REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
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)**

7:00 PM **June 17, 2021**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of the Planning Board minutes from May 20, 2021 meeting

II. PUBLIC HEARINGS – OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. REQUEST TO POSTONE Request of **Stone Creek Realty, LLC, (Owner), and CPI Management, LLC, (Applicant)**, for property located **53 Green Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the demolition of an existing building, construction of a 5-story mixed-use building and renovation of an existing parking area that will result in 98 square feet of impervious surface in the 25' to 50' tidal wetland buffer zone and 8,425 square feet of impervious surface in the 50' to 100' tidal wetland buffer zone representing an overall net reduction of 3,058 square feet of impervious surface in the tidal wetland buffer areas from the existing condition. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District, the Historic District, and the North End Incentive Overlay District. **REQUEST TO POSTPONE**

B. REQUEST TO POSTONE Request of **Brora, LLC, Owner,** and **210 Commerce Way LLC, Applicant**, for property located at **Shearwater Drive (at intersection of Portsmouth Boulevard and Market Street)** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for an after the fact approval for cutting of vegetation on 88,700 square feet in the wetland and vegetated buffer areas. Said property is shown on Assessor Map 217 Lot 2-1975 and lies within the Office Research (OR) District. **REQUEST TO POSTPONE**

III. PUBLIC HEARINGS – NEW BUSINESS

A. Request of **City of Portsmouth, NH, Owner**, for property located at **99 Peirce Island Road**, for Site Plan Review approval for demolition of the existing bath house and pump house buildings and construction of a new bath house and a new chemical storage building. Said property is shown on Assessor Map 208 Lot 1 and lies within the Municipal District.

B. Request of **Andrew M. Harvey, Owner**, for property located at **710 Middle Road**, for Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of a Detached Accessory Dwelling Unit of 749 square feet gross floor area to be located above a newly constructed detached garage and utility room. Said property is shown on Assessor Map 232 Lot 46 and lies within the Single Residence B (SRB) District.

C. Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended subdivision approval to revise the roadway design and stormwater treatment for a previously approved subdivision that proposes to subdivide a lot with an area of 137,549 s.f. and 414.15 of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264.15 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.

D. Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended wetland conditional use permit approval under Section 10.1017 of the Zoning Ordinance to revise the roadway design and stormwater treatment for a previously approved subdivision which will result in 5,718 square feet of temporary wetland buffer impact. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.

IV. PUBLIC HEARINGS – CITY COUNCIL REFERRAL

A. Request of **David Higgins and Julia Higgins, Owners**, for the restoration of involuntarily merged lots at **344 Aldrich Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 50 and lies within the Single Residence B (SRB) District.

B. Request of **Marcie Shearman, Owner**, for the restoration of involuntarily merged lots at **635 Lincoln Avenue** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 148 Lot 38 and lies within the General Residence A (GRA) District.

C. Request of **Vincent Zingariello and Monica Abruzzese, Owners,** for the restoration of involuntarily merged lots at **135 Thaxter Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 15 and lies within the Single Residence B District.

V. OTHER BUSINESS

A. Notification of Separation of Contiguous Lots at 67 & 69 Porpoise Way

B. Report on Accessory Dwelling Unit Approvals

C. Request from **Chuck and Allison Dudas, Owners**, for property located at **32 Monteith Street** for a 1-year extension of the Wetland Conditional Use Permit granted on June 18, 2020.

VI. 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://zoom.us/webinar/register/WN_oFfOIYNtTeyQRGYwcgY93w

CITY OF PORTSMOUTH
PLANNING DEPARTMENT

MEMORANDUM

To:	Planning Board
From:	Juliet T.H. Walker, Planning Director JTW Stefanie Casella, Planner 1
Subject:	Staff Recommendations for the June 17, 2021 Planning Board Meeting
Date:	June 9, 2021

II. PUBLIC HEARINGS – OLD BUSINESS

A. Request of **Stone Creek Realty, LLC, (Owner), and CPI Management, LLC, (Applicant)**, for property located **53 Green Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the demolition of an existing building, construction of a 5-story mixed-use building and renovation of an existing parking area that will result in 98 square feet of impervious surface in the 25' to 50' tidal wetland buffer zone and 8,425 square feet of impervious surface in the 50' to 100' tidal wetland buffer zone representing an overall net reduction of 3,058 square feet of impervious surface in the tidal wetland buffer areas from the existing condition. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District, the Historic District, and the North End Incentive Overlay District.

Description
The applicant has requested to postpone this application to the next scheduled Planning Board meeting.

Planning Department Recommendation

Vote to postpone this application to the July Planning Board meeting.

II. PUBLIC HEARINGS – OLD BUSINESS (Cont.)

B. Request of **Brora, LLC, Owner,** and **210 Commerce Way LLC, Applicant**, for property located at **Shearwater Drive (at intersection of Portsmouth Boulevard and Market Street)** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for an after the fact approval for cutting of vegetation on 88,700 square feet in the wetland and vegetated buffer areas. Said property is shown on Assessor Map 217 Lot 2-1975 and lies within the Office Research (OR) District.

Description
The applicant has requested to postpone this application to the next scheduled Planning Board meeting.

Planning Department Recommendation

Vote to postpone this application to the July Planning Board meeting.

II. PUBLIC HEARINGS – NEW BUSINESS

A. Request of **City of Portsmouth, NH, Owner**, for property located at **99 Peirce Island Road**, for Site Plan Review approval for demolition of the existing bath house and pump house buildings and construction of a new bath house and a new chemical storage building. Said property is shown on Assessor Map 208 Lot 1 and lies within the Municipal District.

Description

The applicant is proposing to demolish the existing bath house and to repair the existing pool's mechanical, plumbing, and filtration systems. The repaired systems will be relocated and housed within the site's proposed “bath house”/changing facility. The proposed bath house will be comprised of men's and women's locker rooms with toilets and showers, storage areas, and a centralized staff area for admissions and concessions. There will be a basement area located under one of the bath house wings to locate the pool's pump systems. A small, stand-alone building will be located adjacent to the bath house for storage of the pool's chemicals. Civil work will include modifications to the existing parking lot for access to the bath house as well as various site improvements.

Planning Department Recommendation

Vote to grant Site Plan Review approval as presented.

III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

B. Request of **Andrew M. Harvey, Owner**, for property located at **710 Middle Road**, for Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of a Detached Accessory Dwelling Unit of 749 square feet gross floor area to be located above a newly constructed detached garage and utility room. Said property is shown on Assessor Map 232 Lot 46 and lies within the Single Residence B (SRB) District.

Description
The applicant is proposing the construction of a detatched three-bay garage to include an accessory dwelling unit and workshop. The entire structure will have a building footprint of 1,680 square feet. In addition to the dimensional requirements of Section 10.521, the Ordinance requires that an DADU comply with the following standards (Section 10.814.30 and 10.814.50).

Required Standard	**Planning Department Comments**
The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership.	Applicant indicated they will comply with ownership requirements.
Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling. When the property is owned by one or more trusts, one of the dwelling units shall be the principal place of residence of the beneficiary(ies) f the trust(s).	Applicant indicated they will comply with requirements.
Neither the principal dwelling nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.	Applicant indicated they will comply with requirements.
Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.	Proposed structure will be serviced by City water and sewer.

Required Standard	Planning Department Comments
In a General Residence district, the combination of the principal dwelling and the DADU shall comply with the minimum lot area per dwelling unit specified for the district. In a Single Residence or Rural district, a lot with a DADU shall comply with the minimum lot area for the district, but need not comply with the minimum lot area per dwelling unit.	Applicant indicated they will comply with lot area requirements.
The DADU shall not have more than two bedrooms and shall not be larger than 750 sq. ft. gross floor area; except that the maximum gross floor area shall be 1,000 sq. ft. if the lot area is 2 acres or more.	Proposed DADU has one bedroom and totals 749 sq. ft.
The DADU shall be clearly subordinate to the principal single-family dwelling in scale, height and appearance.	The footprint of the rroposed detached garage that will contain the DADU will total 1,680 sq. ft., the existing single-family home has a footprint of 1,875. The building height of the existing home is 27.6', the proposed height of the new garage is 27.2'. The proposed garage is similar in size and height to the existing single family dwelling, but will be set back on the property away from the principal structure.
The façade area of the DADU that faces a street on which the lot has frontage shall be no more than 40 percent of the combined visible façade areas of the principal single family dwelling and the DADU facing the same street.	Proposed DADU will comply with this requirement.
The building height of the DADU shall be less than the building height of the principal single-family dwelling.	Building height for existing structure is measured at 27.6'. Proposed DADU structure building height is 27.2'.
The DADU shall be architecturally consistent with the principal dwelling through the use of similar materials, detailing, and other building design elements.	The proposed DADU appears to be architecturally consistent with the principal dwelling.
The DADU shall be separated from the single-family dwelling by at least 20 feet.	Proposed DADU is separated from the single-family dwelling by 42.70'.

Required Standard	Planning Department Comments
The front wall of the DADU shall be set back at least 10 feet further from the front lot line than the existing front wall of the single-family dwelling.	Proposed DADU will comply with this requirement.
No portion of the DADU shall be located in any required front yard, regardless of the location of the single-family dwelling.	Proposed DADU will comply with this requirement.

In order to grant a conditional use permit for an DADU, the Planning Board must first make the following findings (Sec. 10.814.60):

Required Findings	Planning Department Comments
1. Exterior design of the ADU is consistent with the principal dwelling on the lot.	The proposed DADU appears to be architecturally consistent with the principal dwelling.
2. The site plan provides adequate open space, landscaping and off-street parking for both the ADU and the primary dwelling.	The size of the lot and the proposed arrangement of the buildings provides adequate open space and landscaping and there is sufficient off-street parking for both buildings.
3. The ADU will maintain a compatible relationship to adjacent properties in terms of location, design and off-street parking layout and will not significantly reduce the privacy of adjacent properties.	The proposed DADU appears to be architecturally consistent with properties in the neighborhood as is the arrangement of the buildings on the lot. There is sufficient distance from abutting properties to provide adequate privacy separation. The size of the proposed garage is not typical for the neighborhood.
4. The ADU will not result in excessive noise, traffic or parking congestion.	There is adequate off-street parking and the addition of a one-bedroom DADU in a relatively high traffic volume street will not result in excessive traffic or noise.

<u>Planning Department Recommendation</u>

Vote to find that the application meets the requirements of Section 10.814.60 and to grant the conditional use permit as presented with the following stipulation:

1. *In accordance with Section 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all relevant standards of the Ordinance and shall renew the certificate of use annually.*

III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

C. Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended subdivision approval to revise the roadway design and stormwater treatment for a previously approved subdivision that proposes to subdivide a lot with an area of 137,549 s.f. and 414.15 of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264.15 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.

Description

The application was originally heard and approved at the Februrary 18, 2021 Planning Baord meeting. Since that time, the applicant applied for a state wetland permit with NHDES. As a result of consultation with NHDES staff, the applicant is proposing to amend their application to show engineered stormwater basins that use existing (previously constructed) catch basins rather than a vegetated infiltration area in the wetland buffer.

Planning Department Recommendation

Staff is still waiting for some information from the applicant and will provide an updated recommendation after the Conservation Commission meeting next week.

III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

D. Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended wetland conditional use permit approval under Section 10.1017 of the Zoning Ordinance to revise the roadway design and stormwater treatment for a previously approved subdivision which will result in 5,718 square feet of temporary wetland buffer impact. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.

Description
The applicant is proposing to amend the wetland conditional use permit previously granted on Thursday, Februaru 18, 2021. Amendment will inlcude revision to roadway design and stormwater treatment which will result in 5,718 square feet of temporary wetland buffer impacts.

Conservation Commission Review
This application is scheduled to be considered at the June 16th Conservation Commission meeting.

Planning Department Recommendation

Staff will provide an updated recommendation after the Conservation Commission meeting.

IV. PUBLIC HEARINGS – CITY COUNCIL REFERRAL

Statutory Requirements for Unmerger of Involuntarily Merged Lots
RSA 674:39-aa requires the City Council to vote to restore "to their premerger status" any lots or parcels that were "involuntarily merged" by municipal action for zoning, assessing, or taxation purposes without the consent of the owner. Unlike all other lot divisions, there is no statutory role for the Planning Board in this process nor is there any requirement for the City to hold a public hearing. However, in Portsmouth the City Council has historically referred such requests to the Planning Board to conduct a public hearing.

The statute defines "voluntary merger" and "voluntarily merged" to include "any overt action or conduct that indicates an owner regarded said lots as merged such as, but not limited to, abandoning a lot line" (RSA 674:39-aa, I). It is therefore the City Council's responsibility to determine whether a merger was voluntary (i.e., requested by a lot owner) or involuntary (implemented by the City without the owner's consent). If the merger was involuntary, the Council must vote to restore the lots to their premerger status. Following such a vote, the City GIS and Assessing staff will update zoning and tax maps accordingly. It will then be up to the owner to take any further action to confirm the restoration to premerger status, such as recording a plan at the Registry of Deeds.

It is important to note that the granting of a request to restore lots to their premerger status does not mean that the resulting lots will be buildable or, if already developed, will conform to zoning. The statute states that "*The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing land use ordinances"* (RSA 674:39-aa, V). For example, the restored lots may not comply with current zoning requirements for lot area, frontage and depth, and the re-establishment of a lot line between any two premerger lots may introduce a new nonconformity with respect to maximum allowed building coverage or a minimum required side yard where a building already exists on one of the premerger lots. In such cases, the owner(s) of the applicable lot(s) would have to apply to the Zoning Board of Adjustment for the necessary variances to restore zoning compliance or to allow future development.

A. Request of **David Higgins and Julia Higgins, Owners**, for the restoration of involuntarily merged lots at **344 Aldrich Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 50 and lies within the Single Residence B (SRB) District.

Description
At its meeting on May 3, 2021, the City Council considered a request from Thomas M. Keane, Esq, on behalf of the property owners David and Julia Higgins, requesting the restoration of involuntarily merged lots at 344 Aldrich Road to their pre-merger status pursuant to NH RSA 674:39-aa. The Council voted to refer this request to the Planning Board and the City Assessor for a report back.

Assessing Department Review
The City Assessor has reviewed this application and provided a report on her findings. Her review indicated that it is not clear from City records or records available at the registry and provided by the applicant whether the existing buildings were constructed across the pre-merger boundary line. The Assessor is recommending denial of this

request unless more clarity can be provided on the location of the structures in relation to the pre-merger boundary line.

Planning Department Recommendation

Vote to recommend that the City Council deny this request as recommended by the City Assessor.

B. Request of **Marcie Shearman, Owner**, for the restoration of involuntarily merged lots at **635 Lincoln Avenue** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 148 Lot 38 and lies within the General Residence A (GRA) District.

Description
At its meeting on May 3, 2021, the City Council considered a request from Bradley M. Lown, Esq. of Rainboth, Murphy & Lown, PA, on behalf of the property owner Marcie Shearman, requesting the restoration of involuntarily merged lots at 635 Lincoln Ave to their pre-merger status pursuant to NH RSA 674:39-aa. The Council voted to refer this request to the Planning Board and the City Assessor for a report back.

Assessing Department Review
The City Assessor has reviewed this application and provided a report on her findings. As a result of her review, she is recommending denying this request.

Planning Department Recommendation

Vote to recommend that the City Council deny this request as recommended by the City Assessor.

C. Request of **Vincent Zingariello and Monica Abruzzese**, Owners, for the restoration of involuntarily merged lots at **135 Thaxter Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 15 and lies within the Single Residence B District.

Description
At its meeting May 17, 2021, the City Council considered a request from Bernie W. Pelech, Esq., on behalf of the property owners Vincent and Monica Zinganello, requesting the restoration of involuntarily merged lots at 135 Thaxter Road to their pre-merger status pursuant to NH RSA 674:39-aa. The Council voted to refer this request to the Planning Board and the City Assessor for a report back.

Planning Department Recommendation

Vote to recommend that the City Council deny this request as recommended by the City Assessor.

PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

Remote Meeting Via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-06, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

7:00 PM **May 20, 2021**

MINUTES

MEMBERS PRESENT: Dexter Legg, Chair; Elizabeth Moreau, Vice Chair Karen Conard, City Manager; Ray Pezzullo, Assistant City Engineer; Colby Gamester; Corey Clark; Peter Harris; Rick Chellman; and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director

MEMBERS ABSENT:

I. APPROVAL OF MINUTES

A. Approval of the Planning Board minutes from the April 15 and 22, 2021 meetings

City Council Representative Whelan moved to approve the Planning Board minutes from the April 15 and 22, 2021 meetings, seconded by Mr. Gamester. The motion passed unanimously.

II. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. REQUEST TO POSTONE Request of **Stone Creek Realty, LLC, (Owner), and CPI Management, LLC, (Applicant)**, for property located **53 Green Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the demolition of an existing building, construction of a 5-story mixed-use building and renovation of an existing parking area that will result in 98 square feet of impervious surface in the 25' to 50' tidal wetland buffer zone and 8,425 square

feet of impervious surface in the 50' to 100' tidal wetland buffer zone representing an overall net reduction of 3,058 square feet of impervious surface in the tidal wetland buffer areas from the existing condition. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District, the Historic District, and the North End Incentive Overlay District.

REQUEST TO POSTPONE

City Manager Conard moved to postpone this application to the June Planning Board Meeting, seconded by City Council Representative Whelan. The motion passed unanimously.

B. Request of **Noble Island Condominium Association, (Owner)** and **CP Management, Inc. (Applicant)**, for property located at **500 Market Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance to remove and replace existing decks on Buildings A, B, and C including the addition of new structural supports with no expansion of the existing footprint resulting in 27 square feet of permanent impact and up to 1,240 square feet of temporary impacts all within the 100' tidal wetland buffer area. Said property is shown on Assessor Map 120 Lot 2 and lies within the Character District 4-L1 (CD4-L1) District.

SPEAKING TO THE APPLICATION

Jeremy Degler spoke to the application. There will be 27 sf of permanent impact with the proposed deck replacement. Currently the decks have steel beams that are starting to rust through. The beams will be replaced with a concrete pier structure. There will not be any increase in footprint. There will be 1,240 sf of temporary impacts and everything will be restored to its original condition. The Conservation Commission requested that they add more plantings along the rip rap, and that will be included.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Clark moved to **grant** a Wetland Conditional Use Permit as presented, seconded by Vice Chairman Moreau with the following stipulations:

1) The property owners shall utilize NOFA (Northeast Organic Farming Association) approved practices (or comparable equivalent) for maintenance of the area between the decks and the waterline.

2) The applicant shall consider other salt tolerable plantings in addition to grass for planting along the area between the decks and the waterline.

3) Any treatment to the decks (i.e. bleaching) shall be done in a manner to prevent overspray or contamination of soil or water.

4) The applicant shall use composite decking in order to avoid the use of paint and other chemical treatment required for wooden decks.

The motion passed unanimously.

C. **REQUEST TO POSTPONE** Request of **Brora, LLC, Owner,** and **210 Commerce Way LLC, Applicant**, for property located at **Shearwater Drive (at intersection of Portsmouth Boulevard and Market Street)** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for an after the fact approval for cutting of vegetation on 88,700 square feet in the wetland and vegetated buffer areas. Said property is shown on Assessor Map 217 Lot 2-1975 and lies within the Office Research (OR) District.

REQUEST TO POSTPONE

City Council Representative Whelan moved to postpone the application to the June Planning Board Meeting, seconded by City Manager Conard. The motion passed unanimously.

III. PUBLIC HEARINGS – CITY COUNCIL REFERRAL

A. Request of **Todd Buttrick, Owner**, for the restoration of involuntarily merged lots at **900 Middle Road** to their pre-merger status pursuant to NH RSA 674:39-aa.

SPEAKING TO THE APPLICATION

Ms. Walker commented that the applicant was not here to speak. This is a different process than other applications. The City Assessor Rosann Maurice-Lentz was present to provide a summary and answer any questions.

Ms. Maurice-Lentz commented that she has reviewed everything and there are other things to consider in addition to the boundary lines. Any overt actions that may have happened to treat the parcel as one property should be considered as well. The aerial photo of this property shows that the house on Middle Rd. is very close to the property line. There was a driveway permit request to put in a driveway on the other parcel to service the house. That is an overt action to combine the property into one parcel. The house does not meet the setback requirements from the other parcel. The three parcels on Middle Road were combined at one time by the Assessor. The Woodworth Ave. parcel was combined at a later date. The three Middle Road

parcels were combined through overt action. The only one that may not have been was the Woodworth Ave parcel. Ms. Maurice-Lentz commented that they have always interpreted the statute that the merge and unmerge was all or nothing. This situation may not meet the "all or nothing" interpretation because the parcels were merged separately at two different times. Mr. Buttrick did not specify what he wanted merged or unmerged. Ms. Maurice-Lentz's recommendation was not to unmerge the parcels. If Mr. Buttrick wants to come back later and request to unmerge the Woodworth Ave. parcel, then the Board can consider that in the future.

Mr. Clark questioned if they could make the recommendation to parse out the merger. Ms. Maurice-Lentz responded that in the past the Planning Board and Assessor's Office have interpreted the statute to read that the parcels all have to be unmerged or none of them. The difference with this one is that lot 60 was not merged at the same time as the Middle Road merger. They were two different mergers. The interpretation of the statute depends on the community. It is unclear if the applicant is interested in the unmerging the Woodworth Ave. lot.

Ms. Walker commented that they put it on the applicant to be specific on what they are requesting. The Board should not interpret for them.

Mr. Chellman clarified that the application as submitted was for all 4 to be unmerged and application as submitted should be denied. Mr. Chellman questioned if the applicant would be able to come back and talk about lot 60 if they wanted to. Ms. Walker confirmed that was correct.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to recommend that the City Council **deny** this request as recommended by the City Assessor, seconded by Mr. Clark.

Mr. Chellman questioned if the motion should be to deny as submitted without prejudice of coming back. Chairman Legg responded that the motion should be kept simple. The applicant would be able to come back if they chose to.

Mr. Gamester questioned if it would make sense to postpone the application instead of denying it. The City could reach out to clarify the request. Chairman Legg responded that it would be a separate request if they wanted to unmerge one particular lot. Mr. Gamester questioned if the applicant was aware that there were two different mergers. Ms. Maurice-Lentz responded that she was not sure Mr. Buttrick wants the Woodworth Ave. lot unmerged. He did not seem

interested in that during their conversations. Ms. Maurice-Lentz suggested that the applicant proceed with this application and then come back based on what happens.

Chairman Legg commented that the Board should proceed by considering the request as presented, and the motion that was on the table.

The motion passed unanimously.

Chairman Legg commented that they have consistently followed the "all or none" approach. They need to be careful in changing the approach to ensure they are treating the applicant fairly. Ms. Maurice-Lentz clarified that there were no supreme court rulings on the "all or none" interpretation. It is just their interpretation of the statute.

IV. PRELIMINARY CONCEPTUAL CONSULTATION

A. Request of **Naveesha Hospitality, LLC, Owner, and Monarch Village, LLC, Applicant,** for property located at **3548 Lafayette Road** for Preliminary Conceptual Consultation for a multi-family residential redevelopment consisting of 75 units in 6 existing buildings and 2 proposed new buildings with associated site improvements. Said property is shown on Assessor Map 297 Lot 6 and lies within the Gateway Corridor (G1) District.

SPEAKING TO THE APPLICATION

Eric Saari from Altus engineering spoke to the presentation. The site is the old Wren's Nest Motel on Lafayette Rd. The site has an eclectic assortment of buildings from standard motel rooms to detached cottages. There was a restaurant, koi pond, and indoor pool. The majority of the buildings will be redeveloped and two more will be added. There will be a total of 8 buildings. There will be apartments ranging in size from studios to three bedrooms. The road will be formalized, and parking will be added to match the ordinance. The circulation of the site will comply with fire truck requirements. A variance is required because they cannot comply with the 50% lot line build out. It is an existing condition. A CUP from Planning Board is required for general residential development. The project is very straightforward. An internal assessment has shown everything is in working order. They are working on the elevations and floor plans for the two new buildings.

Vice Chairman Moreau questioned if they had looked at the traffic implications for this project. Route 1 can be busy and turning left out of the site may be a problem. Mr. Saari responded that they have not done a traffic study at this time but can do one if the Board wishes. They will need to work with DOT on this project. Vice Chairman Moreau confirmed that they should do a traffic study.

Mr. Chellman questioned if there were any non-vehicle pathways on that site. Mr. Saari responded that they would be adding proposed sidewalks to connect the site. They were not planning to connect to the trail network. There is conservation land in the back that was done as part of the hospital construction. The project is proposing an 8-foot wide multi use path on Route 1. Mr. Chellman questioned if residents could access the land in the back. Ms. Walker commented that there was still a question on how much access was allowed on that land.

Mr. Clark commented that it was good to a project reusing some of the existing structures out there.

Chairman Legg questioned if they anticipated any issues for storm water management. Mr. Saari responded that the site had good soils, so they should be able to treat and infiltrate all stormwater. It will be an improvement to the closed drainage system there now.

Chairman Legg commented that it was a straightforward project, and good to see buildings being reused. It will be interesting to see the traffic study results for this site.

City Manager Conard commented that she was worked professionally with some of the members on the project team. In the future the City Manager will recuse herself from the application.

B. Request of **Banfield Realty, LLC, Owner** for property located at **375 Banfield Road** for Preliminary Conceptual Consultation for the construction of a 75,000 s.f. industrial warehouse building and associated parking, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

SPEAKING TO THE APPLICATION

Rob Graham and Bernie Pelech spoke to the presentation. The property was formally a series of automobile uses and salvage yard. The proposal is to put in a 75,000-sf warehouse. The warehouse circulation will be on one side of the building. They are still working through the TAC process. The building will be a rectangle warehouse, there will be parking in the south, and a truck loading to the rear.

Vice Chairman Moreau commented that the plan was filling in the existing septic and they are building over the leach field. Vice Chairman Moreau questioned what they were doing for utilities. Mr. Graham responded that they would be removing the leach field and then installing a new leach field and septic tank near the entryway. Vice Chairman Moreau questioned if the R-tanks were related to the septic. Mr. Graham responded that the R-tanks were related to the drainage.

Mr. Clark commented that the sight lines on Banfield Rd. were poor. It would be good to see the truck turning movements and sight lines in the plan. People speed on Banfield Rd., so this could be unsafe. Mr. Clark also requested more details on the monitoring wells and contamination on site. Mr. Graham responded that the current plan exceeded all sight distances on Banfield Rd. There has been contamination in the past. DES has been monitoring it for 10-12 years. Mr. Graham has hired Wilcox and Barton to manage any contamination issues through construction. They will ensure we are adhering to DES rules. The site will be developed in the most environmentally sensitive way. Mr. Clark questioned if they were filling in a manmade wetland. Mr. Graham confirmed it was manmade. Mr. Clark questioned if they had a plan for the invasive plants on the site. Mr. Graham responded that if there were invasive plants, then they would have no problem eliminating them in the proper way.

Chairman Legg questioned if they had a tenant for the building. Mr. Graham responded that they were working with a tenant but have signed an NDA. They would be doing light manufacturing and would be very clean. Chairman Legg noted that it would be good to understand the volume of traffic and types of trucks that would be on the site. Banfield Rd. is not designed for heavy usage of 18 wheelers. Mr. Graham responded that they are working with TAC and the DPW on some design considerations for Banfield Rd. and how to address increased truck traffic.

Vice Chairman Moreau commented that they may want to consider a barricade on the side of parking where there is a big grade change. Mr. Graham confirmed that they would look at that.

Mr. Pelech commented that they redesigned the entryway as a result of TAC feedback to create better sightlines. They are working closely with the City to work through the Banfield Rd. situation and come up with a compromise that will be satisfactory to the applicant and the City.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

Vice Chairman Moreau moved to adjourn the meeting at 7:54 p.m., seconded by Mr. Gamester. The motion passed unanimously.

Respectfully submitted,

Becky Frey,
Acting Secretary for the Planning Board

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Oak Point Associates Date Submitted: 5/26/2021

Application # (in City's online permitting): LUPD-21-4

Site Address: 99 Peirce Island Road Map: 208 Lot: 1

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☒	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Submitted online	N/A
☒	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Submitted online and hard copy of plans dropped off to City.	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	See attached narrative	
☒	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Drawings AE101 & AE102	N/A
☒	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Drawing C-001	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	See attached authorization from City of Portsmouth	N/A
☒	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Drawing C-001	N/A
☒	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Drawing G-001	N/A
☒	List of reference plans. **(2.5.3.1H)**	Drawing C-001	N/A
☒	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Drawing C-001	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☒	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☒	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	All plan sheets	N/A
☒	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☒	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	Drawings C-001 & CX101	N/A
☒	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Drawings G-001, G-002, C-001 CX101	N/A
☒	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	Drawing G-001	N/A
☒	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☒	Source and date of data displayed on the plan. **(2.5.4.2D)**	All plan sheets	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Drawings C-001 & CX101	
☒	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Drawings AE101, AE102, AE120, AE201, & AE202	
☒	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	Drawing CS101	
☒	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	No parking requirement for municipally operated park and related activities per Zoning Ordinance section 10.1112.32.	
☒	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	CU101	
☒	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	CU101	

☒	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Drawing CU101	
☒	**8. Solid Waste Facilities: (2.5.4.3H)**		
	• The size, type and location of solid waste facilities.	N/A - Weekly trash pickup provided	
☒	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Drawings CS101 & CG101	
☒	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	Drawing ES101	
☒	**11.** Indicate where dark sky friendly lighting measures have been implemented. **(10.1)**	Drawing ES101	
☒	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	Drawing CS101	
☒	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Drawing CG101	
☒	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	N/A	
☒	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	N/A	
☒	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A	
☒	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	Drawings C-001, CX101 & CG101	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☒	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	N/A	
☒	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Drawing CS101 & SMECP Narrative	
☒	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	
☒	Stormwater Management and Erosion Control Plan. **(7.4)**	Drawings CD101, CG101 & SMECP Narrative	
☒	Inspection and Maintenance Plan **(7.6.5)**	SMECP Narrative	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**		
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**		

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		
☐	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**		N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**		
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**		N/A

Applicant's Signature: Chelsea Mercer Digitally signed by Chelsea Mercer DN: cn=Chelsea Mercer, o=Oak Point, ou, email=cmercer@oakpoint.com, c=US Date: 2021.06.03 13:25:02 -04'00' **Date:** 5/26/2021

Stormwater Management and Erosion Control Plan (SMECP)

Stormwater Management

The Peirce Island pool house and pool renovation will consist of removal of the existing pump and pool buildings and replacement with a new building. The project also includes repairs the pool and associated aquatic systems.

The project site is located on Peirce Island and is bounded by the Piscataqua River to the north and south. Portions of the site are within the State of New Hampshire Department of Environmental Service (NHDES) 100-foot tidal buffer zone. The site is entirely within the NHDES shoreland zone. Existing vegetation on-site is maintained turf areas. There is no existing mature vegetation other than a few trees along the river on the south site and the west side of the pool which will not be disturbed during construction. Marsh elder has been identified along the south shoreland. The construction area is located away from this area and is not expected to impact the march elder. The existing pool, pool house, and pump house are located within the 100-year floodplain. Refer to drawing CX101 for location of the 100-year flood location and elevation.

Stormwater runoff from the existing parking lot generally drains to the west where it is collected by a closed drainage system. Stormwater treatment is achieved via a hydrodynamic vortex separator prior to discharge to the river. Runoff from the existing pool house roof is discharged to pavement via gutter and drains across Peirce Island Road to the south. Runoff from the existing pool deck and adjacent turf areas is collected with a drainage system and is discharged to the river to the north. The remainder of the turf areas generally slope to the north or south toward the river. There are no natural drainage conveyances on-site.

The existing site is previously developed with the existing pool house to the south of the pool and a parking lot to the east side of the pool. The proposed pool house building will be located to the east of the pool partially within the existing parking area. The existing entrance to the pool and a small building will be removed to facilitate construction of the new building. The existing pool house building will be removed and will be restored with concrete pool deck and turf areas. Existing paved vehicular areas around the old pool house adjacent to Peirce Island Road will be removed and restored with turf. The existing pump house building at the northwest corner of the pool will be removed and restored with turf. In addition, a portion of the existing pool deck along the north side pool will be removed and replaced with turf. There is no proposed increase in impervious land cover.

Existing drainage patterns will generally be maintained for the proposed developed conditions. Portions of the existing drainage system in the parking lot will removed and replaced. The roof drainage from the proposed pool house building, adjacent walkway areas, and portions of the east pool deck and turf areas will also be connected to this drainage system. The drainage system will be drain to the existing hydrodynamic separator to provide stormwater treatment prior to discharge to the river. The pool deck on the west side of the pool will continue to be collected by the existing drainage system. Drainage patterns on Peirce Island Road will not be altered and will continue to drain to the river to the south. No increase in stormwater discharge is expected and no downstream impacts are anticipated. Stormwater calculations are under development.

Low Impact Development (LID)

Stormwater low impact development measures have been evaluated for implementation on-site. The existing site is previously developed and the intent is to maintain and improve the existing hydrology. The disturbance footprint for the project will be within existing previously developed areas. No increase in impervious areas is proposed. Existing vegetated buffers adjacent to the river will be maintained. The buffer on the north side of the pool will be increased by removing a portion of the concrete deck and replacing the area with turf. Porous pavers will be installed in pedestrian walkway areas at the main entrance to the new pool house building.

Infiltration BMP's are not proposed due to existing high groundwater levels and shallow ledge which exists on the site.

Erosion Control

Erosion control measures will be implemented prior to any disturbance on the site. Erosion control measures to be implemented on-site include perimeter sediment controls, temporary and permanent stabilization of disturbed areas, drainage structure sediment controls, and dust control. Refer to drawings CX101 and C-501 for general construction notes, inspection and maintenance requirements, construction sequencing, stabilization requirements, and sediment controls to be implemented.

All erosion and sediment control measures shall be designed and installed in accordance the New Hampshire Stormwater Manual. All temporary erosion and sediment control measures shall be removed after final site stabilization.

Inspection and Maintenance Plan

During construction of the proposed project, inspection and maintenance of erosion and sedimentation control practices and stormwater treatment practices will be the responsibility of the general contractor. Refer to Drawing C-501 for inspection and maintenance requirements during construction. Long-term post-construction stormwater maintenance will be the responsibility of the City and includes:

PAVEMENT SWEEPING

Paved surfaces shall be swept or vacuumed at least annually in the spring to remove winter sand, and periodically during the year on an as-needed basis to minimize transportation of sediment during rainfall events.

ROADWAYS AND PARKING AREAS			
Inspection/Maintenance Item	Spring	Fall or Yearly	After a Major Storm*
Clear accumulated winter sand in roadways, parking areas and walkways.	X		
Sweep pavement to remove sediment.	X		
Ensure stormwater runoff is not impeded by accumulations of material.	X		

DRAINAGE SYSTEMS AND HYDRODYNAMIC SEPERATOR

Drainage systems shall be inspected annually for debris and accumulation of sediments. Large debris shall be removed immediately. Sediment accumulations shall be removed when sediment reaches two thirds of the total volume of the sump. Removing sediments from structures shall be performed by a vacuum truck designed for this purpose. The removed material shall be disposed of in accordance with New Hampshire's Solid Waste Disposal Rules.

DRAINAGE SYSTEMS AND HYDRODYNAMIC SEPERATOR			
Inspection/Maintenance Items	Spring	Fall or Yearly	After a Major Storm*
Remove and legally dispose of accumulated sediments and debris from the bottom of the basin, inlet grates, inflow channels to the basin, and pipes between basins.	X		
Remove floating debris and oils (using oil absorptive pads) from basins.	X		

PERVIOUS CONCRETE PAVERS

Pervious concrete pavers shall be inspected several times during the first few months following construction, followed by annual inspections. Inspections shall be made after major storm events to check for surface ponding that could indicate failure due to clogging. Pavers shall be inspected annually for surface deterioration or spalling. Clean the surface a as needed with a vacuum sweeper. Power washing prior to vacuum sweeping may be required to dislodge particles. Winter sanding of pervious pavers is prohibited.

PERVIOUS CONCRETE PAVERS					
Inspection/Maintenance Items	Initial Start-Up	Spring	Fall or Yearly	After a Major Storm*	As Needed
Inspect for deterioration or spalling.			X		
Clean surface with vacuum sweeper.					X
Inspect pavement surface for effective drainage.	X		X	X	

*A major storm event is classified as a rainfall exceeding 2.5 inches in a 24 hour period.

‘Green’ Building Components

Peirce Island Pool House and Pool Repairs

05/26/2021

While ‘green’ features and sustainable systems are intended to be implemented, the project as a whole is not expected to achieve official LEED Certification. The following ‘Green’ components and systems are currently under consideration:

- Solar Hot Water System for heating the water at the showers and lavatories.
- Building materials and finishes to be locally sourced, as much as possible.
- Energy efficient light fixtures will be used, as much as possible.

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION

PEIRCE ISLAND MUNICIPAL POOL

PORTSMOUTH, NH

WATER TECHNOLOGY INC.

World Leaders in Aquatic Planning, Design and Engineering
100 Park Avenue I Beaver Dam, WI 53916
t 920.887.7375 I #18176

OAK POINT ASSOCIATES

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85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

26 May, 2021 – 12:54pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-G001.dwg

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

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LICENSED ARCHITECT
KENNETH T. WESTON
No. 2845
STATE OF NEW HAMPSHIRE
05-26-21

DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW

PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION

Peirce Island Road
Portsmouth, NH 03801

COVER SHEET

SCALE: AS NOTED

DATE: 05/26/2021

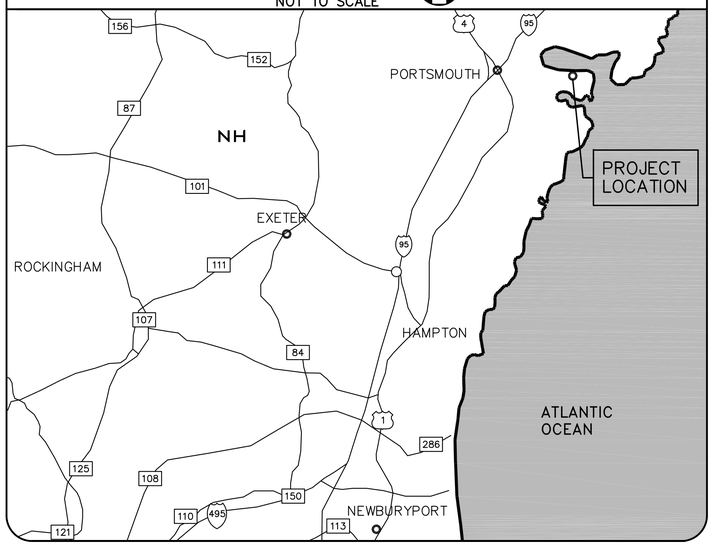
DWG.: G-001

SHEET: 1 OF .

DRAWING LIST

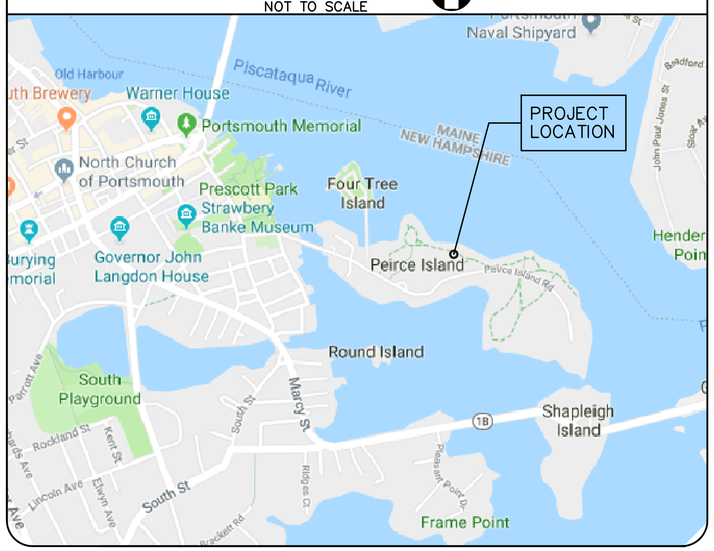
AREA MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



SHEET	SHEET NO	DRAWING TITLE
GENERAL		
G-001	1 OF XX	COVER SHEET
G-002	2 OF XX	DRAWING LIST AND MAPS
G-002	2 OF XX	ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LEGEND, AND STANDARD MOUNTING HEIGHTS (NOT INCLUDED THIS SUBM.)
G-101	3 OF XX	CODE INFORMATION (NOT INCLUDED THIS SUBM.)
G-102	4 OF XX	EGRESS AND FIRE RATING PLANS (NOT INCLUDED THIS SUBM.)
CIVIL		
C-001	X OF XX	CIVIL LEGEND, NOTES, AND ABBREVIATIONS
CX101	X OF XX	EXISTING CONDITIONS SITE PLAN
CD101	X OF XX	REMOVALS SITE PLAN
CS101	X OF XX	SITE PLAN
CU101	X OF XX	SITE UTILITY PLAN
CG101	X OF XX	GRADING AND DRAINAGE PLAN
C-501	X OF XX	EROSION AND SEDIMENT CONTROL DETAILS
C-502	X OF XX	SITE DETAILS 1
C-503	X OF XX	SITE DETAILS 2
C-504	X OF XX	SITE DETAILS 3
C-505	X OF XX	SITE DETAILS 4
C-506	X OF XX	GRADING SITE DETAILS 5
STRUCTURAL (NOT INCLUDED THIS SUBM.)		
S-001	X OF XX	STRUCTURAL NOTES
S-002	X OF XX	STRUCTURAL DESIGN LOADS AND ABBREVIATIONS
SD101	X OF XX	EXISTING BATH HOUSE FOUNDATION REMOVALS PLAN
SD102	X OF XX	EXISTING BATH HOUSE ROOF FRAMING REMOVALS PLAN
ARCHITECTURAL		
AD101	X OF XX	PUMP HOUSE REMOVALS FLOOR PLAN AND ELEVATIONS (NOT INCLUDED THIS SUBM.)
AD102	X OF XX	BATH HOUSE REMOVALS FLOOR PLAN AND ELEVATIONS (NOT INCLUDED THIS SUBM.)
AE101	X OF XX	FLOOR PLAN
AE102	X OF XX	FLOOR PLAN
AE120	X OF XX	ROOF PLAN
AE201	X OF XX	EXTERIOR ELEVATIONS
AE202	X OF XX	EXTERIOR ELEVATIONS
AE220	X OF XX	BUILDING SECTION (NOT INCLUDED THIS SUBM.)
AE601	X OF XX	DOOR AND WINDOW TYPES, FRAMES, AND SCHEDULES (NOT INCLUDED THIS SUBM.)
AE640	X OF XX	FINISH SCHEDULES (NOT INCLUDED THIS SUBM.)
AE701	X OF XX	REFLECTED CEILING PLAN (NOT INCLUDED THIS SUBM.)

SHEET	SHEET NO	DRAWING TITLE
PLUMBING (NOT INCLUDED THIS SUBM.)		
P-001	X OF XX	PLUMBING GENERAL NOTES, ABBREVIATIONS, LEGENDS AND SCHEDULES
P-101	X OF XX	UNDERSLAB AND BASEMENT PLUMBING PLANS
P-102	X OF XX	SANITARY PLUMBING PART PLAN
P-103	X OF XX	WATER SUPPLY PLUMBING PART PLAN
MECHANICAL (NOT INCLUDED THIS SUBM.)		
M-101	X OF XX	MECHANICAL PART PLANS
ELECTRICAL		
E-001	X OF XX	ELECTRICAL SYMBOLS, ABBREVIATIONS, GENERAL NOTES & REMOVALS (NOT INCLUDED THIS SUBM.)
ES101	X OF XX	ELECTRICAL SITE PLAN
E-101	X OF XX	ELECTRICAL PLAN (NOT INCLUDED THIS SUBM.)
AQUATIC (NOT INCLUDED THIS SUBM.)		
D100	X OF XX	DEMOLITION PLAN
D101	X OF XX	DEMOLITION IMAGES AND DETAILS
PL100	X OF XX	OVERALL AQUATIC PLAN
PL101	X OF XX	GENERAL DETAILS AND SCHEDULES
PL110	X OF XX	POOL A – LEISURE POOL PLAN
PL111	X OF XX	POOL A – LEISURE POOL DIMENSION PLAN
PL112	X OF XX	POOL A – LEISURE POOL SECTIONS AND DETAILS
PL113	X OF XX	POOL A – LEISURE POOL DETAILS
PL400	X OF XX	MECHANICAL EQUIPMENT PLAN
PL401	X OF XX	MECHANICAL DETAILS
PL402	X OF XX	MECHANICAL DETAILS
PL403	X OF XX	MECHANICAL DETAILS
PL404	X OF XX	MECHANICAL DETAILS
PL500	X OF XX	MECHANICAL SCHEMATIC
PL501	X OF XX	ELECTRICAL SCHEMATIC

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www.oakpoint.com

LICENSED ARCHITECT KENNETH T. WESTON No. 2845 STATE OF NEW HAMPSHIRE
05-26-21

DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

DRAWING LIST AND MAPS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: G-002
SHEET: 2 OF .

26 May, 2021 – 12:55pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-G002.dwg

CIVIL LEGEND

- EXISTING BUILDING
- EXISTING CHAIN LINK FENCE
- 62 — EXISTING GRADE CONTOUR LINE
- ESD(12") — EXISTING STORM DRAIN LINE (SIZE AND TYPE)
- ESS(8") — EXISTING SANITARY SEWER LINE (SIZE AND TYPE)
- EUG — EXISTING UNDERGROUND NATURAL GAS LINE
- EOU — EXISTING OVERHEAD UTILITIES
- EOE — EXISTING OVERHEAD ELECTRIC
- EUT — EXISTING UNDERGROUND TELEPHONE LINE
- EW(12") — EXISTING WATER LINE (SIZE AND TYPE)
- EUE — EXISTING UNDERGROUND ELECTRIC LINE
- EFM — EXISTING SEWER FORCE MAIN
- EXISTING UTILITY POLE WITH GUY
- EXISTING LIGHT POLE
- EXISTING CATCH BASIN
- EXISTING TREE
- B-3 — EXISTING SOIL BORING LOCATION
- EXISTING SURVEY CONTROL POINT
- WV — EXISTING WATER VALVE
- EXISTING WATER SHUTOFF
- EXISTING FIRE HYDRANT
- GV — EXISTING GAS VALVE
- S — EXISTING SEWER MANHOLE
- EXISTING SIGN
- BUILDING LINE
- GSC — GRANITE SLOPE CURB
- GC — GRANITE CURB
- DSY — DOUBLE SOLID YELLOW LINE
- SSY — SINGLE SOLID YELLOW LINE
- SSW — SINGLE SOLID WHITE LINE
- SF — SILT FENCE
- SD(12") — DRAIN LINE (PIPE SIZE AS NOTED)
- FD(4") — FOUNDATION DRAIN LINE (PIPE SIZE AS NOTED)
- UD(4") — UNDERDRAIN LINE (PIPE SIZE AS NOTED)
- RD(4") — ROOF DRAIN (PIPE SIZE AS NOTED)
- SS(4") — SANITARY SEWER LINE (PIPE SIZE AS NOTED)
- FM(4") — SANITARY SEWER FORCE MAIN LINE (PIPE SIZE AS NOTED)
- UE(1") — UNDERGROUND ELECTRIC LINE (CONDUIT SIZE AS NOTED)
- W(6") — WATER LINE (PIPE SIZE AS NOTED)
- UC(1") — UNDERGROUND COMMUNICATION (CONDUIT SIZE AS NOTED)
- G — NATURAL GAS LINE
- SAWCUT PAVEMENT
- 32 — FINISH GRADE CONTOUR LINE
- 35.70 — SPOT ELEVATION
- CATCH BASIN
- LIGHT POLE AND FOUNDATION
- E — ELECTRIC HANDHOLE
- SIGN
- JOINT RESTRAINT
- WV — WATER VALVE
- SEWER MANHOLE
- FIRE HYDRANT
- BOLLARD
- CO — CLEANOUT
- DRAINAGE FLOW DIRECTION

CIVIL NOTES

1. VERIFY EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED BY THE CONTRACT ADMINISTRATOR.
2. THE DEPICTED LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORD DRAWINGS AND/OR FIELD SURVEY AND ARE APPROXIMATE. DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 1-888-344-7233 AND OBTAIN A "DIG SAFE" PERMIT PRIOR TO COMMENCING EXCAVATION OPERATIONS ON THE SITE.
3. PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE CONTRACT ADMINISTRATOR AT NO ADDITIONAL COST TO THE OWNER.
4. PROVIDE A MINIMUM OF 6 INCHES OF PLANTING SOIL, SEED, AND MULCH FOR DISTURBED AREAS NOT OTHERWISE SPECIFIED.
5. PROVIDE A PAVEMENT SURFACE THAT IS FREE OF LOW SPOTS AND PONDING AREAS.
6. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY OAK POINT ASSOCIATES DECEMBER 2018, CITY OF PORTMOUTH GIS MAPS AND TOPOGRAPHIC SURVEY BY DOUCET SURVEY JULY 2013.
7. HORIZONTAL CONTROL IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL CONTROL IS BASED ON NAVD88.
8. GIVEN DIMENSIONS ARE FROM FACE OF CURB, FACE OF WALL, FACE OF BUILDING AND CENTERLINE OF MARKINGS UNLESS INDICATED OR NOTED OTHERWISE.
9. OBTAIN APPROVAL OF THE LAYOUT OF THE CLEARING LIMITS FROM THE THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCING CLEARING OPERATIONS.
10. COORDINATE WORK ASSOCIATED WITH ELECTRIC AND COMMUNICATIONS SERVICE WITH EVERSOURCE AND BAYRING COMMUNICATIONS, RESPECTIVELY. UTILITY SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
11. SURVEY CONTROL AND LAYOUT FOR THE PROJECT SHALL BE ESTABLISHED AND MAINTAINED BY A SURVEYOR OR ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE.
12. THE FOLLOWING PERMITS WILL BE OBTAINED BY THE OWNER TO ALLOW FOR THE COMPLETION OF WORK. ALL KNOWN CONDITIONS THAT WILL AFFECT THE CONTRACT HAVE BEEN INCLUDED IN THE SCOPE OF WORK IDENTIFIED ON THE DRAWINGS AND SPECIFICATIONS. ABIDE BY ALL CONDITIONS AND REQUIREMENTS OF EACH PERMIT.
    A. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NHDES) ALTERATION OF TERRAIN (AOT) PERMIT.
    B. NHDES WETLANDS PERMIT.
13. THE PROJECT SHALL MEET THE REQUIREMENTS AND INTENT OF NEW HAMPSHIRE INVASIVE SPECIES REGULATIONS (RSA 430:53 AND AGR 3800).
14. WETLAND BOUNDARIES WERE DELINEATED BY NORMANDEAU ASSOCIATES, INC. ON JULY 3, 2013 AND WERE DETERMINED USING THE US ARMY CORPS OF ENGINEERS NORTHCENTRAL/NORTHEAST REGIONAL SUPPLEMENT (VERSION 2, JANUARY 2013) TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND NHDES WETLAND RULES ENV-WT 101.48.
15. UTILITY PROVIDERS:
    WATER: CITY OF PORTSMOUTH
    SEWER: CITY OF PORTSMOUTH
    POWER: EVERSOURCE
    COMMUNICATIONS: BAYRING COMMUNICATIONS
16. ALL CONDITIONS ON THESE PLANS SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

CIVIL ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS
AC	ASBESTOS CEMENT
ADA	AMERICANS WITH DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWG	AMERICAN WIRE GUAGE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB (AT PAVEMENT SURFACE)
BLDG	BUILDING
BMPs	BEST MANAGEMENT PRACTICES
℄	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DI	DUCTILE IRON
DIA	DIAMETER
E	EASTING
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FD	FOUNDATION DRAIN
FFE	FINISH FLOOR ELEVATION
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FT	FEET
GAL	GALLON
GALV	GALVANIZED
HORIZ	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
ID	IDENTIFICATION
INV	INVERT
L	LENGTH
LB/LBS	POUND/POUNDS
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM OR MINUTE
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTHING
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
NHDOT	NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION
NOI	NOTICE OF INTENT
NPDES	NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCED
RGS	RIGID GALVANIZED STEEL
SCH	SCHEDULE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FOOT
SIM	SIMILAR
SY	SQUARE YARDS
T	THICKNESS
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TYP	TYPICAL
USDOT	UNITED STATES DEPARTMENT OF TRANSPORTATION
VERT	VERTICAL
W/	WITH
WWF	WELDED WIRE FABRIC

PARCEL INFORMATION

OWNER OF RECORD:
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802

PARCEL SIZE: 38.0 ACRES

CITY OF PORTSMOUTH MAP-LOT: 208-1

ZONE: MUNICIPAL (M)

DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

SUBJECT PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE AE (COMMUNITY PANEL NUMBER 330139 0278 F, EFFECTIVE DATE: JANUARY 29, 2021)

ABUTTERS:
PEASE DEVELOPMENT AUTHORITY
C/O PORTS FISH CO OP
ONE PIERCE ISLAND RD
PORTSMOUTH, NH 03801
LOT: 208-1A
ZONE: WATERFRONT BUSINESS (WB)

CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802
LOT: 208-2
ZONE: MUNICIPAL (M)

PLAN REFERENCES

SWIMMING FACILITIES RESTORATION, JUNE 1978, BY WHITMAN AND HOWARD, INC.

PEIRCE ISLAND POOL GUTTER IMPROVEMENTS, FEBRUARY 10, 1996, BY KIMBALL CHASE.

PARKING IMPROVEMENTS PEIRCE ISLAND, NOVEMBER 4, 2000, BY OAK POINT ASSOCIATES.

EXISTING CONDITIONS SURVEY BY DOUCET SURVEY, LLC, JULY 2003.

PEIRCE ISLAND WWTF UPGRADE, NOVEMBER 2015, BY AECOM.

CITY OF PORTSMOUTH PUBLIC WORKS EXISTING CONDITIONS GIS MAP

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

CIVIL LEGEND, NOTES, AND ABBREVIATIONS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-001
SHEET: . OF .

26 May, 2021 - 12:10pm
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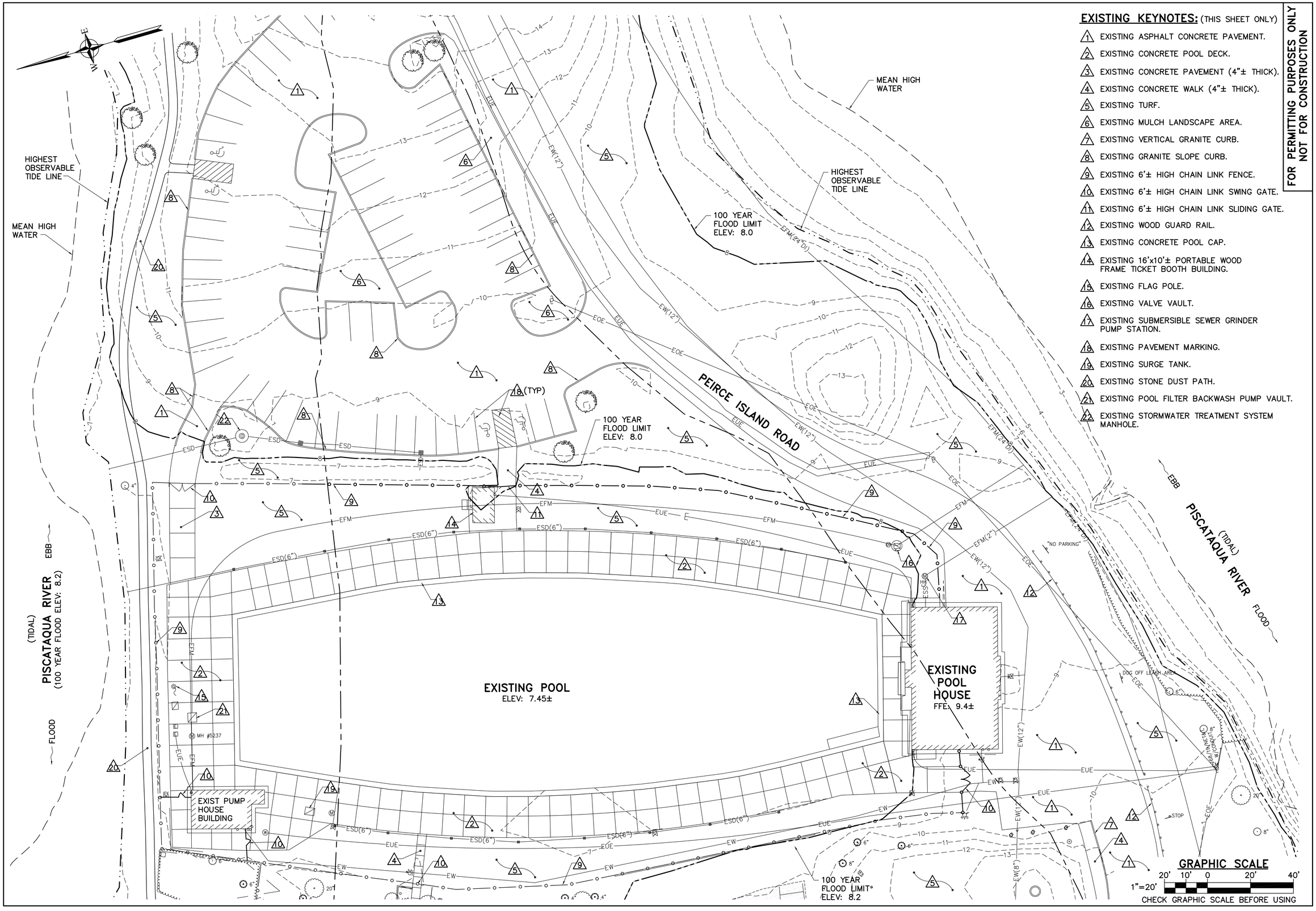

EXISTING KEYNOTES: (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING CONCRETE POOL DECK.
3. EXISTING CONCRETE PAVEMENT (4"± THICK).
4. EXISTING CONCRETE WALK (4"± THICK).
5. EXISTING TURF.
6. EXISTING MULCH LANDSCAPE AREA.
7. EXISTING VERTICAL GRANITE CURB.
8. EXISTING GRANITE SLOPE CURB.
9. EXISTING 6'± HIGH CHAIN LINK FENCE.
10. EXISTING 6'± HIGH CHAIN LINK SWING GATE.
11. EXISTING 6'± HIGH CHAIN LINK SLIDING GATE.
12. EXISTING WOOD GUARD RAIL.
13. EXISTING CONCRETE POOL CAP.
14. EXISTING 16'x10'± PORTABLE WOOD FRAME TICKET BOOTH BUILDING.
15. EXISTING FLAG POLE.
16. EXISTING VALVE VAULT.
17. EXISTING SUBMERSIBLE SEWER GRINDER PUMP STATION.
18. EXISTING PAVEMENT MARKING.
19. EXISTING SURGE TANK.
20. EXISTING STONE DUST PATH.
21. EXISTING POOL FILTER BACKWASH PUMP VAULT.
22. EXISTING STORMWATER TREATMENT SYSTEM MANHOLE.

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
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5/26/21

DESIGNED BY: WAL
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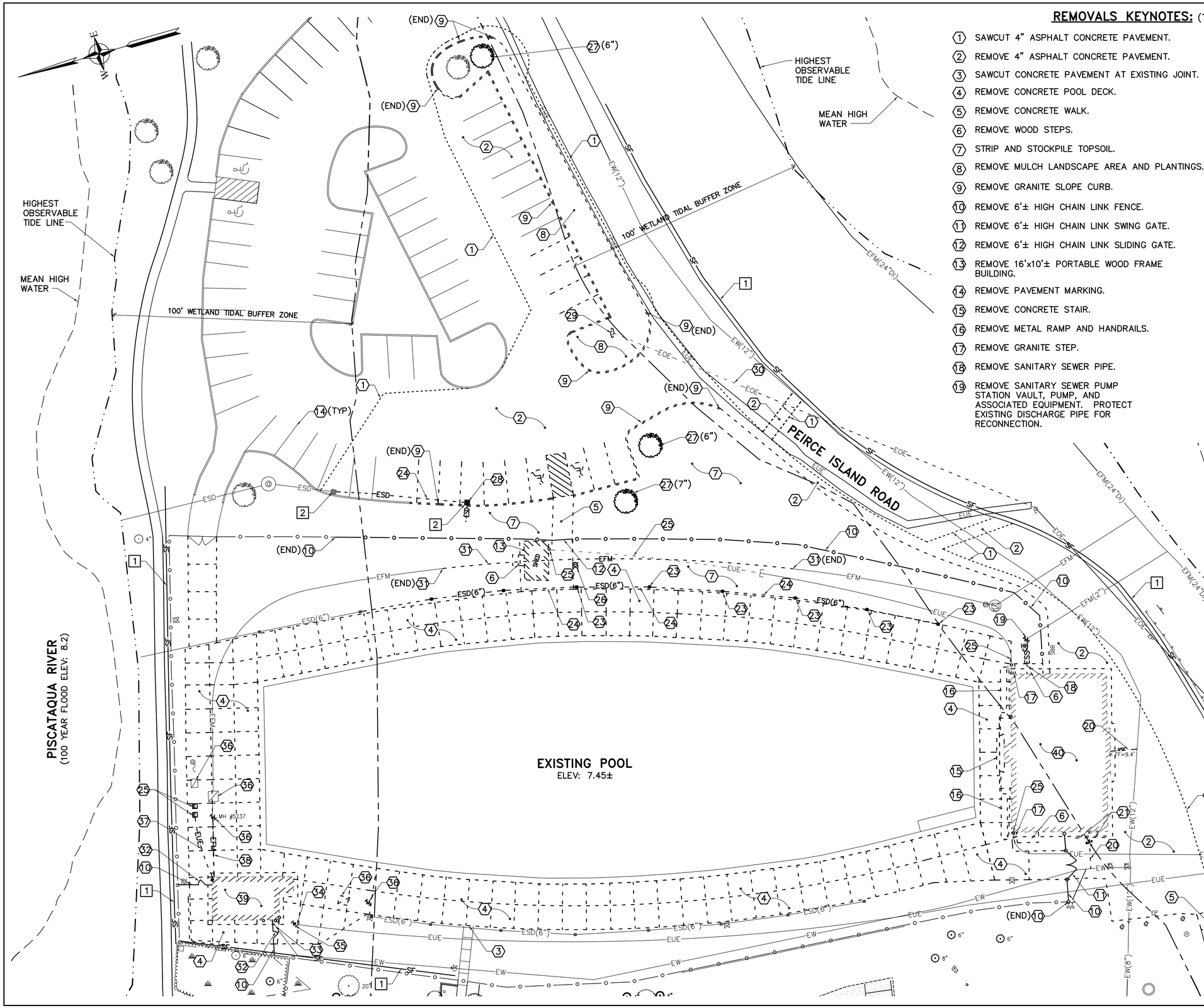
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EXISTING CONDITIONS SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: **CX101**
SHEET: . OF .



REMOVALS KEYNOTES: (THIS SHEET ONLY)

1. SAWCUT 4" ASPHALT CONCRETE PAVEMENT.
2. REMOVE 4" ASPHALT CONCRETE PAVEMENT.
3. SAWCUT CONCRETE PAVEMENT AT EXISTING JOINT.
4. REMOVE CONCRETE POOL DECK.
5. REMOVE CONCRETE WALK.
6. REMOVE WOOD STEPS.
7. STRIP AND STOCKPILE TOPSOIL.
8. REMOVE MULCH LANDSCAPE AREA AND PLANTINGS.
9. REMOVE GRANITE SLOPE CURB.
10. REMOVE 6'± HIGH CHAIN LINK FENCE.
11. REMOVE 6'± HIGH CHAIN LINK SWING GATE.
12. REMOVE 6'± HIGH CHAIN LINK SLIDING GATE.
13. REMOVE 16'x10'± PORTABLE WOOD FRAME BUILDING.
14. REMOVE PAVEMENT MARKING.
15. REMOVE CONCRETE STAIR.
16. REMOVE METAL RAMP AND HANDRAILS.
17. REMOVE GRANITE STEP.
18. REMOVE SANITARY SEWER PIPE.
19. REMOVE SANITARY SEWER PUMP STATION VAULT, PUMP, AND ASSOCIATED EQUIPMENT. PROTECT EXISTING DISCHARGE PIPE FOR RECONNECTION.
20. REMOVE WATER LINE AND VALVE. CAP AT EXISTING WATER MAIN.
21. REMOVE BIKE RACK.
22. REMOVE GRANITE CURB TIPDOWN.
23. REMOVE LANDSCAPE DRAIN.
24. REMOVE DRAIN PIPE.
25. CAP AND ABANDON UNDERGROUND ELECTRIC CONDUITS.
26. REMOVE EXISTING IRRIGATION SYSTEM.
27. REMOVE TREE. (DIA GIVEN WITH KEYNOTE)
28. REMOVE PRECAST CONCRETE CATCH BASIN.
29. COORDINATE REMOVAL OF UTILITY POLE (BY OTHERS).
30. COORDINATE REMOVAL OF OVERHEAD UTILITIES (BY OTHERS).
31. REMOVE FORCE MAIN.
32. REMOVE 6'± HIGH CHAIN LINK SWING GATE.
33. CAP AND ABANDON WATER LINE.
34. CAP AND ABANDON UNDERGROUND ELECTRIC CONDUITS.
35. REMOVE ELECTRICAL MANHOLE.
36. REMOVE TOP 2' OF CONCRETE VAULT. FILL WITH COMPACTED STRUCTURAL FILL.
37. REMOVE UNDERGROUND ELECTRICAL CONDUIT AND CABLES.
38. REMOVE SEWER PIPE.
39. REMOVE PUMP HOUSE BUILDING. REFER TO DRAWING AD101.
40. REMOVE POOL HOUSE BUILDING. REFER TO DRAWING AD102.

KEYNOTES: (THIS SHEET ONLY)

1. SILT FENCE. (1 / C-501)
2. CATCH BASIN INLET PROTECTION. (5 / C-501)

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

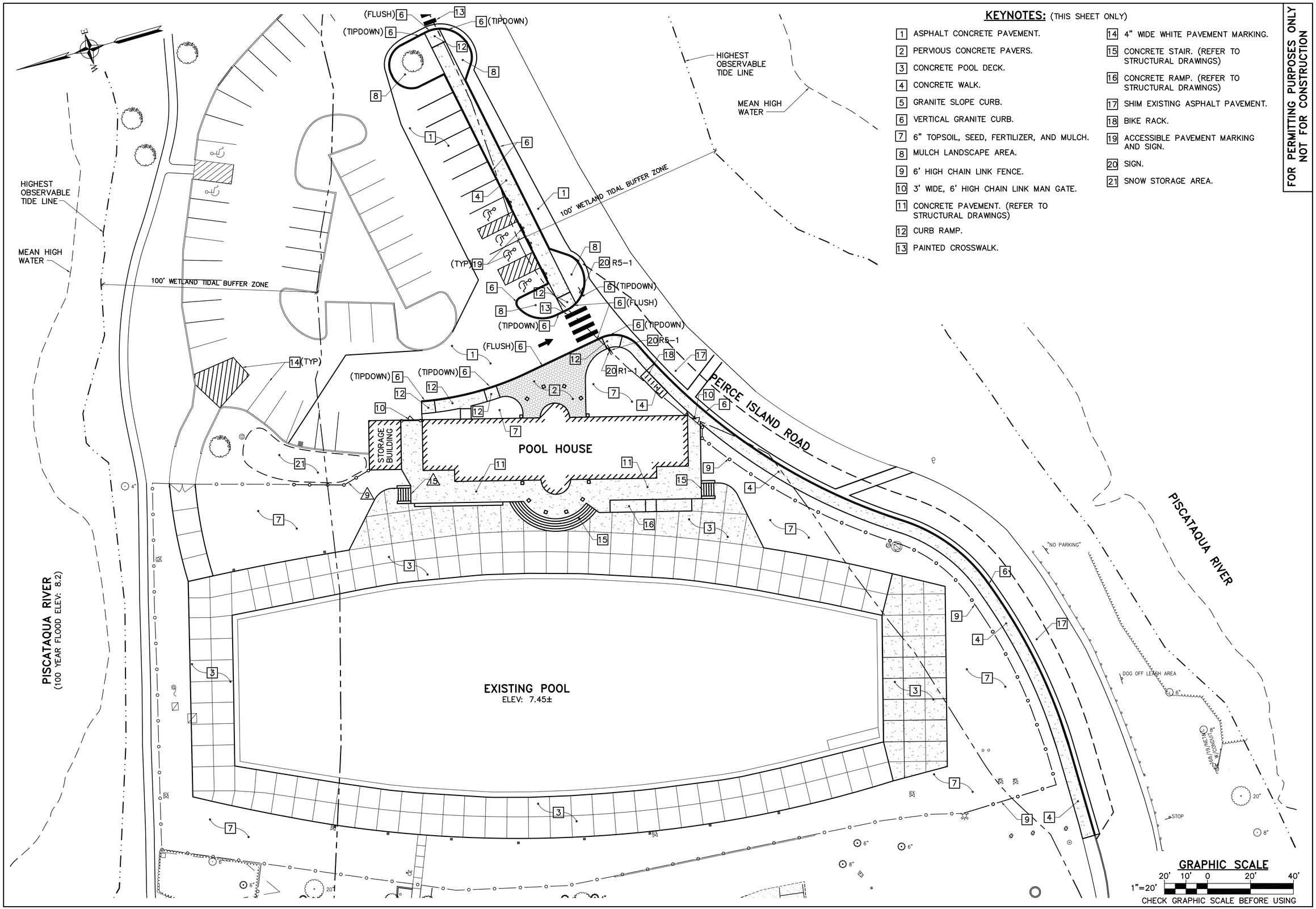
DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

REMOVALS SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CD101
SHEET: . OF .



KEYNOTES: (THIS SHEET ONLY)

1. ASPHALT CONCRETE PAVEMENT.
2. PERVIOUS CONCRETE PAVERS.
3. CONCRETE POOL DECK.
4. CONCRETE WALK.
5. GRANITE SLOPE CURB.
6. VERTICAL GRANITE CURB.
7. 6" TOPSOIL, SEED, FERTILIZER, AND MULCH.
8. MULCH LANDSCAPE AREA.
9. 6' HIGH CHAIN LINK FENCE.
10. 3' WIDE, 6' HIGH CHAIN LINK MAN GATE.
11. CONCRETE PAVEMENT. (REFER TO STRUCTURAL DRAWINGS)
12. CURB RAMP.
13. PAINTED CROSSWALK.
14. 4" WIDE WHITE PAVEMENT MARKING.
15. CONCRETE STAIR. (REFER TO STRUCTURAL DRAWINGS)
16. CONCRETE RAMP. (REFER TO STRUCTURAL DRAWINGS)
17. SHIM EXISTING ASPHALT PAVEMENT.
18. BIKE RACK.
19. ACCESSIBLE PAVEMENT MARKING AND SIGN.
20. SIGN.
21. SNOW STORAGE AREA.

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/26/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

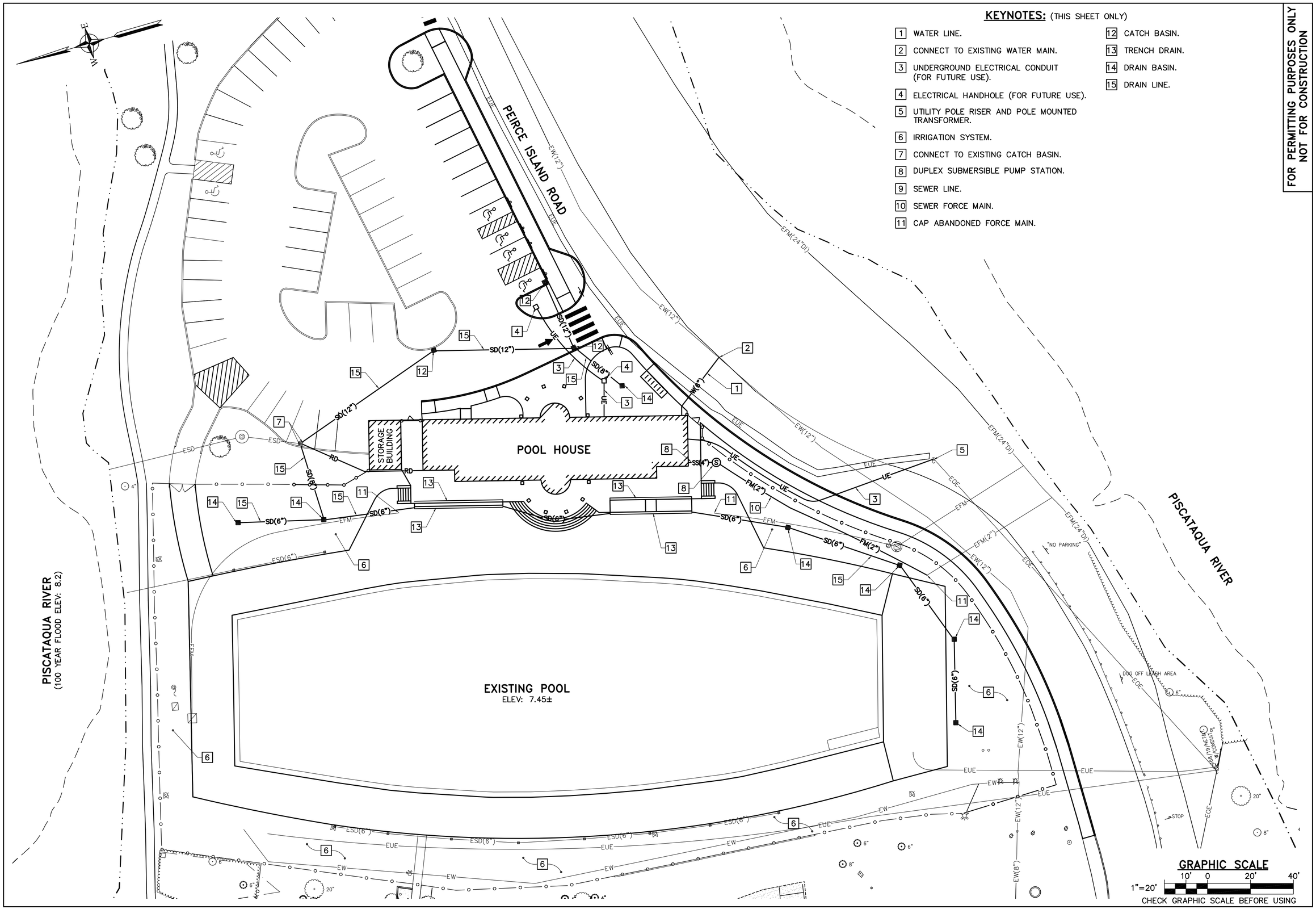
PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: **CS101**
SHEET: . OF .

KEYNOTES: (THIS SHEET ONLY)

1. WATER LINE.
2. CONNECT TO EXISTING WATER MAIN.
3. UNDERGROUND ELECTRICAL CONDUIT (FOR FUTURE USE).
4. ELECTRICAL HANDHOLE (FOR FUTURE USE).
5. UTILITY POLE RISER AND POLE MOUNTED TRANSFORMER.
6. IRRIGATION SYSTEM.
7. CONNECT TO EXISTING CATCH BASIN.
8. DUPLEX SUBMERSIBLE PUMP STATION.
9. SEWER LINE.
10. SEWER FORCE MAIN.
11. CAP ABANDONED FORCE MAIN.
12. CATCH BASIN.
13. TRENCH DRAIN.
14. DRAIN BASIN.
15. DRAIN LINE.



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PROJECT: 21904.14

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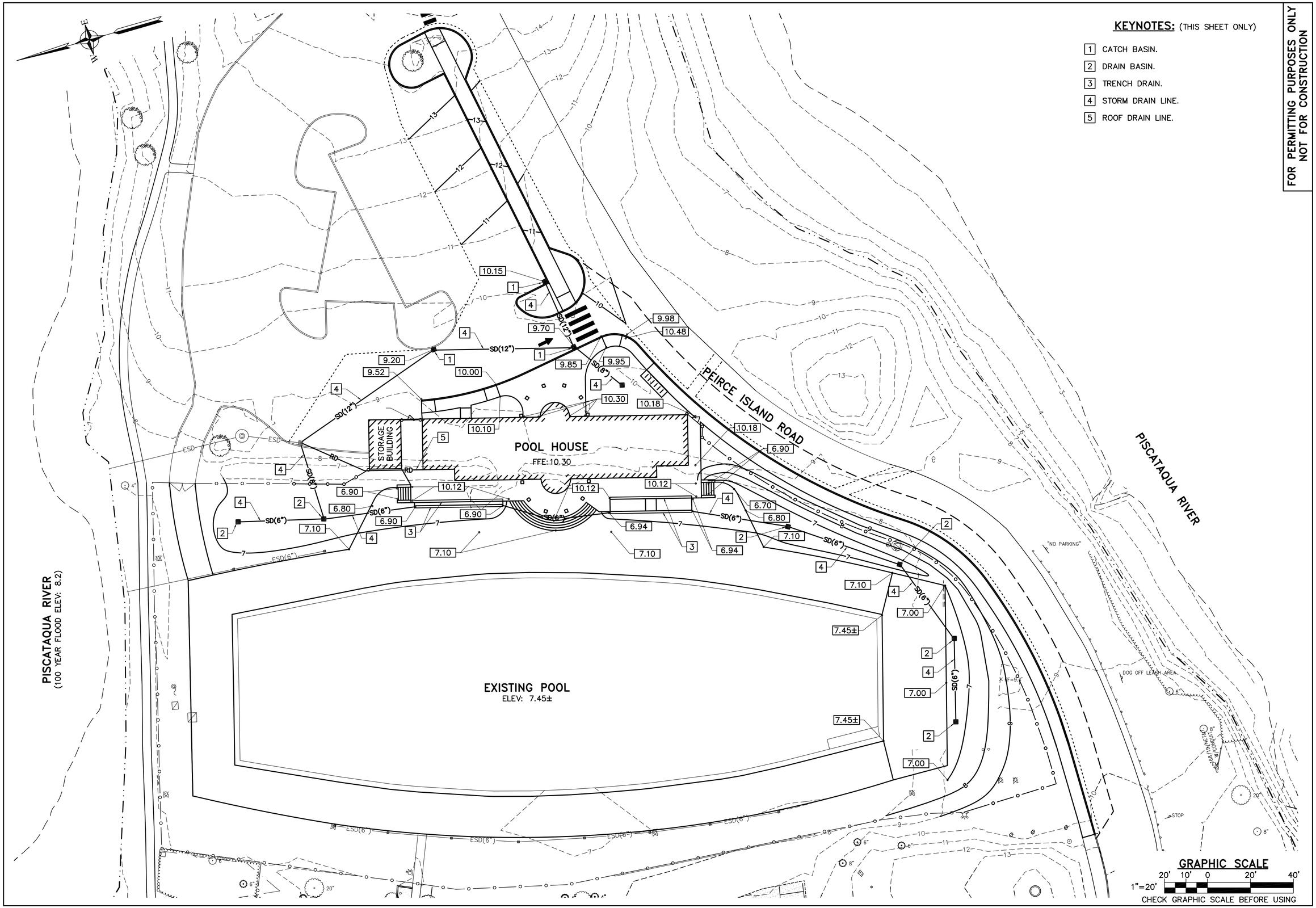
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE UTILITY PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CU101
SHEET: . OF .



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1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

GRADING AND DRAINAGE PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: CG101
SHEET: . OF .

EROSION AND SEDIMENT CONTROL NOTES

A. GENERAL NOTES

1. DURING CONSTRUCTION AND THEREAFTER, PROVIDE EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORM WATER MANUAL".
2. TEMPORARY EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL DEVICES, TEMPORARY SEEDING AND MULCHING, AND PROVISIONS FOR STABILIZING INACTIVE AREAS. PERMANENT EROSION CONTROL MEASURES INCLUDE PERMANENT SEEDING AND MULCHING.
3. PERIMETER EROSION CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING EARTH MOVING OPERATIONS.
4. PROVIDE INLET PROTECTION FOR EACH CATCH BASIN ON THE SAME DAY THAT BACKFILL IS PLACED AROUND THE CATCH BASIN.
5. PROVIDE 6–INCHES PLANTING SOIL, SEED AND MULCH ON DISTURBED AREAS NOT OTHERWISE SPECIFIED. PERMANENT SEEDING SHALL BE COMPLETED BETWEEN THE DATES OF APRIL 1 AND OCTOBER 14. WATER VEGETATED AREAS AS NECESSARY TO ESTABLISH A VIGOROUS TURF.
6. PROVIDE EROSION CONTROL MEASURES TO CONTROL EROSION AND SEDIMENTATION FROM THE PROJECT SITE. THE MEASURES INDICATED ON THE DRAWINGS ARE THE MINIMUM TO BE PROVIDED. PROVIDE ADDITIONAL MEASURES AS NECESSARY AND APPLICABLE TO CONTROL EROSION AND SEDIMENTATION FROM LEAVING THE SITE.
7. LIMIT AREAS OF EXPOSED SOILS TO THOSE AREAS THAT WILL ACTIVELY BE WORKED. TEMPORARILY STABILIZE AREAS OF DISTURBED SOIL THAT REMAIN UNWORKED FOR MORE THAN 14 DAYS USING TEMPORARY MULCHING (IF THE SOIL WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS) OR TEMPORARY SEEDING AND MULCHING (IF THE SOIL WILL NOT BE PERMANENTLY STABILIZED WITHIN 30 DAYS). PERMANENTLY STABILIZE ANY AREA OF DISTURBED SOIL BROUGHT TO FINAL GRADE WITHIN 7 DAYS. DISTURBED SOILS DO NOT INCLUDE COMPACTED BASE COURSES OR STRUCTURAL FILLS USED FOR ROADS AND PARKING LOTS. UNSTABILIZED AREA SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME.
8. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
   B. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
   C. A MINIMUM OF 3 INCHES OF NON–EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED.
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. SWALES SHALL BE INSTALLED EARLY IN THE CONSTRUCTION SEQUENCE. SWALES SHALL BE PERMANENTLY STABILIZED PRIOR TO DIRECTING FLOW TO THEM.

B. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE PROJECT AREA AT LEAST ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT, GREATER THAN 0.1", PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE NPDES STANDARDS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. KEEP AND MAINTAIN A LOG (REPORT) SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW–UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
3. MAINTAIN EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED. PERMANENT STABILIZATION SHALL CONSIST OF AT LEAST 90–PERCENT VEGETATION OR PAVEMENT.
4. PROTECT STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR/REVEGETATE ERODED AREAS.
5. SEDIMENT ACCUMULATIONS SHALL BE REMOVED FROM HAY BALE BARRIERS AND SILT FENCES WHEN THE SEDIMENT DEPTH REACHES 6 INCHES.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

C. SEQUENCE OF CONSTRUCTION

1. INITIAL OPERATIONS INCLUDE INSTALLATION OF EROSION CONTROL DEVICES.
2. CLEAR TREES, GRUB OUT STUMPS AND STRIP TOPSOIL AND STOCKPILE. PROVIDE SILT FENCE DOWNGRADIENT OF STOCKPILES AND COVER STOCKPILES WITH MULCH.
3. COMMENCE LARGE–SCALE EARTH EXCAVATION MOVING OPERATIONS. CONSTRUCT STORM DRAINAGE SYSTEM BEGINNING AT THE LOW POINT OF THE SYSTEM.
4. CONTINUE WITH OTHER UTILITY AND PAVEMENT CONSTRUCTION.
5. COMPLETE PAVEMENT CONSTRUCTION. PROVIDE PERMANENT SEEDING, MULCHING, OR OTHER SURFACE TREATMENTS AS INDICATED IMMEDIATELY UPON ESTABLISHMENT OF FINISH GRADES.

D. SOIL STOCKPILE STABILIZATION

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE COVERED WITH HAY MULCH (90 LBS HAY/1000 SF) OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE SEEDED WITH A CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LB/1000 SF) AND HAY MULCHED (90 LBS. HAY/1000 SF) WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
3. SOIL AND FILL STOCKPILES SHALL HAVE A SEDIMENT BARRIER (e.g. SILT FENCE) INSTALLED AROUND THE DOWNHILL EDGE OF THE STOCKPILE TO TRAP SEDIMENTS.

E. TEMPORARY SEEDING

1. BEDDING – REMOVE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT 4" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
2. FERTILIZER – FERTILIZER SHALL BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10–10–10 MIX OF FERTILIZER SHOULD BE APPLIED AT A RATE OF 300 LBS PER ACRE.
3. SEED MIXTURE – USE ANY OF THE FOLLOWING IN UPLAND AREAS:

SPECIES	ACRE	SEEDING RATES 1,000 SF	DATES	DEPTH
WINTER RYE	112 LBS	2.5 LBS	8/15 – 9/15	1 INCH
OATS	80 LBS	2.0 LBS	SPRING – 5/15	1 INCH
ANNUAL RYEGRASS	40 LBS	1.0 LBS	4/15 – 9/15 WITH MULCH	0.25 INCH

4. MULCHING FOR TEMPORARY SEEDING – WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDED AREA SHALL BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHALL BE APPLIED AT A RATE OF 70 TO 40 90 LBS PER 1,000 SF.
5. REMOVE TEMPORARY GROWTH FROM TEMPORARY SEEDING PRIOR TO PERMANENT SEEDING.

F. MULCHING

PROVIDE TEMPORARY MULCHING ON SLOPES, CHANNELS, OTHER EROSION PRONE AREAS, AND EXPOSED SOILS THAT CANNOT RECEIVE PERMANENT COVER WITHIN 14 DAYS OF DISTURBANCE. ALSO PROVIDE MULCH FOLLOWING TEMPORARY AND PERMANENT SEEDING AS SPECIFIED. MULCH ANCHORS SHALL BE USED ON SLOPES GREATER THAN 5% IN FALL (PAST OCTOBER 1, AND OVER WINTER TO APRIL 1).

MULCH TYPE	RATE PER 1000 SF
HAY OR STRAW	70 TO 40 90 LBS
WOOD CHIPS OR BARK MULCH	480 TO 920 LBS
JUTE AND FIBROUS MATTING	AS PER MANUFACTURERS' SPECIFICATIONS
CRUSHED STONE 1/4" TO 1–1/2"	SPREAD MORE THAN 1/2" THICK

G. TEMPORARY EROSION CONTROL MAT SPECIFICATIONS

1. STRAW EROSION CONTROL MAT CONSISTING OF A MACHINE PRODUCED MAT OF 100 PERCENT AGRICULTURAL STRAW FIBER, MINIMUM WEIGHT: 0.5 LBS/SY. NETTINGS SHALL BE LIGHTWEIGHT BIO OR PHOTO DEGREADABLE, TOP SIDE ONLY, MINIMUM WEIGHT: 1.5 LBS/1000 SF. MINIMUM WIDTH: 48", MINIMUM THICKNESS: 0.39 INCH. THE MINIMUM FUNCTIONAL LONGEVITY OF THE EROSION CONTROL MAT SHALL BE 45 DAYS.

H. EXTENDED USE EROSION CONTROL BLANKET SPECIFICATION

1. STRAW EROSION CONTROL MAT CONSISTING OF A MACHINE PRODUCED MAT OF 100 PERCENT AGRICULTURAL STRAW FIBER, MINIMUM WEIGHT: 0.5 LBS/SY. NETTINGS SHALL BE 100 PERCENT BIO OR PHOTO DEGRADABLE WOVEN NATURAL ORGANIC FIBER, TOP SIDE ONLY, MINIMUM WEIGHT: 9.3 LB/1000 SF. MINIMUM WIDTH: 6.7 FT, MINIMUM THICKNESS: 0.24 INCH. THE MINIMUM FUNCTIONAL LONGEVITY OF THE EROSION CONTROL MAT SHALL BE 12 MONTHS.

I. WINTER STABILIZATION

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 15 THROUGH APRIL 1. IF THE SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 85% MATURE VEGETATION COVER OR RIPRAP BY OCTOBER 15 THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION.

1. PROVIDE STABILIZATION AS FOLLOWS WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS:
   A. PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX.
   B. PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHOULD BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH A MINIMUM OF 4 INCH THICKNESS OF EROSION CONTROL MIX, UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. NOTE THAT COMPOST BLANKETS SHOULD NOT EXCEED 2 INCHES IN THICKNESS OR THEY MAY OVERHEAT.
2. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. MULCH APPLIED DURING WINTER SHALL BE ANCHORED (e.g, BY NETTING, TRACKING, WOOD CELLULOSE FIBER).
4. STOCKPILES OF SOIL MATERIALS SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. MULCHING SHALL BE DONE WITHIN 24 HOURS OF STOCKING, AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHALL BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY WETLAND OR OTHER WATER RESOURCE AREA.
5. GRASS LINED DITCHES AND CHANNELS SHALL BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
6. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE (NHDOT ITEM 304.3).
7. NO MORE THAN ONE ACRE OF THE SITE SHALL BE EXPOSED (WITHOUT STABILIZATION) AT ANY ONE TIME. GENERALLY THE EXPOSED AREA SHOULD BE LIMITED TO ONLY THOSE AREAS IN WHICH WORK WILL OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW OR RAINFALL EVENT.

J. PERMANENT SEEDING

1. REFER TO TURF AND GRASSES SPECIFICATION.

K. OFF–SITE VEHICLE TRACKING

1. SWEEP ADJACENT PAVED AREAS AND ROADS AS NECESSARY AND AS DIRECTED BY THE CONTRACT ADMINISTRATOR TO KEEP THEM FREE OF SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES.
2. PROVIDE A STABILIZED CONSTRUCTION EXIT AT LOCATIONS USED FOR EXITING THE CONSTRUCTION SITE AS DETAILED ON THE DRAWINGS.

L. HOUSEKEEPING

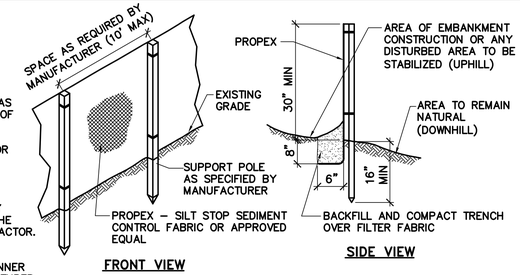
1. WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER PROVIDED BY THE CONTRACTOR. CONSTRUCTION WASTE MATERIALS SHALL NOT BE BURIED ON SITE.
2. HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
3. MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINER AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. STORE ONLY SUFFICIENT AMOUNTS OF MATERIALS TO COMPLETE THE JOB.
4. DISPOSE OF SURPLUS MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, STATE AND FEDERAL CODES.
5. CONSTRUCTION RELATED EQUIPMENT AND VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO AVOID LEAKAGE.

M. DUST CONTROL

1. CONTROL DUST WITH PERIODIC WATERING OF THE EXPOSED SOIL SURFACES WITH ADEQUATE WATER TO CONTROL DUST FROM BECOMING AIRBORNE. REPETITIVE TREATMENTS SHALL BE APPLIED AS NEEDED TO CONTROL DUST THROUGHOUT CONSTRUCTION UNTIL AREAS HAVE BEEN STABILIZED.
2. OTHER METHODS TO CONTROL DUST SHALL BE ALLOWED WITH APPROVAL BY THE CONTRACT ADMINISTRATOR.

N. RIPRAP SPECIFICATION

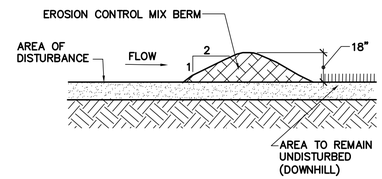
1. RIPRAP SHALL CONSIST OF SOUND, DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. ANGULAR FIELD STONE, ROUGH QUARRY STONE OR BLASTED LEDGE ROCK MAY BE USED. THE MEDIAN STONE SIZE SHALL BE AS INDICATED. THE MAXIMUM STONE SIZE SHALL BE TWICE THE MEDIAN SIZE. PROVIDE SMALLER STONES TO FILL THE VOIDS IN THE LARGER STONES.



1 SILT FENCE
CD101 C–501 NOT TO SCALE

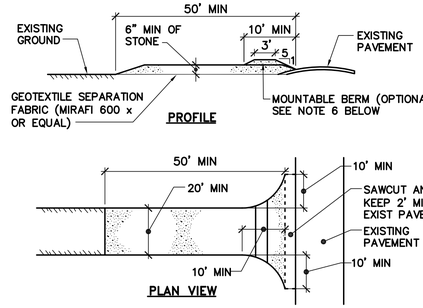
NOTES:
1. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS/REPLACEMENT SHALL BE MADE IMMEDIATELY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. SILT FENCES SHALL BE REMOVED AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED OR DISTURBED AREAS ARE OTHERWISE STABILIZED. PROVIDE PLANTING SOIL, FINISH GRADE, SEED AND MULCH DISTURBED AREAS.
5. EROSION CONTROL MIX BERM OR WATTLES BE USED IN LIEU OF SILT FENCE WHERE APPROVED BY THE CONTRACT ADMINISTRATOR OR TO SUPPLEMENT EROSION CONTROL MEASURES.

2 C–501



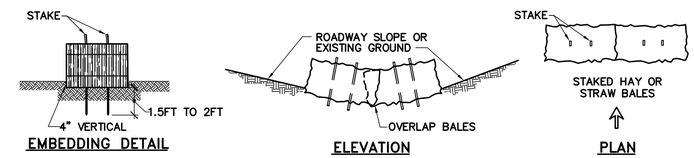
NOTES:
1. EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS AND COMPOSTED BARK. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS AND REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS A COMPONENT OF THE MIX.
2. EROSION CONTROL MIX SHALL CONTAIN A WELL–GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
3. THE ORGANIC MATTER CONTENT SHOULD BE BETWEEN 25 AND 65%, DRY WEIGHT BASIS.
4. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 3" SCREEN, 90% TO 100% PASSING A 1–INCH SCREEN, 70% TO 100% PASSING A 0.75–INCH SCREEN, AND A MAXIMUM OF 30% TO 75% PASSING A 0.25–INCH SCREEN.
5. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAYS OR FINE SANDS.
7. SOLUBLE SALTS CONTENT SHOULD BE < 4.0 MMHOS/CM.
8. PH SHALL BE BETWEEN 5.0 AND 8.0.
9. REMOVE OR SPREAD EROSION CONTROL MIX OVER ADJACENT WOODED AREA WHEN THE TRIBUTARY AREAS HAVE BEEN STABILIZED.

2 EROSION CONTROL MIX BERM
C–501 C–501 NOT TO SCALE



NOTES:
1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 2 TO 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 20 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE SEPARATION FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM MAY BE SUBSTITUTED FOR THE PIPE. THE MOUNTABLE BERM WILL HAVE 5:1 SLOPES AND THICKNESS REQUIRED TO DIVERT FLOW WHILE MAINTAINING ACCESS THAT CAN BE CROSSED BY VEHICLES.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PAVED AREAS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO ADJACENT PAVED AREAS SHALL BE REMOVED IMMEDIATELY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO ADJACENT PAVED AREAS. WHEN WASHING IS REQUIRED, IT SHALL BE PERFORMED ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

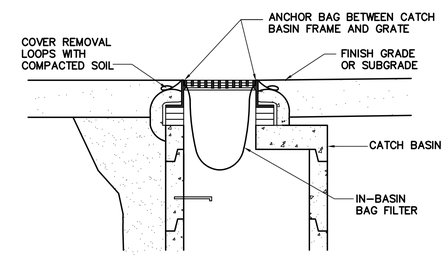
4 STABILIZED CONSTRUCTION EXIT
CD101 C–501 NOT TO SCALE



NOTES:
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES 1.5 FEET TO 2 FEET INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECT BALES AFTER EACH STORM EVENT AND REPAIR OR REPLACE BALES IMMEDIATELY AS NEEDED.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. PROVIDE PLANTING SOIL, FINISH GRADE, SEED, AND MULCH AT DISTURBED AREAS.

3 HAY BALE EROSION PROTECTION
CD101 C–501 NOT TO SCALE

NOTES:
1. IN–BASIN BAG FILTERS SHALL BE "DANDY SACK" BY TENCATE OR APPROVED EQUAL. INSTALL ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
2. REMOVE ACCUMULATED SEDIMENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



5 CATCH BASIN INLET PROTECTION
CD101 C–501 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/14/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EROSION AND SEDIMENT CONTROL DETAILS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-501
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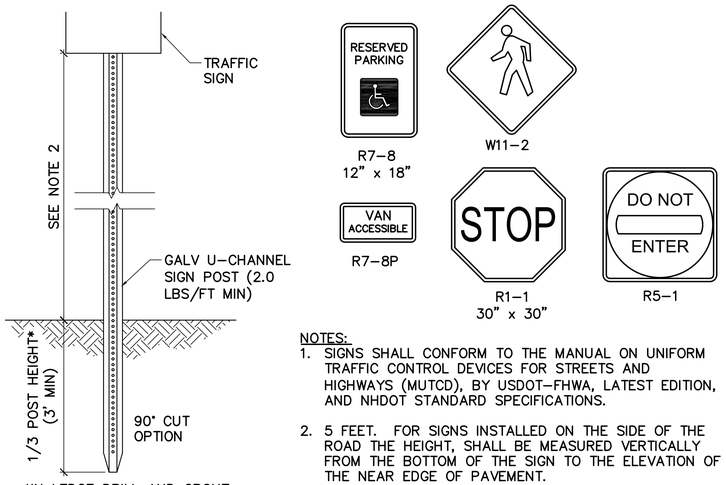
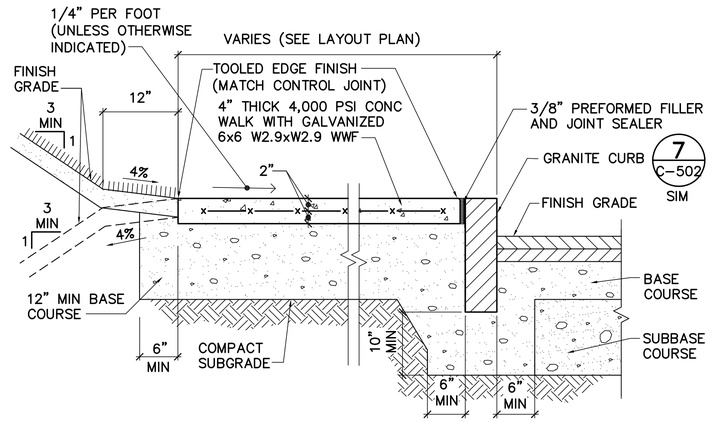


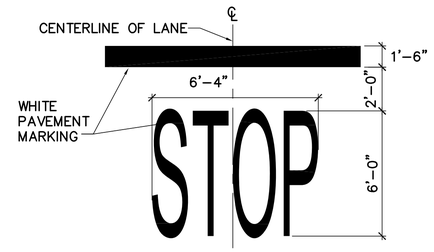
NOTES:
1. SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), BY USDOT–FHWA, LATEST EDITION, AND NHDOT STANDARD SPECIFICATIONS.
2. 5 FEET. FOR SIGNS INSTALLED ON THE SIDE OF THE ROAD THE HEIGHT, SHALL BE MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF PAVEMENT.

1 TRAFFIC SIGN POST & SIGN
CS101 C-502 NOT TO SCALE



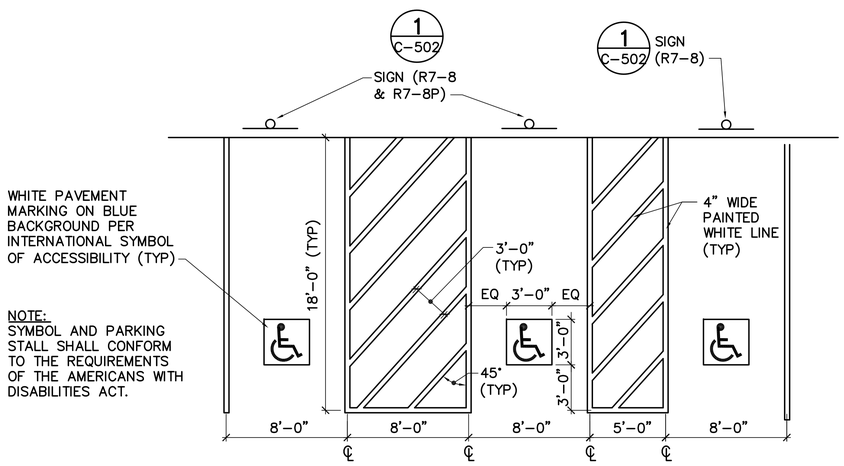
NOTES:
1. PROVIDE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
2. PROVIDE TOOLED CONTROL JOINTS AT 6'–0" MAX ON CENTER, EQUALLY SPACED, UNLESS INDICATED OTHERWISE, AND AT EDGES. (3 C-503)
3. PROVIDE TOOLED EXPANSION JOINTS AT 30'–0" MAX ON CENTER, EQUALLY SPACED UNLESS INDICATED OTHERWISE. (2 C-503)
4. PROVIDE 1/2" PREFORMED FILLER AND JOINT SEALANT WHERE WALK ABUTS THE STOOP OR BUILDING FOUNDATION.

2 CONCRETE WALK
CS101 C-502 NOT TO SCALE

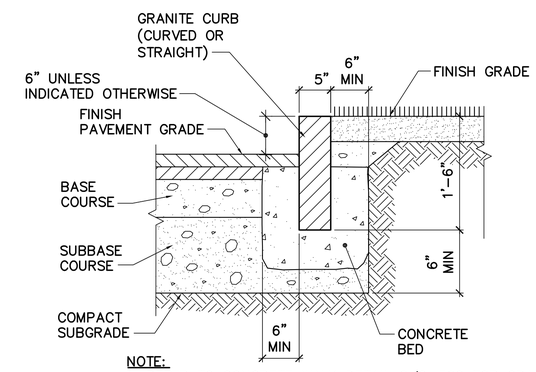


NOTE:
PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), BY USDOT–FHWA, LATEST EDITION, AND NHDOT STANDARD SPECIFICATIONS.

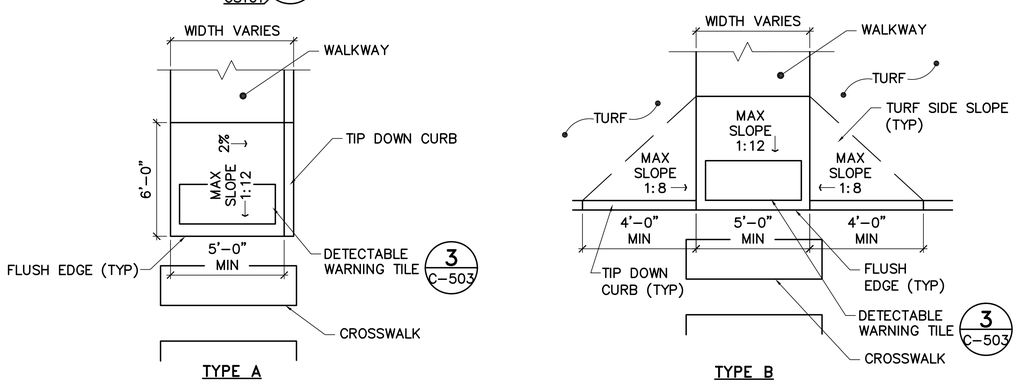
3 STOP BAR AND LEGEND
CS101 C-502 NOT TO SCALE



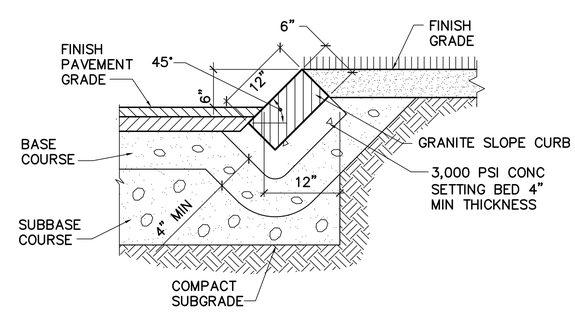
4 ACCESSIBLE PARKING STALL AND PAVEMENT MARKING
CS101 C-502 NOT TO SCALE



NOTE:
1. REFER TO CONCRETE WALK DETAIL 2/C–502 FOR GRANITE CURB INSTALLED ADJACENT TO CONCRETE WALK.

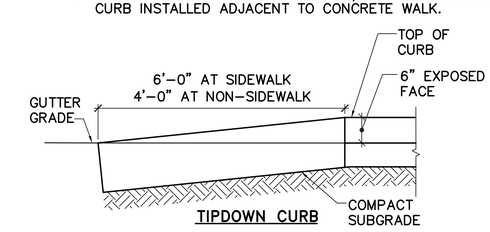


5 ACCESSIBLE RAMP
CS102 C-502 NOT TO SCALE



NOTE:
1. PROVIDE STRAIGHT AND CURVE CURB PER NHDOT STANDARD PLANS.

6 GRANITE SLOPE CURB
CS101 C-502 NOT TO SCALE



NOTE:
1. PROVIDE STRAIGHT AND CURVE CURB PER NHDOT STANDARD PLANS.

7 GRANITE CURB
CS101 C-502 NOT TO SCALE

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/24/21

DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 1

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-502
SHEET: . OF .

26 May, 2021 – 11:23am
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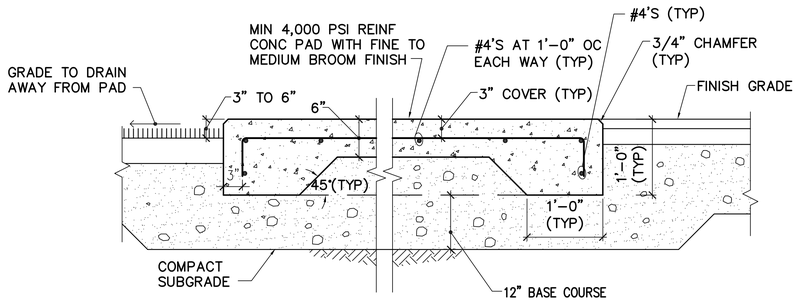
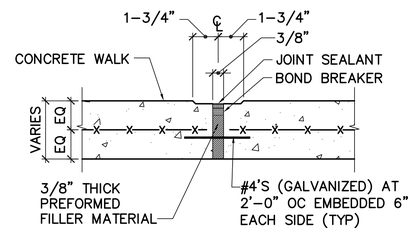


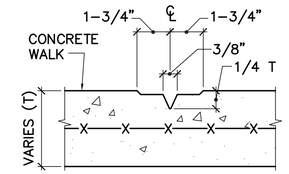
NOTES:
1. THE PAD SHALL BE FLUSH WITH ABUTTING PAVED OR CONCRETE FINISH SURFACES, UNLESS INDICATED OTHERWISE.
2. REINFORCING SHALL BE GALVANIZED.

1 CONCRETE PAD
CS101 C-503 NOT TO SCALE



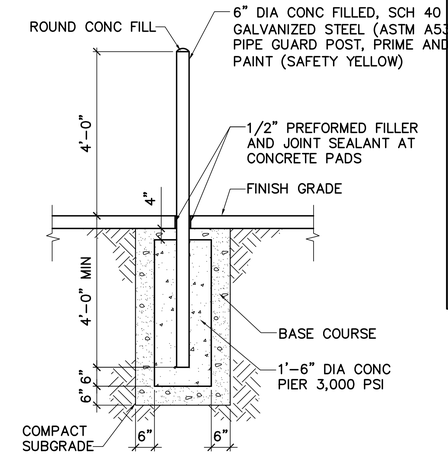
NOTES:
1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.
2. BREAK REINFORCING AT EXPANSION JOINT.

2 EXPANSION JOINT
CS101,C-502 C-503 NOT TO SCALE

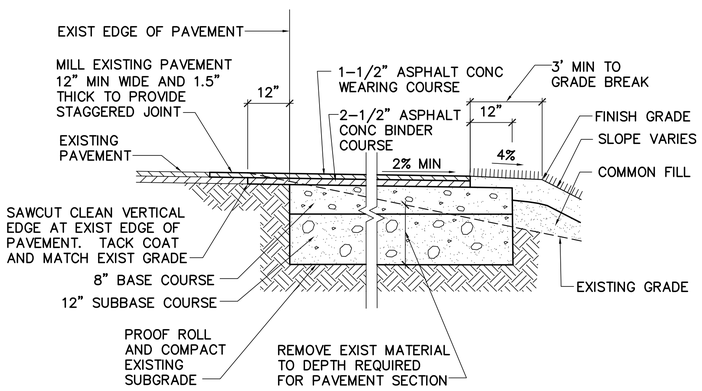


NOTE:
1. TOOLED JOINT SURFACE SHALL BE SMOOTH AND AT A CONSTANT DEPTH.

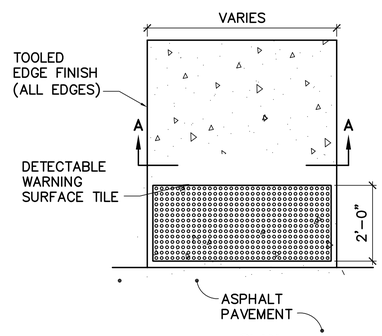
3 TOOLED CONTROL JOINT
CS101,C-502 C-503 NOT TO SCALE



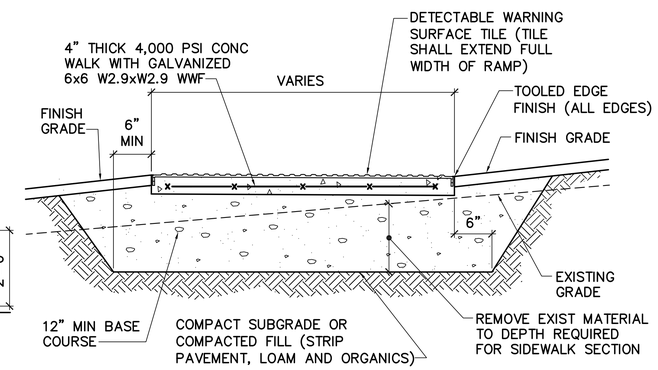
4 PIPE BOLLARD
CS101,C-509 C-503 NOT TO SCALE



5 ASPHALT CONCRETE PAVEMENT
CS101 C-503 NOT TO SCALE



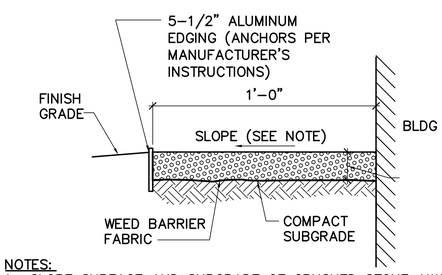
PLAN



SECTION A-A

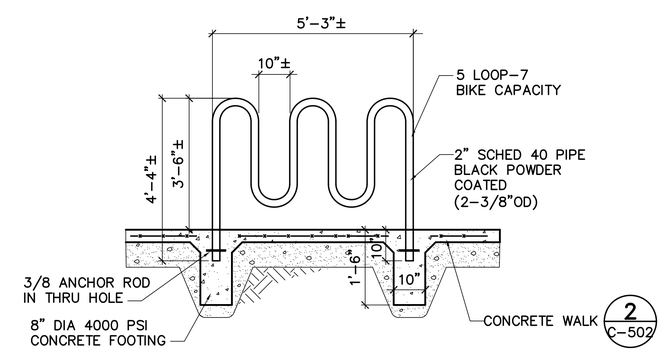
5 CONCRETE WALK W/DETECTABLE WARNING SURFACE TILE
C-502 C-503 NOT TO SCALE

NOTES:
1. PROVIDE MEDIUM TO FINE BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
2. DETECTABLE WARNING SURFACE SHALL COMPLY WITH ADA STANDARDS.
3. INSTALL DETECTABLE WARNING SURFACE TILE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



NOTES:
1. SLOPE SURFACE AND SUBGRADE OF CRUSHED STONE AWAY FROM THE BUILDING AT 5%.
2. EDGING SHALL BE EXTRUDED ALUMINUM ALLOY, MILL FINISH, 3/16"x5-1/2".
3. WEED BARRIER FABRIC: NONWOVEN POLYPROPYLENE OR POLYESTER GEOTEXTILE FABRIC, 3 OZ./SQ. YD. MINIMUM, COMPOSED OF FIBERS FORMED INTO A STABLE NETWORK SO THAT FIBERS RETAIN THEIR RELATIVE POSITION. FABRIC SHALL BE INERT TO BIOLOGICAL DEGRADATION AND RESIST NATURALLY ENCOUNTERED CHEMICALS, ALKALIS, AND ACIDS.

7 DRIP STRIP
CS101 C-503 NOT TO SCALE



8 BIKE RACK DETAIL
CS101 C-503 NOT TO SCALE

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STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/24/21

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 2

SCALE: AS NOTED
DATE: 05/26/2021
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26 May, 2021 - 11:26am
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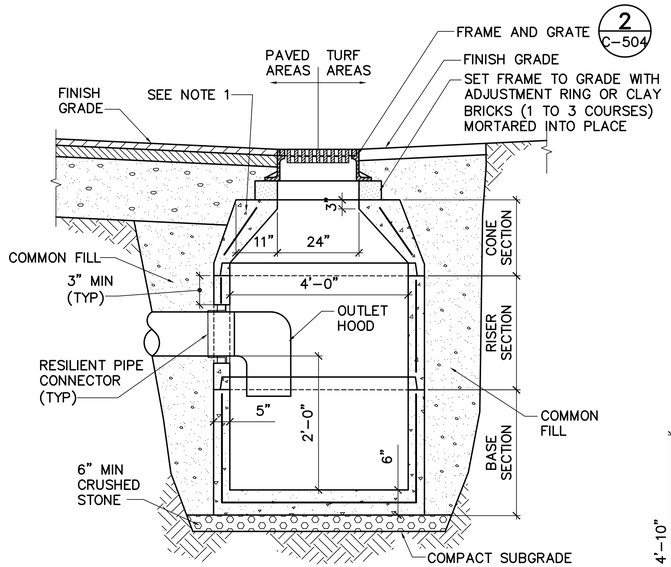
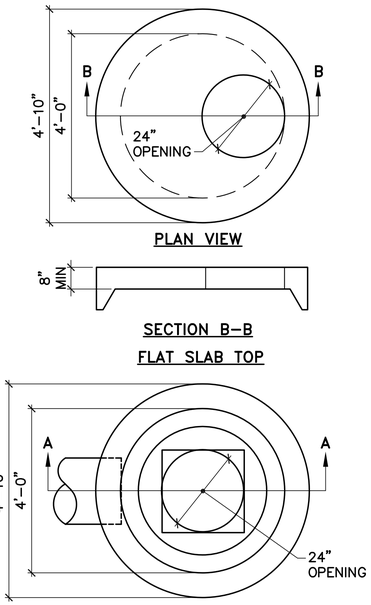
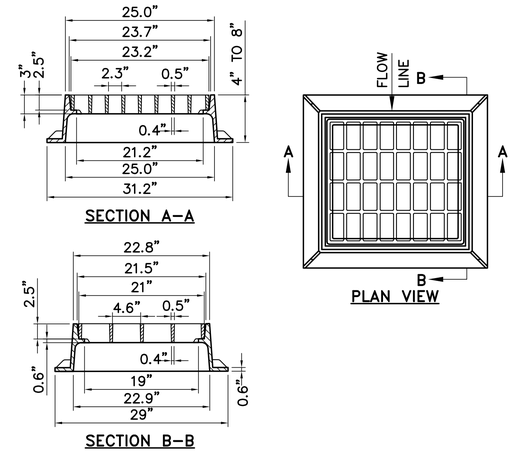
NOTES:
1. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
2. OUTSIDE EDGES OF PIPES SHALL PROJECT 1" TO 3" BEYOND INSIDE WALL OF STRUCTURE.
3. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT IN THE JOINT.
4. STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.
5. CONCRETE 5,000 PSI AFTER 28 DAYS.
6. PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION.
7. CATCH BASIN SHALL CONFORM TO ASTM C478.
8. PROVIDE PIPE PENETRATIONS AS INDICATED ON SHEET CG101.
9. THE PAVEMENT ELEVATION AT THE CATCH BASIN GRATE SHALL BE 0.1' ABOVE THE RIM ELEVATION.



SECTION A-A

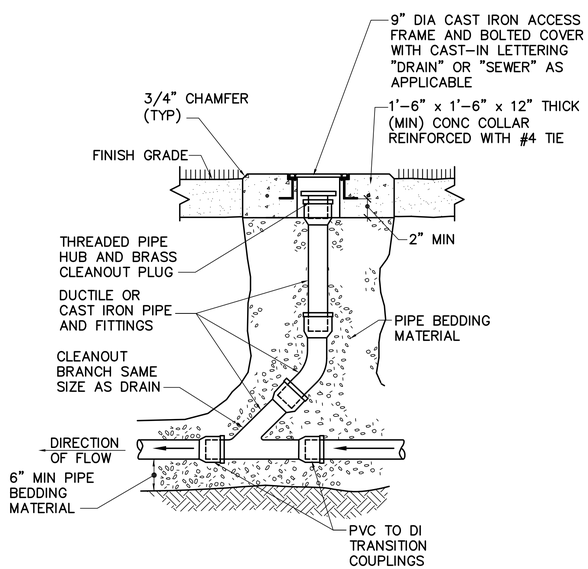
1 CATCH BASIN
CS101 C-504 NOT TO SCALE





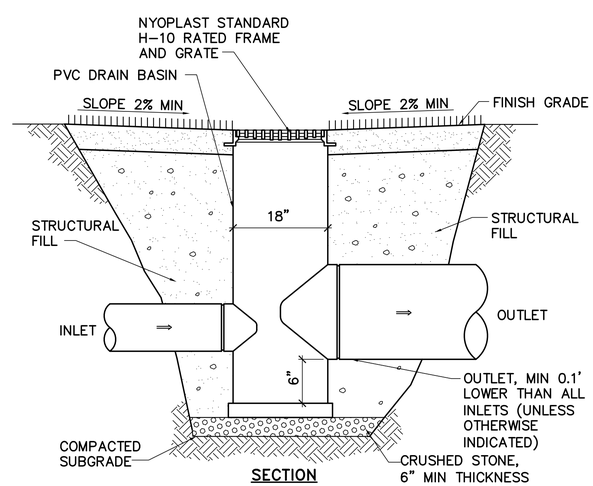
NOTES:
1. FRAME AND GRATE SHALL BE NHDOT TYPE "B".
2. DIMENSIONS ARE NOMINAL.

2 FRAME AND GRATE
C-504 C-504 NOT TO SCALE



NOTE:
1. INLINE CLEANOUT SHOWN. FOR CLEANOUTS AT THE END OF LINES, PROVIDE 45 DEGREE BEND IN LIEU OF WYE.

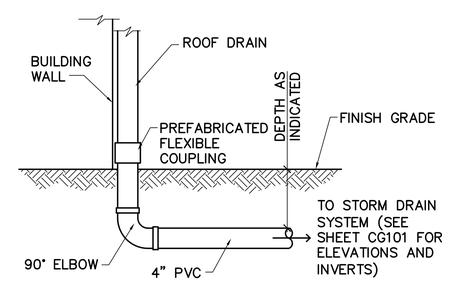
3 CLEANOUT
CS101 C-504 NOT TO SCALE



SECTION

NOTES:
1. PROVIDE PIPE PENETRATION AS INDICATED ON THE SITE UTILITY PLAN.
2. PVC CATCH BASIN SHALL BE NYOPLAST DRAIN BASIN, H-20 RATED OR APPROVED EQUAL.

4 DRAIN BASIN
CS101 C-504 NOT TO SCALE



6 ROOF DRAIN RISER
CS101 C504 NOT TO SCALE

6 TRENCH DRAIN
CS101 C-504 NOT TO SCALE

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SITE DETAILS 3

SCALE: AS NOTED
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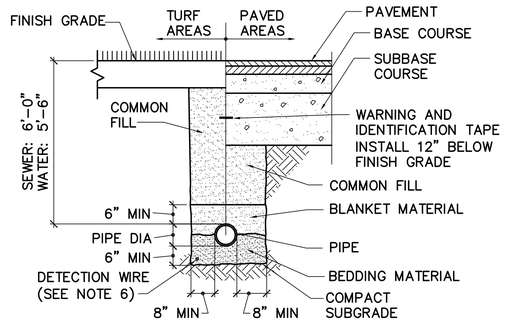
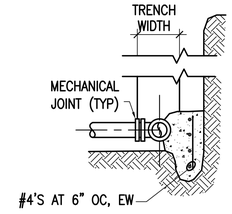


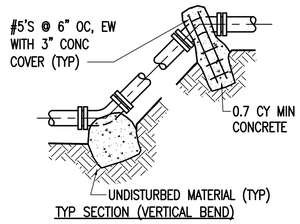
NOTES:
1. EXCAVATION WORK SHALL COMPLY WITH OSHA STANDARDS. TRENCH SIDEWALLS SHALL BE VERTICAL FROM TRENCH BOTTOM TO 12" ABOVE TOP OF PIPE.
2. PROVIDE A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN CROSSING PIPES.
3. PROVIDE 10' HORIZONTAL CLEARANCE BETWEEN WATER AND SEWER LINE.
4. WHERE 6'-0" MIN COVER OVER SEWER LINE CANNOT BE ACHIEVED PROVIDE 4' WIDE, 4" THICK RIGID FOAM BOARD INSULATION OVER BLANKET MATERIAL. (2-2" LAYERS WITH JOINTS STAGGERED)
5. PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF THE WATER PIPING AND THE TOP OF THE SEWER PIPING IN CASES WHERE WATER PIPING CROSSES ABOVE SEWER PIPING. IF SEPARATION CANNOT BE ACHIEVED PROVIDE 6" MIN CONCRETE ENCASEMENT OF WATER PIPE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING.

1 PIPE TRENCH
CU101 C-505 NOT TO SCALE

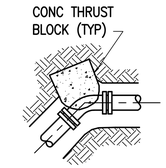
NOTES:
1. PROVIDE JOINT RESTRAINT FOR TEES, BENDS, AND PLUGS. FOR DUCTILE IRON PIPE PROVIDE CONCRETE THRUST BLOCKS AND WEDGE-ACTION TYPE RETAINER GLANDS. FOR POLYETHYLENE PIPE PROVIDE CONCRETE THRUST BLOCKS.
2. WRAP DI PIPE FITTINGS IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE THRUST BLOCKING.
3. PLACE CONCRETE PAVERS OR BRICKS IN FRONT OF PLUGS BEFORE PLACING THRUST BLOCKS.
4. PLACE THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND CONCRETE THRUST BLOCK TO UNDISTURBED MATERIAL. AREA OF THRUST BLOCKS SHOWN ARE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1,500 POUNDS PER SQUARE FOOT AND 1.5 SAFETY FACTOR. BEARING CAPACITY MAY BE ALTERED BASED ON CONDITIONS ENCOUNTERED WITH APPROVAL BY THE CONTRACT ADMINISTRATOR.
5. EXTEND CONCRETE THRUST BLOCKING THE ENTIRE LENGTH OF THE FITTING. DO NOT COVER ANY PART OF THE JOINT WITH CONCRETE.
6. PROVIDE LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.
7. CONCRETE THRUST BLOCKS SHALL BE 3,000 PSI (MIN) PORTLAND CEMENT CONCRETE.
8. PROVIDE CONCRETE THRUST BLOCKING IN ACCORDANCE WITH NFPA 24 AND CITY OF PORTSMOUTH WATER DIVISION CONSTRUCTION MANUAL.
9. PROVIDE WEDGE-ACTION TYPE RETAINER GLANDS ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.



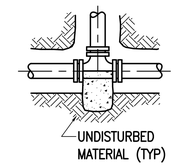
TYP SECTION (TEE OR BEND)



TYP SECTION (VERTICAL BEND)



TYP PLAN VIEW (HORIZONTAL BEND)



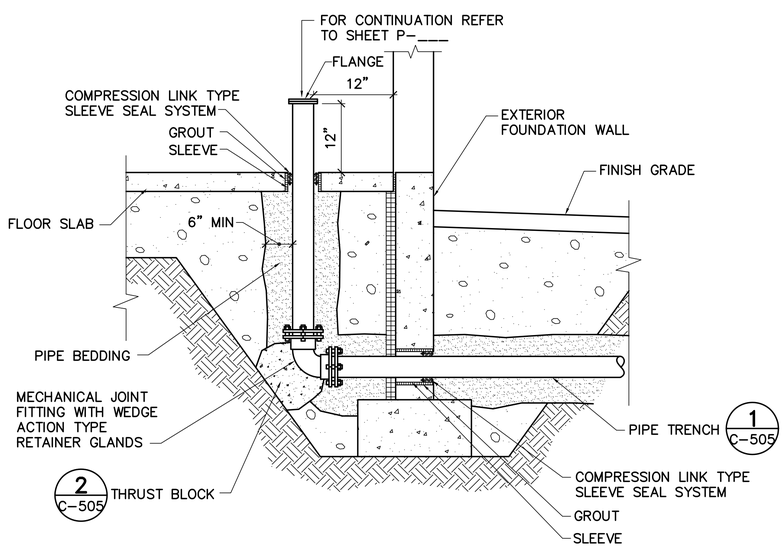
TYP PLAN VIEW (TEE)

THRUST BLOCK SCHEDULE
SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL (BASED ON 100 PSI WORKING PRESSURE)

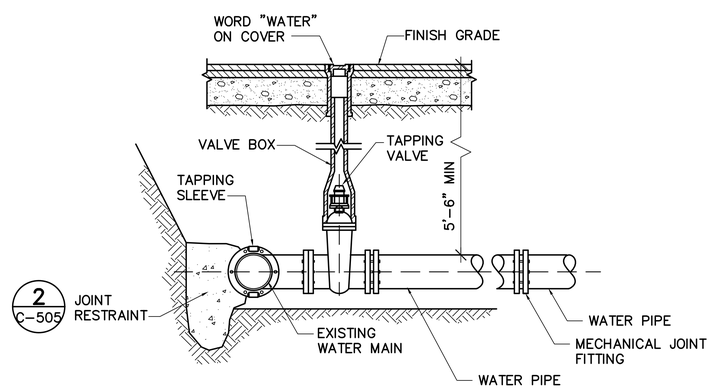
REACTION TYPE	PIPE SIZE (INCHES)				
	4"	6"	8"	10"	12"
TEE	1.4	2.8	4.8	7.3	10.3
90° BEND	1.9	4.0	6.8	10.3	14.5
45° BEND	1.0	2.2	3.7	5.6	7.9
22.5° BEND	0.5	1.1	1.9	2.8	4.0
11.25° BEND	0.3	0.6	1.0	1.4	2.0

NOTE: FOR OTHER PRESSURES, AREA OF CONCRETE THRUST BLOCKING IS DIRECTLY PROPORTIONAL TO AREAS SHOWN IN ABOVE TABLE.

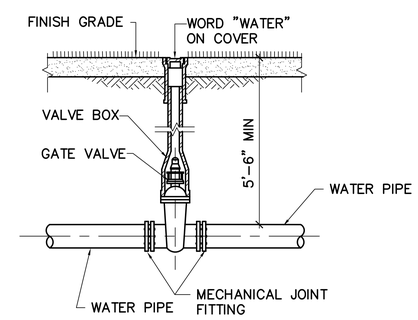
2 JOINT RESTRAINT
CU101, C-505 C-505 NOT TO SCALE



3 WATER LINE ENTRANCE
CU101 C-505 NOT TO SCALE



4 WATER SERVICE CONNECTION
CU101 C-509 NOT TO SCALE



5 WATER VALVE
CU101 C-509 NOT TO SCALE

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SITE DETAILS 4 PLAN

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26 May, 2021 - 11:32am
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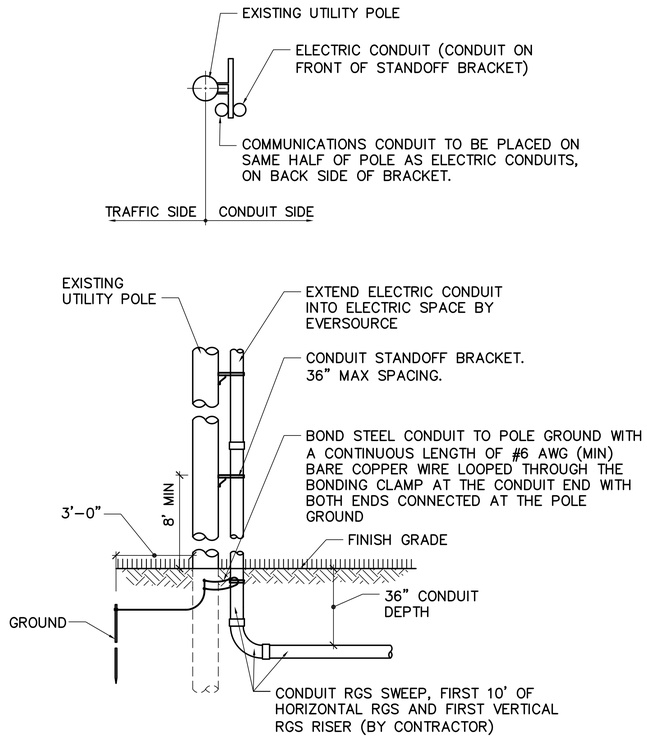
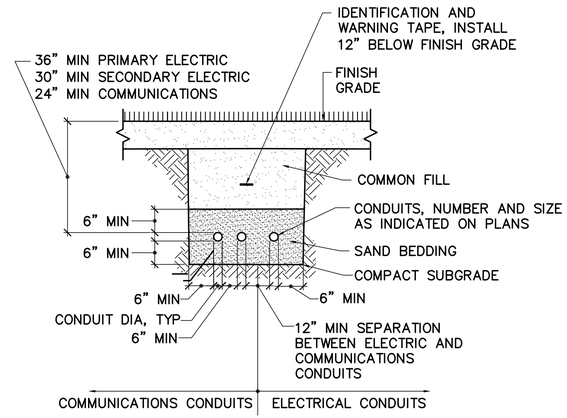


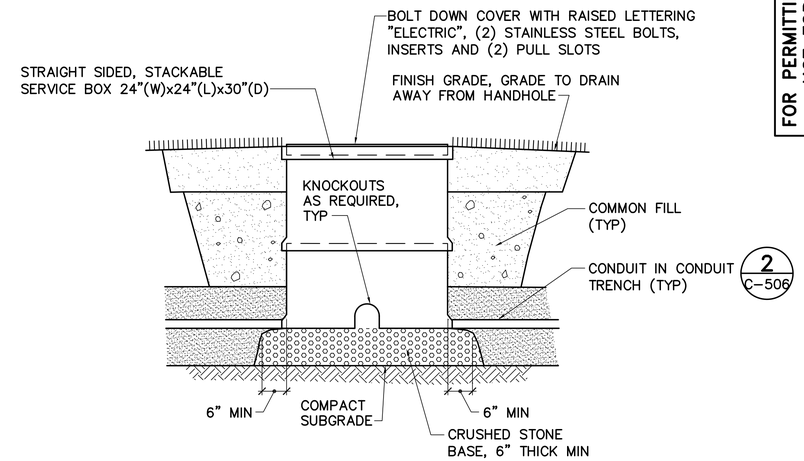
NOTES:
1. ELECTRIC CONDUIT AND SPARE CONDUIT RISER SHALL BE IN ACCORDANCE WITH EVERSOURCE STANDARD.
2. COMMUNICATION CONDUIT RISER SHALL BE IN ACCORDANCE WITH FAIRPOINT COMMUNICATIONS STANDARDS AND SPECIFICATIONS. PROVIDE SWEEP AND FIRST SECTION OF VERTICAL CONDUIT SIMILAR TO ELECTRIC RISER INSTALLATION.
3. TOP END OF VERTICAL RISER CONDUITS SHALL BE WEATHER-SEALED AFTER INSTALLATION OF CABLES. TEMPORARILY CAP THE TOP END OF THE VERTICAL RISER CONDUIT UNTIL CABLES ARE INSTALLED.

1 UTILITY POLE CONDUIT RISER
CU101 C-506 NOT TO SCALE



NOTE:
1. ELECTRIC SERVICE TRENCH SHALL CONFORM TO EVERSOURCE CONSTRUCTION STANDARDS.
2. COMMUNICATIONS SERVICE TRENCH SHALL CONFORM TO FAIRPOINT COMMUNICATIONS STANDARDS.
3. PROVIDE 18" MIN SEPARATION TO WATER LINES.

2 ELECTRIC AND COMMUNICATIONS SERVICE TRENCH
CU101 C-506 NOT TO SCALE



NOTES:
1. HOUSING AND COVER SHALL BE POLYMER CONCRETE REINFORCED WITH A HEAVY WEAVE FIBERGLASS REINFORCING WITH A COMPRESSIVE STRENGTH NO LESS THAN 10,000 PSI AND ABLE TO SUPPORT A SERVICE LOAD OF NO LESS THAN 20,800 POUNDS OVER A 10"x10" AREA.
2. HANDHOLE BOX AND COVER SHALL BE LISTED BY UNDERWRITERS LABORATORIES.

3 ELECTRIC HANDHOLE
CU101 C-506 NOT TO SCALE

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
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85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4640 (F) 603.431.1870
www.oakpointl.com

STATE OF NEW HAMPSHIRE
WADE ALLEN LIPPERT
No. 16331
PROFESSIONAL ENGINEER
5/24/21

DESIGNED BY: SJT
DRAWN BY: WAL
CHECKED BY: SJT
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

SITE DETAILS 5

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: C-506
SHEET: . OF .

26 May, 2021 – 11:35am
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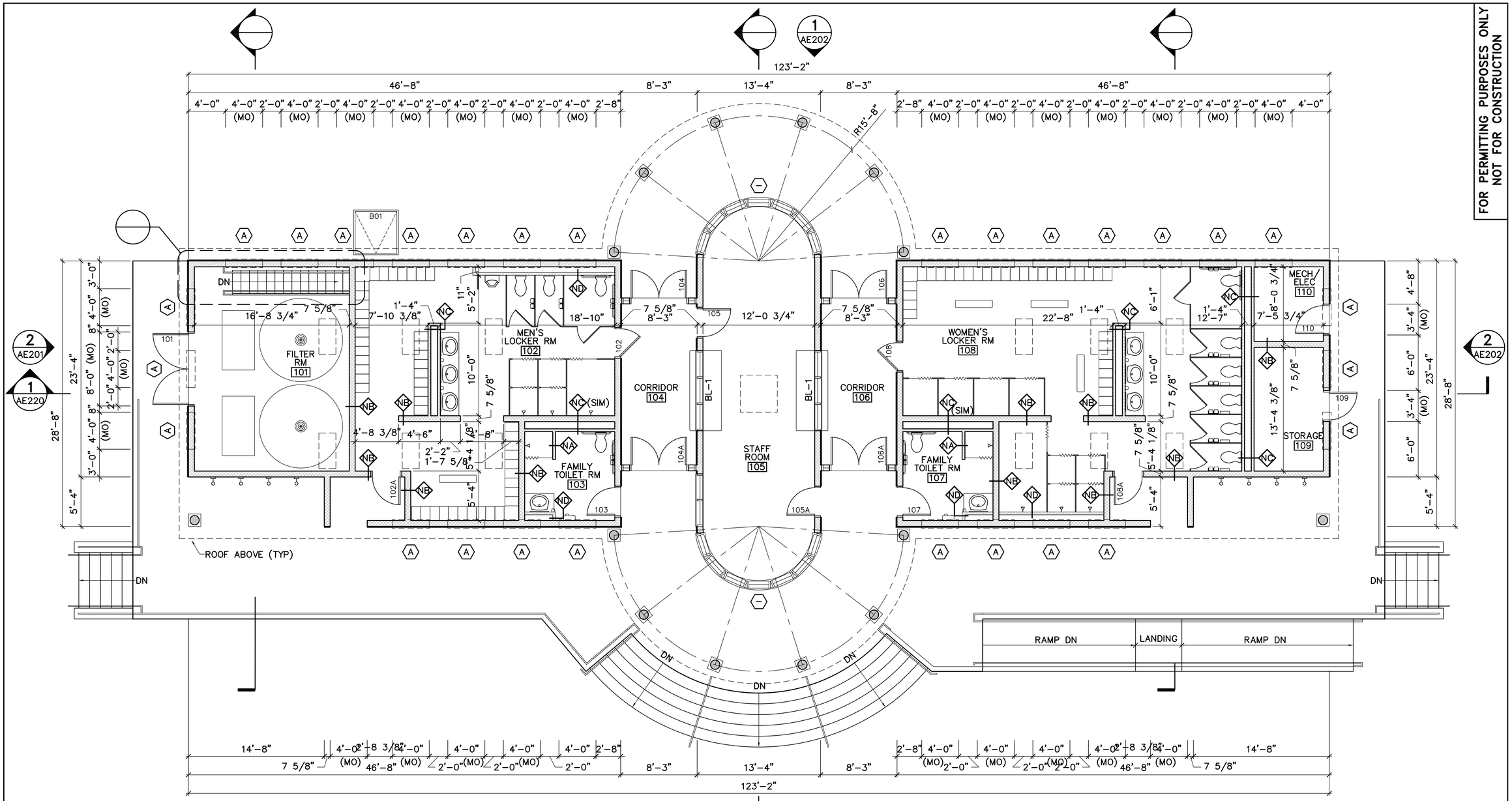

1 FIRST FLOOR PLAN
AE101 SCALE: 3/16"=1'-0"

PLAN NORTH

GENERAL NOTES:

1. REFER TO SHEET AE001 FOR WALL TYPES.
2. REFER TO SHEET AE601 FOR DOOR SCHEDULE AND WINDOW TYPES.
3. REFER TO SHEET AE640 FOR FINISH SCHEDULES.

KEYNOTES:

1. EXTERIOR WALK, STAIRS AND RAMP, REFER TO CIVIL DRAWINGS.
2. SKYLIGHT ABOVE, REFER TO ROOF PLAN ON SHEET AE120.

BUILDING AREA

ROOMS		
NO	DESCRIPTION	AREA
B01	EQUIPMENT ROOM	775 SF
101	FILTER ROOM	370 SF
102	MEN'S LOCKER ROOM	620 SF
103	FAMILY TOILET ROOM	105 SF
104	CORRIDOR	140 SF
105	STAFF ROOM	460 SF
106	CORRIDOR	140 SF
107	FAMILY TOILET ROOM	105 SF
108	WOMEN'S LOCKER ROOM	800 SF
109	STORAGE	100 SF
110	MECHANICAL/ELECTRICAL	60 SF
S01	CHEMICAL STORAGE	140 SF
S02	CHEMICAL STORAGE	140 SF

GRAPHIC SCALE
8' 4' 0 8'
3/16"=1'-0"
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:50pm
C:\Users\cmercer\Desktop\pump house\New folder\21904.14-AE101.dwg

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LICENSED ARCHITECT KENNETH T. WESTON No. 2845 STATE OF NEW HAMPSHIRE
05-26-21

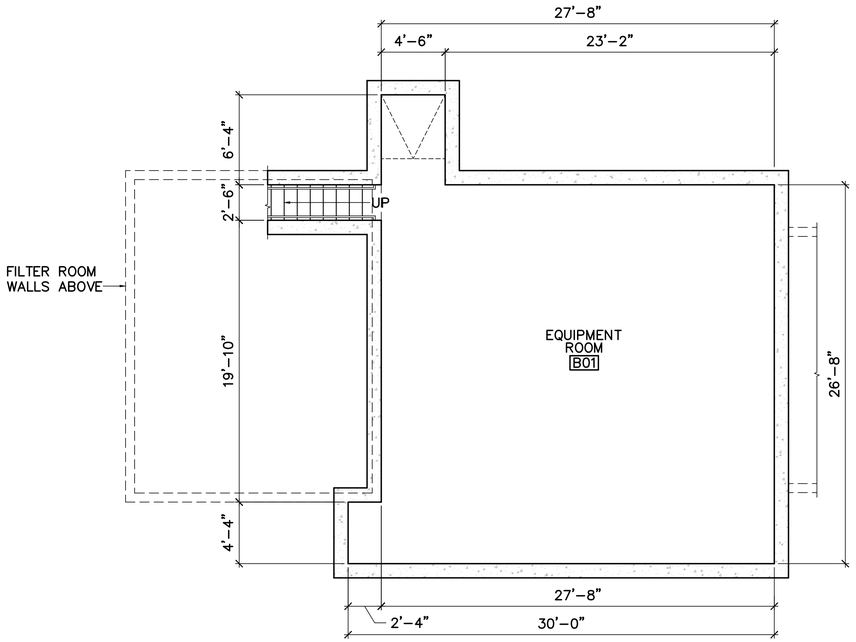
DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

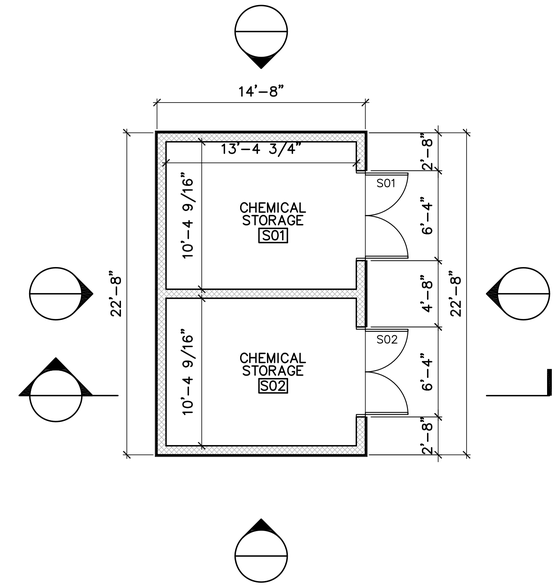
FLOOR PLANS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE101
SHEET: OF .



1 BASEMENT FLOOR PLAN
AE101 AE101 SCALE: 3/16"=1'-0"

PLAN NORTH

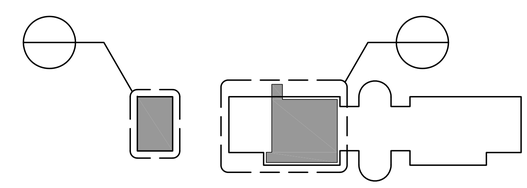


2 STORAGE BUILDING FLOOR PLAN
AE101 AE101 SCALE: 3/16"=1'-0"

PLAN NORTH

BUILDING AREA

ROOMS		
NO	DESCRIPTION	AREA
B01	EQUIPMENT ROOM	775 SF
101	FILTER ROOM	370 SF
102	MEN'S LOCKER ROOM	620 SF
103	FAMILY TOILET ROOM	105 SF
104	CORRIDOR	140 SF
105	STAFF ROOM	460 SF
106	CORRIDOR	140 SF
107	FAMILY TOILET ROOM	105 SF
108	WOMEN'S LOCKER ROOM	800 SF
109	STORAGE	100 SF
110	MECHANICAL/ELECTRICAL	60 SF
S01	CHEMICAL STORAGE	140 SF
S02	CHEMICAL STORAGE	140 SF



KEY PLAN
NOT TO SCALE

PLAN NORTH

GRAPHIC SCALE
3/16"=1'-0"
8' 4' 0 8'

CHECK GRAPHIC SCALE BEFORE USING

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LICENSED ARCHITECT KENNETH T. WESTON No. 2845 STATE OF NEW HAMPSHIRE
05-26-21

DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE
AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

FLOOR PLANS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE102
SHEET: OF •

26 May, 2021 – 12:49pm
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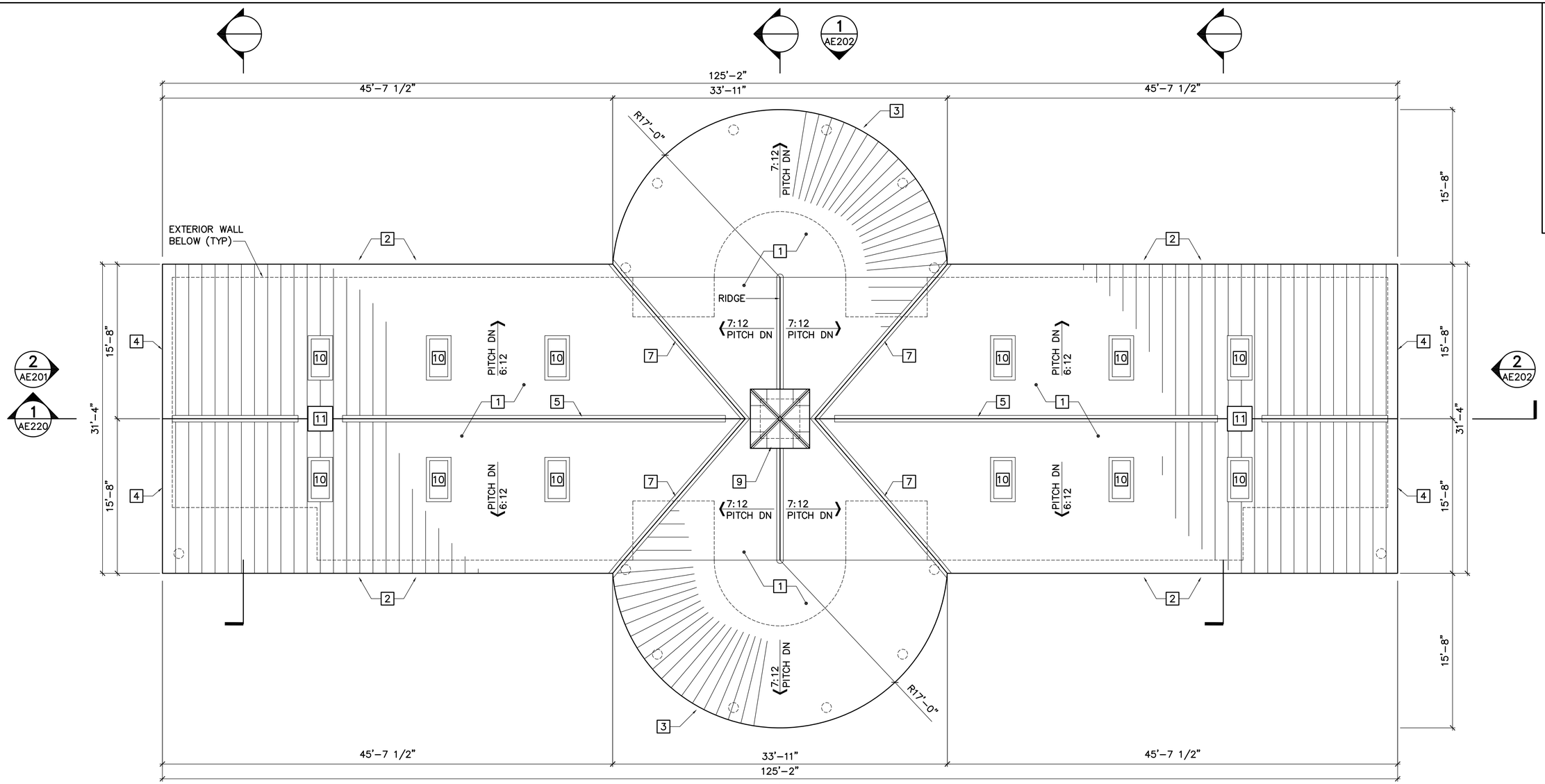

1 AE120 **ROOF PLAN**
SCALE: 3/16"=1'-0"

PLAN NORTH

1 AE201

GENERAL NOTES:

1. REFER TO SHEET AE640 FOR EXTERIOR FINISH SCHEDULE.
2. REFER TO SHEET SF____ FOR CUPOLA, SKYLIGHT, AND MONITOR ROOF OPENING LOCATIONS.

KEYNOTES:

1. STANDING SEAM METAL ROOF SYSTEM, REFER TO DETAIL XX/AE520.
2. EAVE WITH GUTTER, REFER TO DETAIL XX/AE520
3. RADIUS EAVE WITH GUTTER, REFER TO DETAIL XX/AE520
4. RAKE, REFER TO DETAIL XX/AE520.
5. RIDGE VENT, REFER TO DETAIL XX/AE520.
6. RIDGE CAP, REFER TO DETAIL XX/AE520.
7. VALLEY FLASHING, REFER TO DETAIL XX/AE520.
8. VENT THRU ROOF (VTR), REFER TO DETAIL XX/VENT THRU ROOF (VTR), REFER TO DETAIL XX/AE520.
9. CUPOLA, REFER TO DETAIL XX/AE521.
10. SKYLIGHT, REFER TO DETAIL XX/AE521.
11. MONITOR, REFER TO DETAIL XX/AE521.
12. DOWNSPOUT, COORDINATE WITH CIVIL DRAWINGS.

GRAPHIC SCALE
8' 4' 0 8'
3/16"=1'-0"
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:51pm
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LICENSED ARCHITECT KENNETH T. WESTON No. 6345 STATE OF NEW HAMPSHIRE
05-26-21

DESIGNED BY: KTW
DRAWN BY: RMT
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

ROOF PLAN

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: **AE120**
SHEET: **X** OF .

1 WEST ELEVATION
AE101 AE201 SCALE: 3/16"=1'–0"

2 NORTH ELEVATION
AE101 AE201 SCALE: 3/16"=1'–0"

GENERAL SHEET NOTES:

1. REFER TO SHEET AE601 FOR DOOR TYPES.
2. REFER TO SHEET AE620 FOR WINDOW TYPES.

KEYNOTES: (THIS SHEET ONLY)

–

GRAPHIC SCALE
3/16"=1'–0"
8' 4' 0 8'
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:53pm
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LICENSED ARCHITECT
KENNETH T. WESTON
No. 2845
STATE OF NEW HAMPSHIRE
05-26-21

DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE
AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

WEST AND NORTH EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE201
SHEET: X OF .

1 EAST ELEVATION
AE101 AE202 SCALE: 3/16"=1'-0"

2 SOUTH ELEVATION
AE101 AE202 SCALE: 3/16"=1'-0"

GENERAL SHEET NOTES:

1. REFER TO SHEET AE601 FOR DOOR TYPES.
2. REFER TO SHEET AE620 FOR WINDOW TYPES.

KEYNOTES: (THIS SHEET ONLY)

-

GRAPHIC SCALE
3/16"=1'-0"
8' 4' 0 8'
CHECK GRAPHIC SCALE BEFORE USING

26 May, 2021 – 12:52pm
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LICENSED ARCHITECT
KENNETH T. WESTON
No. 2845
STATE OF NEW HAMPSHIRE
05-26-21

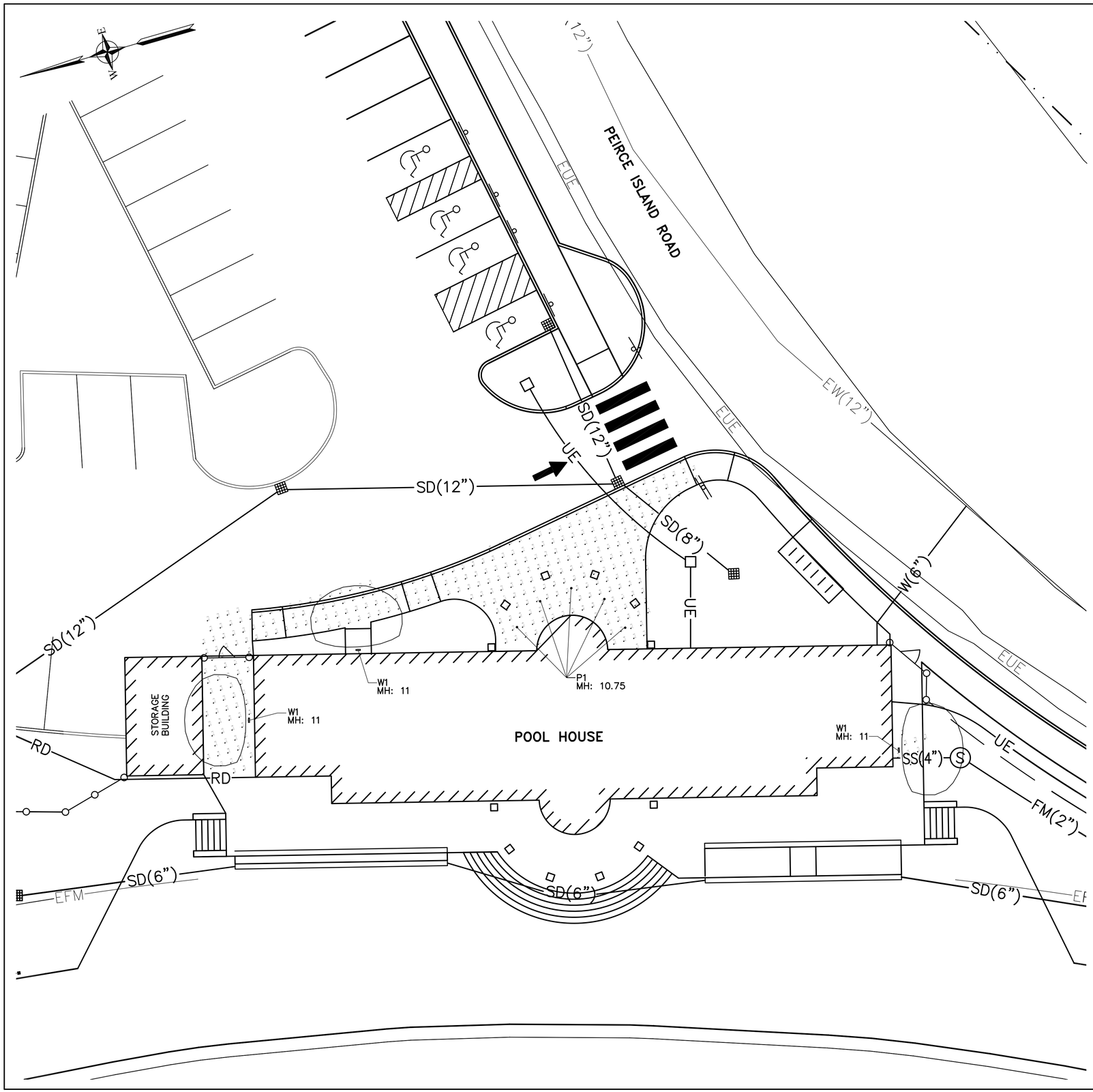
DESIGNED BY: KTW
DRAWN BY: CAM
CHECKED BY: KTW
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

EAST AND SOUTH EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 05/26/2021
DWG.: AE202
SHEET: X OF .



ARCHITECTUAL EGRESS

Vandal Resistant

AEL 12IN 20IN 24IN LED

DARK SKY

Fixture Type | Date
Job Name | Approved By
Catalog Number

SPECIFICATIONS

UL Listing | Buy American

Description	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
Lens	UV stabilized diffused extruded polycarbonate.
End Caps	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
Reflector	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Buy American	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT.
Warranty	Lifetime warranty against vandalism. Luminare LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.
Note	Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notce.

DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60

Luminaire LED | One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | www.luminaireled.net
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LUMINAIRE-LED-EGRESS-AEL-LED
Rev. 10/29/20
Page 1 of 7

MH = MOUNTING HEIGHT

LUMINAIRE SHEDULE					
LABEL	LLF	DESCRIPTION	MANUFACTURER	LUMENS	WATTS
W1	0.900	AEL 12IN 10W 40K	LUMINAIRE LED	726	10.8
P1	0.900	LTC-4RD-P-15L35K8MD-DM1-S-BL	PRESCOLITE	1660	18.6

CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ENTRY AND WALKWAY	FC	1.80	5.2	0.1	18.00	52.00
NORTH SIDE	FC	1.50	2.6	0.3	5.00	8.67
SOUTH SIDE	FC	1.76	2.3	0.4	4.40	5.75

GRAPHIC SCALE

1"=10' 10' 5' 0 10' 20'

CHECK GRAPHIC SCALE BEFORE USING

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
85 Middle Street, Portsmouth, NH 03801 (T) 603.431.4849 (F) 603.431.1870
www.oakpoint.com

ISSUED FOR PLANNING BOARD APPROVAL NOT FOR CONSTRUCTION

DESIGNED BY: WAL
DRAWN BY: WAL
CHECKED BY: .
PROJECT: 21904.14

CITY OF PORTSMOUTH
1 Junkins Avenue
Portsmouth, NH 03801

PEIRCE ISLAND POOL HOUSE AND POOL RENOVATION
Peirce Island Road
Portsmouth, NH 03801

ELECTRICAL SITE PLAN

SCALE: AS NOTED
DATE: 04/26/2021
DWG.: **ES101**
SHEET: . OF **XX**

JONES & BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 26, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: Accessory Dwelling Unit Application
710 Middle Road, Portsmouth, NH
Tax Map 232, Lot 46
JBE Project No. 21049

Dear Mr. Legg,

Jones & Beach Engineers, Inc., respectfully submits an Accessory Dwelling Unit Application on behalf of the applicant and owner, Andrew Harvey. The intent of this application is to a proposed garage with a second-floor apartment. This project is to served by public water, septic, electric and gas.

The following items are provided in support of this Application:

1. Completed Site Plan (submitted online).
2. CUP Criteria Narrative.
3. Wetland Delineation Letter.
4. Letter of Authorization.
5. Current Deed.
6. Abutters List and Three (3) Mailing Labels each.
7. Tax Map.
8. Photo Log.
9. Architectural Plans.
10. Stamped Boundary Plan.
11. Two (2) Full Size Plan Sets Folded.
12. One (1) Half Size Plan Sets Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.
Project Manager

cc: Andrew Harvey (via email)

CITY OF PORTSMOUTH PLANNING BOARD

CONDITIONAL USE PERMIT
APPLICATION OF ANDREW M. HARVEY

APPLICANT'S NARRATIVE

1. The Property

Andrew Harvey is the owner of 710 Middle Road in Portsmouth which is presently a single-family residence on a 20,409 square foot lot located in the SRB zone. The property is shown on Map 232 as Lot 46. The 2 ½ story home was constructed in approximately 1900.

2. The Proposal

The applicant wishes to construct a four-car garage with a detached accessory dwelling unit on the second floor above the garage and a first floor utility and laundry room.

Also on the second floor of the structure would be a 29' x 21' workshop which will not be accessible from the ADU.

The proposed ADU would consist of a kitchen, bath, one bedroom and a living room containing 749 square feet of living space. The second floor ADU would be accessed by a stairwell from the first floor utility/laundry room and a second means of access/egress would be via an exterior deck and stairwell located on the left (easterly) side of the structure.

The proposed structure would meet all setback requirements of the zoning ordinance, and the two structures combined would meet the lot coverage and open space requirements of the zoning ordinance. The parking requirements for the ADU and the single-family residence will also be met. The proposed structure will also meet the height requirements of the ordinance.

3. Criteria for the DADU

10.814.10. The proposed DADU will be on a lot that contains a single-family dwelling.

10.814.20. The proposed DADU conforms to all zoning regulations.

10.814.21. The proposed DADU complies with lot area, setbacks, open space, lot coverage, off-street parking and building height.

10.814.23. The proposed DADU structure meets principal building setbacks.

10.814.31. The single-family residence and proposed DADU will be owned by the applicant.

10.814.32. The applicant intends to occupy either the DADU or the single-family residence.

10.814.33. The applicant does not intend to use either the single-family residence or the DADU for any business.

10.814.51. The proposed DADU complies with the minimum lot area required for the SRB zone.

10.814.52. The proposed DADU has one bedroom and is less than 750 square feet.

10.814.531. The façade area of the proposed DADU is less than 40 percent of the combined façade area of the DADU and the single-family residence.

10.814.332. The proposed DADU structure height is less than that of the single-family residence.

10.814.533. The two structures are intended to be architecturally consistent.

10.814.54. The separation between the proposed DADU structure and the single-family residence is greater than 20 feet.

10.814.55. The proposed DADU front wall is set back behind the entire single-family dwelling.

10.814.56. No part of the proposed DADU is within the front yard setback.

4. Conclusion

In conclusion, the Board should make the findings set forth in 10.814.60, that the proposed DADU meets the requirements necessary to grant the requested conditional use permit.

Date: May 24, 2021

Respectfully submitted,

Bernard W. Pelech, Esq.
For Andrew M. Harvey

Letter of Authorization

I, Andrew Harvey, 710 Middle Road, Portsmouth, NH 03801, owner of property located in Portsmouth, NH, known as Tax Map 232, Lot 46, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 710 Middle Road in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness	Andrew Harvey	3/3/21 Date

Rebecca S. McBeath
JUSTICE OF THE PEACE
State of New Hampshire
My Commission Expires 5/20/2025

REBECCA S. McBEATH JUSTICE OF THE PEACE STATE OF NEW HAMPSHIRE

Approved before me
this date 3/5/2021

JONES&BEACH ENGINEERS INC.

GOVE ENVIRONMENTAL SERVICES, INC.

March 19, 2021

Subject: Wetland Delineation Report
710 Middle Road, Portsmouth, NH

Dear Erik Poulin,

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify wetlands on 710 Middle Road in Portsmouth, NH. Wetlands were evaluated utilizing the following standards:

1. *US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, Technical Report ERDC/EL TR-12-1 (January 2012).
2. *Field Indicators for Identifying Hydric Soils in New England – Version 4, June 2020*. New England Hydric Soils Technical Committee.
3. *US Army Corps of Engineers National Wetland Plant List, 2018.*
4. *Classification of Wetlands and Deepwater Habitats of the United States.* USFW Manual FWS/OBS–79/31 (1979).

Brenden Walden performed the site inspection on March 18th, 2021. After review of the site using the standards above it was determined there were no areas that met the characteristics needed to qualify as a wetland on site.

This concludes the wetland delineation report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,

STATE OF NEW HAMPSHIRE
BRENDEN M. WALDEN
No. 297
CERTIFIED WETLAND SCIENTIST

3/19/2021

Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / *Fax* (603) 778 0654
www.gesinc.biz
info@gesinc.biz

JONES & BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Photo Log

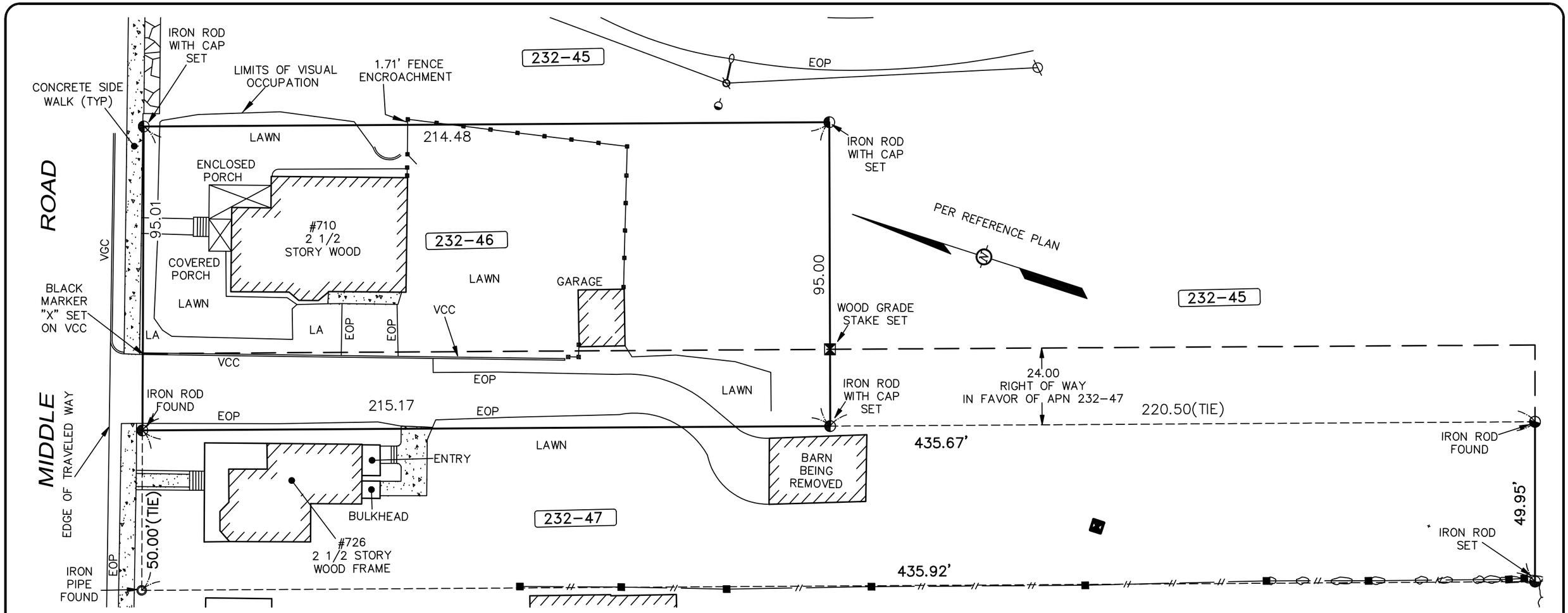
Photo #1: Property Looking North

Photo #2: Proposed Building Pad Area

Photo #3: Property Looking South

Photo #4: Tax Map 232 Lot 45 (Chase Home for Children)

Photo #5: Tax Map 232 Lot 47 (726 Middle Road)



LEGEND:

- ◑ ..... IRON ROD WITH CAP SET(UNLESS NOTED)
- ○ ..... IRON PIPE
- ◉ ..... DRILL HOLE
- ■——//——■..... WIRE MESH FENCE
- ■——■.....METAL FENCE
- ⊠——⊠.....WOOD FENCE
- 232-46 ..... TAX SHEET – LOT NUMBER
- ..... MORTARED STONE WALL
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- — G — ..... GAS LINE
- VCC.....VERTICAL FACED CONCRETE CURB
- EOP..... EDGE OF PAVEMENT
- ⊠ ..... WOOD GRADE STAKE SET

OWNER OF RECORD: ANDREW M. HARVEY
DEED REFERENCE: BK 6065 PAGE 767 ROCKINGHAM COUNTY REGISTRY OF DEEDS
REFERNCE PLAN: PLAN OF LAND, PORTSMOUTH NEW HAMPHIRE, FOR THE CHASE HOME FOR CHILDREN JOHN W. DURGIN FILE #72A, PLAN #5890, NOT RECORDED.

EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
THE PURPOSE OF THIS SKETCH IS TO SHOW THE MONUMENTS SET/FOUND AND IS NOT INTENDED FOR RECORDATION OR FOR SUBMITAL TO ANY REGULATORY AGENCY.

30 0 30 60 90 120 FEET

10 0 10 20 30 METERS

PLAN: 23851SKH DATE: 5-6-2020 JOB: 23851	SCALE: 1"= 30' DWGBY: GTD CHKBY: JV	MONUMENTATION SKETCH FOR PAUL E. HARVEY, JR.	710 MIDDLE RD PORTSMOUTH, NH	©2020 James Verra and Associates, Inc. 101 SHATTUCK WAY–SUITE 8, NEWINGTON, NH 03801 603-436-3557

JONES & BEACH
ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

June 3, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: Response Letter
710 Middle Road, Portsmouth, NH
Tax Map 232, Lot 46
JBE Project No. 21049

Dear Mr. Legg,

We are in receipt of comments from Vincent Hayes dated May 27, 2021. Review comments are listed below with our responses in bold.

1. *The lot has 95' of frontage where 100' is required. This project is ineligible for an ADU unless you can demonstrate the lot existed prior to 1966 per Section 10.312 of the Zoning Ordinance or a variance is secured.*
   RESPONSE: I have attached several deeds for the property which states that the property has been in its current configuration since prior to 1966.

2. *The proposed building coverage is approximately 20.37% where 20% is the minimum.*
   RESPONSE: I have provided a break down of the existing and proposed building coverage area below, which indicates that the proposed building coverage is below the required 20% minimum.

Building Coverage Table		
	Existing Condition	Proposed Condition
Main Structure	1,875 sq.ft.	1,680 sq.ft.
Enclosed Porch	232 sq.ft.	
Deck and Stairs		266 sq.ft.
Shed (To Be Removed)	254 sq.ft.	
Total Existing to Remain	2,107 sq.ft.	
Total Proposed		1,946 sq.ft.
Total Building Area Post Condition	4,053 sq.ft.	
Lot Area	20,409 sq.ft.	
Building Coverage	19.9 %	

3. *I noted there is a driveway easement on this property and some site work (i.e. 559 sq ft driveway apron, grading) is set to occur within the easement area. Are there any conditions of the easement that would restrict these changes? We may want to include the easement to clarify.*
   RESPONSE: I have attached the deed documents which describe the existing easement. The current easement does not restrict the improvements which we are proposing.

4. *I understand the applicant has noted no business will be conducted within the single-family home or ADU, but please clarify whether a business will be conducted within the 4 car garage and or workspace above.*
   RESPONSE: No business is being proposed within the DADU. The remaining area not designated as the ADU apartment is to be used for the benefit of the property as a whole.

5. *Section 10.814.53 states a DADU shall be clearly subordinate to the principal single-family home in scale, height and appearance. As such, we'll need to know the height of the existing single-family home and DADU (please measure height by how height is defined by the Zoning Ordinance, Article 15). Also, we'll need clarification to the Planning Board how the DADU is subordinate in appearance when the footprint of both the DADU and single-family home are similar in size. Lastly, we'll need to know the exact percentage of the façade area of the DADU per Section 10.814.53 of the Zoning Ordinance.*
   RESPONSE: The building height, as defined by the Zoning Ordinance, has been updated on the proposed site plan (see attached). I have also provided a table of the information requested below. The information provided below indicates the proposed ADU does not exceed the existing structure in height, footprint, and Façade area.

DADU Information		
	Existing	Proposed
Building Height	27.61'	27.16'
Building Footprint	2,107 sq. ft.	1,946 sq. ft.
Facade	902 sq. ft.	536 sq. ft. (ADU)
ADU Façade Percentage	62.7%	37.3%

Included with this response letter are the following:

1. One (1) Deed Research Package
2. One (1) Updated Site Plan
3. One (1) Updated Architectural Plans

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.
Project Manager

cc: Andrew Harvey (via email)

Book 0622 Page 0322

Know all Men by these Presents,

That I Joseph O. Ham of Portsmouth in the County of Rockingham and State of New Hampshire

Ham to Clough

For and in consideration of the sum of one dollar to me in hand before the delivery hereof, well and truly paid by George L. Clough

Delivered to G. C. Coren by mail

the receipt whereof I do hereby acknowledge, have ~~given~~, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said George L. Clough his heirs and assigns forever,

A certain parcel of land situated in said Portsmouth and bounded and described as follows: Starting from a stake on Middle Road, so called and thence running southerly along the land of Freeman Freeman 435 feet more or less to land of grantor, thence running easterly along land of said grantor 50 feet more or less to land this day deeded by said grantor to Fred L. Ham; thence running northerly along said land of said Fred L. Ham 435 feet more or less to Middle Road; thence running westerly along Middle Road 50 feet more or less to point started from.

And the said grantee is to maintain and keep a proper fence around the foresaid parcel of land this day granted to him, by this deed of said grantor.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to him the said George L. Clough and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Joseph O. Ham and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said George L. Clough and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed hereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said George L. Clough and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Ellen M. Ham wife of the said Joseph O. Ham in consideration of aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

all rights of Homestead

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or~~ secured to us, or either of us, by the Statute ~~of the State~~ of New Hampshire, ~~passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale or execution,"~~ or by any other Statute ~~or Statutes~~ of said State.

In witness whereof, *We have hereunto set our hands and seals this* tenth *day of* September *in the year of our Lord 19*06.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF US:

Sarah M. Bigelow
S. W. Emery Jr.

Joseph O. Ham (L.S.)
Ellen M. Ham (L.S.)

State of New Hampshire, Rockingham, ss. 10 Sept. *A. D. 19*06

PERSONALLY *appeared the above-named* Joseph O. Ham and Ellen M. Ham *and acknowledged the foregoing instrument to be* their *voluntary act and deed. Before me,*

Samuel W. Emery Jr. Justice of the Peace.

Received and recorded Mar 21, 10 a.m. 1907 William Morrill Register.

Then personally appeared the within named Harry W. Priest and Albert H. Shaw, President and Treasurer, respectively, of the said Wentworth Hotel Company, a corporation organized under the laws of the State of Maine, and acknowledged the foregoing instrument to be the voluntary act and deed of said corporation, before me,

Harry A. Walters.
(N.P. Seal.) Notary Public.
My Commission Expires Jan. 21, 1916

At a special meeting of the stockholders of the Wentworth Hotel Company, a corporation organized under the laws of the State of Maine, duly called for the purpose, and held at Bath, in the County of Sagadahoc, and State of Maine, on the fifth day of September, A.D. 1911, the foregoing assignment of lease having been read and considered, the following vote was passed:-

"Voted, That Harry W. Priest, the President, and Albert H. Shaw the Treasurer, are hereby authorized and instructed to execute, acknowledge and deliver, in the name and behalf of the Corporation, the assignment of the lease which has just been read".

Attest
Albert H. Shaw
(Corporate Seal.) Clerk of the Wentworth Hotel Company.

Received and Recorded Sept. 7 - 4 P.M. 1911.
John W. A. Green Register

Indenture of an Agreement. Ham to Ham Dec. to T. H. Simes by mail.

This Indenture made and concluded this first day of July A.D. 1911 by and between Ellen M. Ham of the first part and Fred L. Ham of the Second part both of Portsmouth in the County of Rockingham and State of New Hampshire Witnesseth, That in consideration of the covenants and agreements hereinafter contained on the part of the said Fred L. Ham to be kept and performed the said Ellen M. Ham does hereby give grant and convey to the said Fred L. Ham his heirs and assigns a right of way in common with the said Ellen her heirs and assigns twenty four feet wide in over and upon land of the said Ellen M. Ham situate in Middle Road in said Portsmouth and adjoining land of said Fred L. Ham and appurtenant thereto.

Said right of way to extend from said Middle Road Southerly the full length of said Fred L. Hams lot and the Westerly line of said way is the division line between the land of said Ellen and the land of said Fred.

Said Ellen M. Ham for herself and for her heirs executors and administrators does hereby covenant and agree to and

with the said Fred L. Ham his heirs and assigns that he and they and their assigns shall and will forever keep and maintain that part of said way lying between said Road and the gateway distant about fifty feet Southerly from said Road. This conveyance is made upon the express condition that said way shall be used by said Fred L. Ham his heirs and assigns for no purpose other than the passage of vehicles animals and persons on foot and that neither he nor his heirs or assigns shall encumber the same in any way forever. And any breach of this condition by said Fred L. Ham his heirs ~~and~~ or assigns shall divest him and them of all rights in the premises and said Ellen her heirs or assigns may thereupon enter upon said premises and such entry by her or them shall forever bar said Fred his heirs or assigns from further right to use said premises as fully as if this conveyance had not been made.
Provided however that this shall not be construed to affect the right of said Fred to have in said way certain stone now there for the purpose of building a foundation under his barn.
To have and to hold said granted premises to him the said Fred L. Ham and his heirs and assigns forever. And the said Fred L. Ham for himself and for his heirs and assigns in consideration of the aforesaid conveyance does hereby covenant and agree to and with the said Ellen M. Ham her heirs and assigns that he and they will forever maintain said right of way from said gateway Southerly its full length and that neither he nor they shall or will encumber the same nor subject it to any use or purpose forever than as he and they have right to do under the terms of the conveyance aforesaid and that any breach by him his heirs or assigns of the conditions of said conveyance shall work a forfeiture of all rights under the same and thereupon said Ellen or her heirs or assigns may enter upon the said premises and such entry by her or them shall divest him the said Fred his heirs and assigns of all rights in the premises as fully and completely as if this conveyance had never been made.
In Witness Whereof said Parties have hereunto set their hand and seals the day and year first above written.

Ellen M. Ham (L.S.)

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Chester T. Woodbury

Justice of the Peace

Received and Recorded June 17, 2:20 P.M.1931.

John W. A. Green Register

Executors Deed

Hill

to

Proehl

Mail to

S & Waldron

Know All Men By These Presents,

That I, Katharine Sweetser Hill of Portsmouth in the County of Rockingham and State of New Hampshire, sole acting executrix of the last Will and Testament of Ellen M. Ham, late of said Portsmouth, deceased, testate, by virtue of the authority to me given by a license from the Honorable Richard E. Shute, Judge of Probate within and for said County of Rockingham, to sell and convey the real estate of the said Ellen M. Ham for and in consideration of the sum of One dollar and other valuable consideration to me in hand before the delivery hereof well and truly paid by Edward J. Proehl of said Portsmouth, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said Proehl, his heirs and assigns, the following described real estate, which was the property of the said Ellen M. Ham situated in said Portsmouth and bounded as follows:

A certain lot or parcel of land with the buildings thereon situate on the Southerly side of Middle Road, so-called, in said Portsmouth beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate of Ellen M. Ham to land of the Chase Home for Children; thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at. This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911, by and between Ellen M. Ham and Fred L. Ham, a copy of which is hereto attached and by this reference made a part hereof.

To Have and To Hold the above granted premises unto the said Edward J. Proehl and his heirs and assigns forever. And I, the said Katharine Sweetser Hill, in my said capacity, do hereby covenant to and with the said Edward J. Proehl, his heirs and assigns that I am the lawful executrix of the last Will and Testament of the said Ellen M. Ham; that I have power by virtue of said license from said Richard E. Shute, Judge of Probate, to sell as aforesaid and that in making this conveyance I have in all respects, acted in pursuance of the authority granted by said licensed.

In Witness Whereof I have hereunto set my hand and seal, this twenty-eighth day of May in the year of our Lord 1931.

Signed, sealed and delivered in the presence of:

Jeremy R. Waldron

Katharine Sweetser Hill (L.S.)
Executrix of the last will and
testament of Ellen M. Ham

State of New Hampshire, Rockingham SS. May 28th, A.D.1931.

Personally appeared the above named Katharine Sweetser Hill in her said capacity and acknowledged the foregoing to be her voluntary act and deed. Before me,

Jeremy R. Waldron
Justice of the Peace

This Indenture made and concluded this first day of July A.D.1911 by and between Ellen M. Ham of the first part and Fred L. Ham of the second part both of Portsmouth in the County of Rockingham and State of New Hampshire, Witnesseth That in consideration of the covenants and agreements hereinafter contained on the part of the said Fred L. Ham to be kept and performed the said Ellen M. Ham does hereby give, grant and convey to the said Fred L. Ham

his heirs and assigns a right of way in common with the said Ellen her heirs and assigns twenty-four feet wide in over and upon land of the said Ellen M. Ham situate in Middle Road in said Portsmouth and adjoining land of said Fred L. Ham and appurtenant thereto. Said said Fred L. Ham lot and the Westerly line of said way is the right of way to extend from said Middle Road Southerly the full length of division line between the land of said Ellen and the land of said Fred. Said Ellen M. Ham for herself and for her heirs, executors, administrators does hereby covenant and agree to and with the said Fred L. Ham, his heirs and assigns that she and they and their assigns shall and will forever keep and maintain that part of said way lying between said Road and her gateway distant about fifty feet Southerly from said Road. This conveyance is made upon the express condition that said way shall be used by said Fred L. Ham, his heirs and assigns, for no purpose other than the passage of vehicles, animals and persons on foot and that neither he or his heirs or assigns shall encumber the same in any way soever. And any breach of this condition by said Fred L. Ham, his heirs or assigns shall divest him and them of all rights in the premises and said Ellen her heirs or assigns may thereupon enter said premises and such entry by her or them shall forever bar said Fred his heirs or assigns from further right to use said premises as fully as if this conveyance had not been made. Provided however that this shall not be construed to affect the right of said Fred to have in said way certain stone now there for the purpose of building a foundation under his barn. To Have and to Hold said granted premises to him the said Fred L. Ham and his heirs and assigns forever. And the said Fred L. Ham for himself and for his heirs and assigns in consideration of the aforesaid conveyance does hereby covenant and agree to and with the said Ellen M. Ham and her heirs and assigns that he and they will forever maintain said right of way from said gateway Southerly its full length that neither he nor they shall or will encumber the same nor subject it to any use or purpose soever than as he and they have right to do under the terms of the conveyance aforesaid, and that any breach by him, his heirs or assigns of the conditions of said conveyance shall work a forfeiture of all rights under the same and thereupon. Said Ellen or her heirs or assigns may enter upon the said premises and such entry by her or them shall divest him the said Fred his heirs and assigns of all right in the premises as fully and completely as if this conveyance had never been made.

In Witness Whereof said parties have hereunto set their hands and seals this day and year first above written.

Witnesses

Amanda Pickering	E.M.H.	Ellen M. Ham
Thomas H. Simes	~~E.M.H.~~ F.L.H.	Fred L. Ham
A. S. Rundlett	F.L.H.	

State of New Hampshire, Rockingham SS. July 12, 1911.

Personally appeared Ellen M. Ham and Fred L. Ham and acknowledged the foregoing and within to be their free act and deed. Before me,

T.H.Simes
Justice of the Peace

Received and Recorded June 4, 9:10 A.M.1931.

John W. A. Green Register

Mortgage MacIntyre to Carkin Mail to

Discharge on Back Page

Know All Men By These Presents,

That I, Grove C. MacIntyre, of Portsmouth, County of Rockingham, State of New Hampshire for and in consideration of the sum of One Thousand Dollars ($1000.00) to me in hand, before the delivery hereof, well and truly paid by Charles W. Carkin of said Portsmouth, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. AMOUNT
052301 486574 $40.00
VOID IF ALTERED

BK3585PG1922

Warranty Deed

KNOW EVERYONE BY THESE PRESENTS: That Robert E. Sevigny, a single person of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire, for consideration, grants to Robert E. Sevigny, Trustee of the Robert Sevigny Revocable Trust, under declaration of trust dated May 15, 2001, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire with WARRANTY COVENANTS:

035186

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

2001 MAY 23 AM 11:36

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire, to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Meaning and intending to describe and convey the same property conveyed to the Grantor by deed of Marianne J. Bernard dated February 24, 1999 and recorded in the Rockingham County Registry of Deeds Book 3370, page 2335.

The grantor releases all rights of homestead and other interests in the premises.

May 22, 2001

Robert E. Sevigny

Robert E. Sevigny

ROCKINGHAM COUNTY REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE ROCKINGHAM COUNTY, SS

Personally appeared Robert E. Sevigny, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose contained,
Before me

Date: May 22, 2001

KATE CATALANO NOTARY PUBLIC NEW HAMPSHIRE

Kate Catalano
Notary Public

KATE CATALANO
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires Apr. 7, 2004

Please Return To:
Robert Sevigny
710 Middle Rd.
Portsmouth, NH 03801

BK 4908 PG 0767

018694

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. AMOUNT
041808 855657 $ 40.00
VOID IF ALTERED

2008 APR 18 AM 10:43

ROCKINGHAM COUNTY REGISTRY OF DEEDS

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS: That Robert Sevigny, a single person, Trustee of the Robert Sevigny Revocable Trust dated May 15, 2001, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire, for consideration, grants to Robert Sevigny, a single person, Trustee of the Sevigny Family Revocable Trust, under declaration of trust dated April 10, 2008, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire, to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

Meaning and intending to describe and convey the same property conveyed to the Grantor by deed of Robert E. Sevigny dated May 22, 2001 and recorded in the Rockingham County Registry of Deeds Book 3585, page 1922.

This transaction is for estate planning purposes.

The grantor releases all rights of homestead and other interests in the premises.

April 10, 2008

Robert Sevigny, Trustee
of The Robert Sevigny Revocable Trust

STATE OF NEW HAMPSHIRE ROCKINGHAM COUNTY, SS

Personally appeared Robert Sevigny, Trustee of the Robert Sevigny Revocable Trust, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose contained,
Before me

Date: April 10, 2008

Notary Public

KATE CATALANO
MY COMMISSION EXPIRES MAR. 24, 2009
NOTARY PUBLIC
NEW HAMPSHIRE

19052523 12/11/2019 08:13:58 AM
Book 6065 Page 767 Page 1 of 2
Register of Deeds, Rockingham County

Return to:
Great Oak Title Services LLC
4 Greenleaf Woods Drive, Unit 302
Portsmouth, NH 03801

LCHIP	ROA474228	25.00
TRANSFER TAX	RO093553	8,475.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Robert E. Sevigny, unmarried and as Trustee of the **Sevigny Family Revocable Trust**, u/d/t dated April 10, 2008 with a mailing address of PO Box 930, City of Portsmouth, County of Rockingham and State of New Hampshire 03801, for consideration paid grant(s) to **Andrew M. Harvey**, unmarried of 3 Simonds, City of Portsmouth, County of Rockingham, and State of New Hampshire 03801 with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire , to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

Meaning and intending to describe and convey the same premises conveyed to Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust from Robert E. Sevigny, Trustee of the Robert Sevigny Revocable Trust by virtue of a deed dated April 10, 2008 and recorded on April 18, 2008 in the Rockingham County Registry of Deeds at Book 4908, Page 767.

This is not homestead property of the grantor.

The undersigned Robert E. Sevigny, Trustee of the **Sevigny Family Revocable Trust** Under The Trust Agreement Dated April 10, 2008 hereby states pursuant to RSA 564-A:7, that said Trustee has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at 710 Middle Road, Portsmouth, NH 03801 and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the proceeds paid for any conveyance.

Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust is duly authorized to execute such documents as may be necessary to complete the closing of said property and certifies that the trust is in full force and effect, that they are empowered to act as sole trustees on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned is the sole Trustee of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Executed this 11th day of December, 2019.

Sevigny Family Revocable Trust

Robert E. Sevigny, Trustee

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 11th day of December, 2019, the said Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust and acknowledged the foregoing to be his voluntary act and deed.

ELIZABETH A. MOREAU
Notary Public-New Hampshire
My Commission Expires
May 01, 2024

Notary Public/Justice of the Peace
Commission expiration: 5/1/2024

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings'). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

• To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.

• Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

• Structural changes always require the express written consent of Artform

• If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans
Prelim / Work in Progress 603-431-9559

6/7/2021

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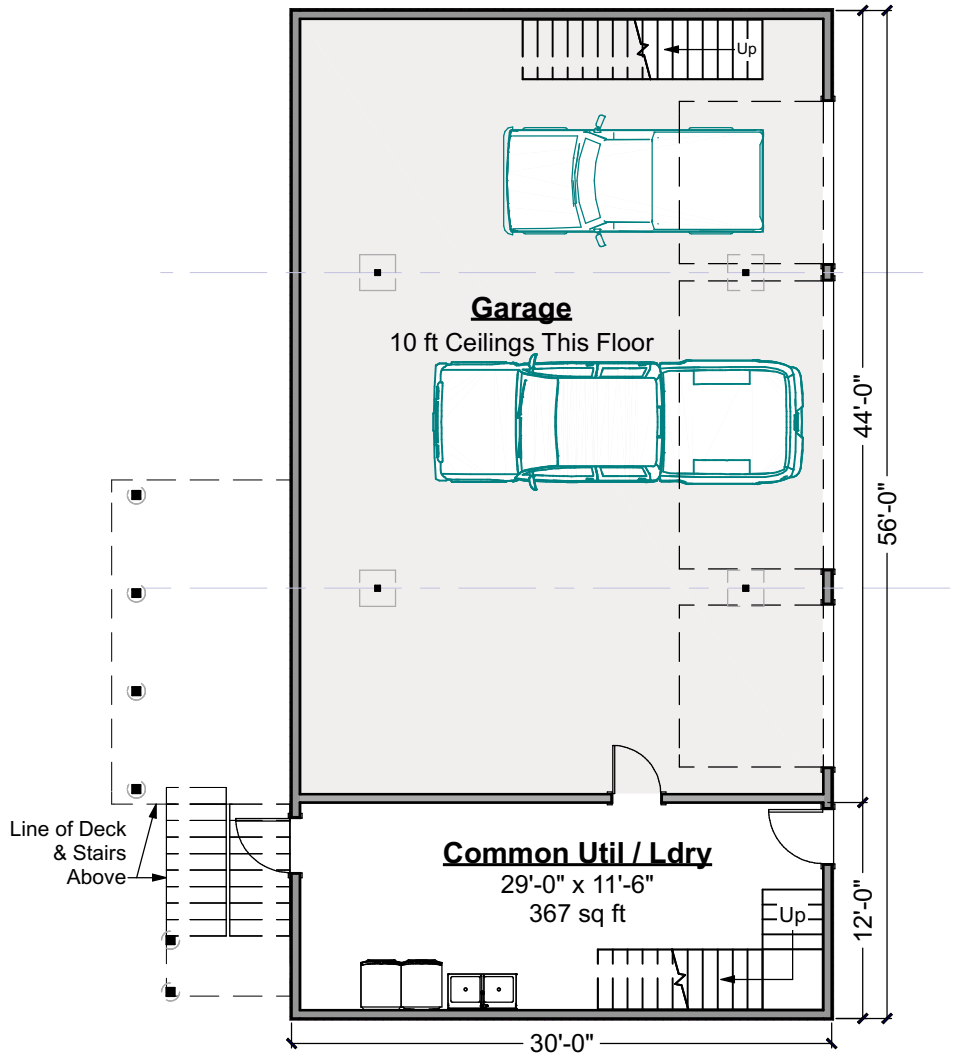
Artform Home Plans
Prelim / Work in Progress 603-431-9559



First Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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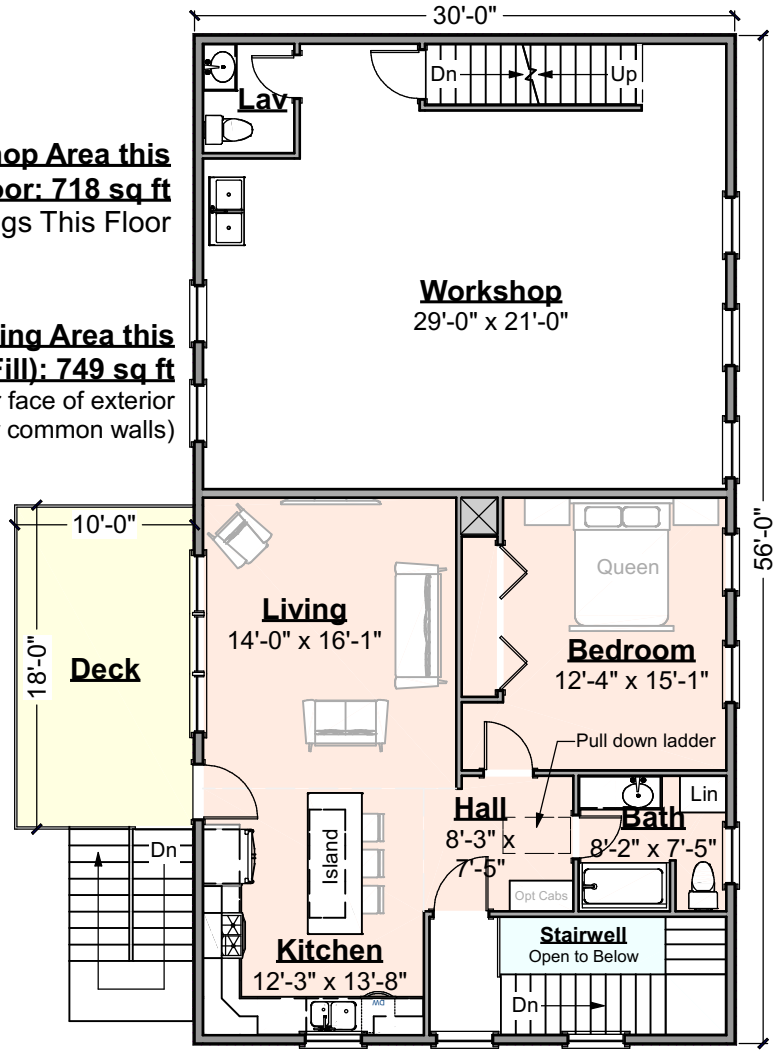
Artform Home Plans
Prelim / Work in Progress 603-431-9559

Workshop Area this Floor: 718 sq ft
8 ft Ceilings This Floor

Apartment Living Area this Floor (Orange Fill): 749 sq ft
(Calculated to interior face of exterior or common walls)



Second Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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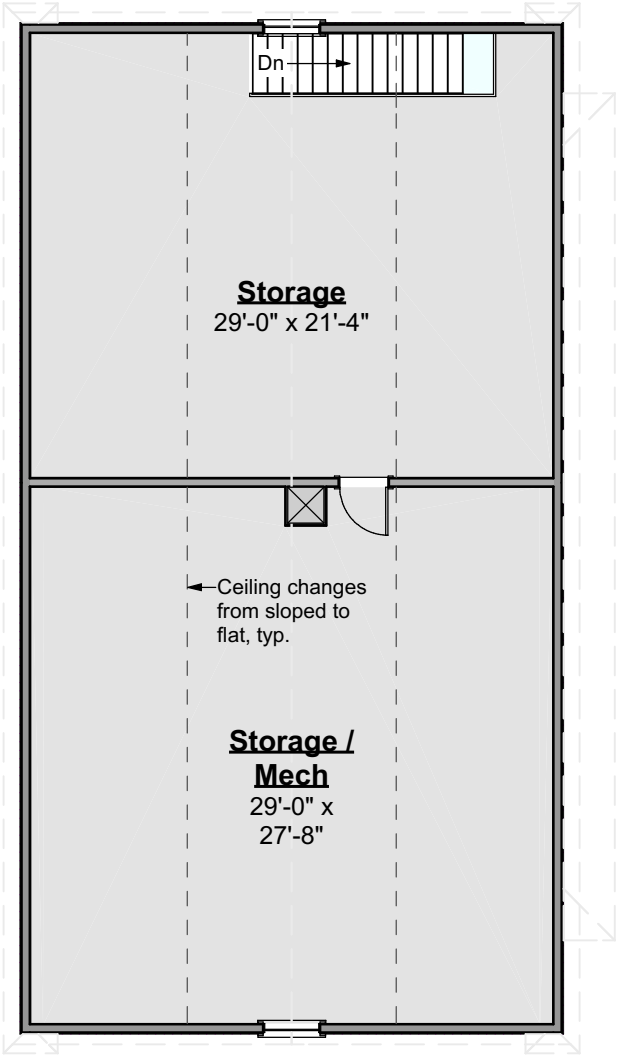
Artform Home Plans

Prelim / Work in Progress 603-431-9559

Storage Area this Floor: 1629 sq ft

8 ft Ceilings



Third Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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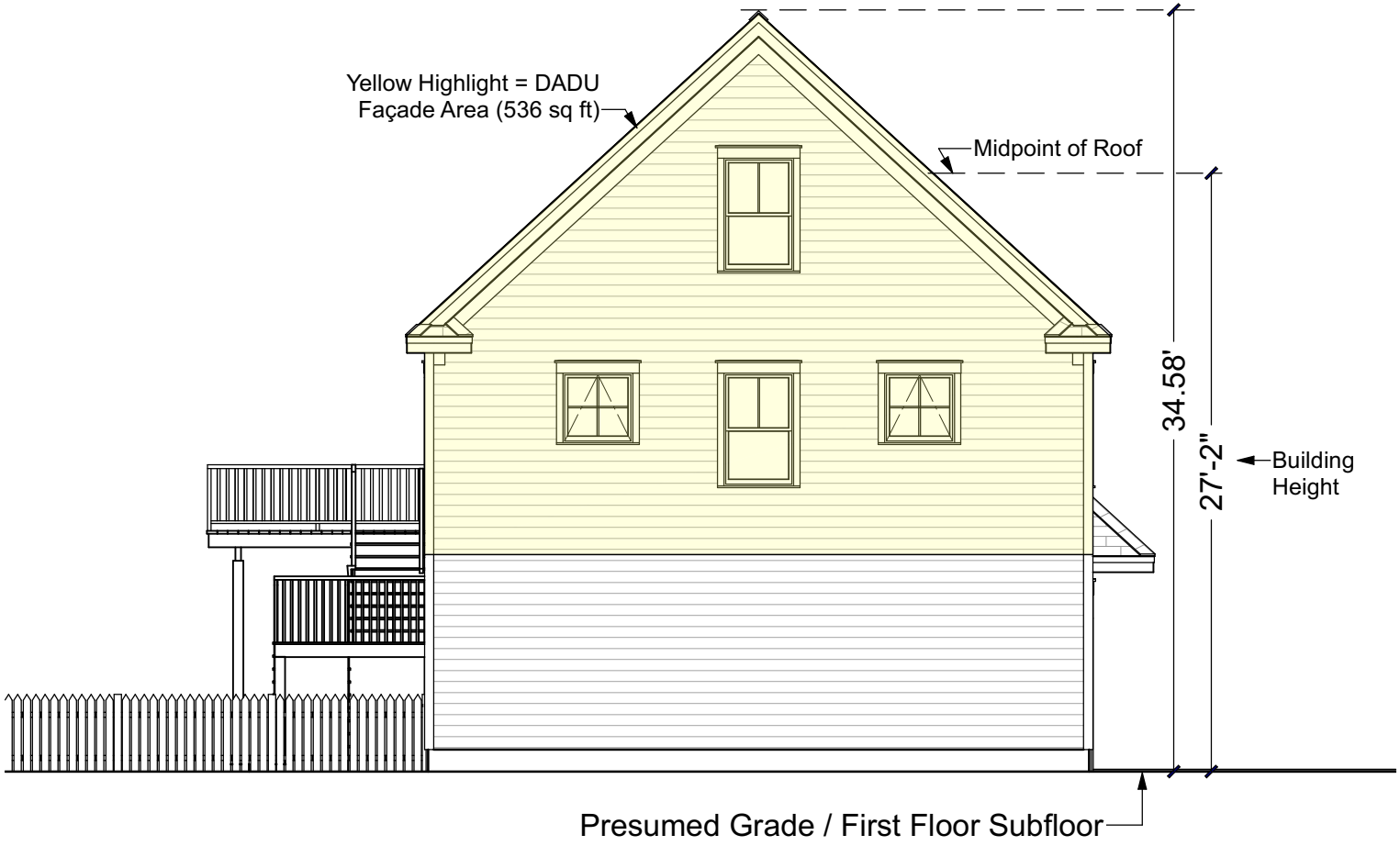
Artform Home Plans
Prelim / Work in Progress 603-431-9559



Front Elevation

Scale: 1/8" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559

Right Elevation

Scale: 1/8" = 1'-0"

Garage w/ In-Law Apt

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Artform Home Plans
Prelim / Work in Progress 603-431-9559

Rear Elevation

Scale: 1/8" = 1'-0"

Garage w/ In-Law Apt

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Artform Home Plans
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Left Elevation

Scale: 1/8" = 1'-0"

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans
Prelim / Work in Progress 603-431-9559

Interior Views

In-Law Apartment

Garage w/ In-Law Apt

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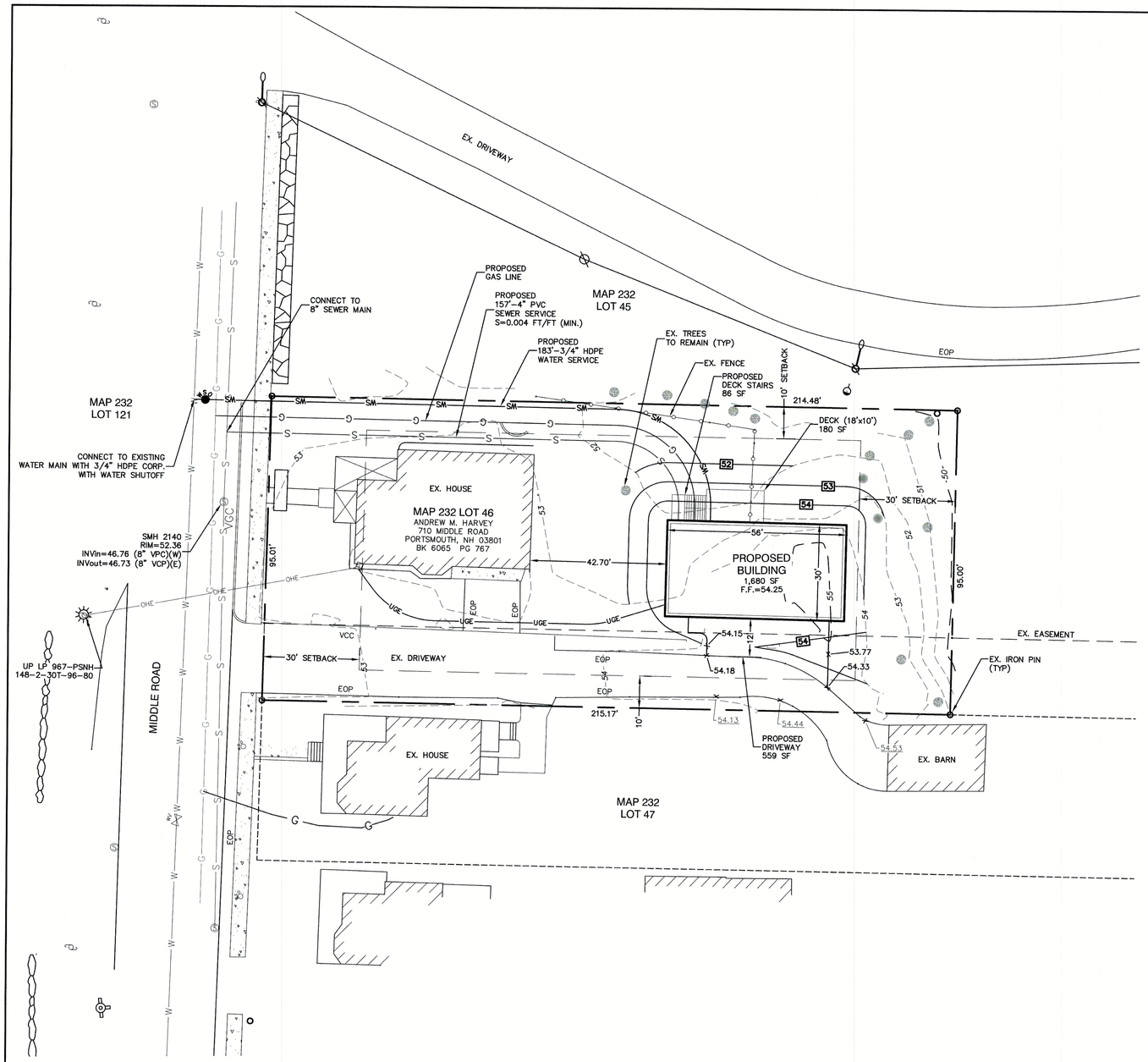
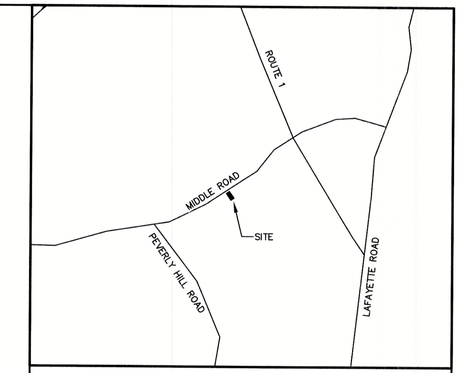
Artform Home Plans
Prelim / Work in Progress 603-431-9559

Interior Views

Workshop





LOCUS SCALE: 1"=2000'

REF PLAN 23851SKH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINES
		SETBACK LINES
		FENCE
		EASEMENT
100 / 98	100 / 98	MAJOR CONTOUR / MINOR CONTOUR
VGC	VGC	EDGE OF PAVEMENT / VERTICAL GRANITE CURB
S	S	SEWER LINE
G	G	GAS LINE
W	W	WATER LINE
WS	WS	WATER SERVICE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		STONE/GRANITE BOUND
100x0	100x0	SPOT GRADE
x 100.00	x 100.00	PAVEMENT SPOT GRADE
x 100.00 / 99.50	x 100.00 / 99.50	CURB SPOT GRADE
		DOUBLE POST SIGN
		SINGLE POST SIGN
W	W	WELL
TP1	TP1	TEST PIT
P1		FAILED TEST PIT
M	M	MONITORING WELL
		PERC TEST
		TREES AND BUSHES
		UTILITY POLE
		LIGHT POLES
D	D	DRAIN MANHOLE
S	S	SEWER MANHOLE
		HYDRANT
		WATER GATE
		WATER SHUT OFF
		REDUCER
		SINGLE GRATE CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		TRANSFORMER
		STONEWALL

SITE NOTES:

1. THE INTENT OF THIS PLAN IS SHOW THE PROPOSED CONSTRUCTION OF A PROPOSED GARAGE WITH SECOND FLOOR APARTMENT. PROJECT TO BE SERVED BY PUBLIC WATER, SEPTIC, ELECTRIC, AND GAS.
2. ZONING: SINGLE RESIDENCE B

	EXISTING	PROPOSED
LOT AREA MINIMUM = 43,560 S.F.	20,409 SF	
LOT FRONTAGE MINIMUM = 100'	95.01'	
BUILDING COVERAGE = 20%	11.6%	19.9%
MIN. OPEN SPACE = 40%	28.9%	39.9%
BUILDING HEIGHT = 35'	27.61'	27.16'
BUILDING SETBACKS (MINIMUM):		
FRONT = 30'		124.92'
SIDE = 10'		28.51'(WEST) 25.99'(EAST)
REAR = 30'		33.81'

3. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
6. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
8. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
9. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270FF, DATED JANUARY 29, 2021.
10. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
11. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
12. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
13. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES.
14. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
15. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
16. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
17. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
18. ALL CONSTRUCTION SHALL CONFORM TO THE CITY STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
19. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
20. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
21. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
22. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE CITY SEWER DEPARTMENT.
23. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
24. CONTRACTOR TO VERIFY LOCATION, SIZE, TYPE, AND CONDITION OF ALL EXISTING UTILITIES ON SITE AND REPORT BACK THE ENGINEER TO CONFIRM DESIGN.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1"=20'

Design: EMP	Draft: EMP	Date: 04/23/21
Checked: WGM	Scale: AS SHOWN	Project No.: 21049
Drawing Name: 20149-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE - ERIK M POULIN No.16669 - LICENSED PROFESSIONAL ENGINEER

REV.	DATE	REVISION	BY
1	06/07/21	REVISED PER PLANNING DEPARTMENT COMMENTS	EMP
0	05/24/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	HARVEY ACCESSORY DWELLING UNIT 710 MIDDLE ROAD, PORTSMOUTH, NH
Owner of Record:	ANDREW HARVEY 710 MIDDLE ROAD, PORTSMOUTH, NH

DRAWING No.
C2
SHEET 1 OF 1
JBE PROJECT NO. 21049

2 LOT SUBDIVISION PLAN FOR

DUBE PLUS CONSTRUCTION

TAX MAP 283, LOT 11

HEMLOCK WAY, PORTSMOUTH, NH 03801

ROCKINGHAM CO.

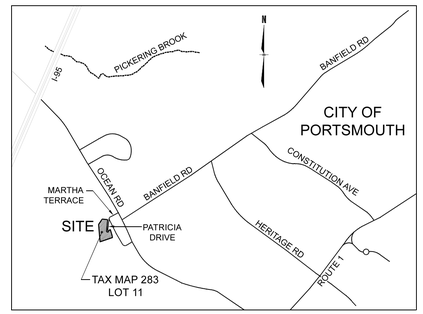
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS

OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)

7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
8. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
9. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
14. SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
19. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
20. EASEMENT TO BE PROVIDED TO THE CITY OF PORTSMOUTH OVER THE ENTIRE PRIVATE R.O.W. AREA FOR THE PURPOSES OF ACCESSING WATER VALVES AND LEAK DETECTION OF WATER LINES. TO BE RECORDED AT ROCKINGHAM REGISTRY OF DEEDS.



LOCATION PLAN

SCALE: 1"=2,000'

SHEET INDEX

DWG	SHT NO.	DESCRIPTION
CVR	1 OF 10	COVER SHEET
ECP	2 OF 10	EXISTING CONDITIONS PLAN
DMP	3 OF 10	DEMOLITION PLAN
PGP	4 OF 10	PROPOSED GRADING PLAN
PDPP	5 OF 10	PROPOSED DRIVEWAY PLAN & PROFILE
PBIP	6 OF 10	PROPOSED BUFFER IMPACT PLAN
PUP	7 OF 10	PROPOSED UTILITY PLAN
PCP	8 OF 10	PROPOSED CONDITIONS PLAN
PSP	9 OF 10	PROPOSED SUBDIVISION
DET	10 OF 10	DETAIL SHEET

PROFESSIONAL CONSULTANTS LIST

SURVEYOR:	NEW HAMPSHIRE LAND CONSULTANTS, PLLC. 683C FIRST NH TURNPIKE (RT.4) NORTHWOOD, NH 03261 PH:(603) 942-9220
WETLAND/SOIL SCIENTIST	GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DR., BLDG. 2, UNIT H, EXETER, NH 03833 PH: (603) 778-0644
CIVIL ENGINEER	RJB ENGINEERING, LLC 2 GLENDALE ROAD CONCORD, NH 03301

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

OWNER:

FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR.
NORTHWOOD, NH 03261
BK 3338 PG 0173

APPLICANT:

DUBE PLUS CONSTRUCTION,
10 BRICKETTS MILL ROAD,
HAMPSTEAD, NH 03841

AGENCY APPROVALS

NHDES SUBDIVISION : _____

DIG SAFE
ME NH VT
CALL 1-888-DIG-SAFE (TOLL FREE)
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

INITIAL PLAN SET SUBMISSION DATE

SEPTEMBER 23, 2020

Latest revision date:

APRIL 9, 2021

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS

NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
11	04/9/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB

N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Scott R. Frankiewicz No. 1348 Department of Environmental Services

STATE OF NEW HAMPSHIRE No. 945 SCOTT R. FRANKIEWICZ LICENSED LAND SURVEYOR
SIGNATURE

COVER SHEET
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

JOB NO: 258.00
ROCKINGHAM CO.
DATE: SEPTEMBER 23, 2020
CVR
SHT. 1 of 10

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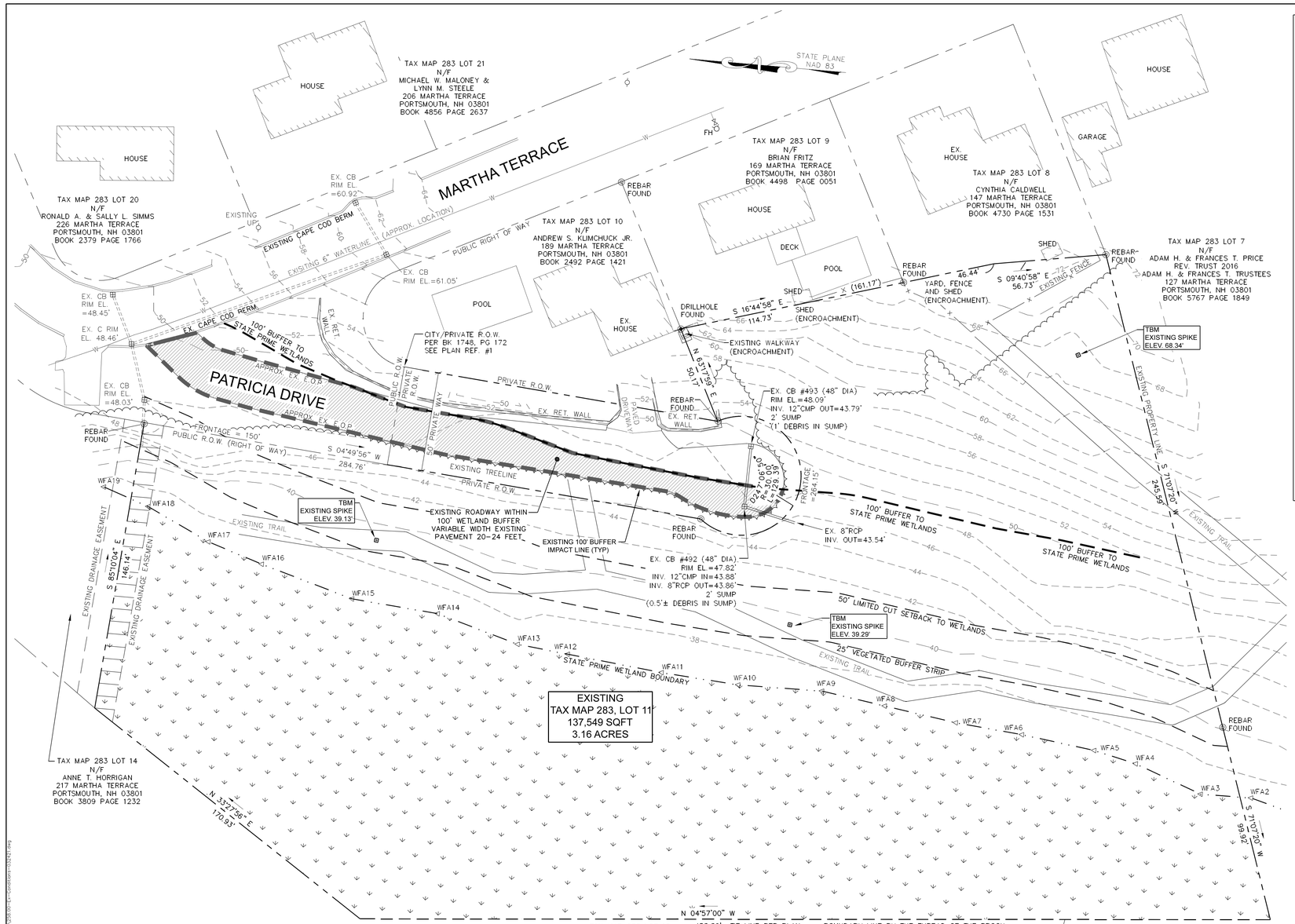

ABUTTERS LIST:

N/F
MAP 283 LOT 7
ADAM H. & FRANCES T. PRICE,
ADAM H. & FRANCES T.-TRUSTEES
127 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849

N/F
MAP 283 LOT 8
CYNTHIA CALDWELL
147 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 4730 PAGE 1531

N/F
MAP 283 LOT 9
BRIAN A FRITZ
169 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4491 PAGE 0051

N/F
MAP 283 LOT 10
ANDREW S KLIMCHUCK JR.
189 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2492 PAGE 1421

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MAP 283 LOT 21
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206 MARTHA TERRACE
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N/F
MAP 283 LOT 20
RONALD A. & SALLY L. SIMMS
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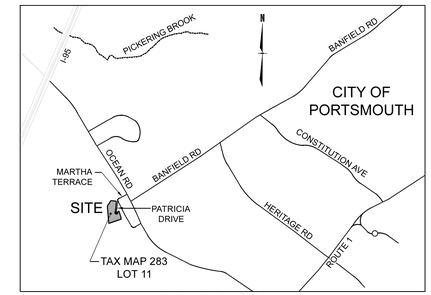
N/F
MAP 283 LOT 14
ANNE T. HORRIGAN
217 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 3809 PAGE 1232

N/F
MAP 283 LOT 13
CITY OF PORTSMOUTH, DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 0432

N/F
MAP 283 LOT 12
ELIZABETH J ROLSTON
185 POST ROAD
GREENLAND, NH 03840
BOOK 2769 PAGE 2523



LOCATION PLAN

SCALE: 1"=2,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SOFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)	

7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
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12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
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15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
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PLAN REFERENCES:

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3. R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS & LAND SURVEYORS, PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
4. R.C.R.D. PLAN #D33328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 – LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

100' WETLAND BUFFER IMPACT AREAS

EXISTING IMPERVIOUS SURFACE (PAVEMENT AREA) = 5,718 SF

EXISTING OVERALL IMPACT = 5,718 SF

EXISTING IMPERVIOUS SURFACE (PAVEMENT AREA)

LEGEND

EXISTING RETAINING WALL
ABUTTERS PROPERTY LINES
SUBJECT PROPERTY LINES
PROPOSED PROPERTY LINES
EXISTING TIE LINE
EDGE OF PAVEMENT
PROPOSED BLDG SETBACK
EXISTING CONTOUR (MNR) -572-
EXISTING CONTOUR (MJR) -570
WETLANDS
DRILL HOLE FOUND
REBAR W/ CAP FOUND
STONE BOUND FOUND
EXISTING GATE VALVE & FIRE HYDRANT GV FH

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

STATE OF NEW HAMPSHIRE No. 945 SCOTT R. FRANKIEWICZ LICENSED LAND SURVEYOR
SIGNATURE

SCOTT R. FRANKIEWICZ, LLS DATE:

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
11	04/9/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB

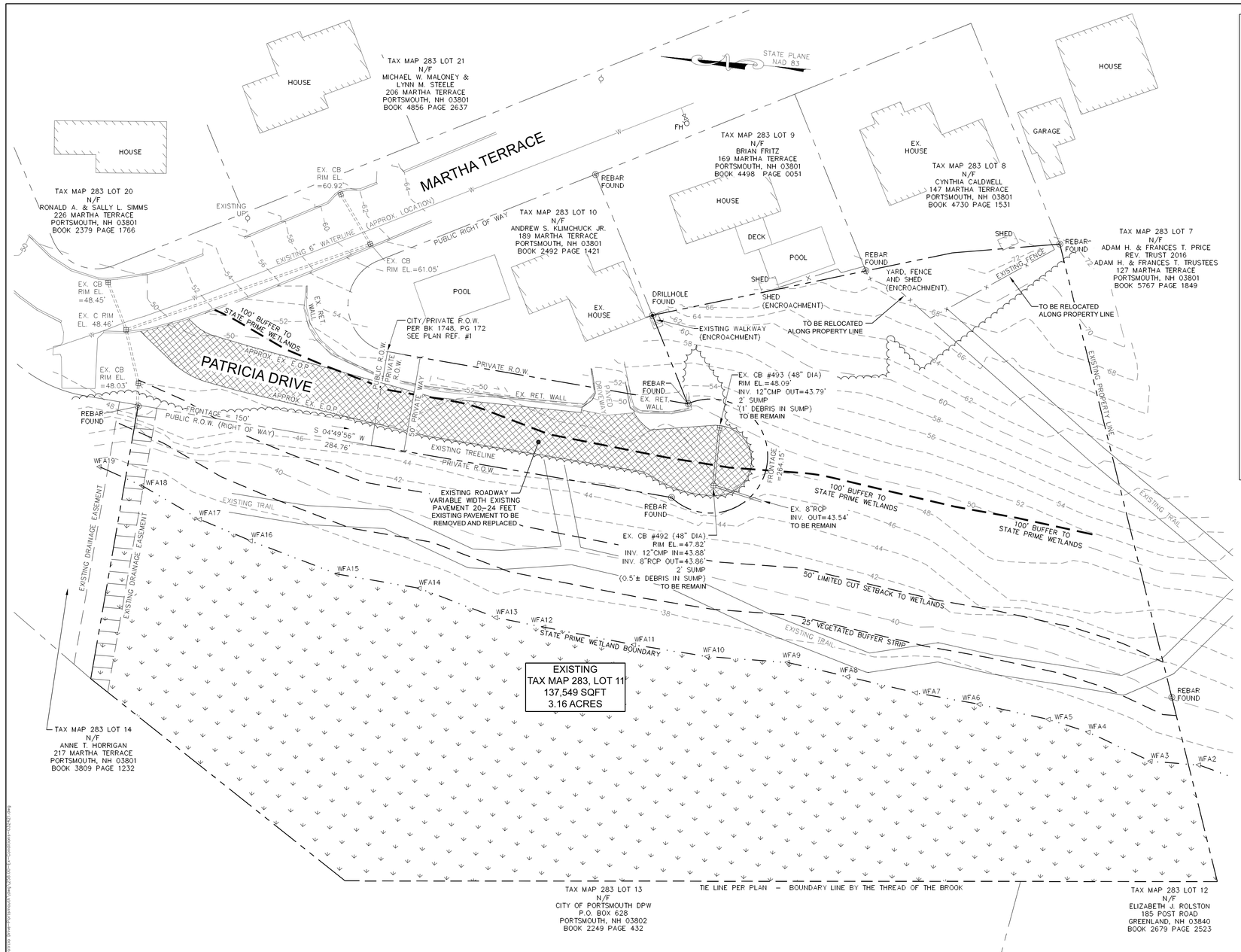
GRAPHIC SCALE
15 7.5 0 30
SCALE: 1"=30'

N.H. LAND Consultants
SURVEYING•LAND PLANNING•REAL ESTATE
A Veteran Owned Company
PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261

EXISTING CONDITIONS PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

ECP
SHT. 2 of 10



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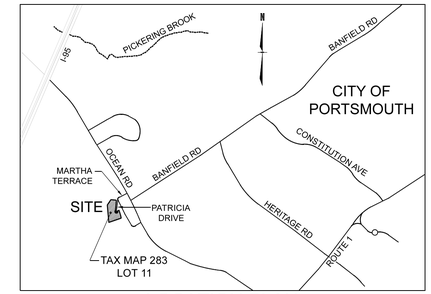

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LEGEND

- EXISTING RETAINING WALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- PROPOSED PROPERTY LINES
- EXISTING TIE LINE
- EDGE OF PAVEMENT
- PROPOSED BLDG SETBACK
- EXISTING CONTOUR (MNR) -572-
- EXISTING CONTOUR (MJR) -570
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STATE OF NEW HAMPSHIRE
No 945
SCOTT R. FRANKIEWICZ
LICENSED LAND SURVEYOR
SIGNATURE

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS — DATE:

ENGINEER

REVISIONS

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DEMOLITION PLAN
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EDGAR H FRITZ, TRUSTEE
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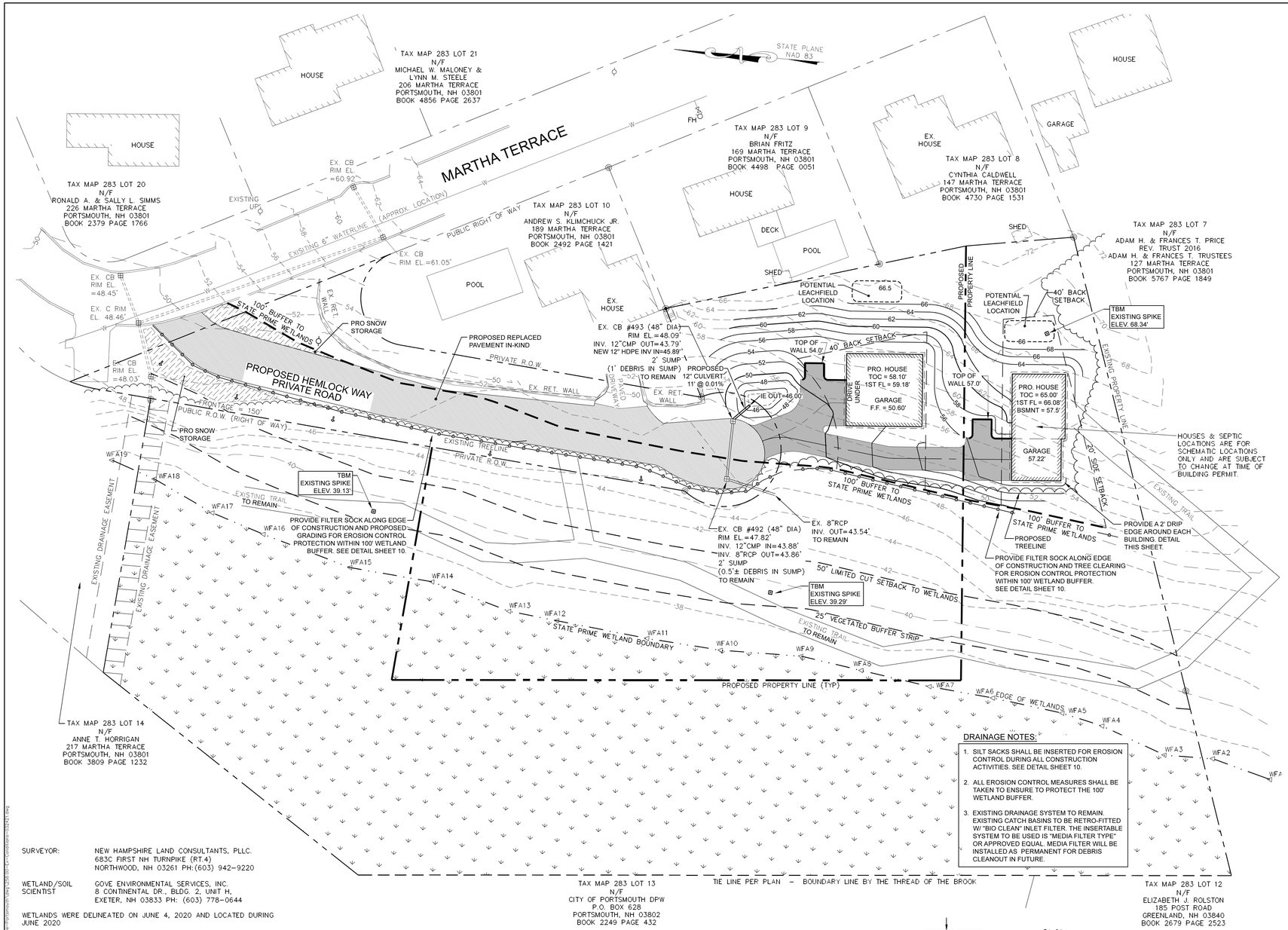
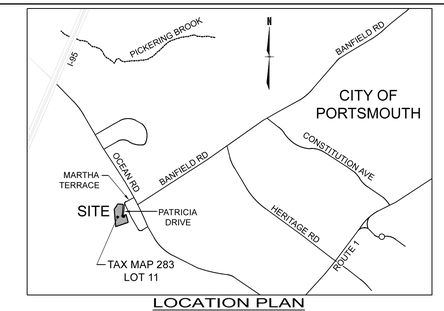
ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

DMP
SHT. 3 of 10





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DRAINAGE NOTES:

1. SILT SACKS SHALL BE INSERTED FOR EROSION CONTROL DURING ALL CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET 10.
2. ALL EROSION CONTROL MEASURES SHALL BE TAKEN TO ENSURE TO PROTECT THE 100' WETLAND BUFFER.
3. EXISTING DRAINAGE SYSTEM TO REMAIN. EXISTING CATCH BASINS TO BE RETRO-FITTED W/ "BIO CLEAN" INLET FILTER. THE INSERTABLE SYSTEM TO BE USED IS "MEDIA FILTER TYPE" OR APPROVED EQUAL. MEDIA FILTER WILL BE INSTALLED AS PERMANENT FOR DEBRIS CLEANOUT IN FUTURE.

PLAN REFERENCES:

1. R.C.R.D PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
2. R.C.R.D. PLAN #D5967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
3. R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
4. R.C.R.D. PLAN #D33328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 – LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC. 683C FIRST NH TURNPIKE (RT.4) NORTHWOOD, NH 03261 PH:(603) 942-9220

WETLAND/SOIL SCIENTIST: GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DR., BLDG. 2, UNIT H, EXETER, NH 03833 PH: (603) 778-0644

WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

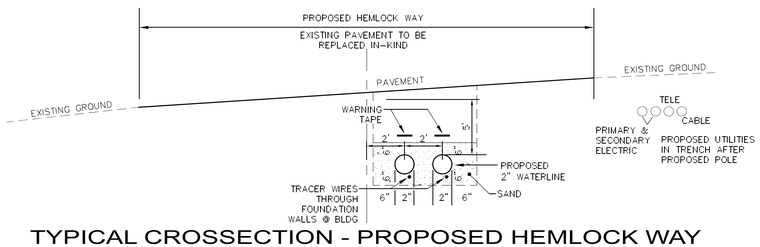
ZONE: SRA
LOT SIZE: 1 ACRES
FRONTAGE: 150'
LOT DEPTH: 200'
FRONT SETBACK: 30'
SIDE SETBACK: 20'
REAR SETBACK: 40'

SOILS: 140B/C CHATFIELD-HOLLIS-CANTON COMPLEX

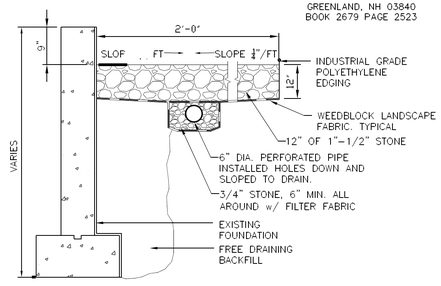
CHATFIELD – NHDES GROUP 4
HOLLIS – NHDES GROUP 4
CANTON – NHDES GROUP 2

LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT

WITH PUBLIC WATER = 24,000 SQ FT.



TYPICAL CROSSECTION - PROPOSED HEMLOCK WAY
N.T.S.



DRIP EDGE RECHARGE TRENCH DETAIL
N.T.S.

LEGEND

EXISTING RETAINING WALL	WETLANDS
ABUTTERS PROPERTY LINES	DRILL HOLE FOUND
SUBJECT PROPERTY LINES	REBAR W/ CAP FOUND
PROPOSED PROPERTY LINES	STONE BOUND FOUND
EXISTING TIE LINE	EXISTING GATE VALVE & HYDRANT
EDGE OF PAVEMENT	
PROPOSED BLDG SETBACK	
EXISTING CONTOUR (MNR) -572-	
EXISTING CONTOUR (MJR) -570	

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GRAPHIC SCALE
15 7.5 0 30
SCALE: 1"=30'

N.H. LAND Consultants
SURVEYING•LAND PLANNING•REAL ESTATE
A Veteran Owned Company
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

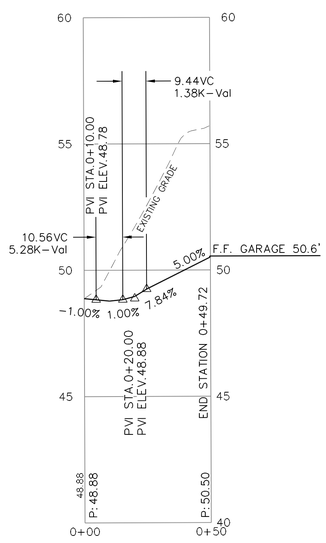
PROPOSED GRADING PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST, EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

PGP
SHT. 4 of 10

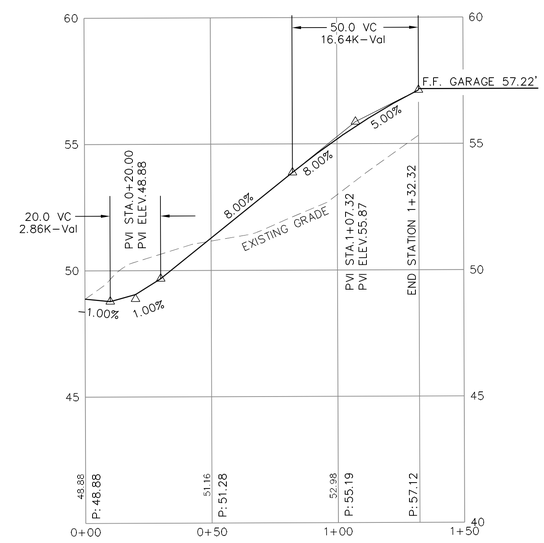
PROPOSED UPPER AND LOWER DRIVEWAY PLAN VIEW

SCALE: 1"=10'



PROFILE - UPPER DRIVEWAY

SCALE: 1"=30'H, 3' VERT.



PROFILE - LOWER DRIVEWAY

SCALE: 1"=30'H, 3' VERT.

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REVISIONS

GRAPHIC SCALE AS SHOWN

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PROPOSED DRIVEWAY PLAN & PROFILES
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
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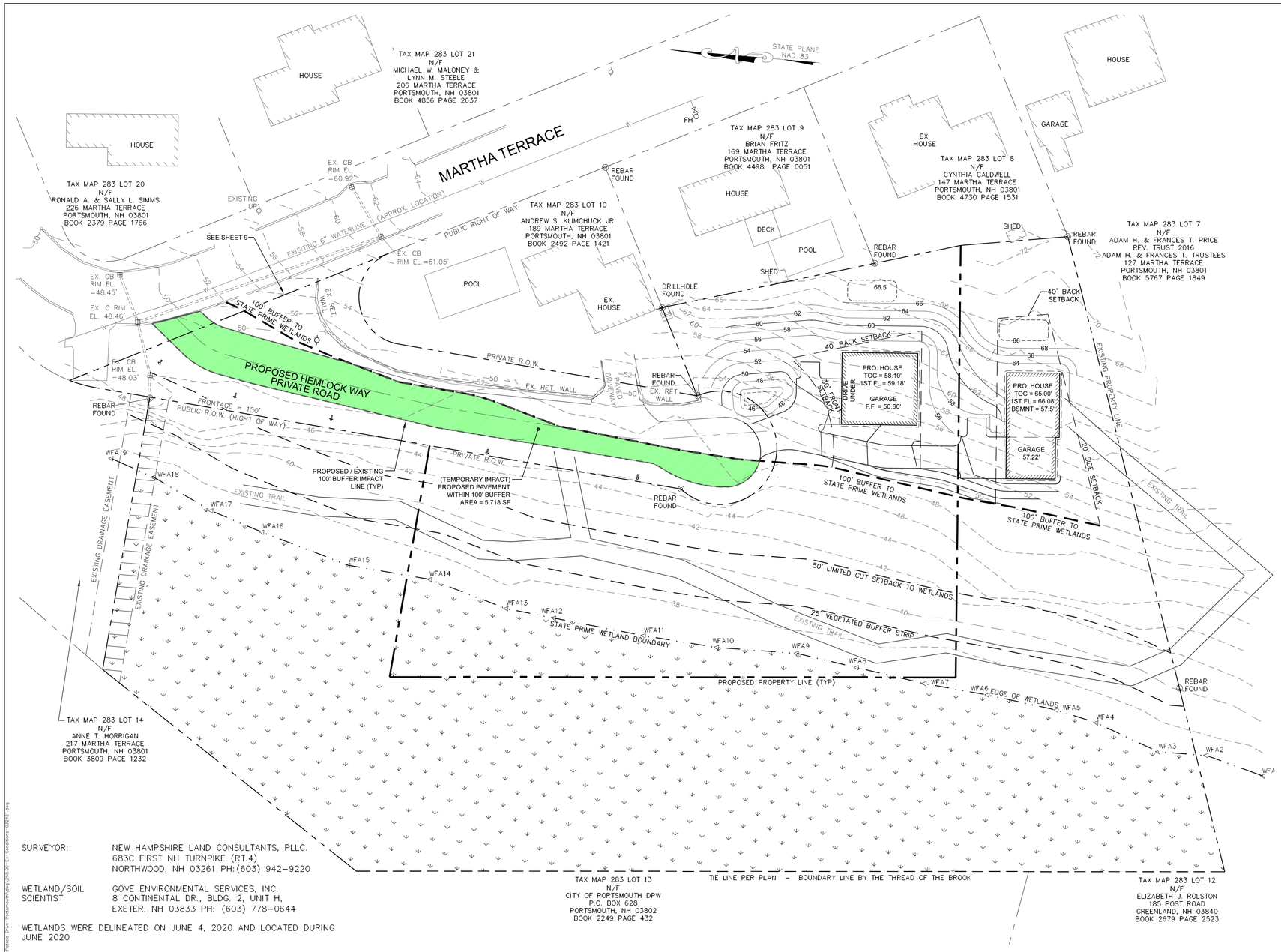
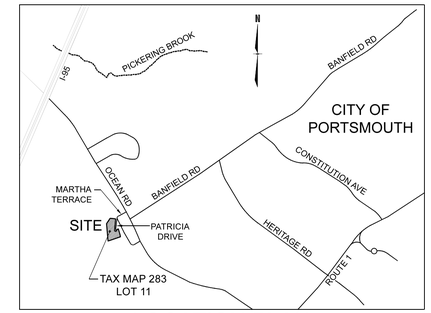
PDPP
SHT. 5 of 10





LOCATION PLAN

SCALE: 1"=2,000'

BUFFER NOTES:

1. THE 100' STATE PRIME WETLAND BUFFER TO BE MARKED EVERY 50' BY PLACARDS AS APPROVED BY CITY OF PORTSMOUTH CONVERSATION COMMISSION.
2. PROPOSED PRIVATE DRIVE WILL BE A "NO SALT ZONE" WITHIN THE 100' STATE PRIME WETLAND BUFFER.
3. LANDSCAPE LAWN MAINTENANCE PER "NORTH EAST ORGANIC FARMING ASSOCIATION (NOFA) OR OTHER SUITABLE ORGANIC STANDARDS. SEE CONSTRUCTION SEQUENCE ON SHEET 10 FOR ADDITIONAL SEEDING NOTES.
4. TOPSOIL USED ON LOTS SHALL NOT INCLUDE PESTICIDES AND FERTILIZERS.

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ZONE: SRA
LOT SIZE: 1 ACRES
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LOT DEPTH: 200'
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CHATFIELD - NHDES GROUP 4
HOLLIS - NHDES GROUP 4
CANTON - NHDES GROUP 2

LOT SIZE USING
GROUP 4 SLOPE C = 48,000 SQ FT

WITH PUBLIC WATER = 24,000 SQ FT.

LEGEND

- EXISTING RETAINING WALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- PROPOSED PROPERTY LINES
- EXISTING TIE LINE
- EDGE OF PAVEMENT
- PROPOSED BLDG SETBACK
- EXISTING CONTOUR (MNR) -572-
- EXISTING CONTOUR (MJR) -570
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- EXISTING GATE VALVE & HYDRANT

100' WETLAND BUFFER IMPACT AREAS (PERMANENT IMPACTS)

Temporary impacts (SF):
(including all areas that will be restored to the current-existing condition) 5,718 SF

TEMPORARY IMPACT

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Scott R. Frankiewicz No. 1348 Department of Environmental Services

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15 7.5 0 30
SCALE: 1"=30'

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PROPOSED BUFFER IMPACT PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
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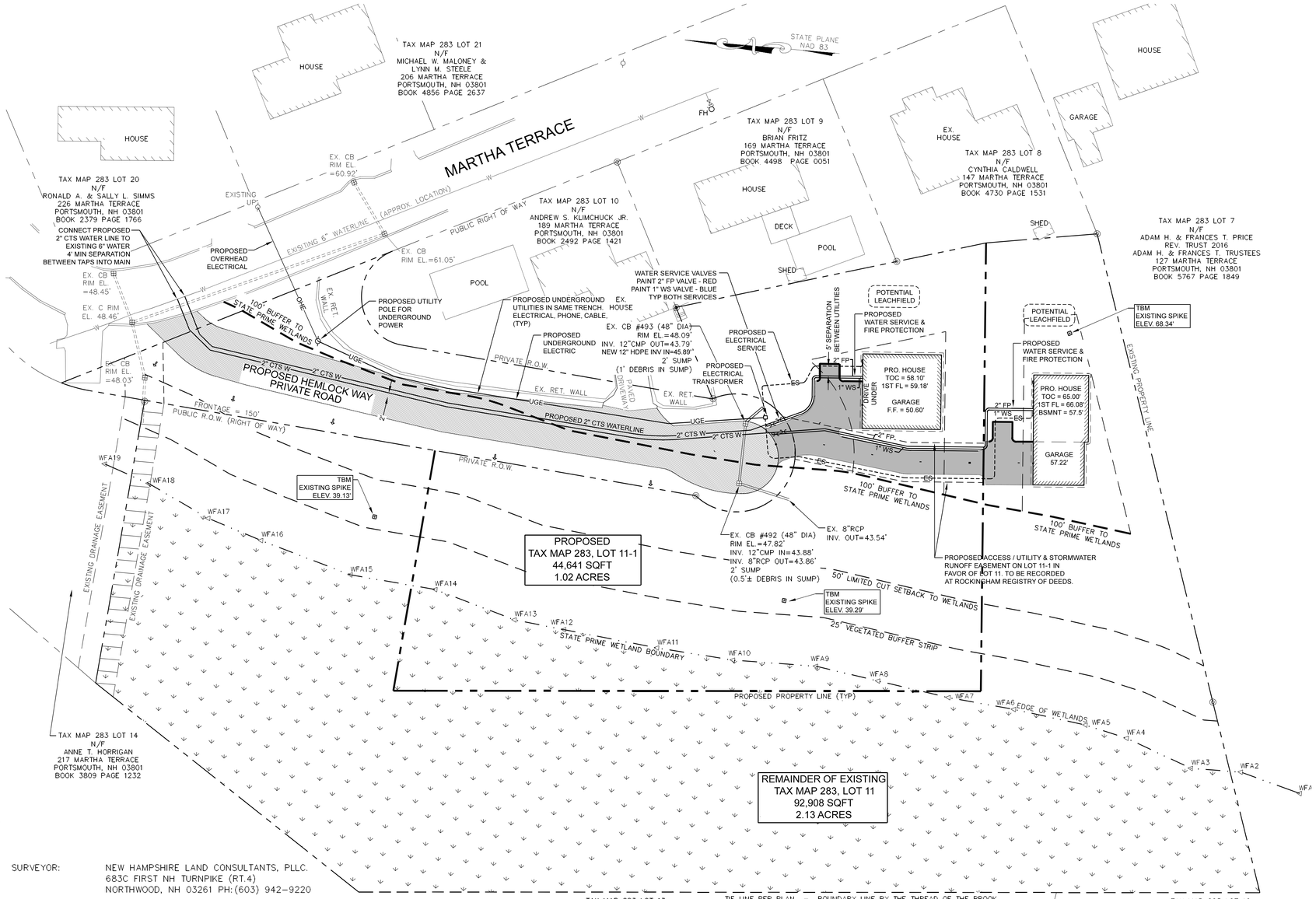
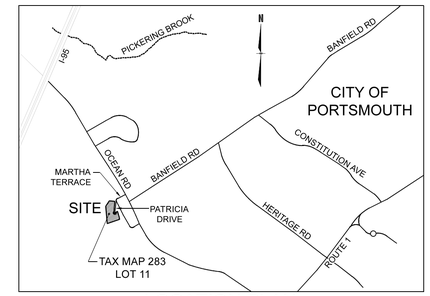
PBIP
SHT. 6 of 10





LOCATION PLAN

SCALE: 1"=2,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST. P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK. 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)	

7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
8. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
9. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granit.view.unh.edu.
14. SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
19. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
20. EASEMENT TO BE PROVIDED TO THE CITY OF PORTSMOUTH OVER THE ENTIRE PRIVATE R.O.W. AREA FOR THE PURPOSES OF ACCESSING WATER VALVES AND LEAK DETECTION OF WATER LINES. TO BE RECORDED AT ROCKINGHAM REGISTRY OF DEEDS.

PLAN REFERENCES:

1. R.C.R.D PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
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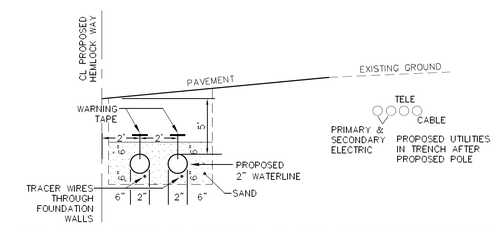
WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

LEGEND

EXISTING RETAINING WALL	
ABUTTERS PROPERTY LINES	
SUBJECT PROPERTY LINES	
PROPOSED PROPERTY LINES	
EDGE OF PAVEMENT	
PROPOSED BLDG SETBACK	
PROPOSED ELECTRICAL SERVICE	—ES—
PROPOSED WATER SERVICE	—WS—
PROPOSED 2" WATER MAIN	—2" CTS W—
FIRE PROTECTION & WATER SERVICE SAME TRENCH	—FP—WS—
WETLANDS	
DRILL HOLE FOUND	
REBAR W/ CAP FOUND	
STONE BOUND FOUND	
EXISTING GATE VALVE & HYDRANT	FH

UTILITY NOTES:

1. ALL PROPOSED UTILITY WORK WITH IN THE CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF PORTSMOUTH DPW.
2. PULL BOXES, ELECTRICAL EQUIPMENT TO BE SUPPLIED BY ELECTRICAL COMPANY.
3. CONTRACTOR TO COORDINATE W/ POWER COMPANY AND LOCAL UTILITIES FOR INSTALLATION OF POWER, PHONE AND CABLE.
4. CONTRACTOR TO COORDINATE THE CONNECTION AND INSTALLATION OF WATER SERVICE WITH CITY OF PORTSMOUTH DPW.
5. INSTALLATION OF WATERLINE SHALL BE (2) 2" CTS PIPE TAPPED FROM THE EXISTING 6" MAIN ON MARTHA TERRACE. EACH 2" PIPE W/ 4' SEPARATION, WILL BE DEDICATED TO EACH NEW HOME, PROVIDING WATER SERVICE AND FIRE PROTECTION .
6. NEAREST EXISTING FIRE HYDRANT IS LOCATED ON MARTHA TERRACE AND IS APPROXIMATELY 570' TO 585' TO THE FURTHEST PROPOSED HOUSE DEPENDING ON METHOD OF MEASUREMENT.
7. IF THE FIRE DEPARTMENT REQUIRES FIRE SUPPRESSION IN THE PROPOSED HOMES, THE ENGINEER OF RECORD SHALL REVIEW THE PROPOSED WATER SERVICE SHOWN, AND SHOW THAT THE DESIGN WILL BE SUFFICIENT FOR PRESSURE AND FLOW.
8. SEPTIC DESIGNS TO BE APPROVED BY NHDES.



PROPOSED WATER / UTILITY SERVICE

N.T.S.

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REVISIONS

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SCALE: 1"=30'

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ROCKINGHAM CO.

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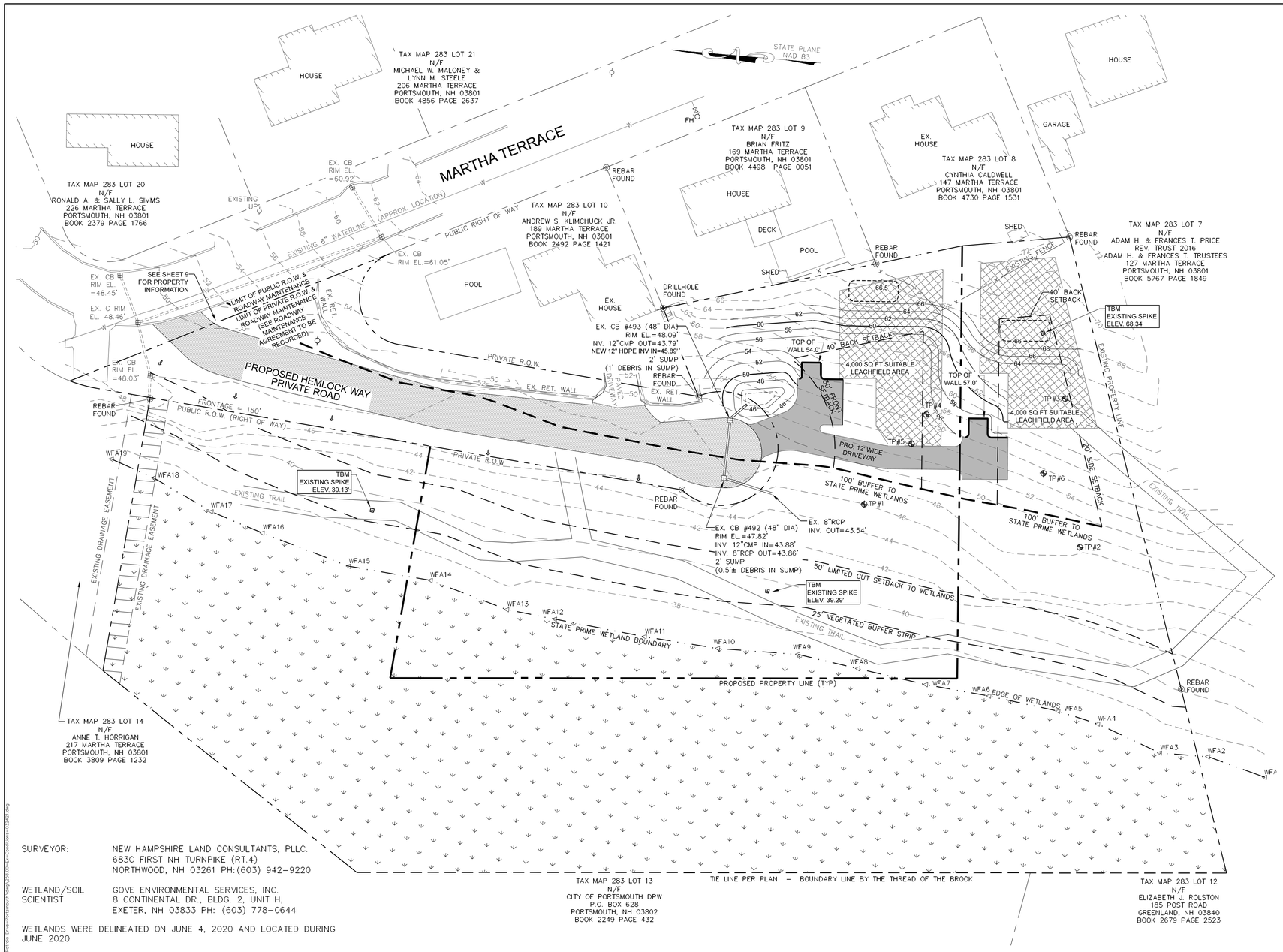
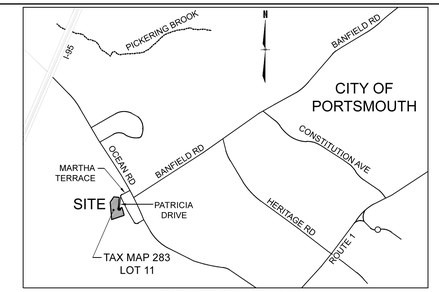
PUP

SHT. 7 of 10





LOCATION PLAN

SCALE: 1"=2,000'

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
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CHATFIELD – NHDES GROUP 4
HOLLIS – NHDES GROUP 4
CANTON – NHDES GROUP 2

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TEST PIT #1		TEST PIT #2		TEST PIT #3		TEST PIT #4		TEST PIT #5		TEST PIT #6	
DATE: 5-26-20		DATE: 5-26-20		DATE: 5-26-20		DATE: 5-26-20		DATE: 9-18-20		DATE: 9-18-20	
PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348		PERFORMED BY: SCOTT FRANKIEWICZ, PERMIT #1348	
0 – 6"	Topsoil	0 – 6"	Topsoil	0 – 6"	Topsoil	0 – 6"	Topsoil	0 – 6"	Topsoil	0 – 6"	Topsoil
6-24"	Loamy Sand Granular/Friable 7.5 YR 5/6 – Strong Brown	6-30"	Loamy Sand Granular/Friable 7.5 YR 5/6 – Strong Brown	6-30"	Loamy Sand Granular/Friable 7.5 YR 5/6 – Strong Brown	6-26"	Loamy Sand Granular/Friable 7.5 YR 5/6 – Strong Brown	6-36"	Gravelly Sand Granular/Friable 7.5 YR 5/6 – Strong Brown	6-34"	Gravelly Sand Granular/Friable 7.5 YR 5/6 – Strong Brown
24-60"	Loam Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown	30-56"	Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown	30-56"	Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown	26-70"	Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown	36-60"	Gravelly Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown	34-60"	Gravelly Sand Granular/Firm in place 2.5Y 5/6 – Light Olive Brown
ESHWT = 24"		ESHWT = 30"		ESHWT = 30"		ESHWT = 26"		ESHWT = 36"		ESHWT = 34"	
Roots to 24"		Roots to 30"		Roots to 30"		Roots to 26"		Roots to 36"		Roots to 34"	
No ledge observed		No ledge observed		No ledge observed		No ledge observed		No ledge observed		No ledge observed	
No water observed		No water observed		No water observed		No water observed		No water observed		No water observed	
Many stones throughout hole		Many stones throughout hole		Many stones throughout hole		Many stones throughout hole		Many stones throughout hole		Many stones throughout hole	

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SOFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
MIN. SIDE SETBACK	=20'
WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS

OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)

7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
8. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
9. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
14. SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
19. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
20. EASEMENT TO BE PROVIDED TO THE CITY OF PORTSMOUTH OVER THE ENTIRE PRIVATE R.O.W. AREA FOR THE PURPOSES OF ACCESSING WATER VALVES AND LEAK DETECTION OF WATER LINES. TO BE RECORDED AT ROCKINGHAM REGISTRY OF DEEDS.

PLAN REFERENCES:

1. R.C.R.D PLAN #195, RECORDED APRIL 10, 1964, TITLED: "PARCIAL PLAN OF OCEAN MANOR, PORTSMOUTH, NH", PREPARED FOR: HILTON HOMES, INC., GREENLAND NH, DATED, JANUARY, 1964, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=40', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD ON MARCH 20, 1964.
2. R.C.R.D. PLAN #D5967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANNER", PREPARED FOR: ANDREWS PROPERTIES, INC., PORTSMOUTH NH, DATED: MARCH 1976, REVISED MAY 1976, PREPARED BY: JOHN DURGIN CIVIL ENGINEERS, SCALE: 1"=50', PLAN APPROVED BY PORTSMOUTH PLANNING BOARD DURING 1976.
3. R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., ENGINEERS, SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
4. R.C.R.D. PLAN #D33328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 – LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

LEGEND

EXISTING RETAINING WALL
ABUTTERS PROPERTY LINES
SUBJECT PROPERTY LINES
PROPOSED PROPERTY LINES
EXISTING TIE LINE
EDGE OF PAVEMENT
PROPOSED BLDG SETBACK
EXISTING CONTOUR (MNR) -572-
EXISTING CONTOUR (MJR) -570
WETLANDS
DRILL HOLE FOUND
REBAR W/ CAP FOUND
STONE BOUND FOUND
EXISTING GATE VALVE & HYDRANT FH

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Scott R. Frankiewicz No. 1348 Department of Environmental Services

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
11	04/9/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB

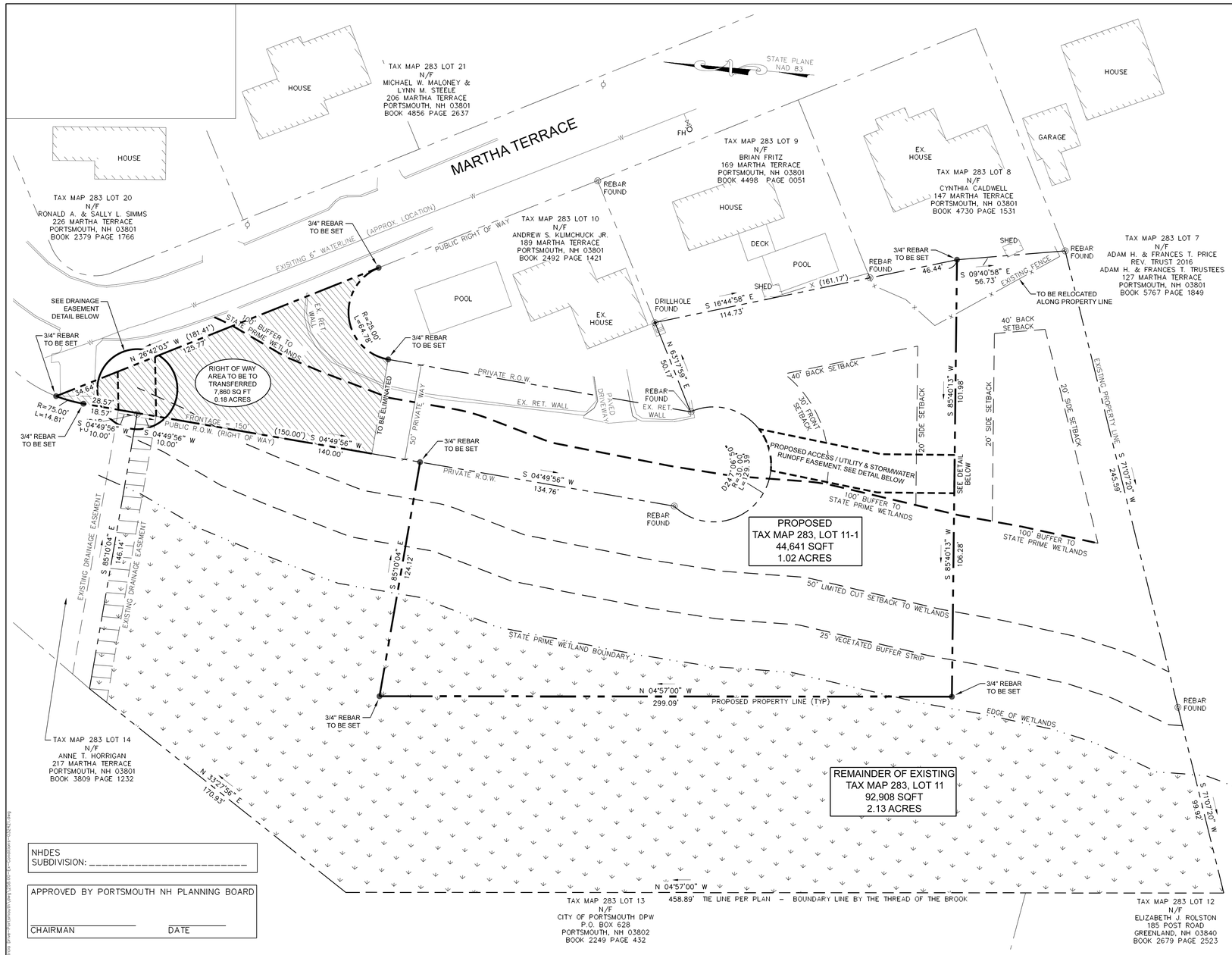
GRAPHIC SCALE
15 7.5 0 30
SCALE: 1"=30'

N.H. LAND Consultants
SURVEYING•LAND PLANNING•REAL ESTATE
A Veteran Owned Company
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PROPOSED CONDITIONS PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

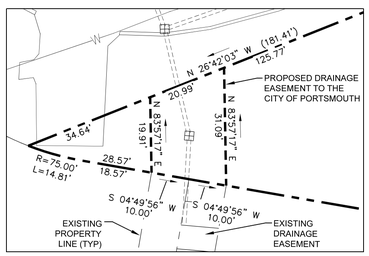
PCP
SHT. 8 of 10



NHDES SUBDIVISION: _____

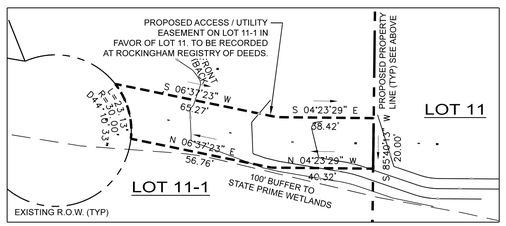
APPROVED BY PORTSMOUTH NH PLANNING BOARD

CHAIRMAN _____ DATE _____



PROPOSED DRAINAGE EASEMENT DETAIL

SCALE: 1"=20'



PROPOSED ACCESS / UTILITY & STORMWATER RUNOFF EASEMENT DETAIL

SCALE: 1"=30'

STATE OF NEW HAMPSHIRE — No. 945 — SCOTT R. FRANKIEWICZ — LICENSED LAND SURVEYOR

SIGNATURE

MOUMENTS AND BOUNDS SHOWN ON PLAN HAVE OR WILL BE SET UNDER HIS/HER SUPERVISION PRIOR TO CONVEYANCE OF ANY PROPOSED LOTS.

THE SUBDIVISION REGULATIONS OF THE CITY OF PORTSMOUTH ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTIGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERTO.

I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS _____ DATE: _____

LEGEND

- EXISTING RETAINING WALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- PROPOSED PROPERTY LINES
- EXISTING TIE LINE
- EDGE OF PAVEMENT
- PROPOSED BLDG SETBACK
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- 3/4" REBAR TO BE SET
- EXISTING GATE VALVE & HYDRANT

ABUTTERS LIST:

N/F
MAP 283 LOT 7
ADAM H. & FRANCES T. PRICE,
ADAM H. & FRANCES T.-TRUSTEES
127 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 5767 PAGE 1849

N/F
MAP 283 LOT 8
CYNTHIA CALDWELL
147 MARTHA TERRACE,
PORTSMOUTH, NH 03801
BOOK 4730 PAGE 1531

N/F
MAP 283 LOT 9
BRIAN A FRITZ
169 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4491 PAGE 0051

N/F
MAP 283 LOT 10
ANDREW S KLIMCHUCK JR.
189 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2492 PAGE 1421

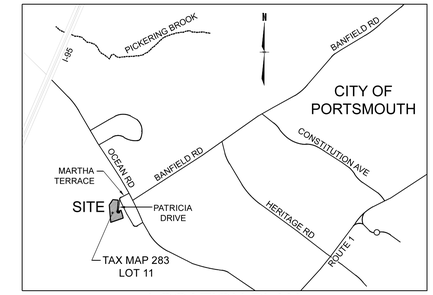
N/F
MAP 283 LOT 21
MICHAEL W MALONEY &
LYNN M STEELE
206 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 4856 PAGE 2637

N/F
MAP 283 LOT 20
RONALD A. & SALLY L. SIMMS
226 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 2379 PAGE 1766

N/F
MAP 283 LOT 14
ANNE T. HORRIGAN
217 MARTHA TERRACE
PORTSMOUTH, NH 03801
BOOK 3809 PAGE 1232

N/F
MAP 283 LOT 13
CITY OF PORTSMOUTH, DPW
P.O. BOX 628
PORTSMOUTH, NH 03802
BOOK 2249 PAGE 0432

N/F
MAP 283 LOT 12
ELIZABETH J ROLSTON
185 POST ROAD
GREENLAND, NH 03840
BOOK 2769 PAGE 2523



LOCATION PLAN

SCALE: 1"=2,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
3. THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
4. THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE (SRA) DISTRICT:

MIN. ROAD FRONTAGE	=150'
MIN. LOT DEPTH	=200'
MIN. LOT SIZE	=43,560 SF (1 ACRE)
MIN. ROAD SETBACK	=30'
MIN. REAR SETBACK	=40'
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WETLAND/WATERBODY SETBACK	=100'
WETLAND/LIMITED CUT	=50'
WETLAND/VEGETATED BUFFER STRIP	=25'
MAXIMUM STRUCTURE HEIGHT	=35'
SEPTIC SETBACK	=75' HYDRIC SOILS
OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)	

7. THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
8. THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
9. THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY granitview.unh.edu.
14. SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF PORTSMOUTH SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.
19. ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NGS OPUS ON JUNE 18, 2020 FROM DATA COLLECTED BY THIS OFFICE ON JUNE 18, 2020. THE OPUS SOLUTION IS BASED ON THE NAD 83 (2011) REF. FRAME AND THE NAVD 88.
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PLAN REFERENCES:

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3. R.C.R.D. PLAN #C8102, RECORDED SEPTEMBER 18, 1978, TITLED: "LOT LINE REVISION, LAND OF LEVESQUE AND GERACI, PORTSMOUTH NH", PREPARED BY: JOHN W. DURGIN ASSOCIATES INC., SURVEYORS & DESIGNERS OF PORTSMOUTH AND ROCHESTER, DATED SEPTEMBER 1978, SCALE: 1"=50', APPROVED BY PORTSMOUTH PLANNING BOARD ON SEPTEMBER 18, 1978.
4. R.C.R.D. PLAN #D33328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 – LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES PRICE AND ADAM H. PRICE & FRITZ FAMILY REV. LIVING TRUST, 127 MARTHA TERRACE & PATRICIA DRIVE, PORTSMOUTH NH, PREPARED BY: AMBIT ENGINEERING, INC., CIVIL ENGINEERS & LAND SURVEYORS, PORTSMOUTH NH., SCALE: 1"=50', DATED MARCH 2005, APPROVED BY PORTSMOUTH PLANNING BOARD ON OCTOBER 24, 2005.

REQUIRED NOTES:

1. THE DUMPING OF ANY KIND IS PROHIBITED IN THE WETLAND BUFFER.
2. SALTING OF ROAD IS PROHIBITED DUE TO CLOSE PROXIMITY TO A PRIME WETLAND.

REVISIONS

NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
11	04/9/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB

GRAPHIC SCALE

15 7.5 0 30

SCALE: 1"=30'

N.H. LAND Consultants
SURVEYING• LAND PLANNING• REAL ESTATE
A VETERAN OWNED COMPANY
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PROPOSED SUBDIVISION PLAN
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST,
EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.

JOB NO: 258.00

DATE: SEPTEMBER 23, 2020

PSP

SHT. 9 of 10

CONSTRUCTION SEQUENCE:

1. CUT AND CLEAR TREES, REMOVE EXISTING PAVEMENT WITHIN LIMIT OF WORK (PROPOSED TREELINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
2. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASIN, DIVERSION BERM, GRASS SWALE) PRIOR TO ANY EARTH MOVING OPERATION.
3. ALL AREAS SHALL BE PROTECTED FROM EROSION. SIDE SLOPES AND DETENTION POND SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
4. POND SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
5. ALL STORM DRAINAGE SYSTEMS SUCH AS DETENTION/RETENTION BASINS, LEVEL SPREADERS SHALL BE PROTECTED FROM EROSION. ALL STORM DRAINAGE SYSTEMS SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM.
6. CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSIVE AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
7. ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
8. ALL MATERIAL SUITABLE FOR FILL OR SELECT MATERIAL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO CONTAIN SOIL EROSION.
9. REMOVE ALL IMPROPER ROADWAY MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCEPTABLE TO THE STATE/TOWN SPECIFICATIONS. ALL SUITABLE FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY WEIGHT AS DETERMINED BY MODIFIED PROCTOR TESTING (ASTM D-1556) REQUIREMENTS.
10. CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
11. ROUGH GRADE SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
12. SITE SHALL BE STABILIZED WITHIN 72 HOURS OF FINISHED GRADE.
13. COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
14. APPLY TOPSOIL TO SITE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED SHALL BE NATIVE ORGANIC MATERIAL SCREENED AS TO BE FREE FROM ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED, AND MULCHED. CONSERVATION SEED MIX SHALL BE USED ALONG "PROPOSED PRIVATE DRIVE" AND WILDFLOWER MIX TO BE USED IN DETENTION BASIN AND OTHER OPEN AREAS. THE CONTRACTOR SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
15. MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
16. AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
17. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

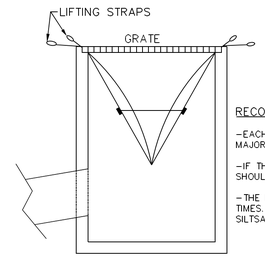
    DEFINITION OF THE WORD STABLE: AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

    A: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.

    B: A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.

    C: A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.

    D: OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERTY INSTALLED.
18. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.



RECOMMENDED MAINTENANCE SCHEDULE

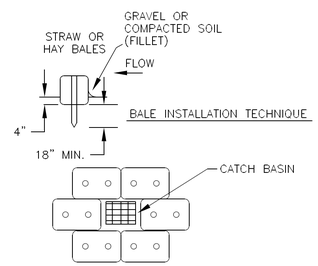
-EACH SITLSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

SILTSACK DETAIL

NOT TO SCALE

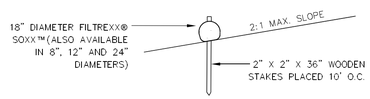


BALE INSTALLATION TECHNIQUE

EROSION PROTECTION TYPE "E"

NORMAL USE AROUND CATCH BASINS

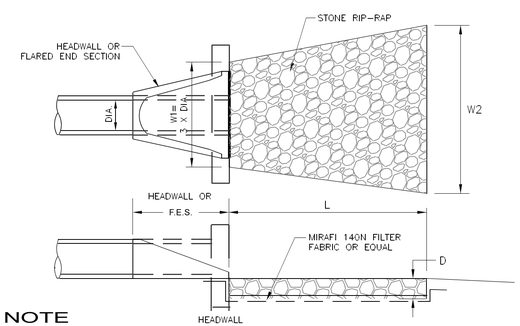
NOT TO SCALE



FILTER SOCK DETAIL

FILTREXX ® OR APPROVED EQUAL

NOT TO SCALE



NOTE

THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP-RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.

THE ROCK USED FOR RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION.

GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 11 INCHES.

STONE FOR THE RIP-RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

RIP-RAP OUTLET PROTECTION APRON

NOT TO SCALE

NOTES:

1. THE INLET/OUTLET APRON SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION (d50=2").
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP-RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES (ALL SIDES).
4. RIP-RAP MAY BE PLACED BY EQUIPMENT (AS TO PREVENT SEGREGATION OF THE STONE SIZES) AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION.

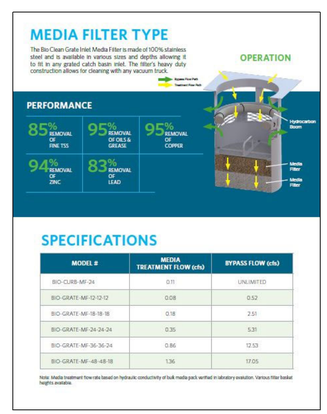
MAINTENANCE:

1. THE OUTLET PROTECTION SHALL BE CHECKED AT LEAST BI-ANNUALLY AND AFTER EVERY SIGNIFICANT RAIN EVENT. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
2. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING.
3. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE THE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES.
4. ALL REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

FOR STRAW OR HAY BALE BARRIERS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN HAY BALES ARE USED, THE BALES SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE SOIL. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18 INCHES INTO THE SOIL.
4. HAY OR STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.



MEDIA FILTER TYPE

Bio Clean A Veteran Company OR APPROVED EQUAL

NOT TO SCALE

MAINTENANCE

THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF RILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND RE?VEGETATED. THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA. FERTILIZATION SHOULD BE DONE AS NECESSARY TO KEEP THE VEGETATION HEALTHY AND DENSE.

CONSTRUCTION SPECIFICATIONS

1) CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO GRADE TO INSURE UNIFORM SPREADING RUNOFF.

2) LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.

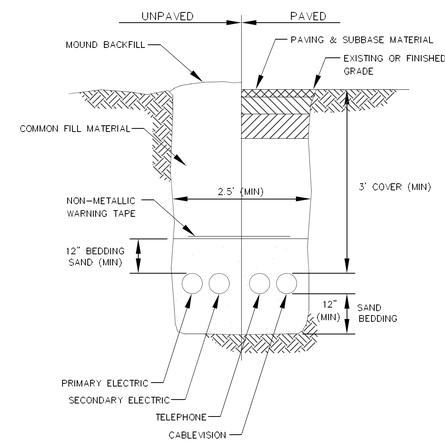
3) AN EROSION STOP SHALL BE PLACED VERTICALLY A MINIMUM OF SIX INCHES DEEP IN A SILT TRENCH ONE FOOT BACK OF THE LEVEL LIP AND PARALLEL TO THE LIP. THE EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP.

4) THE ENTIRE LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.

5) THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.

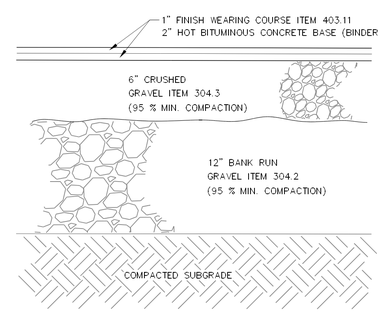
6) THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.

7) PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.



UTILITY TRENCH DETAIL

NOT TO SCALE



PAVEMENT SECTION

NOT TO SCALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
9	02/12/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
10	03/26/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB
11	04/9/2021	REVISED PER CITY OF PORTSMOUTH COMMENTS	TDB

SCALE AS SHOWN

N.H. LAND Consultants
SURVEYING•LAND PLANNING•REAL ESTATE
A Veteran Owned Company
683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

DETAIL SHEET
TAX MAP 283 LOT 11
DUBE PLUS CONSTRUCTION
HEMLOCK WAY, PORTSMOUTH NH 03801
OWNED BY
FRITZ FAMILY REVOC LIV TRUST, EDGAR H FRITZ, TRUSTEE
P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261
BOOK 3338 PAGE 0173

ROCKINGHAM CO.
JOB NO: 258.00
DATE: SEPTEMBER 23, 2020

DET
SHT. 10 of 10

Drawing name: P:\New Hampshire Land Consultants projects\258.00 Tom Dube (Dirt Pro)-Patrcia Drive-Portsmouth\dwg\258.00-Ex-Conditions-032421.dwg

GPC

TO: Juliet Walker, Planning Director
City of Portsmouth, NH
1 Junkins Avenue
Portsmouth, NH 03801

DATE: 5/26/2021

RE: Map 283, Lot 11
AMENDED - Wetland Conditional Use Permit

Juliet,

The following is a supplemental to accompany the amended project plans that demonstrates compliance with the conditional use criteria for the proposed wetland buffer impacts. We are requesting to modify the approved plans to eliminate all permanent buffer impacts upon consultation with NHDES. We believe that the proposed plan revisions will result in equal or better buffer and wetland protection with less overall impacts.

Project Overview:

The property's sole access is via the existing roadway off Martha Terrace. This roadway is paved with 20-24 feet of pavement width terminating in a cul-de-sac. The majority of the pavement has eroded away or otherwise covered with grass from years of being unmaintained. There is no other alternative access to this buildable area of the lot without utilizing the roadway. The plans call for the removal of the existing failing asphalt surface and its non-functioning catch basins and the replacement of an 18-foot paved private roadway and the replacement of the existing catch basins that will be fitted with a Bio Clean media filter to treat the stormwater. The existing mature trees and vegetation along the roadway will remain. The proposed temporary impacts to the buffer are 5,718 sf. No permanent impacts are proposed within the buffer.

GARREPY PLANNING CONSULTANTS, LLC
real estate planning & development
phone: 603.944.7530 email: garrepy.pc@gmail.com

10.1017.40 Conditional Use Approval - 10.1017.50 Criteria for Approval

Any proposed development, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

(1) The land is reasonably suited to the use, activity or alteration.

The property is presently zoned for single-family residential development and consists of 3.16 acres in the SRA District. The property has over 400 feet of frontage on an existing roadway that has not been maintained for many years other than being plowed by the abutting landowners for access. The property has suitable upland soils outside of the 100-foot wetland buffer for residential development.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

There is no other alternative access to the buildable area of the lot without utilizing and improving the existing right-of-way.

(3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

Given that there will be no permanent impacts to the buffer and that new stormwater treatment will be introduced, the proposal will be a net positive impact on the wetlands. Therefore, no adverse impact on the wetland functional values, the wetland buffer or surrounding properties will result from the proposed project.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The existing mature trees and vegetation along the roadway will remain. The project will have no alteration of the natural vegetative state or managed woodland withing the jurisdictional buffer.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

There is no other alternative access to the buildable area of the lot without utilizing and improving the existing right-of-way.

(6) Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

There is no work proposed within the vegetated buffer strip. The vegetated buffer strip shall remain uncut and undisturbed.

March 19, 2021

Juliet Walker, Director
Portsmouth Planning Department
1 Junkins Ave., 3rd Floor
Portsmouth, New Hampshire 03801

Re: Tax Map: 52, Lot Number: 38 and Tax Map: 52, Lot Number: 39
Restoration of Involuntarily Merged Lots Pursuant to N.H. RSA 674:39-aa
344 Aldrich Road, Portsmouth, New Hampshire

Dear Ms. Walker and members of the Planning Department:

This letter is being sent to advise you that I represent David and Julia Higgins (the "Higgins") relative to their ownership of what was known as Portsmouth Tax Map 52, Lot Number 38 and Tax Map 52, Lot Number 39, collectively now known as 344 Aldrich Road, Portsmouth, New Hampshire (the "Property"). On behalf of the Higgins', I am submitting this letter to request the City of Portsmouth (the "City") unmerge these two lots which are currently being treated as a single lot by the City.

On August 21, 2014, the Higgins acquired title to the Property by Warranty Deed (the "Deed") from Eric S. and Joan S. Landis, a copy of which is attached and labeled Attachment #1. In the Deed, the Property is described as: "A certain lot or parcel of land…being Lots Numbered 38, 39 and a portion of Lot 46 as shown on …Plan #233 and said Lots Numbered 38 and 46 as changed and shown on … Plan #782. Plan #233 (Attachment #2) shows Lots 38, 39 and 46. Plan #782 corrects the boundary of Lot 38 by extending it into Lot 46, which was not shown on Plan #233. Lot Number 39 stays the same on both plans.

We have reviewed the tax cards for the Property back to 1971. As can be seen from the cards enclosed, the City recognized and acknowledged that the Property was two distinct parcels, with two distinct tax cards, designated as Plan 52, Lot 38 (Attachment #4) and Plan 52, Lot 39 (Attachment #5).

It appears that it was in 1978 that the City involuntarily merged the lots. On the 1978 tax card (Attachment #6), you will see that there is a handwritten note in the top left corner which says, "Lot 39 added for '78 per deed 2271/84". In the top right-hand corner, is printed "Plan Lot 052 Lot 038", but underneath that a handwritten note that says, "Plan 066 Lot 050". From these

notations, it appears that the City believed the two lots had been merged based on the deed recorded at Book 2271, Page 84 (Attachment #7). However, we have researched the deeds back to 1936

and the description of the Property in every deed, including Attachment #7, and the most recent Higgins' deed all have the exact same description. There was therefore never any intent on the part of the any past owners, or the current owner of the Property to merge the lots.

RSA 674:39-aa II (a) requires that: a request to unmerge lots be made prior to December 31, 2021; and (b) further requires that no prior owner voluntarily merge the lots. With regard to the first requirement, this request is timely, as it is prior to December 31, 2021. The second requirement is also satisfied. A voluntary merger is defined as "any overt action or conduct that indicates an owner regarded said lots as merged such as, but not limited to, abandoning a lot line." As is clear in the enclosed deeds dating back to 1936, the Property is described as Lots No 3839 and a portion of Lot 46 and there is no evidence in the chain of title that the parcels were voluntary merged by any previous owner.

Furthermore, the New Hampshire courts have held that the conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger Roberts v. Town of Windham, 165 N.H. 186, 192 (2013). Instead, the courts will consider the use of the property in its entirety, including evidence of physical development on the land *Id.* When applying this standard, the courts have found a voluntary merger in the follow situations: where the landowner built a duplex across lot lines; where deeds in the chain of title uniformly described the property as a single parcel; and where the lots shared a driveway, a garage was constructed on one lot within two inches of and facing the other lot and where lots had common ancillary buildings, including a bunkhouse, which were typical of a waterfront estate. See Robillard v. Town of Hudson, 120 N.H. 477, 416 (1980); Town of Newbury v. Landrigan, 165 N.H. 236, 241 (2013); and Roberts v. Town of Windham, 165 N.H. 186 (2013).

In this case, the Higgins house sits alone on Lot 38, and neither the Higgins' nor any prior owner built anything on the Lot 39 or used Lot 39 in any way that would make it appear that the owner thought these two lots were in fact one. There are no structures on Lot 39, and the Property has been maintained as two distinct lots. Furthermore, the deeds in the chain of title uniformly describe the Property as two parcels, namely, Lots Numbered 38, 39 and part of 46.

RSA 674:39-aa provides an owner with the ability to unmerge lots that were previously merged by municipal action. The Property satisfies the statutory requirements of RSA 674:39-aa II which governs the process for unmerging lots. RSA-674-aa II states in pertinent part, that "Lots or parcels that were involuntarily merged prior to September 18, 2010 by a ... town... or any other municipality, shall at the request of the owner, be restored to their premerger status and all zoning and tax maps shall be updated to identify premerger boundaries of said lots or parcels as recorded at the appropriate registry of deeds."

Based on the above and the enclosed, the Property satisfies the requirements of the statute, and accordingly, the Higgins' respectfully request that the Planning Board unmerge the parcels and recognize Tax Map: 52, Lot Number: 38 and Tax Map: 52, Lot Number: 39 as separate tax lots.

If additional information is needed, please do not hesitate to contact me. Thank you for your consideration of this request.

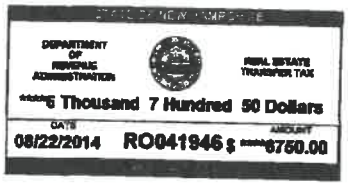
Sincerely,

Thomas M. Keane

Enclosures
cc:

Attachment #1

BK 5555 PG 0838



031753

2014 AUG 22 PM 2:07

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Eric S. Landis and Joan S. Landis,** husband and wife, of 344 Aldrich Road, Portsmouth, New Hampshire, for consideration paid, grants to **David Higgins and Julia Higgins**, a married couple, of 76 Sunset Road, Portsmouth, New Hampshire, as joint tenants with rights of survivorship, with Warranty Covenants the following described premises:

A certain lot or parcel of land, together with the buildings thereon, situated at Portsmouth, in the County of Rockingham and State of New Hampshire and adjoining the southwesterly side of Aldrich Road, so-called, and being Lots Numbered 38, 39 and a portion of Lot 46 as shown on Plan of Westfield Park drawn by John W. Durgin, C.E. and recorded in Rockingham Registry of Deeds on August 2, 1917 as Plan # 233, and said Lots Numbered 38 and 46 as changed and shown on a plan entitled "Part of Westfield Park, Portsmouth, N.H. showing proposed changes in Lots No. 38 and 46" dated August 1933, made by John W. Durgin, C.E. and duly recorded in said Rockingham Registry of Deeds as Plan #782, and being more particularly bounded and described as follows:

Beginning at the Northerly corner of said parcel of Aldrich Road at Lot No. 40 on said Plan and running thence in a Southeasterly direction by said Aldrich Road, one hundred fifteen (115) feet to land now or formerly of John W. Shannon; thence turning at right angles and running in a Southwesterly direction by said land of said Shannon, one hundred (100) feet and continuing in the same direction by land now or formerly of one Guptill, fourteen (14) feet to land now or formerly of one Walter A. Gove; thence turning at right angles and running in a Northwesterly direction by land of said Gove, thirty (30) feet to Lot No. 45 on said Plan; thence turning at right angles and running in a Northeasterly direction by said Lot No. 45, fourteen (14) feet to said Lot No. 38; thence turning at right angles and running in a Northwesterly direction by said Lot No. 45 and by Lot No. 44 on said Plan, both now or formerly owned by one Walter A. Gove, eight-five (85) feet to Lot No. 41 on said Plan; thence turning at right angles and running in a Northeasterly direction by said Lot No. 41 on said Plan and by Lot No. 40 on said Plan, one hundred (100) feet to the point of beginning.

Meaning and intending to convey the same premises as conveyed to the within Grantor by Fiduciary Deed of Mable Smith as Successor Trustee of the Robert C. Smith Trust, recorded on March 3, 2014 at Book 5515, Page 2228.

IN WITNESS WHEREOF, I have executed this deed on this 21 day of August, 2014.

Witness

Eric S. Landis

Witness

Joan S. Landis

State of New Hampshire
County of Rockingham

This instrument was acknowledged before me on this 21 day of August, 2014 by **Eric S. Landis.**

Notary Public/~~Justice of the Peace~~
My commission expires: 2/16/16

DENISE S. KILMER
Notary Public - New Hampshire
My Commission Expires February 16, 2016

DENISE S. KILMER NOTARY PUBLIC NEW HAMPSHIRE

State of New Hampshire
County of ~~Rockingham~~ Rockingham
~~Hillsborough~~

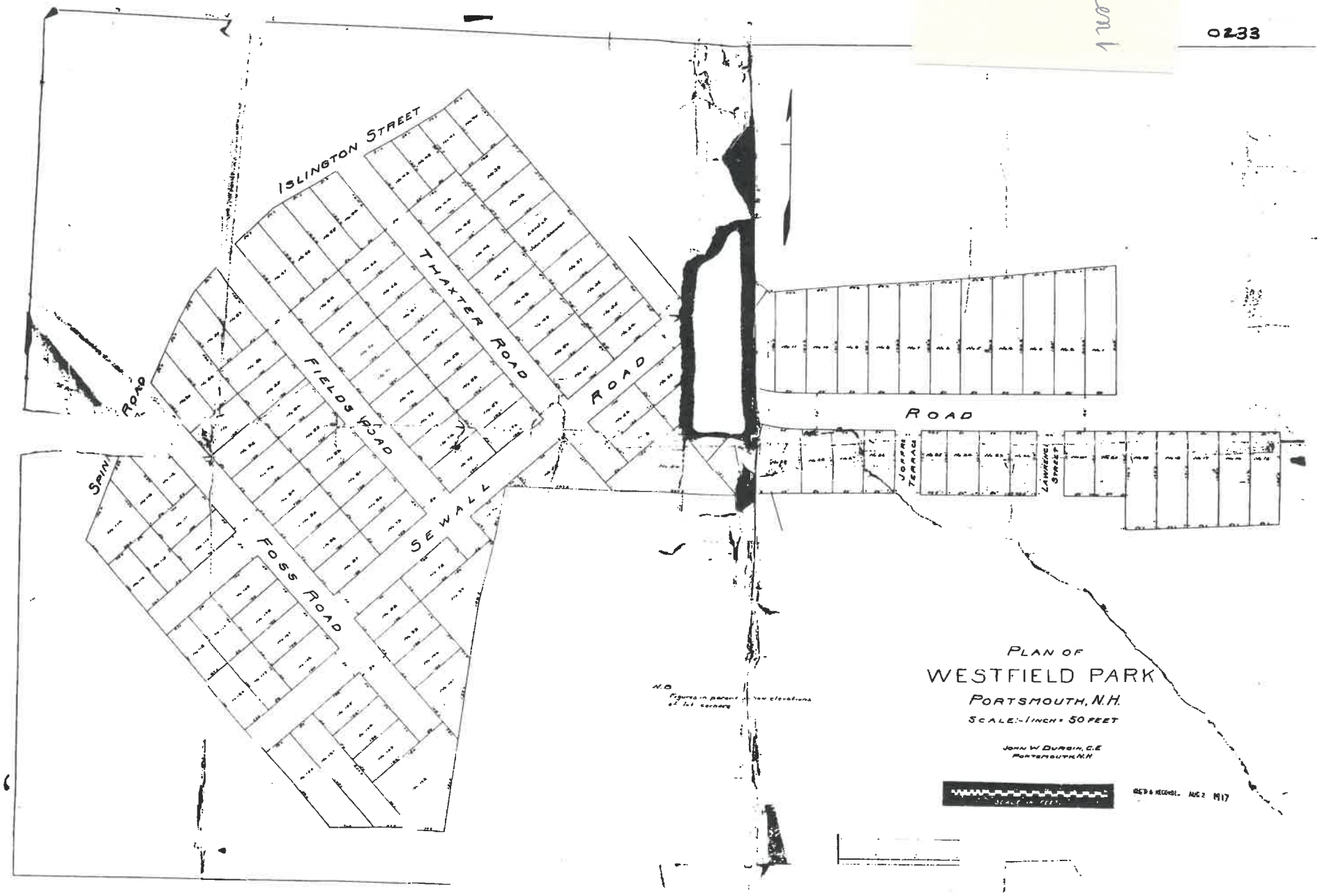
This instrument was acknowledged before me on this 22 day of August, 2014 by **Joan S. Landis.**

~~Notary Public~~/Justice of the Peace
My commission expires: _____

Thomas M. Keane
Justice of the Peace-New Hampshire
Commission Exp. 12-05-17

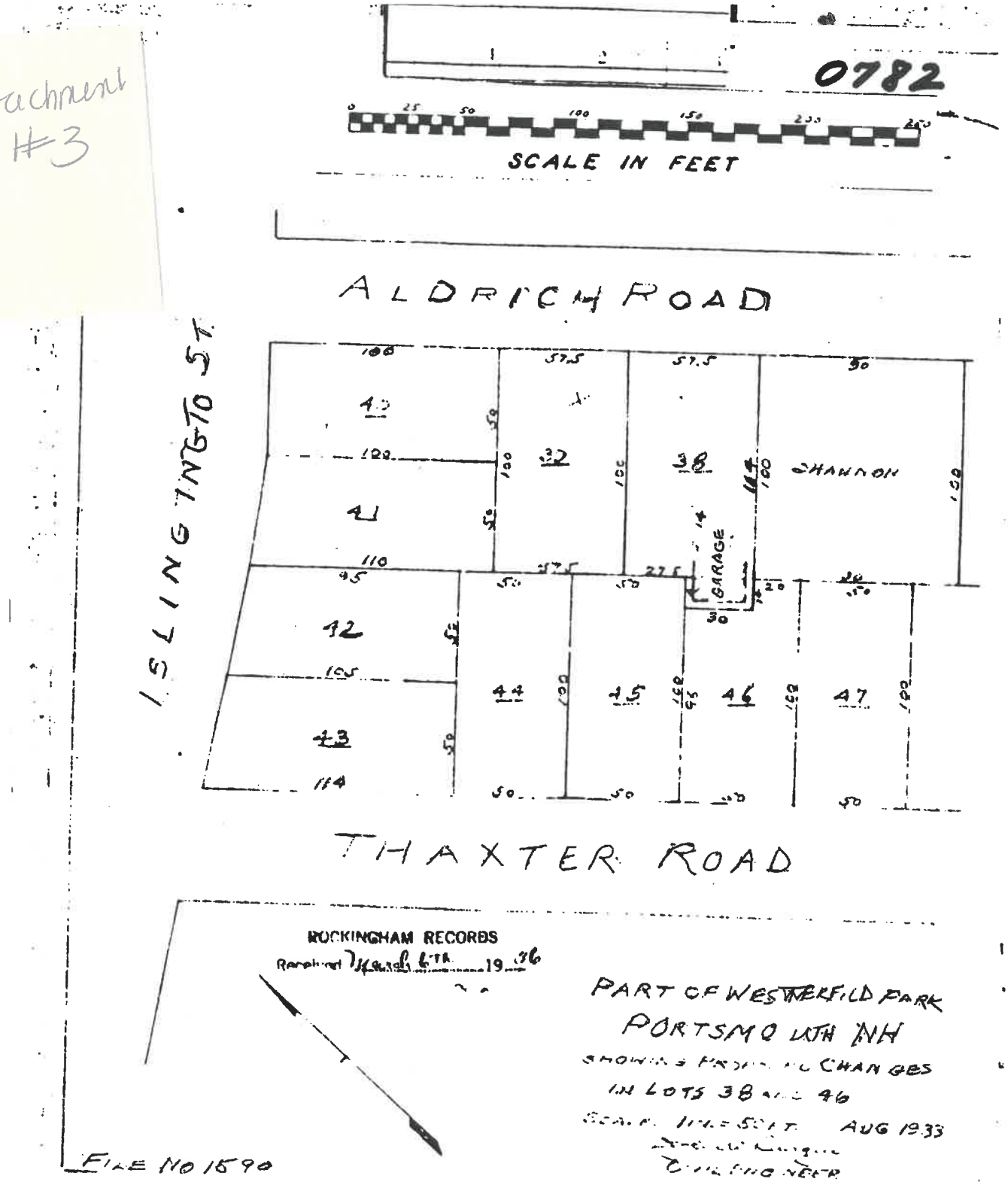
Attachment #2

0233



Attachment #3

0782



PROPERTY ASSESSMENT RECORD. — CITY OF PORTSMOUTH, N. H.

PLAN 52 LOT 38

ADDRESS 3 1/2 Clarke Road
2 Clarke Rd.

DESCRIPTION R-1 (BLDG) 2 L

6170 SQ.FT.

RECORD OF OWNERSHIP		DATE OF TRANSFER	SALE PRICE IF KNOWN
Attachment #4			
Justin M. & Olive L. Clark	1482/212	10/3/58	
Margaret W. Clark			
Arthur M. & Margaret W. Clark	917/57	Feb 21 '36	5,505

ASSESSMENT RECORD		
1951	LAND	
	BLDGS.	
	TOTAL	5800
1953	LAND	
	BLDGS.	
	TOTAL	5500
1957	LAND	
	BLDGS.	
	TOTAL	5900
1963	LAND	
	BLDGS.	
	TOTAL	4500 *
1966	LAND	1000
	BLDGS.	4500
	TOTAL	5500
1970	LAND	2000
	BLDGS.	9000
	TOTAL	11,000
1971	LAND	2500
	BLDGS.	9000
	TOTAL	11,500
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

MARGARET W. CLARK
JUSTIN M. CLARK
OLIVE CLARK

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
Alice M. Sayer, Warren Hoyt	7-1936	5500
Alice R. [illegible]	1934	5,500
Herbert [illegible]	1932	3000
[illegible]	1930	

6170 SQ.FT.

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	✓
LOW		GAS	
ROLLING		ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	✓
STREET		**TREND OF DISTRICT**	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
					500
TOTAL VALUE LAND					~~500~~
TOTAL VALUE BUILDINGS					~~5000~~
TOTAL VALUE LAND & BUILDINGS					~~5500~~

Value Decreased by New Lino-Mart

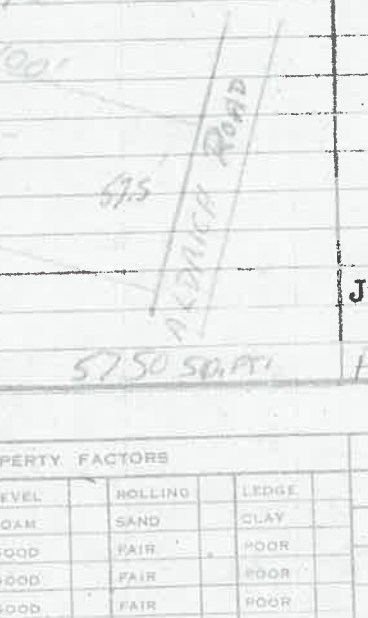
RANDALL PRESS, PORTSMOUTH, N. H.

PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

PLAN 52 LOT 39

ADDRESS Andrew Road

DESCRIPTION



5750 SQ.FT.

RECORD OF OWNERSHIP		DATE OF TRANSFER	SALE PRICE IF KNOWN
Lot Only			
Justin M. & Olive L. Clark	1482/212	10/3/58	
MARGARET M. CLARK			
Arthur M. & Margaret Clark	917/57	2/21/36	

Attachment #5

ASSESSMENT RECORD		
1951	LAND	400
	BLDGS.	—
	TOTAL	400
1961	LAND	800
	BLDGS	—
	TOTAL	800
1971	LAND	2000
	BLDGS	—
	TOTAL	2000
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
Alice M. Cooper		
Elizabeth R. Price	1934	400
Herbert Jenkins	1921	400
Sub. Ely Assn.	1888	

URBAN PROPERTY

5750 SQ.FT.

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND & BUILDINGS					

DANIELL PRESS PORTSMOUTH, N.H.

SMITH ROBERT C & DOROTHY A
344 ALDRICH ROAD
PORTSMOUTH NH 03801

PROPERTY LOCATION	SIDE	LOCATION CODE	PLAN LOT
344 ALDRICH ROAD	S	/ / / /	052 038 / 050

CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
	RESD	31001	1803052003800	1 OF 1

Lot 39 added for '78 per deed 2271/84

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 CLARK/MARGARET	100358	1482	212		
2 Clark Justin M & Olive L	11/24/76	2271	81	28,600	
3 Maher John R & Phyllis W	11/24/76	2271	84	29,500	
4					
5					
6					
7					

LAND FACTORS

TOPOGRAPHY-1 LEVEL
IMPROVEMTS-1 C WATER
-2 SEWER
-3 ELEC
-4 GAS
STREET/RD-2 S IMP

LOCATION FAIR +
DRAINAGE FAIR
ZONING 02
NEIGHBORHOOD STATIC
SOIL-1 SANDY
-2 LOAM

LAND IMPROVEMENTS

VALUE	EQ	ASSESSMENT

SUMMARY

19 72	LAND	~~3700~~
	BLDGS	~~17700~~
	TOTAL	~~21400~~
19 78	LAND	5100
	BLDGS	17700
	TOTAL	22800
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	

ACREAGE COMPUTATION

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT
1 H-LOT ~~37 A~~ 51	~~.130~~ .26	10000	~~3700~~ 5100		~~3700~~ 5100	100	~~3700~~ 5100
2							
3							
4							
5							
6	.26						
	~~.130~~	ACREAGE TOTAL			~~3700~~	100	~~3700~~

Attachment #U

LOT COMPUTATION

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
								LOT TOTAL				
								LAND TOTAL		~~3700~~	100	~~3700~~

© UNITED APPRAISAL CO

Attachment #7

'76 NOV 24 PM 12:41
REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, That John R. Maher and Phyllis W. Maher of Little Harbor Road, Portsmouth, County of Rockingham and State of New Hampshire

2271-0084

for consideration paid, grant to Robert C. Smith and Dorothy A. Smith of 101 Aldrich Road, Portsmouth, County of Rockingham and State of New Hampshire

with ~~warranty covenants~~ as joint tenants with rights of survivorship:

A certain lot or parcel of land, together with the buildings thereon, situated at Portsmouth, in the County of Rockingham and State of New Hampshire and adjoining the southwesterly side of Aldrich Road, so-called, and being Lots Numbered 38, 39, and a portion of Lot 46 as shown on Plan of Westfield Park drawn by John W. Durgin, C. E. and recorded in Rockingham Registry of Deeds on August 2, 1917, and said Lots Numbered 38 and 46 as changed and shown on a plan entitled "Part of Westfield Park, Portsmouth, N. H. showing proposed changes in Lots No. 38 and 46" dated August 1933, made by John W. Durgin, C. E. and duly recorded in said Rockingham Registry of Deeds, and being more particularly bounded and described as follows:

Beginning at the Northerly corner of said parcel on Aldrich Road at Lot No. 40 on said Plan and running thence in a Southeasterly direction by said Aldrich Road, one hundred fifteen (115) feet to land now or formerly of John W. Shannon; thence turning at right angles and running in a Southwesterly direction by said land of said Shannon, one hundred (100) feet and continuing in the same direction by land now or formerly of one Guptill, fourteen (14) feet to land now or formerly of one Walter A. Gove; thence turning at right angles and running in a Northwesterly direction by land of said Gove, thirty (30) feet to Lot No. 45 on said Plan; thence turning at right angles and running in a Northeasterly direction by said Lot No. 45, fourteen (14) feet to said Lot No. 38; thence turning at right angles and running in a Northwesterly direction by said Lot No. 45 and by Lot No. 44 on said Plan, both now or formerly owned by one Walter A. Gove, eighty-~~five (85)~~ feet to Lot No. 41 on said Plan; thence turning at right angles and running in a Northeasterly direction by said Lot No. 41 on said Plan and by Lot No. 40 on said Plan, one hundred (100) feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to John R. and Phyllis W. Maher by deed of Paul L. Clark and Shirley G. Gailey on November 24, 1976 and recorded in the Rockingham County Registry of Deeds on November 24, 1976.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
NOV 24 '76
PR. 10665
$44.25

John R. Maher & Phyllis W. Maher, husband and wife ~~xx~~ said grantor, release to said grantees all rights of homestead and other interests therein.

Witness, Our hands and seals this 24th day of November, 1976.

Witness
Thomas G. Ferguson
(To both)

John R. Maher
Phyllis W. Maher

Thomas G. Ferguson

State of New Hampshire

Rockingham ss.: November 24 A. D. 1976

Personally appeared John R. Maher & Phyllis W. Maher known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, Thomas G. Ferguson
Justice of the Peace – ~~Notary Public~~

CITY OF PORTSMOUTH
Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board

Cc: Karen S. Conard, City Manager

From: Rosann Lentz, City Assessor *Rosann Lentz*

Date: May 14, 2021

RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 344 Aldrich Road- RIML-21-4

At its meeting on May 3, 2021, the City Council considered a request from Thomas M. Keane, Esq, on behalf of the property owners David and Julia Higgins, requesting the restoration of involuntarily merged lots at 344 Aldrich Road to their pre-merger status pursuant to NH RSA 674:39-aa. These lots are represented as historical lot numbers 38 and 39 on Tax Map 52. The Council voted to refer to the Planning Board and Assessor for report back.

Description
Current assessment records identify the parcel as having .27 acres with a 3 bedroom 1 bath single family dwelling built around 1920 located on the parcel. Older assessment records dating back to the 50's identified the parcels as Tax Map 52 Lots 38 and 39; these remained separately assessed until 1978. A physical inspection and photo of the two lots is attached.

History
Deeds: According to the deeds researched back to 1921; Book 757 Page 67, transferred a parcel of land known as lots 38, 39 and 45 were transferred in one deed with a single metes and bound description.

Property Assessment Records:
In 1978 the Assessor merged lots 38 and 39; to date these two lots have been assessed as one individual lot.

Map Geo 2020 Ariel
When viewing the Ariel on the City Website through Map Geo, it is unclear whether the dwelling is situated on the property line of lot 38 or straddles lots 38 and 39 (See Attached).

Court Decisions
Upon review of various New Hampshire court decisions concerning the denial of restorations of lots, the courts have held that the conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger Roberts v. Town of Windham, 165 N.H. 186,192 (2013).

Additionally, court decisions also looked at the use of the property in its entirety by reviewing a lots physical characteristics and the overt actions that occurred over time to the placement of buildings, driveways,

outbuildings etc. These decisions, citing totality of changes, can reasonably support that lots by predecessors or current owners were voluntarily merged when facts show the primary and accessory buildings, access, etc. work as a unit. Robillard v. Town of Hudson, 120 N.H. 477,416 (1980); Town of Newbury v. Landrigan, 165 N.H.236,241 (201); and Roberts v. Town of Windham, 165 N.H. 186 (2013).

Summary

Upon review of the Map Geo 2020 Ariel, and reviewing Lot 39 it is unclear whether the dwelling on lot 38 straddles the boundary line of lots 38 and 39. This office recommends a further review of the boundary line between the two lots as it is reasonable to conclude when the dwelling was built in the 1920s the dwelling was built on or straddling the two lots causing an overt action of voluntary merger.

Attachments:

Property Information

Property ID	0166-0051-0000
Location	880 ISLINGTON ST
Owner	CHKB PROPERTIES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Lot 39

RAINBOTH, MURPHY & LOWN, PA
ATTORNEYS AT LAW • PROFESSIONAL ASSOCIATION

MICHAEL P. RAINBOTH *†
KENNETH D. MURPHY *•
BRADLEY M. LOWN *†
JAMES E. COUGHENOUR, JR.*†°

April 14, 2021

RECEIVED
APR 19 2021
By

City of Portsmouth
Planning Department
1 Junkins Ave.
Portsmouth, NH 03801
ATTN: Nick Cracknell

RE: Owner: Marcie Shearman
Property Address: 635 Lincoln Ave., Portsmouth, NH
Account Number 34572
Tax Map/Lot: 0148/0038/0000

Dear Nick,

I represent Marcie Shearman, the owner of the above property. She and her husband (Dr. John Sherman) purchased the property on July 1, 1985 and the deed is recorded at Book 2552 Page 0829 in the Rockingham County Registry of Deeds. Dr. Shearman, then conveyed his interest in the property to my client by deed dated June 28, 1989 and that deed is recorded at Book 2798, Page 0917 in the Rockingham County Registry of Deeds. I enclose copies of the deeds, and as you can see, the two (2) lots were separately referenced in both deeds

I enclose copies of the Property Assessment Records that show that the subject parcel originally consisted of two (2) different lots designated as 40/2 and 40/3, the latter being the Eastern lot on which the house and tennis court are located. I enclose a copy of the tax map showing the garage in the rear of the property, and it is not clear to me whether any portion of the garage is sitting on lot 40/2.

Pursuant to NH RSA 674:39 –aa, please consider this letter a request that the two (2) lots, combined in the deed to my client, be preserved as separate lots of record and "unmerged" pursuant to the statute. The two (2) lots were merged in 1972, as is shown on the Property Assessment Record.

My clients have taken no voluntary overt action to merge these lots.

As I understand it, the Portsmouth City Council has the jurisdiction to "unmerge" the lots. I look forward to hearing from you, and thank you for your help.

Very truly yours,

Bradley M. Lown

:aar
Enclosures
cc: Dr. John and Marcie Shearman

439 MIDDLE STREET PORTSMOUTH, NH 03801 TELEPHONE: (603) 431-1993 FACSIMILE: (603) 431-8333 WWW.NHTRIALATTORNEYS.COM

*ADMITTED IN NEW HAMPSHIRE †ADMITTED IN MAINE °ADMITTED IN MASSACHUSETTS •ADMITTED IN CONNECTICUT

29125
JUL 3 8 08 AM '95
Rockingham County
Registry of Deeds

KNOW ALL MEN BY THESE PRESENTS, That we, JOHN E. PATERSON and DAVID C. PATERSON, as Co-Trustees of the FRANK E. PATERSON TRUST "B", of Plains Avenue, Portsmouth, County of Rockingham, State of New Hampshire, and also individually as the sole heirs-at-law of FRANK E. PATERSON

for consideration paid, grant to JOHN SHEARMAN, M.D. and MARCIE SHEARMAN of Portsmouth, County of Rockingham, and State of New Hampshire, as joint tenants with rights of survivorship, of 635 Lincoln Ave, Portsmouth, County of Rockingham, New Hampshire

with ~~warranty covenants~~ to JOHN SHEARMAN, M.D. and MARCIE SHEARMAN, the following described premises:

A certain parcel of land in Portsmouth, County of Rockingham, and State of New Hampshire, bounded and described as follows:

West by land now or formerly of the Estate of Daniel Mason, Rugg, and Susan E. Christie. East by land now or formerly of Edward L. Patterson, South by Lincoln Avenue, and North by said land of said named Christy.

Said parcel of land being No. 18 on the plan on file at the Register of Deeds in Exeter, made by Civil Engineer William A. Grover, August, 1909.

Being the same premises conveyed to Frank E. Paterson by Deed of Frank E. Paterson, Administrator of the Estate of Edward L. Paterson dated June 12, 1973, and recorded in the Rockingham County Registry of Deeds in Book 2204, Page 1319.

The Grantors herein are the only children of Frank E. Paterson, deceased and the sole remaindermen of Frank E. Paterson Trust "B", as established under the Will of Frank E. Paterson. See Rockingham County Probate Record No. 53593. Muriel E. Paterson, surviving spouse of Frank E. Paterson and mother of the Grantors herein, deceased on January 19, 1985.

Also conveying a certain parcel of land in Portsmouth, County of Rockingham, and State of New Hampshire known as No. 17 on a plan of lots made August 1909 by William A. Grover which said plan is recorded in the Rockingham County Registry of Deeds. Said lot is bounded and described as follows:

On the north by one Call forty-five feet and eight inches; on the east by Lot No. 22 on said plan fifty-four feet and six inches and by Lot No. 16 on said plan one hundred and sixty feet; on the south by Lincoln Avenue so-called, fifty feet; on the west by Lot No. 18 two hundred and five feet, seven and one-half inches and on the northwest by land of one Dawns nine feet.

Being the same premises conveyed to FRANK E. PATERSON by Quitclaim Deed of FRANK E. PATERSON, Administrator of the Estate of EDWARD L. PATERSON dated June 12, 1973, and recorded in the Rockingham County Registry of Deeds in Book 2204, Page 1321.

#2552 P0830

THIS IS NOT HOMESTEAD PROPERTY

Signed this 1st day of July, 1985

FRANK E. PATERSON TRUST "B"

BY: _____ L.S.
David C. Paterson, Co-Trustee &
Individually

_____ L.S.

BY: _____ L.S.
John E. Paterson, Co-Trustee &
Individually

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
JUL 1985
660.00

State of New Hampshire

Rockingham ss.:

25 1st A. D. 1985

Personally appeared David C. Paterson and John E. Paterson, Co-Trustees of the Frank E. Paterson Trust "B" known to me, or satisfactorily proven, to be the persons whose names subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me, _____
Justice of the Peace ~~Notary Public~~

CONSIDERATION LESS THAN $4,000.00

BK2798 P091

KNOW ALL MEN BY THESE PRESENTS, That I, JOHN M. SHEARMAN, of 635 Lincoln Avenue, Portsmouth, County of Rockingham, State of New Hampshire

for consideration paid, grant to MARCIA J. SHEARMAN, of 635 Lincoln Avenue, Portsmouth, County of Rockingham, State of New Hampshire

with Quitclaim Covenants

SEE ATTACHED EXHIBIT A

27503

STATE OF NEW HAMPSHIRE
STATE TAX

Grantor herein being the husband XXXXXXXXXXXXXXXXX X husband wife of said XXXXXXX grantee herein, release to said grantee all rights of homestead and other interests therein.

Signed this 27th day of June, 1989

JOHN M. SHEARMAN

State of New Hampshire

ROCKINGHAM, ss.: June 27th A.D. 1989

Personally appeared JOHN M. SHEARMAN

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Justice of the Peace – Notary Public

BK2798 P09

EXHIBIT A

PARCEL I:

A certain parcel of land with the buildings thereon, if any, situate in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

West by land now or formerly of the Estate of Daniel Mason, Rugg, and Susan E. Christie. East by land now or formerly of Edward L. Patterson, South by Lincoln Avenue, and North by said land of said name Christy.

Said parcel of land being NO. 18 on the plan on file at the Registry of Deeds in Exeter, made by Civil Engineer William A. Grover, August 1909.

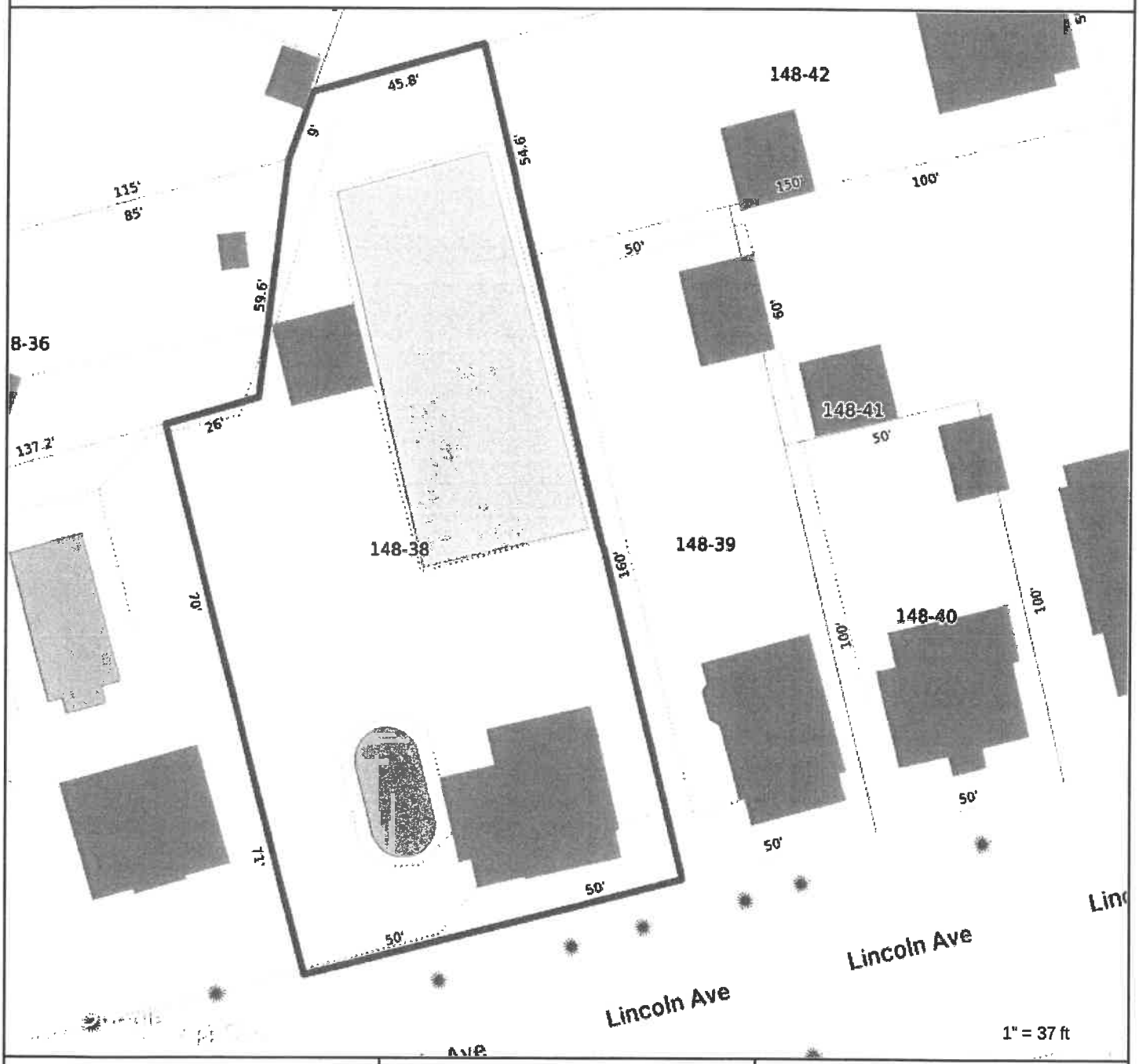
PARCEL II:

Also conveying a certain parcel of land with the buildings thereon, if any, situate in Portsmouth, County of Rockingham, and State of New Hampshire known as No. 17 on a plan of lots made August 1909 by William A. Grover which said plan is recorded in the Rockingham County Registry of Deeds. Said lot is bounded and described as follows:

On the north, now or formerly, by one Call forty-five feet and eight inches; on the east by Lot No. 22 and said plan fifty-four feet and six inches and by Lot No. 16 on said plan one hundred and sixty feet; on the south by Lincoln Avenue so-called, fifty feet; on the west by Lot No. 18 two hundred five feet, seven and one-half inches and on the northwest by land now or formerly of one Dawns nine feet.

The above parcels I and II being the same premises conveyed by deed of John E. Paterson and David C. Paterson, Co-Trustees of the Frank E. Paterson Trust "B", dated July 1, 1985 and recorded with the Rockingham County Registry of Deeds, Book 2552, Page 0829.

635 Lincoln Ave



Property Information

Property ID 0148-0038-0000
Location 635 LINCOLN AVE
Owner SHEARMAN MARCIA J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

PROPERTY ASSESSMENT RECORD

ATION 635 LINCOLN AVE

U48 LOT 038 CARD 01 OF 01 (OLD M/L# 040 003)

ZONING GR CLASS A

PROPERTY USE CODE ~~01~~ 02

NBHD ID 107

ROUTING NO

RECORD OF OWNERSHIP

NAME	MAILING ADDRESS	BOOK—PAGE	DATE	AMOUNT
ATERSON FRANK E TR 'B'	~~PO BOX 448~~ PLAINS AVE.	2370/1778	07/79	
	PORTSMOUTH NH 03801			
hearman, John M.D. & Marcie	635 Lincoln Ave., Portsmouth, N.H. 03801	2552/0829	7/01/85	88,000
Shearman Marcia J	635 Lincoln AVe	2798/917	6-28-89	none

ASSESSMENT RECORD

1983	LAND	13300
	BLDGS.	60800
	TOTAL	74100
89	LAND	13300
19	BLDGS.	69600
	TOTAL	82900
92	LAND	13300
19	BLDGS.	71600
	TOTAL	84900
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
PRIMARY SITE	1	6000	2.00		12000
2 SECONDARY SITE	4	13165	.10		1320
3 UNDEVELOPED					
RESIDUAL					
5 WATERFRONT					
	T	19165			13300

CATEGORY CODES	NUMBER OF ACRES	RATE
1 PRIMARY SITE		
2 SECONDARY SITE		
3 UNDEVELOPED		
4 TILLABLE		
5 PASTURE		
6 WOODLAND		
7 WASTELAND		
8 HOMESITE		
9 FRONTAGE—ROAD		
0 FRONTAGE—WATER		
1 REAR		
2 ACREAGE—DEPR.		
TOTAL ACREAGE		

MEMORANDA

1st call 9:55

left card 1/20/82

all with.

1st/5

2nd/5

No show for scheduled C.B. 5/3/82 G.D

2988 - June 8, 1988 - Deck & greenhouse, $15,000

789 Assmt notice sent

4761 - 11/13/91 - INSTALL BOW WINDOW - $2,000

4828 - 1/24/92 - DOCUMENT GREENHOUSE SETBACK - $0

SALES DATA

DATE MO.	DATE YR.	TYPE 1 LAND 2 L & B	SALE PRICE	SOURCE 1 BUYER 2 SELLER 3 FEE 4 AGENT	VALIDITY 1 YES 2 NO
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2

NSPECTION

WITNESSED BY:

©COLE-LAYER-TRUMBLE COMPANY 1981

OCCUPANCY

1 VAC. LOT | (2) DWELLING | 3 OTHER

STORY HEIGHT

1.0 | 1.5 | (2.0) | 2.5 | 3.0

BASEMENT

1 NONE | 2 CRAWL | 3 PART | (4) FULL

HEATING

1 NONE | (2) BASE | 3 AIR CON

WARM AIR—F OR G	
HOT WATER/STEAM	✓
ELECTRIC	
FLOOR/WALL FURNACE	
UNIT HEATERS	

PLUMBING

PLUMBING POINTS [+] 05

STANDARD	2
BATHROOM	
HALF BATH	
SINK/LAVATORY	
WATER CLOSET/URINAL	
NO PLUMBING	

ATTIC

1 NONE | (2 UNFIN) | 3 PT. FIN | 4 FULL FIN | 5 FULL FIN/WH

ROOF

SHINGLE—(ASP.)/ASB./WOOD	✓
SLATE/TILE/METAL	
COMP. ON WOOD FRAME	
COMP. ON STEEL FRAME	

WALLS

(FRAME-SIDING) ALUM./VINYL/STUCCO	✓
SHINGLE—ASP./ASB./WOOD	
CONCRETE BLOCK	
BRICK VENEER/STONE	
PLATE GLASS FRONT	

FLOORS

	B	1	2	3
CONCRETE	✓			
WOOD		✓	✓	✓
TILE				
CARPET				
WD./STL. FRAME				
REINF. CONC.				

INTERIOR FINISH

	B	1	2	3
DRYWALL (PLASTER)		✓	✓	
WOOD PANELING				
FIBERBOARD				
UNFINISHED	✓			✓

LIVING ACCOMMODATIONS

NO. OF UNITS 002 TOTAL ROOMS 10 BED ROOMS 05 FAMILY ROOMS 0

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE	
BASEMENT REC. ROOM	
FIN. BASEMENT LIVING AREA	
BASEMENT GARAGE	
MODERNIZED KITCHEN	
dormer 6 2.F. @ 100	✓

REMODELING DATA

	YEAR			YEAR
KITCHEN			HEATING	
PLUMBING			GENERAL	

ERECTED 1910 AGE

CDU RATING Av/Av

DWELLING COMPUTATIONS

2.0 STORY	(E)	M	C
0,730 S.F.	51,000		
BASEMENT			
HEATING			
PLUMBING	+ 2,000		
ATTIC	+ 3,360		
ADDNS. & PCHS.	415,900	21,100	
TOTAL	77,760	76,960	
O. F. POINTS [ ]	+ 600	600	
TOTAL	72360	77560	
GRADE B[-]	X 117	117	
TOTAL	84660	90745	
C & D FACT. % [ ]			
REPL. COST	84660	90745	
DEPR. 39 %	X 61	95	
TRUE VALUE	59300	68,100	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE
2 FRAME 4 BLOCK 6 TILE 8 METAL 0 ENAM. STL.

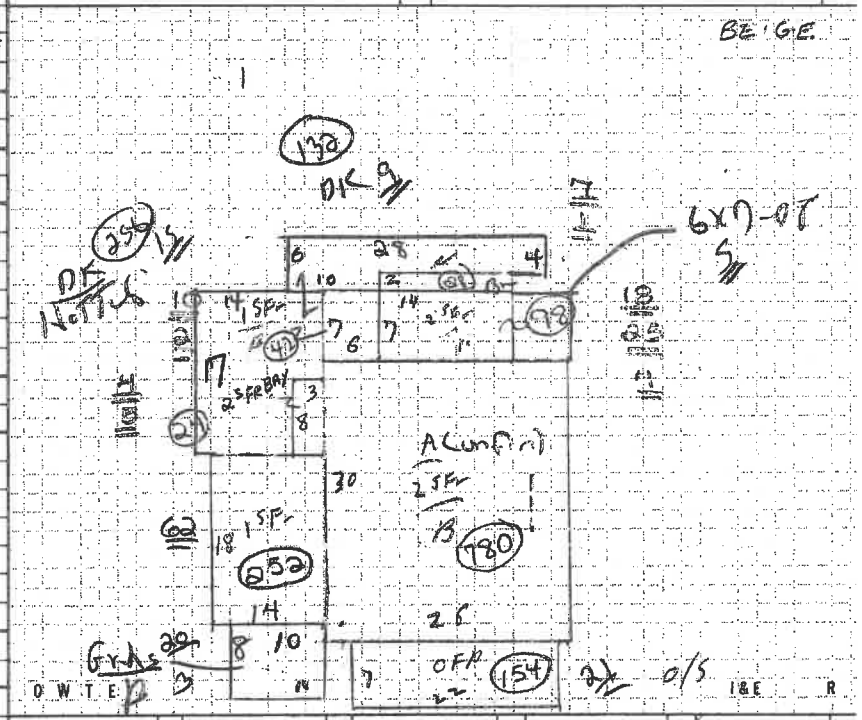
	A	B
EXTERIOR WALLS		
EFF. PERIMETER	L/F	L/F
PERIM.-AREA RATIO %		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT.		
BASEMENT		
FIRST		
SECOND		
BASE PRICE		
B. P. A.		
SUBTOTAL		
LIGHTING		
HTG./AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBE		
SUBTOTAL		
SPECIAL FEATURES*		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR	%	%
REPLACEMENT COST		

FUNCTIONAL DEPRECIATIONS FACTORS

SURPLUS CAP		ENCROACHMENTS		OBSOLESCENCE	
BLIGHTED AREA		COMM. LOCATION		ECONOMIC	

OCCUPANCY

SINGLE FAMILY		STORES	
MULTI FAMILY	?	OFFICES	✓
APARTMENTS			



CONTEMPORARY	SPLIT LEVEL	RANCH	COLONIAL	✓ CAPE

SPECIAL FEATURES FOR COMMERCIAL BUILDINGS

QTY.	ITEM DESCRIPTION	A	PRICE	B
7	PLUMBING FIXTURES			
	STORE FRONT			
	TOTAL SPECIAL FEATURES*			

SUMMARY OF OTHER BUILDINGS

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE
GARAGE	1	2 F/ 22X22	484 SF	12.70	C	1900	PR	6150	75	1500
BARN										
		Bow window				1992				2000
SHED										
POOL										
COMM BLDG.										

LISTED D.K. DATE 1/20/82 DATE

TOTAL OF CARDS ___ THRU ___ 3500 ~~1500~~

TOTAL VALUE ALL BUILDINGS ~~60800~~

71600

PRC-078B

~~69600~~

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

PLAT 40 LOT 3

ADDRESS 635 Lincoln Ave.

DESCRIPTION H-Bldg. DG-L

RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
Est. Charlotte M. Paterson	Sept. 1951	
CHARLOTTE M. PATERSON	9/27/1909	
446/344		

ASSESSMENT RECORD		
1951	LAND	
	BLDGS.	
	TOTAL	5600
1953	LAND	
	BLDGS.	
	TOTAL	6200
1955	LAND	
	BLDGS.	
	TOTAL	6500
1957	LAND	
	BLDGS.	
	TOTAL	7200
1960	LAND	1000
	BLDGS.	6500
	TOTAL	7500
1970	LAND	2000
	BLDGS.	13000
	TOTAL	15,000
1971	LAND	3000
	BLDGS.	13000
	TOTAL	16,000
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE	EL. & C. M. PATERSON		
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
F. W. Hart & Sons	1908	1700

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	✓
LOW		GAS	✓
ROLLING		ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	✓

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
50	210	15.	122	18.50	900
TOTAL VALUE LAND					900
TOTAL VALUE BUILDINGS					5600
TOTAL VALUE LAND & BUILDINGS					6500

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY	
SINGLE FAMILY	✓
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

FOUNDATION	
CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	
CELLAR AREA FULL	✓
1/4 1/2 3/4	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	✓
WIDE SIDING	
DROP SIDING	✓
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	✓
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES	✓
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	✓

FLOORS	B	1	2	3
CEMENT				
EARTH				
PINE	✓	✓	✓	
HARDWOOD		✓		
ATTIC FL. & STRS.				✓

INTERIOR FINISH	B	1	2	3
PINE				
HARDWOOD		✓	✓	
PLASTER				
UNFINISHED	✓			
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	✓
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	✓

PLUMBING	
BATHROOM	✓
TOILET ROOM	✓
WATER CLOSET	✓
KITCHEN SINK	✓
STD. WAT. HEAT	✓
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	✓
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

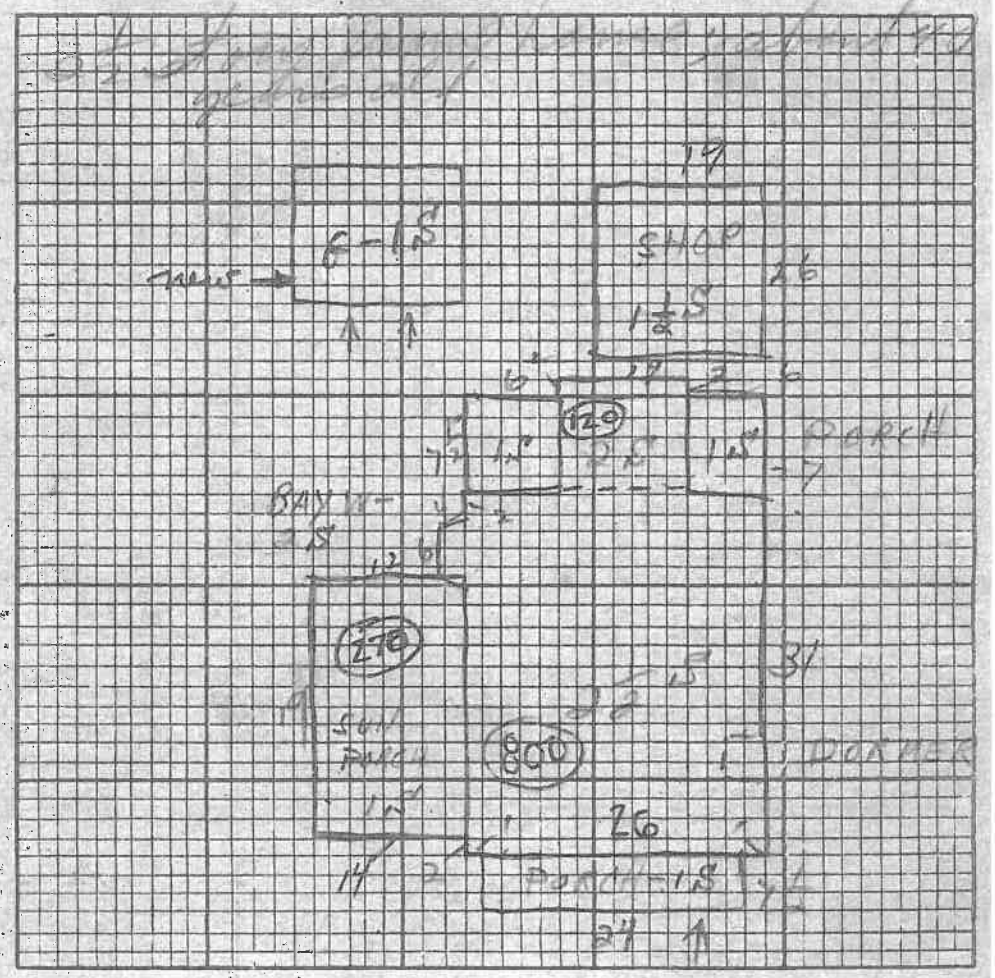
LIGHTING	
ELECTRIC	✓
NO LIGHTING	

NO. OF ROOMS			
BSMT.	1	2ND.	4
1ST.	5	3RD.	2

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT		4 1951
1ST 900 S.F.	@ 4	3600
2ND 900 S.F.	@ 4	3600
450 S.F.	@ 2	900
Bays		200
1 Story Gar.		200
Front Porch		200
Sun Porch		1000
ADDITIONS SHOP		1500
Gar.		800
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		100
HEATING H.W.		100
Stoker		100
PLUMBING		
TILING		
Toilet Rms (2)		200
TOTAL		
FACTOR		
REPL. VAL.		12,500



SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	41 REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR. *	SOUND VALUE
S.F. + SHOP		C	50	—	G	12,500	50%	6300	10%	5600

* Excess Size for 1 Fam.

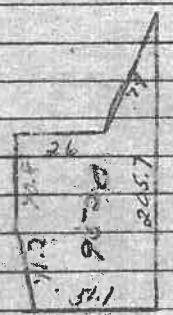
DATE	LISTED	MEAS.	AREA	PRICED		
					19	TOTAL VALUE BUILDINGS
					19	TOTAL VALUE BUILDINGS

PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

PLAN 40 LOT 2

ADDRESS 635 LINCOLN AVE.

DESCRIPTION LAND



RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
CHARLOTTE M. PATERSON EST.	1953	
CHARLOTTE M. PATERSON	4/22/16	

702/274

ASSESSMENT RECORD

1951	LAND	
	BLDGS.	
	TOTAL	500
1953	LAND	800
	BLDGS.	—
	TOTAL	800
19 70	LAND	1600
	BLDGS.	—
	TOTAL	1600
19 11	LAND	200
	BLDGS.	
	TOTAL	200
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL		ROLLING		LEDGE	
SOIL TYPE	LOAM		SAND		CLAY	
LAND CLASS	GOOD		FAIR		POOR	
DRAINAGE	GOOD		FAIR		POOR	
WATER SUPPLY	GOOD		FAIR		POOR	
FENCES	GOOD		FAIR		NONE	
ELECTRICITY	YES		NO			
TELEPHONE	YES		NO			
ROAD	PAVED		IMPR.		DIRT	

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
F. W. Hartford	1908	375

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH (Ave)	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
51	140	15.00	113	7.00	856
TOTAL VALUE LAND					800
TOTAL VALUE BUILDINGS					—
TOTAL VALUE LAND & BUILDINGS					800

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY

SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	
CELLAR AREA FULL	
1/4 1/2 3/4	
NO. CELLAR	

EXTERIOR WALLS

CLAPBOARDS	
WIDE SIDING	
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	

ROOFING

ASPH. SHINGLES	
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOORS

	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
ATTIC FL. & STRS.				

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING

BATHROOM	
TOILET ROOM	
WATER CLOSET	
KITCHEN SINK	
STD. WAT. HEAT	
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	

TILING

BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING

ELECTRIC	
NO LIGHTING	

NO. OF ROOMS

BSMT.	2ND.
1ST.	3RD.

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT		1951	
1ST S.F.	@		
2ND S.F.	@		
S.F.	@		
ADDITIONS			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING			
TILING			
TOTAL			
FACTOR			
REPL. VAL.			

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALU

DATE	LISTED	MEAS.	AREA	PRICED		
					19	TOTAL VALUE BUILDINGS
					19	TOTAL VALUE BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION:—A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

PATERSON FRANK E TRUST "B"
PO BOX 448
PORTSMOUTH NH 03801

448

PROPERTY LOCATION	SIDE	LOCATION CODE	
635 LINCOLN AVE	N	/ / / /	PLAN LOT 040 003 U48 038

CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
	RESD	31001	2611040000300	1 OF 1

REMARKS-1
ALSO INCLUDES LOT 2

LISTER NOTES
1-BASEMENT WET

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 N/A	N/A	N/A	N/A		
2 Paterson Edward L Est					
3 Paterson Charlotte M Est	6/12/73	2204	1319		
4 Paterson Frank E Est	7/11/79	2370	1778		
5					
6					
7					

LAND FACTORS

TOPOGRAPHY-1 LEVEL
IMPROVEMTS-1 C WATER
-2 SEWER
-3 ELEC
STREET/RD-2 IMPROVE

LOCATION GOOD
DRAINAGE GOOD
ZONING 03
NEIGHBORHOOD STATIC
SOIL-1 SANDY
-2 LOAM

LAND IMPROVEMENTS

VALUE	EQ	ASSESSMENT

SUMMARY

19 72	LAND	6300
	BLDGS	16500
	TOTAL	22800
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	

ACREAGE COMPUTATION

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT
1 H-LOT 48 A	.230	12000	5760		5760	100	5800
2 REAR 2	.230	2000	460		460	100	500
3							
4							
5							
6							
	.460	ACREAGE TOTAL			6220	100	6300

LOT COMPUTATION

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
								LOT TOTAL				
								LAND TOTAL				

© UNITED APPRAISAL CO. INC.

CONTROL NO.

261
1040000300

OUT BUILDINGS

ITEM	1	2	3	4	5	6
PIER FOUND	X					
WALL FOUND		X				
SKIDS						
SGLE SDG						
DBL SDG	X	X				
SHING WALLS						
CONC BLOCK						
BRICK						
STONE						
FLOOR	W	C				
INT FINISH						
PLUMB						
ELEC						

SIZE

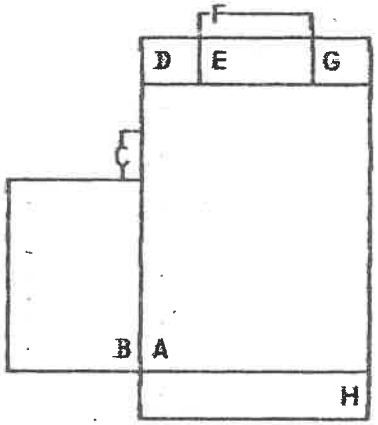
1- 18X 26
2- 20X 20

AREA

1- 468 SF
2- 400 SF

STRUCTURE VALUE

STRUCTURAL ELEMENTS	PRICE
BASE. A 750SF	19320
FOUNDATION.1/2 BRICK WALLS	
1/2 STONE WALLS	
EXT WALLS.FRAME CLAPBOARDS	
INSULATION.NONE	
ROOF.GABLE ASPH SHG	
BASEMENT.FULL CONCRETE FLOOR	
FLOORS. 1 HARDWD	-200
2 PINE	
INT FIN.1 PLASTR	
2 PLASTR	
LAYOUT G COND G	
ROOMS. 1-4 2-3	
ATTIC.FULL AT STAIR FULL FLR	380
HEAT.1 H-W CAST	1720
2 H-W CAST	
FIREPLACES. 1 STACKS 1	1090
PLUMBING.BATH 1 TOILET R 1	390
SINK 1	
TILE.BATH -1 WN-1 WL- FL- PLS	
DORMERS. 1 8 LIN FT	220
SEG.B ADDITION 252SF	3301
C BAY WINDOW 21SF	300
D U-BSMT,ADD 42SF	964
E U-BSMT,ADD 91SF	2780
F U-BSMT,ADD 26SF	664
G OPEN-PORCH 42SF	298
H OPEN-PORCH 161SF	837
SUB TOTAL	32064
FACTOR	



SCALE = 20 FT./IN.

A 3025-30-25

SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
B	01	1.0	FRAM	3	14-18-14-18
C	11	2.0	FRAM	3	3-7-3-7
D	04	1.0	FRAM	3	7-6-7-6
E	04	2.0	FRAM	3	7-13-7-13
F	04	1.0	FRAM	3	2-13-2-13
G	30	1.0	FRAM	3	7-6-7-6
H	30	1.0	FRAM	3	7-23-7-23

OCCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC DEPR	ACTUAL VALUE	EQ	ASSESSMENT
DWLG 1 FAM	2.0S FR B A	3	1915±	NO	F+	32064	55	14429		14429	100	14400
1-G BLDG55	1.0S FR 2 4.50		OLD		F	2106	45	1158	25	869	100	900
2-DT GAR33	1.0S FR 2	3	OLD		F	2160	45	1188		1188	100	1200
								BUILDING TOTAL		16486	100	16500

SALE PRICE	DATE MO/YR
LISTED DATE	LISTER
01/14/72	3416
SIGNATURE	REVIEW
2 SIGNED	2612

© UNITED APPRAISAL CO.

CITY OF PORTSMOUTH
Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board

Cc: Karen S. Conard, City Manager

From: Rosann Lentz, City Assessor *Rosann Lentz*

Date: May 10, 2021

RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 635 Lincoln Ave

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At its meeting on May 4, 2021, the City Council considered a request from Bradley M. Lown, Esq. of Rainboth, Murphy & Lown, PA, on behalf of the property owner Marcie Shearman, requesting the restoration of involuntarily merged lots at 635 Lincoln Ave to their pre-merger status pursuant to NH RSA 674:39-aa. These lots are represented as historical lot numbers 2 and 3. The Council voted to refer to the Planning Board and Assessor for report back.

Description
Current assessment records identify the parcel as having .44 +- acres with a 3 bedroom 3.5 bath single family dwelling built around 1896 located on the parcel. Older assessment records dating back to the 50's identified the parcel as 2 separate lots until 1972.

History
Deeds: According to the deeds researched back to 1909 Book 646 Page 344 and 1916 Book 707 Page 274 two vacant lots were deeded individually to Lottie M. Paterson and the other to Charlotte Paterson. In proceeding years these two lots were deeded separately until 1985 when they appear in one deed; book 2552 page 829.

Property Assessment Records: Between 1953 and 1971 property assessment records show Plan 40 Lots 2 and 3 separately assessed. Assessment records for Tax Year 1972 show one assessment for both lots (See Enclosures).

Building Inspection/Planning Records
In 1998, John & Marica Sherman applied for a building permit for a deck and greenhouse to be attached to the dwelling located at 635 Lincoln Ave. As part of the permitting process, a sketch was submitted along with a plot plan and a survey of the lot with the placement of the dwelling indicated on the survey (See Enclosures).

Court Decisions
Upon review of various court decisions concerning the denial of restorations of lots, the State of New Hampshire Supreme Court case of Charles A. Roberts v. Town of Windham; Rockingham 165 N.H.186 (2013), agreed with the lower court's decision of voluntary merger. This decision in part looked at the use of the property in its entirety by reviewing a lots physical characteristics and the changes that occurred over time to the placement of buildings, driveways, outbuildings etc. The totality of changes can reasonably support that

lots by predecessors or current owners were voluntarily merged when facts show the primary and accessory buildings, access, etc. work as a unit.

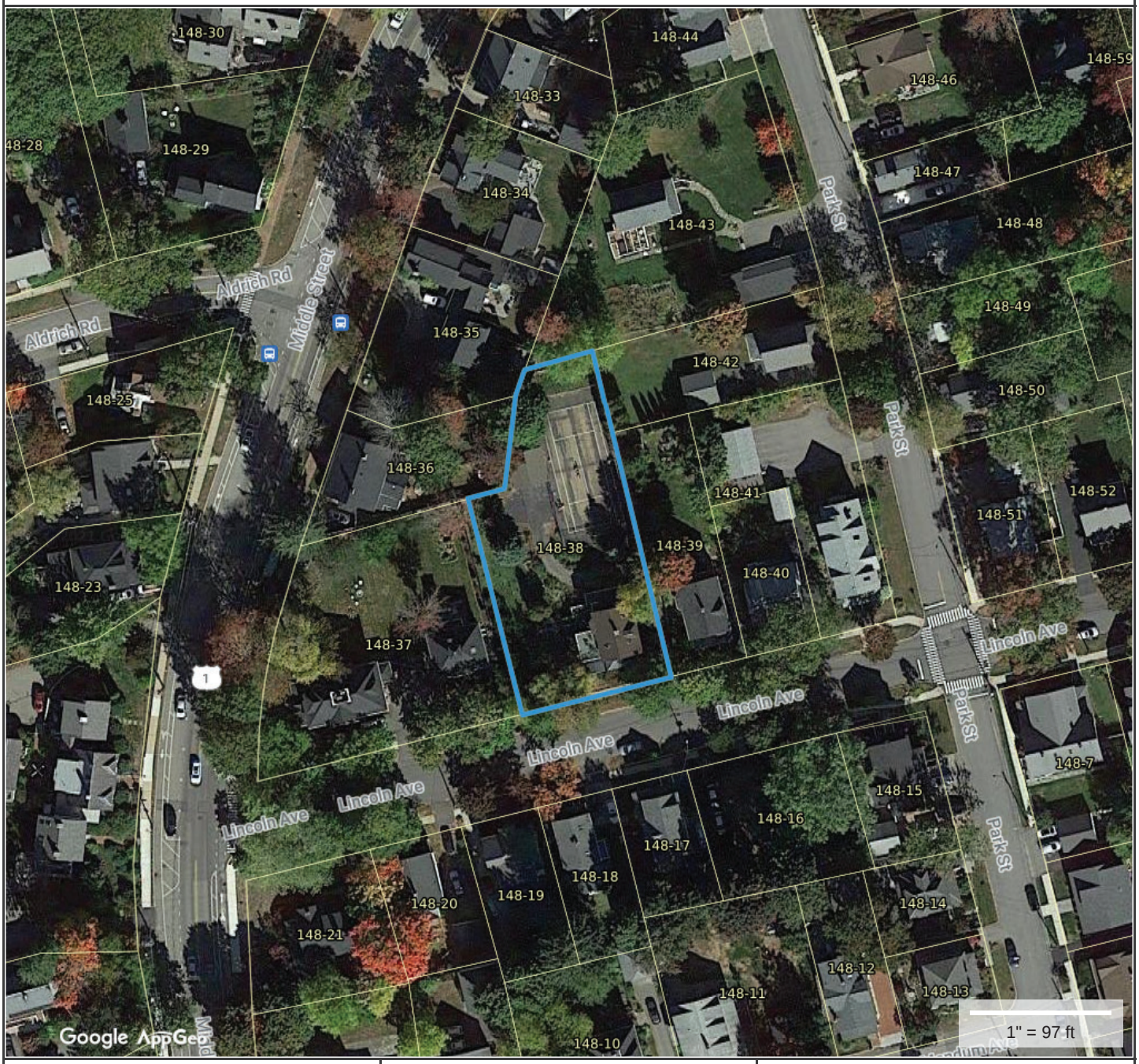
Summary

Upon review of the Map Geo 2020 Ariel and of the boundary survey which was submitted to the building inspection office June 8, 1988, it is clear that the dwelling was constructed sometime in 1900's straddling the property lines of the two lots identified above (See Enclosures). Additionally, the greenhouse and the deck that were added to the dwelling in 1988 also straddled Lots 2 and 3.

No written request for voluntary merger was found. The New Hampshire Municipal Association has interpreted the above court decision to mean, "Governing bodies and zoning boards of adjustment now know they should review requests to unmerge lots based upon all of the circumstances of actual use of the property, and that the lack of a request to voluntarily merge the lots by the current or former owner will not, standing alone, support such a request").

The taxpayers have requested lots 17 and 18 also identified as Plan 40 Lots 2 and 3 to be unmerged to their premerger boundaries. Based upon my research, it is recommended this request be denied as it is clear the property in its totality works as a unit and cannot be separately assessed or unmerged.

Cc: file
Attachments:



Property Information

Property ID	0148-0038-0000
Location	635 LINCOLN AVE
Owner	SHEARMAN MARCIA J

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PROPERTY ASSESSMENT RECORD

LOCATION 635 LINCOLN AVE

ZONING GR CLASS A ROUTING NO 29

MAP U48 LOT 038 CARD 01 OF 01 (OLD M/L# 040 003)

PROPERTY USE CODE ~~01~~ 02

NBHD ID 107

RECORD OF OWNERSHIP

NAME	MAILING ADDRESS	BOOK—PAGE	DATE	AMOUNT
PATERSON FRANK E TR 'B'	~~PO BOX 448~~ PLAINS AVE.	2370/1778	07/79	
	PORTSMOUTH NH 03801			
Shearman, John M.D. & Marcie	635 Lincoln Ave., Portsmouth, N.H. 03801	2552/0829	7/01/85	88,000
Shearman Marcia J	635 Lincoln AVe	2798/917	6-28-89	none

ASSESSMENT RECORD

1983	LAND	13300
	BLDGS.	60800
	TOTAL	74100
1985	LAND	13300
	BLDGS.	69600
	TOTAL	82900
1988	LAND	13300
	BLDGS.	71600
	TOTAL	84900
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	6000	2.00		12000
2 SECONDARY SITE	4	13165	.10		1320
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT					
	T	19165			13300

CATEGORY CODES	NUMBER OF ACRES	RATE
1 PRIMARY SITE		
2 SECONDARY SITE		
3 UNDEVELOPED		
4 TILLABLE		
5 PASTURE		
6 WOODLAND		
7 WASTELAND		
8 HOMESITE		
9 FRONTAGE—ROAD		
10 FRONTAGE—WATER		
11 REAR		
12 ACREAGE—DEPR.		
TOTAL ACREAGE		

INSPECTION

WITNESSED BY:

MEMORANDA

1st call 9:55

left card 1/20/82

all utl.

1st/5

2nd/5

No show for scheduled O.B. 5/3/82 G.D.

#2988 - June 8, 1988 - Deck + greenhouse, $15,000
789 Assmt notice sent

#4761 - 11/13/91 - INSTALL BOW WINDOW - $2,000

#4828 - 1/24/92 - DOCUMENT GREENHOUSE SETBACK - $0

SALES DATA

DATE MO.	DATE YR.	TYPE 1 LAND 2 L & B	SALE PRICE	SOURCE 1 BUYER 2 SELLER 3 FEE 4 AGENT	VALIDITY 1 YES 2 NO
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2

©COLE-LAYER-TRUMBLE COMPANY 1981

OCCUPANCY

1 VAC. LOT | (2) DWELLING | 3 OTHER

STORY HEIGHT

1.0 | 1.5 | (2.0) | 2.5 | 3.0

BASEMENT

1 NONE | 2 CRAWL | 3 PART | (4) FULL

HEATING

1 NONE | (2) BASE | 3 AIR CON

WARM AIR—F OR G	
(HOT WATER)/STEAM	✓
ELECTRIC	
FLOOR/WALL FURNACE	
UNIT HEATERS	

PLUMBING

PLUMBING POINTS [+] 05

STANDARD	2
BATHROOM	
HALF BATH	
SINK/LAVATORY	
WATER CLOSET/URINAL	
NO PLUMBING	

ATTIC

1 NONE | (2 UNFIN) | 3 PT. FIN | 4 FULL FIN | 5 FULL FIN/WH

ROOF

SHINGLE-(ASP.)/ASB./WOOD	✓
SLATE/TILE/METAL	
COMP. ON WOOD FRAME	
COMP. ON STEEL FRAME	

WALLS

(FRAME-SIDING)/ALUM./VINYL/STUCCO	✓
SHINGLE—ASP./ASB./WOOD	
CONCRETE BLOCK	
BRICK VENEER/STONE	
PLATE GLASS FRONT	

FLOORS

	B	1	2	3
CONCRETE	✓			
WOOD		✓	✓	✓
TILE				
CARPET				
WD./STL. FRAME				
REINF. CONC.				

INTERIOR FINISH

	B	1	2	3
DRYWALL (PLASTER)		✓	✓	
WOOD PANELING				
FIBERBOARD				
UNFINISHED	✓			✓

LIVING ACCOMMODATIONS

NO. OF UNITS 002 | TOTAL ROOMS 10 | BED ROOMS 05 | FAMILY ROOMS 0

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE	
BASEMENT REC. ROOM	✓
FIN. BASEMENT LIVING AREA	
BASEMENT GARAGE	
MODERNIZED KITCHEN	
doormer 6 L.F. @ 100	✓

REMODELING DATA

	YEAR			YEAR
KITCHEN			HEATING	
PLUMBING			GENERAL	

ERECTED 1910 AGE

CDU RATING Av/Av

DWELLING COMPUTATIONS

2.0 STORY	(F)	M	C
0,780 S.F.	51,000		
BASEMENT			
HEATING			
PLUMBING	+ 2,000		
ATTIC	+ 2,860		
ADDNS. & PCHS.	+15,900	21,100	
TOTAL	71,760	76,960	
O. F. POINTS [ ]	+ 600	600	
TOTAL	72360	77560	
GRADE B[-]	X .97	117	
TOTAL	84660	90745	
C & D FACT. % [ ]			
REPL. COST	84660	90745	
DEPR. 30 %	X .70	75	
TRUE VALUE	59300	68,100	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

1 BRICK | 3 GLASS | 5 STUCCO | 7 STONE | 9 CONCRETE
2 FRAME | 4 BLOCK | 6 TILE | 8 METAL | 0 ENAM. STL.

	A	B
EXTERIOR WALLS		
EFF. PERIMETER	L/F	L/F
PERIM.-AREA RATIO %		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT.		
BASEMENT		
FIRST		
SECOND		
BASE PRICE		
B. P. A.		
SUBTOTAL		
LIGHTING		
HTG./AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBE		
SUBTOTAL		
SPECIAL FEATURES*		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR	%	%
REPLACEMENT COST		

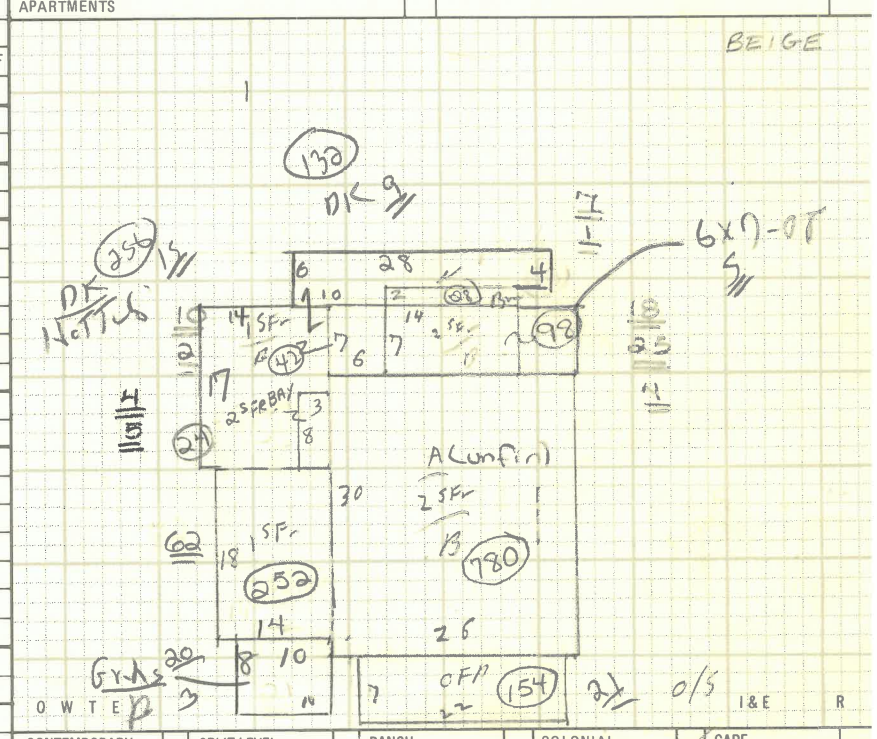
FUNCTIONAL DEPRECIATIONS FACTORS

SURPLUS CAP	ENCROACHMENTS	OBSOLESCENCE
BLIGHTED AREA	COMM. LOCATION	ECONOMIC

OCCUPANCY

SINGLE FAMILY		STORES	
MULTI FAMILY	✓	OFFICES	
APARTMENTS			

BEIGE



CONTEMPORARY		SPLIT LEVEL		RANCH		COLONIAL	✓	CAPE

SPECIAL FEATURES FOR COMMERCIAL BUILDINGS

QTY.	ITEM DESCRIPTION	A	PRICE	B
7	PLUMBING FIXTURES			
	STORE FRONT			
	TOTAL SPECIAL FEATURES*			

SUMMARY OF OTHER BUILDINGS

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE
GARAGE	1	2SFr 22x22	484SFA	12.70	C	-1900	PR	6150	75	1500
BARN										
		Bow WINDOW				1992				2000
SHED										
POOL										
COMM BLDG.										

LISTED D.K. DATE 1/20/82

DATE

TOTAL OF CARDS ___ THRU ___ 3500 ~~15000~~

TOTAL VALUE ALL BUILDINGS ~~60800~~

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

71600 PRC-078B ~~69600~~

TLA 2126

PATERSON FRANK E TRUST "B"
PO BOX 448
PORTSMOUTH NH 03801

448

PROPERTY LOCATION	SIDE	LOCATION CODE	PLAN LOT
635 LINCOLN AVE	N	/ / / /	040 003 / 048 038

CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
	RESD	31001	2611040000300	1 OF 1

REMARKS-1
ALSO INCLUDES LOT 2

LISTER NOTES
1-BASEMENT WET

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 N/A	N/A	N/A	N/A		
2 Paterson Edward L Est					
3 Paterson Charlotte M Est	6/12/73	2204	1319		
4 Paterson Frank E Est	7/11/79	2370	1778		
5					
6					
7					

LAND FACTORS

TOPOGRAPHY-1 LEVEL
IMPROVEMTS-1 C WATER
-2 SEWER
-3 ELEC
STREET/RD-2 IMPROVE

LOCATION GOOD
DRAINAGE GOOD
ZONING 03
NEIGHBORHOOD STATIC
SOIL-1 SANDY
-2 LOAM

LAND IMPROVEMENTS

VALUE	EQ	ASSESSMENT

SUMMARY

19 72	LAND	6300
	BLDGS	16500
	TOTAL	22800
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	

ACREAGE COMPUTATION

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT
1 H-LOT 48 A	.230	12000	5760		5760	100	5800
2 REAR 2	.230	2000	460		460	100	500
3							
4							
5							
6							
	.460	ACREAGE TOTAL			6220	100	6300

LOT COMPUTATION

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
									LOT TOTAL			
									LAND TOTAL	6220	100	6300

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CONTROL NO. 261 1040000300

OUT BUILDINGS

ITEM	1	2	3	4	5	6
PIER FOUND	X					
WALL FOUND		X				
SKIDS						
SGLE SDG						
DBL SDG	X	X				
SHING WALLS						
CONC BLOCK						
BRICK						
STONE						
FLOOR	WC					
INT FINISH						
PLUMB						
ELEC						

SIZE

1- 18X 26
2- 20X 20

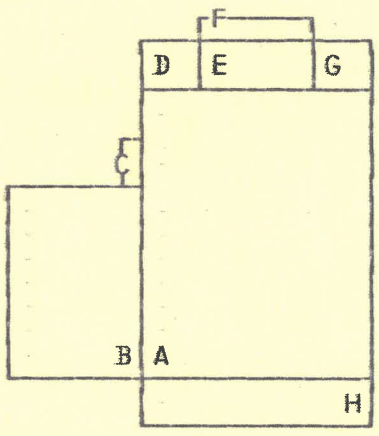
AREA

1- 468 SF
2- 400 SF

STRUCTURE VALUE

STRUCTURAL ELEMENTS	PRICE
BASE. A 750SF	19320
FOUNDATION.1/2 BRICK WALLS	
1/2 STONE WALLS	
EXT WALLS.FRAME CLAPBOARDS	
INSULATION.NONE	
ROOF.GABLE ASPH SHG	
BASEMENT.FULL CONCRETE FLOOR	
FLOORS. 1 HARDWD	-200
2 PINE	
INT FIN.1 PLASTR	
2 PLASTR	
LAYOUT G COND G	
ROOMS. 1-4 2-3	
ATTIC.FULL AT STAIR FULL FLR	380
HEAT.1 H-W CAST	1720
2 H-W CAST	
FIREPLACES. 1 STACKS 1	1090
PLUMBING.BATH 1 TOILET R 1	390
SINK 1	
TILE.BATH -1 WN-1 WL- FL- PLS	
DORMERS. 1 8 LIN FT	220
SEG.B ADDITION 252SF	3301
C BAY WINDOW 21SF	300
D U-BSMT,ADD 42SF	964
E U-BSMT,ADD 91SF	2780
F U-BSMT,ADD 26SF	664
G OPEN-PORCH 42SF	298
H OPEN-PORCH 161SF	837
SUB TOTAL	32064
FACTOR	

12



SCALE = 20 FT./IN.

A 3025-30-25

SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
B	01	1.0	FRAM	3	14-18-14-18
C	11	2.0	FRAM	3	3-7-3-7
D	04	1.0	FRAM	3	7-6-7-6
E	04	2.0	FRAM	3	7-13-7-13
F	04	1.0	FRAM	3	2-13-2-13
G	30	1.0	FRAM	3	7-6-7-6
H	30	1.0	FRAM	3	7-23-7-23

OCCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC DEPR	ACTUAL VALUE	EQ	ASSESSMENT	SALE PRICE	DATE MO/YR
DWLG 1 FAM	2.0S FR B A	3	1915±	NO	F+	32064	55	14429		14429	100	14400		
1-G BLDG55	1.0S FR 2 4.50		OLD		F	2106	45	1158	25	869	100	900	LISTED DATE	LISTER
2-DT GAR33	1.0S FR 2	3	OLD		F	2160	45	1188		1188	100	1200	01/14/72	3416
													SIGNATURE	REVIEW
													2 SIGNED	2612
								BUILDING TOTAL		16486	100	16500		

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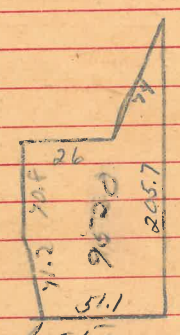
Acct. P3586

PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

PLAN 40 LOT 2

ADDRESS 635 LINCOLN AVE.

DESCRIPTION LAND



RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
CHARLOTTE M. PATERSON EST.	1953	
CHARLOTTE M. PATERSON	4/22/16	

707/274

ASSESSMENT RECORD

1951	LAND	
	BLDGS.	
	TOTAL	500
1953	LAND	800
	BLDGS.	—
	TOTAL	800
1970	LAND	1600
	BLDGS.	—
	TOTAL	1600
1971	LAND	2000
	BLDGS.	—
	TOTAL	2000
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL		ROLLING		LEDGE	
SOIL TYPE	LOAM		SAND		CLAY	
LAND CLASS	GOOD		FAIR		POOR	
DRAINAGE	GOOD		FAIR		POOR	
WATER SUPPLY	GOOD		FAIR		POOR	
FENCES	GOOD		FAIR		NONE	
ELECTRICITY	YES		NO			
TELEPHONE	YES		NO			
ROAD	PAVED		IMPR.		DIRT	

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
F. W. Hartford	1908	275

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH (Ave)	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
51	140	15.00	113	17.00	856
TOTAL VALUE LAND					800
TOTAL VALUE BUILDINGS					—
TOTAL VALUE LAND & BUILDINGS					800

FORM A-1

RANDALL PRESS, PORTSMOUTH, N. H.

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY

- SINGLE FAMILY
- TWO FAMILY
- APARTMENT
- STORE
- THEATRE
- HOTEL
- OFFICES
- WAREHOUSE
- COMM. GARAGE
- GAS STATION

FOUNDATION

- CONCRETE
- CONCRETE BLOCK
- BRICK OR STONE
- PIERS
- CELLAR AREA FULL
- 1/4 1/2 3/4
- NO. CELLAR

EXTERIOR WALLS

- CLAPBOARDS
- WIDE SIDING
- DROP SIDING
- NO SHEATHING
- WOOD SHINGLES
- ASBES. SHINGLES
- STUCCO ON FRAME
- STUCCO ON TILE
- BRICK VENEER
- BRICK ON TILE
- SOLID BRICK
- STONE VENEER
- CONC. OR CIND. BL.
- TERRA COTTA
- VITROLITE
- PLATE GLASS
- INSULATION
- WEATHERSTRIP

ROOFING

- ASPH. SHINGLES
- WOOD SHINGLES
- ASBES. SHINGLES
- SLATE
- TILE
- METAL
- COMPOSITION
- ROLL ROOFING
- INSULATION

FLOORS

	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
ATTIC FL. & STRS.				

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING

- PIPELESS FURNACE
- HOT AIR FURNACE
- FORCED AIR FURN.
- STEAM
- HOT WAT. OR VAPOR
- NO HEATING
- GAS BURNER
- OIL BURNER
- STOKER

PLUMBING

- BATHROOM
- TOILET ROOM
- WATER CLOSET
- KITCHEN SINK
- STD. WAT. HEAT
- AUTO. WAT. HEAT
- ELECT. WAT. SYST.
- LAUNDRY TUBS
- NO PLUMBING

TILING

- BATH FL. & WCOT.
- TOILET FL. & WCOT.

LIGHTING

- ELECTRIC
- NO LIGHTING

NO. OF ROOMS

BSMT.	2ND.
1ST.	3RD.

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT		1951	
1ST S. F.	@		
2ND S. F.	@		
S. F.	@		
ADDITIONS			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
PLUMBING			
TILING			
TOTAL			
FACTOR			
REPL. VAL.			

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE

DATE	LISTED	MEAS.	AREA	PRICED			
					19	TOTAL VALUE BUILDINGS	
					19	TOTAL VALUE BUILDINGS	

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

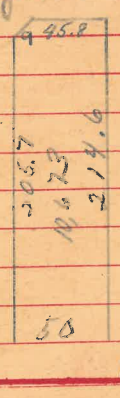
Acct. P3586

PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

PLAN 40 LOT 3

ADDRESS 635 Lincoln Ave.

DESCRIPTION H-Bldg- DG-L



RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
Est. Charlotte M. Paterson	Sept. 1951	
CHARLOTTE M. PATERSON	9/27/1909	
646/344		

ASSESSMENT RECORD		
1951	LAND	
	BLDGS.	
	TOTAL	5600
1953	LAND	
	BLDGS.	
	TOTAL	6200
1955	LAND	
	BLDGS.	
	TOTAL	6500
1957	LAND	
	BLDGS.	
	TOTAL	7200
1960	LAND	1000
	BLDGS.	6500
	TOTAL	7500
1970	LAND	2000
	BLDGS.	13000
	TOTAL	15,000
1971	LAND	3000
	BLDGS.	13000
	TOTAL	16,000
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE E.L. & C.M. PATERSON			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
F.W. Hart & Sord	1908	1700

URBAN PROPERTY

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	✓
LOW		GAS	✓
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	✓
STREET		**TREND OF DISTRICT**	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
50	210	15.	122	18.50	900
TOTAL VALUE LAND					900
TOTAL VALUE BUILDINGS					5600
TOTAL VALUE LAND & BUILDINGS					6500

FORM A-1

RANDALL PRESS, PORTSMOUTH, N. H.

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY	
SINGLE FAMILY	✓
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

FOUNDATION	
CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	
CELLAR AREA FULL	✓
1/4 1/2 3/4	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	✓
WIDE SIDING	
DROP SIDING	✓
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	✓
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES	✓
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	✓

FLOORS	B	1	2	3
CEMENT	✓			
EARTH	✓			
PINE		✓	✓	✓
HARDWOOD		✓		
ATTIC FL. & STRS.				

INTERIOR FINISH	B	1	2	3
PINE				
HARDWOOD				
PLASTER		✓	✓	
UNFINISHED	✓			
METAL CLG.				

RECREAT. ROOM	
FINISHED ATTIC	
FIREPLACE	1

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	✓
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	✓

PLUMBING	
BATHROOM	1
TOILET ROOM	2
WATER CLOSET	✓
KITCHEN SINK	✓
STD. WAT. HEAT	✓
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	✓
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING	
ELECTRIC	✓
NO LIGHTING	

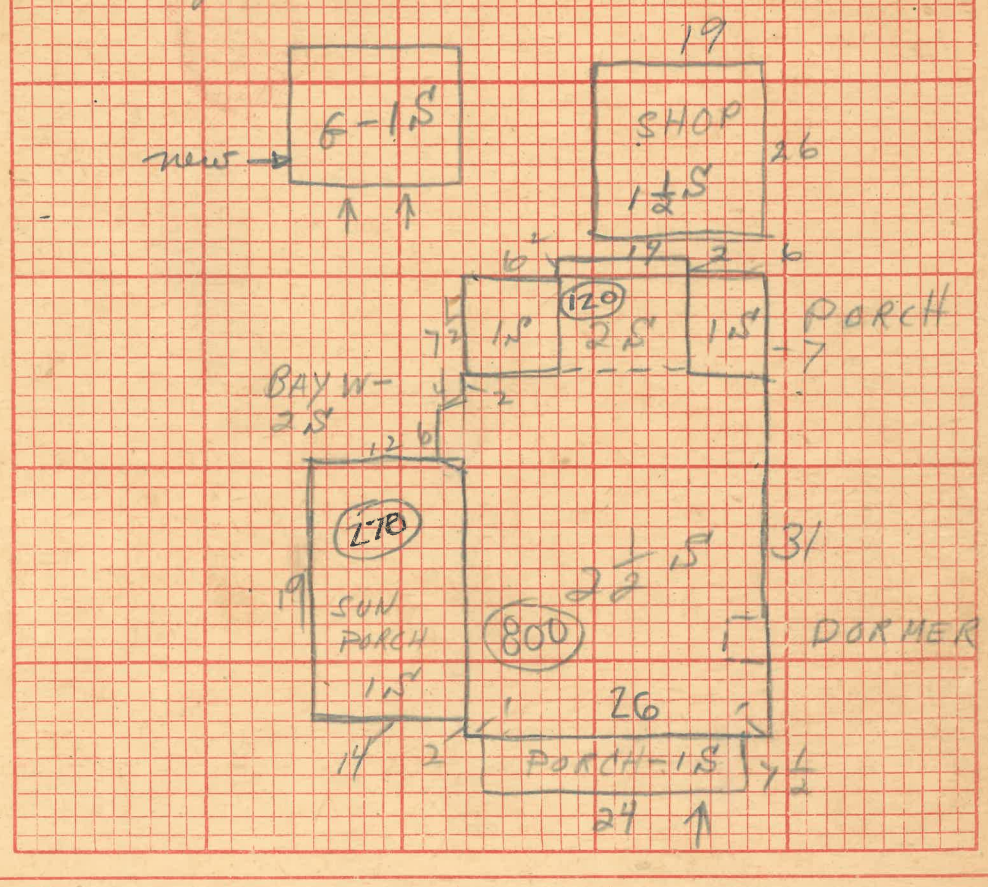
NO. OF ROOMS			
BSMT.	1	2ND.	4
1ST.	5	3RD.	1

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT		1951
1ST 980 S.F.	@ 4	3600
2ND 900 S.F.	@ 4	3600
450 S.F.	@ 2	900
Bays		200
1 Story Ell		200
Front Porch		200
Sun Porch		1000
ADDITIONS SHOP		1500
Gar.		800
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		100
HEATING H.W.		100
Stoker		100
PLUMBING		
TILING		
Toilet Rms (2)		200
TOTAL		
FACTOR		
REPL. VAL.		12,500

2½ story frame house, attached garage



SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR. *	SOUND VALUE
S.F. + SHOP		C	50	—	G	12,500	50%	6300	10%	5600

* Excess Size for 1 Fam.

DATE	LISTED	MEAS.	AREA	PRICED		
					19	TOTAL VALUE BUILDINGS
					19	TOTAL VALUE BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

INSPECTION RECORD

Permit #

635 Lincoln Avenue - deck&greenhouse - ~~Permit~~ 2988

DATE	NOTE PROGRESS – CRITICISMS AND REMARKS	INSPECTOR

BUREAU OF INSPECTIONS
700 ISLINGTON STREET
PORTSMOUTH, NH 03801

BUILDING PERMIT

AMOUNT PAID

DEPT. FILE COPY

VALIDATION

DATE June 8, 19 88 PERMIT NO. 2988

APPLICANT John & Marcia Shearman ADDRESS 635 Lincoln Ave (NO.) (STREET) Lee Nickerson (CONTR'S LICENSE)

PERMIT TO deck&greenhouse (TYPE OF IMPROVEMENT) (1) NO. STORY residential (PROPOSED USE) NUMBER OF DWELLING UNITS 1

AT (LOCATION) 635 Lincoln Avenue (NO.) (STREET) ZONING DISTRICT GR

BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT 038 ~~BLOCK~~ Plan U48 LOT SIZE 20,260

BUILDING IS TO BE see plans FT. WIDE BY FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE 5B USE GROUP B BASEMENT WALLS OR FOUNDATION concrete (TYPE)

REMARKS: None.

AREA OR VOLUME (CUBIC/SQUARE FEET) ESTIMATED COST $ 15,000.00 PERMIT FEE $ 60.00

CHK#102

OWNER Marcia Shearman

ADDRESS

BUILDING DEPT. BY R.W. Clement

(Affidavit on reverse side of application to be completed by authorized agent of owner)

FORM NO. BOCA-BP 1969

CITY OF PORTSMOUTH APPLICATION FOR BUILDING PERMIT

RECEIVED MAY 23 1988

Please Print In Ink -- Complete All Blanks Or Use N/A

Application For ✓ Building Permit Application Received 5/23/88
_____ Change In Land Use Accepted Planning 5/24/88 (LET)

Est. Cost of All Construction $ 15,000.— Fee $ 60.00 Paid 6/8/88 Cash _____
Check # 102

****

1. Owner John + Marcia Shearman 2. Applicant SAME
Address 635 Lincoln Ave. Address Portsmouth
Phone 431-1026 Phone _____

3. Lessee N/A Address _____ Phone _____

4. Location of Work Same as above Plan # 48 Lot # 038
Zoning District GR Historic A _____ Historic B _____

5. Lot: Area 20,260 Front Boundary 202.' Rear Boundary 154'
Left Boundary 142' Right Boundary 214

6. Existing Use of Land or Building Single family

7. Proposed Use of Land or Building Same

8. Residential - Total No. of Dwelling Units Existing 1 Total S.F. 2020
Total No. of Dwelling Units Proposed 0 Total S.F. 0

9. Commercial/Other - Total No. of Structures Existing N/A Total S.F. N/A
Total No. of Structures Proposed _____ Total S.F. _____

10. Size of All Existing Structure(s) - (For 3 Or More Structures Please Attach Sheet)
House Structure 1 25 x 30, Bldg. Footprint Area 750, Stories 2.5, Basement ✓
Porch Structure 2 14 x 18, Bldg. Footprint Area 252, Stories ___, Basement ___

11. Size of All Proposed Structure(s) - (For 3 Or More Structures Please Attach Sheet)
Greenhouse Structure 1 8 3/8' x 9' 11 1/2", Bldg. Footprint Area 80 3/8', Stories 1, Basement NO
Deck Structure 2 8' 1 3/8" x 10' 1/4", Bldg. Footprint Area 80', Stories 1, Basement NO

12. Proposed Yard Setbacks Greenhouse 1: Front 24' Rear 220' Left 97' Right N/A'
2: Front _____' Rear _____' Left _____' Right _____'

13. Provide complete Description of Work to be Done (Be Specific, Attach Sheet If Reqd.)

Build exterior greenhouse per attached sheet
and also build exterior deck as per same sheet.

14. Contractor: Lee Nickerson Address: 117 Belle Marsh Rd. South Berwick Maine Phone: (207) 384-

15. Existing Building Data: (Check Applicable Type(s)) NA _____

Foundation: Stone ✓, Block _____, Conc. _____, Other Brick

Floor Framing: Wood ✓, Steel _____, Conc. _____

Wall Framing: Wood ✓, Block _____, Metal _____, Conc. _____

Roof Framing: Wood ✓, Steel _____, Conc. _____

Fire Detection System: No _____ Yes ✓ (Local or Master), Contractor _____

Sprinkler System: No ✓ Yes _____ (Wet or Dry), Contractor _____

16. Proposed Building/Addition/Renovation Data: (Check Applicable Types(s))

Foundation: Block _____, Conc. ✓, Other _____, Depth Below Grade _____

Floor Framing: Wood _____, Steel _____, Conc. _____, Joist Size _____

Joist Spacing _____, Max Span _____

Wall Framing: Wood _____, Steel ✓+glass, Block _____, Conc. _____,

Stud Spacing _____, Stud Size _____

Ceiling/Roof Framing: Wood _____, Steel ✓+glass Conc. _____, Rafter Size _____,

Rafter Spacing _____, Max Span _____

Lumber Species Used: Spruce _____, Hem/Fir _____, Other (Specify) _____

Insulation Amount: Walls _____, Ceiling _____, Floors _____

Fire Detection System: No ✓, Yes ____ (Local or Master) Heat Detectors _____,

Smoke Detectors _____, Contractor _____

Sprinkler System: No ✓, Yes ____ (Wet, Dry), Contractor _____

17. Plumbing Work: No ✓, Yes ____, Contractor _____

18. Sewerage System: City N/A, Subsurface _____, State Permit Number _____

19. Electrical Work: No ____, Yes ✓, Contractor Jim Streeter

20. Plans Submitted: Site ✓, Framing ✓, Floor _____, Elec. _____,

Plumbing _____, Eng. Site _____, Rolled Plans _____,

Other _____

21. I certify that the information given is true and correct to the best of my knowledge. No change from the above information will be made without approval of the Building Inspector. Construction activities shall not commence until the Building Permit is issued.

I realize that when all necessary approvals have been acquired, a Building Permit may be granted by the Chief Building Inspector to allow construction or change in land use in conformance with this application and those plans/specifications submitted in support thereof only.

I further acknowledge that the proposed structure or improvements shall not be occupied or otherwise utilized without the issuance of a Building Permit Certificate of Occupancy by the Chief Building Inspector.

[signature] 5/18/1988

Signature of Applicant Date

_____

If Not Owner, State Relationship

)R CITY USE ONLY - BUILDING RE' V PROCESS

This project is subject to the following reviews and approvals prior to the issuance of a Building Permit:

____Site Review Committee - Result _____

_____

____Zoning Board of Adjustment - Result _____

_____

____Historic District Commission - Result _____

_____

____Building Code Board of Appeals - Result _____

_____

____Other _____

_____

BUILDING USE GROUP R-3, BUILDING CONSTRUCTION CLASSIFICATION 5B

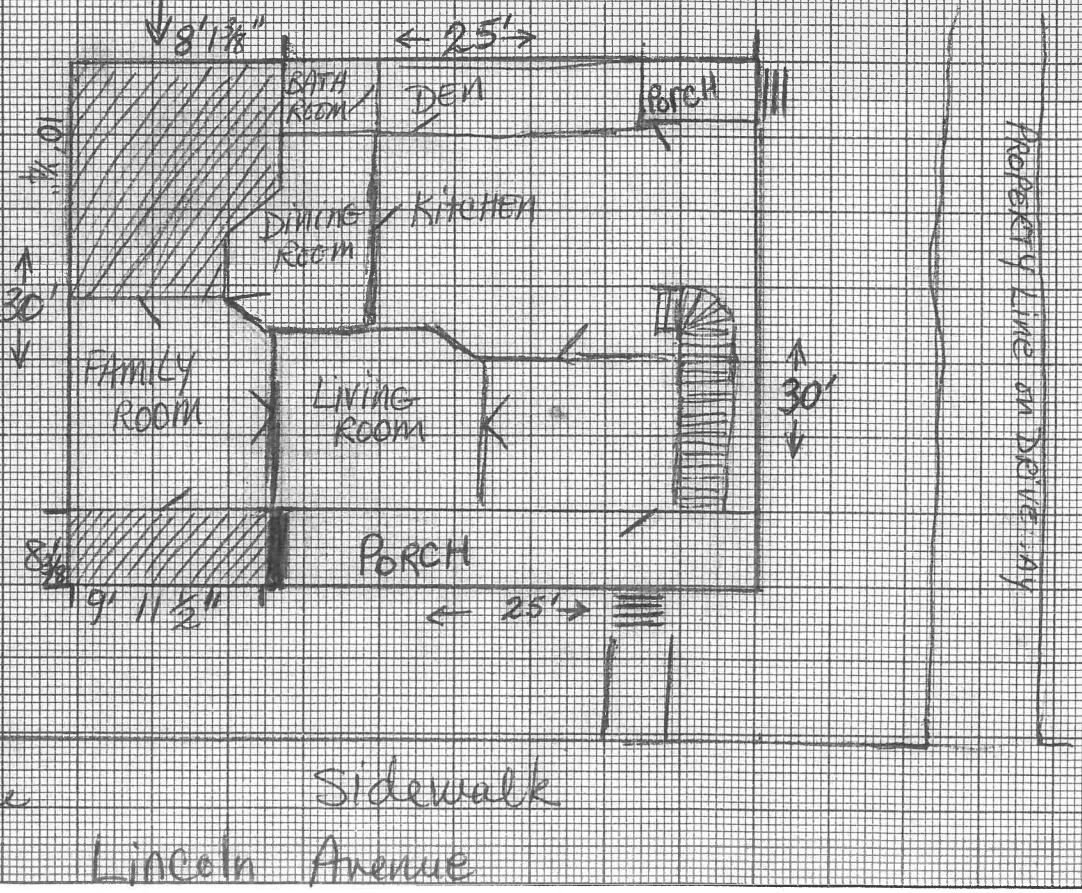
	Initials	Date Denied	Date Approved
Building Inspector	Rcoc		6/6
Comment None			
Fire Department			
Comment			
Planning Department	JM		5/23/88
Comment			

All conditions and requirements having been met, and there being no known outstanding violations to local codes or ordinances, I hereby approve the issuance of this Building Permit.

Roger W Clem 6/6/88

Permit Issuance Approved By Chief Building Inspector Date

The deck will be
built entirely of wood (pressure treated wood)
Deck dimensions: 8' 1 3/8" X 10' 1/4"

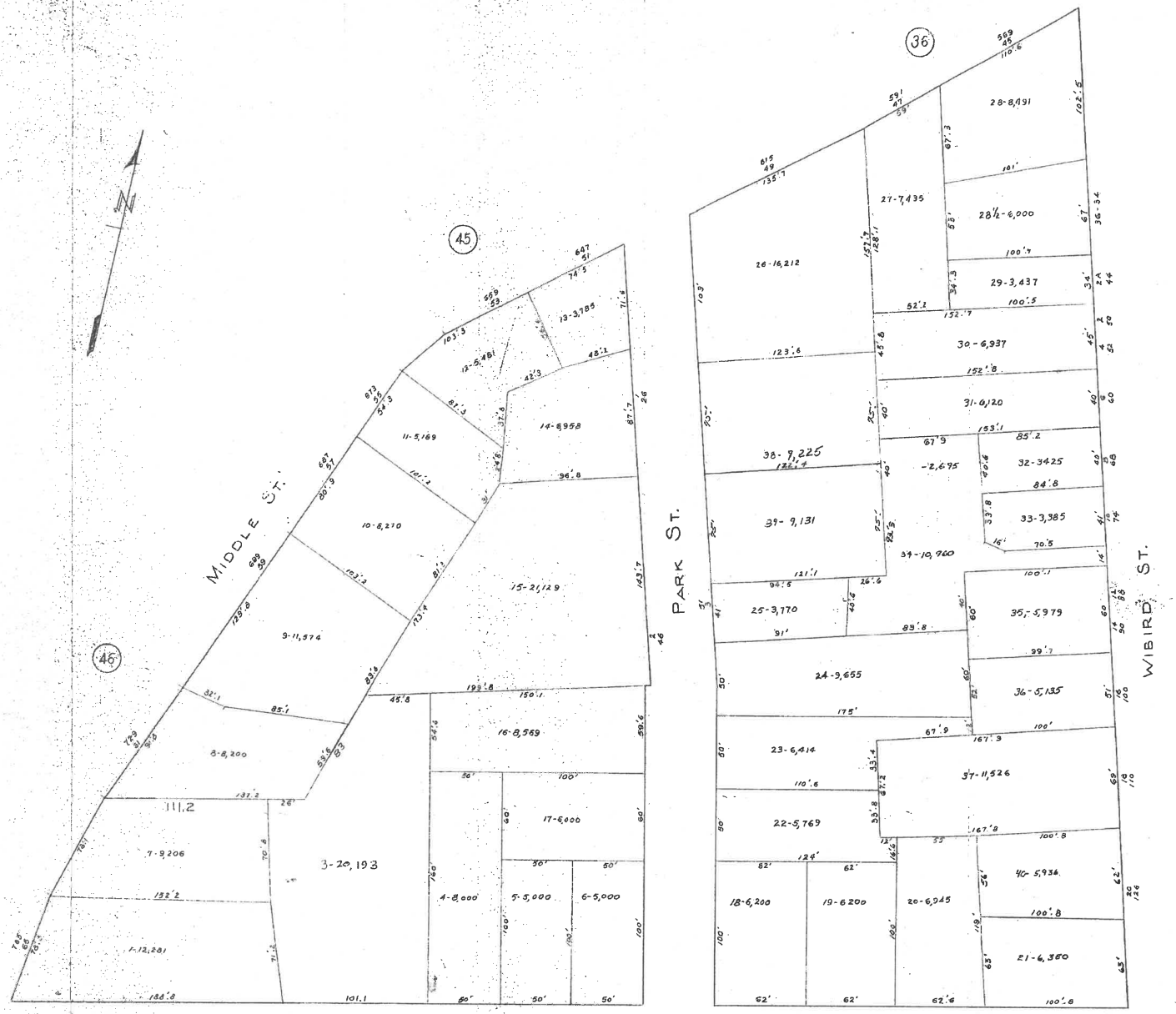


not to scale

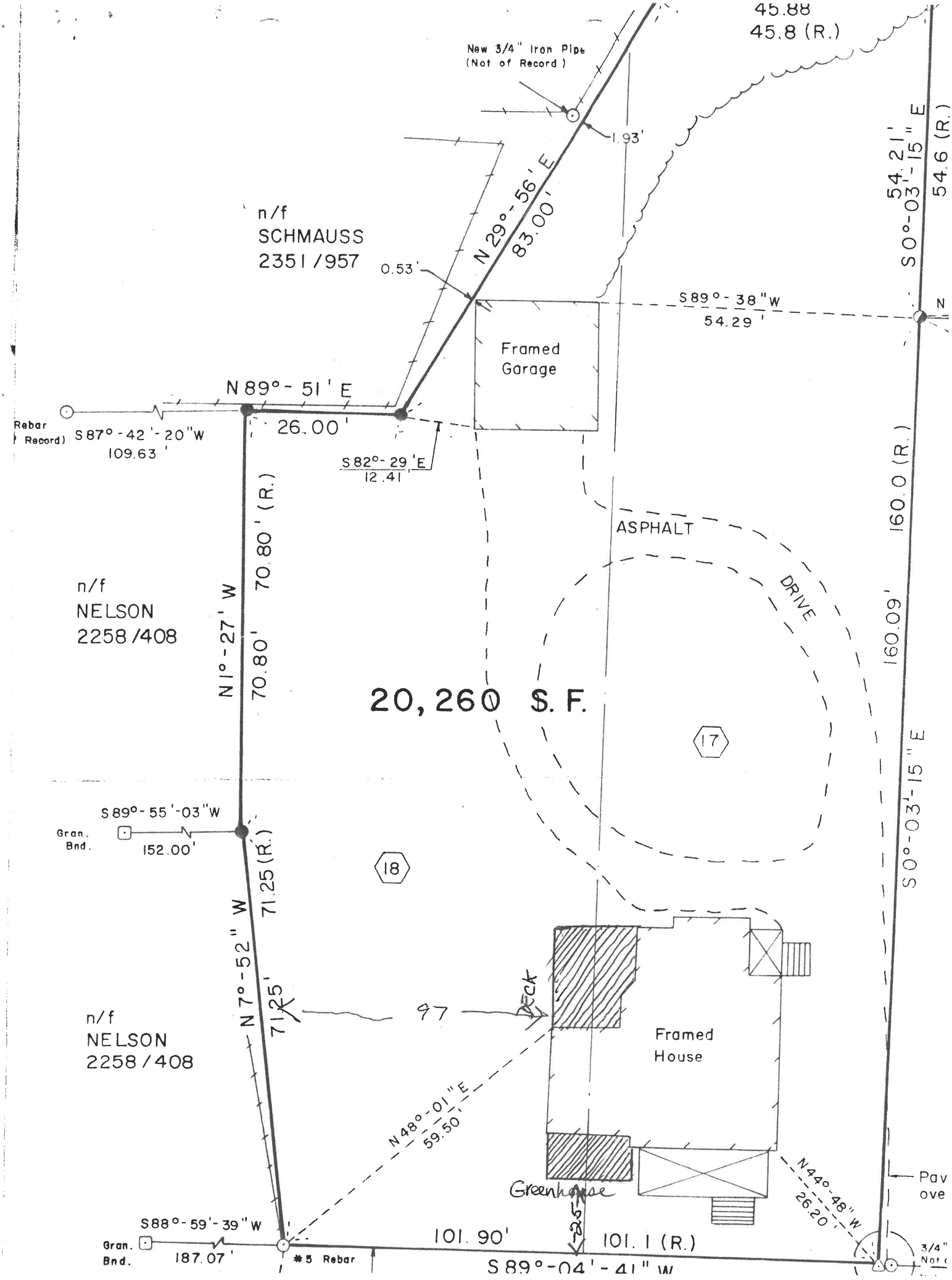
Sidewalk

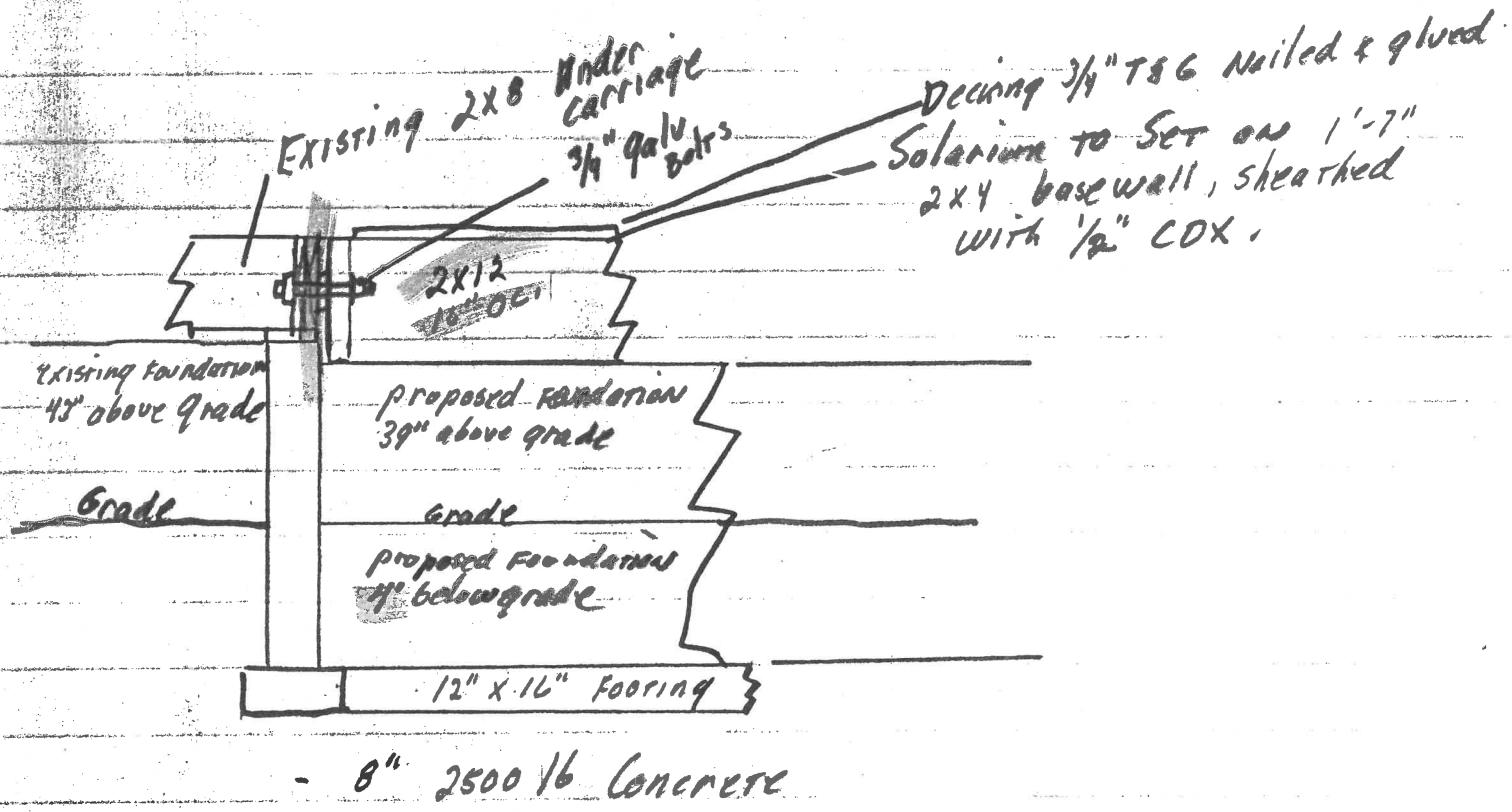
Lincoln Avenue

K+E 10 X 10 TO THE CM. 359T-14
KEUFFEL & ESSER CO. MADE IN U.S.A.
ALBANENE ®



LOT PLAN NO. 40
PORTSMOUTH, N.H.
SCALE: 1:40
JOHN W. DURGIN, CIVIL ENGR.
RETRACED BY C.A.R. 10-62


45.88
45.8 (R.)
New 3/4" Iron Pipe
(Not of Record)
1.93'
N 29°-56' E
83.00'
0.53'
n/f
SCHMAUSS
2351/957
S 89°-38" W
54.29'
N
S 0°-03'-15" E
54.21'
54.6 (R.)
Framed
Garage
N 89°-51' E
26.00'
Rebar
(Record)
S 87°-42'-20" W
109.63'
S 82°-29' E
12.41'
ASPHALT
DRIVE
160.0 (R.)
160.09'
n/f
NELSON
2258/408
N 1°-27' W
70.80' (R.)
70.80'
20,260 S.F.
17
S 0°-03'-15" E
S 89°-55'-03" W
Gran.
Bnd.
152.00'
18
71.25 (R.)
N 7°-52" W
71.25'
97
Deck
n/f
NELSON
2258/408
Framed
House
N 48°-01" E
59.50'
Greenhouse
N 44°-48" W
26.20'
Pav
ove
S 88°-59'-39" W
Gran.
Bnd.
187.07'
#5 Rebar
101.90'
101.1 (R.)
S 89°-04'-41" W
3/4"



Roseland-Maine Corp.
117 BELLE MARSH RD.
S. BERWICK, ME 03908

Structural details of proposed Solarium addition

For:

Dr. John & Marcy Shearman
635 Lincoln Ave
Portsmouth NH 03801
Tel: 431-1026

APPLICANTS' NARRATIVE
LOT UNMERGER REQUEST
VINCENT AND MONICA ZINGANELLO
135 THAXTER ROAD

The property located at 135 Thaxter Road was originally Lots 52 and 53 as shown on the Westfield Park Plan recorded as Plan 0643 in the Registry of Deeds in 1929 (plan attached).

In 1933, Lot #53 was conveyed to Harry F. Downing (Bk 888 Pg 410, deed attached).

In 1936, Lot #52 was conveyed to Harry F. Downing (Bk 920, Pg 365, deed attached).

After the death of Harry F. Downing, his wife Bernice conveyed the two lots to a trust in December of 1980 (Bk 2379, Pg 328, deed attached).

Bernice Downing's son, Harry f. Downing, Jr., as Trustee of the trust conveyed the property as two lots to Dale and Nicholas Genimatas in 1989 (Bk 2802, Page 921, deed attached).

In January 1990, the Rockingham Superior Court in Docket 89-E-553 issued a decree that the Genimatases were the owners of two lots, being Lots 52 and 53 on the Westfield Park Plan. (Decree recorded at Bk 2824, Pg 2237 attached.)

The Genimatases conveyed the two lots to the applicants on July 26, 1999. (Deed attached, Bk 3410, Pg 726.)

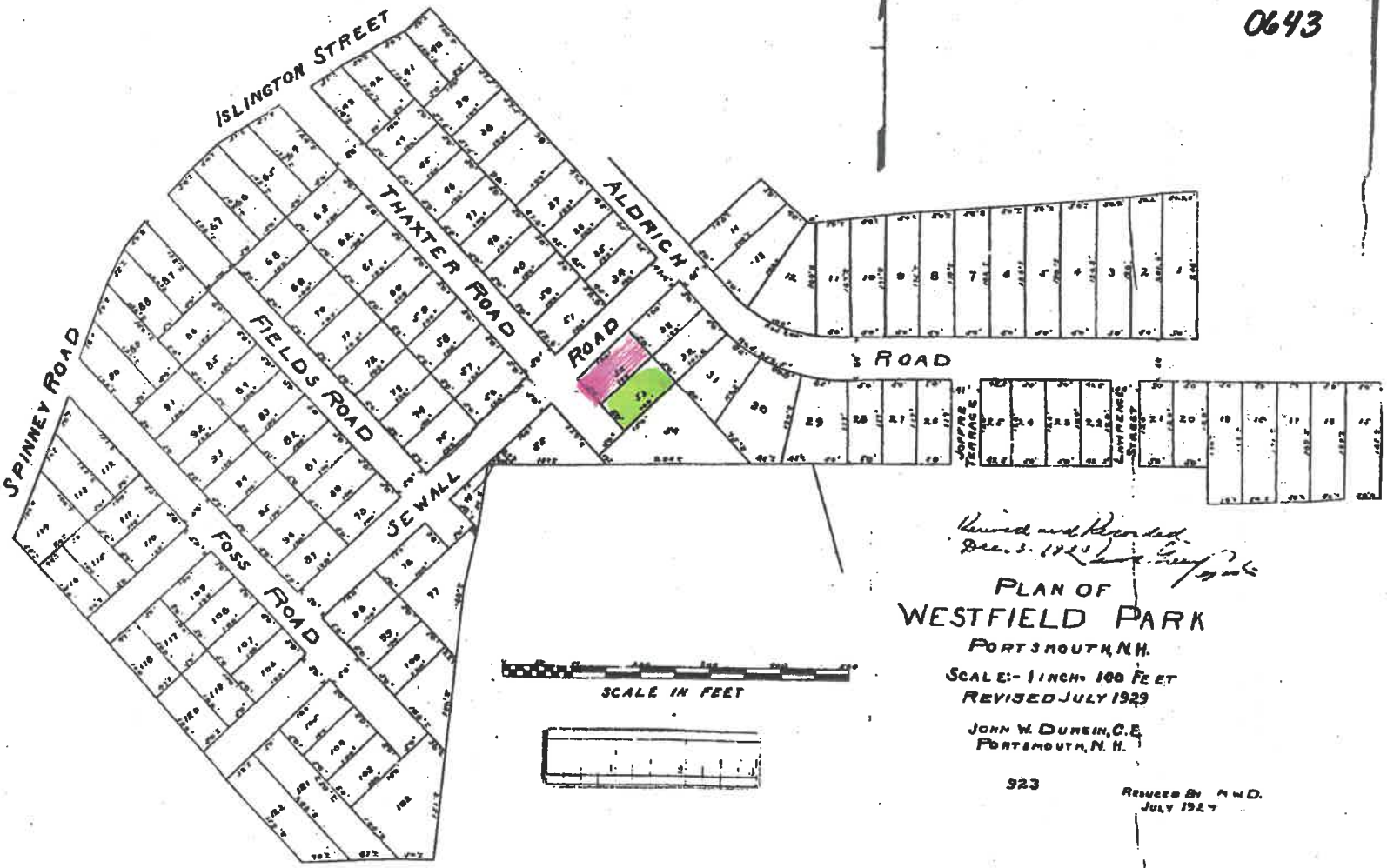
None of the applicants' predecessors in title voluntarily merged the two lots and the property has always been conveyed as two lots, Lots 52 and 53 as shown on the Westfield Park Plan.

The applicants' have not voluntarily merged the two lots and Lot #53 has remained a vacant lot since 1933, and has no structures or improvements associated with Lot #52 thereon.

The two lots were involuntarily merged by the City Assessor's Office subsequent to 1983 when the tax card showed two separate lots.

Bernie W. Pelech, Esq.
Attorney for Applicants

0643



Recorded and Recorded
Dec. 3. 1929

See Book 20 Plat 4

City of Portsmouth, NH

February 26, 2021

135 THAXTER RD.

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

JUL 26 11 47 AM '99

BK3410PG0726

0053555

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Prop. Address: 135 Thaxter Rd, Portsmouth 03801

WARRANTY DEED

DALE T. GENIMATAS and NICHOLAS W. GENIMATAS, husband and wife, of 7 Pickering Brook, Greenland, County of Rockingham and State of New Hampshire, for consideration paid grant to VINCENT ZINGARIELLO and MONICA ABRUZZESE, of 11 Willard Street, Melrose, County of Middlesex and Commonwealth of Massachusetts, as **joint tenants with rights of survivorship/**[redacted], WITH WARRANTY COVENANTS:

Two certain lots or parcels of land with the buildings thereon situated in said Portsmouth, County of Rockingham and State of New Hampshire on the Northeasterly side of Thaxter Road and known as Lot Number Fifty-three (53) as shown on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929 by John W. Durgin, C.E. and Lot Number Fifty-two (52) on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire" and drawn by John W. Durgin, C.E. both being recorded in Rockingham County Registry of Deeds. Said parcels being bounded and described as follows:

Parcel 1. Beginning on Thaxter Road at the corner of Lot Number Fifty-two (52), as shown on said Plan, and running thence Northeasterly by said Lot Number Fifty-two (52) one hundred feet (100) to Lot Number Thirty-Two, as shown on said Plan; thence

Turning and running Southeasterly by said Lot Number (52) Fifty-two, as shown on said Plan, fifty feet (50) to Lot Number Fifty-four (54); thence

Turning and running Southwesterly by said lot Number Fifty-four (54); one hundred feet (100) to said Thaxter Road; thence

Turning and running Northwesterly by said Thaxter Road fifty feet (50) to the point of beginning.

Parcel 2. Beginning at the Westerly corner of the lot on the corner of Thaxter and Sewall Roads; thence

Running Southeasterly by Thaxter Road Fifty (50) feet to Lot number Fifty-three (53) as shown on said Plan; thence

Running Northeasterly by Lot Number Fifty-three (53) as shown on said Plan One hundred (100) feet to a common corner with Lots Number Thirty-two (32) and Number Thirty-three (33) as shown on said plan; thence

Running Northwesterly by Lot Number thirty-three (33) as shown on said plan Fifty (50) feet to Sewall Road; thence

Running Southwesterly by Sewall Road One Hundred (100) feet to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Dale T. Genimatas and Nicholas W. Genimatas by deed of Harry F. Downing, Jr., Trustee, dated July 27, 1989 and recorded in the Rockingham County Registry of Deeds at Book 2802, Page 0921.

Signed this July 26, 1999.

DALE T. GENIMATAS

NICHOLAS W. GENIMATAS

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 26th day of July, 1999 by DALE T. GENIMATAS and NICHOLAS W. GENIMATAS.

~~Notary Public~~/Justice of the Peace

N:\data\5\59497\mcb\DEED.DOC
July 23, 1999

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
3 THOUSAND 7 HUNDRED AND 50 DOLLARS
072699 389318 $3750.00
VOID IF ALTERED

2824 P2737

THE STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

SUPERIOR COURT
DOCKET 89-E-553

IN EQUITY

Nicholas W. Genimatas and Dale T. Genimatas

v.

Portsmouth Building Trust a/k/a Portsmouth Building Association
its trustees, beneficiaries, successors and/or assigns
and
whom it may concern

03771
Jun 29 10 14 AM '90
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

DECREE

After hearing petitioners in the above entitled matter, and on the report of the Guardian Ad Litem, the Petitionees, being Portsmouth Building Trust a/k/a Portsmouth Building Association, its trustees, beneficiaries, successors and/or assigns and/or any other entity or unknown person who claims or may claim any interest or estate in and to the subject matter of this action, there having been no appearance filed by any such person, it is hereby Ordered, Adjudged and Decreed as follows:

1. The Petitioners, Nicholas W. Genimatas and Dale T. Genimatas, are the owners in fee simple of land located in the City of Portsmouth, County of Rockingham, State of New Hampshire, and being shown as lots numbered 52 and 53 on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929, by John W. Durgin, C. E. and recorded in the Rockingham County Registry of Deeds"; and being the same premises acquired by your petitioners by warranty deed from the Bernice M. Downing Trust, dated July 27, 1989, recorded in the Rockingham County Registry of Deeds at Book 2802, Page 921, to which deed reference is made for a more particular description as follows:

"A certain parcel of land with the buildings thereon situate in said Portsmouth on the Northeasterly side of Thaxter Road and known as Lot Number Fifty-Three (53) as shown on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929 by John W. Durgin, C. E. and recorded in Rockingham Registry of Deeds." said parcel is bounded and described as follows:

Beginning on Thaxter Road at the corner of Lot Number Fifty-Two (52) as shown on said plan, and running thence Northeasterly by said Lot Number Fifty-Two (52) one hundred feet (100) to Lot Number Thirty-Two, as shown on said Plan; thence turning and running Southeasterly by said Lot Number (52) Fifty-Two, as shown on said Plan, fifty feet (50) to Lot Number Fifty-Four (54); thence turning and running Southwesterly by said Lot Number Fifty-Four (54) one hundred feet (100) to said Thaxter Road; thence turning and running Northwesterly by said Thaxter Road fifty feet (50) to the point of beginning.

And, a certain lot or parcel of land situate in said Portsmouth and known as Lot Number Fifty-Two on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire" and drawn by John W. Durgin, C. E. and recorded in Rockingham County Registry of Deeds. Said parcel is bounded and described as follows:

Beginning at the Westerly corner of the lot on the corner of Thaxter and Sewall Roads thence running Southeasterly by Thaxter Road Fifty (50) feet to Lot number Fifty-Three as shown on said plan; thence running Northeasterly by Lot Number Fifty-Three (53) as shown on said plan One Hundred (100) feet to a common corner with Lots Number Thirty-Two (32) and Number Thirty-Three (33) as shown on said plan; thence running Northwesterly by Lot Number Thirty-Three (33) as shown on said plan Fifty (50) feet to Sewall Road; thence running Southwesterly by Sewall Road One Hundred (100) feet to the point of beginning.

And the said Nicholas W. Genimatas and Dale T. Genimatas hold the same free and clear of all claims of Portsmouth Building Trust a/k/a Portsmouth Building Association, its trustees, beneficiaries, successors and/or assigns and/or any unknown other entity or unknown persons who claim or may claim any interest or estate in and to the subject matter of this action.

2. That title to the said real estate of said petitioner, Nicholas W. Genimatas and Dale T. Genimatas, as held and claimed by them as aforesaid is hereby ordered and decreed to be the sole and exclusive possession of said Petitioners, Nicholas W. Genimatas and Dale T. Genimatas, in fee simple, free and clear of all claims or rights of Portsmouth Building Trust a/k/a Portsmouth Building Association and/or any other person or entities who may claim an interest adverse to the Petitioners.

3. That a copy of this Decree be ordered recorded in the Rockingham County Registry of Deeds as evidence of the title of your Petitioners, Nicholas W. Genimatas and Dale T. Genimatas as against any interest of Portsmouth Building Trust a/k/a Portsmouth Building Association, its trustees, beneficiaries, successors and/or assigns, and/or any other entity or unknown persons who claim or may claim any interest in and to the subject matter of this action.

1-22-90
Date

Presiding Justice

A TRUE COPY ATTEST
CLERK

N2802 P0921

32614

Jul 31 9 10 AM '89

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Harry F. Downing, Jr., Trustee of trust dated December 8, 1980 recorded in the Rockingham County Registry of Deeds at Book 2379, Page 325 of 135 Thaxter Road, Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grant to Dale T. Genimatas and Nicholas W. Genimatas, being husband and wife of 1 Pickernell Lane, Kittery, County of York and State of Maine with WARRANTY COVENANTS, as joint tenants with the rights of survivorship the following described premises.

Two certain lots or parcels of land with the buildings thereon situated in said Portsmouth, County of Rockingham and State of New Hampshire on the Northeasterly side of Thaxter Road and known as Lot Number fifty-three (53) as shown on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929 by John W. Durgin, C.E. and Lot Number Fifty-two (52) on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire" and drawn by John W. Durgin, C.E. both being recorded in Rockingham County Registry of Deeds. Said parcels being bounded and described as follows:

Parcel 1. Beginning on Thaxter Road at the corner of Lot Number Fifty-two (52), as shown on said Plan, and running thence Northeasterly by said Lot Number Fifty-two (52) one hundred feet (100) to Lot Number Thirty-Two, as shown on said Plan; thence turning and running Southeasterly by said Lot Number (52) Fifty-two, as shown on said Plan, fifty feet (50) to Lot Number Fifty-four (54); thence turning and running Southwesterly by said lot Number Fifty-four (54); one hundred feet (100) to said Thaxter Road; thence turning and running Northwesterly by said Thaxter Road fifty feet (50) to the point of beginning.

Parcel 2. Beginning at the Westerly corner of the lot on the corner of Thaxter and Sewall Roads thence running Southeasterly by Thaxter Road Fifty (50) feet to Lot number fifty-three (53) as shown on said Plan; thence running Northeasterly by Lot Number Fifty-three (53) as shown on said Plan One hundred (100) feet to a common corner with Lots Number thirty-two (32) and Number thirty-three (33) as shown on said plan; thence running Northwesterly by Lot Number thirty-three (33) as shown on said plan Fifty (50) feet to Sewall Road; thence running Southwesterly by Sewall Road One Hundred (100) feet to the point of beginning.

Meaning and intending to describe and convey the premises set forth in deed of Bernice M. Downing to Bernice M. Downing, Trustee dated December 8, 1980 and recorded in the Rockingham County Registry of Deeds at Book 2379, Page 328. Harry F.

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
RB. 10669 JUL 31 '89 999.00

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
RB. 10669 JUL 31 '89 618.00

Downing, Jr. is Successor Trustee of the trust a declaration and memorandum of which dated December 8, 1980 and recorded in said registry at Book 2379, Page 325.

Both of the above parcels are subject to the following conditions:

No dwelling house shall be erected on said land to cost less than $3,000.00. No dwelling house or other building shall be erected nearer than twenty-five feet fronting to said road; any garage or other out-buildings erected on said lot shall not be erected or maintained in front of the rear lines of any dwelling house erected on said lot; its grantors, successors, or assigns hereby reserve the right as against the grantee and his heirs and assigns to enter on conditions broken if and in the event that he or they shall violate any of the said conditions and it is hereby agreed that by said re-entry the grantor, its successors or assigns shall terminate the estate of said grantee or his heirs or assigns in said granted premises. (Note is made of the fact that the term grantor used in the above stated condition makes references to Charolette M. Paterson as to Lot 53 and the Portsmouth Building Association as to Lot 52).

WITNESS our hands and seals this 27th day of JULY, 1989.

WITNESS:

JULY 27, 1989

Harry F. Downing, Jr., Trustee
pursuant to Trust dated
December 8, 1980 and recorded
at the Rockingham County
Registry of Deeds at Book 2379
Page 325

STATE OF NEW HAMPSHIRE
Rockingham, ss.

Personally appeared Harry F. Downing, Trustee, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

Justice of the Peace/~~Notary Public~~

Dec 9 9 55 AM '80 25900

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That I, BERNICE M. DOWNING of the City of Portsmouth, County of Rockingham and State of New Hampshire

for consideration paid, grant to BERNICE M. DOWNING, TRUSTEE under Declaration of Trust dated this date and recorded herewith

with QUITCLAIM COVENANTS A certain parcel of land with the buildings thereon situate in said Portsmouth on the Northeasterly side of Thaxter Road and known as Lot Number Fifty-three (53) as shown on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929 by John W. Durgin, C. E. and recorded in Rockingham Registry of Deeds." Said parcel is bounded and described as follows: Beginning on Thaxter Road at the corner of Lot Number Fifty-two (52), as shown on said Plan, and running thence Northeasterly by said Lot Number Fifty-two (52) one hundred feet (100) to Lot Number Thirty-two, as shown on said Plan; thence turning and running Southeasterly by said Lot Number (52) Fifty-two, as shown on said Plan, fifty feet (50) to Lot Number Fifty-four (54); thence turning and running Southwesterly by said Lot Number Fifty-four (54) one hundred feet (100) to said Thaxter Road; thence turning and running Northwesterly by said Thaxter Road fifty feet (50) to the point of beginning.

No dwelling house shall be erected on said land to cost less than $3,000.00. No dwelling house or other building shall be erected nearer than twenty-five feet fronting to said road; any garage or other out-buildings erected on said lot shall not be erected or maintained in front of the rear lines of any dwelling house erected on said lot; its grantors, successors, or assigns hereby reserve the right as against the grantee and his heirs and assigns to enter on conditions broken if and in the event that he or they shall violate any of the said conditions and it is hereby agree that by said re-entry the grantor, its successors or assigns shall terminate the estate of said grantee or his heirs or assigns in said granted premises.

Meaning and intending hereby to describe all and the same premises conveyed by Charlotte M. Paterson to Harry F. Downing dated November 29, 1933 and recorded in Rockingham County Records in Book 888 Page 410. My title is derived under the will of the late Harry F. Downing, deceased filed in the Rockingham County Registry of Probate.

And, a certain lot or parcel of land situate in said Portsmouth and known as Lot Number fifty-two (52) on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire" and drawn by John W. Durgin, C. E. and recorded in Rockingham County Registry of Deeds. Said parcel is bounded and described as follows: Beginning at the Westerly corner of the lot on the corner of Thaxter and Sewall Roads thence running Southeasterly by Thaxter Road Fifty (50) feet to Lot number fifty-three (53) as shown on said Plan; thence running Northeasterly by Lot Number Fifty-three (53) as shown on said Plan One hundred (100) feet to a common corner with Lots Number thirty-two (32) and Number thirty-three (33) as shown on said plan; thence running Northwesterly by Lot Number thirty-three (33) as shown on said plan Fifty (50) feet to Sewall Road; thence running Southwesterly by Sewall Road One hundred (100) feet to the point of beginning.

Said premises are conveyed, however, under and subject to the following conditions and restrictions, viz; no dwelling house shall be erected on said land to cost less than Three Thousand ($3,000) Dollars. No dwelling house or other buildings shall be erected nearer than Twenty-five (25)

feet to said Thaxter Road fronting on said road. No garage or other out building erected on said Lot shall be erected or maintained in front of the rear lines of any dwelling house erected on said Lot and the grantee hereby covenants and agrees to and with said Grantors that all deeds and conveyances of other lots of land shall be subject thereto. The grantors, and its successors and assigns, do hereby reserve the right as against the grantee and his heirs and assigns to enter on conditions broken if and in the event that he or they shall violate any of the said conditions. And it is hereby agreed that by said re-entry said grantors, its successors and assigns shall terminate the estate of said grantee and his heirs or assigns in said granted premises.

Meaning and intending hereby to describe and convey all and the same premises conveyed by the Portsmouth Building Association to Harry F. Downing by deed dated July 15, 1936 and recorded Rockingham County Records in Book 920 Page 365. My title is derived under the will of the late Harry F. Downing deceased filed in the Rockingham County Registry of Probate.

And I, Bernice M. Downing, as a widow.

(No Federal Revenue Stamps required)

WITNESS my hand and seal this 8th day of December, 1980.

Bernice M. Downing

Bernice M. Downing

WITNESS:

Margaret J. Widdis

Margaret M. Mooney

STATE OF NEW HAMPSHIRE

Rockingham, ss:

On the 8th day of December, 1980 personally appeared Bernice M. Downing known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

Jack M. Shelby

Notary Public

My Commission expires:
MY COMMISSION EXPIRES MARCH 24, 1983

JACK M. SHELBY NOTARY PUBLIC NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
DEC-8'80
10.00

$5.50 Rev.

Know all Men by these Presents

Book 0888 Page 0410

Paterson to Downing

Delivered to S. & Waldron

THAT I, Charlotte M. Paterson of Portsmouth in the County of Rockingham and State of New Hampshire

for and in consideration of the sum of One Dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Harry F. Downing of said Portsmouth

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Harry F. Downing and his heirs and assigns forever,

A certain parcel of land with the buildings thereon situate in said Portsmouth on the Northeasterly side of Thaxter Road and known as Lot Number fifty-three (53) as shown on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire, revised July 1929 by John W. Durgin, C.E. and recorded in Rockingham Registry of Deeds." Said parcel is bounded and described as follows; Beginning on Thaxter Road at the corner of Lot Number fifty two (52) as shown on said Plan, and running thence Northeasterly by said Lot Number fifty-two)52) one hundred feet (100) to Lot Number thirty two, as shown on said Plan; thence turning and running Southeasterly by said Lot Number (52) fifty-two, as shown on said Plan, fifty feet (50) to Lot Number Fifty four (54); thence turning and running Southwesterly by said Lot Number fifty-four (54) one hundred feet (100) to said Thaxter Road; thence turning and running Northwesterly by said Thaxter Road fifty feet (50) to the point of beginning.

No dwelling house shall be erected on said land to cost less than $5,000.00. No dwelling house or other building shall be erected nearer than twenty-five feet fronting to said road; any garage or other out-buildings erected on said lot shall not be erected or maintained in front of the rear lines of any dwelling house erected on said lot; its grantors, successors, or assigns hereby reserve the right as against the grantee and his heirs and assigns to enter on conditions broken if and in the event that he or they shall violate any of the said conditions and it is hereby agreed that by said re-entry the grantor its successors or assigns shall terminate the estate of said grantee or his heirs or assigns in said granted premises.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to Harry F. Downing the said grantee and his heirs and assigns, to their proper use and behoof forever. And I the said grantor and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said grantee and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises; I am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever, except a mortgage to the Portsmouth Savings Bank recorded in Rockingham Registry of Deeds and that I my heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Edward L. Paterson, husband of the said Charlotte M. Paterson for the consideration aforesaid, do hereby release to the said grantee my right of courtesy in the above-mentioned premises.

And we do each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as are secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution" or by any other Statute or Statutes of said State, under and by virtue of any law of the State of New Hampshire and all other rights and interest therein.

In witness whereof we have hereunto set our hands and seals this twenty-ninth day of November in the year of our Lord 1933.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF US:

Margaret McCaffery

Charlotte M. Paterson (L.S.)

Edward L. Paterson (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. November 29th A.D. 19 33.

Personally appeared the above named Charlotte M. Paterson and Edward L. Paterson and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

Margaret McCaffery Justice of the Peace.

Received and recorded Feb. 9, 10 A.M. 1934. John W. A. Green Register.

$1.00 Rev.

Know all Men by these Presents,

THAT we, R. Clyde Margeson, Richman P. Margeson, Edward Seybolt, Henry B. Tilton and Fred A. Gray, all of Portsmouth in the County of Rockingham and State of New Hampshire, as trustees of the Portsmouth Building Association of said Portsmouth, are empowered to make, conveyances of real estate owned by the said Association by virtue of powers conferred upon them as Trustees under a certain declaration of trust dated April 8, 1913 and recorded in Rockingham Registry of Deeds Book 674, Page 269,

for and in consideration of the sum of One Dollar and other valuable considerations to us in hand, before the delivery hereof well and truly paid by Harry F. Downing of said Portsmouth

Margeson et als to Downing

the receipt whereof we do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Harry F. Downing and his heirs and assigns forever,

del. to grantee

A certain lot or parcel of land situate in said Portsmouth and known as Lot Number fifty two (52) on a plan entitled "Plan of Westfield Park, Portsmouth, New Hampshire" and drawn by John W. Durgin, C. E. and recorded in Rockingham Registry of Deeds. Said parcel is bounded and described as follows; Beginning at the Westerly corner of the lot on the corner of Thaxter and Sewall Roads thence running Southeasterly by Thaxter Road fifty (50) feet to Lot number fifty three (53) as shown on said Plan; thence running Northeasterly by Lot Number fifty three (53) as shown on said Plan One hundred (100) feet to a common corner with Lots Number thirty two (32) and Number thirty three (33) as shown on said plan; thence running Northwesterly by Lot Number thirty three (33) as shown on said plan Fifty (50) feet to Sewall Road; thence running Southwesterly by Sewall Road One Hundred (100) feet to the point of beginning.

Said premises are conveyed, however, under and subject to the following conditions and restrictions, viz; No dwelling house shall be erected on said land to cost less than Three Thousand ($3,000) Dollars. No Dwelling house or other buildings shall be erected nearer than Twenty-five (25) feet to said Thaxter Road fronting on said road. No garage or other out building erected on said Lot shall be erected or maintained in front of the rear lines of any dwelling house erected on said Lot and the grantee hereby covenants and agrees to and with said Grantors that all deeds and conveyances of other lots of land shown on said plan as fronting upon Thaxter Road shall contain the same conditions and restrictions and that the said other lots of land shall be subject thereto. The grantors, and its successors and assigns, do hereby reserve the right as against the grantee and his heirs and assigns to enter on conditions broken if and in the event that he or they shall violate any of the said conditions. And it is hereby agreed that by said re-entry said grantors, its successors and assigns shall terminate the estate of said grantee and his heirs or assigns in said granted premises.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to Harry Downing the said grantee and his heirs and assigns, to ~~xxxxxxxxxxxx~~ their own behoof ~~xxx~~ use and ~~xxxx~~ forever. And we the said grantors and our ~~xxx~~ heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said grantee and his heirs and assigns, that until the delivery hereof we are the lawful owners of the said premises, and we are seized and possessed thereof in our own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; except as hereinbefore mentioned And that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said grantee and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

~~And I, wife of the said~~ in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof we have hereunto set our hand and seals, this fifteenth day of July in the year of our Lord ~~one thousand nine hundred and~~ 1936

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Jeremy R. Waldron

R. Clyde Margeson (L.S.)
Richman P. Margeson (L.S.)
Edward Seybolt (L.S.)
Henry B. Tilton (L.S.)
Fred A. Gray (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham, ss. July 21st A. D. 19 36.

Personally appeared the above named R. Clyde Margeson, Richman P. Margeson, Edward Seybolt, Henry B. Tilton and Fred A. Gray, individually and in their said capacities as trustees and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME,

.....Jeremy R. Waldron.....Justice of the Peace.

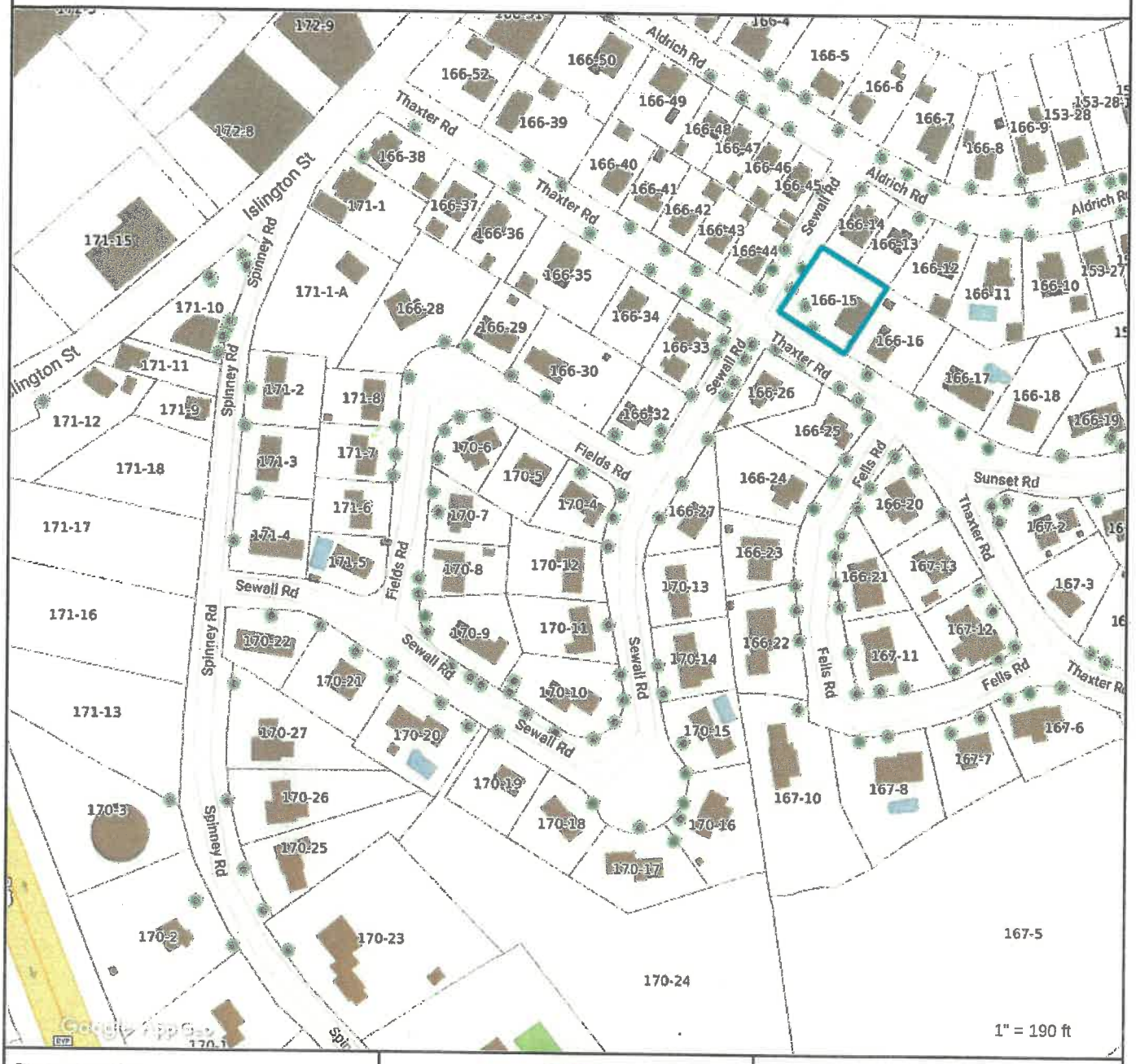
Received and recorded August 3, 10 A.M. .....19 36.

.....John W. A. Gray.....Register.

City of Portsmouth, NH

February 26, 2021

135 Thaxter Rd.



Property Information

Property ID	0166-0015-0000
Location	135 THAXTER RD
Owner	ZINGARIELLO VINCENT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

CITY OF PORTSMOUTH, NH

APPLICATION FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

PURSUANT TO RSA 674:39-aa

Name of Property Owner(s): Vincent Zingariello and Monica Abruzzese

Mailing Address: 135 Thaxter Rd. Portsmouth, NH 03801

Telephone Number: 603 770 7999

Email Address: _____

Street Location of Parcels Affected by the Requested Restoration:

135 Thaxter Rd.

Properties Requested to be Restored (attach additional sheet if needed):

Parcel 1

Current Deed Reference: Book 3410 Page 726 Date Recorded 7/26/1999

Tax Map 166 Lot Number 15

Parcel 2

Current Deed Reference: Book 3410 Page 726 Date Recorded 7/26/99

Tax Map 166 Lot Number 15

Parcel 3

Current Deed Reference: Book _____ Page _____ Date Recorded _____

Tax Map _____ Lot Number _____

Please state when you believe the involuntary merger took place:

Subsequent to 1983 when the tax card showed 2 lots

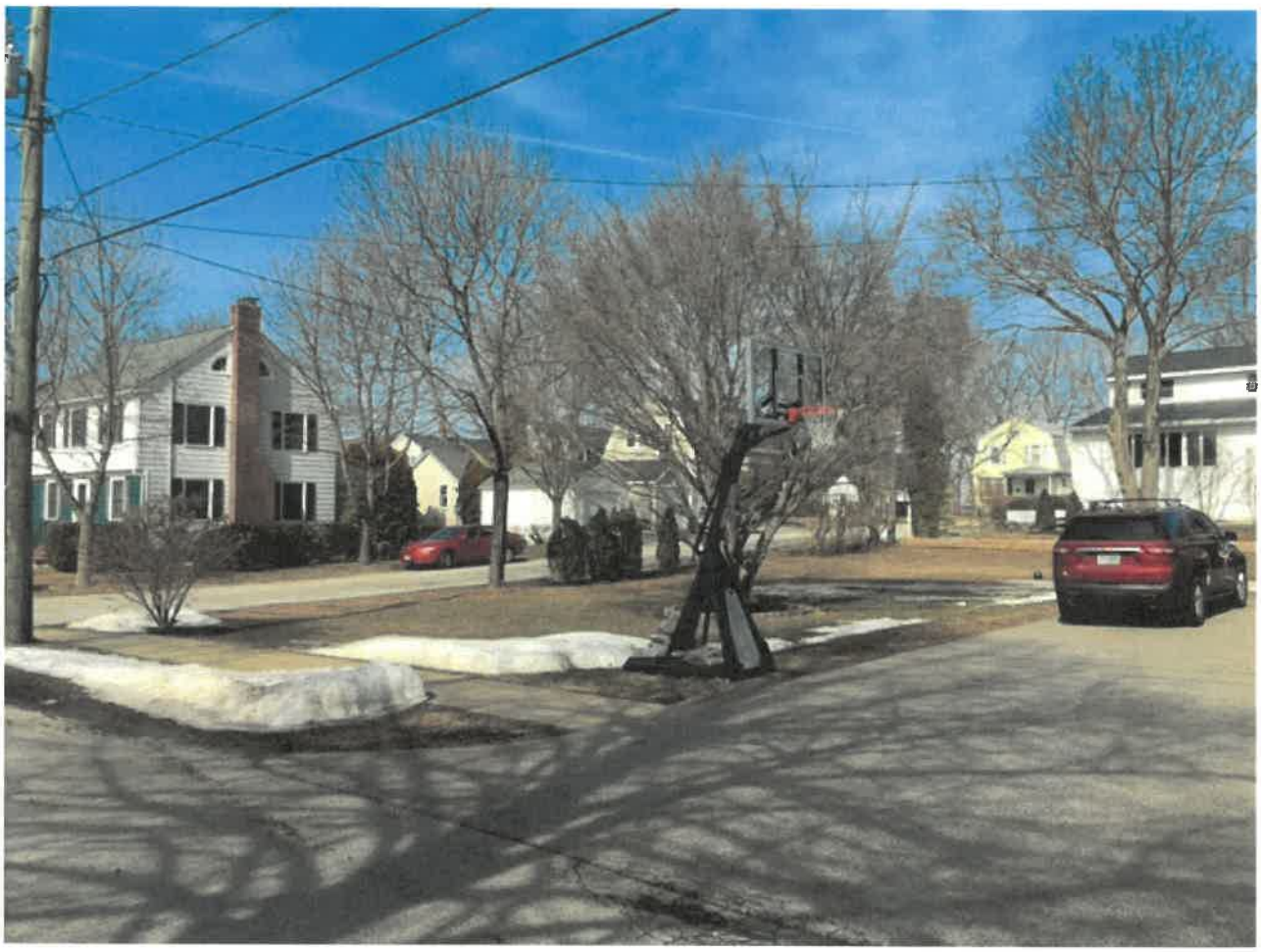
Signature(s) of Property Owner(s):

Signature: [signature] Name: Vincent Zingariello Date: 2.26.2021

Signature: Monica Zingariello Name: Monica Zingariello Date: 2.26.2021
Monica Abruzzese

Bernie Pelech

From: Bernie Pelech
Sent: Wednesday, March 10, 2021 1:16 PM
To: Bernie Pelech



Sent from my iPhone

CITY OF PORTSMOUTH
Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Dexter Legg, Chair Planning Board

Cc: Karen S. Conard, City Manager

From: Rosann Lentz, City Assessor, *Rosann Lentz*

Date: May 27, 2021

RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 135 Thaxter Road – RIML-21-2

At its meeting May 17, 2021, the City Council considered a request from Bernie W. Pelech, Esq., on behalf of the property owners Vincent and Monica Zinganello, requesting the restoration of involuntarily merged lots at 135 Thaxter Road to their pre-merger status pursuant to NH RSA 674:39-aa. These lots are represented as Map 166 Lot 15 and historical Plan 46A Lots 52 and 53. The Council voted to refer to the Planning Board and Assessor for report back.

Description
Current assessment records identify the parcel as having .23 +- acres with a 3 bedroom 1.5 bath single family dwelling built around 1930 located on the parcel.

History
Deeds: Older assessment records dating back to the 50's identified the parcel as 2 separate lots until 1983. According to the deeds researched back to 1930, book 920 page 365 and 1934 book 888 page 410, identified two vacant lots (lot 52 and lot 53) and were deeded individually to Harry F. Downing In 1989, these two lots were transferred to Dale T. and Nicholas W. Genimatas on one deed and identified as two individual lots.

Property Assessment Records: Between 1953 and 1972 property assessment records show Plan 46A Lots 52 and 53 separately assessed. Assessment records for Tax Year 1983 show one assessment for both lots.

Building Inspection/Planning Records/Ariel Records
2020 Ariel views of the lots show the driveway to the dwelling straddles the property line of lots 52 and 53 of the requested un-merger. Additionally, in 2011 Vincent Zingariello applied for and was granted a driveway permit to expand the frontage of the driveway located at 135 Thaxter Road by 10 to 12 feet. This expansion again straddled the property lines of the requested un-merger of lots 52 & 53.

Court Decisions
Upon review of various New Hampshire court decisions concerning the denial of restorations of lots, the courts have held that the conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger Roberts v. Town of Windham, 165 N.H. 186,192 (2013).

Additionally, court decisions also looked at the use of the property in its entirety by reviewing a lots physical characteristics and the overt actions that occurred over time to the placement of buildings, driveways, outbuildings etc. These decisions, citing totality of changes, can reasonably support that lots by predecessors or current owners were voluntarily merged when facts show the primary and accessory buildings, access, etc. work as a unit. Robillard v. Town of Hudson, 120 N.H. 477,416 (1980); Town of Newbury v. Landrigan, 165 N.H.236,241 (201); and Roberts v. Town of Windham, 165 N.H. 186 (2013).

Additionally, the New Hampshire Municipal Association has interpreted the above court decision to mean, "Governing bodies and zoning boards of adjustment now know they should review requests to unmerge lots based upon all of the circumstances of actual use of the property, and that the lack of a request to voluntarily merge the lots by the current or former owner will not, standing alone, support such a request").

Summary
No written request for voluntary merger was found but the above court decision identifies that it is not only a formal request for un-merger that should be taken into consideration when approving or denying a request for restoration of involuntarily merged lots.

When reviewing the Ariel photos and looking at the request for expansion of frontage to the existing driveway by Mr. Zingariello in 2011, it is reasonable to support that the property was treated as a unit and voluntarily merged through an overt action by the current owner.

Cc: file
Attachments

PROPERTY ASSESSMENT RECORD

LOCATION 135 THAXTER RD

ZONING SRII CLASS R ROUTING NO (15)

MAP U66 LOT 015 CARD 01 OF 01 (OLD M/L# 046A C52 + 53)

PROPERTY USE CODE ~~11~~ 01

NBHD ID 105

RECORD OF OWNERSHIP

NAME	MAILING ADDRESS	BOOK—PAGE	DATE	AMOUNT
DOWNING BERNICE M TRSTEE	135 THAXTER ROAD	2379/0328	12/80	
	PORTSMOUTH NH 03801			
Genimatas Dale T & Nicholas W	135 Thaxter Rd	2802/921	7-27-89	170,000

ASSESSMENT RECORD

1983	LAND	15300
	BLDGS.	49300
	TOTAL	64600
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	2.00		15000
2 SECONDARY SITE	H	2500	.10		250
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT					
	T	10000			15300

CATEGORY CODES	NUMBER OF ACRES	RATE		
1 PRIMARY SITE				
2 SECONDARY SITE				
3 UNDEVELOPED				
4 TILLABLE				
5 PASTURE				
6 WOODLAND				
7 WASTELAND				
8 HOMESITE				
9 FRONTAGE—ROAD				
10 FRONTAGE—WATER				
11 REAR				
12 ACREAGE—DEPR.				
TOTAL ACREAGE				

MEMORANDA

2824/2737
Boundry Confirmation
12/89

all utilities
1987 - Reroofed house.

3 rms - 2nd
3 rms - 1st

SALES DATA

DATE MO.	DATE YR.	TYPE 1 LAND 2 L & B	SALE PRICE	SOURCE 1 BUYER 2 SELLER 3 FEE 4 AGENT	VALIDITY 1 YES 2 NO
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2
		1 2		1 2 3 4	1 2

INSPECTION WITNESSED BY: Bernice M. Downing

©COLE-LAYER-TRUMBLE COMPANY 1981

CITY OF PORTSMOUTH, NEW HAMPSHIRE

HEARING w/c RGB 7/26

PRC-078

OCCUPANCY

1 VAC. LOT | (2) DWELLING | 3 OTHER

STORY HEIGHT

1.0 | 1.5 | (2.0) | 2.5 | 3.0

BASEMENT

1 NONE | 2 CRAWL | 3 PART | (4) FULL

HEATING

1 NONE | (2) BASE | 3 AIR CON

WARM AIR—F OR G	
HOT WATER/(STEAM)	✓
ELECTRIC	
FLOOR/WALL FURNACE	
UNIT HEATERS	

PLUMBING

PLUMBING POINTS	[ ]
STANDARD	1
BATHROOM	
HALF BATH	
SINK/LAVATORY	
WATER CLOSET/URINAL	
NO PLUMBING	

ATTIC

1 NONE | (2 UNFIN) | 3 PT. FIN | 4 FULL FIN | 5 FULL FIN/WH

ROOF

SHINGLE—ASP./ASB./WOOD	✓
SLATE/TILE/METAL	
COMP. ON WOOD FRAME	
COMP. ON STEEL FRAME	

WALLS

FRAME (SIDING) ALUM./VINYL/STUCCO	
SHINGLE—ASP./ASB./WOOD	
CONCRETE BLOCK	
BRICK VENEER/STONE	
PLATE GLASS FRONT	

FLOORS

	B	1	2	3
CONCRETE	✓			
WOOD		✓	✓	
TILE				
CARPET				
WD./STL. FRAME				
REINF. CONC.				

INTERIOR FINISH

	B	1	2	3
DRYWALL/(PLASTER)		✓	✓	
WOOD PANELING				
FIBERBOARD				
UNFINISHED	✓			

LIVING ACCOMMODATIONS

NO. OF UNITS 001 TOTAL ROOMS 06 BED ROOMS 03 FAMILY ROOMS 0

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE 1/1 21	✓
BASEMENT REC. ROOM	
FIN. BASEMENT LIVING AREA	
BASEMENT GARAGE	
MODERNIZED KITCHEN	

REMODELING DATA

	YEAR			YEAR
KITCHEN			HEATING	
PLUMBING			GENERAL	

ERECTED 1930 AGE

CDU RATING AV/Gd

DWELLING COMPUTATIONS

2.0 STORY (F) M C		
0,720 S.F.	48,640	
BASEMENT		
HEATING		
PLUMBING		
ATTIC	+ 2,650	
ADDNS. & PCHS.	+ 500	
TOTAL	51,790	
O. F. POINTS [ ]	+ 2,100	
TOTAL	53,890	
GRADE B-	X 1.17	
TOTAL	63050	
C & D FACT. % [ ]	—	
REPL. COST	63050	
DEPR. 25 %	X .75	
TRUE VALUE	47300	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE
2 FRAME 4 BLOCK 6 TILE 8 METAL 0 ENAM. STL.

	A	B
EXTERIOR WALLS		
EFF. PERIMETER	L/F	L/F
PERIM.-AREA RATIO %		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT.		
BASEMENT		
FIRST		
SECOND		
BASE PRICE		
B. P. A.		
SUBTOTAL		
LIGHTING		
HTG./AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBE		
SUBTOTAL		
SPECIAL FEATURES*		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR	%	%
REPLACEMENT COST		

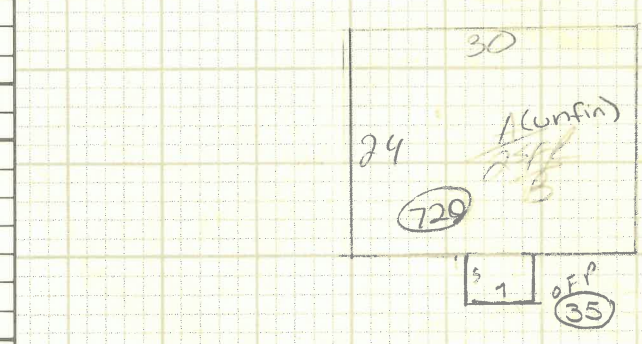
FUNCTIONAL DEPRECIATIONS FACTORS

SURPLUS CAP		ENCROACHMENTS		OBSOLESCENCE	
BLIGHTED AREA		COMM. LOCATION		ECONOMIC	

OCCUPANCY

SINGLE FAMILY	✓	STORES	
MULTI FAMILY		OFFICES	
APARTMENTS			

WHITE w/GREEN TRIM



(O) W T E | I & E | R

CONTEMPORARY		SPLIT LEVEL		RANCH		COLONIAL	✓ CAPE

SPECIAL FEATURES FOR COMMERCIAL BUILDINGS

QTY.	ITEM DESCRIPTION	A	PRICE	B
	PLUMBING FIXTURES			
	STORE FRONT			
	TOTAL SPECIAL FEATURES*			

SUMMARY OF OTHER BUILDINGS

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPLACEMENT COST	DEPR.	TRUE VALUE
GARAGE	1	1 C FR; 11×19	209 ☐	18.75	C	old	FR	3920	50	1960
BARN										
SHED										
POOL										
COMM BLDG.										

LISTED MRM DATE 1/6/82

9 DATE

TOTAL OF CARDS ___ THRU ___ 2000

TOTAL VALUE ALL BUILDINGS 49300

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY, AND USEFULNESS OF THE BUILDING

PRC-078B

TLA 1440

DOWNING BERNICE M TRSTEE
135 THAXTER ROAD
PORTSMOUTH NH 03801

PROPERTY LOCATION	SIDE	LOCATION CODE	PLAN LOT
135 THAXTER ROAD	E	/ / / /	046A 053 / U66 015

CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
	RESD	31001	1803461005300	1 OF 1

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 DOWNING/HARRY F	122749	N/A	N/A		
2 Downing Bernice M	12/8/80	2379	328		
3					
4					
5					
6					
7					

LAND FACTORS		LAND IMPROVEMENTS	SUMMARY
TOPOGRAPHY-1 LEVEL	LOCATION FAIR +		19 72
	DRAINAGE GOOD		LAND 3300
IMPROVEMTS-1 C WATER	ZONING 02		BLDGS 17300
-2 SEWER	NEIGHBORHOOD STATIC		TOTAL 20600
-3 ELEC	SOIL-1 SANDY	VALUE / EQ / ASSESSMENT	19 LAND BLDGS TOTAL
	-2 LOAM		
STREET/RD-2 IMPROVE			

ACREAGE COMPUTATION

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT
1 H-LOT 33 A	.110	10000	3300		3300	100	3300
2							
3							
4							
5							
6							
	.110	ACREAGE TOTAL			3300	100	3300

LOT COMPUTATION

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
									LOT TOTAL			
									LAND TOTAL	3300	100	3300

© UNITED APPRAISAL CO.

CONTROL NO.
180 3461005300

OUT BUILDINGS

ITEM	1	2	3	4	5	6
PIER FOUND	X					
WALL FOUND						
SKIDS						
SGLE SDG						
DBL SDG	X					
SHING WALLS						
CONC BLOCK						
BRICK						
STONE						
FLOOR	W					
INT FINISH						
PLUMB						
ELEC						

SIZE

1- 11X 18

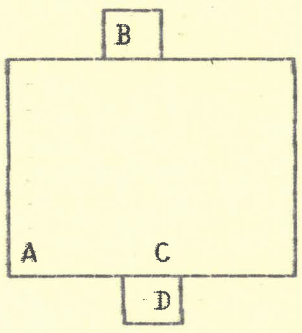
AREA

1- 198 SF

STRUCTURE VALUE

STRUCTURAL ELEMENTS	PRICE
BASE. A 744SF	19320
FOUNDATION. CONC WALLS	
EXT WALLS.FRAME CLAPBOARDS	390
INSULATION.BLANKET	
ROOF.GABLE ASPH SHG	
BASEMENT.FULL CONCRETE FLOOR	
FLOORS. 1 HARDWD	
2 HARDWD	
INT FIN.1 PLASTR	
2 PLASTR	
LAYOUT G COND G	
ROOMS. 1-3 2-3	
ATTIC.FULL AT STAIR FULL FLR	340
HEAT.1 H-W CAST	1580
2 H-W CAST	
FIREPLACES. 1 STACKS 1	1090
PLUMBING.BATH 1 SINK 1	
TILE.NONE	
DORMERS.NONE	
SEG.B OPEN-PORCH 24SF	202
C ADDITION 14SF	326
D OPEN-PORCH 35SF	249
SUB TOTAL FACTOR	23497

1



SCALE = 20 FT./IN.

A 24-31-24-31

SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
B	30	1.0	FRAM	3	4-6-4-6
C	01	1.0	FRAM	3	2-7-2-7
D	30	1.0	FRAM	3	5-7-5-7

OCCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC DEPR	ACTUAL VALUE	EQ	ASSESSMENT
DWLG 1 FAM	2.0S FR B A	3	1930±	NO	G	23497	30	16448		16448	100	16400
1-DT GAR33	1.0S FR 2	3	OLD		F	1168	25	876		876	100	900
										BUILDING TOTAL	17324	100	17300

SALE PRICE	DATE MO/YR
LISTED DATE	LISTER
02/16/72	3416
SIGNATURE	REVIEW
X SIGNED	2735

© UNITED APPRAISAL CO.

DOWNING BERNICE M TRSTEE
135 THAXTER ROAD
PORTSMOUTH NH 03801

PROPERTY LOCATION	SIDE	LOCATION CODE	PLAN LOT
135 THAXTER ROAD	E	/ / / /	046A 052 11 U66 015

CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
	RESD	31001	1803461005200	1 OF 1

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 DOWNING/HARRY F	80336	0920	365		
2 Downing Bernice M	12/8/80	2379	328		
3					
4					
5					
6					
7					

LAND DEPRECIATION CODES

3-VACANCY

LAND FACTORS

TOPOGRAPHY-1 LEVEL

LOCATION	FAIR +
DRAINAGE	GOOD
ZONING	02
NEIGHBORHOOD	STATIC
SOIL-1	SANDY
-2	LOAM

STREET/RD-2 IMPROVE

LAND IMPROVEMENTS

VALUE	EQ	ASSESSMENT

SUMMARY

19 72	LAND	2500
	BLDGS	
	TOTAL	2500
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	
19	LAND	
	BLDGS	
	TOTAL	

ACREAGE COMPUTATION

TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT
1 H-LOT 33 A	.110	10000	3300	25	2475	100	2500
2							
3							
4							
5							
6							
	.110	ACREAGE TOTAL			2475	100	2500

LOT COMPUTATION

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
								LOT TOTAL				
								LAND TOTAL		2475	100	2500

© UNITED APPRAISAL CO.

CONTROL NO.
180 3461005200

OUT BUILDINGS

ITEM	1	2	3	4	5	6
PIER FOUND						
WALL FOUND						
SKIDS						
SGLE SDG						
DBL SDG						
SHING WALLS						
CONC BLOCK						
BRICK						
STONE						
FLOOR						
INT FINISH						
PLUMB						
ELEC						

SIZE

AREA

STRUCTURE VALUE

STRUCTURAL ELEMENTS	PRICE
SUB TOTAL FACTOR	

SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS

OCCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC DEPR	ACTUAL VALUE	EQ	ASSESSMENT
								BUILDING TOTAL				

SALE PRICE	DATE MO/YR
LISTED DATE	LISTER
	3416
SIGNATURE	REVIEW
0 LAND	2735

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Acct. P1281

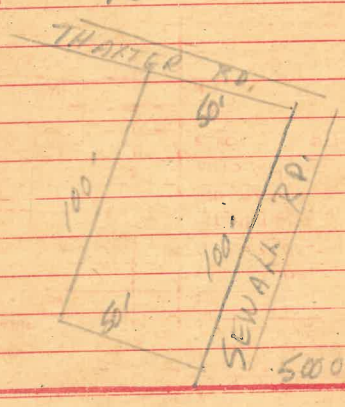
PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

V

PLAN 46A LOT 52

ADDRESS THAXTER ROAD

DESCRIPTION L



RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
LOT ONLY - LEVEL + LANDSCAPED (CORNER LOT)		
Harry F. & Bernice F. Downing 920-365	Aug 3, '36	1.00 &

ASSESSMENT RECORD		
1951	LAND	
	BLDGS.	
	TOTAL	400
1953	LAND	500
	BLDGS.	
	TOTAL	500
1960	LAND	1000
	BLDGS.	—
	TOTAL	1000
1971	LAND	1500
	BLDGS.	—
	TOTAL	1500
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
DRAINAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FENCES	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
Harry F. Downing	1936	400
Port. Bldg Assn	1908	—

URBAN PROPERTY

5000 SQ.FT.

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
TOTAL VALUE LAND					
TOTAL VALUE BUILDINGS					
TOTAL VALUE LAND & BUILDINGS					500

FORM A-1

RANDALL PRESS, PORTSMOUTH, N. H.

RECORD OF BUILDINGS

CONSTRUCTION

OCCUPANCY	
SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

FOUNDATION	
CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	
CELLAR AREA FULL	
1/4 1/2 3/4	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	
WIDE SIDING	
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES	
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOORS	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
ATTIC FL. & STRS.				

INTERIOR FINISH	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING	
BATHROOM	
TOILET ROOM	
WATER CLOSET	
KITCHEN SINK	
STD. WAT. HEAT	
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING	
ELECTRIC	
NO LIGHTING	

NO. OF ROOMS	
BSMT.	2ND.
1ST.	3RD.

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT			1951	
1ST	S.F.	@		
2ND	S.F.	@		
	S.F.	@		
ADDITIONS				
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING				
PLUMBING				
TILING				
TOTAL				
FACTOR				
REPL. VAL.				

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE

DATE	LISTED	MEAS.	AREA	PRICED			
					19	TOTAL VALUE BUILDINGS	
					19	TOTAL VALUE BUILDINGS	

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

CALL BACK

Acct. P1281

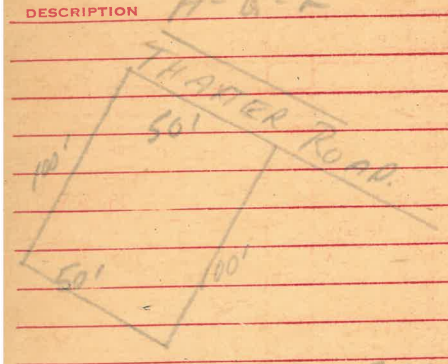
PROPERTY ASSESSMENT RECORD, — CITY OF PORTSMOUTH, N. H.

✓

PLAN 46 A LOT 53

ADDRESS 135 THATCHER ROAD, East

DESCRIPTION H-G-L



5,000 SQ. FT.

RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN
Harry F. + Bernice M. Downing	Dec 27 '49	xx

ASSESSMENT RECORD

1951	LAND	
	BLDGS.	
	TOTAL	4700
19 53	LAND	
	BLDGS.	5300
	TOTAL	~~5600~~
19 54	LAND	
	BLDGS.	
	TOTAL	5300
19 57	LAND	
	BLDGS.	
	TOTAL	5800
19 66	LAND	1000
	BLDGS.	5900
	TOTAL	6900
19 70	LAND	2000
	BLDGS.	11800
	TOTAL	13,800
19 71	LAND	2500
	BLDGS.	11800
	TOTAL	14,300
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	
19	LAND	
	BLDGS.	
	TOTAL	

RURAL PROPERTY

PROPERTY FACTORS

TOPOGRAPHY	LEVEL		ROLLING		LEDGE	
SOIL TYPE	LOAM		SAND		CLAY	
LAND CLASS	GOOD		FAIR		POOR	
DRAINAGE	GOOD		FAIR		POOR	
WATER SUPPLY	GOOD		FAIR		POOR	
FENCES	GOOD		FAIR		NONE	
ELECTRICITY	YES		NO			
TELEPHONE	YES		NO			
ROAD	PAVED		IMPR.		DIRT	

REMARKS

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODED			
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1951

NAME	DATES	ASSESSMENTS
Harry F. Downing	1934	1300
C.M. Patterson	1937	1500
Ports. B&L Assn	1948	1500

URBAN PROPERTY

5000 SQ. FT.

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	✓
LOW		GAS	
ROLLING		ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
		GARBAGE DISPOSAL	✓
STREET		**TREND OF DISTRICT**	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK			

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
TOTAL VALUE LAND					~~500~~
TOTAL VALUE BUILDINGS					~~4900~~
TOTAL VALUE LAND & BUILDINGS					~~5400~~

?

FORM A-1

RANDALL PRESS, PORTSMOUTH, N. H.

Gar. should be 11ft 4 inches by 18 ft. 10 inches.

RECORD OF BUILDINGS

BUILT IN 1933

CONSTRUCTION

OCCUPANCY	
SINGLE FAMILY	✓
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

FOUNDATION	
CONCRETE	✓
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	
CELLAR AREA FULL	✓
1/4 1/2 3/4	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	
WIDE SIDING G+H	✓
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES G+H	✓
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOORS	G.	B	1	2	3
CEMENT		✓			
EARTH					
PINE	✓				✓
HARDWOOD			✓	✓	
ATTIC FL. & STRS.					✓

INTERIOR FINISH	B	1	2	3
PINE		✓	✓	
HARDWOOD				
PLASTER				
UNFINISHED	✓			
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				✓

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM Pipe	✓
HOT WAT. OR VAPOR	
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING	
BATHROOM	✓
TOILET ROOM	
WATER CLOSET	
KITCHEN SINK	✓
STD. WAT. HEAT	
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	✓
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

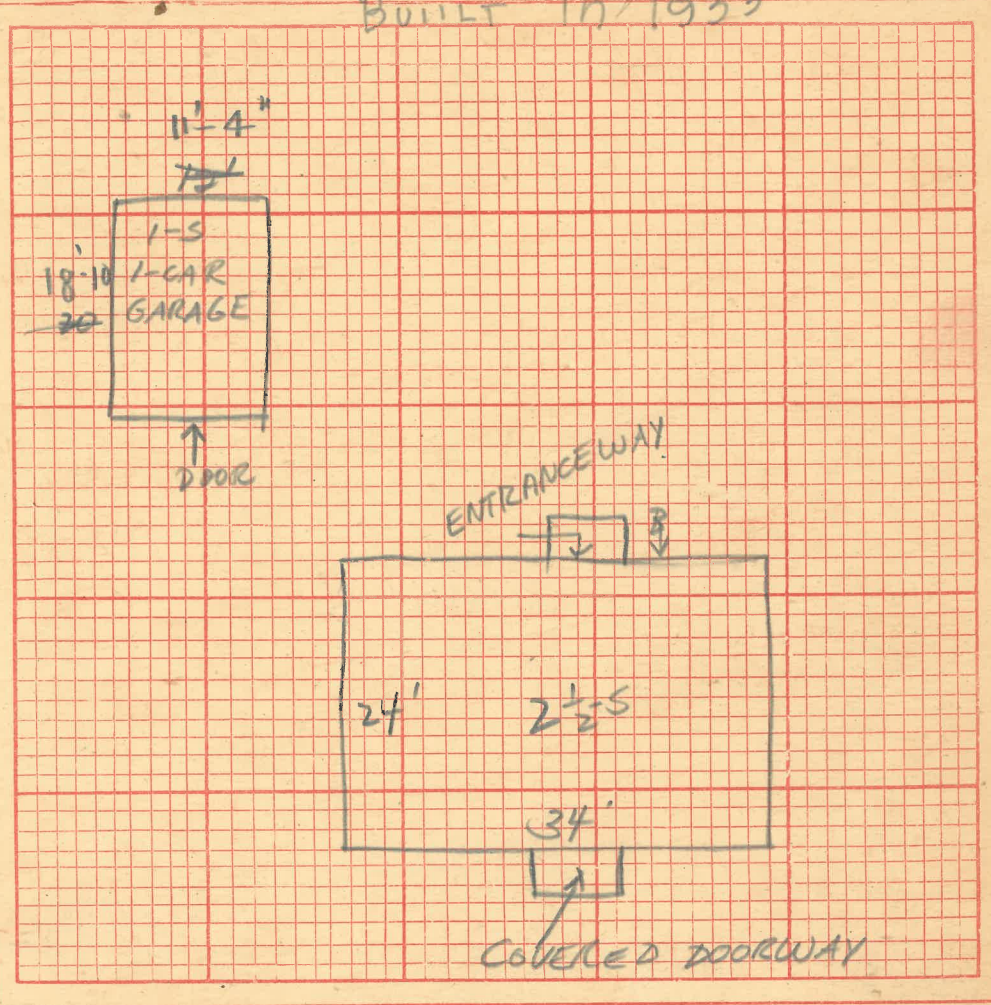
LIGHTING	
ELECTRIC	✓
NO LIGHTING	

NO. OF ROOMS			
BSMT.	1	2ND.	3 + bath
1ST.	3	3RD.	—

NOTES—SPECIAL EQUIPMENT

COMPUTATIONS

UNIT		1951	
1ST 810 S.F.	@ 4	3200	
2ND 810 S.F.	@ 4	3200	
405 S.F.	@ 2	800	
Covered Doorway		200	
Rear Entry		100	
Gar.		500	300
ADDITIONS			
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE		100	
HEATING H.W		~~100~~	X
G.B. -		~~100~~	X
PLUMBING			
TILING			
TOTAL			
FACTOR			
REPL. VAL.		~~8300~~	7800



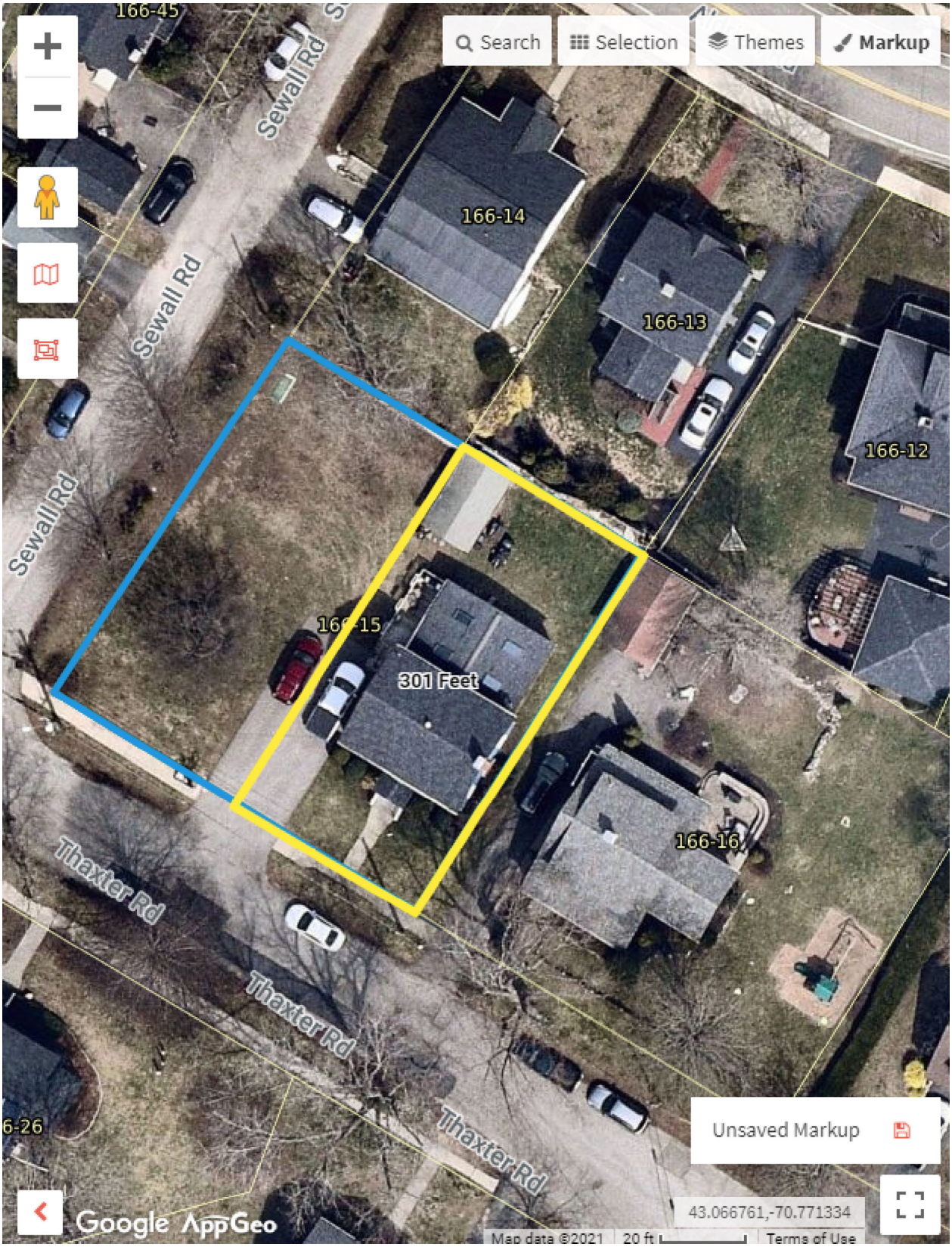
SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE
			18			7800	30%	5400	10%	4900

* Obsolete Kitchen etc.

DATE	LISTED	MEAS.	AREA	PRICED		
					19	TOTAL VALUE BUILDINGS
					19	TOTAL VALUE BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP


Search
Selection
Themes
Markup
166-45
Sewall Rd
Sewall Rd
Sewall Rd
Sewall Rd
166-14
166-13
166-12
166-15
301 Feet
166-16
Thaxter Rd
Thaxter Rd
Thaxter Rd
6-26
Unsaved Markup
43.066761,-70.771334
Google AppGeo
Map data ©2021
20 ft
Terms of Use

All driveway access to a public street shall require a driveway permit.

City of Portsmouth
Application for Driveway Permit

PROPERTY OWNER (Printed): Vincent Zingariello

ADDRESS OF PROPERTY: 135 Thaxter Rd Portsmouth

MAILING ADDRESS: SAME

DAYTIME PHONE NUMBER: 603-770-7999

TAX MAP: _____ LOT: _____

PLAN SUBMITTED: ✓ Yes _____ No

PROPERTY OWNER SIGNATURE: Vincent Zingariello

If the proposed driveway has been approved by the Planning Board as part of the site review or subdivision process please attached the approved plan. If the proposed driveway has not been approved by the Planning Board through the site review or subdivision process, submit such plans and details as described in the driveway specifications.

The City of Portsmouth reserves the right to deny any permits when:

- The proposed driveway does not conform to the requirements of the Portsmouth Zoning Ordinance;
- The proposed driveway does not conform to the Driveway Specifications that are part of this permitting process; or
- The proposed driveway would present an unreasonable safety risk to the public.

If the driveway permit application is approved, the applicant shall obtain the necessary Excavation Permit. The application fee and insurance requirements shall be determined in accordance with the City of Portsmouth Excavation Permit. The fee shall be payable to the City of Portsmouth and submitted to the Public Works Dispatcher at the time the applicant applies for the Excavation Permit. Owner/Contractor may be required to provide bonding.

The cost of all work shall be borne by the applicant/ property owner.

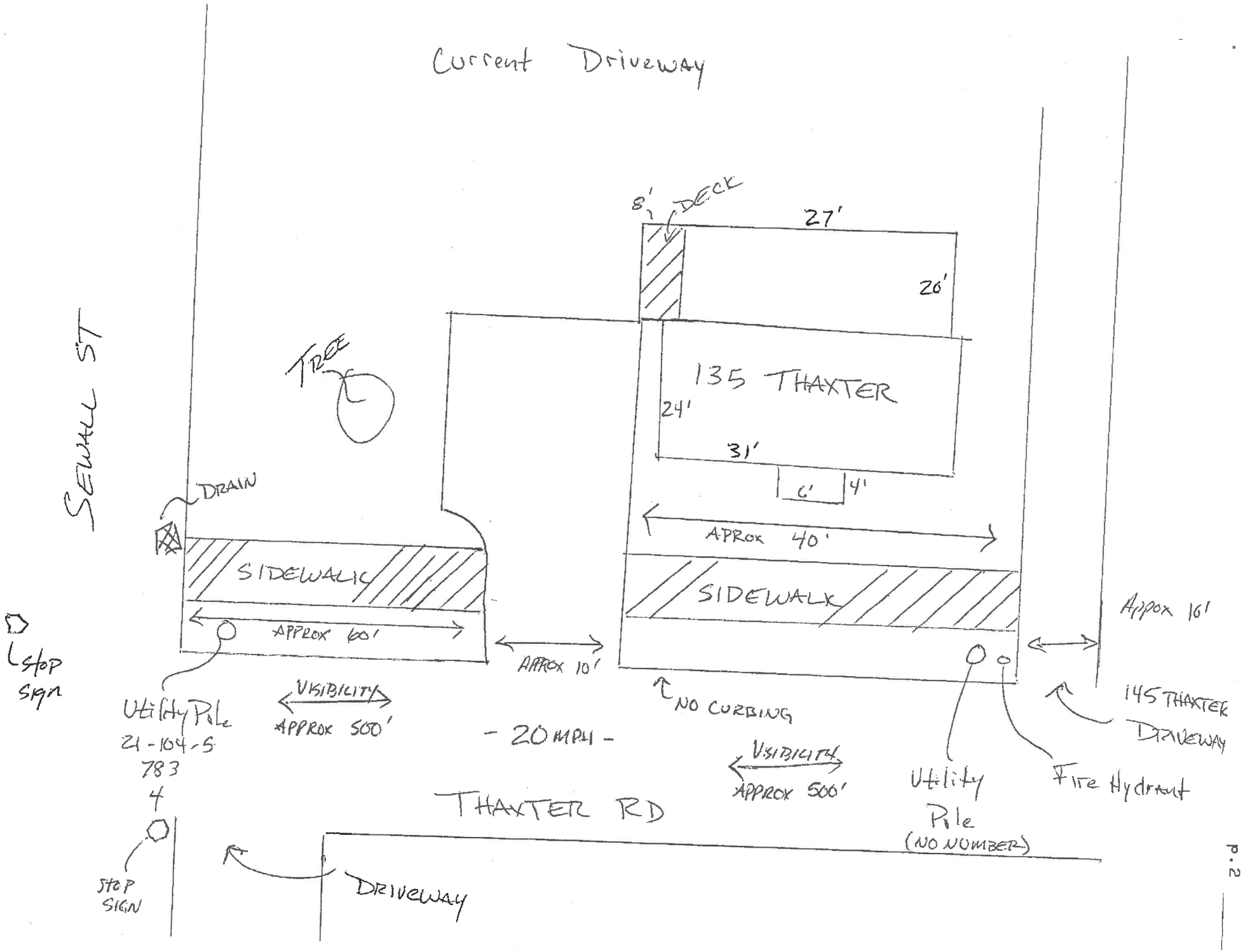
For City Use:

Approved by: _____

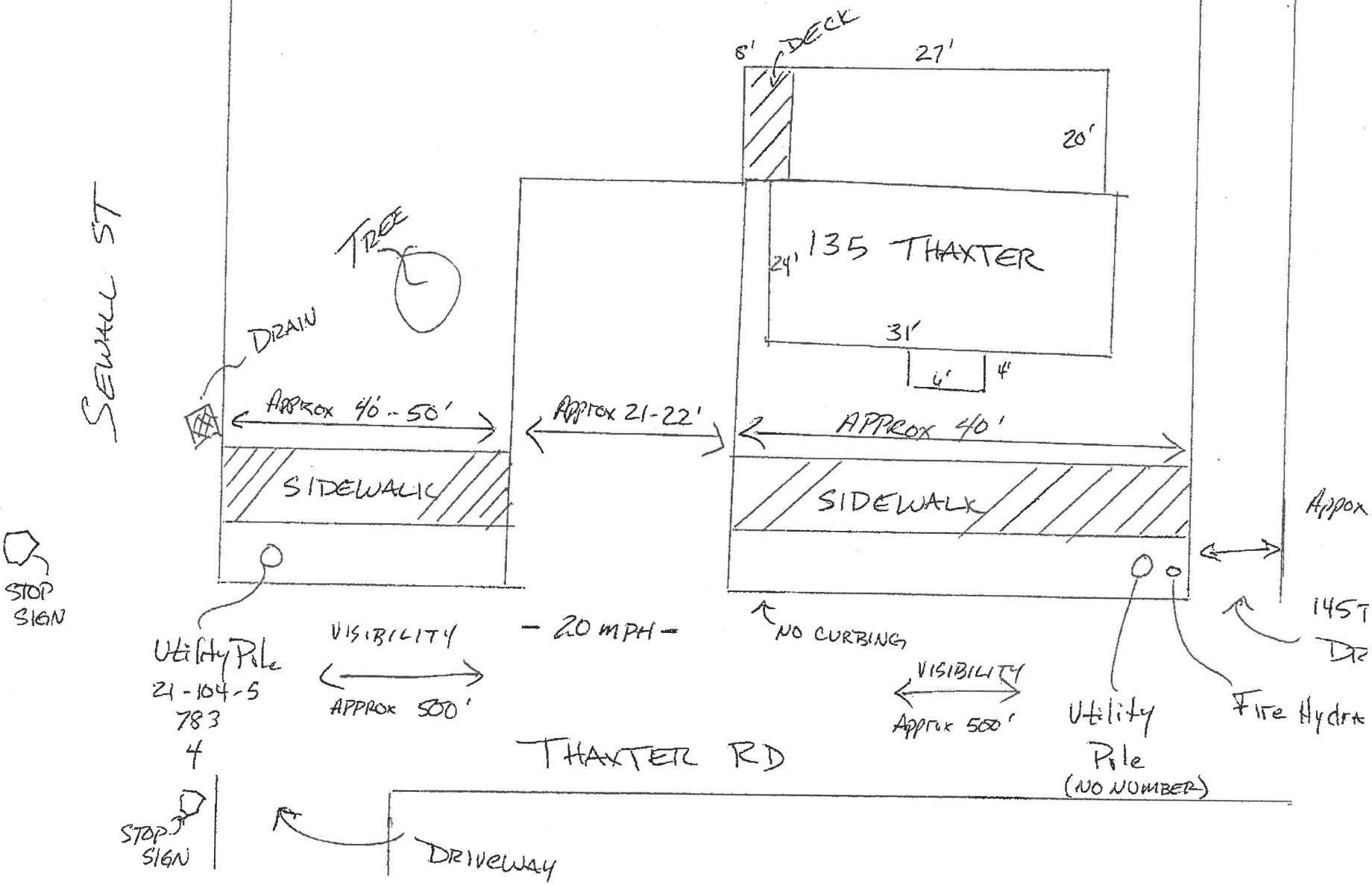
Dated: 4/22/11

Forward to Traffic & Safety Committee: _____ **Yes** _____ **No**

Conditions/Requirements: _____


Current Driveway
8'
DECK
27'
20'
135 THAXTER
24'
31'
6'
4'
TREE
SEWALL ST
DRAIN
APROX 40'
SIDEWALK
SIDEWALK
APPROX 60'
APPROX 10'
Approx 16'
Stop sign
Utility Pole
21-104-5
783
4
VISIBILITY
APPROX 500'
NO CURBING
- 20 MPH -
VISIBILITY
APPROX 500'
145 THAXTER DRIVEWAY
Utility Pole
(NO NUMBER)
Fire Hydrant
THAXTER RD
STOP SIGN
DRIVEWAY

Proposed Driveway
135 Thaxter Road



CITY OF PORTSMOUTH
PLANNING DEPARTMENT

MEMORANDUM

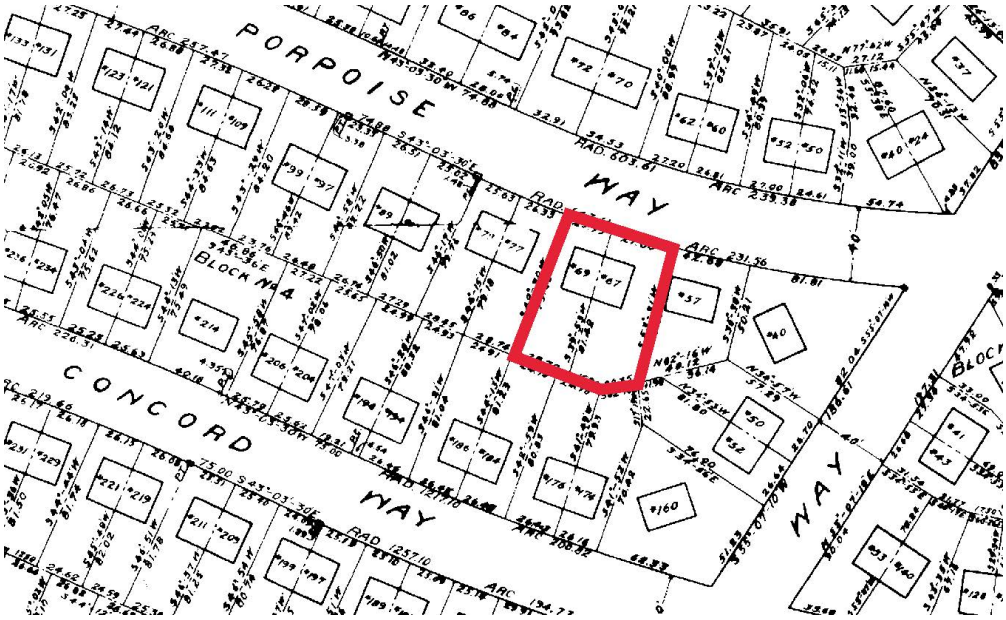
TO: DEXTER LEGG, PLANNING BOARD CHAIRMAN
ROBERT MARSILIA, CHIEF BUILDING INSPECTOR
ROSANN MAURICE-LENTZ, CITY ASSESSOR

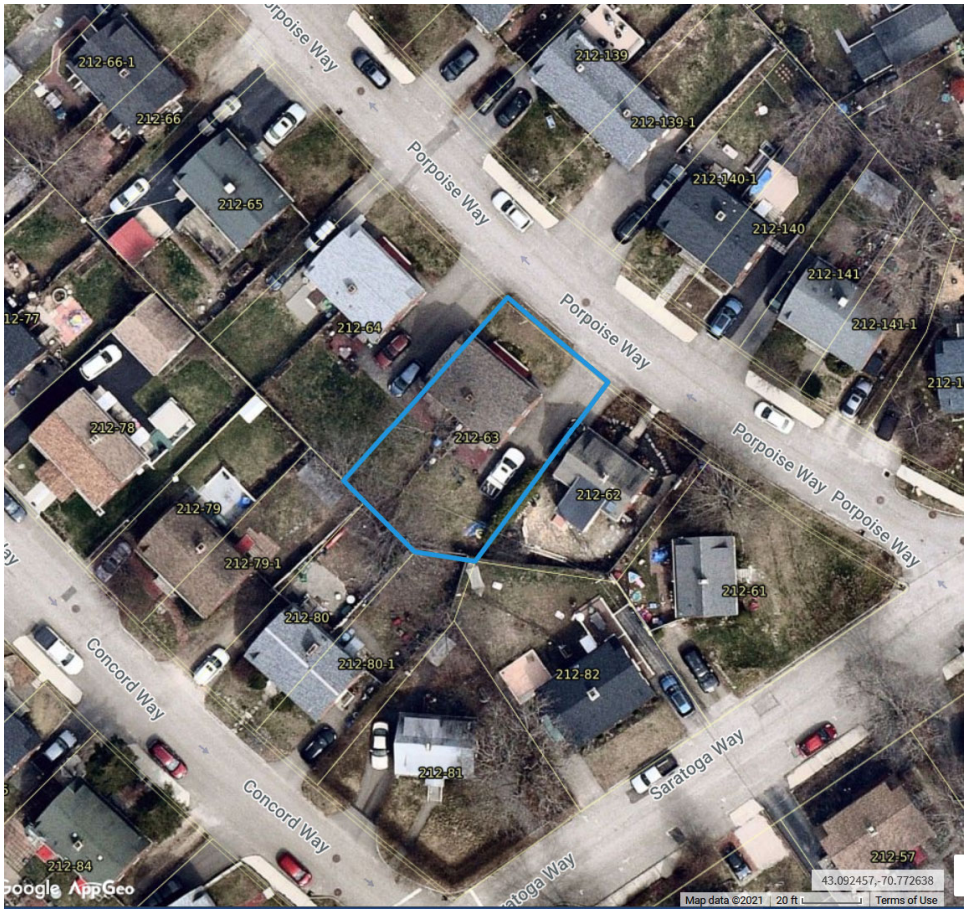
CC: ROBERT MAYER
FROM: JULIET T.H. WALKER, PLANNING DIRECTOR JTW
SUBJECT: 67 AND 69 PORPOISE WAY
DATE: JUNE 7, 2021

Section 10.514.20 of the Zoning Ordinance sets forth conditions under which contiguous lots in Atlantic Heights may be "separated or transferred in ownership" without the need for subdivision approval. These conditions are:

- The lots are located in Atlantic Heights and are identified on the Plat recorded in the Rockingham County Registry of Deeds on July 17, 1919, and filed under the Recording Number of D-0247; and
- The lots contain a structure constructed prior to May 20, 1982, which is located so as to cross a lot line shown on the Plat referenced in paragraph 10.514.21; and
- The property owners provide prior written notification to the Planning Director, who shall notify the Planning Board, Building Inspector and Assessors Office.

Robert Mayer is the owner of the duplex property at 67-69 Porpoise Way. On June 3, 2021, I received a letter notifying me of his intention to separate the contiguous lots. I have confirmed that the lots are identified on the Plat referenced above and the City's records indicate that the structure located on the property crosses the lot line and was constructed well before 1982. Therefore, I hereby notify you that the lots may be separated and transferred in ownership as shown on the 1919 Plat without the need for subdivision approval.


PORPOISE
WAY
CONCORD
WAY
BLOCK No 4
WAY


Porpoise Way
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Concord Way
Concord Way
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212-66-1
212-66
212-65
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212-84
212-139
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212-141-1
212-57
43.092457,-70.772638
Map data ©2021
20 ft
Terms of Use
Google AppGeo

P O Box 302
Portsmouth, NH 03802

Ms. Juliette Walker
Planning Director
City of Portsmouth, NH
City Hall
Junkins Ave.
Portsmouth, NH 03801

June 3, 2021

RE: 67 and 69 Porpoise Way, Portsmouth , NH 03801

Dear Ms. Walker:

I am the property owner of 67 and 69 Porpoise Way, Portsmouth, NH (which is taxed to me, actually my "Revocable Trust of 2017") as 67 Porpoise Way, Portsmouth , NH 03801).
I generally receive one property tax bill , bi-annually, referenced as 67 Porpoise Way. Most of these Atlantic Heights units are essentially duplexes with separate utilities and other separately related and distinguishing features, to include unit/property lines & measurements.
I plan to sell the 67 Porpoise Way side of this duplex property in the very near future and I have been advised by legal counsel, in order for me to effect that sale, I require the units (67 and 69 Porpoise Way) now so referred to as "67 Porpoise Way, by the City of Portsmouth, NH, to be individually bifurcated (my term) so a separate property deed for 67 Porpoise Way, can be prepared for this upcoming sale and conveyance.

To accomplish this as soon as possible, I understand this property separation is one of your areas of responsibility and I hereby request this be undertaken and effected by you on my behalf as soon as possible.

Should you need to speak with me on this request, I may be contacted on my cell phone at: 603 969 9983, by e-mail (romay@comcast.net) or at my mailing address as indicated above.

Thank you in advance for your assistance,

Robert T. Mayer
Property Owner

PB Action	Date of PB Approval	Address	Property Owner	Description	#of Stories	Total GFA	Footprint	Bedrooms	Building Permit Status	Certificate of Use Issued	Notes
approved	04/20/17	Clinton Street 123	Alan G. Brady/Kendall E. Perkins	DADU on second floor of carriage house	2	750	750	2	Completed	11/27/17, 12/04/18, 2/4/2020	
approved	05/18/17	Walker Bungalow Road 171	Paul & Diane Messier	AADU	1	320	320	1	Completed	08/10/18, 12/4/2018, 12/4/2020	
approved	07/20/17	Islington Street 1490	Paul M. & Laura L. Mannle	AADU on 1st floor of existing single family residence	1	727	981	1	Active		
approved	7/20/2017	Sylvester Street 4	Gary & Arial Sillanpaa	DADU in second story of garage	2	676	676	2	Active		DPW and Legal Dept. to approve relocation of sewer easement and existing fence and tree shall be maintained in good condition for screening.
approved	08/17/17	Dodge Avenue 174	Steven H. Lee	Garden Cottage	2	1000	1288	1			Stipulation of approval to limit GC to **600 sq. ft**. and confirm septic capacity, approval granted prior to adoption of 1-year expiration
approved	10/19/17	Buckminster Way 5	Cristin Pugliese	AADU	2	1083	541	2	Completed		Stipulations of approval to limit ADU to first floor and confirm septic capacity.
approved	12/21/17	Orchard Street 140	Christopher L. & Anna D. Shultz	Garden Cottage	2	1068	548	1	Completed	12/28/2018, 2/6/2020	Stipulation for maximum of 1-bedroom
approved	03/15/18	Jones Avenue 323	Peter L. Evans	AADU above existing garage	2	964	1044	1			Stipulations of approval to confirm septic capacity and limit total living space to **750 sq. ft.,** approval granted prior to adoption of 1-year expiration of CUPs
approved	5/17/2018	Walden Street 28	Christopher & Tracy Kozak	Garden Cottage	1	371	410	1	Completed	2/3/2020	
approved	7/19/2018	Sagamore Avenue 191	Mark Baldassare	Garden Cottage	1		384	1	Completed	07/10/19	Stipulation of approval to install privacy fence.
approved	9/30/2018	Leslie Drive 304	Kyle Crossen-Langelier	AADU, convert existing second unit	1	364	364	1	Completed	07/10/19	
approved	12/26/18	Cass Street 149	Samuel Dushkin & Nicole Defeo	Garden Cottage	1	351	361	1	Completed	11/15/2019	Stipulation of approval to provide privacy fence between abutter
approved	2/21/2019	Fields Road 65	Patrick Hughes	AADU in existing residential structure	1	760	760	1	Active		
approved	4/25/2019	Middle Road 746	Joseph & Ellen Yarborough	DADU in second story of 2.5 story garage	2.5	799	799	2			Approval expired
approved	6/20/2019	Little Harbor Road 325	ADL Portsmouth Residence Trust	Convert former caretaker's home into a DADU	2	2435	910	3			Extension granted July 2020
approved	6/27/2019	Eastwood Drive 97	Paul Mullen	AADU on first floor of existing hoome		746	746	1			Extension approved Sept 2020
approved	7/18/2019	McKinley Road 221	Laurie Griffin	AADU in the basement of an existing home	1	480	480	1			Approval expired
approved	9/26/2019	Haven Road 86	Kerrin Parker	AADU in basement of existing home				1	Active		
approved	9/26/2019	Middle Street 700	Michael Myers	Garden Cottage	2	760	760	1	Active		
approved	10/17/2019	Colonial Drive 346	Kenneth Young	AADU on second story of new garage	2	395	395	1	Active		Received a number of waivers to the ADU standards due to uniqueness of lot
approved	10/17/2019	Sherburne Road 130	Donald Squires	AADU in existing living area over garage		620	620	1	Active		
approved	2/20/2020	Dennett Street 592	James Parkington	AADU on second story of new garage	2	672	672	1	Active		
approved	7/16/2020	New Castle Avenue 220	Charles Locke	Garden Cottage	2	369		1	Active		
approved	10/15/2020	Grant Avenue 175	Kenton Slovenski	AADU	2	750	750	1	Active		
approved	12/17/2020	Dodge Avenue 95	Thomas Murphy	AADU	1	750	750	1	Active		
approved	2/25/2021	Spinney Road 225	Jenna Thomson	AADU above existing garage	2	720		1	Active		
approved	03/25/21	Artwill Avenue 36	Karona, LLC	DADU	2	750		1	Active		
approved	3/25/2021	Lincoln Avenue 81	Matthew Beebe	Garden Cottage	1	515		1			
approved	3/25/2021	Woodbury Avenue 869	Shawn Dick	AADU above existing garage	2	676	676	1	Active		
denied		Emery Street 86	Kathryn Michele Arbour	DADU							Applicant did not comply with owner-occupancy requirement, ultimately approved as a second unit by BOA.
denied		South Street 411	Paul & Janice Lanzoni	AADU in the second story of a 2 car garage	2	588	588	2			Zoning variances required for approval were not granted by the Zoning Board of Adjustment
postponed		Blossom Street 33	Scott A. Lupkas & Sara Bess	Garden Cottage							Owner could not confirm principal place of residence
withdrawn		Park Street 226	Neil A. Fitzgerald Family Trust	Detached garage containing a DADU	1	410	410	1			Applicant did not meet owner occupation requirements

Chuck and Allison Dudas
32 Monteith Street
Portsmouth, NH 03801

May 18th, 2021

Dexter Legg,
Chairman of City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: Request for Extension of Wetland Conditional Use Permit
Tax Map 143 Lot 22
32 Monteith St
Portsmouth, NH 03801

Dear Mr. Legg,

We hereby request a one year extension of the Wetland Conditional Use Permit for 32 Monteith St. The CUP was issued on June 23, 2020 and is attached here for reference.

Respectfully,

Chuck & Allison Dudas

CITY OF PORTSMOUTH
Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

PLANNING BOARD

June 23, 2020

Charles & Allison Dudas
32 Monteith Street
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit application for property located at 32 Monteith Street

Dear Mr. & Mrs. Dudas:

The Planning Board, at its regularly scheduled meeting of Thursday, June 18, 2020, considered your application for removal of an existing garage and shed and addition of a new garage of 657 square feet, a new addition of 495 square feet and a new deck of 285 square feet. Overall this application represents a reduction of impervious surface in the wetland buffer from 2,228 to 2,152 square feet.. Said property is shown on Assessor Map 143 Lot 22 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to grant the application as presented with the following stipulations:

1) The applicant shall provide overflow capacity for the proposed rain barrels such as a stone infiltration trench, French drain or dry well;

2) The applicant shall move buffer plantings to an area in the lawn on the top of the bank;

3) The applicant shall use silviculture best practices in protecting the existing Ash tree and its roots; and,

4) The residential force main shall be relocated to the side yard so that the new garage and driveway is not placed over the private force main line;

5) A qualified engineer shall inspect the sewer holding tank/pump chamber and tank access cover located within the proposed driveway to determine if the tank and cover meet NHDES septic tank design requirements for vehicular loading. If found unsuitable, applicant will work with City staff to identify an appropriate alternative solution.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Chuck and Allison Dudas
32 Monteith Street
Portsmouth, NH 03801

May 23rd, 2020

Dexter Legg,
Chair City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Application for Wetland Conditional Use Permit
Tax Map 143 Lot 22
32 Monteith St
Portsmouth, NH 03801

Dear Mr. Legg,

We are requesting a Wetlands Conditional Use Permit in order to make improvements on our residential lot within the 100' wetland buffer. The proposed improvements include construction of 2-story addition, construction of an attached garage, construction of breezeway, construction of a deck, renovation of existing home, relocation of a shed, demolition of existing garage and relocation of the driveway.

The property currently contains a single family residential structure, detached garage, shed and a paved driveway.

Attached to the application please find stormwater system management plan, photos of the existing site, plan set depicting existing, demolition and proposed site conditions and architectural plans.

According to the City of Portsmouth Zoning Ordinance, Article 10.1017.50 Criteria for Approval, the proposed amendment will comply with the following criteria:

(1) The land is reasonably suited to the use, activity or alteration.

The proposed is to make improvements on the residential lot including construction of an addition, attached garage, breezeway and deck. The proposed project also includes renovation of our existing house, relocation of the driveway and shed and demolition of the existing garage. The majority of our existing house is located within the 100' wetland buffer along with the entirety of the existing paved driveway and garage. The proposed would decrease the impervious surface area within the wetland buffer from 2,228 ft^2 down to 2,152 ft^2. The proposed project would relocate almost the entirety of the driveway outside of the wetland buffer. The existing garage which is closest to the wetlands will be demolished. The

proposed addition and deck would be constructed where the existing driveway and garage (partial) are currently located. The proposed garage, breezeway would be constructed where there is existing lawn. Given that similar structures already exist on the lot and the construction of the proposed structures would be built over developed areas (lawn, driveway or garage) and that impervious surface areas will be reduced in the wetland buffer , the land is reasonably suited to the use, activity or alteration.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The majority of our lot is either wetlands or within the 100' wetlands buffer and the majority of our existing house is located within the 100' wetlands buffer. It is not feasible to build structures directly northwest of our existing house due to a buried sewer tank off that side of the house. This sewer tank currently serves our home and is located outside the wetland buffer. The proposed plan does utilize this area northwest of our home to relocate the driveway and a portion of the garage to outside the wetland buffer. Building either to the southwest or southeast from our existing house would be within the wetland buffer. Building off the southeast allows the proposed addition and deck to be constructed over where the existing driveway and garage are located limiting the impact within the wetland buffer. There is no alternative to locate the proposed structures entirely outside of the wetland buffer.

(3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

The proposed project will not impact the existing wetland and its current function. The project proposes to decrease the impervious surface area within the wetlands buffer and to remove the existing garage which is the closet structure to the wetlands. All proposed structures would be constructed over developed areas of maintained lawn, existing driveway or existing structure and further from the wetlands than the existing garage. The proposed project also includes plantings in the wetlands buffer and capturing rainwater off roofs in rain barrels. Given the proposed reduction in impervious surfaces and plantings in the wetlands buffer and rainwater capture, the proposed project will have no adverse impact on the wetland functional values or surrounding properties.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The proposed project does not include alteration of the natural vegetative state or natural woodland. The proposed project would be constructed over already developed areas of maintained lawn, existing driveway and existing structure.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The proposed project is the alternative with the least adverse impact to areas and environments while allowing for reasonable use of the property. The proposed project includes relocating the majority of the driveway outside the wetland buffer and removing the garage which is the closest structure to the wetlands. Proposed addition and deck would be built over existing impervious surfaces. Proposed garage would be located partially outside of wetland buffer and would be much further from the wetland than the existing garage. Overall with the reduction of impervious surface area within the wetland buffer, the proposed project results in the least adverse impact while allowing for reasonable use of the property.

(6) Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The proposed project does not include any alteration to the vegetated buffer strip. However the proposed plan does include plantings within the vegetated buffer strip of native species in order to improve this area and maximize its function. The buffer planting area will not be mowed.

Respectfully,

Chuck & Allison Dudas

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE PLAN

Chuck & Allison Dudas
32 Monteith St
Portsmouth, NH 03801

May 23rd, 2020

Introduction

The intent of this plan is to provide an overview of the inspection and maintenance requirements of the stormwater management system for the proposed project.

The following program is intended to ensure that the stormwater management system functions properly and help minimize any potential environment impacts.

Stormwater Management System Components

The components of the proposed stormwater management system are plantings in the buffer area and capture of roof run-off in rain barrels.

Buffer Planting Area

The intent of the buffer planting area is to provide greater diversity in the vegetated buffer strip to allow for the filtering of nutrients, and sediments and toxicants before they flow into the wetlands. The buffer area will be planted with native shrubs and flowers and removal of invasive species.

Plantings will be monitored frequently (once/twice a month) in the first year to ensure that plantings are growing. Planting area will be also be monitored for invasive species. Invasive species shall be removed manually either by pulling, clipping or with a shovel. Planting area will not be mowed and will be allowed to grow naturally.

Rain Barrels

The intent of the rainbarrels is to capture rainwater off roofs to reduce runoff and provide water for the lawn, garden and plants.

Rainbarrels will be checked after storms to determine how soon the barrel will need to be emptied. Rainbarrels will be emptied when full or between storms. The water will be used to water the lawn, landscaping, and garden. The screens on the rainbarrels will be checked and kept clear of debris. The gutters feeding the rain barrels will be kept clean and clear of debris. In the winter, the rainbarrels will be drained empty and stored in the shed.

City of Portsmouth- Wetland Conditional Use Permit
Dudas Residence, 32 Monteith Portsmouth NH
Site Photographs

Site Photograph #1 , May 2020

Site Photograph #2 , May 2020

Site Photograph #3 , May 2020

Site Photograph #4 , May 2020

Site Photograph #5 , May 2020

Site Photograph #6 , May 2020

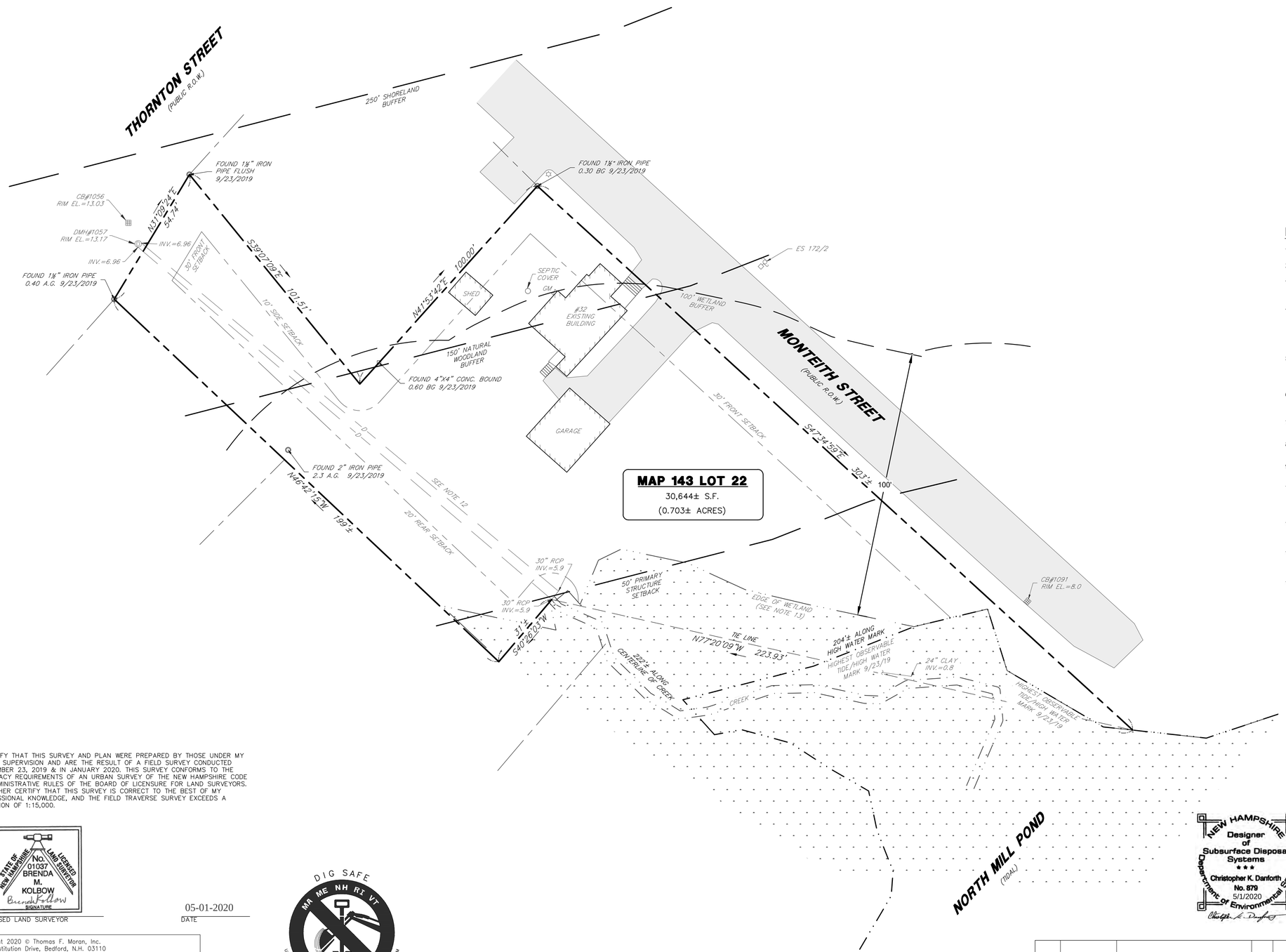
Site Photograph #7, May 2020

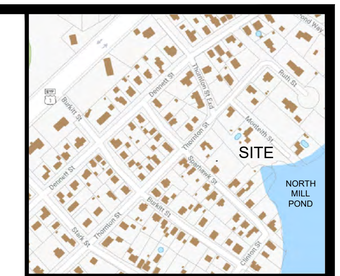
Site Photograph #8 , May 2020

Site Photograph #9, May 2020

Site Photograph #10, May 2020

Site Photograph #11, May 2020





LOCATION PLAN

N

NAD83(2011)

NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH OF ASSESSOR'S MAP 143 AS LOT 22.
3. THE PARCEL IS PARTIALLY LOCATED IN ZONES X & AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. OWNER OF RECORD:
   MAP 143 LOT 22:
   CHARLES & ALLISON DUDAS
   32 MONTEITH STREET
   PORTSMOUTH, NH 03801
   RCRD BK.5876 PG.#1963
5. PARCEL AREA:
   MAP 143 LOT 22:
   30,644± S.F.
   (0.703± ACRES)
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE CONDITIONS OF MAP 143 LOT 22.
8. FIELD SURVEY COMPLETED BY TCE ON SEPTEMBER 23, 2019 & JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
9. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD 88 PER STATIC GPS OBSERVATIONS.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
12. A PORTION OF THIS PARCEL MAY BE SUBJECT TO "THE RIGHT OF THE CITY OF PORTSMOUTH TO MAINTAIN IN AND OVER IT A PUBLIC SEWER AS NOW BUILT AND LOCATED THEREON." AS RECORDED IN RCRD BK.#786 PG.#69 AND BK.#1896 PG.# 406.
13. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON SEPTEMBER 23, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
    DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED SEPTEMBER 23, 2019 & IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE
No. 01037
BRENDA M. KOLBOW
LICENSED LAND SURVEYOR
SIGNATURE

LICENSED LAND SURVEYOR

05-01-2020
DATE

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48 Constitution Drive, Bedford, N.H. 03110

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

DIG SAFE
MA ME NH RI VT
CALL 811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
Christopher K. Danforth
No. 879
5/1/2020
Department of Environmental Services

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 143 LOT 22

SKETCH PLAN

DUDAS RESIDENCE

32 MONTEITH STREET

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNER

CHARLES & ALLISON DUDAS

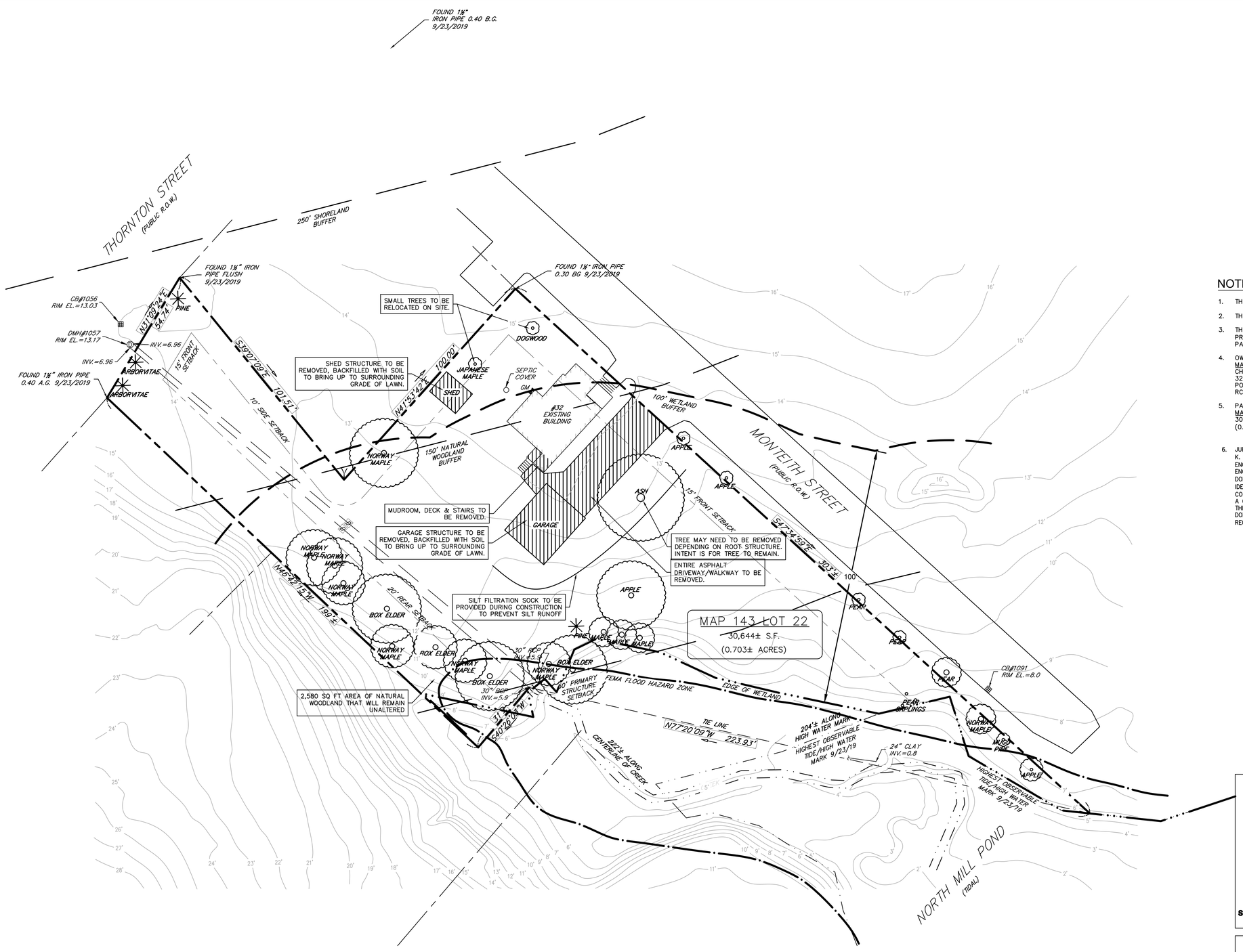
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

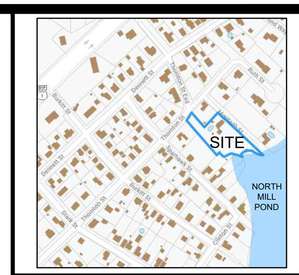
JANUARY 28, 2020

TFM MSC
A division of TFMoran, Inc.
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	DR	FB	
47375-00	CK	CADFILE	

May 01, 2020 - 10:46am
\\TFM-BEDFORD4\Projects\Civil-Survey\MSC Projects\47375 - 32 Monteith St - Portsmouth\47375.00 - Dudas - 32 Monteith St\Carlson Survey\Dwgs\47375-00Survey.dwg





LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH OF ASSESSOR'S MAP 143 AS LOT 22.
3. THE PARCEL IS PARTIALLY LOCATED IN ZONES X & AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. OWNER OF RECORD:
   MAP 143 LOT 22:
   CHARLES & ALLISON DUDAS
   32 MONTEITH STREET
   PORTSMOUTH, NH 03801
   RCRD BK.5876 PG.#1963
5. PARCEL AREA:
   MAP 143 LOT 22:
   30,644± S.F.
   (0.703± ACRES)
6. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON SEPTEMBER 23, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
   DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

TAX MAP 143 LOT 22

DUDAS RESIDENCE
32 MONTEITH STREET
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNER
CHARLES & ALLISON DUDAS

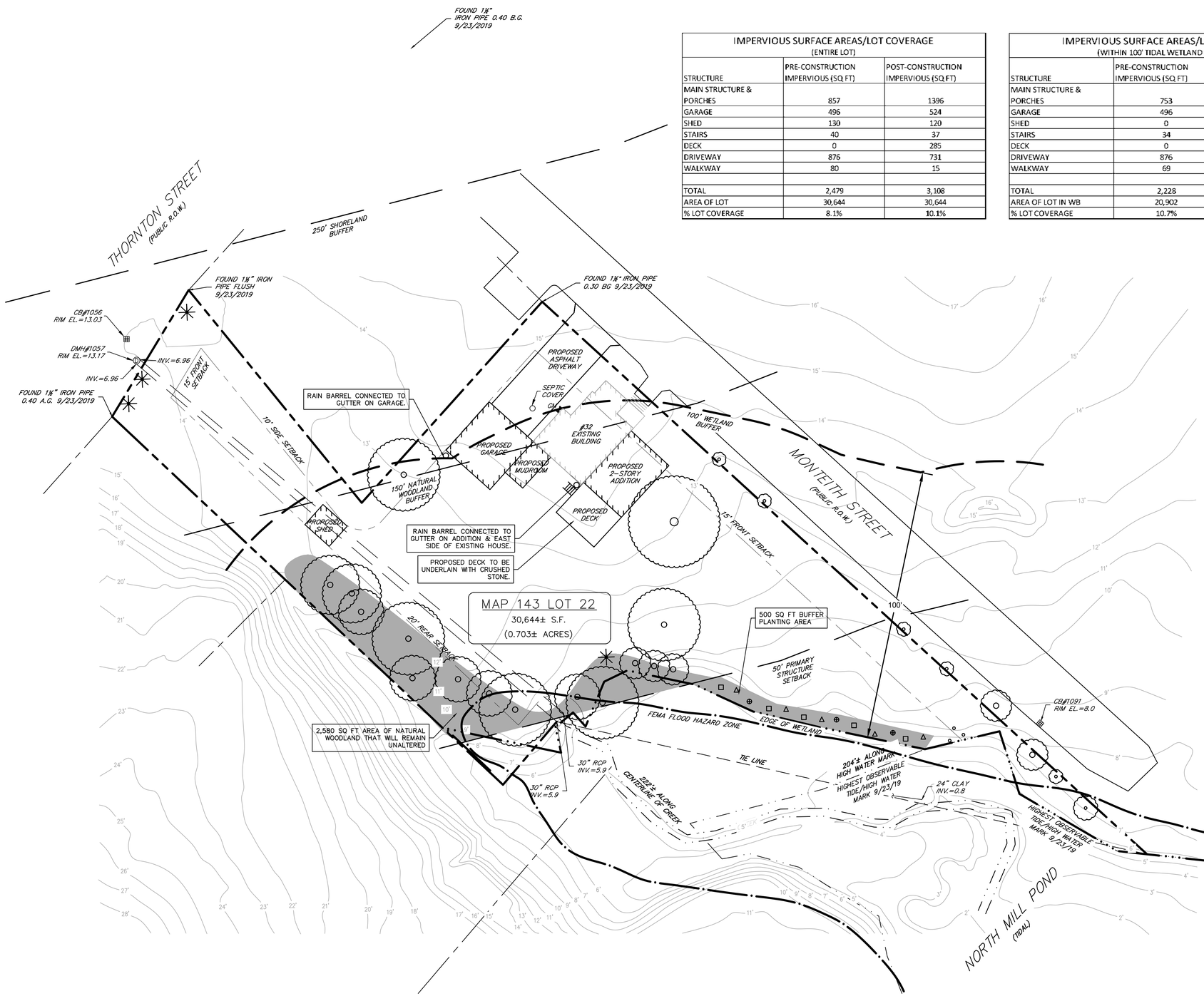
SCALE: 1" = 20' (22x34)
1" = 40' (11x17)
MAY 23, 2020

DEMOLITION SITE PLAN

REVISIONS					

IMPERVIOUS SURFACE AREAS/LOT COVERAGE (ENTIRE LOT)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (SQ.FT)	POST-CONSTRUCTION IMPERVIOUS (SQ.FT)
MAIN STRUCTURE & PORCHES	857	1396
GARAGE	496	524
SHED	130	120
STAIRS	40	37
DECK	0	285
DRIVEWAY	876	731
WALKWAY	80	15
TOTAL	2,479	3,108
AREA OF LOT	30,644	30,644
% LOT COVERAGE	8.1%	10.1%

IMPERVIOUS SURFACE AREAS/LOT COVERAGE (WITHIN 100' TIDAL WETLAND BUFFER)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (SQ.FT)	POST-CONSTRUCTION IMPERVIOUS (SQ.FT)
MAIN STRUCTURE & PORCHES	753	1338
GARAGE	496	333
SHED	0	120
STAIRS	34	31
DECK	0	285
DRIVEWAY	876	41
WALKWAY	69	4
TOTAL	2,228	2,152
AREA OF LOT IN WB	20,902	20,902
% LOT COVERAGE	10.7%	10.3%



LOCATION PLAN

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BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
⊕	SWEET PEPPERBUSH	3-4 GALLON	3
△	STEEPLEBUSH	1 GALLON	5
□	NEW ENGLAND ASTER	1 GALLON	5

NO MOWING OF BUFFER PLANTING AREA.

TAX MAP 143 LOT 22

DUDAS RESIDENCE
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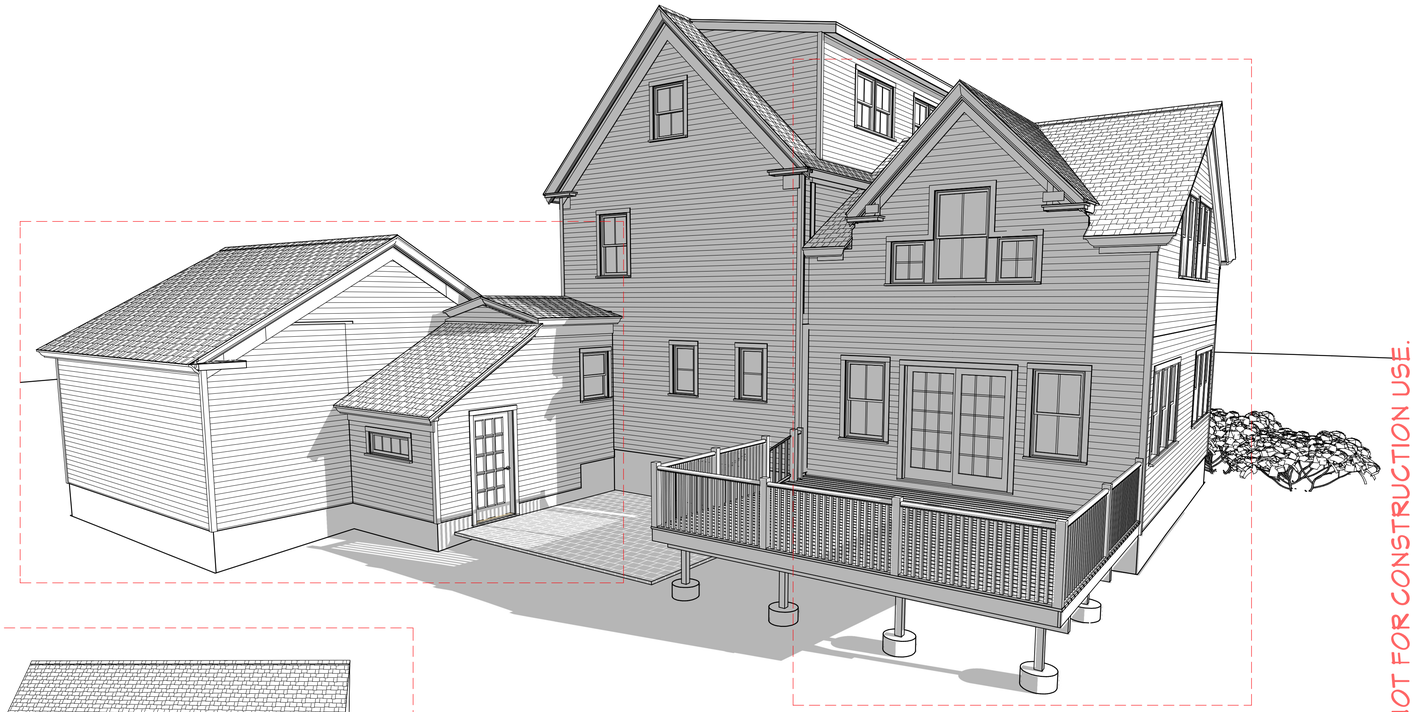
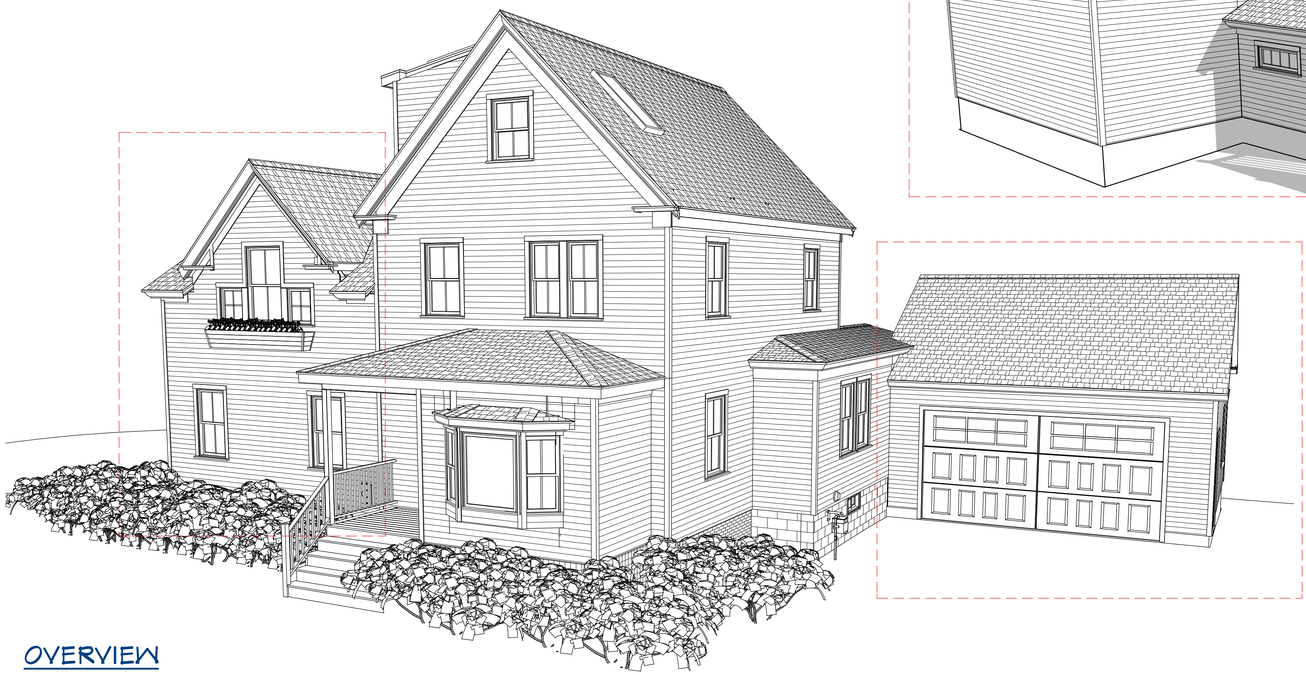
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNER
CHARLES & ALLISON DUDAS

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)
MAY 23, 2020

PROPOSED SITE PLAN

FILE





OVERVIEW

SCALE: 1/4" = 1'-0"

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: TO MATCH EXISTING
*ALL TRIM PACKAGE: TO MATCH EXISTING
*SIDING: TO MATCH EXISTING
*BRACKETS: TO MATCH EXISTING
*STAIR SYSTEM:
_EXTERIOR:
*BROSCO: Liberty Extruded Rail System
*RISER: AZEC- WHITE
*TREAD: SELECTWOOD, ZURI "Weathered Grey"
_INTERIOR:
*NEWEL
*HANDRAIL
*BALUSTERS
*RISER FINISH
*TREAD
*WINDOWS:
_MANUFRACTURER:
_EXT. FINISH:
_INT. FINISH:
*DOORS:
_MANUFRACTURER:
_EXT. FINISH:
_INT. FINISH:

*FLOORING:
_1ST FLOOR: WOOD
_2ND FLOOR: WOOD
_REFINISH AREAS:
*KITCHEN:
_CABINETRY NOTES: SPECS TO BE PREPARED
*MANTLE:
_BUILT-IN IN GREATROOM AND AROUND FIREPLACE

*FIREPLACE:
_GAS
_WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
_HEARTH: RAISED VS. FLUSH
*MATERIAL:

NOTES:
*CEILING HEIGHTS: 1ST FLOOR: 8'-6" | 2ND FLOOR: 7'-8"
*CORNER BOARDS: TO MATCH EXISTING
*WATER TABLE: TO MATCH EXISTING
*RAKE BOARD: TO MATCH EXISTING
*SOFFIT - TO MATCH EXISTING
*ROOF VENT - TO MATCH EXISTING
*WINDOW TRIM: TO MATCH EXISTING

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL TRASH GENERATED BY THE CONTRACTOR WILL BE PLACED IN A TRASH CONTAINER PROVIDED BY THE CONTRACTOR ON SITE AT THE END OF EACH DAY.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL. NOTIFY DESIGNER OF ANY CONFLICTS OR DISCREPANCIES IN THE DOCUMENTS IMMEDIATELY.
4. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY SUB-CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR AND INTERIOR DESIGNER WITH RESPECT TO LIGHTING AND CEILING DETAILS.
5. COORDINATE ALL ELECTRICAL AND MECHANICAL FIXTURES TO FIT WITHIN CEILING, FLOOR, AND WALL SPACES. VERIFY LOCATIONS WITH DESIGNER.
6. IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, TRANSPORTATION, SUPPLIES, EQUIPTMENT, ETC. TO COMPLETE THE WORK WITHIN THE RECOGNIZED STANDARDS OF THE CONSTRUCTION INDUSTRY.

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

OVERVIEW

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CLIENT:
Charles and Allison Dudas
32 Monteith Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:
5/4/20

SCALE:
SCALED FOR: 24" X 36"
DRAWING SCALE

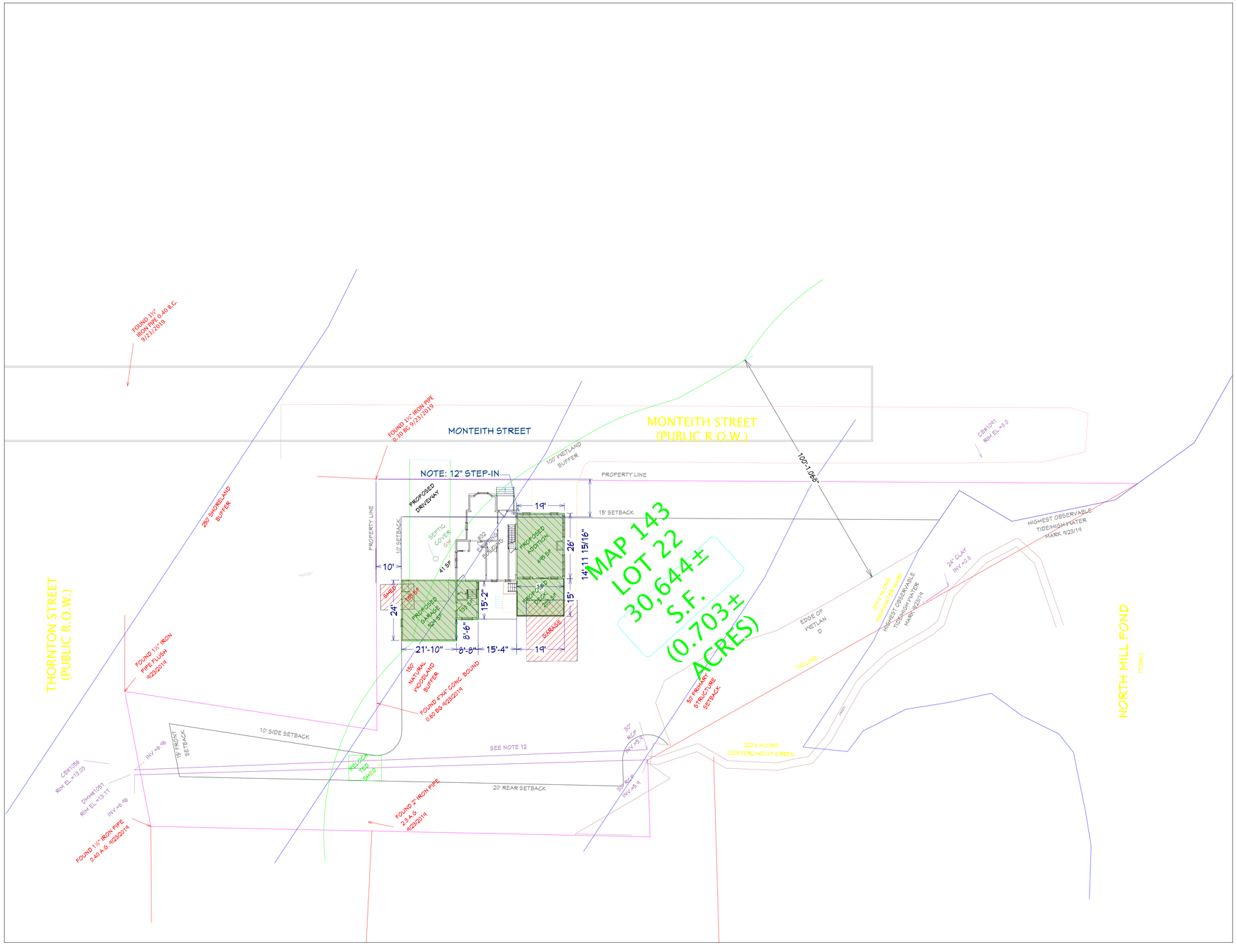
SHEET:
A1

CALCULATIONS

ZONING MAXIMUMS:
front setback: 15'
rear setback: 20'
side setbacks: 10'
lot coverage: 25%

EXISTING CONDITIONS:
LOT SIZE: 0.70 ACRES
GROSS SF: 2,544
LIVABLE SF: 1,534
FIRST FLOOR: 694 SF
UPPER STORY: 560 SF
HALF STORY: 280 SF
EXISTING SETBACKS:
FRONT: 6 FT, SECONDARY FRONT: 90 FT
REAR: 129 FT (TO GARAGE)
LEFT: 35 FT TO WETLAND
RIGHT: 2 FT (TO SHED)
EXISTING LOT COVERAGE: 809 + 496 + 130 = 1435 / 30644 = 4.7%
EXISTING PARCEL AREA: 0.033 ACRES

PROPOSED CONDITIONS:
LIVABLE SF: 2,655
FIRST FLOOR: 1321 SF
UPPER STORY: 1054 SF
HALF STORY: 280 SF
PROPOSED SETBACKS:
FRONT: 6 FT
REAR: 20 FT
LEFT: 47 FT TO WETLAND
RIGHT: 10 FT
PROPOSED LOT COVERAGE: 762 + 497 + 285+ 658 + 130 = 2332 / 30644 = 7.6%
PROPOSED PARCEL AREA: 0.054 ACRES



SITE PLAN LEGEND

= ADDITION & DECK ~ 778 SF
= GARAGE / MUDROOM ~ 662 SF

= GARAGE AND SHED TO BE REMOVED ~ 630 SF

SITE PLAN

SCALE: 1" = 20'-0"

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SHEET:
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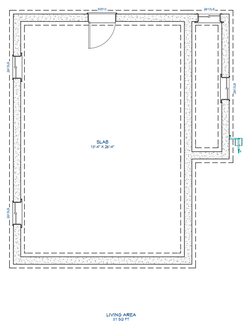
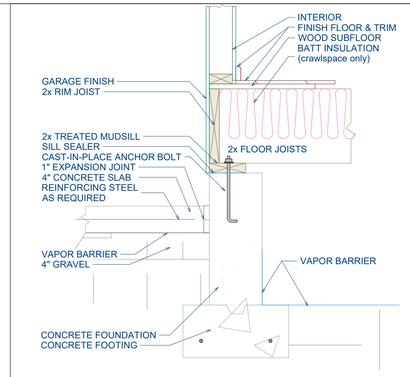
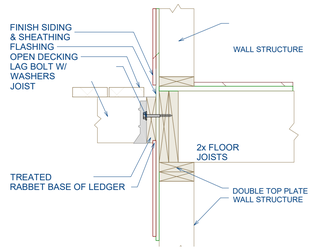


EXISTING FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



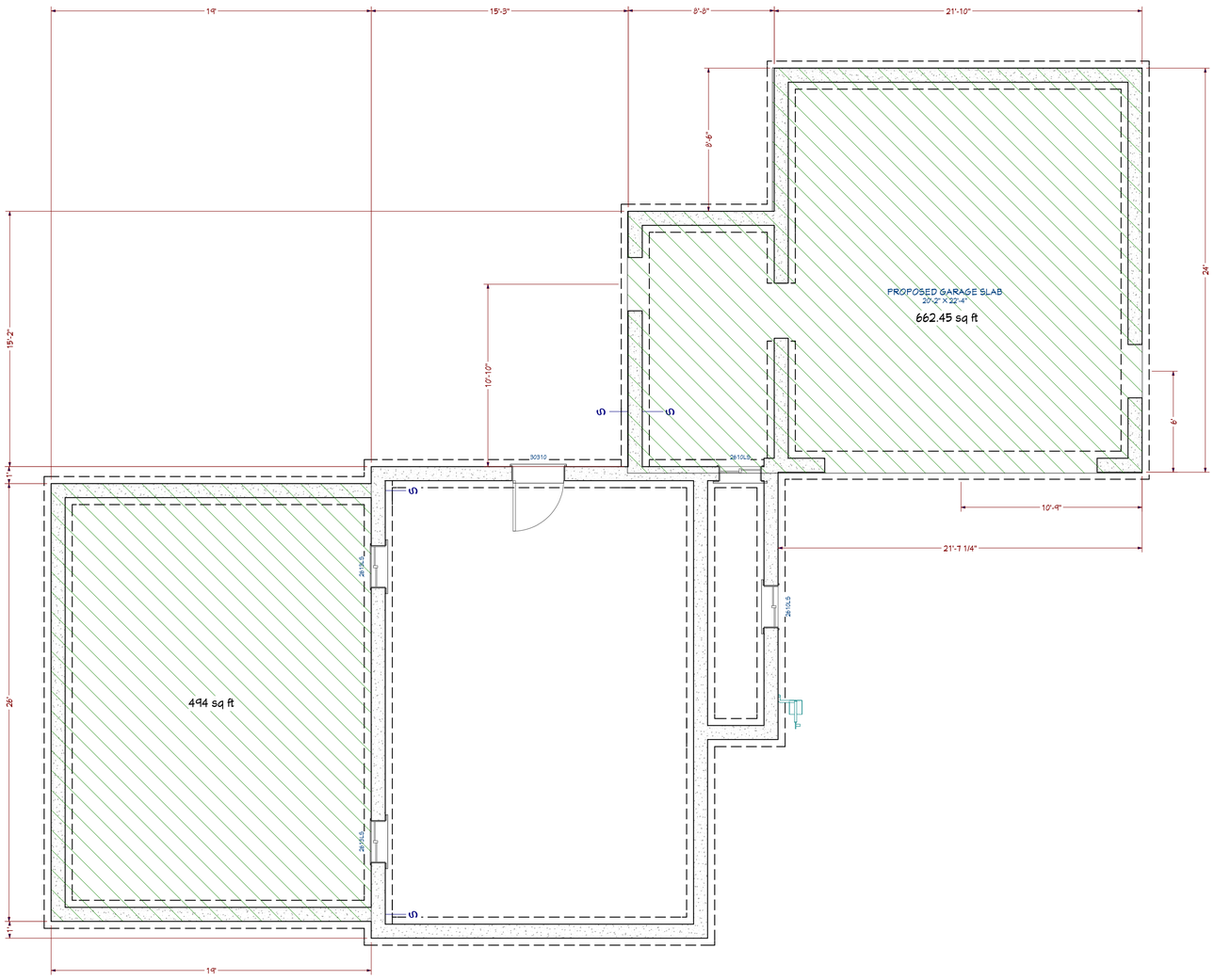
Garage Slab at House



Deck Anchored to Wood Wall: Ledger to Wall

FOUNDATION DETAIL - 96" BASEMENT FOUNDATION WALL

SCALE: NOT TO SCALE



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

LEGEND

= ADDITION

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FOUNDATION

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SCALE:
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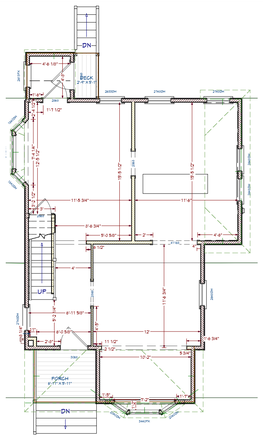
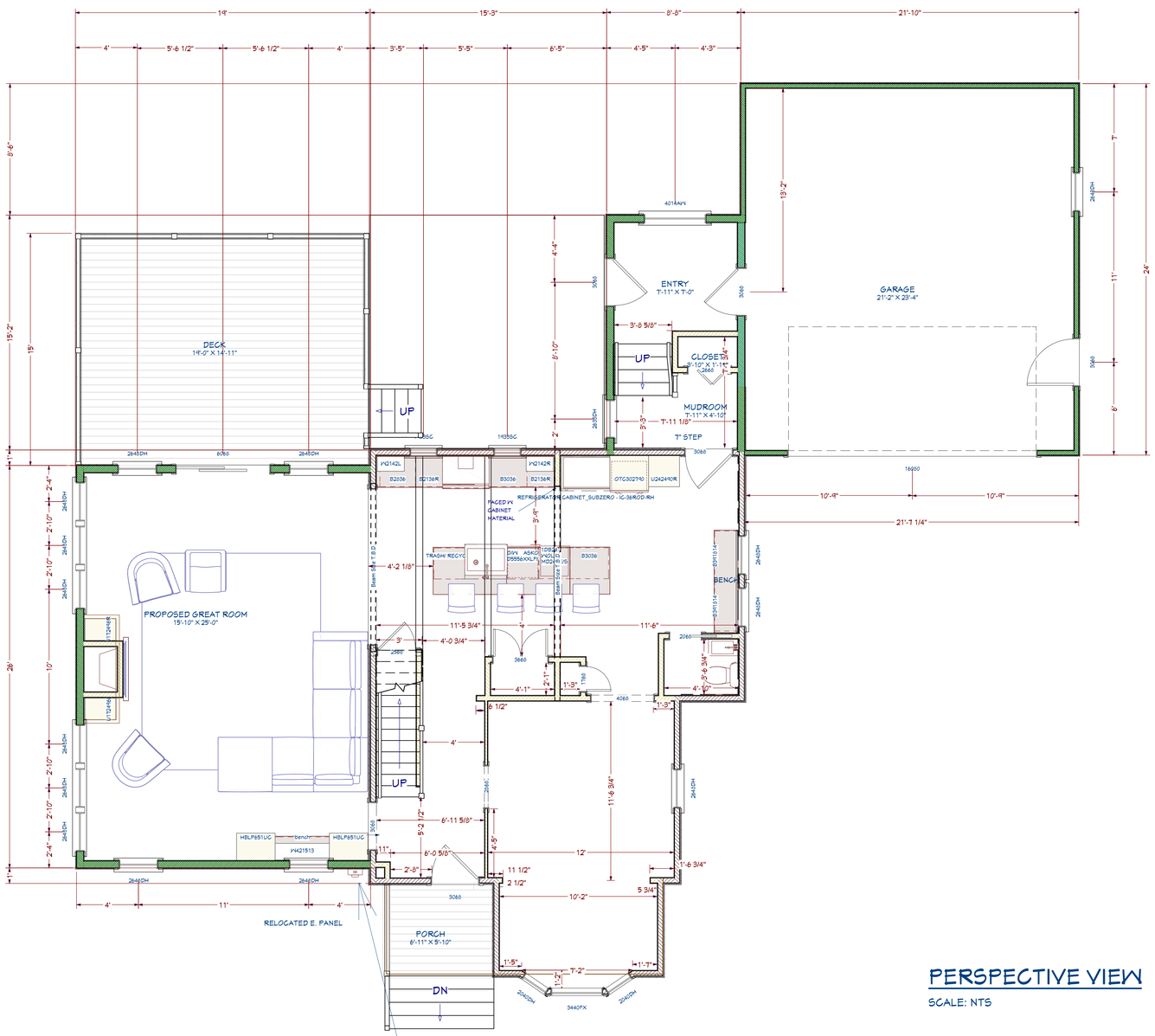
24" X 36"
DRAWING SCALE

SHEET:
A5



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
- = INTERIOR 6
- = EXISTING INTERIOR 4
- = NEW INTERIOR 4
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

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FIRST FLOOR

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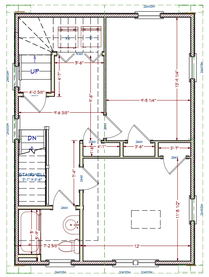
DRAWING SCALE

SHEET:
A6



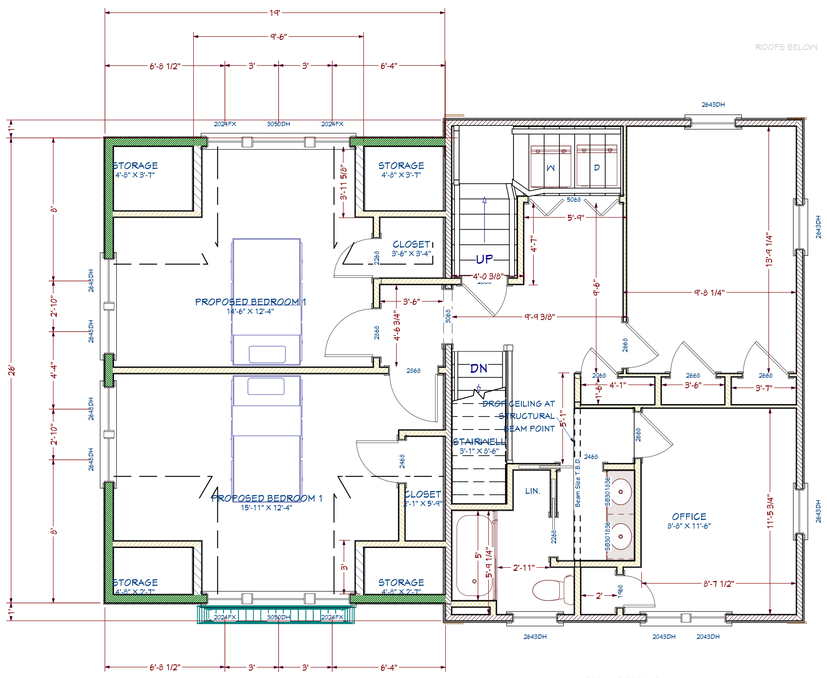
LIVING AREA
921.50 FT²

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GARAGE ROOF BELOW

ROOFS BELOW



PORCH ROOF BELOW

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
- = INTERIOR 6
- = EXISTING INTERIOR 4
- = NEW INTERIOR 4
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

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SECOND FLOOR

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SCALE:
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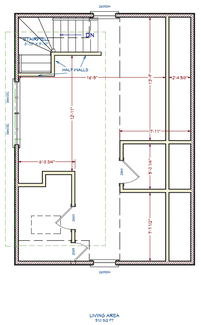
DRAWING SCALE: AS NOTED

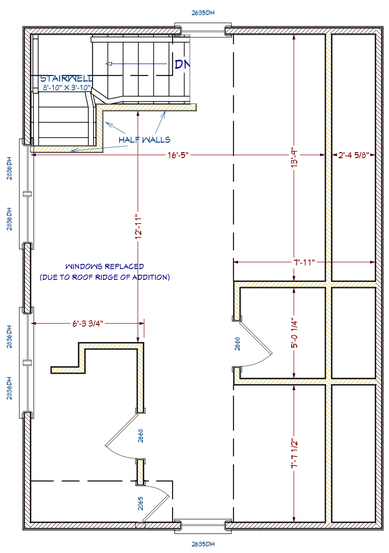
SHEET:
A7



EXISTING THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO CHANGES TO 3RD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

PERSPECTIVE VIEW

SCALE: NTS

WALL LEGEND

- = EXISTING EXTERIOR WALL
- = NEW EXTERIOR WALL
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THIRD FLOOR

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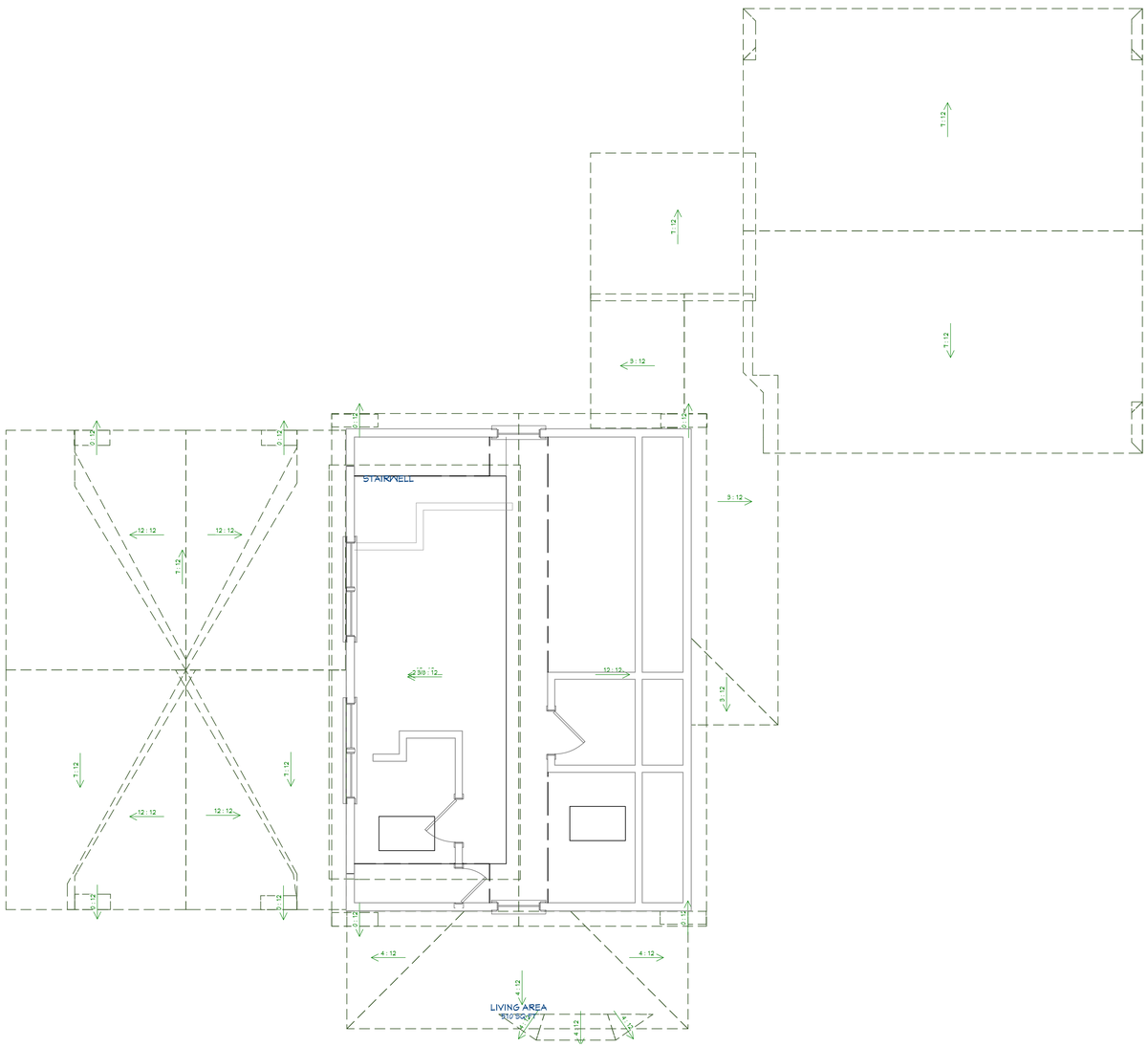
5/4/20

SCALE:
SCALED FOR: 24" X 36"
DRAWING SCALE

SHEET:
A8

NOTES:
1. PROVE 2 X 10 FLOOR JOISTS AT 16" o.c. TYPICAL
2. INTERIOR NON-BEARING STUD WALLS ARE 2 X 4 AT 16"o.c.
3. INTERIOR BEARING WALLS ARE 2 X 6 AT 16" o.c. #S-2 OR BETTER
4. HEADERS FOR DOORS AND WINDOWS UP TO 6 FEET ARE (2) 2 X 10's
5. ENGINEERED FLOOR BEAM TO BE DESIGNED AND SUBMITTED PRIOR TO CONSTRUCION BY STRUCTURAL ENGINEER.
6. CEILING JOISTS FOR THE SECOND FLOOR ARE 2X6.
7. EXISTING 3RD FLOOR WALLS ARE GREY
8. ROOF PLANES ARE GREEN



ROOF PLAN

SCALE: 1/4" = 1'-0"

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ROOFS

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Portsmouth, NH

CONTACT:
AMY DUTTON HOME
91 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:
5/4/20

SCALE:
SCALED FOR: 24" X 36"
DRAWING SCALE

SHEET:
A9

NORTH ELEVATION | FRONT VIEW

SCALE: 1/4" = 1'-0"

TYPICAL NOTES:

ASPHALT SHINGES, TO MATCH EXISTING.
RIDGE VENT, TO MATCH EXISTING.
PVC RAKE AND BHADOW TRIM BOARDS, TO MATCH EXISTING.
PVC TRIM BOARDS, TO MATCH EXISTING
ALUMINUM OR PVS RAILING SYSTEMS, TO MATCH EXISTING.
SHINGLE OR CLAPBOARD SIDING ON SHEATHING
DECORATIVE PVC TRIM
NEW WINDOWS PER SCHEDULE
FOUNDATION MATERIAL (IE. STONE VENEER) TO MATCH EXISTING
NEW FOUNDATION WALLS

SOUTH ELEVATION | REAR VIEW

SCALE: 1/4" = 1'-0"

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

ELEVATIONS

DRAWING INDEX

1 OVERVIEW
2 SITE PLAN
3 LANDSCAPE PLAN
4 DEMO
5 FOUNDATION
6 FIRST FLOOR
7 SECOND FLOOR
8 THIRD FLOOR
9 ROOFS
10 WINDOW & DOOR SCHEDULE
11 ELEVATIONS
12 ELEVATIONS
13 SECTION
14 FRAMING
15 FRAMING OVERVIEW
16 DETAILS
17 ELECTRICAL
18 PLUMBING
19 KITCHEN
20 BATH
21 CABINETRY
22 PERSPECTIVES

CLIENT:
Charles and Allison Dudas
32 Monteith Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
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207.703.0646

DATE:
5/4/20

SCALE:
SCALED FOR:
24" X 36"
DRAWING SCALE

SHEET:
A11
ELEVATIONS

EAST ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"

WEST ELEVATION | SIDEVIEW

SCALE: 1/4" = 1'-0"

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

ELEVATIONS

DRAWING INDEX

1 OVERVIEW
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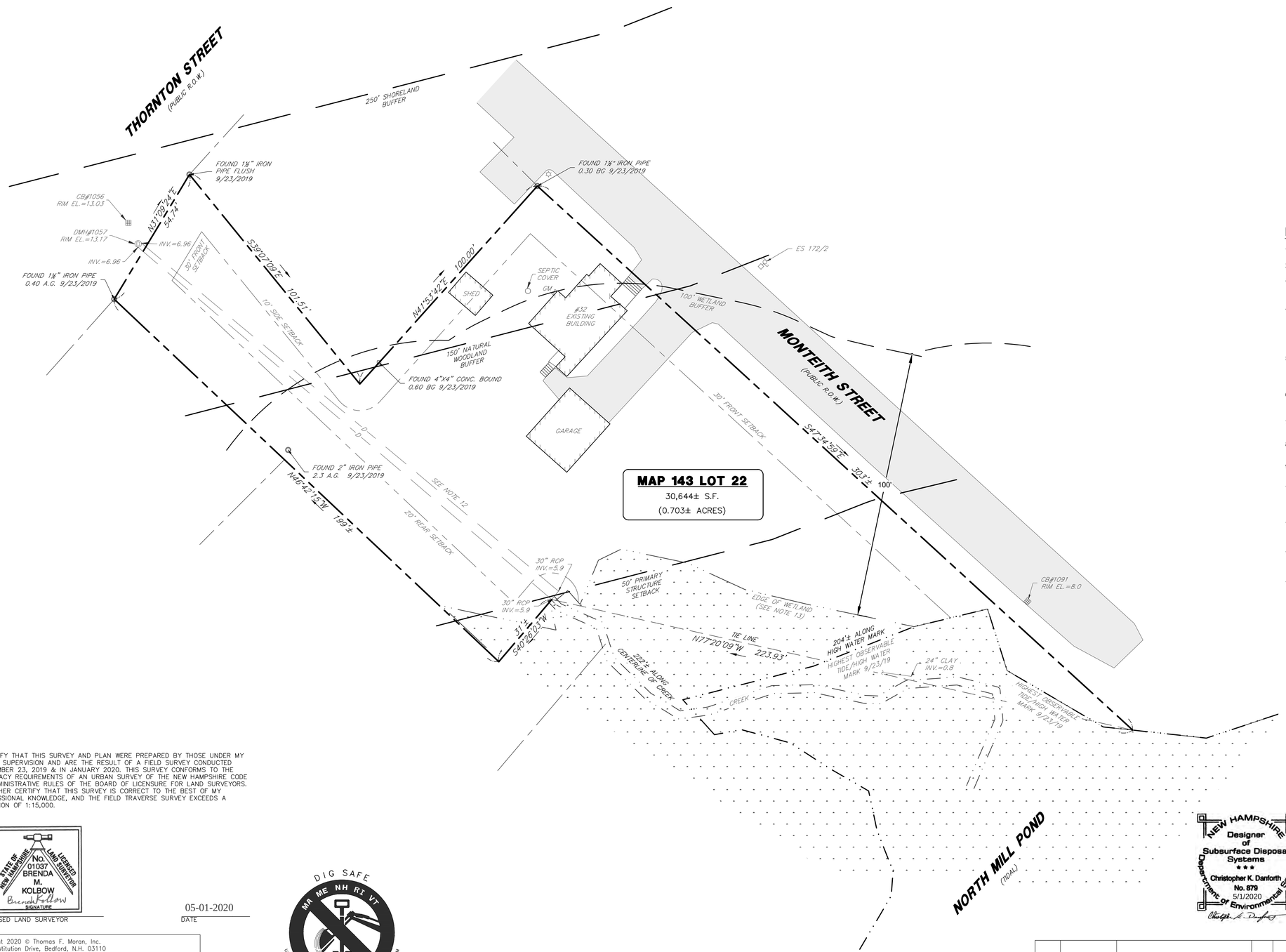
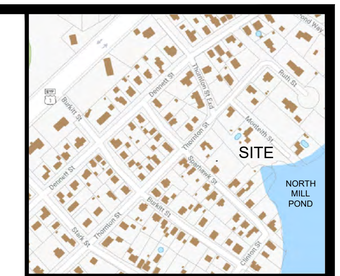
DATE:
5/4/20

SCALE:
SCALED FOR: 24" X 36"
DRAWING SCALE

SHEET:
A12
ELEVATIONS





LOCATION PLAN

N

NAD83(2011)

NOTES:

1. THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH OF ASSESSOR'S MAP 143 AS LOT 22.
3. THE PARCEL IS PARTIALLY LOCATED IN ZONES X & AE AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 33015C0259E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
4. OWNER OF RECORD:
   MAP 143 LOT 22:
   CHARLES & ALLISON DUDAS
   32 MONTEITH STREET
   PORTSMOUTH, NH 03801
   RCRD BK.5876 PG.#1963
5. PARCEL AREA:
   MAP 143 LOT 22:
   30,644± S.F.
   (0.703± ACRES)
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE CONDITIONS OF MAP 143 LOT 22.
8. FIELD SURVEY COMPLETED BY TCE ON SEPTEMBER 23, 2019 & JANUARY 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
9. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD 88 PER STATIC GPS OBSERVATIONS.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
12. A PORTION OF THIS PARCEL MAY BE SUBJECT TO "THE RIGHT OF THE CITY OF PORTSMOUTH TO MAINTAIN IN AND OVER IT A PUBLIC SEWER AS NOW BUILT AND LOCATED THEREON." AS RECORDED IN RCRD BK.#786 PG.#69 AND BK.#1896 PG.# 406.
13. JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON SEPTEMBER 23, 2019 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3). NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEIWPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010.
    DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED SEPTEMBER 23, 2019 & IN JANUARY 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE
No. 01037
BRENDA M. KOLBOW
LICENSED LAND SURVEYOR
SIGNATURE

LICENSED LAND SURVEYOR

05-01-2020
DATE

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48 Constitution Drive, Bedford, N.H. 03110

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DIG SAFE
MA ME NH RI VT
CALL 811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

NEW HAMPSHIRE
Designer of Subsurface Disposal Systems
Christopher K. Danforth
No. 879
5/1/2020
Department of Environmental Services

REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 143 LOT 22

SKETCH PLAN

DUDAS RESIDENCE

32 MONTEITH STREET

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNER

CHARLES & ALLISON DUDAS

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

JANUARY 28, 2020

TFM MSC
A division of TFMoran, Inc.
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	DR	FB	
47375-00	CK	CADFILE	

May 01, 2020 - 10:46am
\\TFM-BEDFORD4\Projects\Civil-Survey\MSC Projects\47375 - 32 Monteith St - Portsmouth\47375.00 - Dudas - 32 Monteith St\Carlson Survey\Dwgs\47375-00Survey.dwg