

PARKING and TRAFFIC SAFETY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE

CITY HALL CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

*Members of the public also have the option to join the meeting over Zoom. (See below for more details) **

8:30 AM

November 6th, 2025

AGENDA

I. CALL TO ORDER

Introduction of new member Barbara Sadick

II. ATTENDANCE

III. FINANCIAL REPORT

IV. PUBLIC COMMENT (15 MINUTES)

This is the time for all comments on any of the agenda items or non-agenda items.

V. PRESENTATIONS

None

VI. NEW BUSINESS

None

VII. OLD BUSINESS

A. 48 Langdon Street, request for permission to construct new driveway near McDonough Street intersection, as shown on Site Layout Plan C-03, revised 9/9/25, by TF Moran. **Sample Motion: Move to approve construction of new driveway for property at 48 Langdon Street, as shown on Site Layout Plan C-03, revised 9/9/25, by TF Moran.**

B. Woodbury Avenue, update on proposed traffic calming plan, by DPW. **Sample Motion: Move to approve revised traffic calming plan for Woodbury Avenue.**

VIII. INFORMATIONAL

A. Police monthly accident report

B. Maplewood Avenue bridge update

C. Middle Street/Miller Avenue/Summer Street intersection update

D. 2 Russell Street update

IX. MISCELLANEOUS

X. ADJOURNMENT

**Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_Uf_0z_jCTAeBw4rXk8tO_g

After registering, you will receive a confirmation email containing information about joining the webinar.

Unaudited

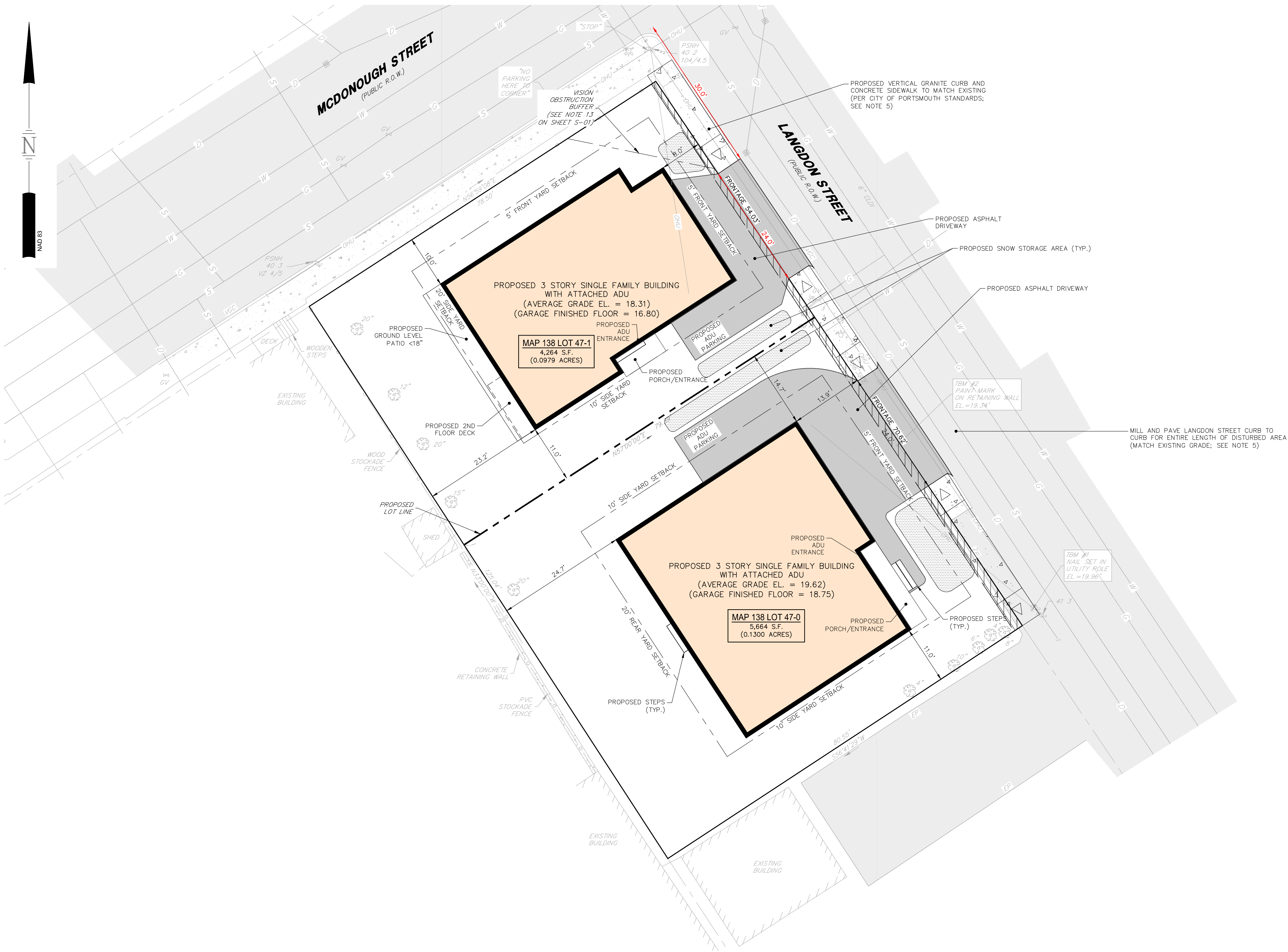
Percentage of Fiscal Year Complete
25.00%

Preliminary
Totals Thru
September 30, 2025

	Total	Budgeted	% of Budget
FY 26			
Parking Meter Fees	1,371,944.18	5,319,280.00	26%
Meter Space Rental	65,630.00	160,000.00	41%
Meter In Vehicle	0.00	0.00	0%
EV Charging Stations	9,608.73	22,000.00	44%
Parking-Area Service Agreements	0.00	24,000.00	
High Hanover Transient	705,482.15	2,871,469.00	25%
High Hanover Passes	298,042.15	1,305,600.00	23%
Foundry Place Transient	200,249.67	679,000.00	29%
Foundry Place Passes	137,585.15	747,600.00	18%
Parking Sign Permit	0.00	0.00	
HH Pass Reinstatement	25.00	750.00	3%
Foundry Pass Reinstatement	(45.00)	750.00	-6%
Parking Violations	358,335.00	1,380,000.00	26%
Immobilization Administration Fee	600.00	6,000.00	10%
Summons Admin Fee	0.00	0.00	0%
Total FY 26	3,147,457.03	12,516,449.00	25%

BUDGETED	
10,016,449	75% Transfer to Parking Fund
2,500,000	25% Funds Remaining in Gen Fund
12,516,449	Total Parking Revenue

Sep 12, 2025 - 4:34pm
F:\MISC Projects\47229 - Langdon St. - Portsmouth\47229-03 - Husslage - 48-50 Langdon St\Design\PRODUCTION DRW\47229-03_SiteLayout.dwg



SITE DATA

OWNER OF RECORD OF MAP 138 LOT 47: MARTIN HUSSLAGE, 446 CENTRAL ROAD RYE, NH 03870
DEED REFERENCE TO PARCEL IS BK 5742 PG 1401
AREA OF PARCEL = 9,927± SF OR 0.2279± ACRES

ZONED: GENERAL RESIDENCE C (GRC)
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT CONSTRUCTION OF TWO SINGLE FAMILY DWELLINGS WITH ACCESSORY DWELLING UNITS. ASSOCIATED IMPROVEMENTS INCLUDE AND ARE NOT LIMITED TO ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, AND LANDSCAPING.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROPOSED LOT A:	PROPOSED LOT B
MINIMUM LOT DIMENSIONS:			
LOT AREA	3,500 SF	5,664 SF	4,264 S.F.
LOT FRONTAGE	70 FT	70.6 FT	54 FT (LANGDON ST.) 78.5 FT (MCDONOUGH ST.)
DEPTH	50 FT	79.4 FT	78.5 FT
MINIMUM YARD DIMENSIONS:			
FRONT	5 FT	13.9 FT	8 FT (LANGDON ST.) 10 FT (MCDONOUGH ST.)
SIDE	10 FT	11.0 FT	11 FT
REAR	20 FT	24.7 FT	23.2 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT	35 FT	30.1 FT	29.6 FT
ROOF APPURTENANCE HEIGHT	8 FT	<8 FT	<8 FT
BUILDING COVERAGE	35%	31.5%	34.9%
MINIMUM OPEN SPACE	20%	54.3%	53.6%

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	5 SPACES	6 SPACES (3 PER LOT)
ACCESSIBLE SPACES (REQ'D BY ADA)	0 SPACES	0 SPACES
PARKING SPACE SIZE	8.5 FT X 19 FT	8.5 FT X 19 FT

PARKING CALCULATIONS

REQUIRED PARKING RATIO:	
RESIDENTIAL USE:	LESS THAN 500 S.F. = 0.5 SPACES PER UNIT 500-750 S.F. = 1.0 SPACES PER UNIT OVER 750 S.F. = 1.3 SPACES PER UNIT

TOTAL REQUIRED = 3 UNITS (>750 S.F.) * 1.3 SPACE/UNIT = 3.9 SPACES + 2 UNIT (500-750 S.F.) * 1 SPACE/UNIT = 1.0 SPACE TOTAL = 4.9 SPACES
--

NOTES

- SEE NOTES ON SHEET C-01.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE PORTSMOUTH ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH NHDES REGULATION. SALT USE FOR SNOW MANAGEMENT SHALL BE MINIMIZED AND WINTER MAINTENANCE SHALL BE PERFORMED BY GREEN SNOWPRO CERTIFIED OPERATORS.
- A SURETY BOND WILL BE REQUIRED AS PART OF THIS PROJECT FOR THE SIDEWALK AND MILLING AND PAVING OF THE ROAD.

TAX MAP 138 LOT 47

SITE LAYOUT PLAN

48 & 50 LANGDON STREET

PORTSMOUTH, NEW HAMPSHIRE

OWNED BY & PREPARED FOR

MARTIN HUSSLAGE

1"=20' (11"X17')

SCALE: 1"=10' (22"X34')

AUGUST 18, 2025

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47229.03	DR	JKC	JCC	CADFILE	47229-03_SITE LAYOUT	C-03
------	----------	----	-----	-----	---------	----------------------	------

Copyright 2025 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

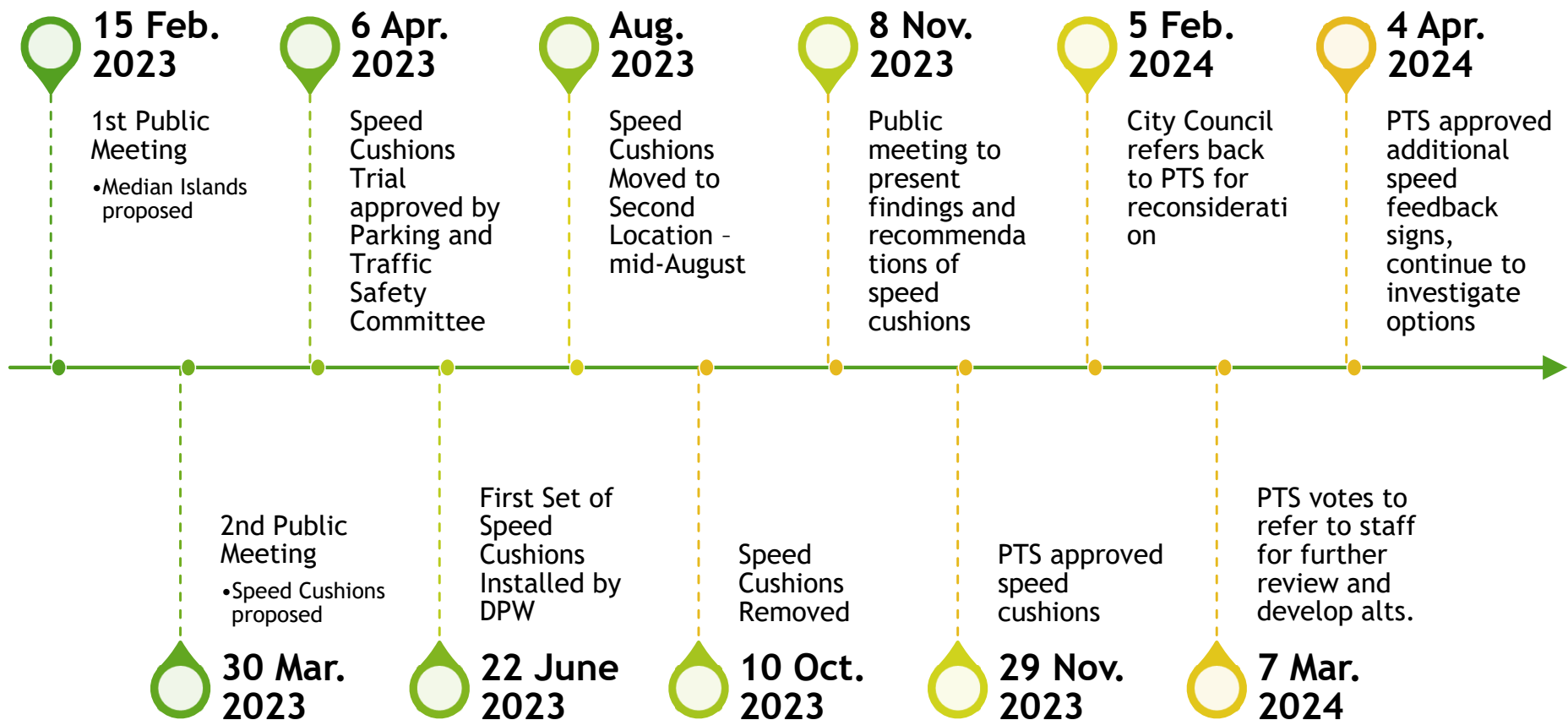
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

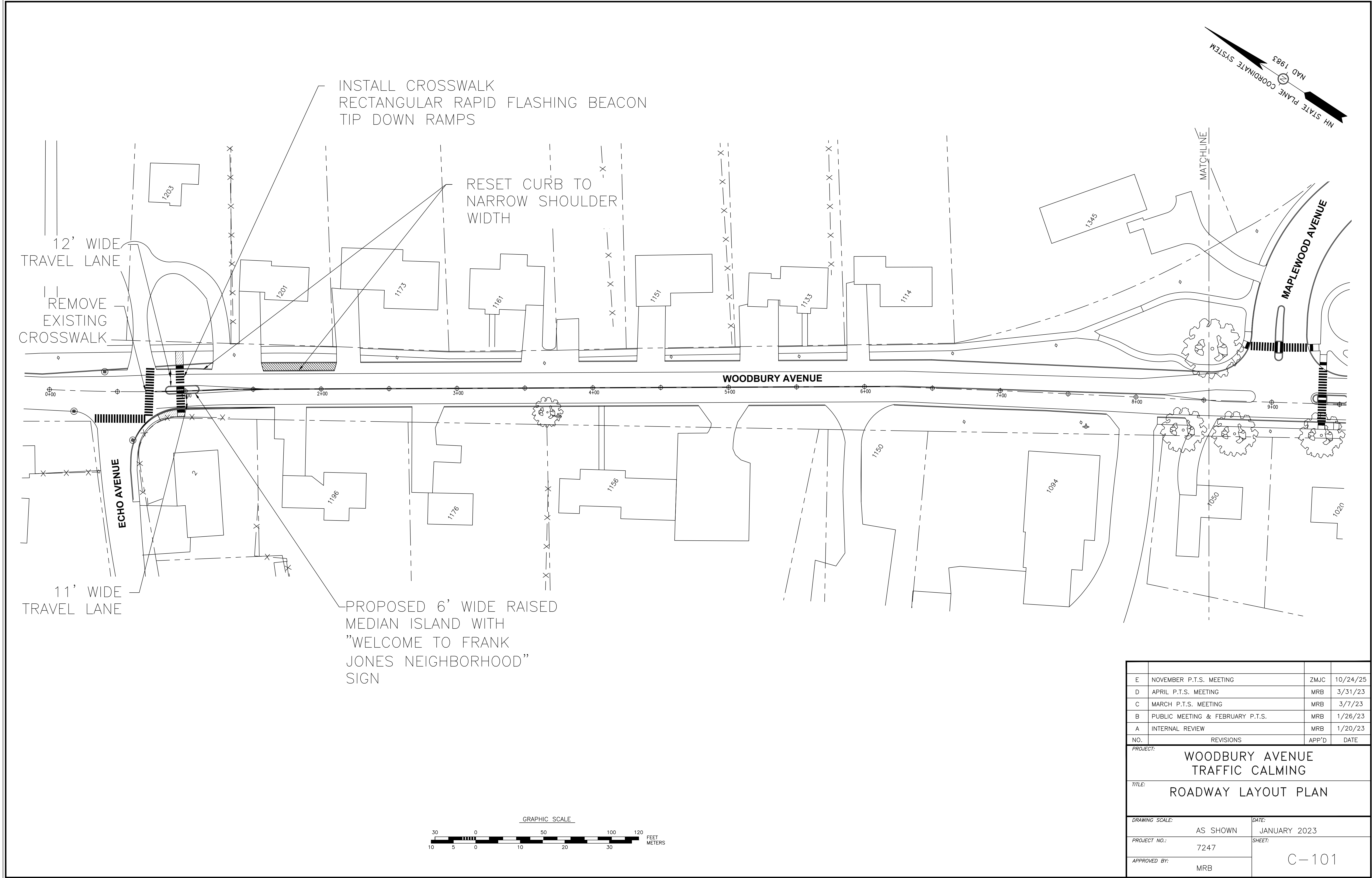


HORIZONTAL SCALE 1"=10'
10 5 0 10

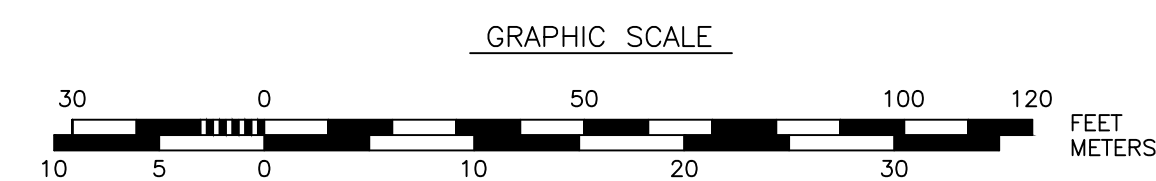
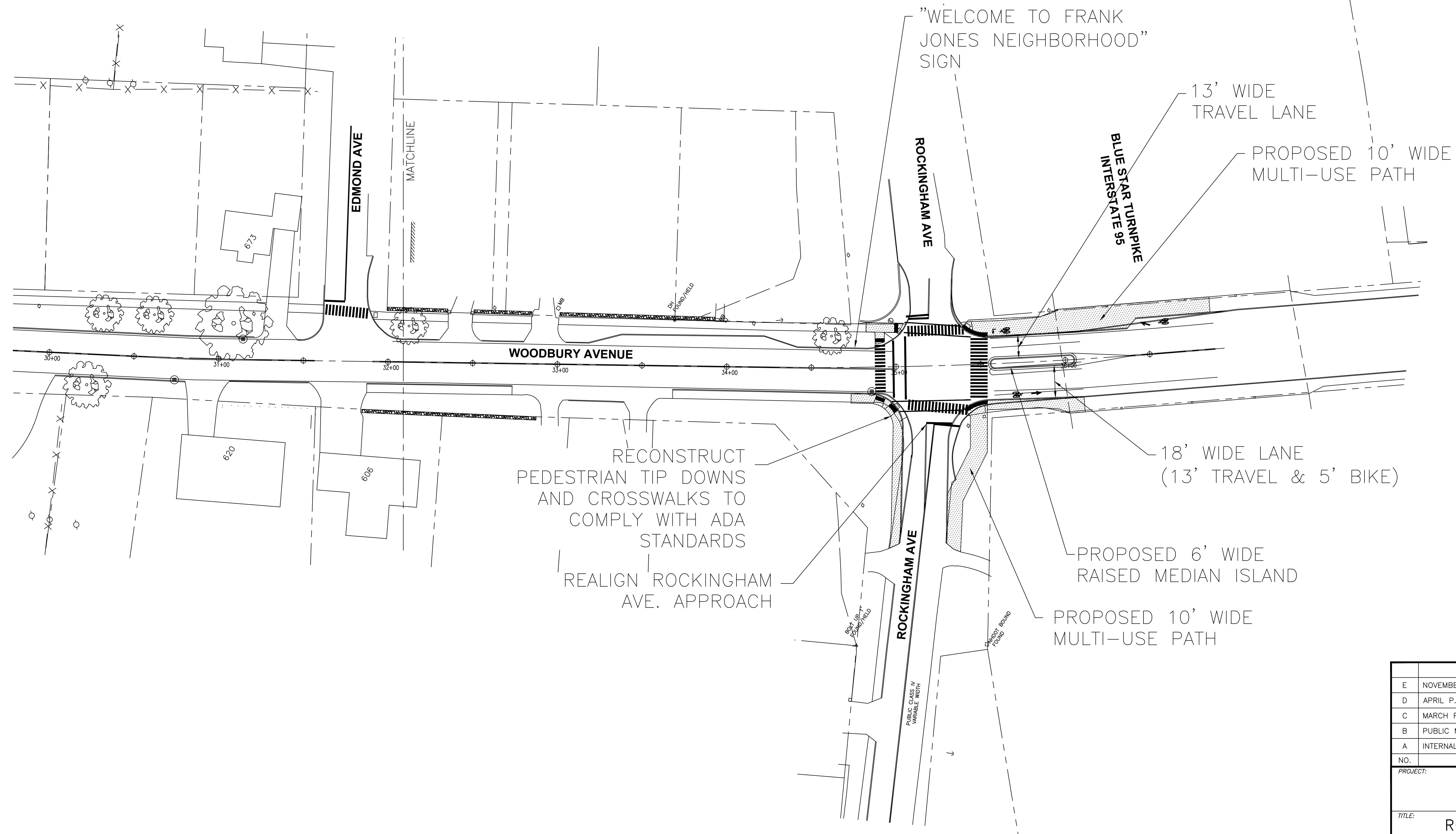
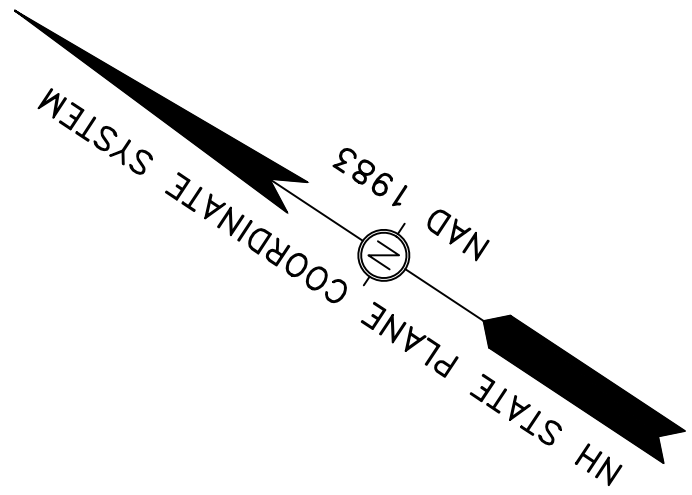
1	9/9/2025	REVISED PER CITY COMMENTS	JKC	JCC
REV	DATE	DESCRIPTION	DR	CK

Woodbury Avenue Project Timeline





E	NOVEMBER P.T.S. MEETING	ZMJC	10/24/25
D	APRIL P.T.S. MEETING	MRB	3/31/23
C	MARCH P.T.S. MEETING	MRB	3/7/23
B	PUBLIC MEETING & FEBRUARY P.T.S.	MRB	1/26/23
A	INTERNAL REVIEW	MRB	1/20/23
NO.	REVISIONS	APP'D	DATE
PROJECT: WOODBURY AVENUE TRAFFIC CALMING			
TITLE: ROADWAY LAYOUT PLAN			
DRAWING SCALE: AS SHOWN		DATE: JANUARY 2023	
PROJECT NO.: 7247		SHEET: C-101	
APPROVED BY: MRB			



E	NOVEMBER P.T.S. MEETING	ZMJC	10/24/25
D	APRIL P.T.S. MEETING	MRB	3/31/23
C	MARCH P.T.S. MEETING	MRB	3/7/23
B	PUBLIC MEETING & FEBRUARY P.T.S.	MRB	1/26/23
A	INTERNAL REVIEW	MRB	1/20/23
NO.	REVISIONS	APP'D	DATE
PROJECT: WOODBURY AVENUE TRAFFIC CALMING			
TITLE: ROADWAY LAYOUT PLAN			
DRAWING SCALE: AS SHOWN		DATE: JANUARY 2023	
PROJECT NO.: 7247		SHEET: C-105	
APPROVED BY: MRB			

Reportable Accidents: September 2025: 36

