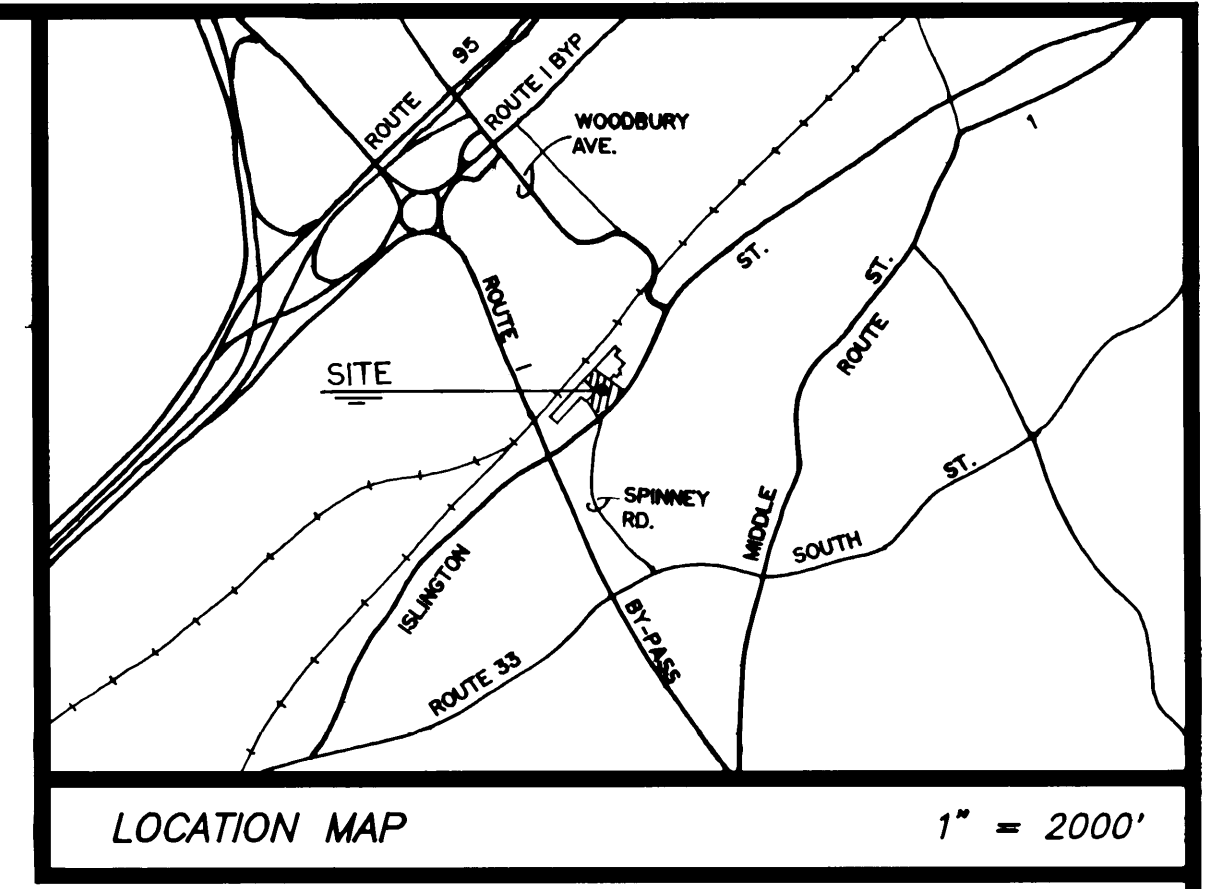
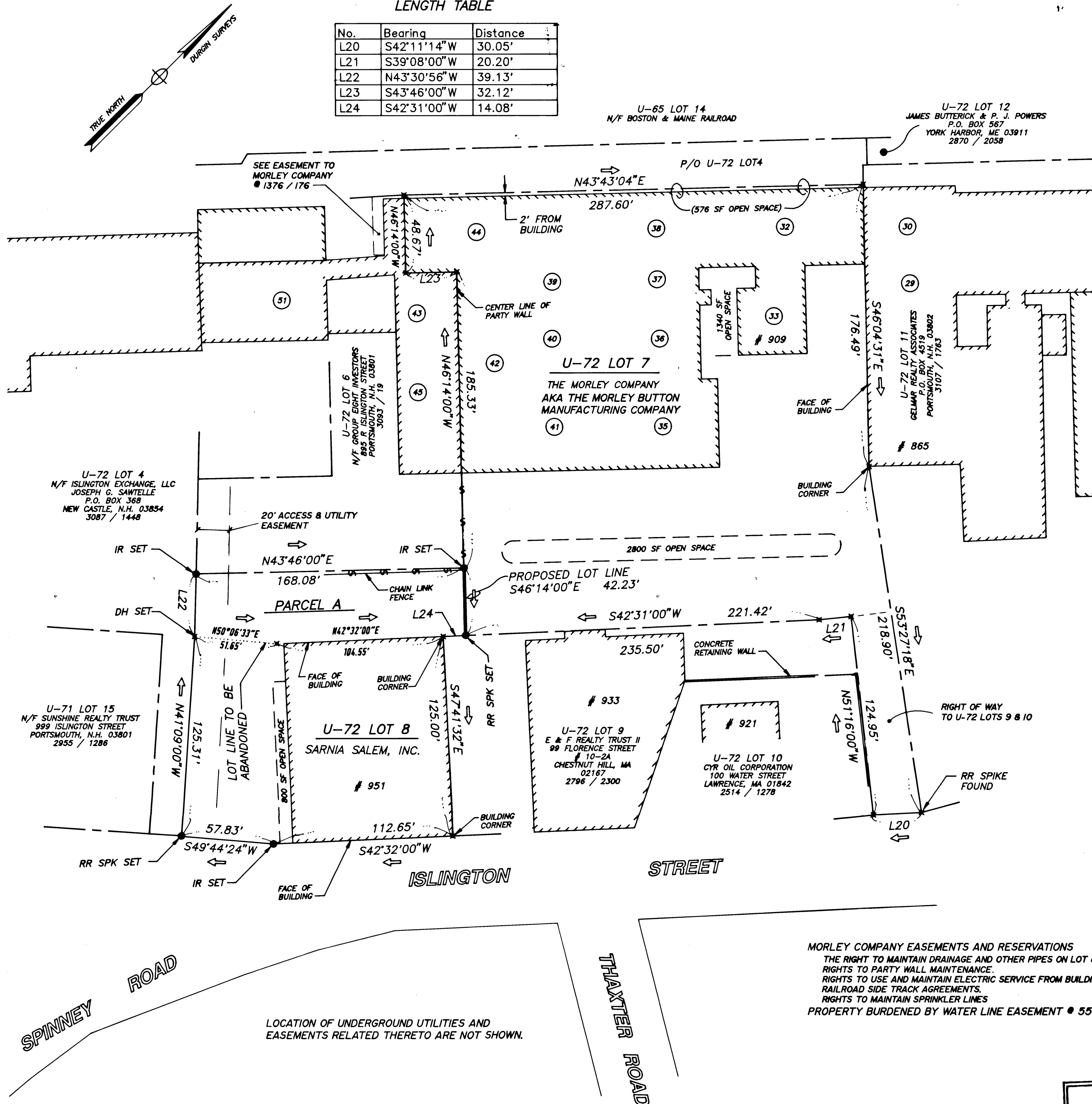
No.	Bearing	Distance
L20	S42°11'14"W	30.05'
L21	S39°08'00"W	20.20'
L22	N43°30'56"W	39.13'
L23	S43°46'00"W	32.12'
L24	S42°31'00"W	14.08'

DEED REFERENCES :

LOT 7	LOT 8
420 / 94	551 / 21
551 / 21	698 / 236
569 / 162	932 / 92
698 / 236	1251 / 422
932 / 92	1278 / 183
	2212 / 224
	2329 / 1698
	2332 / 1971
	3085 / 1743
	(3085 / 2953)

PLAN REFERENCES :

- 1) PLAN OF LAND, MORLEY COMPANY TO PHILIP LONG OR HIS NOMINEE, 1 IN. = 30 FT., AUG 1947, BY JOHN W. DURGIN. RCRD 01311.
- 2) PLAN OF LAND, MORLEY COMPANY TO FREDRICK NADER & A. JOHN GANEM OR THEIR NOMINEE, 1 IN. = 40 FT., NOV. 1948, BY JOHN W. DURGIN. RCRD 01404.
- 3) PLAN OF LAND OWNED BY MORLEY COMPANY, 1 IN. = 40 FT., NOV. 1948, BY JOHN W. DURGIN. RCRD 01951 (SEE 1358 / 412 & 413)
- 4) PLAN OF LAND OWNED BY ROBERT B. CASWELL, 1 IN. = 20 FT., FEB. 1950 BY JOHN W. DURGIN. RCRD 01956.
- 5) LEASE PLAN OF LAND, MORLEY COMPANY TO NORCOR MFG. CO., 1 IN. = 40 FT., JAN. 1950 BY JOHN W. DURGIN. (1376 / 181 & 182)
- 6) LOT LINE REVISION FOR DAVID M. & CLAUDIA B. McLEAN, 1 INCH = 30 FEET, NOVEMBER 1978 BY JOHN W. DURGIN ASSOCIATES. RCRD C-8282.
- 7) LOT LINE REVISION, GEORGE W. IRWIN TO GELMAR REALTY ASSOCIATES, 1" = 30', DECEMBER 1982, BY JOHN W. DURGIN ASSOCIATES, INC.. RCRD C-11406.



- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP U-72 AS LOTS 7 & 8
 - 2) OWNERS OF RECORD :

LOT 7	LOT 8
THE MORLEY COMPANY	SARNIA SALEM, INC.
909 ISLINGTON STREET	49 TIDEWATER FARMS
PORTSMOUTH, N.H. 03801	GREENLAND, N.H. 03840
932 / 92	3085 / 1743
 - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330139, MAY 17, 1982
 - 4) LOT AREAS :

LOT 7	LOT 8
82,614 SF EXISTING	20,423 SF EXISTING
75,337 SF PROPOSED	27,700 SF PROPOSED
 - 5) PARCEL IS LOCATED IN THE BUSINESS (B) DISTRICT
 - 6) DIMENSIONAL REQUIREMENTS :

MIN. LOT AREA :	20,000 SF
FRONTAGE :	100 FEET
SETBACKS :	FRONT 20 FEET
	SIDE 15 FEET
	REAR 15 FEET
DEPTH :	80 FEET
OPEN SPACE :	15%
BUILDING COVERAGE :	35%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION BETWEEN LOTS 7 & 8 BY THE TRANSFER OF 7,277 SF (SHOWN AS PARCEL A) FROM LOT 7 TO LOT 8.
 - 8) BUILDING COVERAGE CALCULATION :

LOT 7	LOT 8
43% EXISTING	62% EXISTING
47% PROPOSED	45% PROPOSED
 - 9) OPEN SPACE CALCULATION :

LOT 7	LOT 8
5.7% EXISTING	3.9% EXISTING
6.2% PROPOSED	2.8% PROPOSED

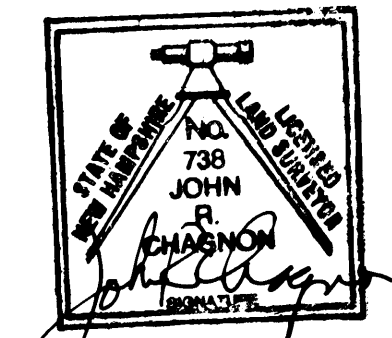
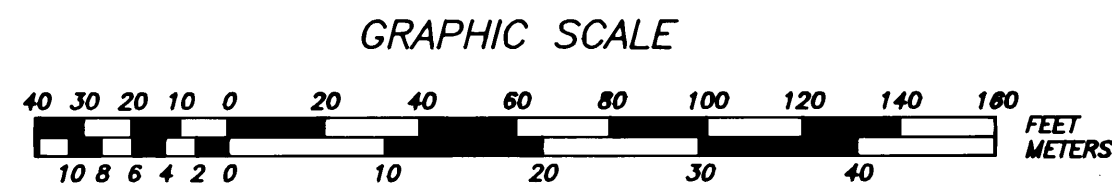
LOT LINE RELOCATION PLAN
FOR
THE MORLEY COMPANY & SARNIA SALEM, INC.
909 & 951 ISLINGTON STREET
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM

MORLEY COMPANY EASEMENTS AND RESERVATIONS
THE RIGHT TO MAINTAIN DRAINAGE AND OTHER PIPES ON LOT 8.
RIGHTS TO PARTY WALL MAINTENANCE.
RIGHTS TO USE AND MAINTAIN ELECTRIC SERVICE FROM BUILDING 31.
RAILROAD SIDE TRACK AGREEMENTS.
RIGHTS TO MAINTAIN SPRINKLER LINES.
PROPERTY BURDENED BY WATER LINE EASEMENT # 551 / 21

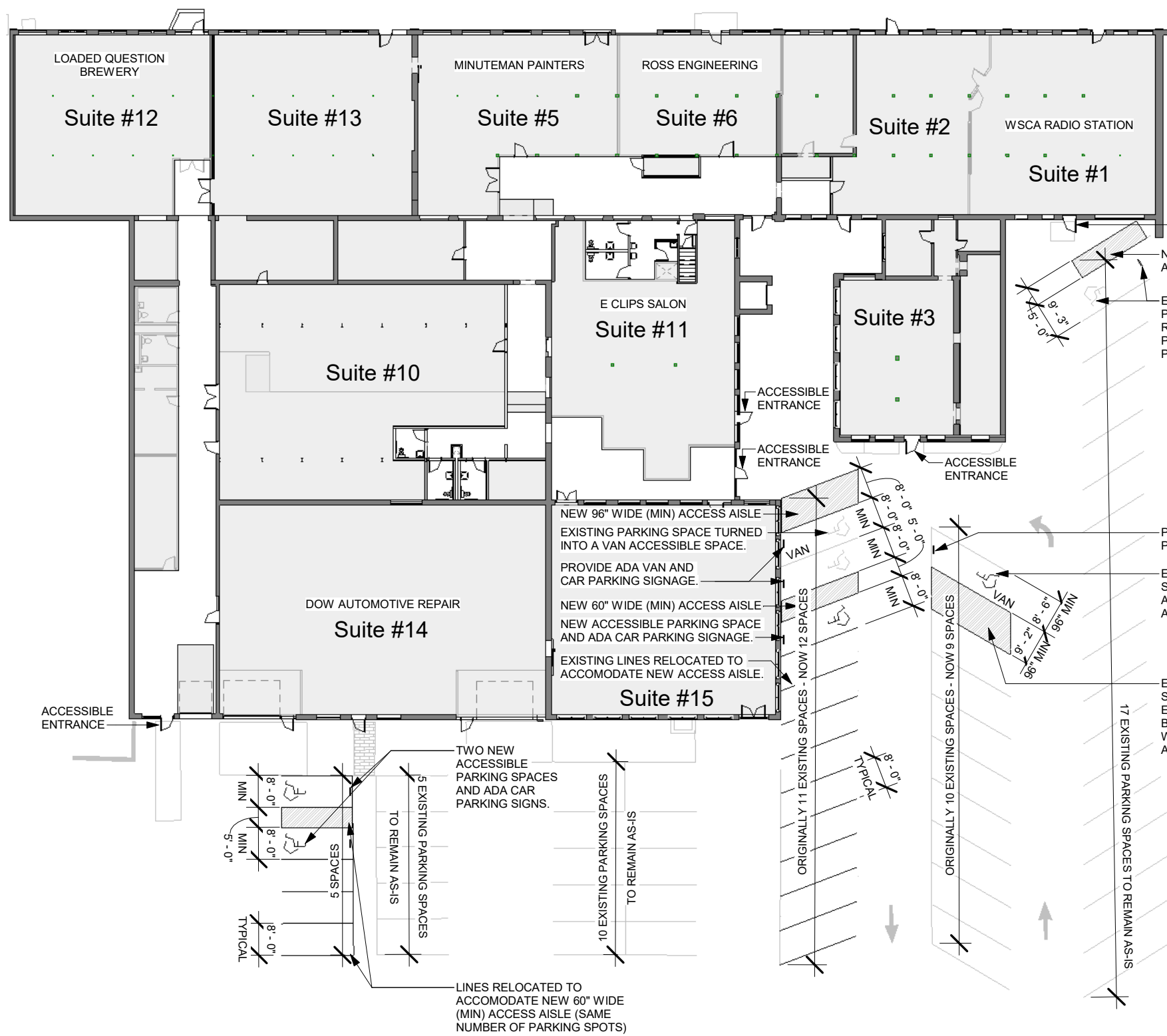
REV. 1 9 APRIL 1996 MINOR BOUNDARY
SCALE: 1" = 40' 19 FEBRUARY 1996

AMBIT SURVEY
CIVIL ENGINEERS & LAND SURVEYORS
801 ISLINGTON STREET, C-1
PORTSMOUTH, N.H. 03820
(603) 430-9282

APPROVED BY THE PORTSMOUTH PLANNING BOARD
Arthur E. Parrott III
CHAIRMAN
4/18/96
DATE



D-24612



OCCUPANT LOAD AT SUBJECT AREA: (based on estimated sq. ft. of areas)

NFPA 101 Table 7.3.1.2

ASSEMBLY A-2: Suite #12 Leased To Loaded Question Brewery: (2,258 SQ FT)

Bar-concentrated (chairs only not fixed) 123 / 1 person per 7SF Gross = 18 Persons
 Seating (Inside) less concentrated tables chairs not fixed 181 / 1 person per 15SF Gross = 12 Persons
 Seating (Outside) less concentrated tables chairs not fixed 621 / 1 person per 15SF Gross = 41 Persons
 Production/Manufacturing floor (Kitchen) 922 / 1 person per 200SF Gross = 5 Persons
 Accessory Storage and Cooler 499 / 1 person per 300SF Gross = 2 Persons

Suite #1 Total Gross Occupant Load: 78 persons

REMAINING SUITES:

Business (B) Occupant Load: 15,407 / 1 person per 150 SF Gross = 103 Persons
 Factory (F-1) (Suite #14) Occupant Load: 4,452 / 1 person per 100 SF Gross = 45 Persons

Remaining Suites Total Gross Occupant Load: 148 Persons

TOTAL COMBINED OCCUPANT LOAD: 226 PERSONS

TOTAL PARKING: 58 SPACES (PARKING COUNT DOES NOT CHANGE)

201-300 OCCUPANTS = 7 ADA REQUIRED

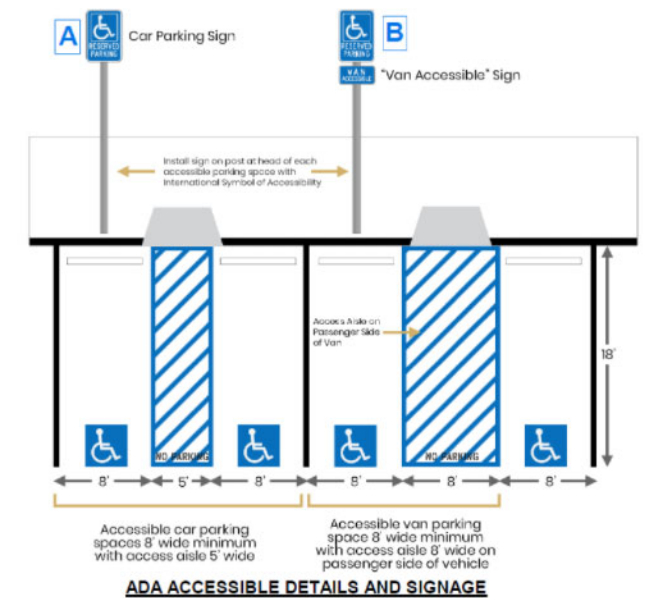
VAN PARKING: 2 REQUIRED (1 PER EVERY 6 ADA SPACES)

Per 2010 ADA Standards requires one in every six accessible parking spaces to be van accessible.

Standard parking space dimensions range between 8 to 9 feet wide by 18 feet long. Parking lot aisles will have a space between rows ranging between 14 to 24 feet, depending on whether they're a one-way or a two-way aisle. New aisles will be provided and marked as listed in the ADA accessible details and signage below.

NOTE:

Existing ADA Accessible parking spaces currently (3) :
 New signage will be provided at ADA spaces accordingly. See details on this sheet.

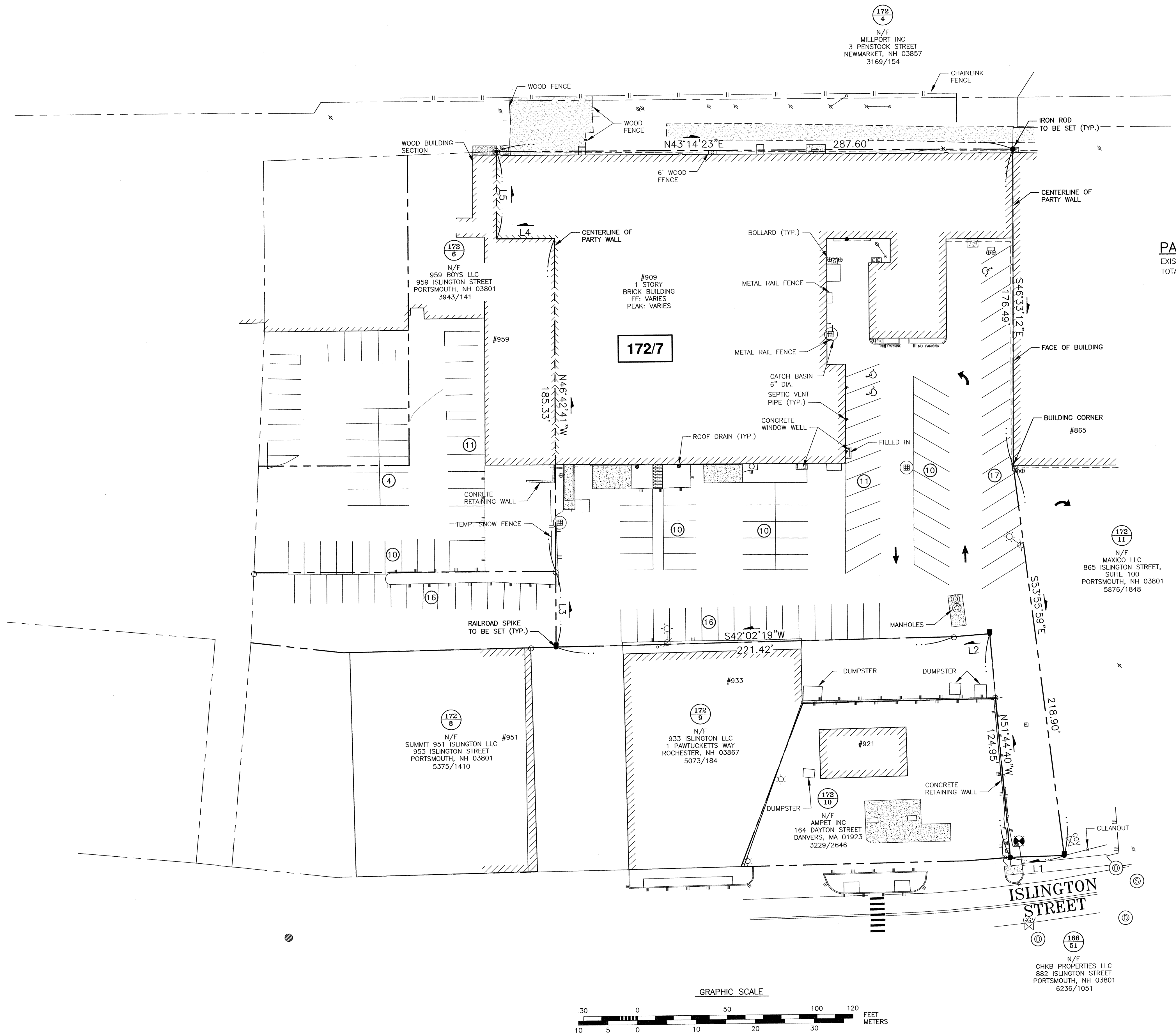
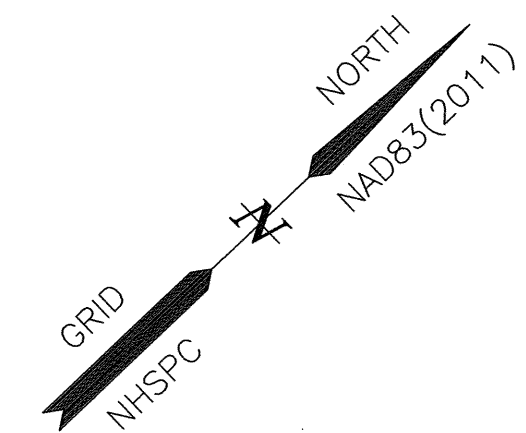


Chinburg Properties
 3 Penstock Way
 Newmarket, NH 03857

909 Islington Street,
 Portsmouth, NH

No.	Description	Date

PARKING PLAN	
Sheet Issue Date:	11/22/24
Drawn by	JP
Scale	As indicated
TBD	



PARKING NOTES:
 EXISTING PARKING SPACES LOTS 172/6 & 172/7
 TOTAL=115 SPACES

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 7.
 - 2) OWNERS OF RECORD:
 MEADOWLEDGEPAYDAY, LLC
 12 APACHE AVENUE
 ANDOVER, MA 01810

 GOOSEFARE CROSSING, LLC
 198 SACO AVENUE
 OLD ORCHARD BEACH, ME 04064

 THE WAVELET GROUP, LLC
 431 MAIN STREET
 SACO, ME 04072
 - 3) THE PURPOSE OF PLAN IS TO SHOW EXISTING PARKING LAYOUTS FOR FUTURE DEVELOPMENT.

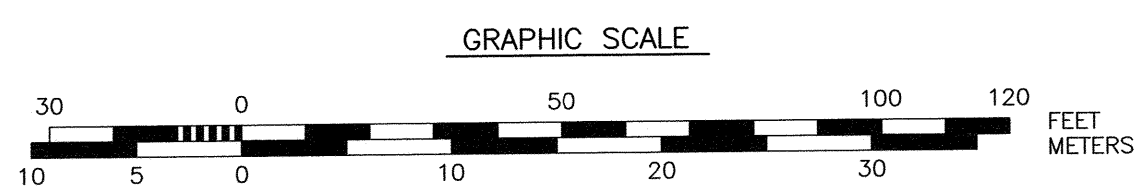
**909 ISLINGTON STREET, LLC
 909 ISLINGTON STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/8/25
REVISIONS		

SCALE 1"=30' JANUARY 2025

EXISTING PARKING PLAN

C2



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 Date: 1/8/25 12:45:59 PM
 User: H.WARD

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #1	Business Name (if applicable) WSCA Radio Station
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,338 2,130

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #2	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 1,269 2,127

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #3	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,116

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #5	Business Name (if applicable) Minuteman Painters
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,115 1,893

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #6	Business Name (if applicable) Ross Engineering
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 1,882 1,245

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #8	Business Name (if applicable) E Clips Salon
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,261 2,208

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #9 Suite 13 in Revised Plans	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commerical	Gross Floor Area (sq. ft.) * 2,830 2,860

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #10	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 4,345 4,049

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #11 Suite 14 In Revised Plans	Business Name (if applicable) Dow Automotive Repair
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 4,452

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #12	Business Name (if applicable) Loaded Question Brewery
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 2,329

Existing and Proposed Uses (REQUIRED) ✕	
Unit Number / Building Address 909 Islington Street Suite #13 Suite 15 in Revised Plans	Business Name (if applicable) "Future Business"
	Existing Land Use * ⓘ Commercial
Proposed Land Use * ⓘ Commercial	Gross Floor Area (sq. ft.) * 3,074