



TO: City of Portsmouth Board of Adjustment

FROM: Optima Dermatology

RE: Special Exception criteria

1. There will be no Increased hazard to the public or the occupants of the building. The functions of the lab create no special hazards.
2. Property values in the vicinity will not change as there will be no change to the existing building on the exterior, except for adding a sign on a door stating deliveries. This sign will not be visible from the street.
3. There will be no Increased traffic to the building or surrounding streets. All deliveries are by national delivery companies (Fed Ex, UPS, etc.). Employee traffic will be reduced from the current occupants as we have fewer employees.
4. There will be no greater demand on Public Safety and municipal services than the current tenant.
5. There will no Increase In stormwater runoff onto streets or adjacent properties as we are not making any exterior changes.

## Paul Colby

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**From:** Mike Mates <M.Mates@peasedev.org>  
**Sent:** Thursday, October 20, 2022 2:14 PM  
**To:** John Crowley  
**Cc:** Paul Colby; Samantha Burgner; Anthony Blenkinsop; Peter M. Stith; Patrick M. Crimmins; Beth Demaine  
**Subject:** RE: Special Exception application - Optima Dermatology/ Seacoast Newspapers  
**Attachments:** 111 NH Ave.pdf

Hello John,

Attached is your approved PDA Special Exception Application. You should include this in your application to the City of Portsmouth so they know we've signed off on your submission. Please include a copy to us when do submit.

Please let me know if you have any questions.

Thanks,  
Mike

**MICHAEL R. MATES, P.E.**

Pease Development Authority  
Pease International Tradeport  
55 International Drive  
Portsmouth, NH 03801  
T:(603) 766-9292 | F:(603) 427-0433  
[www.peasedev.org](http://www.peasedev.org)



**From:** John Crowley [mailto:jcrowley@optimadermatology.com]  
**Sent:** Friday, October 14, 2022 1:35 PM  
**To:** Mike Mates <M.Mates@peasedev.org>  
**Cc:** Paul Colby <pcolby@optimadermatology.com>; Samantha Burgner <sburgner@optimadermatology.com>; Anthony Blenkinsop <A.Blenkinsop@peasedev.org>  
**Subject:** Special Exception application - Optima Dermatology/ Seacoast Newspapers

**EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.**

Hi Mike,

Please see attached special exception application for our proposed lab space at 111 New Hampshire Ave. I have also attached a proposed lease amendment to the lease between Pease Development Authority and Seacoast Newspapers adding testing laboratories and facilities as a proposed use. Please let us know if there are any additional comments to the lease agreement between Seacoast Newspapers and Optima Dermatology Partners that we sent over previously to Anthony. I have noted to our attorney that we would need to remove the term "medical office" in the lease agreement between Optima Dermatology and Seacoast Newspapers to read "pathology laboratory and general business office purposes" as a proposed use. Let me know if you need any additional documentation and what the fee schedule is for this application. Looking forward to the meeting on the 20<sup>th</sup>.

Thanks,

John Crowley

Pease Development Authority  
55 International Drive, Portsmouth, NH 03801, (603) 433-6088



Application for Special Exception

For PDA Use Only:		
Date Submitted: <u>10/14/22</u>	Municipal Review:	
Application Complete:	Date Forwarded: <u>10/20/22 MRN</u>	Check #:

Applicant Information

Applicant: Optima Dermatology Partners	Contact Name: John Crowley
Address: 290 Heritage Ave Suite 102, Portsmouth, NH 03801	Description of Property: Industrial Office
Other Interested Parties: Seacoast Media Group	Phone: 603-801-6814

Site Information

Address: 111 New Hampshire Ave, Portsmouth, NH 03801	Frontage: 1203	Rear: 1203
	Left Side: 352	Right Side: 382
Zone(s) Location: Industrial	Lot #: 308/04	Assessors Plan #: 38190
Existing Use: General Business Office	Proposed Use: Testing laboratories and facilities	Lot Area: 459,546 SF +/-
Traffic and Air Quality Impact Study Required:	Yes / <input checked="" type="radio"/> No	

Request for Special Exception:

Special Exception for which approval is sought: Testing laboratory to be operated as a pathology lab. No walk-in patients will be seen at this location.
As provided in Article <u>303-A.03</u> Section <u>(F)</u>
Reason(s) why Special Exception should be granted including evidence that all required criteria are met:
1) The laboratory use is allowed as a special exception in the Industrial Zone where the building is located.
2)
3)
4)

Please attach any required site plans or drawings to this application with a fee of \$ _____. All forms must be completely filled out and signed by the applicant or their agent before they will be accepted. Additional sheets may be attached if required. Completed forms must be returned to the PDA for a hearing by the PDA Zoning Adjustment and Appeals Committee or referral to the appropriate municipality. The applicant or their agent is required to attend the Public Hearing for the Appeal/Variance. If you have any questions, please contact the PDA Engineering Department at 603-433-6088.
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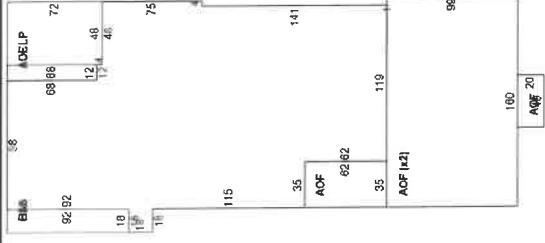
I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.		
<u>10/14/22</u> Date	 Signature of Applicant	<u>John Crowley</u> Printed Name

N:\Engineer\Special Exception Application.xlsx

Architectural floor plan of a laboratory facility. The plan shows various rooms including a 'COMMON' area with tables and chairs, a 'LABORATORY' with equipment, a 'CONF. ROOM' (105), a 'STAIR #3' (110), a 'TOILET' (102), and a 'LABORATORY' (101). It also includes a 'COMMON' area (106) and a 'CONF. ROOM' (107). The plan is labeled with 'X-TRANSF.' and 'OPF.' and includes a scale bar.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
SEACOAST NEWSPAPERS INC		1 Level	0 All Public	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	2229									
111 NEW HAMPSHIRE AVENUE						INDUSTR.	4000	7,742,600	7,742,600										
PORTSMOUTH NH 03801						INDUSTR.	4000	74,800	74,800										
		SUPPLEMENTAL DATA																	
Alt Prol ID		CONDO C																	
OLD DACTN		INLAW Y																	
PHOTO		LOT SPLIT																	
WARD		2015 Reval V																	
PREC.		Ex/Cr Appli																	
1/2 HSE		Assoc Pld#																	
GIS ID		38190																	
RECORD OF OWNERSHIP		BK-VOL	VOLUME	SALE DATE	QU	VI	SALE PRICE	VC											
SEACOAST NEWSPAPERS INC		0	0		I		0												
		OTHER ASSESSMENTS				Year	Code	Assessed	Year	Code	Assessed								
						2020	4000	7,742,600	2019	4000	7,742,600								
							4000	74,800		4000	74,800								
						Total		7,817,400	Total		7,817,400								
						This signature acknowledges a visit by a Data Collector or Assessor													
						APPRAISED VALUE SUMMARY													
						Appraised Bldg. Value (Card)													
						Appraised Xf (B) Value (Bldg)													
						Appraised Ob (B) Value (Bldg)													
						Appraised Land Value (Bldg)													
						Special Land Value													
						Total Appraised Parcel Value													
						Valuation Method													
						Total Appraised Parcel Value													
						7,817,400													
						VISIT / CHANGE HISTORY													
		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
		35717	05-15-2019	SP	SPrinkler Syste	3,300	09-18-2019	100		RELOCATE SPRINKLERS FO	09-18-2019	JW	01	2	50	Building Permit			
		PMGC19-15	05-06-2019	PL	Plumbing	3,000	09-18-2019	100		RELOCATE EXISTING GRILL	08-19-2019	RM			41	Hearing Change			
		EC19-131	05-01-2019	EL	Electric	12,000	09-18-2019	100		RECONFIGURATION ELECT	06-02-2017	ST			ER	Exterior Review			
		BLDG19-20	04-12-2019	BP		50,000	09-18-2019	100	06-11-2019	SELECTIVE DEMOLITION AN	05-23-2017	JW	01	3	50	Building Permit			
		16-1321-3	01-23-2017	BP		1,275	12-21-2016	100	04-03-2017	FIXED FIRE SUPPRESSION	12-21-2016	JW	01	3	50	Building Permit			
		16-1321-1	10-27-2016	EL	Electric	6,700	12-21-2016	100	04-03-2017	REWORK SPACE TO WORK	02-26-2015	ST			ER	Exterior Review			
		16-1321-2	10-25-2016	PL	Plumbing	1,200	12-21-2016	100	04-03-2017	RELOCATE (1) KITCHEN SIN	08-08-2014	JM			11	Listed INACTIVE			
										LAND LINE VALUATION SECTION									
		B Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	S.I.	Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value		
		1 4000	FACTORY	PI			0 SF	0	1.0000	0	1.00	307	0.220	402	0.0000	0	0		
														Total Card Land Units				Total Land Value	
						0 AC				Parcel Total Land Area 0				0					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description	Percentage				
Style: 40		Light Indust								
Model 96		Industrial								
Grade B										
Stories: 2										
Occupancy 1.00										
Residential Unit										
Exterior Wall 1	27	Pre-finish Metl								
Exterior Wall 2	15	Concr/Cinder								
Roof Structure	01	Flat								
Roof Cover	04	T & Grv/Rubbr								
Interior Wall 1	05	Drywall/Sheet								
Interior Wall 2										
Interior Floor 1	03	Concr-Finished								
Interior Floor 2	14	Carpet								
Heating Fuel	03	Gas								
Heating Type	04	Forced Air-Duc								
AC Type	03	Central								
Bldg Use	4020	IND OFFICE								
Total Rooms										
Total Bedrms										
Total Baths										
Kitchen Grd										
Heat/AC	01	HEAT/AC PKGS								
Frame Type	05	STEEL								
Baths/Plumbing	02	AVERAGE								
Ceiling/Wall	03	SUS-CEIL/MN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	24.00									
% Conn Wall										
1st Floor Use:										
Class										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
LDL1	LOAD LEVELERS	B	2	3900.00	2009	A	90	C	1.00	7,000
ELV2	ELEVATOR FRGHT	B	2	10200.00	2009	A	90	C	1.00	41,800
SPR1	SPRINKLERS-WET	B	77.422	1.75	2009	A	90	C	1.00	121,900
LD4	TRUCK WELLS	B	1	5600.00	2009	A	90	C	1.00	5,000
LT1	LIGHTS-IN W/PL	L	28	1125.00	2006	4	75	C	1.00	23,600
PAV1	PAVING-ASPHALT	L	37,000	1.75	2006	4	75	C	1.00	48,600
MEZ1	MEZZANINE-UNF	B	1,200	13.00	2009	00	90	C	1.00	14,000
MEZ3	W/PARTITIONS	B	2,088	34.00	2009	00	90	C	1.00	63,900
LDL1	LOAD LEVELERS	B	2	3900.00	2009	00	90	C	1.00	7,000
LDL2	W/DOUBLE LIGHT	B	2	1750.00	2006	4	75	C	1.00	2,600
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value				
AOF	Office	35,466	35,466	58,519	137.04	4,860,307				
BAS	First Floor	38,668	38,668	38,668	83.06	3,211,578				
CLP	Loading Platform, Finished	0	5,112	1,534	24.92	127,407				
Ttl Gross Liv / Lease Area		74,134	79,246	98,721				8,199,292		



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
SEACOAST NEWSPAPERS INC  111 NEW HAMPSHIRE AVENUE  PORTSMOUTH NH 03801				1 Level		0 All Public	1 Paved		2 Suburban			Description	Code	Appraised	Assessed	
										INDUSTR.	4000	7,742,600	7,742,600			
										INDUSTR.	4000	74,800	74,800			
SUPPLEMENTAL DATA												Total	7,817,400	7,817,400		
												PREVIOUS ASSESSMENTS (HISTORY)				
				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Alt Prcl ID 0306-0004-00000-00000 CONDO C OLDACTN INLAW Y/ PHOTO LOT SPLIT WARD 2015 Reval V JM PREC. Ex/Cr Appli 1/2 HSE GIS ID 38190 Assoc Pid##												Total	7,817,400	7,817,400		
												OTHER ASSESSMENTS				
				Year	Code	Amount	Description	Number	Amount	Comm Int						
EXEMPTIONS												Total	7,817,400	7,817,400		
												This signature acknowledges a visit by a Data Collector or Assessor				
												APPRAISED VALUE SUMMARY				
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card)				7,482,000
												Appraised Xf (B) Value (Bldg)				260,600
												Appraised Ob (B) Value (Bldg)				74,800
												Appraised Land Value (Bldg)				0
												Special Land Value				0
NOTES												Total Appraised Parcel Value				7,817,400
												Valuation Method				I
BUILDING PERMIT RECORD												Total Appraised Parcel Value				7,817,400
												VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	S.I. Adj.	Notes- Adj	Special Pricing	Adj Unit P	Land Value	
Total Card Land Units AC Parcel Total Land Area																

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style: Model Grade Stories: Occupancy Residential Unit	40 96 B 2 1.00	Light Indust Industrial B								
Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover	27 15 01 04	Pre-finish Metl Concr/Cinder Flat T & Grv/Rubbr								
Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel Heating Type AC Type Bldg Use	05 03 14 03 04 03 03 4020	Drywall/Sheet Concr-Finished Carpet Gas Forced Air-Duc Central IND OFFICE								
Total Rooms Total Bedrms Total Baths Kitchen Grd Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height % Conn Wall 1st Floor Use: Class	01 05 02 03 02 24.00	HEAT/AC PKGS STEEL AVERAGE SUS-CEIL/MN WL AVERAGE								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond	% Gd	Gr	Gr Adj	Appr. Value
GEN	GENERATOR	B	1	0.00	2009	00	90	B	1.10	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										





111 New Hampshire Ave  
Portsmouth, New Hampshire



Street View Sep 2019







