

K-0076-013
May 11, 2017

Mr. Dexter Legg, Chairman
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Borthwick Forest, LLC**
Waiver Request for Cul-de-Sac exceeding 500 feet

Dear Chairman Legg:

On behalf of Borthwick Forest, LLC, we respectfully request that a waiver be granted to Section IV Item 3.1 – Cul-de-sacs of the Subdivision Rules and Regulations for the proposed subdivision road.

In May 2016, the Planning Board denied a prior application that included a through road from Borthwick Avenue to Islington Street. This proposed project differs materially from the plan which was denied by the Planning Board last year. Most notably, the proposed road design does not feature a through street. Instead, the proposed road features a cul-de-sac extending from Borthwick Avenue.

Item 3.1 of Section IV indicates that the maximum length of a cul-de-sac shall generally be 500 feet unless otherwise approved by the Planning Board. Due to the proposed lot distance from Borthwick Avenue, the proposed road is approximately 900 feet. Item 3.1 of Section IV also requires a minimum cul-de-sac radius of 50 feet which is provided on the plan. Thus, the total road length including the cul-de-sac is approximately 1,000 feet.

To address potential concerns with emergency access, the applicant has included an emergency access easement to benefit the City of Portsmouth from Islington Street to the cul-de-sac through the proposed lot. A 20ft wide emergency access road has been designed within this easement at the request of the City of Portsmouth Fire Department. The road will be gated on either side to prevent public vehicle access.

We trust the enclosed Site Plans and the above described support the applicant's request for this waiver.

Very truly yours,

TIGHE & BOND, INC.



Patrick M. Crimmins, P.E.
Project Manager

Cc: The Kane Co. (via email)
DTC Lawyers (via email)

