



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

November 1, 2022

Beverly Mesa-Zendt, Planning Director  
City of Portsmouth Planning Department  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH

**Re: It's Good to be Kneaded, LLC  
361 Islington Street  
Tax Map 144, Lot 23  
Altus Project No. 5356**

Dear Ms. Mesa-Zendt:

On behalf of It's Good to be Kneaded, LLC, Altus Engineering, Inc. is pleased to submit preliminary plans for discussion at the November 8, 2022 Technical Advisory Committee Work Session.

On October 18<sup>th</sup>, the Board of Adjustment granted variances to allow for the project to proceed to the Site Review phase of permitting. At the public hearing, several members of the public expressed concern regarding the mature oak tree at the rear of the site.

Following the meeting, Altus visited the site with arborist, Chris Kemp of Piscataqua Landscaping. Chris confirmed that the tree is healthy even though it is nearly fully surrounded by paved surfaces. Mr. Kemp suggested that we attempt to maintain a minimum of 6 to 8-feet of unpaved surface around the tree to provide a healthy environment. In the attempt to do so, we have had to reconfigure and reduce the width of the access way around the building. The submission set demonstrates that small delivery and trash removal vehicles can safely maneuver the site.

There is an old sewer service running adjacent to the tree providing service from the property to the west of the site. We are proposing to leave this pipe in place as we wish to minimize disruption of the oak's root system. Additionally, Mr. Kemp said he that he wouldn't be surprised if the tree is getting nutrition from the antiquated pipe. Replacing the sewer may have a detrimental impact to the oak tree.

It is our intent to discuss the pavement layout and utility services at the work session as well as any other threshold issues that the Committee may have for concerns.

We look forward to presenting to the Committee on the 8<sup>th</sup>.

Respectfully submitted,

**ALTUS ENGINEERING, INC.**

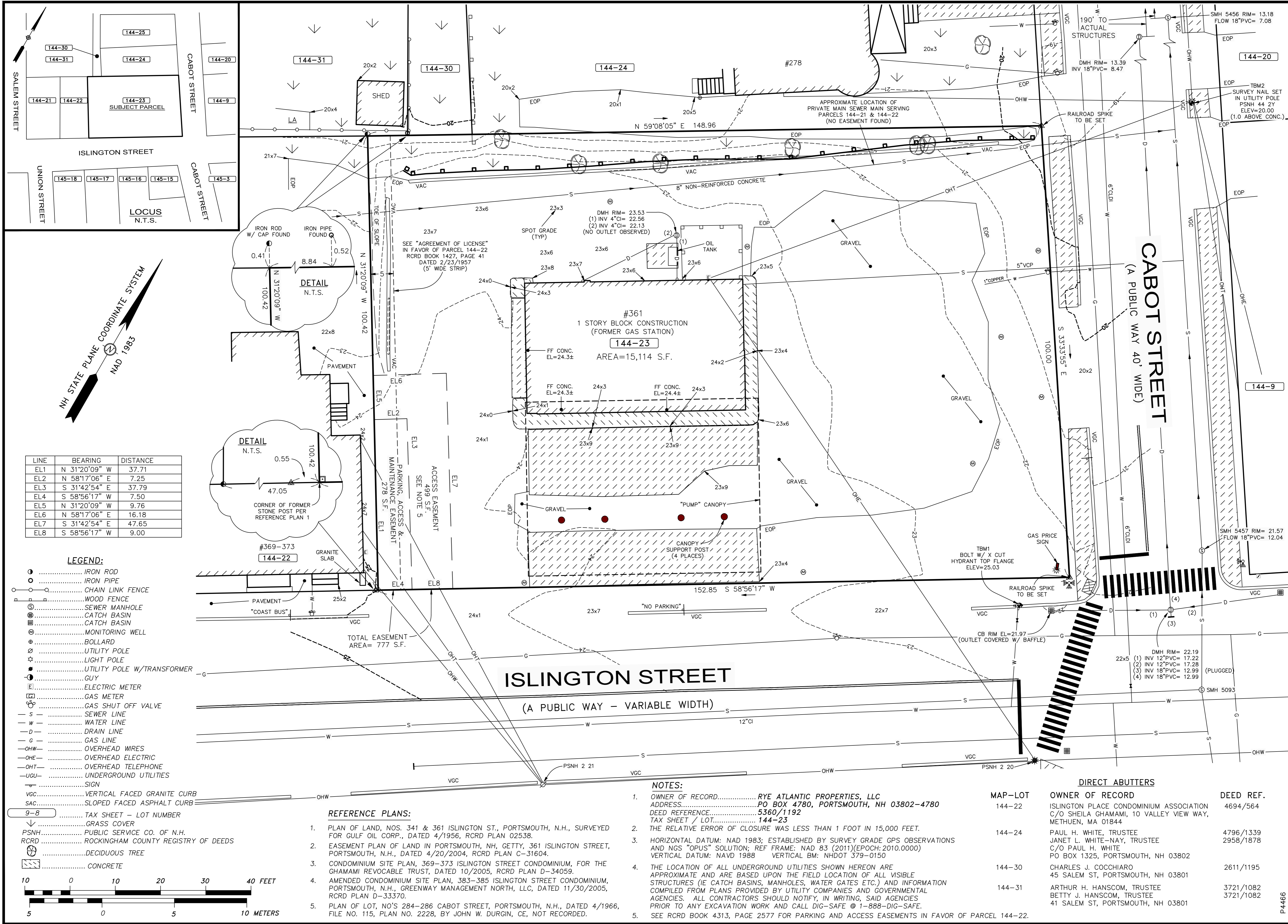
A handwritten signature in black ink, appearing to read "E. Weinrieb".

Eric D. Weinrieb, PE  
President

Ecopy: Jeff Dyer  
Robert Whiteamire, Winter Holben  
Derek Durbin, Esq.

wde/5350 tac work session cvr ltr.docx





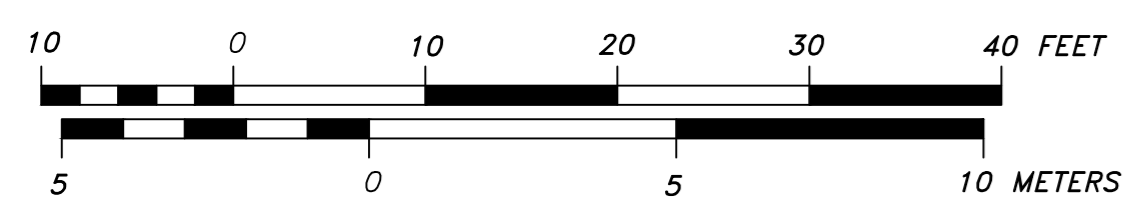
LINE	BEARING	DISTANCE
EL1	N 31°20'09" W	37.71
EL2	N 58°17'06" E	7.25
EL3	S 31°42'54" E	37.79
EL4	S 58°56'17" W	7.50
EL5	N 31°20'09" W	9.76
EL6	N 58°17'06" E	16.18
EL7	S 31°42'54" E	47.65
EL8	S 58°56'17" W	9.00

- LEGEND:**
- ..... IRON ROD
  - ..... IRON PIPE
  - ..... CHAIN LINK FENCE
  - ..... WOOD FENCE
  - ⊙ ..... SEWER MANHOLE
  - ⊙ ..... CATCH BASIN
  - ⊙ ..... CATCH BASIN
  - ⊙ ..... MONITORING WELL
  - ⊙ ..... BOLLARD
  - ⊙ ..... UTILITY POLE
  - ⊙ ..... LIGHT POLE
  - ⊙ ..... UTILITY POLE W/TRANSFORMER
  - ⊙ ..... GUY
  - ⊙ ..... ELECTRIC METER
  - ⊙ ..... GAS METER
  - ⊙ ..... GAS SHUT OFF VALVE
  - S— ..... SEWER LINE
  - W— ..... WATER LINE
  - D— ..... DRAIN LINE
  - G— ..... GAS LINE
  - OHW— ..... OVERHEAD WIRES
  - OHE— ..... OVERHEAD ELECTRIC
  - OHT— ..... OVERHEAD TELEPHONE
  - UGU— ..... UNDERGROUND UTILITIES
  - S— ..... SIGN
  - VGC ..... VERTICAL FACED GRANITE CURB
  - SAC ..... SLOPED FACED ASPHALT CURB
  - 9-8 ..... TAX SHEET - LOT NUMBER
  - ↓ ..... GRASS COVER
  - PSNH ..... PUBLIC SERVICE CO. OF N.H.
  - RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - ⊙ ..... DECIDUOUS TREE
  - ▨ ..... CONCRETE

- REFERENCE PLANS:**
- PLAN OF LAND, NOS. 341 & 361 ISLINGTON ST., PORTSMOUTH, N.H., SURVEYED FOR GULF OIL CORP., DATED 4/1956, RCRD PLAN 02538.
  - EASEMENT PLAN OF LAND IN PORTSMOUTH, NH, GETTY, 361 ISLINGTON STREET, PORTSMOUTH, N.H., DATED 4/20/2004, RCRD PLAN C-31604.
  - CONDOMINIUM SITE PLAN, 369-373 ISLINGTON STREET CONDOMINIUM, FOR THE GHAMAMI REVOCABLE TRUST, DATED 10/2005, RCRD PLAN D-34059.
  - AMENDED CONDOMINIUM SITE PLAN, 383-385 ISLINGTON STREET CONDOMINIUM, PORTSMOUTH, N.H., GREENWAY MANAGEMENT NORTH, LLC, DATED 11/30/2005, RCRD PLAN D-33370.
  - PLAN OF LOT, NO'S 284-286 CABOT STREET, PORTSMOUTH, N.H., DATED 4/1966, FILE NO. 115, PLAN NO. 2228, BY JOHN W. DURGIN, CE, NOT RECORDED.

- NOTES:**
- OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC  
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780  
DEED REFERENCE..... 5360/1192  
TAX SHEET / LOT..... 144-23
  - THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
  - HORIZONTAL DATUM: NAD 1983; ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS AND NGS "OPUS" SOLUTION; REF FRAME: NAD 83 (2011)(EPOCH:2010.0000)  
VERTICAL DATUM: NAVD 1988 VERTICAL BM: NHDOT 379-0150
  - 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 @ 1-888-DIG-SAFE.
  - SEE RCRD BOOK 431.3, PAGE 2577 FOR PARKING AND ACCESS EASEMENTS IN FAVOR OF PARCEL 144-22.

DIRECT ABUTTERS	MAP-LOT	OWNER OF RECORD	DEED REF.
ISLINGTON PLACE CONDOMINIUM ASSOCIATION C/O SHEILA GHAMAMI, 10 VALLEY VIEW WAY, METHUEN, MA 01844	144-22		4694/564
PAUL H. WHITE, TRUSTEE JANET L. WHITE-NAY, TRUSTEE C/O PAUL H. WHITE PO BOX 1325, PORTSMOUTH, NH 03802	144-24		4796/1339 2958/1878
CHARLES J. COCCHIARO 45 SALEM ST, PORTSMOUTH, NH 03801	144-30		2611/1195
ARTHUR H. HANSCOM, TRUSTEE BETTY J. HANSCOM, TRUSTEE 41 SALEM ST, PORTSMOUTH, NH 03801	144-31		3721/1082 3721/1082



**SURVEYOR:**  
**James Verra & Associates, Inc.**  
 LAND SURVEYORS  
 101 SHATTUCK WAY - SUITE 8  
 NEWINGTON, N.H. 03801- 7876  
 603-436-3557  
 JOB NO: 23455

**ENGINEER:**  
  
 133 COURT STREET PORTSMOUTH, NH 03801  
 (603) 433-2335

**ISSUED FOR:**  
**ENGINEERING DESIGN**

**ISSUE DATE:**  
**DECEMBER 10, 2012**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	12/10/12

**DRAWN BY:** JCS  
**APPROVED BY:** JV  
**DRAWING FILE:** 23455.DWG

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

**OWNER/APPLICANT:**  
**RYE ATLANTIC PROPERTIES, LLC**  
 PO BOX 4780  
 PORTSMOUTH, NH 03802-4780  
**ASSESSOR'S PARCEL 144-23**

**PROJECT:**  
**PROPOSED SITE DEVELOPMENT PLANS**  
**361 ISLINGTON STREET & CABOT STREET**  
**PORTSMOUTH, N.H.**  
**ASSESSOR'S PARCEL 144-23**

**TITLE:**  
**EXISTING CONDITIONS PLAN**

**SHEET NUMBER:**  
**1 OF 1**

Z:\Working\Shared Files\backp-dwg\4400-4499\4466-Portsmouth-IslingtonSt-Labrie\vec\JVA-JVA-GETTY-EXIST-12-10-12.dwg, PLAN, 3/4/2013 9:36:55 AM



NOT FOR CONSTRUCTION

ISSUED FOR:  
TAC WORK SESSION

ISSUE DATE:  
NOVEMBER 1, 2022

REVISIONS  
NO. DESCRIPTION BY DATE  
0 INITIAL SUBMISSION EDW 11/01/22

DRAWN BY: \_\_\_\_\_ RMB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 5356SITE.dwg

SCALE:  
(22"x34") 1" = 10'  
(11"x17") 1" = 20'

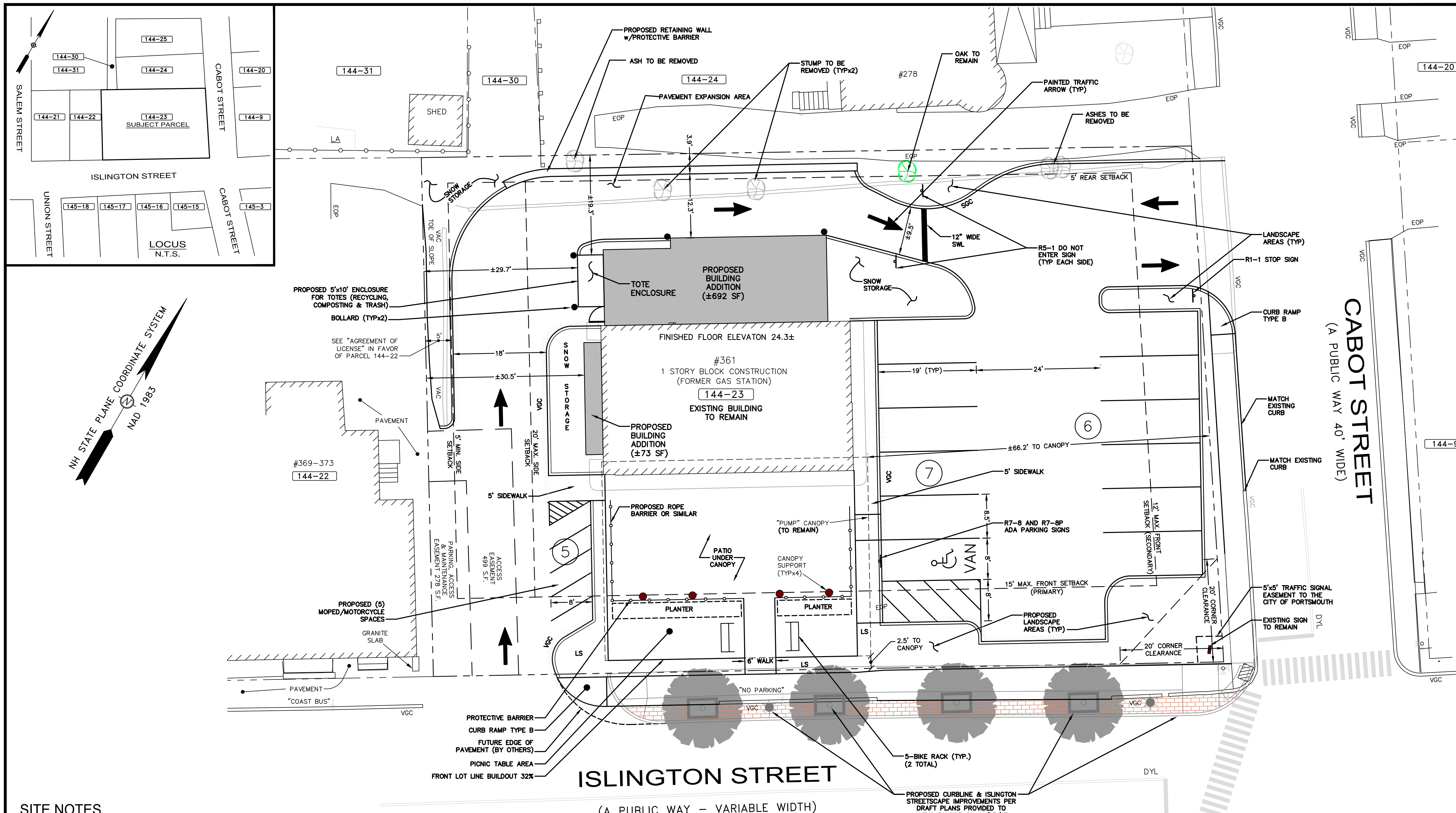
OWNER:  
**LUCKY THIRTEEN PROPERTIES, LLC**  
P.O. BOX 300  
RYE, NH 03870

APPLICANT:  
**IT'S GOOD TO BE KNEADED, LLC**  
C/O SEAN CREELEY  
337 RICHMOND AVENUE  
PORTSMOUTH, NH 03801

PROJECT:  
**IT'S GOOD TO BE KNEADED**  
361 ISLINGTON STREET  
PORTSMOUTH, NH  
MAP 144 LOT 23

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C - 1**

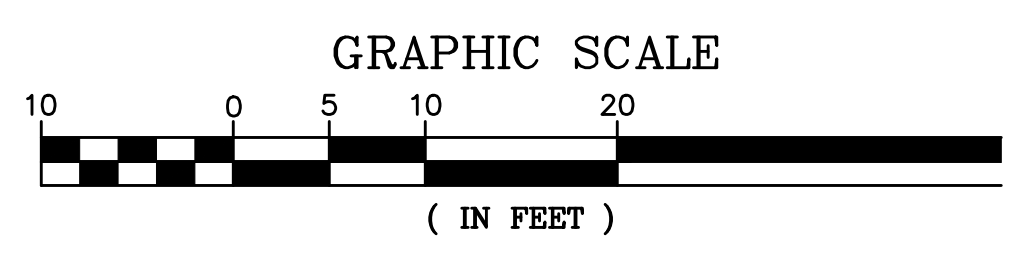


**SITE NOTES**

- DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A RESTAURANT USE.
- PLAN REFERENCE: "EXISTING CONDITIONS PLAN", DATED DECEMBER 10, 2012, BY JAMES VERRA & ASSOCIATES, INC.
- LOT AREA: ±15,114 S.F. (±0.35 ACRES)
- ZONE: CHARACTER DISTRICT 4 - L2 (CD4-L2) HISTORIC DISTRICT
- DIMENSIONAL REQUIREMENTS - CD4-L2:**  
 FRONT YARD SETBACK: 15' (MAX.) - PRIMARY (ISLINGTON ST.)  
 12' (MAX.) - SECONDARY (CABOT ST.)  
 SIDE YARD SETBACK: 5' (MIN.) - 20' (MAX.)  
 REAR YARD SETBACK: GREATER OF 5' OR 10' FROM CL OF ALLEY  
 FRONT LOT LINE BUILDOUT: 60% (MIN.) - 80% (MAX.)  
 MAX. BUILDING COVERAGE: 60% (22.0% EXISTING, 27.0% PROPOSED)  
 MAX. BUILDING FOOTPRINT: 2,500 S.F. (1,485 S.F. EXISTING, 4,083 S.F. PROPOSED)  
 MIN. LOT AREA: 3,000 S.F. (15,114 S.F. EXISTING)  
 MIN. OPEN SPACE: 25% (4.1% EXISTING, 13.1% PROPOSED)  
 BUILDING HEIGHT: 2 STORIES (SHORT 3RD) OR 35' (17.5' EXISTING)

- PARKING REQUIREMENTS:**  
 RESTAURANT: 1 SPACE PER 100 S.F. GFA  
 1,485 S.F. BUILDING + 1,525 S.F. PATIO = 3,010 S.F.  
 3,010 S.F. / 100 = 30 SPACES  
 TOTAL PARKING REQUIRED = 30 SPACES  
 TOTAL PARKING PROVIDED = 13 SPACES (17 SPACE DEFICIT)

- VARIANCES APPROVED ON OCTOBER 18, 2022:**  
 SECTION 10.5A41.10A TO ALLOW A SECONDARY FRONT YARD SETBACK OF 66' WHERE 12' MAX. IS ALLOWED;  
 - TO ALLOW A FRONT LINE BUILDOUT OF 32% WHERE 60-80% IS REQUIRED  
 - TO ALLOW A LEFT YARD SETBACK OF 30' WHERE 20' IS THE MAX. ALLOWED  
 SECTION 10.5A44.31 TO ALLOW OFF-STREET PARKING SPACES TO BE LOCATED IN FRONT OF THE FACADE OF THE PRIMARY BUILDING  
 SECTION 10.5A44.32 TO ALLOW PARKING TO BE UNSCREENED FROM THE STREET  
 SECTION 10.575 TO ALLOW A DUMPSTER TO BE LOCATED 19' FROM A RESIDENTIAL ZONED LOT WHERE 20' IS REQUIRED  
 SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE  
 IT WAS DETERMINED THAT A VARIANCE WAS NOT REQUIRED UNDER SECTION 10.440, USE #9.42 TO ALLOW A RESTAURANT WITH AN OCCUPANCY LOAD BETWEEN 50 AND 250.



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ISSUED FOR:  
TAC WORK SESSION

ISSUE DATE:  
NOVEMBER 1, 2022

REVISIONS NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

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APPROVED BY: \_\_\_\_\_ EDW  
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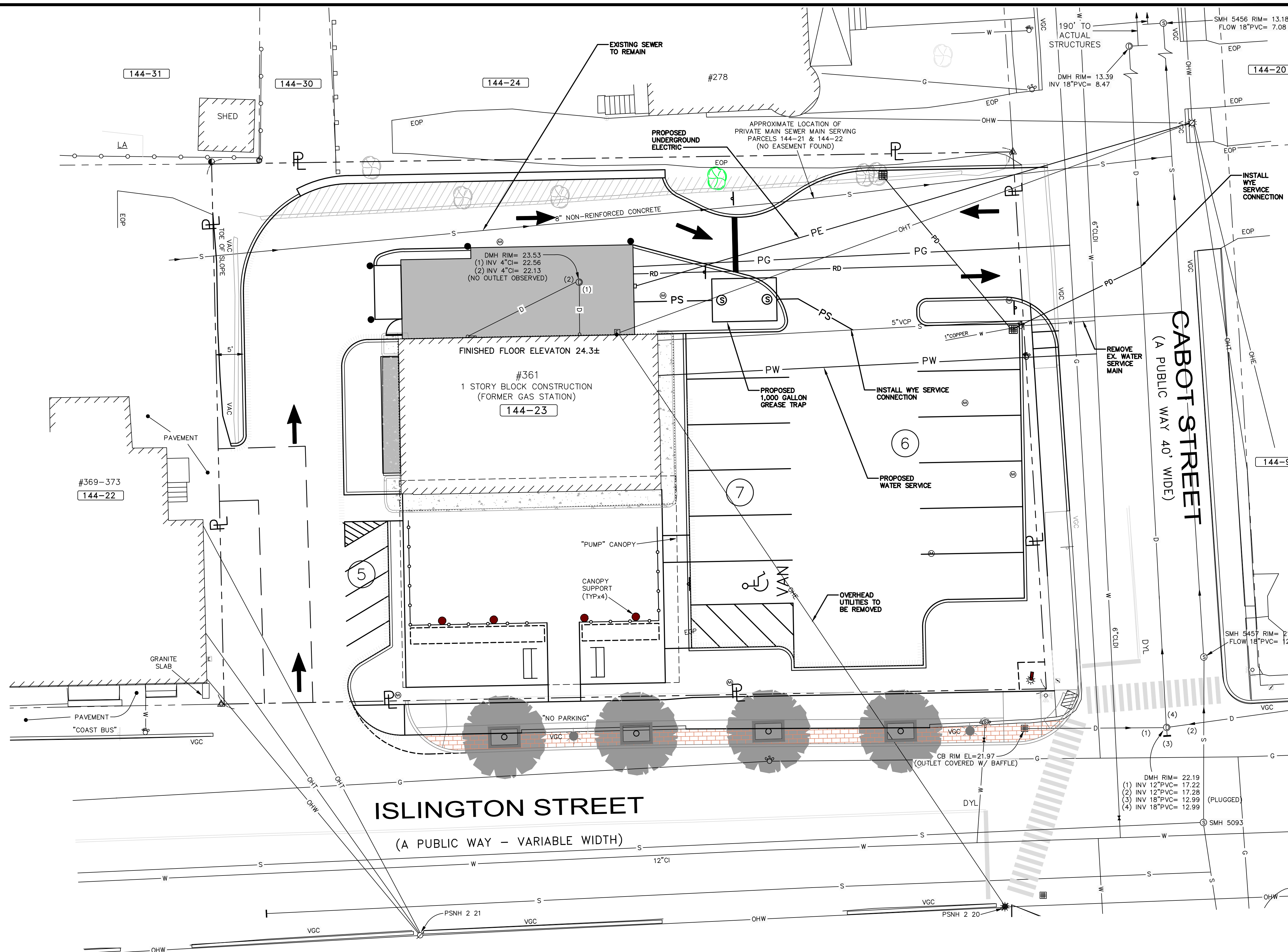
OWNER:  
**LUCKY THIRTEEN PROPERTIES, LLC**  
P.O. BOX 300  
RYE, NH 03870

APPLICANT:  
**IT'S GOOD TO BE KNEADED, LLC**  
C/O SEAN CREELY  
337 RICHMOND AVENUE  
PORTSMOUTH, NH 03801

PROJECT:  
**IT'S GOOD TO BE KNEADED**  
361 ISLINGTON STREET  
PORTSMOUTH, NH  
MAP 144 LOT 23

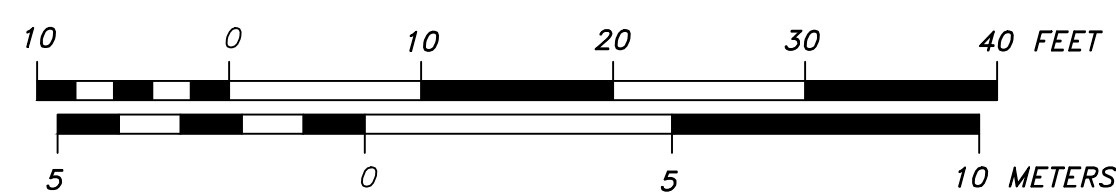
TITLE:  
**UTILITIES PLAN**

SHEET NUMBER:  
**C - 2**



**SURVEY NOTES:**

- OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC  
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780  
DEED REFERENCE..... 5360/1192  
TAX SHEET / LOT..... 144-23  
LOT AREA = 15,114 S.F.



P5356



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0 BOARD OF ADJUSTMENT EDW 11/01/22

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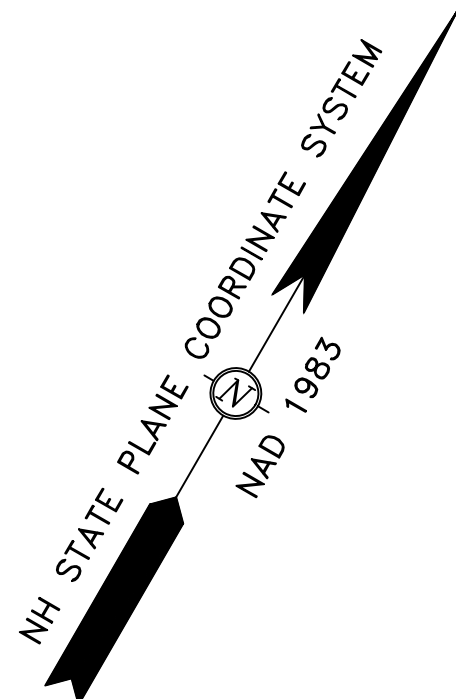
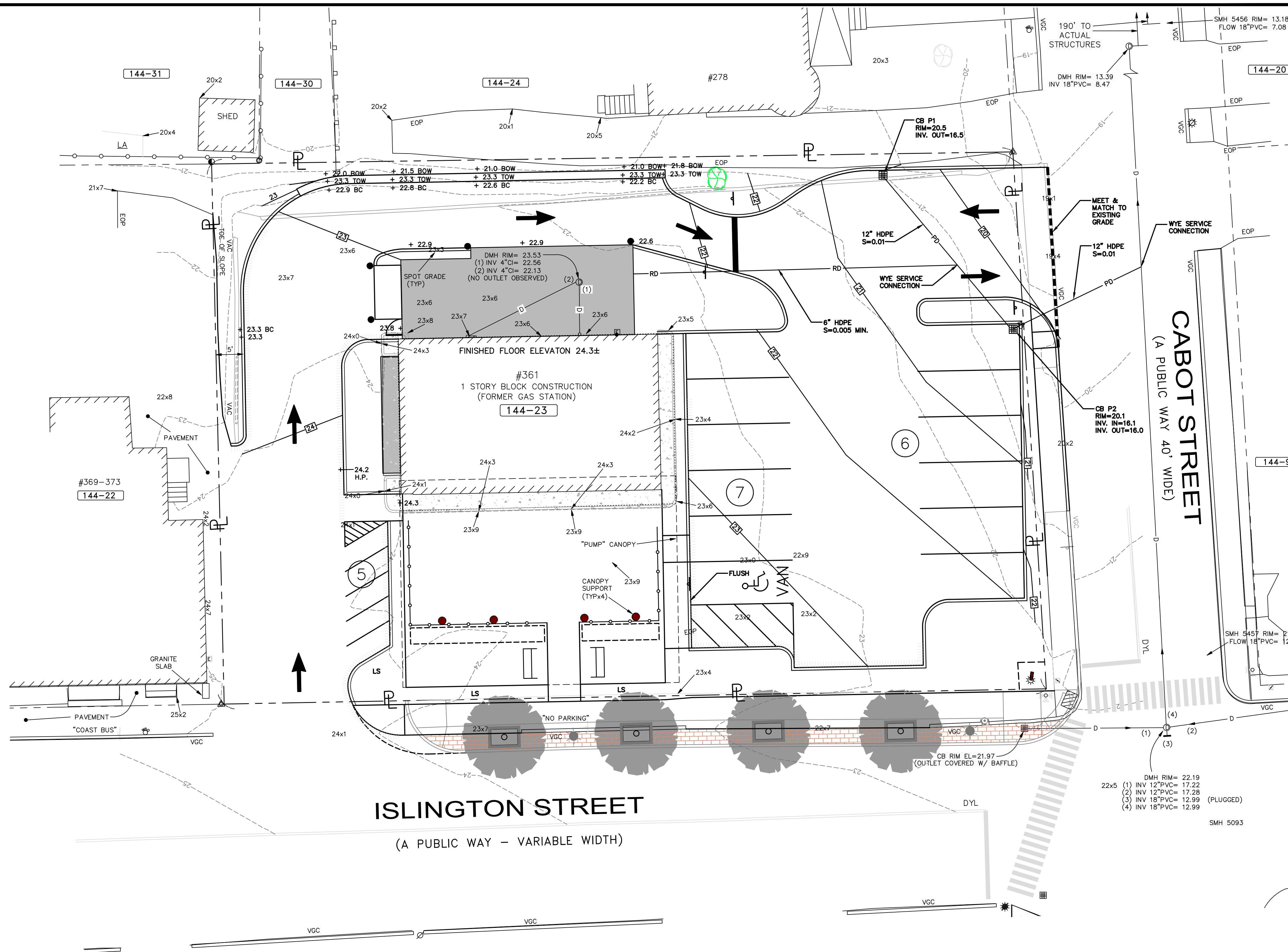
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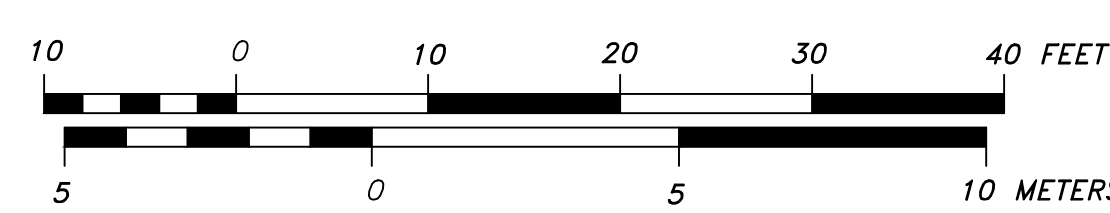
PROJECT:  
**IT'S GOOD TO BE KNEADED**  
  
361 ISLINGTON STREET  
PORTSMOUTH, NH  
MAP 144 LOT 23

TITLE:  
**PRELIMINARY GRADING PLAN**

SHEET NUMBER:  
**C - 3**

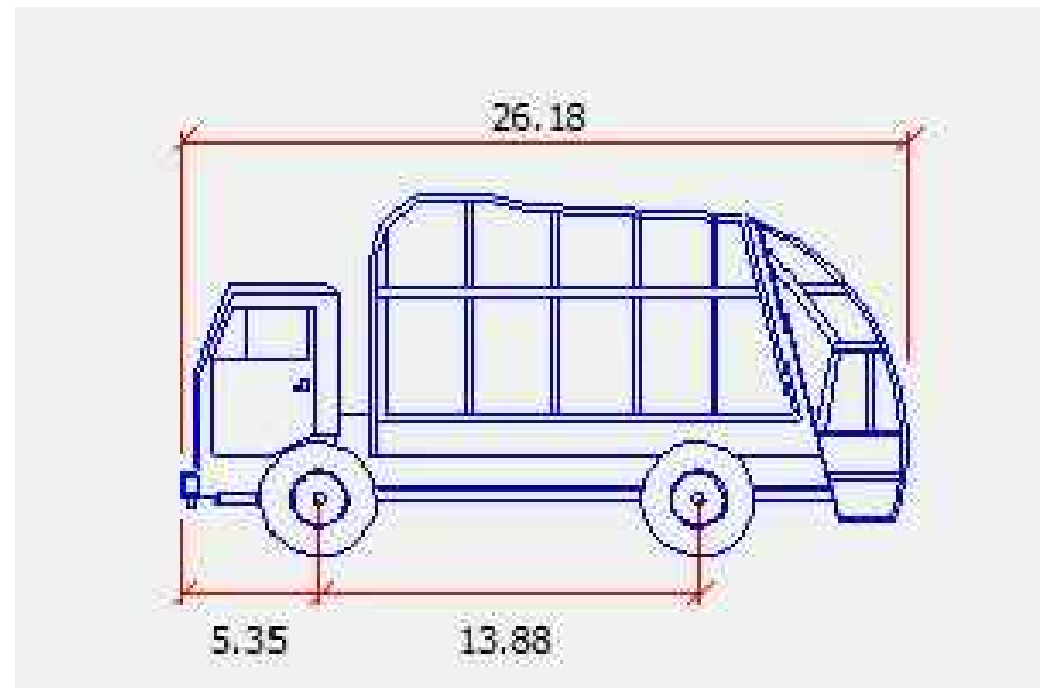


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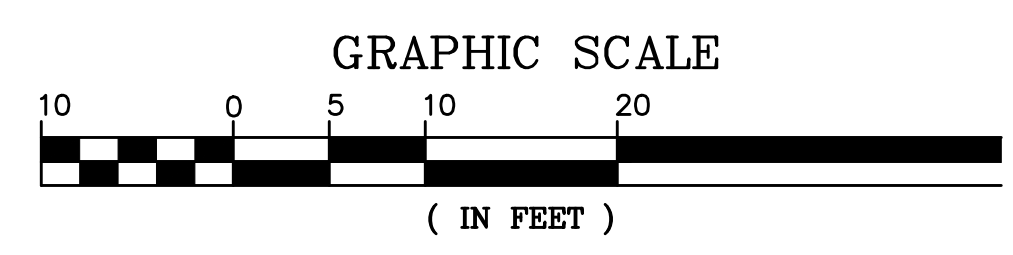
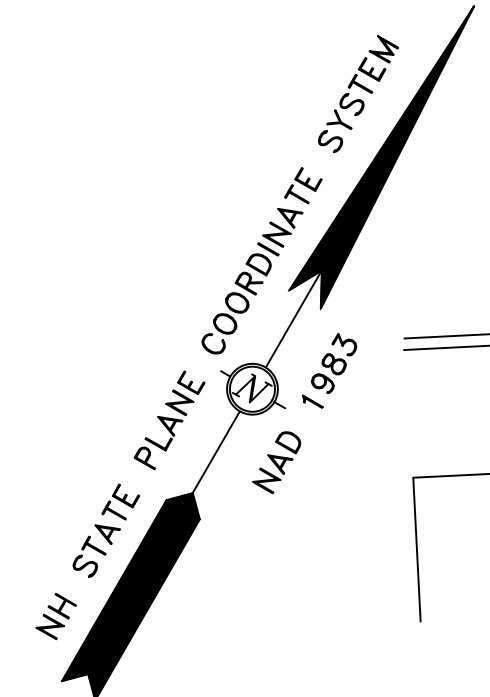
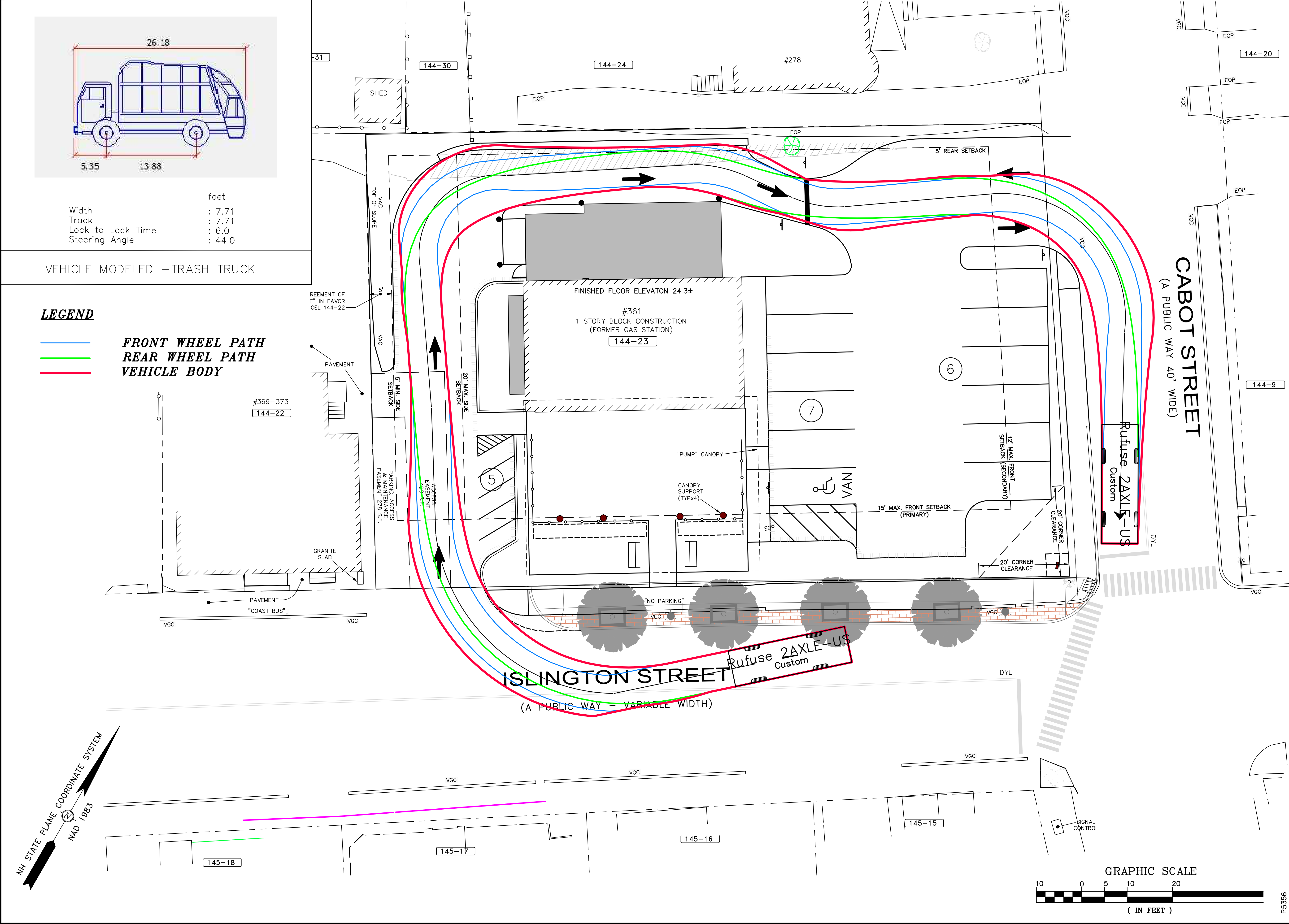


Width : 7.71 feet  
 Track : 7.71 feet  
 Lock to Lock Time : 6.0  
 Steering Angle : 44.0

VEHICLE MODELED - TRASH TRUCK

**LEGEND**

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY



**ALTUS**  
ENGINEERING, INC.

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

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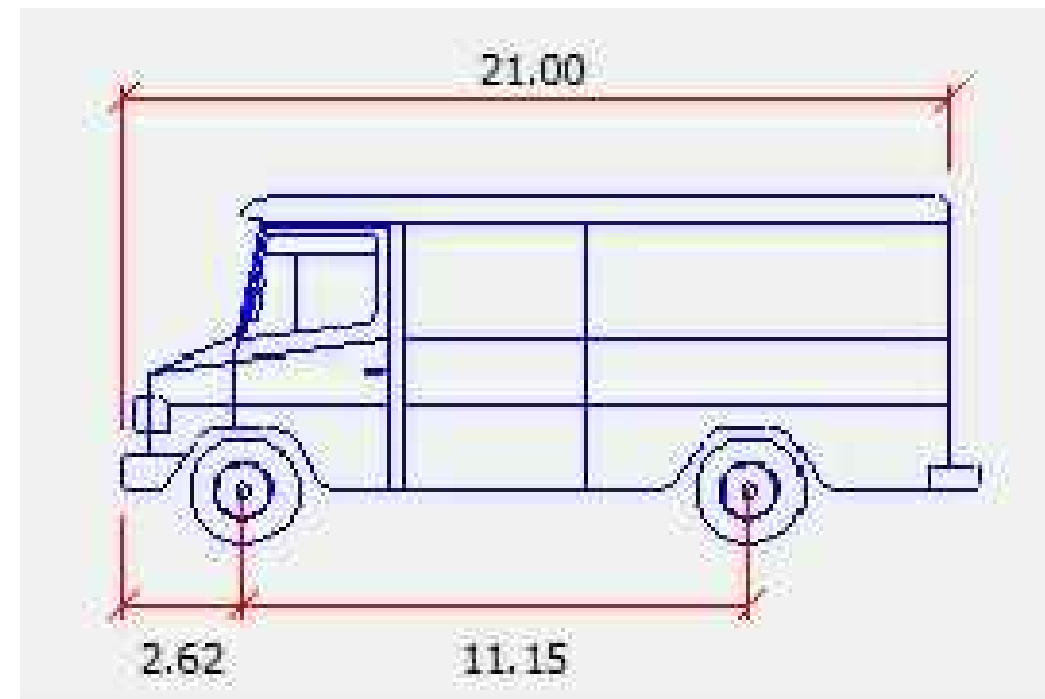
PROJECT:  
**IT'S GOOD TO BE KNEADED**  
 361 ISLINGTON STREET  
 PORTSMOUTH, NH  
 MAP 144 LOT 23

TITLE:  
**TRUCK TURNING MOVEMENTS - TRASH**

SHEET NUMBER:  
**T - 1**

P5356



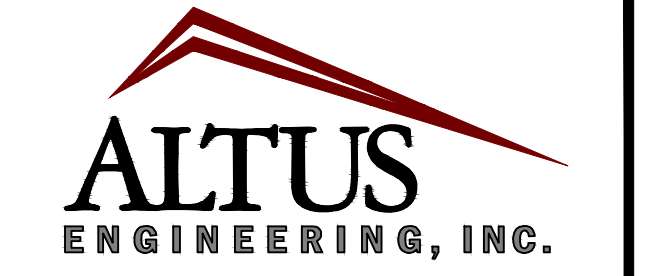
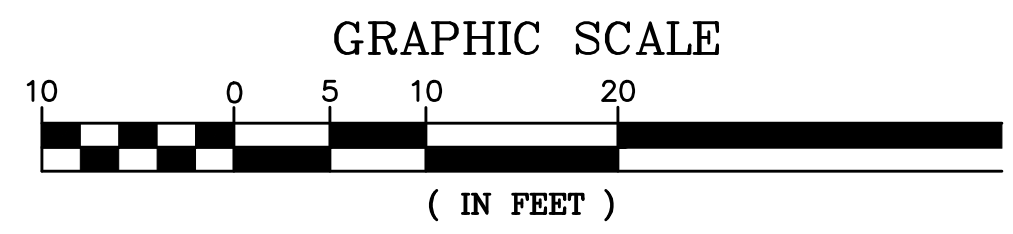
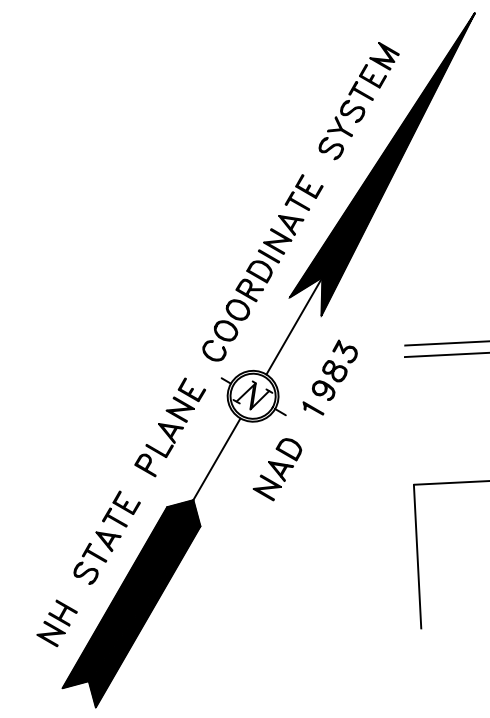
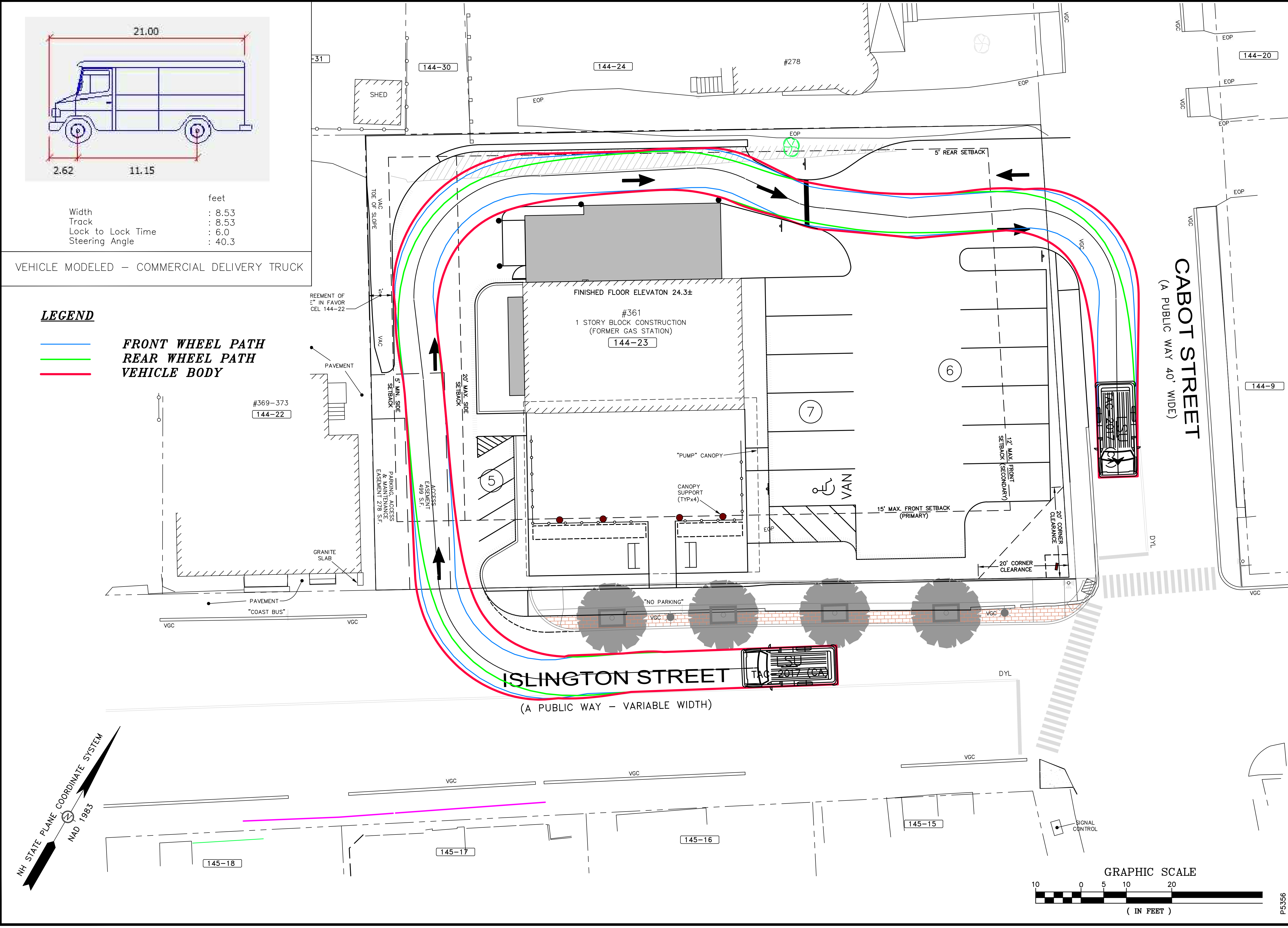


Width : 8.53 feet  
 Track : 8.53 feet  
 Lock to Lock Time : 6.0 feet  
 Steering Angle : 40.3 degrees

VEHICLE MODELED - COMMERCIAL DELIVERY TRUCK

**LEGEND**

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY



133 Court Street  
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PROJECT:  
**IT'S GOOD TO BE KNEADED**  
 361 ISLINGTON STREET  
 PORTSMOUTH, NH  
 MAP 144 LOT 23

TITLE:  
**TRUCK TURNING MOVEMENTS - DELIVERY**

SHEET NUMBER:  
**T - 2**

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