

APPLICATION OF AVIATION AVENUE GROUP, LLC

100 New Hampshire Avenue, Tax Map 308, Lot 1

APPLICANT'S NARRATIVE

I. THE PROPERTY.

The Applicant Aviation Avenue Group, LLC proposes to build a manufacturing facility at 100 New Hampshire Avenue located in the PDA Industrial Zone.

The property is currently a vacant 11.4-acre parcel that will be redeveloped for an "Advanced Manufacturing" facility where intensive unskilled labor manufacturing has been substituted by robotized assembly requiring few, but more highly skilled and highly compensated employees. This project has been before the Pease Development Authority Board on October 20th where it received Conceptual Approval.

II. RELIEF REQUESTED.

The Applicant is seeking a variance from the provisions of Article 304.03(c) of the Pease Development Authority Zoning Ordinance for a front yard setback of 51 feet, where 70 feet is required.

The proposal meets all other requirements of the zoning ordinance.

The need for the variance is driven by the dimensional requirements of the Advanced Manufacturing building and the fact that a municipal sewer main and stormwater management system, servicing the surrounding businesses and roadways, are located in the rear of the site. In addition to avoiding the municipal infrastructure, there are wetland buffers across Stratham Avenue that the project is trying to avoid. The site layout and proposed setback relief are also consistent with other developed parcels in the vicinity, including the building located across the street at 111 New Hampshire Avenue.

III. ARGUMENT.

It is the Applicant's position that the five criteria necessary for the granting of the requested variances as set forth in Article 317.01(c) of the PDA Zoning Ordinance are met by the within Application.

1. No adverse effect or diminution in values of surrounding properties would be suffered.

Granting the requested variance would not in any way diminish the value of surrounding properties. All surrounding properties are Industrial/Commercial in

nature and have similar setbacks to what the applicant is proposing, which in no way effect surrounding property values.

2. Granting the variance would be of benefit to the public interest.

Granting the requested variance would not substantially alter the characteristics of the neighborhood nor would granting the variance threaten public health, safety, or welfare. The Property sits in the Industrial Zone where manufacturing is permitted and consistent with other uses in this zone. Thus, granting the variance would not be contrary to the spirit and intent of the ordinance and it would be a benefit to the public interest.

3. Denial of the variance will result in unnecessary hardship to the person seeking it.

Owing to special conditions of this property that distinguish it from other properties in the area, no fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to this property.

The Special conditions of the property are the fact that the property is burdened with wetlands that could be compromised if the building were pushed back further to accommodate the setbacks. Also, the Right of Way is 80 feet wide, which is approximately 20 feet wider than a typical Right of Way. The combination of these two factors is unique and creates special conditions from other properties in the area. Because of these special conditions, the property cannot be reasonably used in strict conformance with the ordinance and a variance is therefore necessary to enable the property to have a reasonable use.

4. Granting the variance would be substantial justice.

Granting the requested variance will result in substantial justice being done. The hardship upon the Applicant were the variance to be denied is not outweighed by some benefit to the general public in denying the requested variance.

5. The proposed use would not be contrary to the spirit of this zoning rule.

The Property sits in the Industrial Zone where manufacturing is permitted and consistent with other uses in this zone. Thus, granting the variance would not be contrary to the spirit and intent of the ordinance.

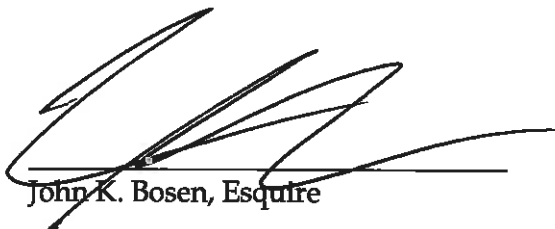
IV. CONCLUSION.

For the foregoing reasons, the applicant respectfully requests the Board recommend the variance be approved as requested and advertised.

Respectfully submitted,

Dated: October 25, 2022

By:



John K. Bosen, Esquire

MEMORANDUM

To: Paul E. Brean, Executive Director *PEB*
From: Michael R. Mates, PE, Engineering Manager *MRM*
Date: October 13, 2022
Subject: 100 New Hampshire Avenue Concept Approval

In January of this year, the PDA Board of Directors authorized entry into an Option Agreement with Aviation Avenue Group, LLC, regarding potential development at 14 Aviation Avenue, 7 Lee Street, and 100 New Hampshire Ave. Consistent with the intent of the agreement, staff recently received concept plans from the developer regarding a development on 100 New Hampshire Avenue. The developer is proposing to create a parcel of approximately 11.4 acres and construct a 209,750 square foot building as shown on the attached plans. An end user has not been identified at this juncture as explained by the developer in the attached correspondence. The intended uses include 18,144 square feet of office space and 191,606 square feet of advanced manufacturing space, both of which are allowed uses in the Industrial Zone.

The site will be accessed from both New Hampshire Avenue and Rochester Avenue. New Hampshire Avenue will serve as the main entrance for general passenger vehicles and Rochester Avenue will be used for access to the loading areas. Sidewalk access has been provided along the entire frontage on New Hampshire Avenue as well as along Stratham Street with two connections to the building at the north and south ends. In addition, site improvements include six loading docks at both the north and south ends of the facility, 147 parking stalls, utilities, lighting, landscaping, and other appurtenances. As part of the site design, stormwater management and treatment measures will be provided by filtration best management practices in accordance with NHDES and PDA rules and regulations. A Traffic Impact Assessment (attached) was conducted by Tighe & Bond, Professional Engineers licensed in NH, who estimate that the development is expected to generate 149 passenger vehicle trips and 6 truck trips during the weekday, peak hour. This estimate is based on formulas and data presented in the Institute of Transportation Engineers (ITE) Handbook for historical manufacturing and office uses. The actual number of trips may differ once a specific end user is identified. If the Board grants conceptual approval for this development, PDA will engage VHB, our on call transportation engineer, to complete a third party peer review of the assessment.

There are no wetlands on the subject parcel so there will be no wetland or wetland buffer impacts associated with this proposal. Parking and open space requirements have been met.

One variance is requested to reduce the front yard setback from 70' to 51'±. According to the project memo submitted by the applicant and attached hereto, the most common layout for these types of advanced manufacturing buildings includes 50' x 50' bays and a building footprint with a 2 to 1 length to width ratio. It is for this reason the applicant is seeking relief from the front yard setback.

Staff has reviewed the proposal and we believe the use is appropriate for this site and the development can be constructed in conformance with PDA's Land Use Controls with the exception of the front yard setback. If received favorably by the PDA Board, Aviation Avenue Group, LLC will continue with design work and, with staff concurrence, submit plans for a variance, as well as subdivision and site review applications to the City of Portsmouth for consideration.

Representatives from Aviation Avenue Group, LLC will be at the October meeting to present the project and answer questions.

At the October PDA Board of Directors meeting, please ask the Board to provide concept approval for the proposed development at 100 New Hampshire Avenue.

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PROPOSED ADVANCED
MANUFACTURING FACILITY
100 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NEW HAMPSHIRE

CONCEPTUAL SITE PLAN

SITE DATA:			PARKING REQUIREMENTS:		REQUIRED	PROPOSED
LOCATION: TAX MAP 308, LOT 1 80 ROCHESTER AVENUE PORTSMOUTH, NEW HAMPSHIRE			PARKING STALL LAYOUT: • STANDARD 90°		WIDTH: 8.5' MIN AREA: 160 SF MIN	9' X 18' (162 SF)
ZONING DISTRICT: INDUSTRIAL ALLOWED USE: INDUSTRIAL / WAREHOUSE			DRIVE AISLE WIDTH: • 90° (2-WAY TRAFFIC)		24 FT	24 FT (MIN)
DIMENSIONAL REQUIREMENTS:			PARKING SPACE REQUIREMENTS: INDUSTRIAL: 2 / 3 EMPLOYEES (LARGEST SHIFT) +1 / COMPANY-OWNED-VEHICLE = 161 EMPLOYEES x 2/3 EMPLOYEES) + 2 COMPANY-OWNED-VEHICLE =		110 SPACES	
MINIMUM LOT AREA:			OFFICE: 1 / 2 EMPLOYEES = 73 EMPLOYEES x (1 / 2 EMPLOYEES) =		37 SPACES	
MINIMUM STREET FRONTAGE:			TOTAL REQUIRED PARKING:		147 SPACES	147 SPACES ⁽¹⁾
MINIMUM SETBACKS:			(1) - SIX (6) ADA SPACES PROVIDED			
• FRONT:						
• SIDE:						
• REAR:						
MAXIMUM BUILDING HEIGHT:						
MINIMUM OPEN SPACE:						
(1) - VARIANCE REQUIRED (2) - REQUIRES TAKING PORTION OF ROCHESTER AVENUE RIGHT OF WAY						

