

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM Public Hearings begin**

**September 15, 2022**

**AGENDA**

---

**REGULAR MEETING 7:00pm**

**I. SUMMARY OF LEGISLATIVE CHANGES ENACTED THROUGH HB1661  
AND THE IMPACT TO LAND USE BOARDS**

**II. APPROVAL OF MINUTES**

A. Approval of the August 18, 2022 meeting minutes.

**III. DETERMINATIONS OF COMPLETENESS**

**SUBDIVISION REVIEW**

A. The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into two (2) lots.

**SITE PLAN REVIEW**

A. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure.

**IV. 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**A. APPLICATION WITHDRAWN** The request of **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a Conditional Use Permit approval in

accordance with section 10.1112.14 of the Zoning Ordinance to allow zero (0) parking spaces where 1.3 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and the Historic District. (LU-22-125)

**APPLICATION WITHDRAWN**

- B.** The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. 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 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. (LU-22-172)
- C.** The request of **Blus O’Leary Family Living Trust (Owner)**, for property located at **225 Wibird Street** requesting Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit. Said property is located on Assessor Map 133 Lot 54 and located within the General Residence A (GRA) district. (LU-22-174)
- D.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Wetland Conditional Use Permit under section 10.1017 of the Zoning Ordinance for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and erosion control measures to result in 4,760 square feet of disturbance in the wetland buffer area. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)
- E.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and will incorporate erosion control measures. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)

**V. OTHER BUSINESS**

- A.** Presentation on the Parking Supply and Demand Analysis Study
- B.** Chairman’s Updates and Discussion Items

**VI. ADJOURNMENT**

Agenda, Planning Board Meeting, September 15, 2022

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

[https://us06web.zoom.us/webinar/register/WN\\_evOqPMCST-SXsS6nzqjSSA](https://us06web.zoom.us/webinar/register/WN_evOqPMCST-SXsS6nzqjSSA)



City of Portsmouth  
Planning Department  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH  
(603)610-7216

## Memorandum

To: Planning Board  
From: Beverly Mesa-Zendt, Planning Director  
Stefanie L. Casella, Planner  
Date: September 9, 2022  
Re: Recommendations for the September 15, 2022 Planning Board Meeting

---

### I. SUMMARY OF LEGISLATIVE CHANGES ENACTED THROUGH HB1661 AND THE IMPACT TO LAND USE BOARDS

In the fall of 2019, the Governor's Housing Task Force published a set of recommended legislative changes to address the housing shortage including additional training and tools for communities. Many of these legislative changes were attached through HB 1661 and became law. House Bill 1661 is an omnibus bill which contains new provisions that will encourage affordable housing and require land use boards to improve transparency and speed up the local approval process.

In July 2022, the New Hampshire Municipal Association and the New Hampshire Office of Planning and Development at the Department of Business and Economic Affairs published *Changes to Planning & Zoning Laws in 2022: A Guide for Municipalities* to assist local governments in understanding the new legislation. This guide can be found at <https://www.nh.gov/osi/resource-library/legislation/documents/opd-nh-ma-hb-1661-1021-advisory.pdf>

The City of Portsmouth Legal Department will provide a brief overview of the legislative changes impacting land use boards and the new procedural requirements the city will be adopting to ensure compliance with the new requirements.

**II. APPROVAL OF MINUTES**

**A. Approval of the August 18, 2022 Meeting Minutes**

**Planning Department Recommendation**

*1) Board members should determine if the draft minutes include all relevant details for the decision making process that occurred at the August 18, 2022 meeting and vote to approve meeting minutes with edits if needed.*

---

### III. DETERMINATION OF COMPLETENESS

#### SUBDIVISION REVIEW

- A. The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into two (2) lots.

*Planning Department Recommendations*

*1) Vote to determine that this application is complete according to the Subdivision Regulations, (contingent on the granting of any required waivers) and to accept the applications for consideration.*

---

#### SITE PLAN REVIEW

- A. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure.

*Planning Department Recommendations*

*1) Vote to determine that this application is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Sections III and IV of the agenda) and to accept the application for consideration.*

---

**IV. 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. APPLICATION WITHDRAWN** The request of **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a Conditional Use Permit approval in accordance with section 10.1112.14 of the Zoning Ordinance to allow zero (0) parking spaces where 1.3 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and the Historic District. (LU-22-125) **APPLICATION WITHDRAWN**

---

**Planning Department Recommendation**

*The Request has been withdrawn by the applicant, no action is required by the Board*

---

#### IV. 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.*

- B.** The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. 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 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. (LU-22-172)

##### **Project Background**

The Planning Board, at its regularly scheduled meeting February 18, 2021, considered this application for Preliminary and Final Subdivision approval for a two-lot subdivision located on a private road currently known as Patricia Drive. Subsequent to the Planning Board approval the following actions were taken:

- On March 15, 2022, the City Council voted to approve the conveyance by release deed of ownership of 7,860 square feet of roadway - as shown on the Plan labeled "Proposed Subdivision Plan: Tax Map 283 Lot 11 dated February 10, 2021", ("Roadway") and to approve renaming the private road to Hemlock Way.
- On August 18, 2021, the Planning Director granted a six month extension to the subdivision.
- On July 21, 2022, the Planning Board granted an additional extension.
- On July 21, 2022, the Planning Board granted a Wetland Conditional Use Permit to replace an existing unfinished right-of-way with a new private road to access two lots as well as the installation of stormwater treatment infrastructure and wetland buffer plantings which will result in 1,738 square feet of temporary impact and 4,283 square feet of permanent impact to the wetland buffer.
- On August 18, 2022, the subdivision approval expired.

The applicant a requesting preliminary and final subdivision approval and a waiver to the Residential Street Requirements provided in the Subdivision Rules and Regulations.

##### **Private Road Patricia Drive/Hemlock and City**

1. The private road "Hemlock", although dedicated by plat, was never accepted by the City and, in accordance with RSA 231:51 and per case law, it now reverts back to abutting property owners. By way of

background, dedications of paper streets made before 1893 are perpetual. Dedications made between 1893 and 1969 terminate automatically if not accepted within 20 years. The private road "Hemlock" was dedicated in 1965 and was not accepted by the City within 20 years of the dedication. Because the City did not accept "Hemlock" within 20 years of dedication, the dedication automatically terminates and ownership reverts to underlying lot owners, the abutters. This is correctly reflected on the plat.

2. Staff, in consultation with the City Attorney's office, has determined that the area previously depicted as a private drive should now be reflected as an easement area by operation of law. The subdivision plan before the Planning Board, and subject to this extension request, accurately reflects the boundaries established by operation of law. The "private drive", while still reflected on the plat, represents an easement area consistent with the access requirements vested to all lots that were served by the now extinguished "paper street".
3. Access via the Patricia Drive is preserved for pursuant to *Duchesnaye v. Silva*, 118 N.H. 728 (1978), holding that the owners of lots abutting a former paper street retain an implied easement to pass over and develop the area for access.
4. The city will notice abutters of the City's intent to release the 7,860 square feet of roadway - shown on the Plan labeled "Proposed Subdivision Plan: Tax Map 283 Lot 11 dated February 10, 2021", ("Roadway"). The City will ascertain abutters' interest in receiving undivided interest prior to executing the release deed. The City will reserve rights for drainage maintenance and public access on that portion of the road to be conveyed.

### **Project Review Discussion and Recommendations**

The application has been before the Technical Advisory Committee. See below for details.

### **Technical Advisory Committee Review**

This application was considered at the September 6, 2022 TAC meeting. At this meeting the committee voted to recommend approval to the Planning Board with the following stipulation:

#### **Prior to Planning Board Consideration:**

- 1) Applicant will provide a letter addressing how previous stipulations as identified in the Planning Board letters of approval have been satisfied.

The applicant has provided a letter summarizing how previous stipulations have been satisfied. This letter has been provided in the Planning Board materials.

---

### **Planning Department Recommendation**

*1) Vote to grant waiver to the Residential Street Minimum Standards to allow 18 feet of pavement width where 32 is required.*

*2) Vote to grant Preliminary and Final Subdivision approval with the following stipulations:*

*2.1) That a release deed retaining public access and drainage rights to the City, be prepared for review and approval by the City Attorney.*

*2.2) The final plat and all easement plans and deeds, including the aforementioned private easement shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

*2.3) GIS data shall be provided to the Department of Public Works in the form as required by the City.*

*2.4) Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city with the recordable plans.*

*2.5) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

---

**IV. 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.*

- C. The request of **Blus O’Leary Family Living Trust (Owner)**, for property located at **225 Wibird Street** requesting Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit. Said property is located on Assessor Map 133 Lot 54 and located within the General Residence A (GRA) district. (LU-22-174)

**Project Background**

The applicant is proposing to build a single story two bedroom 750 SF Attached Accessory Dwelling Unit (AADU). This will include the construction of a handicap accessible connecting addition onto the back of the existing home. The main entry to the AADU will be through the new connector which will include an open handicap accessible lift. Rear entry to the principal dwelling unit will also be through the new connector.

**Project Review Discussion and Recommendations**

City staff have provided an analysis of the proposed ADU. See below for more details.

**Staff Review**

Attached accessory dwelling units must comply with standards set forth in the following sections of the Zoning Ordinance:

- 10.814.10
- 10.814.20
- 10.814.30
- 10.814.40

In granting a conditional use permit for an accessory dwelling unit, the Planning Board may modify a specific standard set forth in Sections 10.814.40 (below) including requiring additional or reconfigured off-street parking spaces, provided that the Board finds such modification will be consistent with the required findings in Section 10.814.60.

Required Standards (10.814.40)	Meets Standard	Does Not Meet Standard	Comments
10.814.41 An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit.	<b>√</b>		Door provided in the connector shared space area.

Required Standards (10.814.40)	Meets Standard	Does Not Meet Standard	Comments
10.814.42 The accessory dwelling unit shall not have more than two bedrooms and shall not be larger than 750 sq. ft. gross floor area. For the purpose of this provision, gross floor area shall not include existing storage space, shared entries, or other spaces not exclusive to the accessory dwelling unit	√		Two bedrooms are proposed. The proposed unit is 750 square feet.
10.814.43 Any exterior changes to the single-family dwelling shall maintain the appearance of a single-family dwelling. If there are two or more doors in the front of the dwelling, one door shall be designed as the principal entrance and the other doors shall be designed to appear to be secondary.	√		AADU is located to the rear of the principal structure on Wibird. AADU presents as single family dwelling from the primary entrance on Wibird Street, the existing structure is on a corner lot – the view of the AADU from Hawthorn is more discernable as a separate unit but not inconsistent with the extended single family residential forms seen in the neighborhood.
10.814.44 No portion of the AADU shall be closer to the front lot line than the existing front wall of the principal dwelling unit.	√		AADU is located to the rear of the principal structure and is no closer to the side yard than the principal structure.
10.814.451 An exterior wall of the AADU that faces a street on which the lot has frontage shall comprise no more than 40 percent of the total visible façade area of the dwelling as seen from that street.	√		The exterior wall of the AADU that faces Hawthorn street is 21% of the total visible façade; with the connector space included the AADU is 33%. See attached exhibits.
10.814.452 The addition to or expansion of the existing single-family dwelling may include an increase in building height only as an upward expansion of the existing principal building with no increase in building footprint.	√		The AADU is proposed as a single story.
10.814.453 The building height of any addition or expansion that includes an increase in building footprint shall be less than the building height of the existing principal building.	√		The AADU is proposed as a single story.

Required Standards (10.814.40)	Meets Standard	Does Not Meet Standard	Comments
<p>10.814.454 The AADU shall be architecturally consistent with the existing principal dwelling through the use of similar materials, detailing, roof pitch, and other building design elements.</p>	<p>√</p>		<p>The applicant has provided the following details regarding the architecture of the AADU:</p> <ul style="list-style-type: none"> <li>• Clapboard siding to be 4” to match existing.</li> <li>• New window style to match or coordinate with existing historic double hung windows.</li> <li>• New trim and overhangs to match original trim detailing under the existing vinyl and aluminum sheathing.</li> <li>• New roofing material to be architectural grade asphalt roofing shingles to match existing.</li> <li>• Applicant proposes a gabled roof for the AADU and the shared connector space consistent with the principal structure.</li> <li>• Roof pitch for AADU is similar to principal structure: Principal Structure-11:12 AADU 9:12</li> </ul>

---

**Planning Department Recommendation**

1) *Vote to grant the conditional use permit as presented, with the following stipulation:*

- 1.1) *In accordance with [Sec. 10.814.70] of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of [Sec. 10.814], including the owner-occupancy requirement, and shall renew the certificate of use annually.*
-

**IV. 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.*

***It is recommended that Item IV.D and IV.E be discussed together and voted on separately.***

***A motion is required to consider these items together.***

- D.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Wetland Conditional Use Permit under section 10.1017 of the Zoning Ordinance for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and erosion control measures to result in 4,760 square feet of disturbance in the wetland buffer area. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)
  
- E.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and will incorporate erosion control measures. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)

**Project Background**

The applicant is proposing the demolition of existing former schoolhouse restaurant building, parking and associated utilities and replaced with lawn area. The demolition of the existing structure, parking, and utility infrastructure will result in 4,760 square feet of disturbance in the wetland buffer area. While this project is exempt from site plan review under *Section 1.2.2 Exemption of Small Projects* in the Site Plan Review Regulations, the Planning Director has brought the amended site plan for approval under the Section 2.15.1 of the Site Plan Review Regulations which provides the following:

*After approval of the site plan the owner may request, in writing, approval of minor amendments. The Planning Director may approve the amendment in writing or may require review by the TAC or the Planning Board.*

Prior to demolition, the proposal will be reviewed by the Demolition Committee in accordance with the City’s Demolition Ordinance.

[https://files.cityofportsmouth.com/files/planning/demolition/demoordinance\\_111918.pdf](https://files.cityofportsmouth.com/files/planning/demolition/demoordinance_111918.pdf)

### **Project Review Discussion and Recommendations**

This application has been before the Conservation Commission. See below for more details.

#### **Conservation Commission**

The Conservation Commission reviewed the application at the August 10, 2022 meeting. See below for the Staff analysis of criteria as stated in Section 10.1017.50 Of the Zoning Ordinance.

1. The land is reasonably suited to the use activity or alteration.  
*Applicant is proposing to remove existing impervious surfaces and buildings in and around the 100' buffer and will replace with pervious cover.*
  
2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.  
*Applicant is proposing an overall net positive impact to the wetland buffer by removing existing impervious coverage of the buffer and replacing with pervious coverage.*
  
3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.  
*While current impervious impacts are proposed to be replaced with pervious material, there is currently no evaluation of the wetland functions and values. However, overall the removal of impervious to be replaced with lawn should result in a net benefit. With the addition of buffer plantings including trees and/or shrubs, the site would be further enhanced. Additionally, the applicant should assure that stormwater will be contained on site.*
  
4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.  
*Currently no natural vegetative state on the site plan that could be altered or disturbed. The buffer will be restored to lawn.*
  
5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.  
*Applicant's plans show they are planning to remove all existing impervious surface on the site and will replace with pervious area. This should aid in stormwater and runoff control and if the proper plantings are used, will help restore a section of the wetland buffer.*
  
6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.  
*Site plan appears to show no demolition and/or construction*

*activity within the 25' buffer.*

After consideration the Conservation Commission voted unanimously to approve the proposed project with the following stipulations:

- 1) Applicant comply with NOFA (Northeast Organic Farming Association) standards for organic land care when maintaining proposed new pervious area.
- 2) Applicant ensure that no snow will be stored within this section of overall lot as it drains to wetland and could carry excess nutrients and chemicals into the watershed. This should also include signage around the proposed lawn area which will indicate that no snow storage shall be placed there.

The above stipulations have been corrected and satisfied in the updated plan as provided to the Planning Board.

---

**Planning Department Recommendation**

- 1) *Vote to find that the application meets the criteria set forth in 10.1017.50 and to grant the Wetland Conditional Use Permit as presented.*
  - 2) *Vote to grant Amended Site Plan approval as presented.*
-

**V. OTHER BUSINESS**

**A. Presentation on the Parking Supply and Demand Analysis Study.**

The City of Portsmouth will be seeking proposals from qualified consulting firms to study the supply and demand for parking in downtown Portsmouth. The study will assess and identify current and alternative approaches to ensuring an adequate parking supply, inform future public investments, and guide policy choices and zoning updates, including strategies that:

- Optimize utilization of public parking facilities and pricing structure;
- Cultivate mode shift and mitigate induced parking demand where possible, and;
- Make effective use of available and future technology.

Benjamin Fletcher, Director of Parking will provide an overview of the recently developed Request for Proposals and the timeline for completing the Parking Supply and Demand Analysis Study.

**B. Chairman's Updates and Discussion Items**

**VI. ADJOURNMENT**

---

**REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM**

**August 18, 2022**

**MINUTES**

**MEMBERS PRESENT:** Rick Chellman, Chairman; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Peter Harris; James Hewitt; Franco DiRienzo; Jayne Begala; Andrew Samonas, Alternate

**ALSO PRESENT:** Beverly M. Zendt, Planning Director; Stefanie Casella, Planner 1

**ABSENT:** Greg Mahanna; Corey Clark, Vice-Chair;

.....

**I. BOARD DISCUSSION OF REGULATORY AMENDMENTS AND MASTER PLAN UPDATE**

Ms. Begala said she reviewed the Master Plan and thought the continued trends in its diversity chapters, like art, theater and start-up businesses, were not current and that she had not seen development in those areas. She said because the Master Plan didn't use conventional categories like land use, housing, or economic development, it didn't provide any vision about population growth and excluded standards for density, development, infill, and rate of growth. She said it seemed to emphasize the need for more open spaces and waterfront access instead. She said the public wanted a human scale for downtown developments and she didn't think the city was growing in that manner. She said it needed more specific standards relating to density, extended future rate of growth and higher value uses with land. Second, she said the Master Plan talked about the need to plan for an aging population and how it should become a major focus of the city. She said affordable housing was different than senior housing, and the need for it was across a large socio-economic range, which she felt were two areas that needed further discussion and public input and specification. Mr. Samonas said the city would continue to incorporate sidewalks, which would bring a human scale, but thought the Gateway Zoning couldn't be neglected, especially parking considerations. Mr. Hewitt said that he noticed on the 2016 web site survey that the citizens' number one issue was ensuring an adequate water supply, and he hoped the Master Plan update would include water resources. Mr. Harris said the No. 2 issue in the Master Plan raised by residents was parking and that residents were struggling, especially in neighborhoods just off downtown. Compared to other cities in New Hampshire, he said there was a difference in requirements for new construction and developments related to parking, and it was lowest in Portsmouth. He referred to the West End Yard development. Chairman Chellman said it was a regulatory issue because the disconnected areas were different than downtown areas, so there should be different parking standards. Mr. Hewitt asked if the architectural and site drawings could be separated into one packet and everything else in another

packet, noting that 1,000 pages of information was too much to skim through. Ms. Zendt said there was a bookmark and that the items were organized into agenda items.

Mr. Hewitt asked if the West End Yards submitted their parking study for 100 more parking spaces. Ms. Zendt said she would look into it. Chairman Chellman said the board currently operated by Robert's Rules and that it should review the rules because they might want more flexibility. Mr. Hewitt said he thought the board's rules regarding tie votes were not complicit with State guidance. Ms. Begala said the board received an email that afternoon that gave two opposite decisions regarding the Raynes Avenue issue, and she didn't understand how the decision could be turned over 24 hours later. Former City Attorney Robert Sullivan was present and said Raynes Street was dismissed by the Superior Court but Green Street wasn't and that the court said the case should go back to the ZBA. Ms. Zendt further explained it.

City Council Representative Moreau moved to change the public comment first round to three minutes and the second round to five minutes. The motion was seconded and passed unanimously.

## **II. CITY COUNCIL REFERRALS**

- A. Hold a Public Hearing and consider a recommendation to the City Council for Zoning Ordinance Amendments to Building Height standards.**

Principal City Planner Nick Cracknell was present to review information on the feedback that was received from the board and the public. He said they focused on the building height standards and that there were four subparts: 1) building height map changes, 2) removing any ambiguity regarding corner and through lots, 3) adding building heights to city districts; and 4) adding new definitions relating to how building height is measured. He reviewed the five main areas of concern and spoke at length to each issue. (Refer to meeting video time 26:00).

Chairman Chellman said he supported pulling the civic districts out of the height standards. He said the CD-4 made a lot of sense but agreed that it needed more study because civic properties are different than the rest of the downtown. Mr. Hewitt said he wanted to be sure that both Heinemann Street's facades were 40' height limits. Mr. Cracknell said the amendments would not increase their development rights. Mr. Hewitt asked if the HDC has the authority to set height variances. Mr. Cracknell said they did but had to justify not allowing someone to utilize the full height, like corner lots, short buildings next to tall buildings on one street, or a case where the building height overpowered the street. Mr. Hewitt asked if the Master Plan was a good reason for the HDC to follow for not going to the maximum height. Mr. Cracknell said it was only if the Master Plan had any detail to speak to that issue. Chairman Chellman explained that there were two criteria for height, stories and feet. He said there was a range of stories but not a range of heights because the heights are fixed, and there was also bonus criteria.

## **PUBLIC HEARING**

Chairman Chellman asked if anyone was present from the public wishing to speak to, for, or against the presentation.

Paige Trace of 27 Hancock Street representing the National Society of Colonial Dames in America and New Hampshire said they owned the Moffett-Ladd House. She agreed that the zoning of civic properties had to be looked at further but asked that the zoning for the Moffett-Ladd House be left alone. She noted that there were four lines of zoning shown for the house at the last work session but now there were five, and she wondered why.

Petra Huda of 280 South Street said the building height in the handbook indicated that the HDC has explicit approval for building heights in the Historic District, but in the Staff Comments it said that within the Historic District, the HDC has jurisdiction over height, scale, and mass. She said the Planning Board handbook stated that the regulations in a Historic District must be compatible with municipalities, the Master Plan, and the zoning ordinance; and in municipalities where the Historic District is established that has not adopted a zoning ordinance, the HDC has the same authority as the Planning Board within the bounds of the Historic District. She asked if the Historic District had final say or if it referred back to the Planning Board and zoning ordinances. She said it stated that people have the right to appeal to the BOA, but the BOA Handbook has HDC appeals and empowers the BOA to have appeals in municipalities with ordinances. She asked who had the final say on heights in the District.

Esther Kennedy of 41 Pickering Avenue said she wanted to know more about the waterfront corridor and where it was divided and the verbiage. She said the buffer zone needed clarification. She was also concerned about building heights in Portsmouth. She noted that commercial publications about Portsmouth usually showed a photo of the waterfront and not photos of downtown. She said the City was making decisions about whether the Planning Board, ZBA, or whoever was in charge of height but thought more focus should be placed on the waterfront.

Kelly Orr of 260 Odiorne Point said she was present on behalf of the Odiorne Point residents and some Sagamore Avenue residents. She said a sidewalk extension was required in the area because a lot of adults and children walked and cycled in that area.

Elizabeth Bratter of 159 McDonough Street said the building height standards map was straightforward and some of the proposed heights and municipal lots might have to be reviewed more closely and changed. She recommended moving positive things forward.

### **Second-Time Speakers**

Paige Trace of 154 Market Street pleaded again for the Moffett-Ladd House to be left alone, noting that it was a National Historic Landmark and contributed a lot to the City.

Petra Huda said Chapter 5 in the Planning Board handbook stated that the Planning Board may not grant final approval in a project that violates the ordinance. She said it made more sense to suggest that the applicant get approval from the BOA to seek Planning Board approval. She asked why so many developers were going through the HDC first and why the discussion on Phase 3 put in the incentive amendments. She said adjusting the incentives to make something higher with an emphasis on workforce housing only would be wise.

Chairman Chellman said the Planning Board can allow up to the maximum that the developer proposes, but the HDC has more authority in the Historic District. Mr. Cracknell said the Planning Board did horizontal construction and the HDC did vertical, and nothing in the site plan review regulations dictate the scale, mass, and volume of the building. He said the HDC has full design review and is important until the Planning Board has design guidelines. He said esthetic impacts of developments weren't really considered by the ordinances. Since 1920, he said every property had dimensions and guard rails including civic properties as to height restrictions, setbacks, and so on. He noted that anything under a pitched roof is not a story and there were presently no caps on height or build-out of a municipal property. Relating to the waterfront, he said they were only clarifying whether building heights are assigned to the waterfront on the west and north ends and had to look at the code and discern which of the two heights applied to what portion of the property. He said there was no change in building heights along the water.

Esther Kennedy said she was questioning where the information about the frontage, setbacks, and buffer zone was, and she wanted to know where it all fit into the new plan and where the protection of the City fit into the plan. She asked if parking issues would be cleaned up, noting that huge new buildings had to have parking.

No one else spoke, and Chairman Chellman closed the public hearing.

## **DISCUSSION AND DECISION OF THE BOARD**

Mr. Almeida said the City wasn't considering destroying the Historic District and noted that the tallest buildings in the City were waterfront ones. He said most of Mr. Cracknell's presentation was about clarification and cleanup and there wasn't anything that threatened the character of the City. He noted that letters were received from residents who understood the issue and didn't feel the board had to overthink it. Mr. Hewitt said a lot of the public comment tied into the regulatory changes and Master Plan work.

City Council Representative Moreau moved to recommend to the City Council the changes the board discussed, with the additional changes from the previous work session, including cemeteries and decorative railings. Mr. Almeida seconded.

There was further discussion. Ms. Moreau said the plan had gone through a lot of changes and updates. She said she had no objection to taking out the civic districts and thought that a lot of the other issues brought up that evening were in queue for the board to look at but that they had to take one piece at a time. Ms. Begala said revising the Master Plan was like putting the cart before the horse. She said she knew the Master Plan was the citywide vision and should be driving all the development and building heights, but now buildings were five stories high with half-story penthouses. She said the land use committee per the City Council's decision to come in with a specific agenda pulled the Planning Board into those specific issues instead of doing what the Planning Board was mandated to do, which was to ensure that the Master Plan really guided the changes and refinements. She said building heights and the waterfront were relevant because a high building height would block a public view of the waterfront. She said the incentives that the City offers should be revisited by the Planning Board because she didn't think the City had benefited from all the additional height, mass, and scale. At a minimum, she thought

the civic properties should be removed from the discussion for now. She said otherwise she would vote no except for the cleanup. Mr. Hewitt said the Planning Board had been working with City Staff and there was some tension between the land use committee and the Planning Board. He said the Planning Board could do more itself, which would require more time and effort. He suggested advancing the issue to the City Council, noting that it was really the cleanup discussed tonight and not the big issues. He said the Planning Board looked at the big issue before and what had been built was done in accordance with the Master Plan and the ZBA. He said it really wasn't doing anything to damage the City. Mr. Almeida agreed to remove the civic properties from the motion. Mr. Hewitt said there were two items that he couldn't agree to 1) the Haven Court height adjustment because he thought it was bad optics for the City to change zoning in the middle of an application, especially when the ZBA had already denied it, and 2) the DSA Lot 2 due to the complicated legal proceeding. He said he would vote no on the motion based on two items.

The motion was **amended** as follows:

City Council Representative Moreau moved to recommend to the City Council the presented changes to the Zoning Ordinance (as revised on August 8th, 2022) with the following amendments:

- 1) Remove the proposed building height standards for the Civic Districts under Section 10.5A21.B – The Building Height Standards Map; and
- 2) Remove the proposed change to use the CD4 Development Standards for the Civic Districts under Section 10.5A50.

Mr. Samonas abstained from the vote. Mr. Almeida seconded. The motion passed by a vote of 6-2, with Mr. Hewitt and Mr. Harris voting in opposition.

### **III. APPROVAL OF MINUTES**

- A. Approval of July 21, 2022 meeting minutes.

City Council Representative Moreau moved to approve the minutes from the July 21, 2022 regular meeting, seconded by Mr. Almeida. The motion passed unanimously.

### **IV. DETERMINATIONS OF COMPLETENESS**

#### **SUBDIVISION REVIEW**

- A. The request of **Christopher H. Garrett Revocable Trust of 2007 (Owner and Applicant)**, for property located at **1299 Islington Street** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into two (2) lots.

City Council Representative Moreau moved to determine that the application is complete according to the Subdivision Regulations (contingent on the granting of any required waivers under Section III and IV of the agenda) and to accept the application for consideration, seconded by Ms. Conard. The motion passed unanimously.

## SITE PLAN REVIEW

**Note:** Items A through D and they were treated as a group.

- A. The request of **HCA Realty Inc. (Owner)**, and **Portsmouth Regional Hospital (Applicant)**, for property located at **444 Borthwick Avenue (Formerly 0 Borthwick Avenue)** requesting Site Plan Review Approval for the construction of a satellite parking lot.
- B. The request of **The Sagamore Group, LLC, (Owner)** for properties located at **1169 Sagamore Avenue and 1171 Sagamore Avenue** requesting Site Plan Review approval to demolish existing buildings and construct 10 living units.
- C. The request of **Road to the West, LLC (Owner and Applicant)** for property located at **140 West Road** requesting Amended Site Plan Approval to improve and install stormwater infrastructure, relocated dumpsters, install landscaping, and increase parking.
- D. The request of **Lonza Biologics (Applicant)** for property located at **101 International Drive** within the Pease Development Authority requesting a Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, for café expansion.

City Council Representative Moreau moved to determine that the applications are complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Sections III and IV of the agenda) and to accept the application for consideration, seconded by Mr. Almeida. The motion passed unanimously.

## V. PUBLIC HEARINGS – NEW BUSINESS

- A. The request of **HCA Realty Inc. (Owner)**, and **Portsmouth Regional Hospital (Applicant)**, for property located at **444 Borthwick Avenue (Formerly 0 Borthwick Avenue)** requesting Site Plan Review Approval for construction of a satellite parking lot consisting of 501 spaces and associated on-site improvements to support existing hospital facilities currently serviced by 783 parking spaces. Said property is shown on Assessor Map 234 Lot7-4A and is located in the Office Research (OR) District. (LU-22-47)

## SPEAKING TO THE APPLICATION

Patrick Crimmins was present on behalf of the applicant, along with Portsmouth Regional Hospital CEO Matt Larkin. Mr. Crimmins said they needed site plan review approval for a satellite parking lot across the street from the hospital. He said the current 783 parking spaces on site weren't enough to meet the hospital's growing needs. He said the existing site was hindered by a large wetland and had an overhead utilities easement. He said the additional 501 parking spaces would total to 1,152 spaces. He said the project would impact a manmade wetland and a smaller pocket wetland, but would avoid the larger buffer. He described the stormwater

improvements they would provide and reviewed the landscape plan. He said they received TAC approval in June and took no exception with their stipulations.

Ms. Conard asked if the applicant considered other available parking, like Liberty Mutual's lot. Mr. Larkin said Liberty Mutual didn't give them that option. Mr. Hewitt noted that Liberty Mutual's parking lot had 1,000 spaces and only 100 or so were used because their employees worked from home, and he asked if the applicant received anything in writing. Mr. Larkin said he couldn't speak for their decision. Mr. Samonas asked if the applicant would consider a solar canopy if there was an opportunity to receive a property tax rebate. Mr. Larkin said he would have to look into it. Mr. Samonas said the board couldn't continue to approve asphalt fields and not work toward renewable energy, and he proposed exploring it with the applicant.

Ms. Begala asked why a parking garage couldn't be built. Mr. Crimmins said it was due to the 380-ft wide high power transmission line. He noted that the hospital itself was surrounded by wetlands so they couldn't expand outward either. Ms. Begala asked if the small snow storage area was sufficient and how it would be hauled off the site. Mr. Crimmins said the snow storage area was sufficient and snow management would be similar to the hospital's operation. Ms. Begala asked if the EV chargers would be super chargers. Mr. Crimmins said he didn't know but they were just trying to designate a placeholder for EV charging stations. Ms. Begala asked if trees in addition to the proposed shrubs could be planted so that Borthwick Avenue could look more like a tree-lined boulevard. Mr. Crimmins said it was all bedrock and not good for tree health, and they wanted to make sure the path was visible for safety.

Mr. Hewitt asked if there were additions to the hospital that weren't accounted for relating to parking since the applicant was going from 800 spaces to 1300. Mr. Crimmins said an addition was built in the late 2000s and the ordinance didn't have the same demand for parking at the time. Mr. Hewitt asked if the current parking served the current needs. Mr. Crimmins agreed and said the additional parking would serve future expansion. Mr. Samonas asked if the hospital used any alternative energy sources. Mr. Larkin said they were starting to in their operating room but still had to work though others. Mr. Samonas said he'd like to see some initiative toward that. Mr. Larkin said they were constrained by regulations.

Ms. Begala asked how much land the hospital owned and whether they would have to come back in five years and ask for another 500 spaces. Mr. Crimmins said the hospital didn't have any more land and the only way for them to expand would be to have the power lines removed. He said they talked to Eversource extensively and that it would require a lot of years, money and big wetland impacts. Ms. Begala said the entire area was forested 40 years ago and to go from that to just asphalt parking spaces with buildings on each side wasn't good for the environment and the wetland. She said it wasn't something she liked voting yes on but because there was no other appropriate place for the size of the parking lot proposed, she felt she would have to vote yes.

## **PUBLIC HEARING**

Chairman Chellman 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**

City Council Representative Moreau moved to grant Site Plan approval with the following stipulations:

### Conditions to be satisfied prior to commencement of any site work or construction activity:

- 1.1) House side shields will be added to parking lot lights as necessary to prevent light pollution into Coakley Rd homes. Details are to be added to the plan.
- 1.2) Remaining minor revisions to the drainage study requested by Altus Engineering Inc., in their letter dated August 8, 2022, will be reviewed by Altus Engineering Inc. to verify compliance. Applicant will address any additional and remaining comments provided by Altus as needed.
- 1.3) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of drainage infrastructure and any work in the right of way.
- 1.4) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.
- 1.5) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 1.6) Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city with the recordable plans.
- 1.7) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. The Applicant or its engineer shall submit a copy of a completed Land Use Development Tracking Form using the Pollutant Tracking and Accounting Program (PTAP) online portal currently managed by the UNH Stormwater Center or similar form approved by the City. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>.
- 1.8) A wetland delineation will be undertaken by an independent wetland professional to confirm that the wetland listed as approximately 9,200 square feet is less than 10,000 square feet in area.

### Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

- 1.9) Borthwick will be resurfaced to City standards along the stretch that is being disturbed from Eileen Foley to the end of the multi-use path.
- 1.10) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;
- 1.11) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

Mr. Almeida seconded. There was further discussion among the board. The motion passed by unanimous vote.

City Council Representative Moreau moved to consider the following Items B and C together, seconded by Ms. Conard. The motion passed unanimously.

- B.** The request of **The Sagamore Group, LLC, (Owner)** for properties located at **1169 Sagamore Avenue and 1171 Sagamore Avenue** requesting Site Plan Review approval for the demolition of 3 existing principal structures (3 single living units) and 3 existing accessory structures to be replaced with 6 single-living unit structures and 2 two-living unit structures to total 10 living units and 22 parking spaces where 15 is required. Said properties are shown on Assessor Map 224 Lot 14 and Assessor Map 224 Lot 15 and lie within the Mixed Residential Office (MRO) District. (LU-21-167)
  
- C.** The request of **The Sagamore Group, LLC, (Owner)** for properties located at **1169 Sagamore Avenue and 1171 Sagamore Avenue** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for 570 square feet of temporary buffer impacts the headwall and riprap portion of which are permanent impacts to the wetland buffer for the installation of a treated stormwater drainage outfall. Said properties are shown on Assessor Map 224 Lot 14 and Assessor Map 224 Lot 15 and lie within the Mixed Residential Office (MRO) District. (LU-21-167)

#### **SPEAKING TO THE APPLICATION**

Mike Garrepy, design engineer Paige Libbey, and architect Nick Cavari were present to speak to the application. Mr. Garrepy said the site was two lots with three single residences that would be demolished. He said they went through several TAC meetings and drainage was the biggest consideration, so they had a few peer reviews and it was suggested by DPW that they engineer a culvert across Sagamore Avenue. He explained why they needed a CUP and said CONCOM agreed to support the CUP request and TAC recommended that the applicant provide a sidewalk along Sagamore Avenue to connect with the Sea Star Cove community.

Mr. Samonas referred to the drainage analysis and asked if the applicant looked at Sea Star Cove as a residual impact and if any neighboring homes would be impacted. Mr. Garrepy said they addressed it during the peer review and worked with Sea Star Cove extensively to ensure that the drainage design wouldn't impact neighboring properties, which was the reason the culvert was recommended. Mr. Samonas asked what the drainage assumed for the density of trees and how the previous and post development conditions were determined. Ms. Libbey said they studied pre-construction vs. post-construction conditions and compared the pre-imposed peak flows and volumes for a 2/10/25/50/100 year storm event. She said there were erosion controls put in place to ensure that there would be no effect on abutting properties during the construction process.

Ms. Begala said she thought the only reason for the wetland CUP was the culvert because CONCOM supported it. She asked if the wetland was part of the existing conditions at the boundary of Lot 26, which she thought corresponded to the proposed building units 1 through 4, and that the wetland wouldn't be a problem for those units. Mr. Garrepy said it was an old urban

fill area that would be replaced with suitable materials around the building that would not impact the wetland but just a small portion of the buffer for the culvert. He said the culvert was there for the additional runoff collection and the sidewalk would connect to their development; he said the stormwater would be collected through the proposed treatment system at the beginning of the culvert and discharge across the street. Ms. Begala asked if the wetland would be polluted by the stormwater or runoff from vehicle gas or oil. Mr. Garrepy said the system was designed to collect, treat, and release all stormwater on the site.

Mr. Hewitt asked why the applicant decided on 22 parking spaces when only 15 were required by the City. Mr. Garrepy said the parking was the driveway and they assumed two spaces per driveway due to the 2-car garages. He said the visitor parking had three spaces. Mr. Hewitt asked if the applicant had an easement for the culvert. Mr. Garrepy said there was an easement for flowage, primarily to benefit the City for the sidewalk and drainage it provides. Mr. Hewitt asked the applicant to explain Drain Structure B in the northwest corner of the property and asked why the structure wasn't like a swimming pool. Ms. Libbey said it was entirely underground, like an underground detention system, so it wasn't defined as a structure. Mr. Hewitt said the definition of structure didn't have that inclusion and didn't include swimming pools, and he asked if anything underground would be excluded. Ms. Libbey agreed and said it also met the building setbacks. Mr. Hewitt said he didn't think the west corner met the 10-ft setback. Ms. Libbey said if it didn't, then it was close. She explained how they could shift it slightly. Mr. Hewitt asked if there was an outfall for Structure B, and Ms. Libbey said it was all interconnected.

## **PUBLIC HEARING**

Chairman Chellman asked if anyone was present from the public wishing to speak to, for, or against the petition.

Rocco Simone of 1167 Sagamore Avenue said his property abutted the wetland and he was concerned about blasting, trees being removed, and 20 parking spaces that would shove water to his house. He asked why there couldn't be just five units and 15 parking spaces.

Bill Bowen of 1163 Sagamore Avenue said he was comfortable that Sea Star Cove's interests were being protected and thought the culvert was the answer, but they did want a provision that a third party look at the installation to ensure that it would be installed properly.

Joe Errico of 154 Gosport Road said Tucker's Cove's residents had many concerns about the sidewalk issue, and he thought it should be extended to Odiorne Point Road.

Sara Reagan of 149 Odiorne Point said the sidewalk should be extended because a lot of people walked in that area.

Michael Simone (via Zoom) of 1167 Sagamore Avenue said there was nothing mentioned about how the system would be maintained and said he wanted more tests done.

## **Second-Round Speakers:**

Bill Bowen suggested extending the sidewalk to the traffic circle because lots of adults and kids walked along Sagamore Avenue and it was hazardous.

No one else spoke, and Chairman Chellman closed the public hearing.

## **DISCUSSION AND DECISION OF THE BOARD**

Ms. Zendt said the City planned to extend the sidewalk along the same side of the street and that she would follow up with the Planning Board. Mr. Hewitt said usually sidewalks are on the frontage of the developed property, but in this case, it went on the northern side of the property to connect. He asked if extending the sidewalk to the end of the property was considered. Ms. Zendt said she would find out. City Council Representative Moreau said she was part of the approval for the condo complex next door and that they secured all the easements to put in the sidewalk, but it was in the CIP plan for fiscal year 2024.

City Council Representative Moreau moved to find that the application meets the criteria set forth in Section 10.1017.50 and to grant the Wetland Conditional Use Permit with the following conditions:

- 1.1) For one year the applicant will monitor the site where invasive species are to be removed in order to determine the success of the removal and the health of the new wetland plantings. The new plantings shall have a greater than 80% success rate after one year. If not applicant shall replant.
- 1.2) The applicant will follow NOFA standards for land care and only use organic land management techniques within the wetland and wetland buffer areas.

Ms. Conard seconded.

Ms. Moreau said the wetland CUP was really just a way to get across the street and put in the jellyfish and that there was a maintenance plan in place for it and the association would take care of their side of the property. She said the City would have the easement for the water flowage and would monitor it. She said it was reasonable to go into the buffer to clean up all the runoff versus just allowing everything to run into it without any culvert or cleaning capability. Ms. Begala said she was concerned about the runoff to the abutter and didn't think it would be handled by the culvert system. She said the original plan was tripled to 10 units and there was fallout in terms of asphalt, runoff, sidewalks, and proximity to the beach. She said the board received a letter from an abutter in opposition and also noted that two abutters spoke in opposition. She said she would only vote yes if there were fewer units for less impact.

The motion passed by a vote of 7-2, with Ms. Begala and Mr. Harris voting in opposition.

City Council Representative Moreau voted to grant Site Plan approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

- 2.1) Any easement plans and deeds for which the City is a grantor or grantee shall be

reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.3) Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city with the recordable plans.

2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. The Applicant or its engineer shall submit a copy of a completed Land Use Development Tracking Form using the Pollutant Tracking and Accounting Program (PTAP) online portal currently managed by the UNH Stormwater Center or similar form approved by the City. For more information visit

<https://www.cityofportsmouth.com/publicworks/stormwater/ptap>.

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.5) Third party inspection of stormwater, sewer, water, and sidewalk installation is required.

2.6) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/Public Works Department.

Ms. Conard seconded. Ms. Moreau commented that the density is allowed by zoning and that the applicant went to great lengths to work with the abutter to make sure the drainage was proper. She said the board could add a stipulation that a year after the Certificate of Occupancy is granted, an evaluation will be done by a third-party engineer to ensure that it was working as intended, but she noted that it was already included and that the board was taking the proper steps to make sure the abutters were taken care of. She said the bigger issue was the sidewalk.

Mr. Samonas said there were three concerns about the site plan: 1) the density, because the duplexes were each 500 square feet larger than the Sea Star Cove homes, and he thought the density and elevation as presented to Sagamore Avenue could be mitigated in some way; 2) the sidewalk had been addressed but the pedestrian and cycling visibility has to be considered; and 3) the front southern duplex up the street seemed very close to the streetfront and very intense for that site. He said the design was adequate otherwise. Mr. Hewitt said he would have liked to see the whole frontage of the property with the sidewalk, but it was a discussion that got into what's fair to the landowner as far as appropriate offsite mitigation, and instead of having the sidewalk front north and south, they extended it further north offsite to connect with the existing sidewalk, which he thought evened things out. He said the best feature was the cross culvert under Sagamore Avenue. He said the sidewalk, curbing, and subsurface drainage would require a lot of work from the applicant but he was comfortable with the project and thought the culvert would address a lot of the drainage issues. Chairman Chellman said he'd like the issue of the stormwater in Section B to be resolved with City Staff if the project proceeded. He said either it wasn't a structure and not subject to setback or it would be made to conform to setback.

The motion passed by a vote of 7-2, with Ms. Begala and Mr. Samonas voting in opposition.

It was moved, seconded, and passed unanimously to continue the meeting past 10:30.

- D.** The request of **Katara, LLC**, (Owner) for property located at **70 Pleasant Point Drive** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for 11,472 square feet of disturbance within the wetland buffer for grading, landscaping and to demolish the existing structure and reconstruct a new structure within the 100 foot wetland buffer area. Said property is located on Assessor Map 207 Lot 15 and lies within the Single Residence B (SRB) District. (LU-22-112)

### **SPEAKING TO THE APPLICATION**

Corey Colwell and his project team were present on behalf of the applicant. Mr. Colwell said they were seeking a CUP for demolition and construction of a new residential lot. He said the new home would be pushed back further from the river and they would improve the aesthetic value and environmental impact. He described the stormwater management system and said they would add plantings, reduce the lawn area, remove invasive species, and enhance the buffer. He said they received a unanimous recommendation from CONCOM and would comply with their two stipulations of plant monitoring for two years and using organic silt sock devices.

Mr. Hewitt asked if there were any abutters and whether the proposed house would impede any of their views. Mr. Colwell said there were neighbors to the northeast and northwest and that the proposed house would be about a foot higher in finished floor elevation than the existing house, but they were building within the height limitation and had not received any objections from the abutters. Mr. Hewitt asked if an easement would be required for the landscape walls and steps entering the Pleasant Street right-of-way. Mr. Colwell said there was no cul-de-sac circle and the pavement just extended through the cul-de-sac, leaving a lot of distance between the pavement and the right-of-way. He said the driveway would have to be brought to the road to get access, so it had to extend into the right-of-way. He said it was reviewed and approved by City Staff and DPW. Mr. Hewitt verified that the right-of-way line for Pleasant Point was accurate and there would be improvements including a stone wall and landscaping.

### **PUBLIC HEARING**

Chairman Chellman 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.

### **DECISION OF THE BOARD**

City Council Representative Moreau moved to find that the application meets the criteria set forth in 10.1017.50 and to grant the Wetland Conditional Use Permit with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

1.1) The applicant will plan for two years of planting monitoring to ensure the health and success of the buffer plantings. If after one year the plantings do not have at least an 80% success rate, replanting will be required.

1.2) Silt sock devices being used to protect the buffer area shall be made of organic materials, including the outer lining/mesh that holds the sock together in order to prevent plastic waste.

Mr. Almeida seconded. Ms. Moreau said the current site was poorly developed and would be greatly improved and thought the project made sense because it would also improve the wetland buffer greatly. Mr. Almeida concurred.

The motion passed by unanimous vote.

- E.** The request of **Lonza Biologics (Applicant)** for property located at **101 International Drive** within the Pease Development Authority requesting a Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, for a 4,200 square foot café expansion with associated landscaping, stormwater, and infrastructure improvements. Said property is located on Assessor Map 305 Lot 6 and lie within the Airport Business Commercial (ABC) District. (LU-22-131)

## **SPEAKING TO THE APPLICATION**

Neil Hansen of Tighe and Bonds was present on behalf of the applicant. He said they wanted to add the small addition to the front of the main facility to expand the cafeteria and add a second floor for more office space. He reviewed the application and described the stormwater management system, noting that there would be no peak increase of stormwater from the project.

Ms. Begala asked how much the workforce had increased. Mr. Hansen said there wasn't enough space for the current employees and that there had been an increase of workforce in time since the cafeteria was built. Mr. Hewitt asked how the recommendation to the PDA would work, and Ms. Zendt explained it. Mike Mates, engineering product manager with PDA, said the board's recommendation would stand unless it got appealed, and it was further discussed.

## **PUBLIC HEARING**

Chairman Chellman 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

## **DECISION OF THE BOARD**

City Council Representative Moreau moved to recommend Site Plan Review approval to the Pease Development Authority as presented, seconded by Ms. Conard.

Ms. Moreau said she had seen a lot of development at Pease and that the proposed expansion was minimal. The motion passed by unanimous vote.

- F. The request of **Road to the West, LLC (Owner and Applicant)** for property located at **140 West Road** requesting Amended Site Plan Approval to improve and install stormwater infrastructure, relocated dumpsters, install landscaping, and increase parking spaces from 102 spaces to 122 spaces where 119 are required. Said property is located on Assessor Map 252 Lot 2-13 and lies within the Industrial (I) District (LU-22-99)

## **SPEAKING TO THE APPLICATION**

Attorney John Bosen was present on behalf of the applicant to speak to the petition, with project engineer Alex Ross and architect Mark Gianniny. He said the proposed building would be an indoor recreational facility and that they received a variance from the ZBA and met with TAC and were seeking site plan approval for the use. He said a lot of improvements would be made in terms of landscaping, stormwater management, and the interior. Mr. Gianniny said they would add 13,000 square feet of infill but no changes to the exterior except for two stair towers for egress and some windows. Mr. Ross reviewed the site plan and the proposed stormwater control management and the landscape plan. He said the Planning Department recommended approval with a list of minor conditions that the applicant agreed with.

In response to Ms. Begala's questions, Mr. Ross said they would have 119 parking spaces. Mr. Gianniny said the building could hold the peak capacity of 119 spaces times two and that they arrived at that number using the shared methodology of assembly use and office space and that they met the parking zoning requirements. Ms. Begala said the traffic analysis showed that the peak was 104 cars going in and how, and she asked how it lined up with the operating hours. Mr. Gianniny said the hours would be late morning to late evening. Mr. Ross said they worked closely with Eric Eby from Parking, Traffic and Planning, who was happy with the result.

## **PUBLIC HEARING**

Chairman Chellman 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

## **DECISION OF THE BOARD**

City Council Representative Moreau moved to grant Site Plan Review approval with the following stipulations:

Conditions to be satisfied subsequent to final approval of site plan but prior to commencement of any site work or construction activity:

- 1.1) Plans should be updated to eliminate the bend in the drain pipe leaving the Jellyfish curb inlet drain manhole D. DPW will review and approve.
- 1.2) Plans should be updated to relocate the landscape island near the rear of the jellyfish filter past the inlet to eliminate potential issues associated with improper grading around the island. DPW will review and approve.
- 1.3) Plans need to be updated to correct note on underdrain for the porous pavement – invert 94.00 but does not extend to the 94 contour line. DPW will review and approve.
- 1.4) Note 5 on sheet 2 should be updated to say "...for acceptance by the City and will be

recorded at the registry".

1.5) Use of the Jellyfish filters will require a yearly maintenance plan. Applicant will provide DPW with the manufacturer specified maintenance requirements and a statement as to how the yearly maintenance will be completed. Subsequent to DPW approval, these items are to be uploaded to the application View Point portal and delivered to the Planning Department to be included in the application file.

1.6) The SMH detail will be updated to be consistent with the State Standard detail sheet and should show a brick invert and the notes regarding leak testing. DPW will review and approve.

1.7) Plans will be updated to reflect that lighting should be designed with 3000K temp bulbs instead of 4000k temp bulbs.

1.8) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

1.9) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

1.10) Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city with the recordable plans.

1.11) Plantings in the public Right of Way receive approval from the Trees and Greenery Committee.

Mr. Samonas seconded. Ms. Moreau said she liked the idea of the project in that specific place because a lot of the surrounding businesses were daytime ones, so their peak was earlier in the morning and the evening and traffic would be symbiotic. She said she also liked all the improvements to the area and noted that the site would look more pleasing from Route One.

The motion passed by unanimous vote.

**G. The request of Christopher H. Garrett Revocable Trust of 2007 (Owner and Applicant),** for property located at **1299 Islington Street** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot with 27,366 square feet (.628 acres) of area and 199.33 feet of street frontage into two (2) lots as follows: Proposed Lot 1 with 15,000 square feet (0.344 acres) of lot area and 100 feet of street frontage, and Proposed Lot 2 with 12,366 square feet (0.284 acres) of lot area and 99.33 feet of street frontage. Said property is located on Assessor Map 233 Lot 119 and lies within the Single Residence B (SRB) district. (LU-22-33)

## **SPEAKING TO THE APPLICATION**

Project engineer Alex Ross was present on behalf of the applicant and said they wanted to subdivide the large lot. He said they received ZBA support and had two positive TAC meetings and also got support from all the direct abutters. He reviewed the subdivision plan, noting that many parcels had their own leach fields and septic systems. He said the Planning Board recommended approval with a list of minor conditions that they would meet.

Ms. Begala asked about the tree that the applicant proposed to remove. Mr. Ross said it was to the right of the proposed driveway and had been discussed with TAC in terms of sight lines. Ms. Begala asked if it could be replaced with another tree. Mr. Ross said the large tree near the new sight line would remain but the smaller tree had to be removed because it was in the right-of-way. Mr. Hewitt said the existing home was on the City's sewer and asked if it made sense to tie in the new lot with a septic easement when the sewer was close by. Mr. Ross said they had meetings with DPW and discovered that if the new house were tied into the City's sewer line, then two new manholes, a new trench, and new PVC line would be required. He said they did four test pits on the new parcel and concluded that it could support a septic system.

## **PUBLIC HEARING**

Chairman Chellman 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**

City Council Representative Moreau moved to grant Preliminary and Final Subdivision approval with the following stipulations:

*Conditions to be satisfied subsequent to final approval of subdivision plan but prior to commencement of any site work or construction activity:*

- 1.1) The existing sewer lateral providing service to the existing structure will need to be scoped to confirm location and updated on plan as necessary. The Department of Public Works shall review location and determine if an easement is needed. Any easement will need to be reflected on final recorded plans.*
- 1.2) If the tree in the ROW impedes sight distance – the applicant must receive approval from Trees & Public Greenery Committee prior to removal of tree or move the driveway to a location where there is appropriate site distance.*
- 1.3) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.*
- 1.4) The final plat and all easement plans and deeds, including the aforementioned private easement shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- 1.5) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.*
- 1.6) GIS data shall be provided to the Department of Public Works in the form as required by the City.*
- 1.7) Applicant will obtain an approval from NHDES for septic system design and installation or will need to coordinate sewer extension with the Department of Public Works.*
- 1.8) Infiltration detail on sheet 3 shall be updated to remain uncovered with no loam above to allow rear roof water to infiltrate.*
- 1.9 Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city*

*with the recordable plans.*

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

*1.10) Any use of blasting or hoe ramming needed for rock removal will require vibration monitoring to ensure there is no damage to the surrounding properties.*

The motion was seconded by Ms. Conard. The motion passed by unanimous vote.

## **VI. CAPITAL IMPROVEMENT PLAN PRESENTATION**

- A.** Receive a presentation on the Capital Improvement Plan Process and appoint a CIP Advisory Committee.

Chairman Chellman noted that he, Mr. Mahanna, and Mr. Clark would be working on the Planning Board portion of the Capital Improvement Plan. Ms. Zendt gave a short presentation of the CIP development plan and said its sole purpose was to help the mayor and City Council in the annual budget development. (See video time 3:58).

Mr. Harris asked how the public would know about the meeting. Ms. Zendt said they would work with Stephanie Seacord who was in charge of communications to utilize social media to get the word out. Ms. Begala asked if there was a minimum amount for the project that a resident would propose and if they had to work out their own budget. Ms. Zendt said the minimum was \$50,000 and that the City would identify it. She said they keep a good record of who comes in and how it was evaluated and directed to another process. City Council Representative Moreau said her neighborhood had used the CIP project for submitting sidewalk requests every year.

## **VII. OTHER BUSINESS**

- A.** Chairman's Updates and Discussion Items

Mr. DiRienzo said he was resigning from the board because he didn't have time for the meetings.

## **VIII. ADJOURNMENT**

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Joann Breault  
Acting Secretary of the Planning Board



TO: Beverly Zendt, Planning Director  
City of Portsmouth, NH  
1 Junkins Avenue  
Portsmouth, NH 03801

DATE: 9-08-2022

RE: Map 283, Lot 11  
Compliance Memo

Beverly,

Per your request please find the following list of Planning Board conditions. Following each condition you will find CAPITALIZED responses addressing status of each condition.

#### 1<sup>st</sup> Decision Letter

- 2.1) On Plan Sheet 4 – Update contractor’s note to remove asphalt berm on Martha’s Terrace to be removed. **CONDITION MET - NOTE UPDATED AS REQUIRED.**
- 2.2) On Plan Sheet 9 – remove reference to “water services to the City of Portsmouth” in note 20 and Proposed Access Easement detail and in note 20 – Sheet 8. **CONDITION MET - REFERENCE REMOVED.**
- 2.3) On Sheet 9 – Note 20 to be revised to “Easement to be provided to the City of Portsmouth over the entire private ROW area for the purposes of accessing water valves and leak detection of the water lines.” **CONDITION MET - NOTE REVISED.**
- 2.4) Sheet 9, add to drainage easement note in detail that the easement is to the “City of Portsmouth”. **CONDITION MET - NOTE REVISED.**
- 2.5) Rain garden design and detail shall be reviewed and approved by DPW. **CONDITION MET.**
- 2.6) Applicant shall grant and record an easement granting stormwater flowage rights across Lot 11-1 from the Private ROW. **CONDITION MET**
- 2.7) Property monuments shall be set as required by the Department of public Works prior to the filing of the plat. **CONDITION MET**
- 2.8) GIS data shall be provided to the Department of Public Works in the form as required by the City. **CONDITION MET**

**GARREPY PLANNING CONSULTANTS, LLC**  
real estate planning & development

phone: 603.944.7530    email: [garrepy.pc@gmail.com](mailto:garrepy.pc@gmail.com)

2.9) The final plat(s) shall be recorded at the Registry of deeds by the City or as deemed appropriate by the Planning Department. CONDITION NOT MET

2.10) The Board recommends release of the public portion of the right-of-way to the developer as a private road as shown on the plans submitted. This is subject to final approval by the City Council. CONDITION MET

3) To recommend to the City Council that the private road be renamed to Hemlock Way. CONDITION MET

## 2<sup>nd</sup> Decision Letter

1.1) The extension shall not exceed 18 months from the original date of Planning Board approval of the subdivision (February 18, 2021).

1.2) That all previous stipulations not previously addressed and approved by the Planning Board on February 18, 2021 be met prior to recordation at the Registry of Deeds. CONDITION NOT MET

1.3) That a release deed retaining public access and drainage rights to the City, be prepared for review and approval by the City Attorney and that such deed be fully executed by the City and all abutters. Any abutter choosing to waive their rights to the public road must submit their waiver in writing in a form acceptable by the Planning Director. CONDITION NOT MET

1.4) Update Plat note 3 on the subdivision plan to include the retention of rights to pass over for the abutting property owner. CONDITION MET - PLAT NOTE UPDATED

1.5) Update callout note above private street to read "Former Patricia Drive Proposed Private Street See Right of Way Notes 2 & 3" where it currently reads "Former Patricia Drive Proposed Private Right of Way Easement See Right of Way Notes 2 & 3." CONDITION MET - NOTE UPDATED

Respectively Submitted,

Michael Garrepy

**GARREPY PLANNING CONSULTANTS, LLC**  
real estate planning & development

phone: 603.944.7530    email: [garrepy.pc@gmail.com](mailto:garrepy.pc@gmail.com)



TO: Beverly Zendt, Planning Director  
City of Portsmouth, NH  
1 Junkins Avenue  
Portsmouth, NH 03801

DATE: 8-22-2022

RE: Map 283, Lot 11  
Request for Waiver

Juliet,

Per the TAC Notice of Decision letter dated 1-06-2021 Condition 9 and in accordance with Section X of the City of Portsmouth Subdivision Rules and Regulations please find accept the following request for waivers:

*SECTION X – WAIVER OF REGULATIONS*

*1. The Planning Board may waive any provision of these Regulations by a vote of six members, provided that such waiver will not have the effect of nullifying the spirit and intent of the Master Plan or these Regulations. 2. In granting a waiver, the Planning Board may require such conditions as will in its judgment secure the objectives of these Rules and Regulations.*

Waiver request to the RESIDENTIAL STREET MINIMUM STANDARDS which requires a 32' pavement with for all residential streets in the City. Request is to construct the roadway to the specifications as shown on the plans prepared by N.H. Land Consultants entitled 2 Lot Subdivision Plan for Dube Plus Construction Tax Map 283, Lot 11, dated September 23, 2020 (last revised 1-12-2021) and specifically to allow an 18' pavement width for this private street.

The proposed roadway has been designed using the City of Portsmouth Complete Streets Design Guidelines dated June 2017 – Neighborhood Slow Street: Design Guidelines. These guidelines recommend two 9-foot lanes with no centerline.

Granting the waiver will be in keeping with the City adopted guidelines and will result in less overall impervious impacts and a reduction in drainage improvement requirements. The reduced pavement width will result in meeting the objectives of the Rule and Regulations by providing proper width of

**GARREPY PLANNING CONSULTANTS, LLC**  
real estate planning & development

phone: 603.944.7530 email: [garrepy.pc@gmail.com](mailto:garrepy.pc@gmail.com)

streets as recommended in the abovementioned guidelines while still providing adequate drainage and utility improvements and safe traffic circulation.

The proposed roadway shall service two lots and provides secondary access for a third lot. The roadway is proposed to be maintained as a private roadway.

Respectively Submitted,

Michael Garrepy

**GARREPY PLANNING CONSULTANTS, LLC**  
real estate planning & development

phone: 603.944.7530    email: [garrepy.pc@gmail.com](mailto:garrepy.pc@gmail.com)

# 2 LOT SUBDIVISION PLAN FOR

# DUBE PLUS CONSTRUCTION,

## TAX MAP 283, LOT 11

## HEMLOCK WAY, PORTSMOUTH, NH 03801

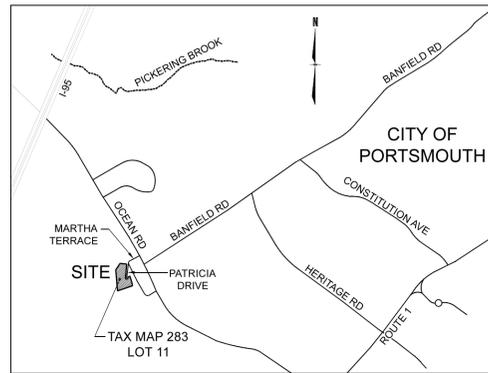
## ROCKINGHAM CO.

**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 83.
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**

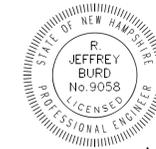
SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.  
683C FIRST NH TURNPIKE (RT.4)  
NORTHWOOD, NH 03261 PH: (603) 942-9220



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



ENGINEER: JEFF BURD, RJB ENGINEERING,  
2 GLENDALE ROAD,  
CONCORD NH, 03301  
PH: (603) 219-0194



*R. Burd*

**OWNER:**

HEMLOCK WAY REALTY INVESTMENTS, LLC  
10 BRICKETTS MILL ROAD, SUITE C  
HAMPSTEAD, NH 03841  
BK 6330 PG 796

**APPLICANT:**

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

**AGENCY APPROVALS**

NHDES SUBDIVISION : #eSA2021100607  
APPROVED 10/6/2021



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:

JULY 15, 2022

**NOTE:**

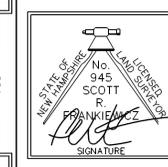
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TDB
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TDB
18	02/03/2022	REVISIONS TO SHT 7,8 & 10 OF 10	SRF
19	03/16/2022	REVISED PER DPW COMMENTS FOR FINAL PLANS	TDB
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SRF



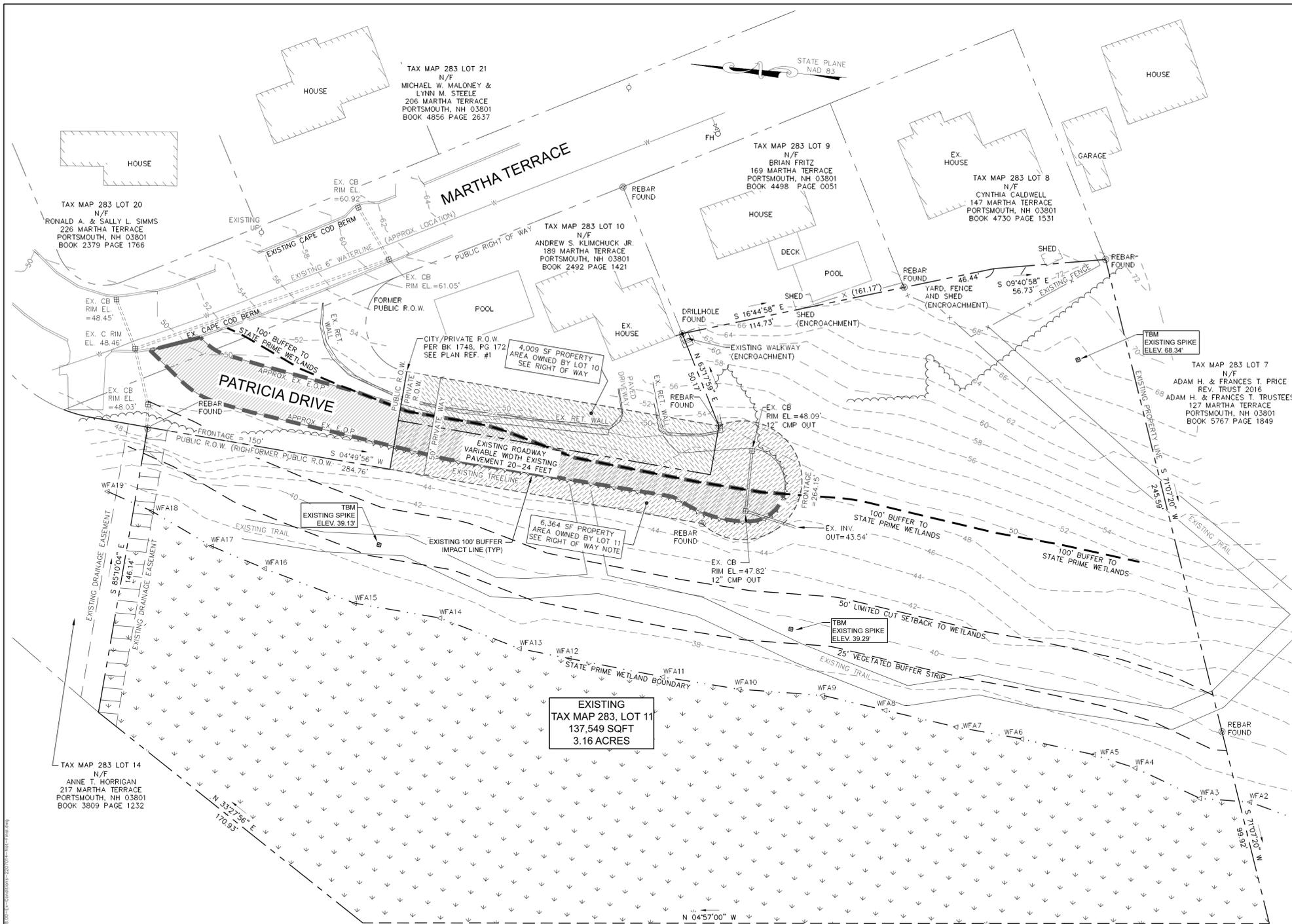
**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM



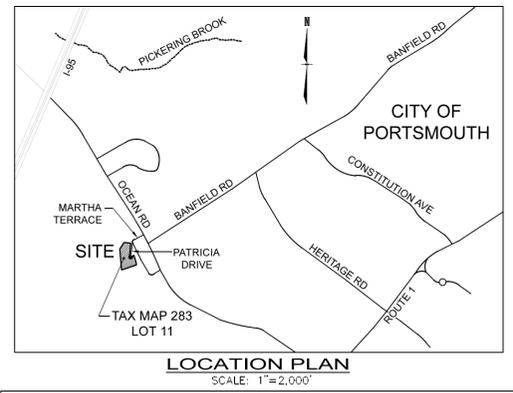
**COVER SHEET**  
TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
HEMLOCK WAY, PORTSMOUTH NH 03801  
OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
10 BRICKETTS MILL ROAD, SUITE C, HAMPSTEAD, NH 03841  
BOOK 6330 PAGE 796

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



**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 4859 PAGE 2637
N/F	MAP 283 LOT 20	RONALD A. & SALLY L. SIMMS	228 MARTHA TERRACE, PORTSMOUTH, NH 03801	BOOK 2379 PAGE 1768
N/F	MAP 283 LOT 14	ANNE T. HERRIGAN	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 2789 PAGE 2523

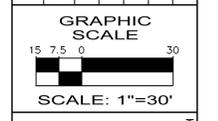


- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
  - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
  - THE CURRENT OWNER FOR TAX MAP 283, LOT 11: FRITZ FAMILY REVOC LIV TRUST, P.O. BOX 524, 50 SHORE DR., NORTHWOOD NH, 03261. BK 3338 PG 173.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
  - 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	=5'
  - THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
  - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
  - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
  - SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
  - 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.
  - 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.
  - 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.
  - 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.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SOLUTION GENERATED BY NCS 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.
  - 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.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TDE
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TDE
19	03/16/2022	REVISED PER DPTV COMMENTS FOR FINAL PLANS	TDE
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SFF



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

**100' WETLAND BUFFER IMPACT AREAS**

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

EXISTING OVERALL IMPACT = 5,718 SF

EXISTING IMPERVIOUS SURFACE (PAVEMENT AREA)

TAX MAP 283 LOT 13  
 N/F  
 CITY OF PORTSMOUTH DPW  
 P.O. BOX 628  
 PORTSMOUTH, NH 03802  
 BOOK 2249 PAGE 432

TAX MAP 283 LOT 12  
 N/F  
 ELIZABETH J. ROLSTON  
 185 POST ROAD  
 GREENLAND, NH 03840  
 BOOK 2679 PAGE 2523

**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 & FIRE HYDRANT
EDGE OF PAVEMENT	
PROPOSED BLDG SETBACK	
EXISTING CONTOUR (MNR)	
EXISTING CONTOUR (M.R)	

**RIGHT OF WAY NOTE**

OWNERSHIP RIGHTS OF REMAINING PORTION OF PATRICIA DRIVE REVERTED TO ABUTTING LANDOWNERS, PERPENDICULAR TO THE CENTERLINE, PURSUANT TO RSA 231:51 AND SHERI V. MORTON, 111 NH 66 (1971) AFTER DEDICATION PURSUANT TO R.C.R.D PLAN #195 RECORDED APRIL 10, 1964 WITHOUT ACCEPTANCE WITHIN 20 YEARS

Standards Utilized:

US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (Jan 1987) AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012 AND Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017, New England Hydric Soils Technical Committee. Wetlands Delineated by Gove Environmental Services, Inc. staff: James P. Gove, CWS 051, CSS 004 on 6/4/20



STATE OF NEW HAMPSHIRE  
 LAND SURVEYOR  
 JAMES P. GOVE  
 No. 0051

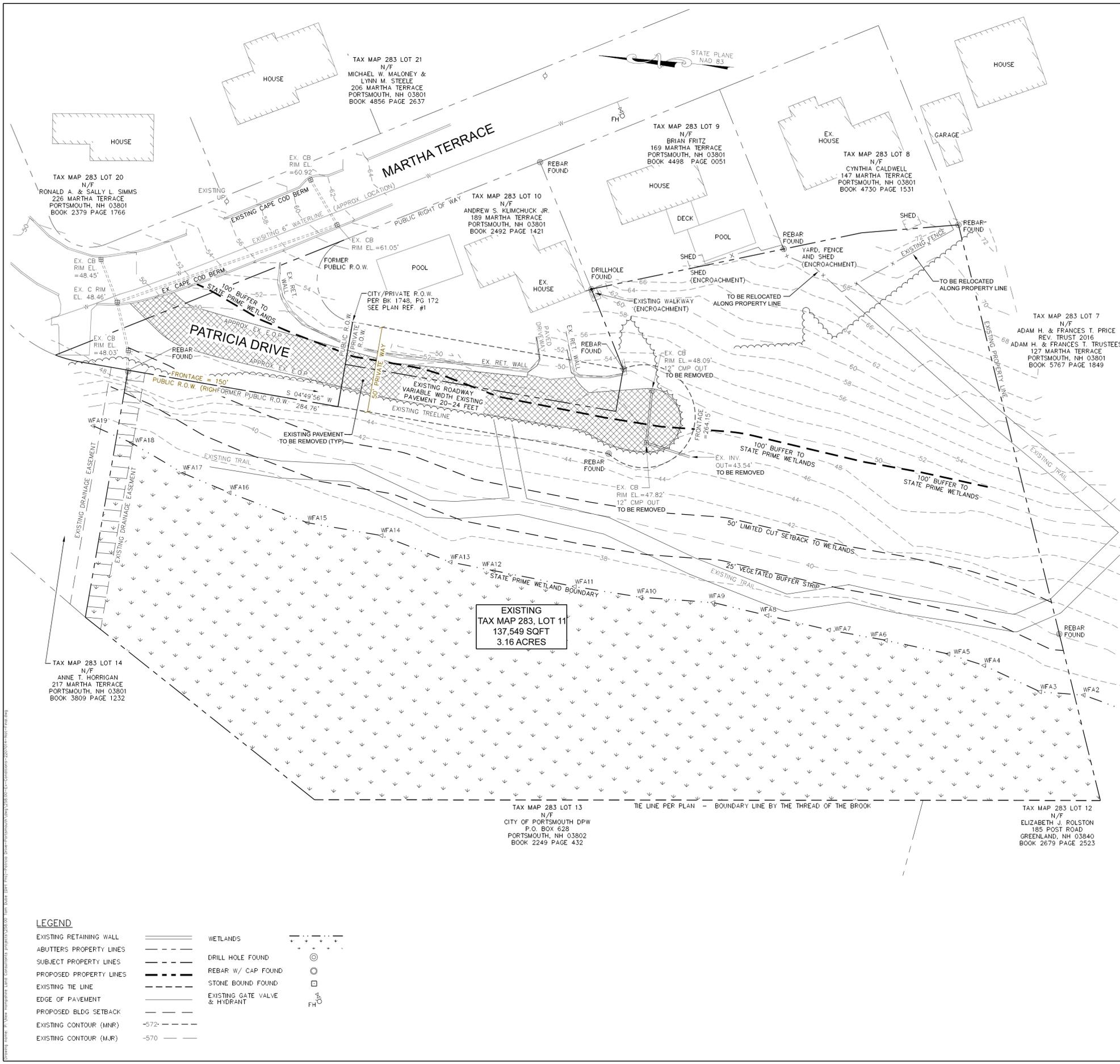
I CERTIFY THAT THIS PLAN IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN SPRING OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE CITY OF PORTSMOUTH, NH.

SCOTT R. FRANKIEWICZ, LLS  
 DATE: 07/15/2022

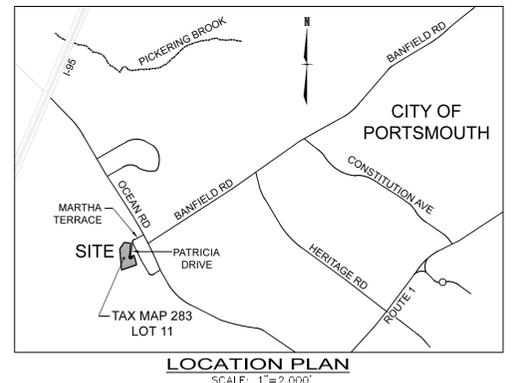
EXISTING CONDITIONS PLAN  
 TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
 HEMLOCK WAY, PORTSMOUTH NH 03801  
 OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
 10 BRICKETS MILL ROAD, SUITE C, HAMPSTEAD, NH 03841  
 BOOK 6330 PAGE 796

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

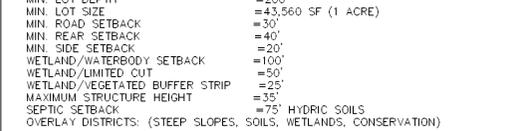
**ECP**  
 SHT. 2 of 10



- 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 ANNET H. HERRIGAN 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 2789 PAGE 2523
  - N/F ADAM H. & FRANCES T. PRICE REV. TRUST 2016 127 MARTHA TERRACE, PORTSMOUTH, NH 03801 BOOK 5767 PAGE 1849



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
  - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
  - 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.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
  - 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 = 5'
    - OVERLAY DISTRICTS: (STEEP SLOPES, SOILS, WETLANDS, CONSERVATION)
  - THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
  - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
  - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
  - SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
  - 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.
  - 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.
  - 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.
  - 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.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A STATION GENERATED BY MGS 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.
  - 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:**
- 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.
  - 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.
  - 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.
  - 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	=====	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 (M.R)	-570-----		

ENGINEER

NO.	DATE	DESCRIPTION	BY
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TDE
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TDE
19	03/16/2022	REVISED PER DPTV COMMENTS FOR FINAL PLANS	TDE
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SFF

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

**REVISIONS**

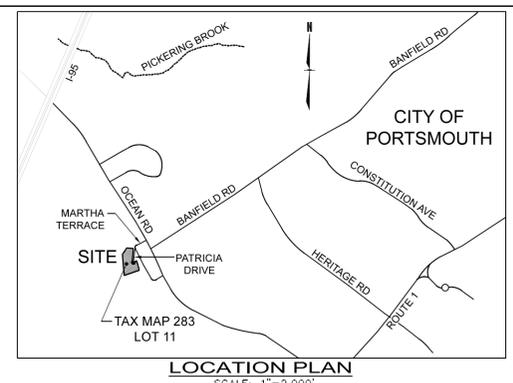
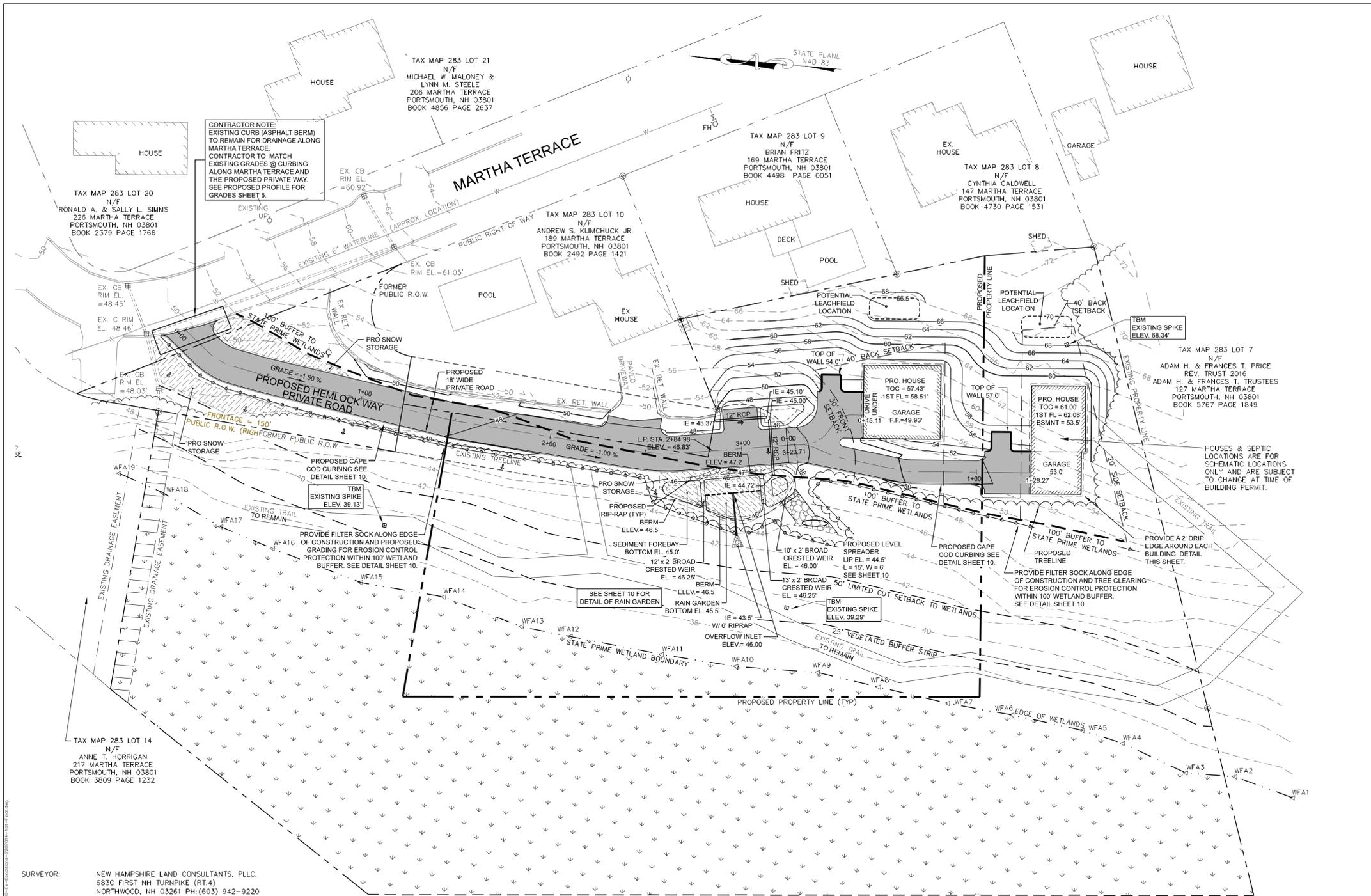
**DEMOLITION PLAN**  
TAX MAP 283 LOT 11  
DUBE PLUS CONSTRUCTION  
HEMLOCK WAY, PORTSMOUTH NH 03801  
OWNED BY  
HEMLOCK WAY  
REALTY INVESTMENTS, LLC  
10 BRICKETS MILL ROAD, SUITE C, HAMPSTEAD, NH 03841  
BOOK 6330 PAGE 796

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

**DMP**  
SHT. 3 of 10

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: INHLANDCONSULTANTS.COM



LOCATION PLAN  
SCALE: 1"=2,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
  - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQ. FT.).
  - 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.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
  - 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)
  - THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
  - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
  - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY grantview.unh.edu.
  - SHEET 9 OF 10 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
  - THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0270E, EFFECTIVE DATE, MAY 17, 2003. THIS SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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.
  - 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.
  - 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.
  - ELEVATIONS AND COORDINATES ARE BASED ON STATE PLANE COORDINATES FROM A SECTION OBTAINED BY GPS 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.
  - 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:**
- 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.
  - R.C.R.D. PLAN #05967, RECORDED MAY 21, 1976, TITLED: "RESUBDIVISION OF OCEAN MANOR", 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.
  - 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.
  - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. 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	---	WETLANDS	---
ADJUTING 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-		

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

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

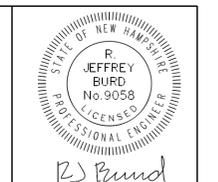
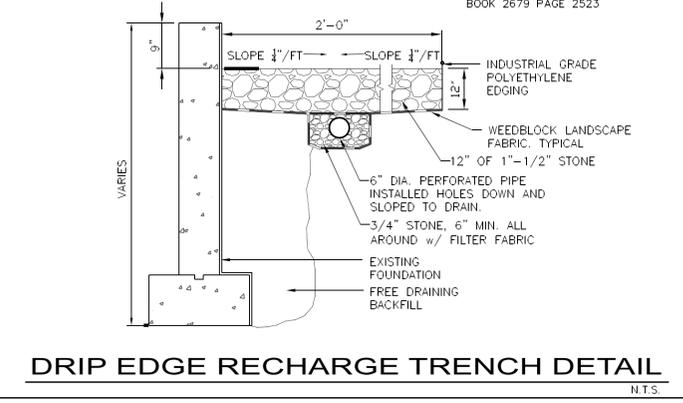
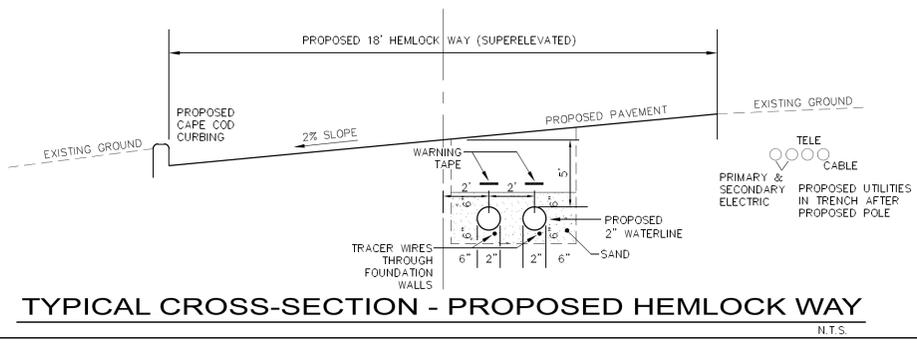
WETLANDS WERE DELINEATED ON JUNE 4, 2020 AND LOCATED DURING JUNE 2020

**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

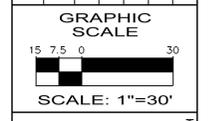
CHATFIELD - NHDES GROUP 4  
HOLLIS - NHDES GROUP 4  
CANTON - NHDES GROUP 2

**LOT SIZE USING GROUP 4 SLOPE C = 48,000 SQ FT**  
**WITH PUBLIC WATER = 24,000 SQ FT.**



**REVISIONS**

NO.	DATE	DESCRIPTION
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING
16	12/14/2021	ADDED NOTING TO FINAL PLANS
19	03/16/2022	REVISED PER DPC COMMENTS FOR FINAL PLANS
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS



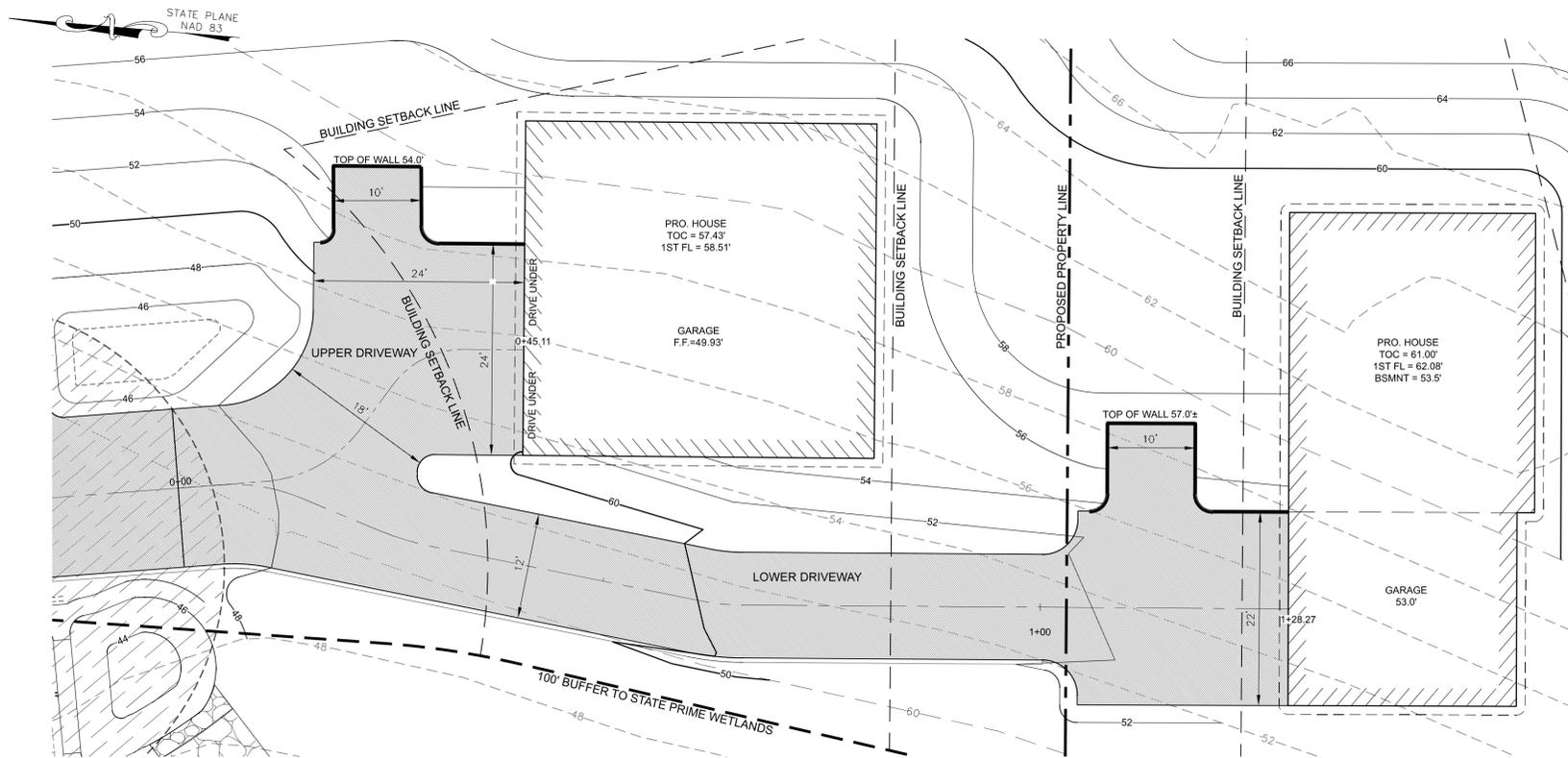
**N.H. LAND Consultants**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A Veteran Owned Company

WEBSITE: NH.LANDCONSULTANTS.COM  
PH: 603-942-9220  
PH: 603-942-9220

**PROPOSED GRADING PLAN**  
TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
HEMLOCK WAY, PORTSMOUTH NH 03801  
OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
10 BRICKETTS MILL ROAD, SUITE C, HAMPSHIRE  
BOOK 6330 PAGE 796

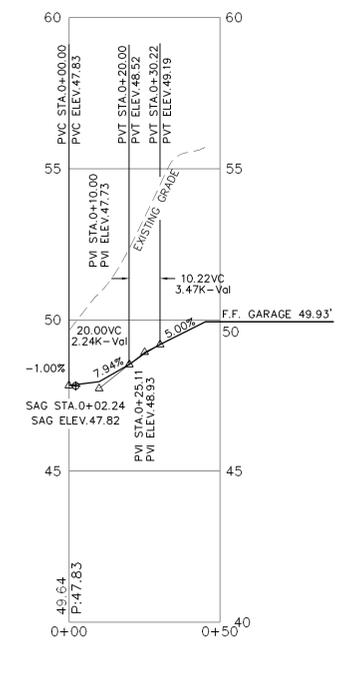
**ROCKINGHAM CO.**  
**JOB NO: 258.00**  
**DATE: SEPTEMBER 23, 2020**

**PGP**  
SHT. 4 of 10



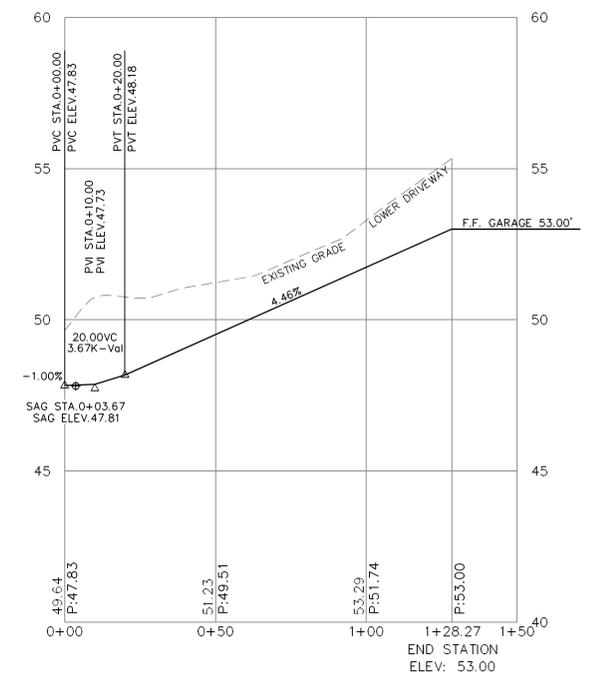
**PROPOSED UPPER AND LOWER DRIVEWAY PLAN VIEW**

SCALE: 1"=10'



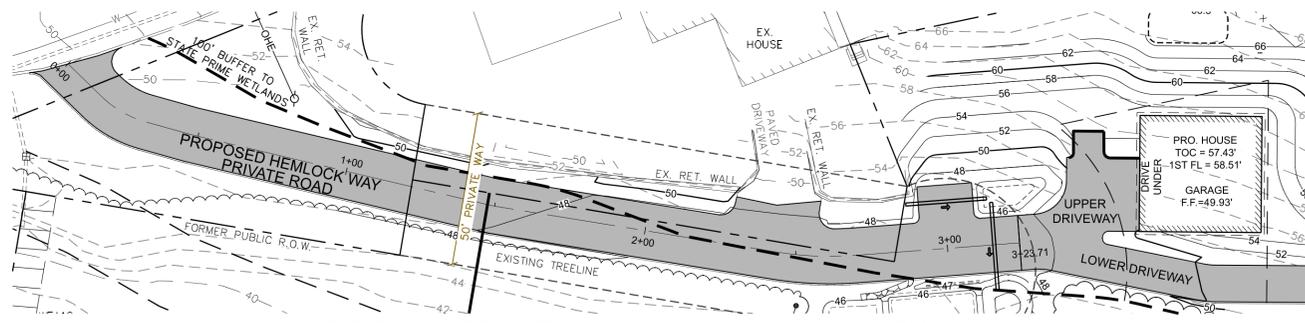
**PROFILE - UPPER DRIVEWAY**

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



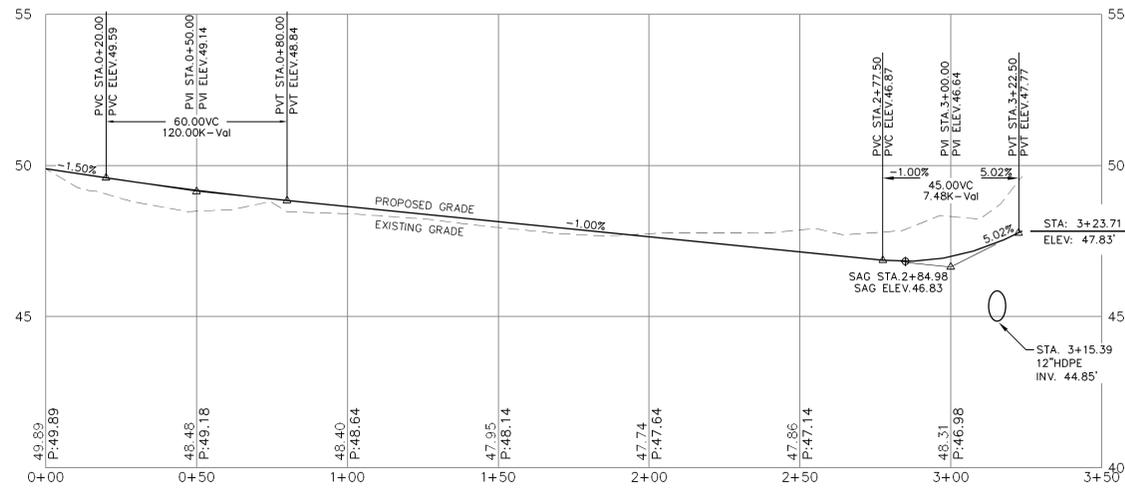
**PROFILE - LOWER DRIVEWAY**

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



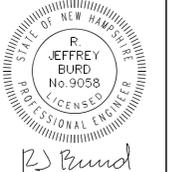
**PROPOSED HEMLOCK WAY - PLAN VIEW**

SCALE: 1"=30'



**PROPOSED HEMLOCK WAY - PROFILE**

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



R. Jeffrey Burd

REVISIONS				
NO.	DATE	DESCRIPTION	BY	TDE
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TDE	TDE
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TDE	TDE
19	03/16/2022	REVISED PER DDP COMMENTS FOR FINAL PLANS	TDE	TDE
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SFF	SFF

SCALE AS SHOWN

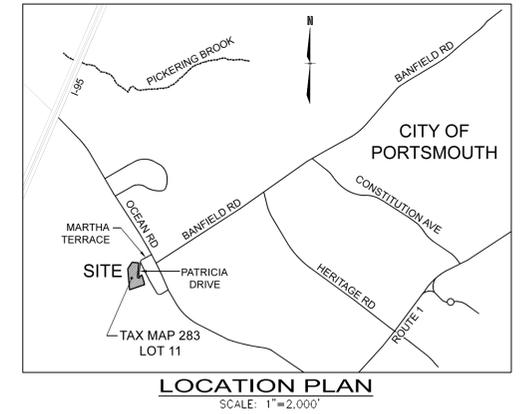
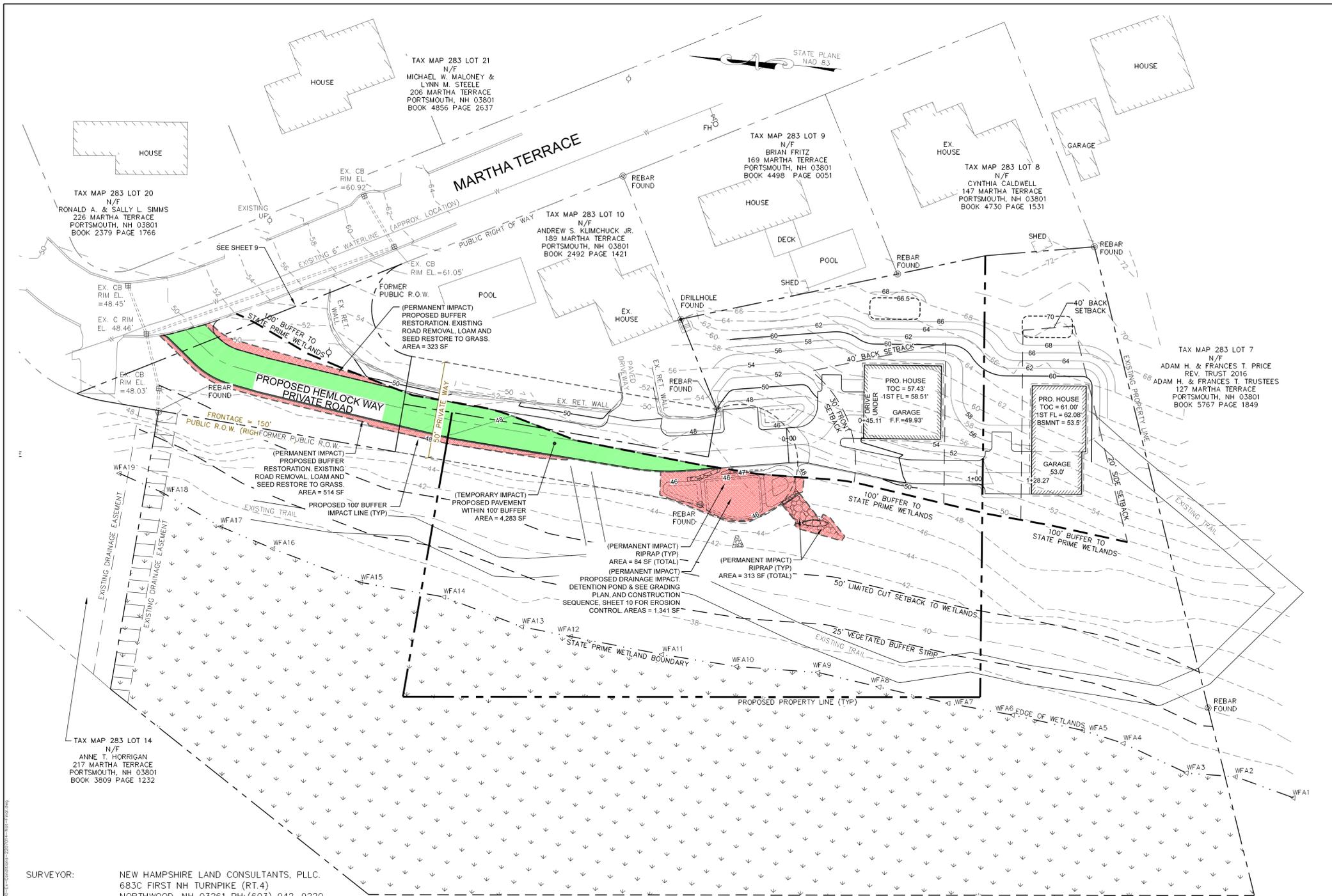
**N.H. LAND Consultants**  
 SURVEYING • LAND PLANNING • REAL ESTATE  
 A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED DRIVEWAY PLAN & PROFILES  
 TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
 HEMLOCK WAY, PORTSMOUTH NH 03801  
 OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
 110 BRICKETTS MILL ROAD, SUITE C, HAMPSHIRE, NH 03841  
 BOOK 6330 PAGE 796

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

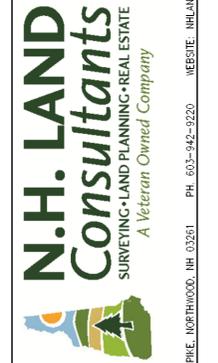
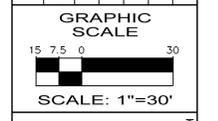
**PDPP**  
 SHT. 5 of 10



**BUFFER NOTES:**

- PRIOR TO CONSTRUCTION, PERMANENT "WETLAND PROTECTION AREA" PLACARDS SHALL BE PLACED APPROXIMATELY EVERY FIFTY ALONG THE SOUTHERLY SIDE OF HEMLOCK WAY TO BE VERIFIED BY THE PLANNING.
- PROPOSED PRIVATE DRIVE WILL BE A "NO SALT ZONE" WITHIN THE 100' STATE PRIME WETLAND BUFFER.
- 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.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	TITLE
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TDE	
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TDE	
19	03/16/2022	REVISED PER DPT COMMENTS FOR FINAL PLANS	TDE	
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SFF	



PROPOSED BUFFER IMPACT PLAN  
 TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
 HEMLOCK WAY, PORTSMOUTH, NH 03801  
 OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
 110 BRICKETTS MILL ROAD, SUITE C, HAMPSHIRE, NH 03841  
 BOOK 6330 PAGE 796

ROCKINGHAM CO.  
 JOB NO: 258.00  
 DATE: SEPTEMBER 23, 2020  
**PBIP**  
 SH. 6 of 10

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.

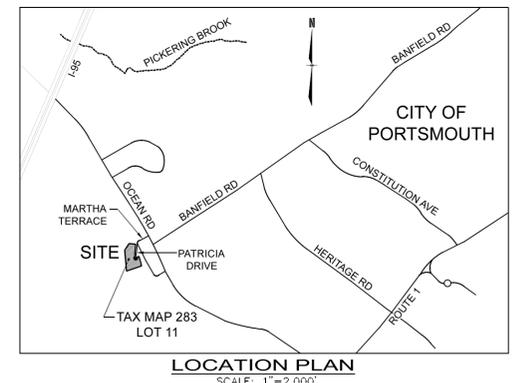
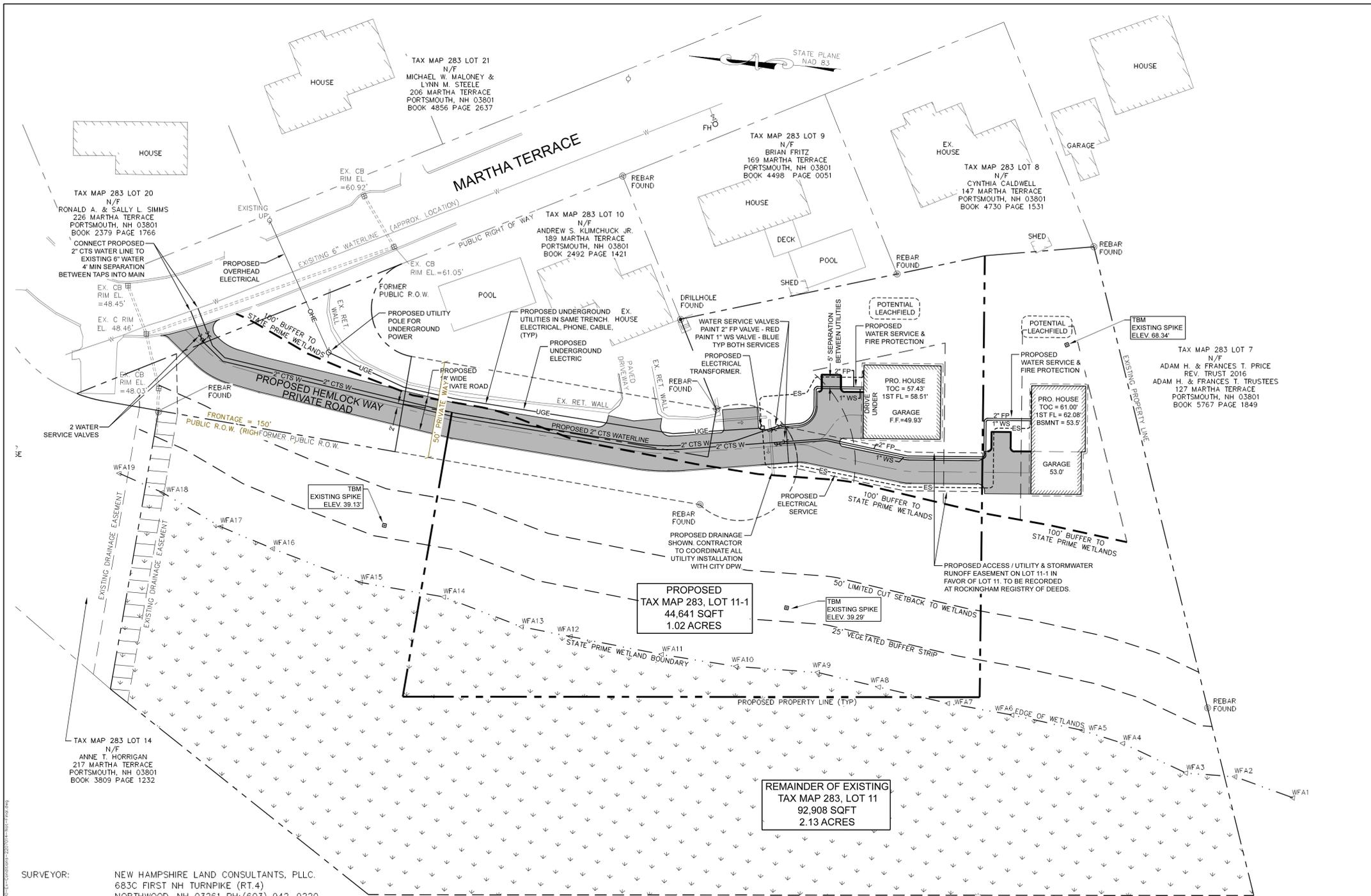
**LEGEND**

EXISTING RETAINING WALL	=====	WETLANDS	~~~~~
ADJUTERS 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	FH
EDGE OF PAVEMENT	-----		
PROPOSED BLDG SETBACK	-572-----		
EXISTING CONTOUR (MNR)	-570-----		
EXISTING CONTOUR (MJP)	-570-----		

**100' WETLAND BUFFER IMPACT AREAS (PERMANENT IMPACTS)**

Permanent impacts (SF): (including all actual permanent impacts as they're normally defined; including areas changing from pavement to grass)	2,575 SF	<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> PERMANENT IMPACT
Temporary impacts (SF): (including all areas that will be restored to the current-existing condition)	4,283 SF	<span style="display:inline-block; width:15px; height:15px; background-color:lime;"></span> TEMPORARY IMPACT
Net reduction in impervious within the prime wetland buffer (SF):	837 SF	
Tree clearing within the prime wetland buffer (SF):	950 SF	

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TAX MAP 283, LOT 11 INTO 2 LOTS.
  - THE PROPERTY IS DESIGNATED AS TAX MAP 283, LOT 11.
  - THE AREA OF THE EXISTING LOT 11 IS 3.16 ACRES (137,549 SQFT.)
  - 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.
  - THE ZONING DESIGNATION FOR THE PROPERTY IS (SRA) SINGLE RESIDENCE A DISTRICT.
  - 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'
    - MIN. 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)
  - THE PROPOSED GRADING PLANS ARE CONCEPTUAL AND FINAL LOCATION OF DRIVEWAYS, LEACHFIELDS, STRUCTURES, ETC. SHALL BE SUBJECT TO BUILDING PERMIT APPLICATION.
  - THE EXISTING USE OF TM 283 LOT 11 IS VACANT LAND.
  - THE PROPOSED USE OF TM 283 LOT 11 WILL BE 2 LOT SUBDIVISION.
  - SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
  - WATER TO BE PROVIDED BY MUNICIPAL PUBLIC WATER.
  - RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
  - SHEET 9 OF 10 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE CITY OF PORTSMOUTH.
  - THE FEMA NUMBER FOR THIS SITE IS 33015002706. EFFECTIVE DATE: MAY 17, 2005. SITE IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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:**
- 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.
  - R.C.R.D. PLAN #05967, 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.
  - R.C.R.D. PLAN #08102, 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.
  - R.C.R.D. PLAN #033328, RECORDED DECEMBER 6, 2005, TITLED: "SUBDIVISION AND LOT LINE RELOCATION PLAN, MAP 283 - LOTS 7 & 11", PREPARED FOR: ADAM H. & FRANCES T. 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

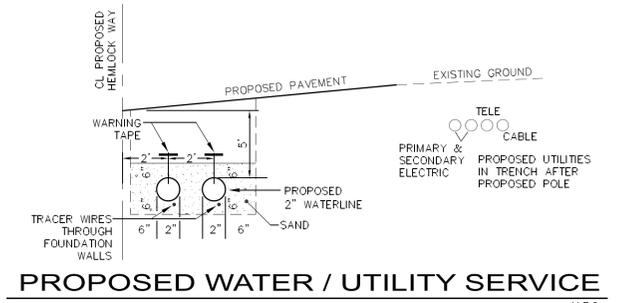
**WETLAND/SOIL SCIENTIST:** GOVE ENVIRONMENTAL SERVICES, INC.  
8 CONTINENTAL DR., BLDG. 2, UNIT H,  
EXETER, NH 03833 PH: (603) 778-0644

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

**LEGEND**

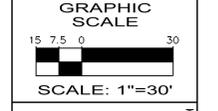
EXISTING RETAINING WALL	PROPOSED 2" WATER MAIN	2" CTS W
ABUTTERS PROPERTY LINES	FIRE PROTECTION & WATER SERVICE SAME TRENCH	FP-WS
SUBJECT PROPERTY LINES	WETLANDS	WFA
PROPOSED PROPERTY LINES	DRILL HOLE FOUND	⊙
EDGE OF PAVEMENT	REBAR W/ CAP FOUND	⊠
PROPOSED BLDG SETBACK	STONE BOUND FOUND	⊡
PROPOSED ELECTRICAL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

- UTILITY NOTES:**
- ALL PROPOSED UTILITY WORK WITH IN THE CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF PORTSMOUTH DPW.
  - PULL BOXES, ELECTRICAL EQUIPMENT TO BE SUPPLIED BY ELECTRICAL COMPANY.
  - CONTRACTOR TO COORDINATE W/ POWER COMPANY AND LOCAL UTILITIES FOR INSTALLATION OF POWER, PHONE AND CABLE.
  - CONTRACTOR TO COORDINATE THE CONNECTION AND INSTALLATION OF WATER SERVICE WITH CITY OF PORTSMOUTH DPW.
  - 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.
  - 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.
  - 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.
  - SEPTIC DESIGNS TO BE APPROVED BY NHDES.



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	TBE	TDB	TDE	SFF
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING					
16	12/14/2021	ADDED NOTING TO FINAL PLANS					
19	03/16/2022	REVISED PER DPW COMMENTS FOR FINAL PLANS					
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS					

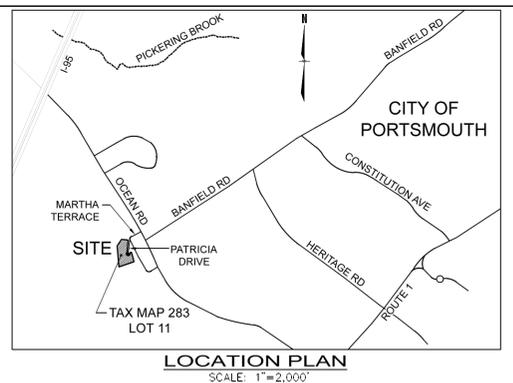
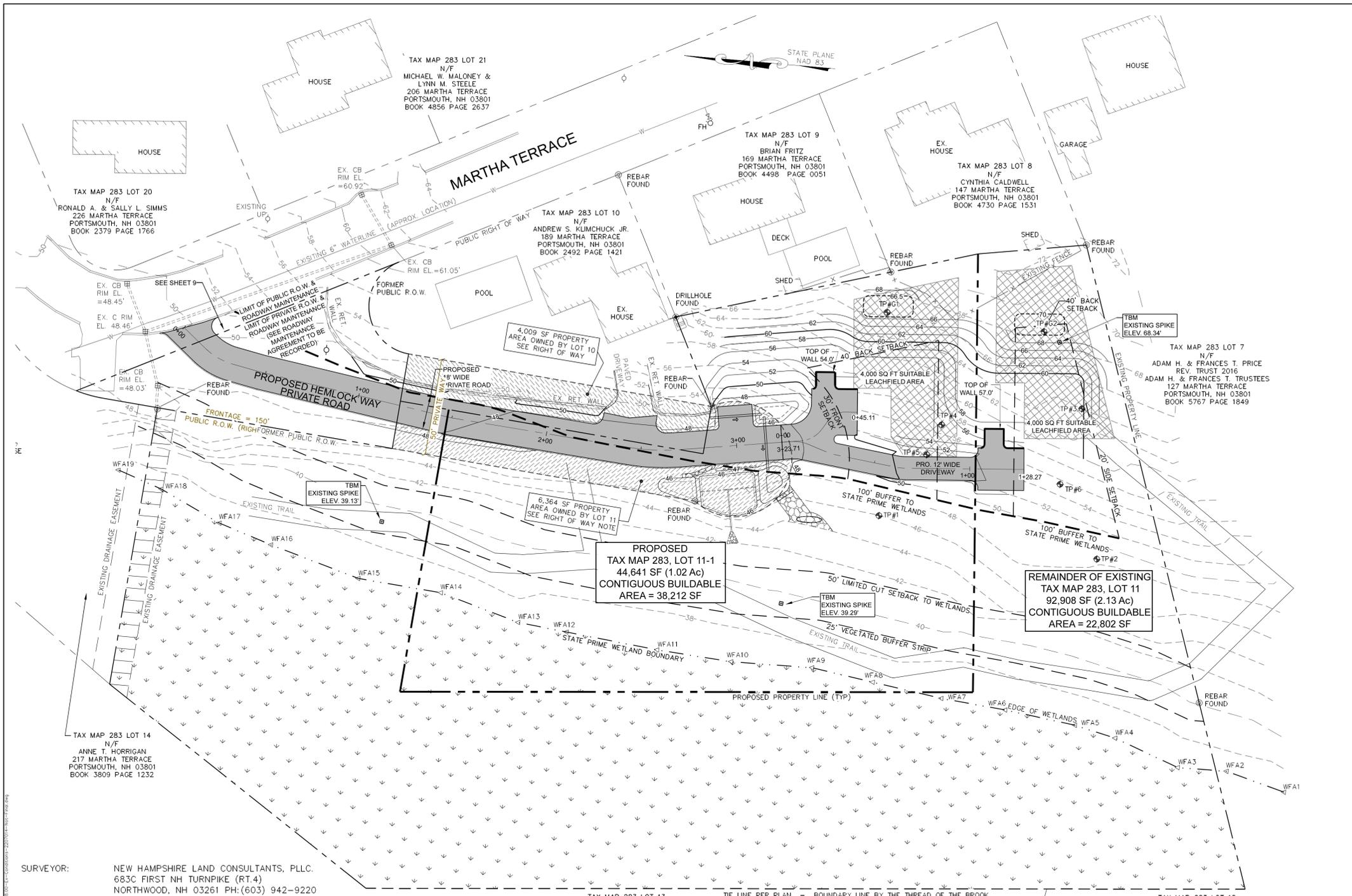


**N.H. LAND CONSULTANTS**  
SURVEYING • LAND PLANNING • REAL ESTATE  
A Veteran Owned Company

**PROPOSED UTILITY PLAN**  
TAX MAP 283 LOT 11  
DUBE PLUS CONSTRUCTION  
HEMLOCK WAY, PORTSMOUTH NH 03801  
OWNED BY  
HEMLOCK WAY REALTY INVESTMENTS, LLC  
10 BRICKETTS MILL ROAD, SUITE C, HAMPSHIRE, NH 03841  
BOOK 6330 PAGE 796

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

**PUP**  
SHT. 7 of 10



- 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 SQ. FT.).
  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 grantview.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 3301500270E, 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: "PARCEL 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 #05967, 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 #033328, 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	=====	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-		

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

TEST PIT #1	TEST PIT #2	TEST PIT #3	TEST PIT #4	TEST PIT #5	TEST PIT #6	TEST PIT #G1	TEST PIT #G2
DATE: 5-26-20 PERFORMED BY: SCOTT FRANKIEWICZ PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ PERMIT #1348	DATE: 9-18-20 PERFORMED BY: SCOTT FRANKIEWICZ PERMIT #1348	DATE: 1-12-2022 PERFORMED BY: JAMES GOVE, CSS	DATE: 1-12-2022 PERFORMED BY: JAMES GOVE, CSS			
0-6" Topsoil	0-5" Fine Sandy Loam Granular, Friable 10YR 3/2 - Very Dark Grayish Brown	0-5" Fine Sandy Loam Granular, Friable 10YR 3/2 - Very Dark Grayish Brown					
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	5-30" Fine Sandy Loam Granular/Friable 10 YR 4/6 - Dark Yellowish Brown	5-20" Fine Sandy Loam Granular/Friable 10 YR 4/6 - Dark Yellowish 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	30-60" Fine Sandy Loam Play/Firm 2.5Y 5/3 - Light Olive Brown	20-60" Fine Sandy Loam Play/Firm 2.5Y 5/3 - Light Olive Brown
ESHWT = 24" Roots to 24" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 30" Roots to 30" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 26" Roots to 26" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 36" Roots to 34" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 34" Roots to 34" No ledge observed No water observed Many stones throughout hole Perc Rate = 10 min/inch	ESHWT = 30" No ledge observed No water observed Termination @ 60"	ESHWT = 20" No ledge observed No water observed Termination @ 60"

**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.**

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

NO.	DATE	DESCRIPTION	BY
15	10/12/2021	FINAL APPROVED PLANS FOR RECORDING	TBE
16	12/14/2021	ADDED NOTING TO FINAL PLANS	TBE
19	03/16/2022	REVISED PER DFP COMMENTS FOR FINAL PLANS	TBE
20	07/15/2022	REVISED PER CITY COMMENTS FOR FINAL PLANS	SFF

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

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

**PROPOSED CONDITIONS PLAN**  
**DUBE PLUS CONSTRUCTION**  
 HEMLOCK WAY, PORTSMOUTH, NH 03801  
 OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
 10 BRICKETTS MILL ROAD, SUITE C, HAMPSHIRE, NH 03841  
 BOOK 6330 PAGE 796

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

**PCP**  
 SHT. 8 of 10



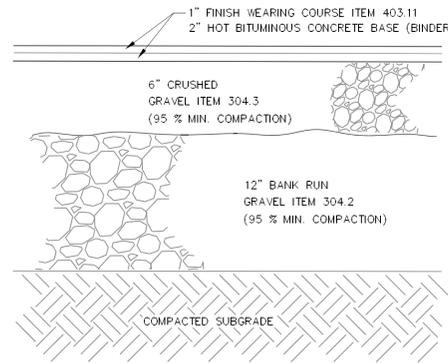
# CONSTRUCTION SEQUENCE:

- CUT AND CLEAR TREES, REMOVE EXISTING PAVEMENT WITHIN LIMIT OF WORK (PROPOSED TREE LINE), UNLESS OTHERWISE NOTED. ALL STUMPS, BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF, PREFERABLY OFF SITE.
- CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES (DETENTION BASIN, DIVERSION BERM, GRASS SWALE) PRIOR TO ANY EARTH MOVING OPERATION.
- ALL AREAS SHALL BE PROTECTED FROM EROSION. SIDE SLOPES AND DETENTION POND SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- POND SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE (BEFORE ROUGH GRADING THE SITE).
- 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.
- CONSTRUCT TEMPORARY CULVERTS, DIVERSION DITCHES/SWALES OR BERMS AS REQUIRED TO MINIMIZE THE EROSION AFFECTS OF STORMWATER RUNOFF DURING ALL CONSTRUCTION ACTIVITIES. TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL AREAS STABILIZED.
- ALL MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLANDS AREAS. ALL STOCKPILES SHALL BE SEEDDED WITH WINTER RYE AND IF NECESSARY, SURROUNDED WITH SILT FENCE, AND/OR STRAW BALES, IN ORDER TO PREVENT OR CONTAIN SOIL EROSION.
- 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.
- REMOVE ALL IMPROPER ROADWAY MATERIAL WITHIN 18" OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL ACCORDING 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.
- CONSTRUCT ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO DRAIN, DATA, CABLE AND POWER.
- ROUGH GRADE SITE WITHIN LIMIT OF WORK AND COMMENCE CONSTRUCTION OF ROADWAY.
- SITE SHALL BE STABILIZED WITHIN 72 HOURS OF FINISHED GRADE.
- COMPLETE ROADWAY SLOPE GRADING/EMBANKMENT CONSTRUCTION. ALL SLOPES SHALL BE STABILIZED AND SEEDDED IMMEDIATELY AFTER GRADING. THE CONTRACTOR SHALL STABILIZE SLOPES WITH APPROPRIATE SEEDING PROGRAM OR JUTE MAT, WHEREVER SPECIFIED. ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- 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, SEEDDED, 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.
- MAINTAIN, REPAIR, AND REPLACE TEMPORARY EROSION CONTROL MEASURES AS NECESSARY FOR A MINIMUM PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.
- AFTER STABILIZATION (12 MONTHLY FOLLOWING SUBSTANTIAL COMPLETION), REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES, PREFERABLY OFF SITE.
- 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 PROPERLY INSTALLED.

- ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.



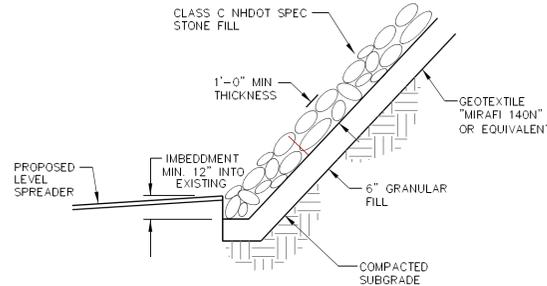
### CONSTRUCTION NOTES:

REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER ROAD FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.

ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, AND THE CITY OF PORTSMOUTH PUBLICS WORKS DIVISION.

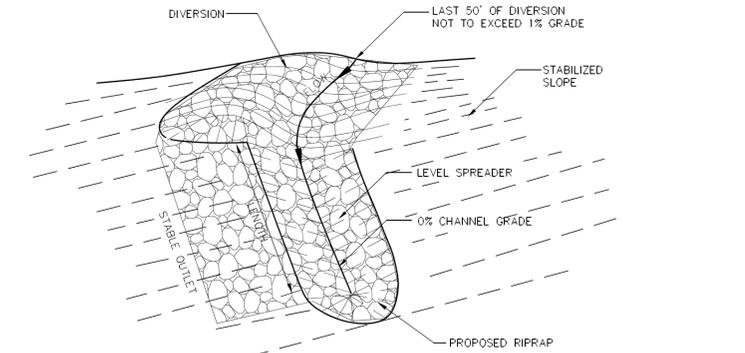
### PAVEMENT SECTION

NOT TO SCALE

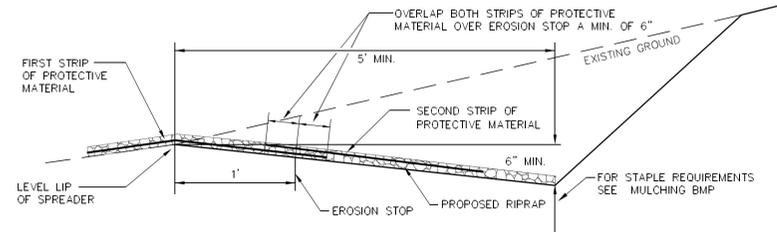


### RIPRAP DETAIL

NOT TO SCALE



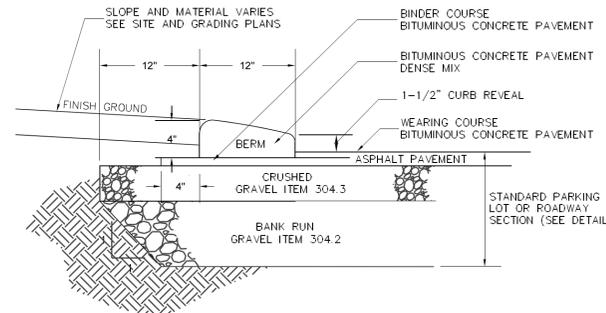
### ISOMETRIC VIEW



### CROSS SECTION

### LEVEL SPREADER DETAIL

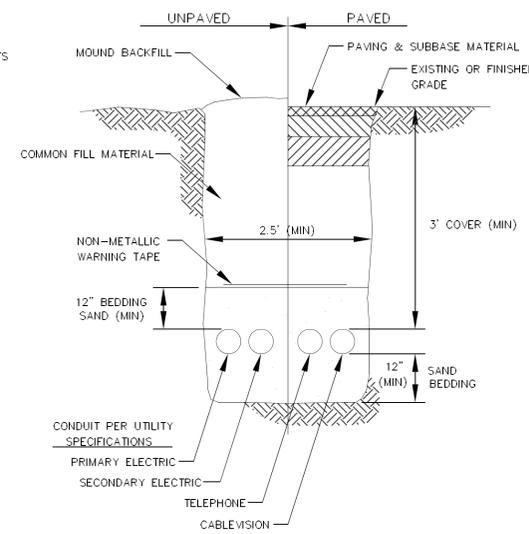
NOT TO SCALE



### CAPE COD CURB (ASPHALT) DETAIL

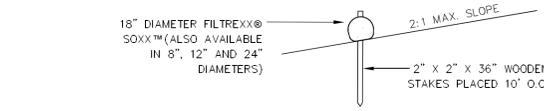
NOT TO SCALE

- ### 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 FILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND REVEGETATED. 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
- CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO GRADE TO INSURE UNIFORM SPREADING RUNOFF.
  - LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
  - 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.
  - THE ENTIRE LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSTOR MATTING ALONG THE LIP. EACH STRIP SHALL OVERLAP THE EROSION STOP BY AT LEAST SIX INCHES.
  - THE ENTRANCE CHANNEL TO THE LEVEL SPREADER SHALL NOT EXCEED A 1 PERCENT GRADE FOR AT LEAST 50 FEET BEFORE ENTERING INTO THE SPREADER.
  - THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
  - PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.



### UTILITY TRENCH DETAIL

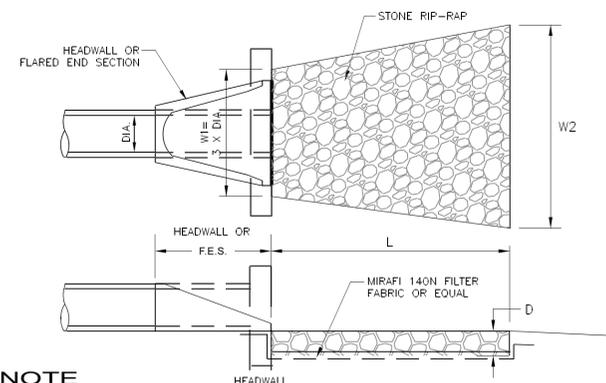
NOT TO SCALE



### 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

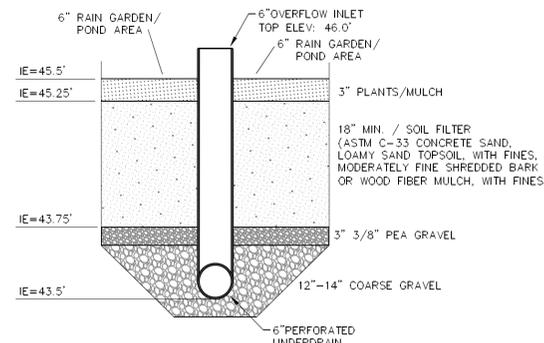
NOT TO SCALE

### NOTES:

- THE INLET/OUTLET APRON SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE RIP-RAP SHALL CONFORM TO THE SPECIFIED GRADATION (d50=2").
- 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).
- 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:

- THE OUTLET PROTECTION SHOULD 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.
- 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.
- ALL REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID DAMAGE TO THE OUTLET PROTECTION APRON.

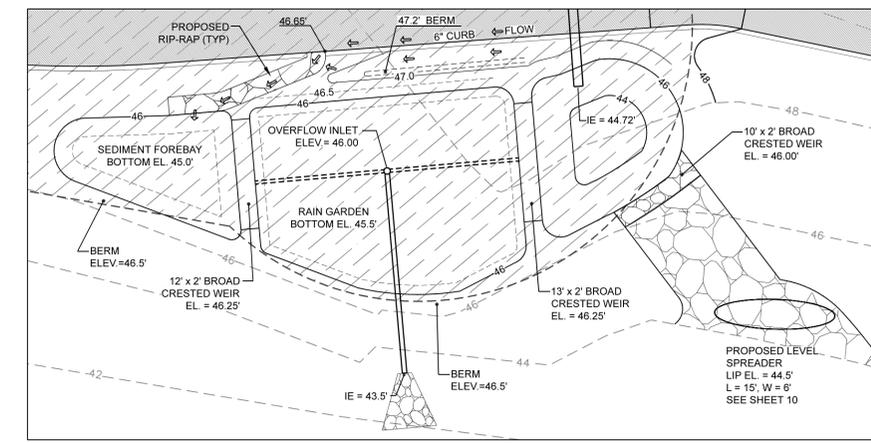


### MAINTENANCE REQUIREMENTS:

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, BUT NO LESS THAN ONCE ANNUALLY.
- TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWN DOWN TIME. IF BIRETENTION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.
- PROPOSED STORM WATER BASIN SHALL BE SEEDDED WITH WILD FLOWER SEED MIX.

### TYPICAL SECTION - RAIN GARDEN DETAIL

NOT TO SCALE



### RAIN GARDEN DETAIL

SCALE: 1"=10'



R. Jeffrey Burd

REVISIONS	
NO.	DESCRIPTION
15	10/12/2021 FINAL APPROVED PLANS FOR RECORDING
16	12/14/2021 ADDED NOTING TO FINAL PLANS
19	03/16/2022 REVISED PER DPT COMMENTS FOR FINAL PLANS
20	07/15/2022 REVISED PER CITY COMMENTS FOR FINAL PLANS

SCALE AS SHOWN

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

DETAIL SHEET  
TAX MAP 283 LOT 11  
**DUBE PLUS CONSTRUCTION**  
HEMLOCK WAY, PORTSMOUTH NH 03801  
OWNED BY  
**HEMLOCK WAY REALTY INVESTMENTS, LLC**  
10 BRICKETS MILL ROAD, SUITE C, HAMPSTEAD, NH 03841  
BOOK 6330 PAGE 796

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

**DET**  
SHT. 10 of 10



# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. 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 subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Fritz Family Revocable Living Trust Date Submitted: 9-22-2020

Applicant: Dube Plus Construction

Phone Number: 603-944-7530 E-mail: mgarrepy@gmail.com

Site Address 1: Patricia Drive Map: 283 Lot: 11

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). <b>(III.C.4)</b>		N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. <b>(Section IV.1/V.1)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b></p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. <b>(Section V.5)</b></p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. <b>(Section V.11)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development		
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots		N/A
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips		
<input checked="" type="checkbox"/>	<b>4. Curbing: (VI.4)</b>		
<input checked="" type="checkbox"/>	<b>5. Driveways: (VI.5)</b>		
<input checked="" type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>		
<input checked="" type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>		
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>		N/A
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape		N/A
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>		N/A
<input checked="" type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>		
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting		N/A
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses		N/A
<input checked="" type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>		

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>15. Easements (VI.15)</b>		
<input checked="" type="checkbox"/>	a. Utilities		
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>		
<input checked="" type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>		
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>		

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods		
<input checked="" type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction		
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards		
<input checked="" type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction		

Applicant's/Representative's Signature:  Date: 9/22/2020

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/April 2019



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

February 23, 2021

Fritz Family Revocable Living Trust  
Edgar H. Fritz Trustee  
50 Shore Drive  
Northwood, NH 03261

RE: Subdivision for property located at 0 Patricia Drive (LU-20-190)

Dear Mr. Fritz:

The Planning Board, at its regularly scheduled meeting of Thursday, February 18, 2021, considered your application for Preliminary and Final Subdivision approval to subdivide a lot with an area of 137,549 sq. ft. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed Lot 1 with an area of 92,908 sq. ft. and 150 ft. of continuous street frontage on a private road; Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283, lot 1 and lies within the Single Residence A (SRA). As a result of said consideration, the Board voted as follows:

- 1) To grant a waiver to the Subdivision Regulations -- Section VI(3)(B) Street Rights of Way and Residential Street Minimum Standards to allow 18' of pavement width where 32' is the minimum allowed by finding that specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.
- 2) To grant Preliminary and Final Subdivision approval with the following stipulations:
  - 2.1) On Plan Sheet 4 – Update contractor’s note to remove asphalt berm on Martha’s Terrace to be removed.
  - 2.2) On Plan Sheet 9 – remove reference to “water services to the City of Portsmouth” in note 20 and Proposed Access Easement detail and in note 20 – Sheet 8.
  - 2.3) On Sheet 9 – Note 20 to be revised to “Easement to be provided to the City of Portsmouth over the entire private ROW area for the purposes of accessing water valves and leak detection of the water lines.”
  - 2.4) Sheet 9, add to drainage easement note in detail that the easement is to the “City of Portsmouth”
  - 2.5) Rain garden design and detail shall be reviewed and approved by DPW.
  - 2.6) Applicant shall grant and record an easement granting stormwater flowage rights across Lot 11-1 from the Private ROW.
  - 2.7) Property monuments shall be set as required by the Department of public Works prior to the filing of the plat.
  - 2.8) GIS data shall be provided to the Department of Public Works in the form as required by the City.
  - 2.9) The final plat(s) shall be recorded at the Registry of deeds by the City or as deemed appropriate by the Planning Department.
  - 2.10) The Board recommends release of the public portion of the right-of-way to the developer as a private road as shown on the plans submitted. This is subject to final approval by the City Council.
- 3) To recommend to the City Council that the private road be renamed to Hemlock Way.

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.

All stipulations of subdivision approval, including recording of the plat as required by the Planning Department, shall be completed within six (6) months of the date of approval, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.D of the Subdivision Rules and Regulations. If all stipulations have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning Director has certified that the applicant has complied with the conditions of approval imposed by the Planning Board.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter R. Legg". The signature is written in a cursive, somewhat stylized font.

Dexter R. Legg, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor

Michael Garrepy  
Kevin Baum, Esq., Hoefle, Phoenix, Gormley & Roberts, PLLC



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

August 1, 2022

Fritz Family Revocable Living Trust  
Edgar H. Fritz Trustee  
50 Shore Drive  
Northwood, NH 03261

RE: Subdivision Extension Request for property located at Hemlock/Patricia Drive (LU-20-190)

Dear Mr. Fritz:

The Planning Board, at its meeting of Thursday, July 21, 2022, considered your request for a six-month extension of the Planning Board approval granted on February 18, 2021 for Preliminary and Final Subdivision to subdivide a lot with an area of 137,549 sq. ft. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed Lot 1 with an area of 92,908 sq. ft. and 150 ft. of continuous street frontage on a private road; Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road.

As a result of said consideration, the Board voted to **grant** an extension to the Planning Board Approval for Preliminary and Final Plat approval with the following **stipulations**:

- 1.1) The extension shall not exceed 18 months from the original date of Planning Board approval of the subdivision (February 18, 2021).
- 1.2) That all previous stipulations not previously addressed and approved by the Planning Board on February 18, 2021 be met prior to recordation at the Registry of Deeds.
- 1.3) That a release deed retaining public access and drainage rights to the City, be prepared for review and approval by the City Attorney and that such deed be fully executed by the City and all abutters. Any abutter choosing to waive their rights to the public road must submit their waiver in writing in a form acceptable by the Planning Director.
- 1.4) Update Plat note 3 on the subdivision plan to include the retention of rights to pass over for the abutting property owner.
- 1.5) Update callout note above private street to read "Former Patricia Drive Proposed Private Street See Right of Way Notes 2 & 3" where it currently reads "Former Patricia Drive Proposed Private Right of Way Easement See Right of Way Notes 2 & 3."

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.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is written in a larger, more stylized cursive.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Michael Garrepy  
Kevin Baum, Esq., Hoefle, Phoenix, Gormley & Roberts, PLLC



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

July 27, 2022

Fritz Family Revocable Living Trust  
Edgar H. Fritz Trustee  
50 Shore Drive  
Northwood, NH 03261

RE: Wetland Conditional Use Permit for property located at 0 Patricia Drive (LU-20-190)

Dear Mr. Fritz:

The Planning Board, at its regularly scheduled meeting of **Thursday, July 21, 2022**, considered your application for Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to replace an existing unfinished right-of-way with a new private road to access two lots as well as the installation of stormwater treatment infrastructure and wetland buffer plantings which will result in 1,738 square feet of temporary impact and 4,283 square feet of permanent impact to the wetland buffer. Said property is shown on Assessor Map 283, lot 1 and lies within the Single Residence A (SRA). As a result of said consideration, the Board voted to find that the application meets the criteria set forth in 10.1017.50 and to **grant** the Wetland Conditional Use Permit with the following **stipulations**:

- 1.1) The applicant shall follow NOFA standards for landcare management  
[https://nofa.organiclandcare.net/wpcontent/uploads/nofa\\_organic\\_land\\_care\\_standards\\_6th\\_edition\\_2017\\_opt.pdf](https://nofa.organiclandcare.net/wpcontent/uploads/nofa_organic_land_care_standards_6th_edition_2017_opt.pdf)
- 1.2) The applicant shall require all winter maintenance personnel to have a Green Snow Pro certification.

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, 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.

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,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is written in a larger, more stylized cursive.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

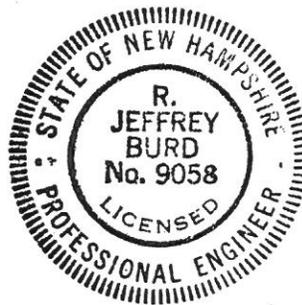
Michael Garrepy  
Kevin Baum, Esq., Hoefle, Phoenix, Gormley & Roberts, PLLC

**DRAINAGE ANALYSIS**

Prepared for:  
**DUBE PLUS CONSTRUCTION  
TAX MAP 283 LOT 11  
PATRICIA DRIVE  
PORTSMOUTH, NH**

Prepared by:  
**NEW HAMPSHIRE LAND CONSULTANTS, PLLC  
683C FIRST NH TURNPIKE  
NORTHWOOD, NH 03261  
&  
RJB ENGINEERING  
JEFFREY BURD, P.E.**

Project Number:  
258.00



*RJBurd*

## **1. Table of Contents**

1. Narrative of the project with summary table of peak discharge rates
2. Drainage analysis-Full Pre & Post summary of the 10-YR
3. Conclusion

## **PROJECT NARATIVE**

## **Narrative**

### **Introduction**

This drainage analysis details the surface water drainage patterns on a parcel located at Patricia Drive in Portsmouth, NH. Using HydroCAD to model storm events this analysis estimates the amount of storm water surface runoff from this site before and after the proposed parking lot and sidewalk. The design of this project will decrease the runoff.

The proposed improvements are on Patricia Drive and Tax Map 283 Lot 11. The applicant, Dube Plus Construction wishes to rebuild Patricia Drive and construct 2 single family homes. We are proposing 2 small detention basins to control the runoff from the reconstructed road, driveways and yards. The houses will be constructed with drip edges and all roof runoff will be infiltrated via the drip edge.

The area that has been analyzed is all upland, Chatfield-Hollis-Canton, Sandy Loam soils (Hydro group B soils) as categorized by the Soil Conservation District.

The following section explains the methods used to determine the runoff quantities generated by the existing conditions site. The objective of this analysis is to obtain surface storm water runoff flow data. This information is compared to evaluate whether there may be an impact to existing drainage system in the area.

### **Methodology**

The drainage analysis performed utilizes nationally recognized techniques developed by the USDA, Soil Conservation Service (SCS). The techniques and models used for this analysis are described in "Urban Hydrology for Small Watersheds, Technical Release Number 55" dated 1986 and in USDOT Federal Highway Administration (FHA) "Hydraulic Design of Highway Culverts" dated September 1985.

Design computations were based on a Type III 24-hour storm event as recommended for New Hampshire. 10 year – 24-hour event of 4.92 inches of precipitation respectively was analyzed. Pre and Post-development conditions were analyzed by the same method. An investigation was conducted to confirm published watershed soil and vegetative characteristics that were used for the input program "HydroCAD Storm water Modeling System, Version 10.00-25". Tabulated summaries of the results are shown in the results section of this report.

### **Procedure**

To begin the stormwater study, the limits and areas of the watershed for this development were identified. The existing watershed area is treated as 1 sub-catchment. The proposed development watershed area is treated as 5 sub-catchments. Weighted runoff curve numbers (CN) were calculated for each sub-catchment watershed area. Runoff curve numbers were chosen based on site investigation, TR-55, USDA Agriculture Handbook 590 (1997), and USDA Soil Conservation Service Soil Survey, issued October 1994. The value of CN depends on soil type, vegetative cover and hydraulic conditions of the land surface. Surface water run off rate and total volume during and after a storm event is also influenced by: slope of the land, area of the watershed, hydraulic length of watershed, and ponds and swamps. In addition, the amount of surface runoff produced by a given storm event is a function of the duration and intensity of the storm.

Pre-development and post-development conditions for the watershed were analyzed by the method outlined in USDA Soil Conservation Service Soil Survey, issued October 1994. Using this post-development information, computer generated hydrographs were calculated and peak runoff rates determined for each specific storm event.

The entire area to be developed will disturb approximately 34,000 square feet. Re-graded areas along the edge of construction will ultimately become stabilized and generally resume their pre-development characteristics.

### **RAINFALL CHARACTERISTICS**

This drainage report includes proposed conditions analysis for the site. The model was constructed using the USDA SCS TR-20 Method within the HydroCAD Stormwater Modeling System. The curve numbers were developed using the SCS TR-55 Runoff Curve numbers for Urban Areas. A Type III SCS 24-hour rainfall distribution was utilized in analyzing the data for a 10 Yr – 24 Hr (4.92”) storm-event, to assure the adequacy of the proposed structure.

### **RAINFALL CHARACTERISTICS**

This drainage report includes proposed conditions analysis for the site. The model was constructed using the USDA SCS TR-20 Method within the HydroCAD Stormwater Modeling System. The curve numbers were developed using the SCS TR-55 Runoff Curve numbers for Urban Areas.

## **SEDIMENT & EROSION CONTROL PLANS BEST MANAGEMENT PRACTICES (BMP's)**

**Reference: Sheet - Proposed Conditions Plan  
General Details**

The proposed site development is protected from erosion and the roadways and abutting properties are protected from sediment by the use of Best Management Practices as outlined in the Stormwater Management & Erosion & Sediment Control Handbook for Urban & Developing Areas in New Hampshire. Any area disturbed by construction will be re-stabilized within 45 days and abutting properties and wetlands will not be adversely affected by this development. All swales and drainage structures will be constructed and stabilized prior to having run-off directed to them.

### **1 Filtrexx sock/Construction Fence**

The plan set demonstrates the location of filtrex sock for sediment control. In areas where the limits of construction need to be emphasized to operators, construction fence for added visibility will be installed. The Erosion and Sediment Control Details, has the specifications for installation and maintenance of the silt fence. Orange construction fence will be VISI Perimeter Fence by Conwed Plastic Fencing, or equal. The four-foot fencing is to be installed using six-foot posts at least two feet in the ground with six to eight feet spacing.

### **2 Drainage Swales / Stormwater Conveyance Channels**

Drainage swales will be stabilized with vegetation for long term cover as outlined below, and using seed mixture C. As a general rule, velocities in the swale should not exceed 3.0 feet per second for a vegetated swale although velocities as high as 4.5 FPS are allowed under certain soil conditions. The use of jute matting will aid in the stabilization of vegetation.

### 3 Vegetated Stabilization

All areas that are disturbed during construction will be stabilized with vegetated material within 45 days of breaking ground. Construction will be managed in such a manner that erosion is prevented and that no abutter's property will be subjected to any siltation, unless otherwise permitted. All areas to be planted with grass for long-term cover will follow the specification and on Sheet E-1 using seeding mixture C, as follows:

Mixture	Pounds per Acre	Pounds per 1,000 Sq. Ft.
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdsfoot Trefoil	<u>8</u>	<u>0.20</u>
Total	48	1.10

### 4 Stabilized Construction Entrance

A temporary gravel construction entrance provides an area where mud can be dislodged from tires before the vehicle leaves the construction site to reduce the amount of mud and sediment transported onto paved municipal and state roads. The stone size for the pad should be between 1 and 2-inch coarse aggregate, and the pad itself constructed to a minimum length of 50' for the full width of the access road. The aggregate should be placed at least six inches thick. A plan view and profile are shown on Sheet E1 - Sediment and Erosion Control Detail Plan.

### 5 Environmental Dust Control

Dust will be controlled on the site by the use of multiple Best Management Practices. Mulching and temporary seeding will be the first line of protection to be utilized where problems occur. If dust problems are not solved by these applications, the use of water and calcium chloride can be applied. Calcium chloride will be applied at a rate that will keep the surface moist but not cause pollution.

### 7 Construction Sequence

1. Cut and remove trees and pavement in construction areas as directed or required.
2. Construct and/or install temporary and permanent sediment erosion and detention control facilities, as required (swales, berms, level spreaders, etc. Erosion, sediment and detention control facilities shall be installed and stabilized prior to any earth moving operation, and prior to directing run-off to them.
3. Clear, cut, grub, and dispose of debris in approved facilities.
4. Excavate and stockpile topsoil / loam. All disturbed areas shall be stabilized immediately after grading.
5. Begin permanent and temporary seeding and mulching. All cut and fill slopes and disturbed areas shall be seeded and mulched as required, or directed.

6. Daily, or as required, construct temporary berms, drainage ditches, check dams, sediment traps, etc. to prevent erosion on the site and prevent any siltation of abutting waters or property.
7. Inspect and maintain all erosion and sediment control measures during construction.
8. Complete permanent seeding and landscaping.
9. Remove temporary erosion control measures after seeding areas have established themselves and site improvements are complete. Smooth and re-vegetate all disturbed areas.
10. All drainage structures will be constructed and stabilized prior to having run-off being directed to them.

## **9 Temporary Erosion Control Measures**

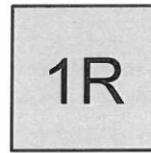
1. The smallest practical area of land shall be exposed at any one time.
2. Erosion, sediment and detention measures shall be installed as shown on the plans and at locations as required, or directed by the engineer.
3. All disturbed areas shall be returned to original grades and elevations. Disturbed areas shall be loamed with a minimum of 4" of loam and seeded with not less than 1.10 pound of seed per 1,000 square feet (48 pounds per acre) of area.
4. Silt fences and other barriers shall be inspected periodically and after every rainstorm during the life of the project. All damaged areas shall be repaired, sediment deposits shall periodically be removed and properly disposed of.
5. After all disturbed areas have been stabilized, the temporary erosion control measures are to be removed and the area disturbed by the removal smoothed and revegetated.
6. Areas must be seeded and mulched within 5 days of final grading, permanently stabilized within 15 days of final grading, or temporarily stabilized within 45 days of initial disturbance of soil.

## **10 Inspection and Maintenance Schedule**

Fencing will be inspected during and after storm events to ensure that the fence still has integrity and is not allowing sediment to pass. Sediment build-up will be removed if it is deeper than six inches.

## **DRAINAGE ANALYSIS PRE & POST**

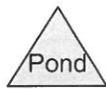
**Pre-Conditions Drainage Analysis**  
**Full summary**  
**10 YR – 24 HR rainfall = 4.92”**



Ex.

Existing

pavement/grass/woods



**Routing Diagram for Ex drainage**

Prepared by Brown Engineering and Surveying, LLC, Printed 12/22/2020  
HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

## Ex drainage

Prepared by Brown Engineering and Surveying, LLC  
HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Printed 12/22/2020

Page 2

### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.158	61	>75% Grass cover, Good, HSG B (1S)
0.180	98	Pavement (1S)
0.438	55	Woods, Good, HSG B (1S)
<b>0.775</b>	<b>66</b>	<b>TOTAL AREA</b>

**Ex drainage**

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.596	HSG B	1S
0.000	HSG C	
0.000	HSG D	
0.180	Other	1S
<b>0.775</b>		<b>TOTAL AREA</b>

**Ex drainage**

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.158	0.000	0.000	0.000	0.158	>75% Grass cover, Good	1S
0.000	0.000	0.000	0.000	0.180	0.180	Pavement	1S
0.000	0.438	0.000	0.000	0.000	0.438	Woods, Good	1S
<b>0.000</b>	<b>0.596</b>	<b>0.000</b>	<b>0.000</b>	<b>0.180</b>	<b>0.775</b>	<b>TOTAL AREA</b>	

**Ex drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Ex.**

Runoff Area=33,769 sf 23.17% Impervious Runoff Depth>1.53"  
Tc=5.0 min CN=66 Runoff=1.46 cfs 0.099 af

**Reach 1R: Existing**

Inflow=1.46 cfs 0.099 af  
Outflow=1.46 cfs 0.099 af

**Total Runoff Area = 0.775 ac Runoff Volume = 0.099 af Average Runoff Depth = 1.53"**  
**76.83% Pervious = 0.596 ac 23.17% Impervious = 0.180 ac**

**Ex drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 6

**Summary for Subcatchment 1S: Ex. pavement/grass/woods**

Runoff = 1.46 cfs @ 12.09 hrs, Volume= 0.099 af, Depth &gt; 1.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
* 7,823	98	Pavement
19,073	55	Woods, Good, HSG B
6,873	61	>75% Grass cover, Good, HSG B
33,769	66	Weighted Average
25,946		76.83% Pervious Area
7,823		23.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, 1

**Summary for Reach 1R: Existing**

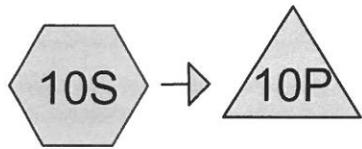
Inflow Area = 0.775 ac, 23.17% Impervious, Inflow Depth &gt; 1.53" for 10 yr 24 hr event

Inflow = 1.46 cfs @ 12.09 hrs, Volume= 0.099 af

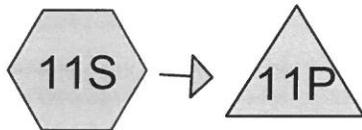
Outflow = 1.46 cfs @ 12.09 hrs, Volume= 0.099 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

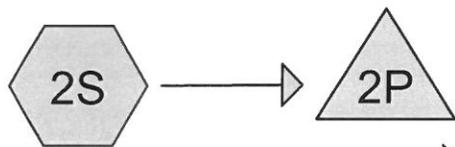
**Pro-Conditions Drainage Analysis**  
**Full summary**  
**10 YR – 24 HR rainfall = 4.92”**



House 1 drip edge



House 2 drip edge



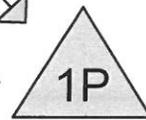
Yard area Det. Pond



Yard area



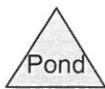
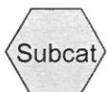
Pro. pavement



Det. Pond



Proposed



**Routing Diagram for Pro drainage**

Prepared by Brown Engineering and Surveying, LLC, Printed 12/22/2020  
HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

**Pro drainage**

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
0.498	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S)
0.074	98	Impervious (house) (10S, 11S)
0.150	98	Pavement (1S)
0.054	55	Woods, Good, HSG B (2S, 3S)
<b>0.775</b>	<b>71</b>	<b>TOTAL AREA</b>

**Pro drainage**

**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.552	HSG B	1S, 2S, 3S
0.000	HSG C	
0.000	HSG D	
0.223	Other	1S, 10S, 11S
<b>0.775</b>		<b>TOTAL AREA</b>

**Pro drainage**

**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.498	0.000	0.000	0.000	0.498	>75% Grass cover, Good	1S, 2S, 3S
0.000	0.000	0.000	0.000	0.074	0.074	Impervious (house)	10S, 11S
0.000	0.000	0.000	0.000	0.150	0.150	Pavement	1S
0.000	0.054	0.000	0.000	0.000	0.054	Woods, Good	2S, 3S
<b>0.000</b>	<b>0.552</b>	<b>0.000</b>	<b>0.000</b>	<b>0.223</b>	<b>0.775</b>	<b>TOTAL AREA</b>	

**Pro drainage**

**Pipe Listing (all nodes)**

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	45.00	44.72	28.0	0.0100	0.012	12.0	0.0	0.0

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 6

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>Subcatchment 1S: Pro. pavement</b>	Runoff Area=19,758 sf 33.02% Impervious Runoff Depth>2.05" Tc=5.0 min CN=73 Runoff=1.17 cfs 0.078 af
<b>Subcatchment 2S: Yard area</b>	Runoff Area=6,223 sf 0.00% Impervious Runoff Depth>1.13" Tc=5.0 min CN=60 Runoff=0.19 cfs 0.013 af
<b>Subcatchment 3S: Yard area</b>	Runoff Area=4,583 sf 0.00% Impervious Runoff Depth>1.07" Tc=5.0 min CN=59 Runoff=0.13 cfs 0.009 af
<b>Subcatchment 10S: House 1</b>	Runoff Area=1,680 sf 100.00% Impervious Runoff Depth>4.35" Tc=5.0 min CN=98 Runoff=0.19 cfs 0.014 af
<b>Subcatchment 11S: House 2</b>	Runoff Area=1,524 sf 100.00% Impervious Runoff Depth>4.35" Tc=5.0 min CN=98 Runoff=0.17 cfs 0.013 af
<b>Reach 1R: Proposed</b>	Inflow=0.21 cfs 0.051 af Outflow=0.21 cfs 0.051 af
<b>Pond 1P: Det. Pond</b>	Peak Elev=46.54' Storage=2,190 cf Inflow=1.35 cfs 0.091 af Outflow=0.19 cfs 0.041 af
<b>Pond 2P: Det. Pond</b>	Peak Elev=45.21' Storage=22 cf Inflow=0.19 cfs 0.013 af 12.0" Round Culvert n=0.012 L=28.0' S=0.0100 '/' Outflow=0.18 cfs 0.013 af
<b>Pond 10P: drip edge</b>	Peak Elev=55.45' Storage=208 cf Inflow=0.19 cfs 0.014 af Outflow=0.02 cfs 0.014 af
<b>Pond 11P: drip edge</b>	Peak Elev=58.37' Storage=114 cf Inflow=0.17 cfs 0.013 af Outflow=0.04 cfs 0.013 af

**Total Runoff Area = 0.775 ac Runoff Volume = 0.127 af Average Runoff Depth = 1.97"**  
**71.19% Pervious = 0.552 ac 28.81% Impervious = 0.223 ac**

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 7

**Summary for Subcatchment 1S: Pro. pavement**

Runoff = 1.17 cfs @ 12.08 hrs, Volume= 0.078 af, Depth&gt; 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
* 6,525	98	Pavement
13,233	61	>75% Grass cover, Good, HSG B
19,758	73	Weighted Average
13,233		66.98% Pervious Area
6,525		33.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, 1

**Summary for Subcatchment 2S: Yard area**

Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.013 af, Depth&gt; 1.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
5,186	61	>75% Grass cover, Good, HSG B
1,037	55	Woods, Good, HSG B
6,223	60	Weighted Average
6,223		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, 1

**Summary for Subcatchment 3S: Yard area**

Runoff = 0.13 cfs @ 12.09 hrs, Volume= 0.009 af, Depth&gt; 1.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
1,310	55	Woods, Good, HSG B
3,273	61	>75% Grass cover, Good, HSG B
4,583	59	Weighted Average
4,583		100.00% Pervious Area

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 8

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry, 1</b>

**Summary for Subcatchment 10S: House 1**

Runoff = 0.19 cfs @ 12.07 hrs, Volume= 0.014 af, Depth&gt; 4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
* 1,680	98	Impervious (house)
1,680		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry, 1</b>

**Summary for Subcatchment 11S: House 2**

Runoff = 0.17 cfs @ 12.07 hrs, Volume= 0.013 af, Depth&gt; 4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Area (sf)	CN	Description
* 1,524	98	Impervious (house)
1,524		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					<b>Direct Entry, 1</b>

**Summary for Reach 1R: Proposed**

Inflow Area = 0.702 ac, 21.35% Impervious, Inflow Depth > 0.87" for 10 yr 24 hr event  
 Inflow = 0.21 cfs @ 12.75 hrs, Volume= 0.051 af  
 Outflow = 0.21 cfs @ 12.75 hrs, Volume= 0.051 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

**Summary for Pond 1P: Det. Pond**

Inflow Area = 0.596 ac, 25.11% Impervious, Inflow Depth > 1.83" for 10 yr 24 hr event  
 Inflow = 1.35 cfs @ 12.09 hrs, Volume= 0.091 af  
 Outflow = 0.19 cfs @ 12.76 hrs, Volume= 0.041 af, Atten= 86%, Lag= 40.3 min  
 Primary = 0.19 cfs @ 12.76 hrs, Volume= 0.041 af

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 9

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 46.54' @ 12.76 hrs Surf.Area= 1,165 sf Storage= 2,190 cf  
 Flood Elev= 47.00' Surf.Area= 1,238 sf Storage= 2,746 cf

Plug-Flow detention time= 191.9 min calculated for 0.041 af (46% of inflow)  
 Center-of-Mass det. time= 103.1 min ( 908.8 - 805.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	44.00'	2,746 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
44.00	507	0	0
46.00	1,080	1,587	1,587
47.00	1,238	1,159	2,746

Device	Routing	Invert	Outlet Devices
#1	Primary	46.50'	<b>10.0' long x 2.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32

**Primary OutFlow** Max=0.18 cfs @ 12.76 hrs HW=46.54' (Free Discharge)  
 ↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.18 cfs @ 0.49 fps)

**Summary for Pond 2P: Det. Pond**

Inflow Area = 0.143 ac, 0.00% Impervious, Inflow Depth > 1.13" for 10 yr 24 hr event  
 Inflow = 0.19 cfs @ 12.09 hrs, Volume= 0.013 af  
 Outflow = 0.18 cfs @ 12.11 hrs, Volume= 0.013 af, Atten= 4%, Lag= 1.1 min  
 Primary = 0.18 cfs @ 12.11 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 45.21' @ 12.11 hrs Surf.Area= 114 sf Storage= 22 cf  
 Flood Elev= 47.00' Surf.Area= 327 sf Storage= 407 cf

Plug-Flow detention time= 5.0 min calculated for 0.013 af (99% of inflow)  
 Center-of-Mass det. time= 2.9 min ( 831.2 - 828.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	45.00'	407 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
45.00	91	0	0
46.00	198	145	145
47.00	327	263	407

Device	Routing	Invert	Outlet Devices
#1	Primary	45.00'	<b>12.0" Round Culvert</b> L= 28.0' Ke= 0.500

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 10

Inlet / Outlet Invert= 45.00' / 44.72' S= 0.0100 '/' Cc= 0.900  
n= 0.012, Flow Area= 0.79 sf

**Primary OutFlow** Max=0.18 cfs @ 12.11 hrs HW=45.21' (Free Discharge)

↑**1=Culvert** (Barrel Controls 0.18 cfs @ 2.26 fps)

**Summary for Pond 10P: drip edge**

Inflow Area = 0.039 ac, 100.00% Impervious, Inflow Depth > 4.35" for 10 yr 24 hr event  
Inflow = 0.19 cfs @ 12.07 hrs, Volume= 0.014 af  
Outflow = 0.02 cfs @ 11.50 hrs, Volume= 0.014 af, Atten= 89%, Lag= 0.0 min  
Discarded = 0.02 cfs @ 11.50 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3  
Peak Elev= 55.45' @ 12.73 hrs Surf.Area= 144 sf Storage= 208 cf  
Flood Elev= 56.00' Surf.Area= 144 sf Storage= 288 cf

Plug-Flow detention time= 72.6 min calculated for 0.014 af (100% of inflow)  
Center-of-Mass det. time= 71.8 min ( 806.2 - 734.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	54.00'	288 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
54.00	144	0	0
56.00	144	288	288

Device	Routing	Invert	Outlet Devices
#1	Discarded	54.00'	<b>6.000 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.02 cfs @ 11.50 hrs HW=54.02' (Free Discharge)

↑**1=Exfiltration** (Exfiltration Controls 0.02 cfs)

**Summary for Pond 11P: drip edge**

Inflow Area = 0.035 ac, 100.00% Impervious, Inflow Depth > 4.35" for 10 yr 24 hr event  
Inflow = 0.17 cfs @ 12.07 hrs, Volume= 0.013 af  
Outflow = 0.04 cfs @ 11.80 hrs, Volume= 0.013 af, Atten= 75%, Lag= 0.0 min  
Discarded = 0.04 cfs @ 11.80 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs / 3  
Peak Elev= 58.37' @ 12.43 hrs Surf.Area= 306 sf Storage= 114 cf  
Flood Elev= 60.00' Surf.Area= 306 sf Storage= 612 cf

Plug-Flow detention time= 14.6 min calculated for 0.013 af (100% of inflow)  
Center-of-Mass det. time= 13.9 min ( 748.4 - 734.5 )

**Pro drainage**

Type III 24-hr 10 yr 24 hr Rainfall=4.92"

Prepared by Brown Engineering and Surveying, LLC

Printed 12/22/2020

HydroCAD® 10.00-25 s/n 04695 © 2019 HydroCAD Software Solutions LLC

Page 11

Volume	Invert	Avail.Storage	Storage Description
#1	58.00'	612 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
58.00	306	0	0
60.00	306	612	612

Device	Routing	Invert	Outlet Devices
#1	Discarded	58.00'	<b>6.000 in/hr Exfiltration over Surface area</b>

**Discarded OutFlow** Max=0.04 cfs @ 11.80 hrs HW=58.02' (Free Discharge)  
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**CONCLUSION**

**Pre vs Pro comparison  
Discharge Point 1R**

Storm Yr/24 hr	Existing CFS	Proposed CFS	Difference
10	1.46	0.21	-1.25

**Conclusion**

The intent of this report is to evaluate the re-construction of Patricia Drive and the improvement to two proposed parcels. We have evaluated the watersheds area on the property. We have determined that two small basins will control all stormwater run-off from the reconstruction of Patricia Drive and new construction area.

A Site Specific, Terrain Alteration Permit (RSA 485: A-17) is **not** required for this site plan due to the area of disturbance is less than 100,000 square feet for AOT and a SWPPP is **not** required as the disturbance is less than 1 acre.

Respectfully Submitted,

New Hampshire Land Consultants, PLLC

Scott R Frankiewicz, LLS  
Project Manager

Jeff Burd, PE  
Project Engineer

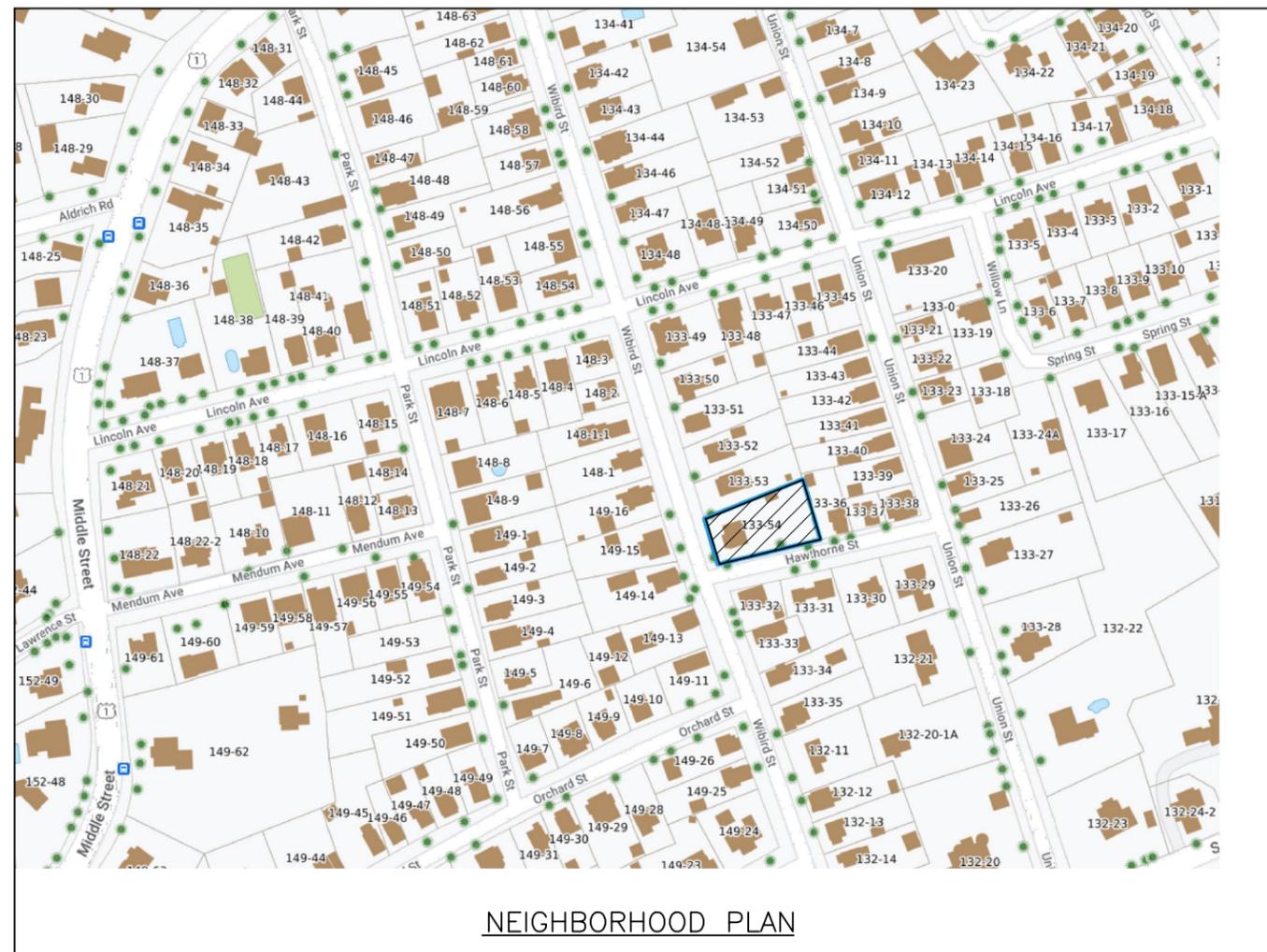
**PRE & POST WATERSHED PLANS**





DRAWING LIST:

- 1.0 NEIGHBORHOOD PLAN / ZONING INFORMATION
- 1.1 EXISTING SITE PLAN
- 1.2 PROPOSED SITE PLAN
- 2.1 PHOTOS – EXISTING HOUSE & SHED
- 2.2 PHOTOS – ADJACENT PROPERTIES
- 3.1 PROPOSED PLAN FOR CONNECTOR & AADU
- 4.0 SECTION AT SHARED CONNECTOR
- 4.1 HAWTHORN STREET ELEVATION
- 4.2 REAR ELEVATION
- 4.3 DRIVEWAY SIDE ELEVATION
- 5.1 PROPOSED MASSING COMPARISON
- 6.1 ADU COMPLIANCE & CUP CRITERIA



ZONING INFORMATION

ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED JANUARY 11, 2021):

BASE ZONE: GENERAL RESIDENCE A (GRA)

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7500 SF	12824 SF	12824 SF
MIN. LOT AREA PER DWELLING UNIT	7500 SF	7500 SF	6412 SF
MINIMUM STREET FRONTAGE	100 FEET	71 FEET	71 FEET
MINIMUM LOT DEPTH	70 FEET	157.64 FT.	157.64 FT.
MINIMUM FRONT SETBACK	15 FEET	13.7 FEET	13.7 FEET
SECONDARY FRONT	15 FEET	8.6 FEET	8.6 FEET
MINIMUM SIDE SETBACK	10 FEET	3.2 FEET	3.2 FEET
MINIMUM REAR SETBACK	20 FEET	44.9 FEET	44.9 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	31.6 FEET	31.6 FEET
MAXIMUM BUILDING COVERAGE	25%	11.6%	18.2%
MINIMUM OPEN SPACE	30%	76.1%	67.3%

BUILDING COVERAGE AND OPEN SPACE CALCULATIONS  
ALL EXISTING DATA & CALCULATIONS FROM NORTH EASTERLY SURVEYING, INC. PLAN DATED 3-21-2022:

	EXISTING	PROPOSED
LOT AREA	12824 SF	12824 SF
SHED	±227 SF	±227 SF
HOUSE	±1003 SF	±1003 SF
PORCH	±142 SF	±142 SF
UPPER DECK	±104 SF	0 SF
CONNECTOR		183 SF
OVERHANG AT BSMT DOOR	±10 SF	±25 SF
<b>AADU</b>		<b>750 SF</b>
<b>TOTAL BUILDING COVERAGE</b>	<b>±1486 SF (11.6%)</b>	<b>±2330 SF (18.2%)</b>
PAVEMENT / CONCRETE	±1253 SF	±1366 SF
LOWER DECK	±129 SF	0 SF
PATIO		336 SF
BRICK WALKWAYS	±57 SF	±57 SF
WOOD STEPS / LANDING	±112 SF	±25 SF
RETAINING WALLS	±27 SF	±75 SF
<b>TOTAL OTHER IMPERVIOUS</b>	<b>±1578</b>	<b>±1859 SF</b>
<b>TOTAL LOT COVERAGE</b>	<b>±3064 SF</b>	<b>±4189 SF</b>
<b>OPEN SPACE</b>	<b>76.1%</b>	<b>67.3%</b>

ACCESSORY DWELLING UNIT FOR:  
**BLUS - O'LEARY**  
225 WIBIRD STREET  
PORTSMOUTH, NH 03801

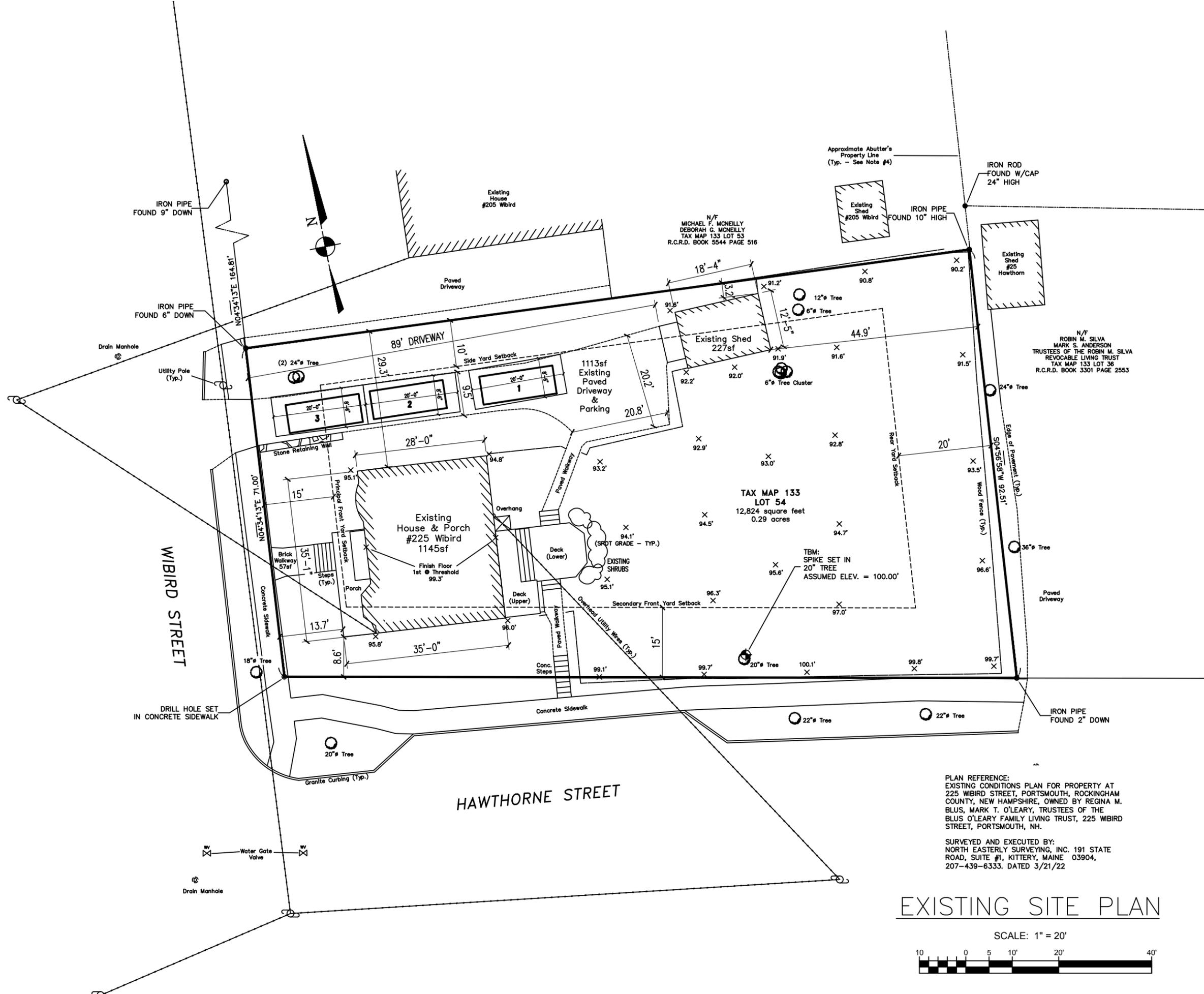
**ARILDA DESIGN**  
densch@comcast.net / www.arilda.com  
9 ADAMS LANE, UNIT 2  
KITTERY, MAINE 03904  
207-604-6848

Revisions:

CUP APPLICATION FOR  
ACCESSORY DWELLING UNIT - MAP 133, LOT 54  
NEIGHBORHOOD PLAN / ZONING INFORMATION

Date: Aug 26, 2022  
NO SCALE

**1.0**



PLAN REFERENCE:  
 EXISTING CONDITIONS PLAN FOR PROPERTY AT  
 225 WIBIRD STREET, PORTSMOUTH, ROCKINGHAM  
 COUNTY, NEW HAMPSHIRE, OWNED BY REGINA M.  
 BLUS, MARK T. O'LEARY, TRUSTEES OF THE  
 BLUS O'LEARY FAMILY LIVING TRUST, 225 WIBIRD  
 STREET, PORTSMOUTH, NH.

SURVEYED AND EXECUTED BY:  
 NORTH EASTERLY SURVEYING, INC. 191 STATE  
 ROAD, SUITE #1, KITTERY, MAINE 03904,  
 207-439-6333. DATED 3/21/22

# EXISTING SITE PLAN



ADU for BLUS - O'LEARY  
 225 WIBIRD STREET  
 PORTSMOUTH, NEW HAMPSHIRE

ARILDA DESIGN  
 densch@comcast.net / www.arilda.com  
 9 Adams Lane, Unit 2  
 Kittery, Maine 03904  
 207-604-6848

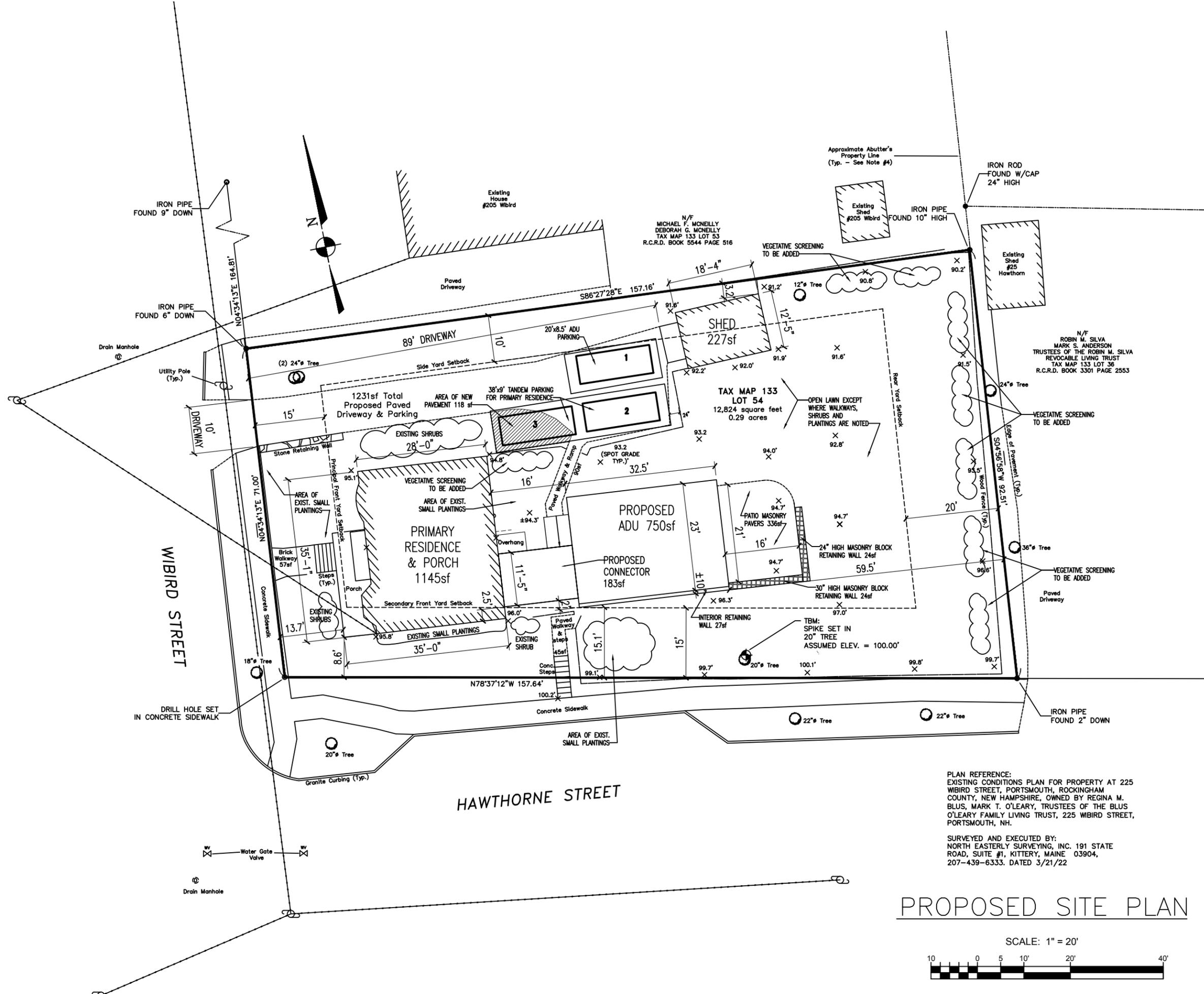
Revisions:

CUP / ADU PERMIT APPLICATION  
 EXISTING SITE PLAN

Date: Aug 26, 2022

scale: 1" = 20'

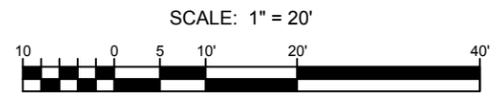
1.1



PLAN REFERENCE:  
 EXISTING CONDITIONS PLAN FOR PROPERTY AT 225  
 WIBIRD STREET, PORTSMOUTH, ROCKINGHAM  
 COUNTY, NEW HAMPSHIRE, OWNED BY REGINA M.  
 BLUS, MARK T. O'LEARY, TRUSTEES OF THE BLUS  
 O'LEARY FAMILY LIVING TRUST, 225 WIBIRD STREET,  
 PORTSMOUTH, NH.

SURVEYED AND EXECUTED BY:  
 NORTH EASTERLY SURVEYING, INC. 191 STATE  
 ROAD, SUITE #1, KITTERY, MAINE 03904,  
 207-439-6333. DATED 3/21/22

# PROPOSED SITE PLAN



ADU for BLUS - O'LEARY  
 225 WIBIRD STREET  
 PORTSMOUTH, NEW HAMPSHIRE

ARILDA DESIGN  
 densch@comcast.net / www.arilda.com  
 9 Adams Lane, Unit 2  
 Kittery, Maine 03904  
 207-604-6848

Revisions:

CUP / ADU PERMIT APPLICATION  
 PROPOSED SITE PLAN

Date: Aug 26, 2022

scale: 1" = 20'

# 1.2



EXISTING HOUSE FRONT



EXISTING HOUSE RIGHT SIDE (LEFT SIDE SIMILAR)

NOTE: ALL EXISTING SHUTTERS  
TO BE REMOVED



EXISTING HOUSE REAR



EXISTING SHED FRONT & LEFT



EXISTING SHED RIGHT SIDE & REAR

ADU for BLUS - O'LEARY  
225 WIBIRD STREET  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

CUP Application  
Photographs - Sheet 1  
Existing Structures

Date: Aug 26, 2022

NO SCALE

2.1



205 WIBIRD STREET – ON LEFT SIDE



25 HAWTHORNE STREET – ON RIGHT SIDE / REAR



232 WIBIRD – ACROSS WIBIRD ST



243 WIBIRD – ACROSS HAWTHORNE ST

ADU for BLUS - O'LEARY  
225 WIBIRD STREET  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

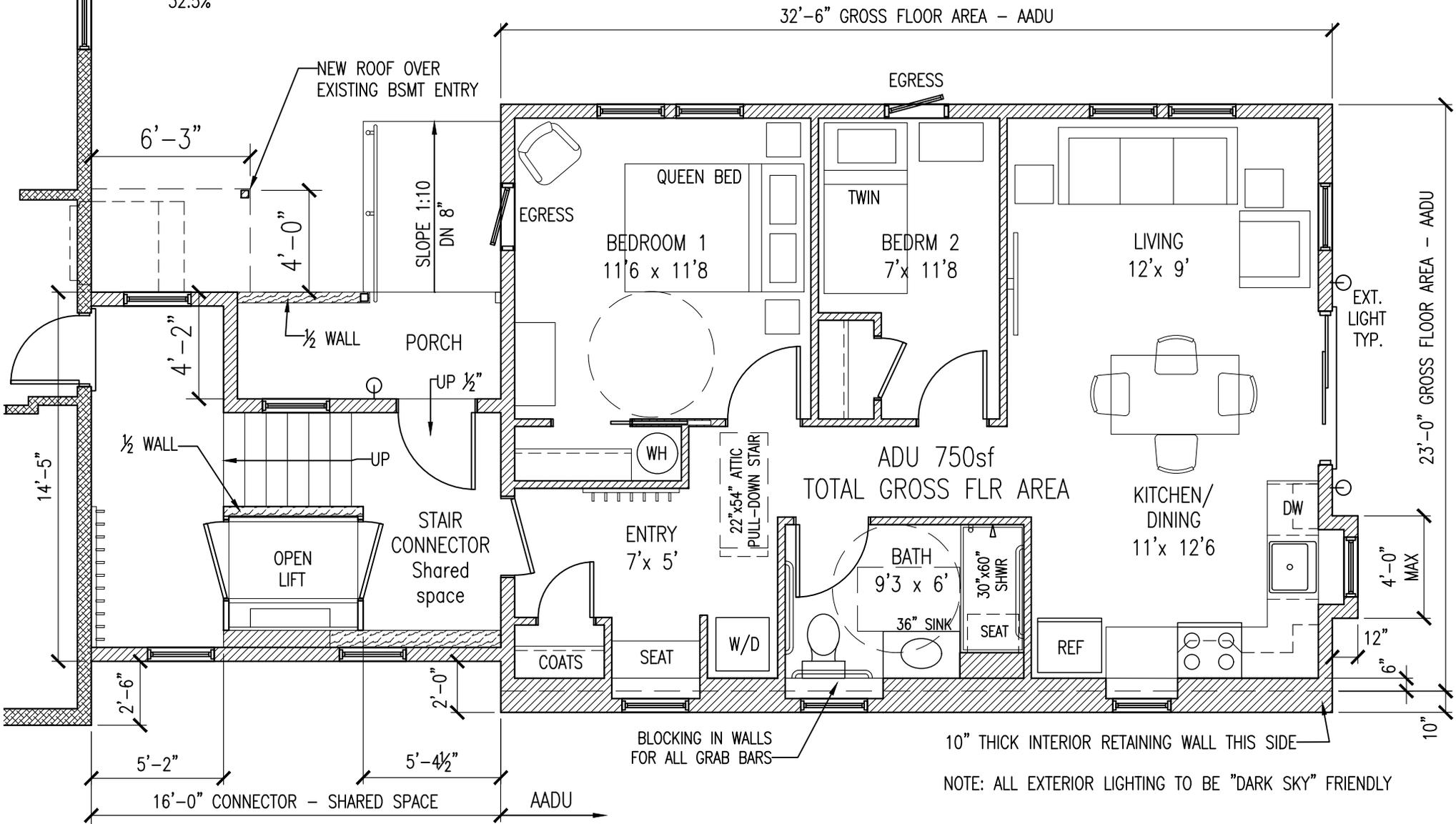
CUP Application  
Photographs - Sheet 2  
Adjacent Properties

Date: Aug 26, 2022

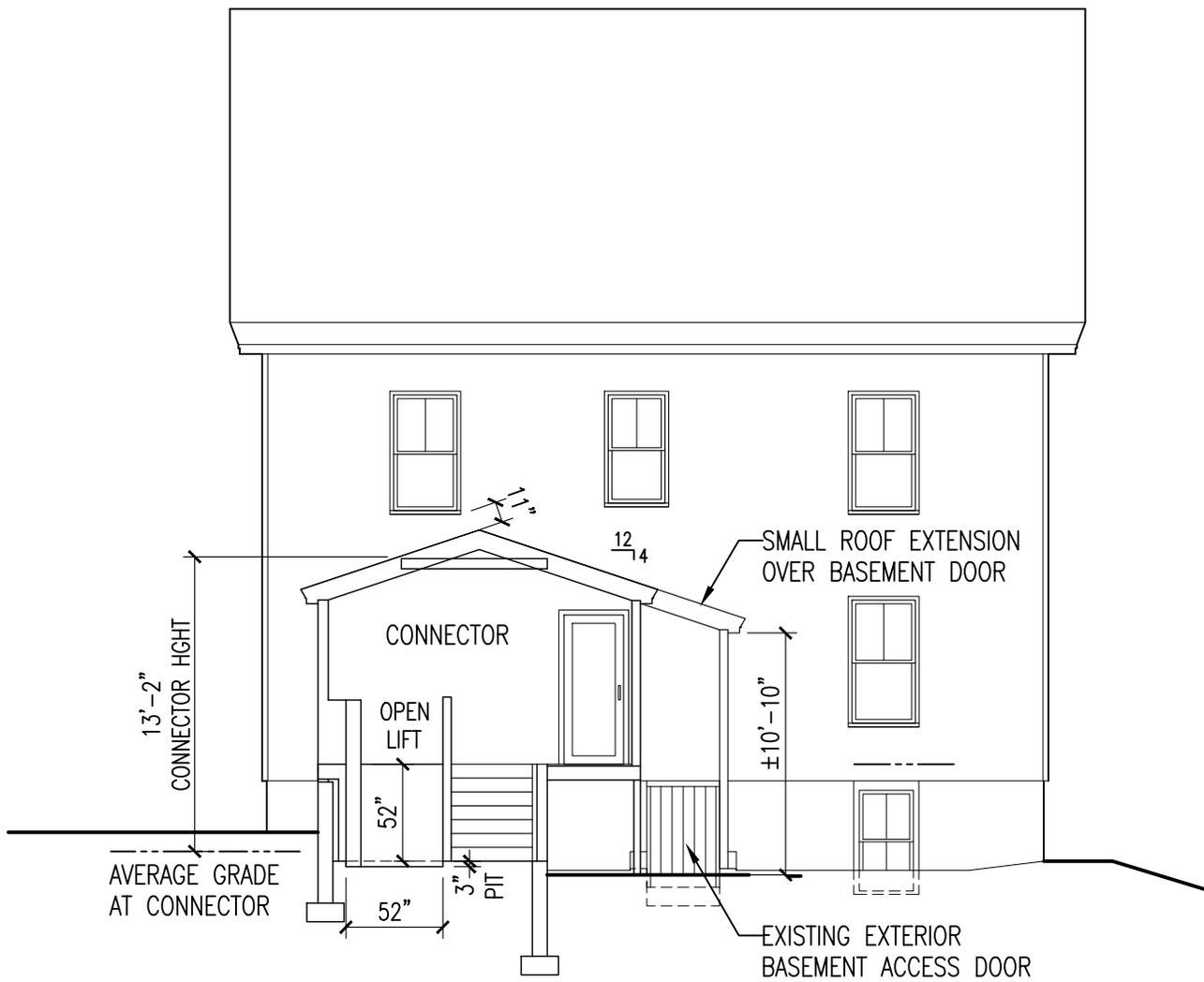
NO SCALE

2.2

- LENGTH OF EXISTING REAR WALL 35'-2"
- WIDTH OF ATTACHED CONNECTOR 11'-5" = 32.5%



<p><b>ADU for BLUS - O'LEARY</b>          225 WIBIRD STREET          PORTSMOUTH, NH 03801</p>	<p>ARILDA DESIGN          densch@comcast.net / www.arilda.com          9 Adams Lane, Unit 2          Kittery, Maine 03904          207-604-6848</p>	<p><b>CUP Application          Proposed AADU &amp;          Connector Floor Plan</b></p>	<p>Date: Aug 26, 2022          scale: 3/16" = 1'-0"  <b>3.1</b></p>
---	---	--	---



CUP Application  
Proposed  
Section at Connector

Date: Aug 26, 2022

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

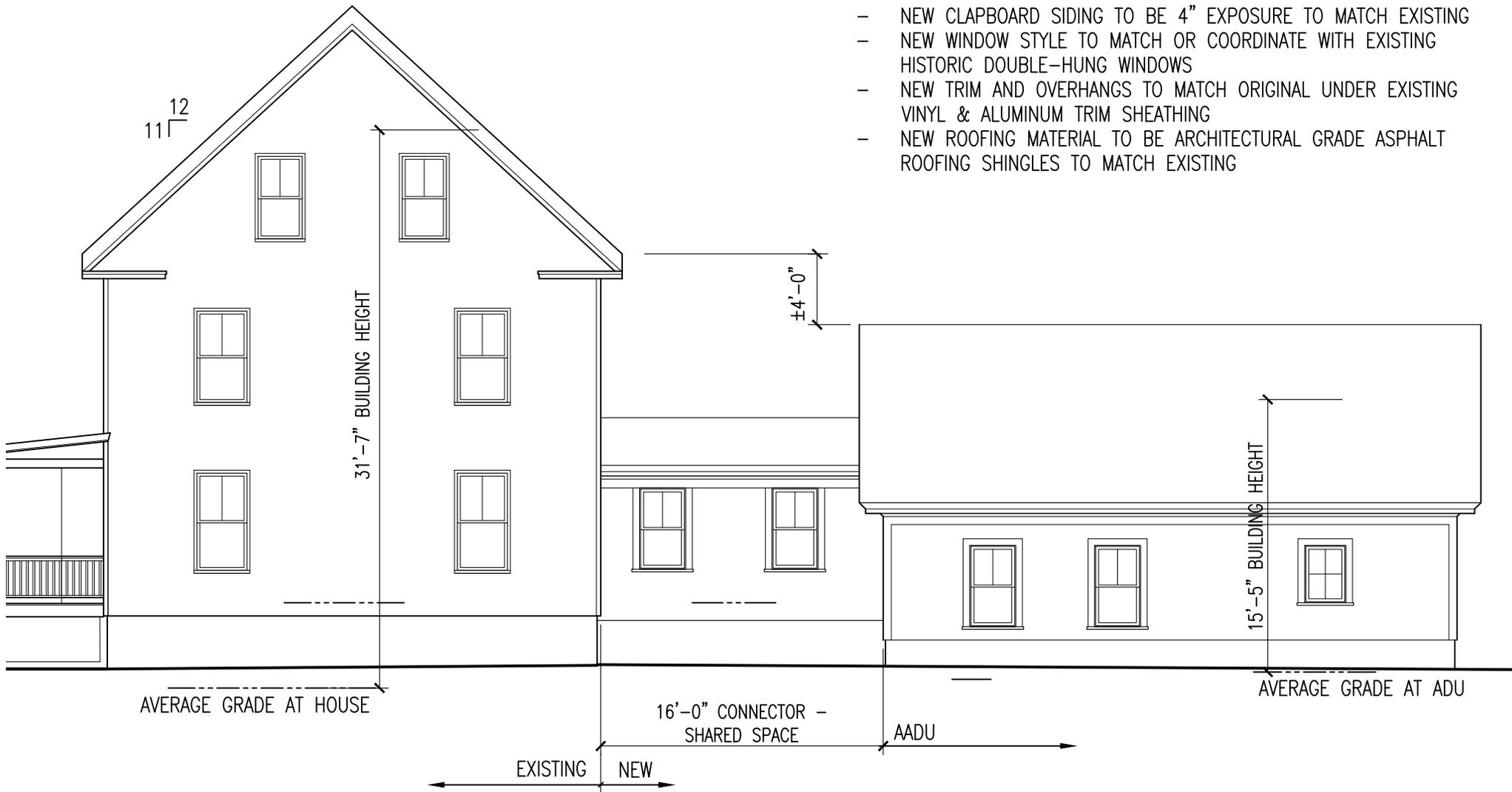
4.0

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

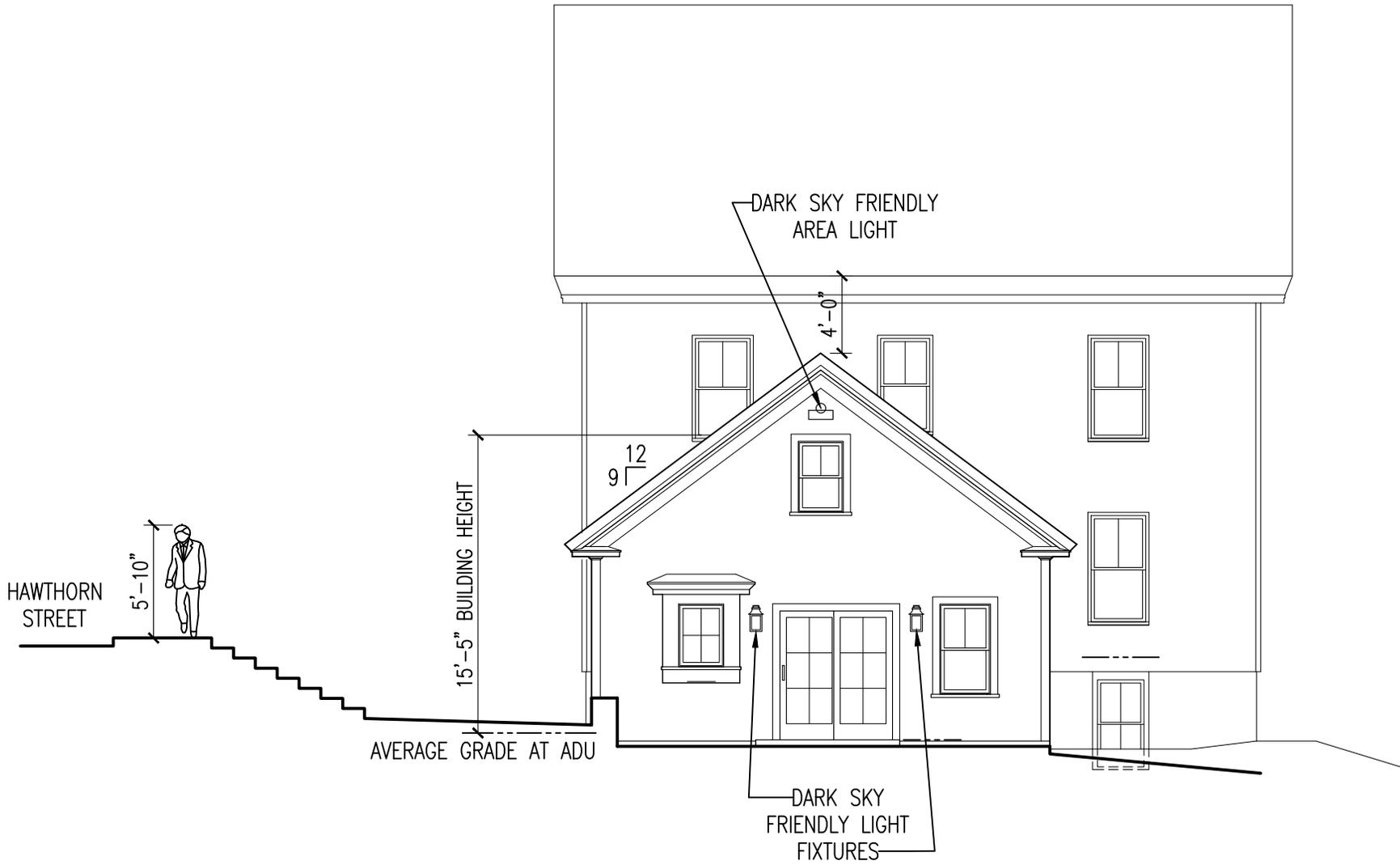
ADU for BLUS - O'LEARY  
225 WIBIRD STREET  
PORTSMOUTH, NH 03801

**NOTES:**

- NEW CLAPBOARD SIDING TO BE 4" EXPOSURE TO MATCH EXISTING
- NEW WINDOW STYLE TO MATCH OR COORDINATE WITH EXISTING HISTORIC DOUBLE-HUNG WINDOWS
- NEW TRIM AND OVERHANGS TO MATCH ORIGINAL UNDER EXISTING VINYL & ALUMINUM TRIM SHEATHING
- NEW ROOFING MATERIAL TO BE ARCHITECTURAL GRADE ASPHALT ROOFING SHINGLES TO MATCH EXISTING



<p><b>ADU for BLUS - O'LEARY</b>                  225 WIBIRD STREET                  PORTSMOUTH, NH 03801</p>	<p><b>ARILDA DESIGN</b>                  densch@comcast.net / www.arilda.com                  9 Adams Lane, Unit 2                  Kittery, Maine 03904                  207-604-6848</p>	<p><b>CUP Application</b>  <b>Proposed Connector &amp; AADU</b>  <b>Hawthorn St. Elevation</b></p>	<p>Date: Aug 26, 2022                  scale: 1/8" = 1'-0"  <b>4.1</b></p>
---	--	--	--



**ADU for BLUS - O'LEARY**  
 225 WIBIRD STREET  
 PORTSMOUTH, NH 03801

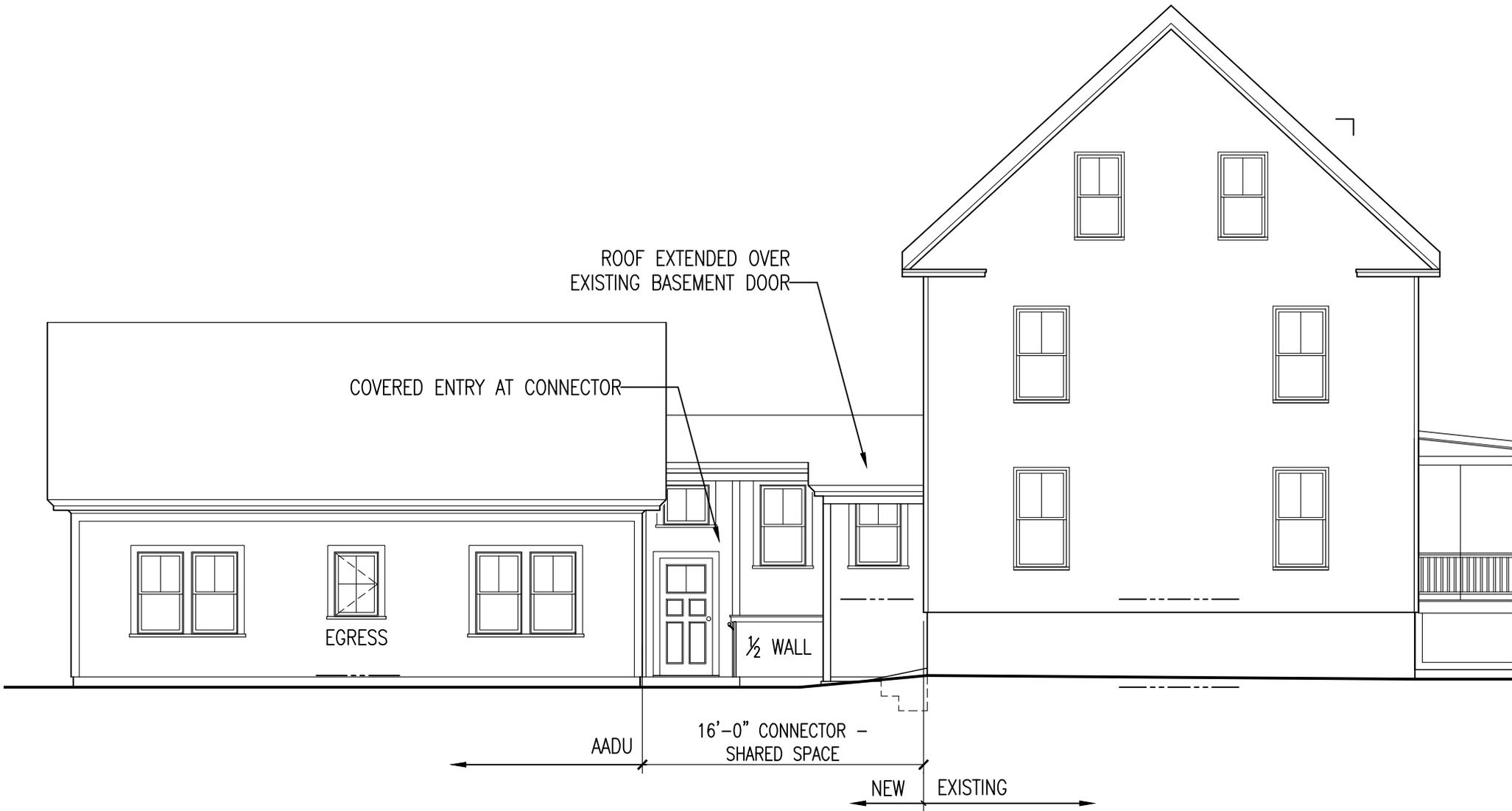
ARILDA DESIGN  
 densch@comcast.net / www.arilda.com  
 9 Adams Lane, Unit 2  
 Kittery, Maine 03904  
 207-604-6848

CUP Application  
 Proposed AADU  
 Rear Elevation

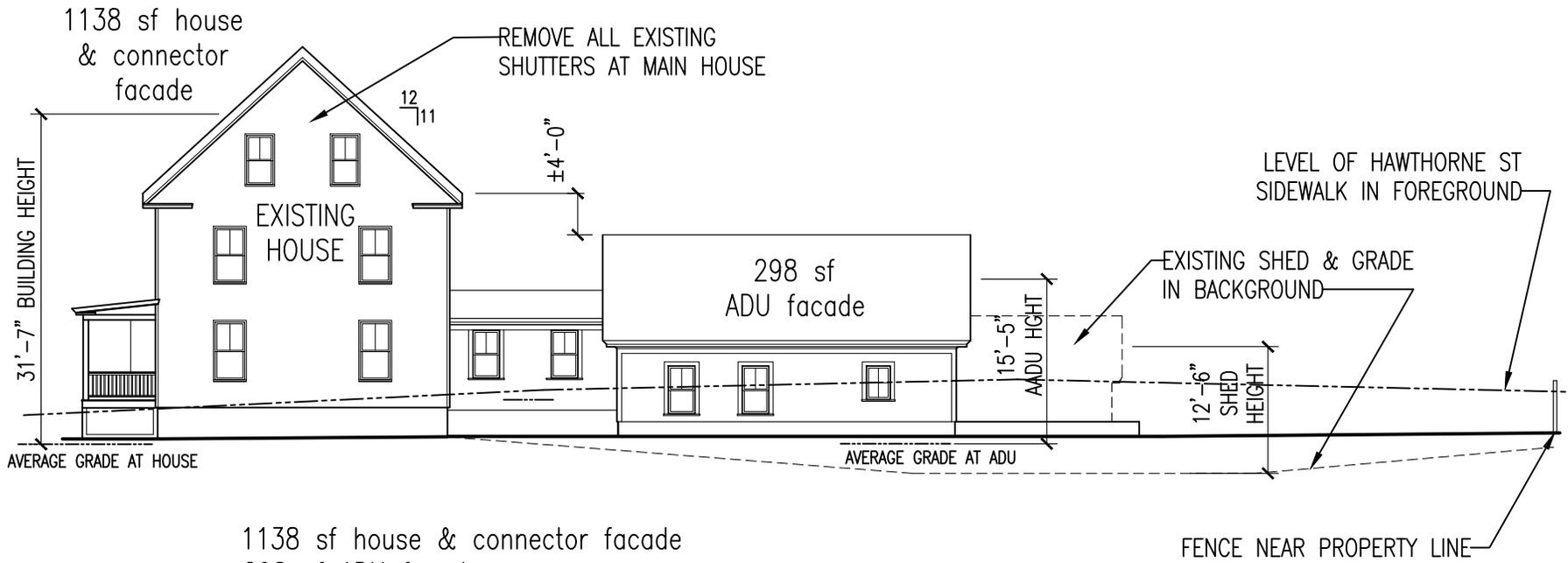
Date: Aug 26, 2022

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

**4.2**



<p><b>ADU for BLUS - O'LEARY</b>          225 WIBIRD STREET          PORTSMOUTH, NH 03801</p>	<p><b>ARILDA DESIGN</b>          densch@comcast.net / www.arilda.com          9 Adams Lane, Unit 2          Kittery, Maine 03904          207-604-6848</p>	<p><b>CUP Application</b>  <b>Proposed Connector &amp; AADU</b>  <b>Driveway Elevation</b></p>	<p>Date: Aug 26, 2022          scale: 1/8" = 1'-0"  <b>4.3</b></p>
---	--	--	--



1138 sf house & connector facade  
 298 sf ADU facade  
 1436 sf total facades

298 sf is 21% of 1436 sf

VIEW FROM HAWTHORN STREET  
 SCALE: 1/16" = 1'-0"

**ADU for BLUS - O'LEARY**  
 225 WIBIRD STREET  
 PORTSMOUTH, NH 03801

ARILDA DESIGN  
 densch@comcast.net / www.arilda.com  
 9 Adams Lane, Unit 2  
 Kittery, Maine 03904  
 207-604-6848

**CUP Application**  
**Proposed AADU**  
**Massing Comparison**

Date: Aug 26, 2022

scale: 1/16" = 1'-0"

**ADU Ordinance Compliance to be met, as per City Ordinance Section 10.814.30:**

**10.814.31** The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership (including by condominium ownership). The property at 225 Wibird street with both a principal dwelling unit and an ADU will remain under common ownership by the Blus O’Leary Family Living Trust.

**10.814.32** Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling as his or her principal place of residence.

**10.814.321** 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) of the trust(s).

The principal dwelling unit will continue to be occupied by the Trustees of the Blus O’Leary Family Living Trust, Gina Blus & Mark O’Leary, as their primary residence.

**10.814.33** Neither the principal dwelling unit 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. One of the Trustees of the Blus O’Leary Family Living Trust will have a home occupation use in the principal dwelling unit.

**10.814.34** The property is on City water & sewer

**Conditional Use Permit Approval Criteria, as per City Ordinance 10.243:**

**10.243.21** The design & scale of the proposed structure, the nature & intensity of the proposed use, and the layout & design of the site will be compatible with adjacent and nearby properties, buildings & uses, will complement the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.

**10.243.22** All necessary public & private infrastructure and services are available & adequate to serve the proposed use.

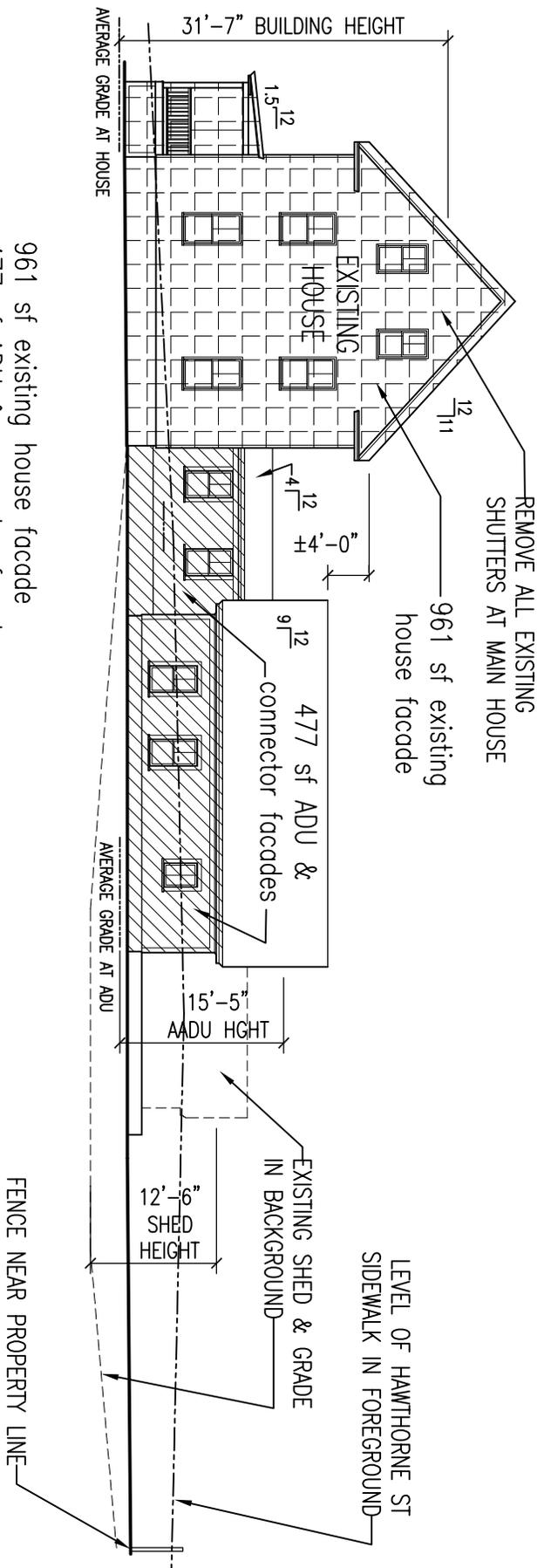
**10.243.23** The site & surrounding streets have adequate vehicular & pedestrian infrastructure to serve the proposed use consistent with the City’s Master Plan.

**10.243.24** The proposed structure, use & activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.

**10.243.25** The proposed structure & uses will not have significant adverse impacts on natural or scenic resources surrounding the site.

**10.243.26** The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

<b>ADU for BLUS - O'LEARY</b> 225 WIBIRD STREET PORTSMOUTH, NH 03801
ARILDA DESIGN <small>densch@comcast.net / www.arilda.com</small> 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848
<b>CUP / ADU Application</b> <b>10.814.30 Statement</b> <b>10.243 CUP Criteria</b>
Date: Aug 26, 2022
NO SCALE
<b>6.1</b>



961 sf existing house facade  
 477 sf ADU & connector facades  
 1438 sf total facades

ADU facade of 477 sf is 33% of  
 1438 sf total facades

VIEW FROM HAWTHORN STREET

SCALE: 1/16" = 1'-0"

NOTE:

UPDATED FACADE CALCULATIONS SEPT 7, 2022  
 CITY ORDINANCES ARE UNLCEAR AS TO WHETHER A SHARED CONNECTOR IS COUNTED AS AN ADDITION TO THE MAIN STRUCTURE OR PART OF THE AADU. NEW CALCULATIONS COUNT THE CONNECTOR TOWARDS THE AADU FACADE AREA TOTAL

**ADU for BLUS - O'LEARY**  
 225 WIBIRD STREET  
 PORTSMOUTH, NH 03801

ARILDA DESIGN  
 dansk@comcast.net / www.arilda.com  
 9 Adams Lane, Unit 2  
 Kittery, Maine 03904  
 207-604-6848

CUP Application  
 Proposed AADU  
 Massing Comparison

Date: Sep 7, 2022  
 scale: 1/16" = 1'-0"

April 29, 2022

Re: Authorization of Representative for Variance Application

To Whom It May Concern:

Please know that Arilda Densch, of Arilda Design, 9 Adams Lane, #2, Kittery, ME 03904, is hereby authorized to act as the property owner's representative and primary contact for planning applications and permitting regarding a proposed detached ADU at 225 Wibird St, Portsmouth.

Thank you,

*Mark O'Leary*

Mark O'Leary

225 Wibird St  
Portsmouth  
510.508.5996  
[Mark.oleary@gmail.com](mailto:Mark.oleary@gmail.com)

July 20, 2022

Town of Portsmouth  
Planning Department and Conservation Commission  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Attention: Rick Chellman, Planning Board Chair  
Barbara McMillan, Conservation Commission Chair

**RE: Proposed Site Demolition  
Wetland Conditional Use Permit and Amended Site Plan Review Applications  
1465 Woodbury Avenue, Portsmouth, NH 03801**

Dear Mr. Chellman and Ms. McMillan:

Please find the following enclosed documents for the Wetland Conditional Use Permit and Amended Site Plan Review applications for the above listed project:

- One (1) full size (24"x36") set of the Proposed Site Plan Documents prepared by Bohler and dated July 20, 2022;
- One (1) copy of the owner's authorization letter

The subject site is located at 1465 Woodbury Avenue (Assessors Map 216, Lot 3). The proposed project involves the demolition of the existing former schoolhouse restaurant building and it's associated parking and utilities. The entirety of the disturbed area will be replaced with lawn. The proposed project will include erosion controls to help prevent the migration of soil erosion and sedimentation outside of the project area.

We look forward to discussing this project with you. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

**BOHLER**



Nick Dewhurst



Randy Miron

CC: Tom Godfrey, Granite Development, LLC (via email)

**Bromley Portsmouth LLC and RCQ Portsmouth LLC  
c/o Quincy & Co Inc.  
57 Dedham Avenue  
Needham, MA 02492**

July 14, 2022

City of Portsmouth  
Planning Department  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Proposed Site Demolition  
Wetland Conditional Use Permit and Site Plan Amendment  
1465 Woodbury Avenue, Portsmouth, NH 03801**

To Whom It May Concern:

On Behalf of Bromley Portsmouth LLC and RCQ Portsmouth LLC c/o Quincy & Co Inc. of 57 Dedham Avenue, Needham, MA 02492, please allow this letter to authorize Bohler to act as the applicant and agent who is applying for these permits on behalf of the owner for the above mentioned project.

Sincerely,



Chris Quincy

# PROPOSED SITE PLAN DOCUMENTS

FOR  
**PNHP REALTY, LLC**

PROPOSED  
**SITE DEMOLITION**

LOCATION OF SITE:  
**1465 WOODBURY AVENUE, CITY OF PORTSMOUTH  
 ROCKINGHAM COUNTY, NEW HAMPSHIRE  
 MAP #216, LOT #3**

**PORTSMOUTH CONSERVATION COMMISSION CONDITIONS:**  
 THE BELOW CONDITIONS ARE LISTED IN THE LETTER TITLED "WETLAND CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1465 WOODBURY AVENUE (LU-22-149)" PREPARED BY THE PORTSMOUTH CONSERVATION COMMISSION DATED AUGUST 26, 2022.

1. APPLICANT SHALL COMPLY WITH NOFA STANDARDS FOR ORGANIC LAND CARE WHEN MAINTAINING PROPOSED NEW PERVIOUS AREA.
2. APPLICATION ENSURE THAT NO SNOW STORAGE WILL BE STORED WITHIN THIS LOT AS IT DRAINS TO THE WETLAND. APPLICANT SHALL INCLUDE SIGNAGE WHICH WILL INDICATE THAT NO SNOW STORAGE SHALL BE PLACED THERE.

**REFERENCES**

EXISTING CONDITIONS PLAN:  
 MSC  
 1465 WOODBURY AVENUE  
 PORTSMOUTH, NH 03801  
 DATE: 01/17/2018  
 REVISED: 04/26/2018

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

**BOHLER**™  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	08/29/2022	PER CONSERVATION COMMISSION CONDITIONS	NPD RMM

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA220245  
 DRAWN BY: CFD  
 CHECKED BY: NPD/RMM  
 DATE: 07/29/2022  
 CAD ID: MAA220245.00-SFPD-0A

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**PNHP REALTY, LLC**  
 PROPOSED  
 SITE DEMOLITION  
 MAP: 216 LOT: 3  
 1465 WOODBURY AVENUE,  
 CITY OF PORTSMOUTH,  
 ROCKINGHAM COUNTY,  
 NEW HAMPSHIRE

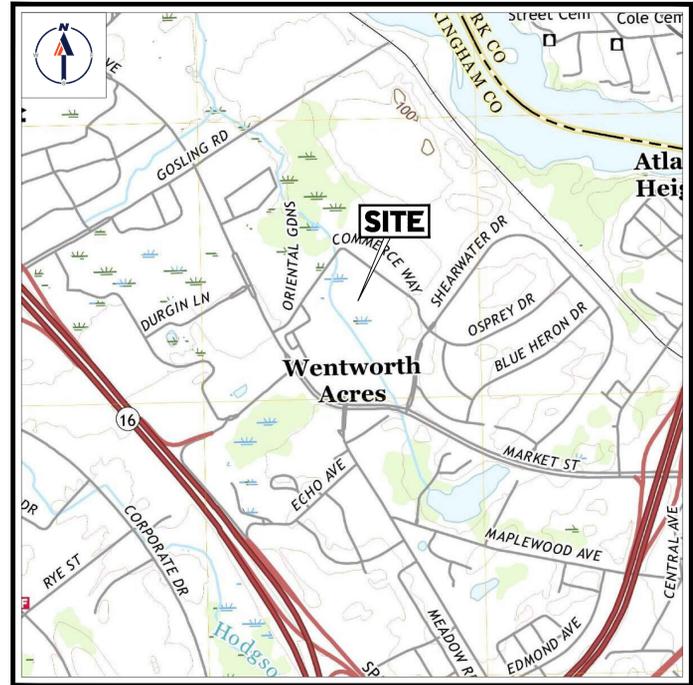
**BOHLER** //  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



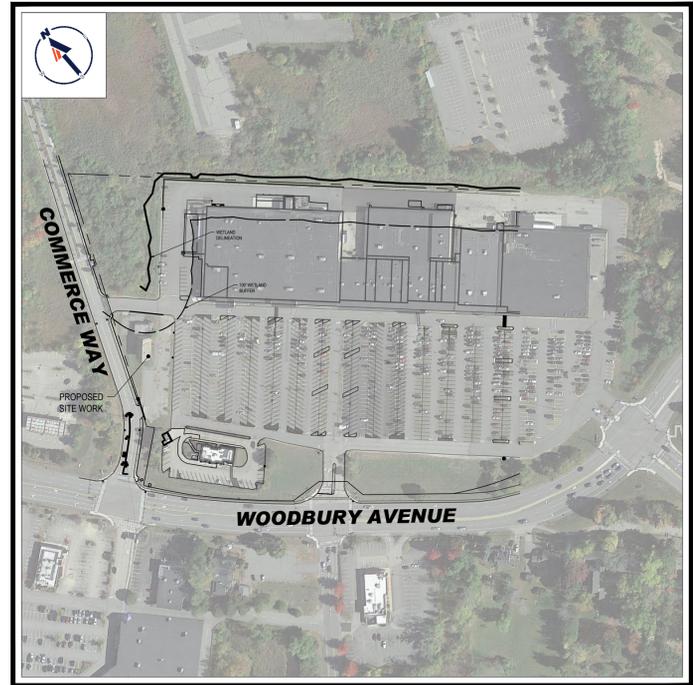
SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-101**  
 REVISION 1 - 08/29/2022

**DRAWING SHEET INDEX**

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION AND EROSION CONTROL PLAN	C-201
SITE LAYOUT AND DETAILS PLAN	C-301
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-601
EXISTING CONDITIONS PLAN (BY OTHERS)	2 SHEETS



**USGS MAP**  
 SCALE: 1" = 1,000'  
 SOURCE: PORTSMOUTH NEW HAMPSHIRE USGS QUADRANGLE



**SITE MAP**  
 SCALE: 1" = 200'  
 SOURCE: GOOGLE AERIAL

PREPARED BY

**BOHLER** //

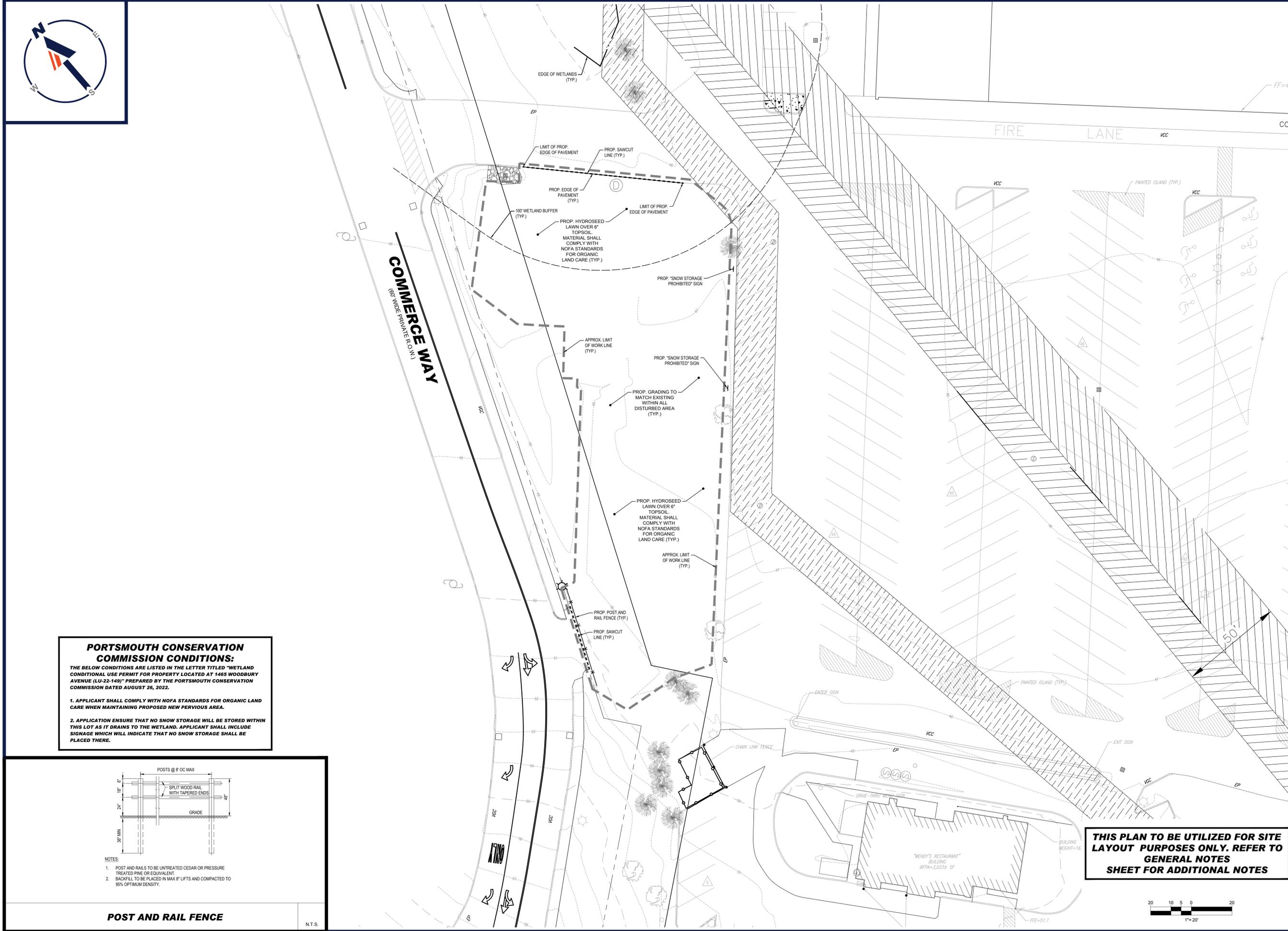
I:\BOHLER\NET\SHARES\MAA\PROJECTS\2022\MAA220245\02\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\MAA220245.00-SFPD-0A-1-24\YOUTU.C-101.CDVR







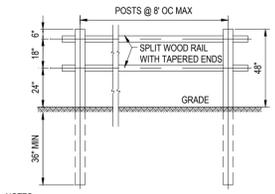
BOHLER ENGINEERING, INC. PROJECT: 202202245.00-SPPD-0A. LAYOUT: C-301-SITE



**PORTSMOUTH CONSERVATION COMMISSION CONDITIONS:**

THE BELOW CONDITIONS ARE LISTED IN THE LETTER TITLED "WETLAND CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1465 WOODBURY AVENUE (LU-22-149)" PREPARED BY THE PORTSMOUTH CONSERVATION COMMISSION DATED AUGUST 26, 2022.

1. APPLICANT SHALL COMPLY WITH NOFA STANDARDS FOR ORGANIC LAND CARE WHEN MAINTAINING PROPOSED NEW PERVIOUS AREA.
2. APPLICATION ENSURE THAT NO SNOW STORAGE WILL BE STORED WITHIN THIS LOT AS IT DRAINS TO THE WETLAND. APPLICANT SHALL INCLUDE SIGNAGE WHICH WILL INDICATE THAT NO SNOW STORAGE SHALL BE PLACED THERE.



- NOTES:
1. POST AND RAILS TO BE UNTREATED CEDAR OR PRESSURE TREATED PINE OR EQUIVALENT.
  2. BACKFILL TO BE PLACED IN MAX 6\"/>

**POST AND RAIL FENCE**

N.T.S.

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/29/2022	PER CONSERVATION COMMISSION CONDITIONS	NPD	RMM

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA220245  
 DRAWN BY: CFD  
 CHECKED BY: NPD/RMM  
 DATE: 07/20/2022  
 CAD ID: MAA220245.00-SPPD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**PNHP REALTY, LLC**

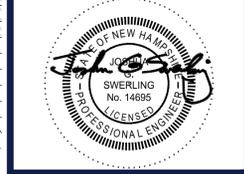
PROPOSED SITE DEMOLITION

MAP: 216 LOT: 3  
 1465 WOODBURY AVENUE,  
 CITY OF PORTSMOUTH,  
 ROCKINGHAM COUNTY,  
 NEW HAMPSHIRE

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

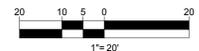


SHEET TITLE:  
**SITE LAYOUT AND DETAILS PLAN**

SHEET NUMBER:  
**C-301**

REVISION 1 - 08/29/2022

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**



**EROSION AND SEDIMENT CONTROL NOTES**

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (188 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
  - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

\* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

\* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
  - TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

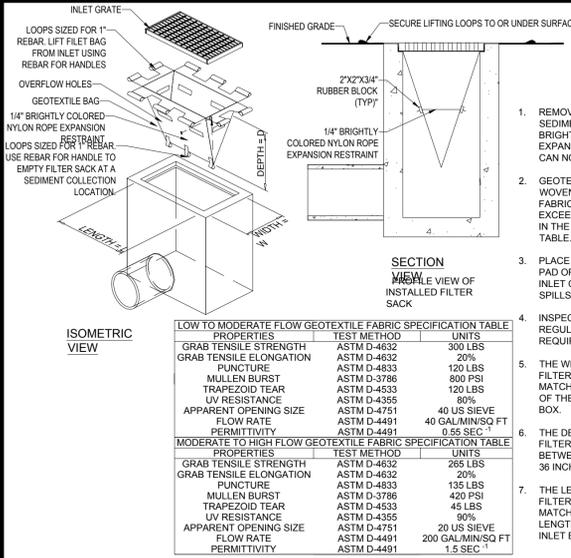
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XX.XXX ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
  - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
  - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE OF THE EROSION CONTROL BARRIER HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF-LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE (AND/OR DEMOLITION PLAN(S)) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

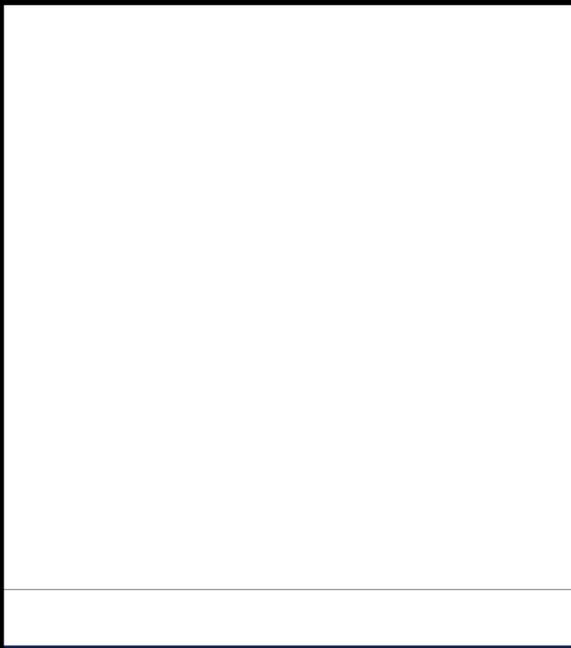
**RECOMMENDED CONSTRUCTION SEQUENCE**

N.T.S.



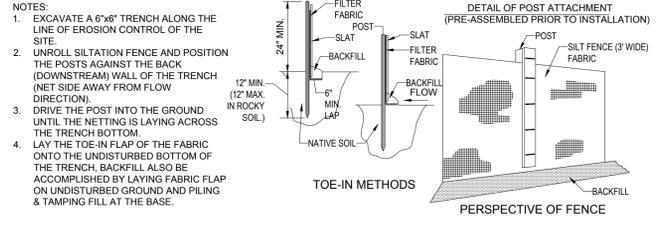
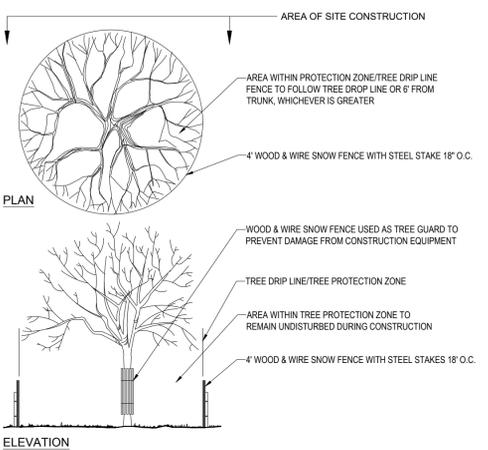
**FILTER SACS (INLET PROTECTION)**

N.T.S.



**TREE PROTECTION DURING SITE CONSTRUCTION**

N.T.S.



**TYP. SILTATION FENCE**

N.T.S.

N.T.S.

N.T.S.

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	PER CONSERVATION COMMISSION CONDITIONS	DRAWN BY	CHKD BY
1	08/29/2022			NPD	RMM

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA220245  
 DRAWN BY: CDF  
 CHECKED BY: NPD/RMM  
 DATE: 07/20/2022  
 CAD ID: MAA220245.00-SFPD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**PNHP REALTY, LLC**

PROPOSED SITE DEMOLITION  
 MAP: 216 LOT: 3  
 1465 WOODBURY AVENUE,  
 CITY OF PORTSMOUTH,  
 ROCKINGHAM COUNTY,  
 NEW HAMPSHIRE

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

SHEET TITLE:  
**EROSION AND SEDIMENT CONTROL NOTES & DETAILS**

SHEET NUMBER:  
**C-601**

REVISION 1 - 08/29/2022

\BOHLER\NET\SHARES\MAP\PROJECTS\2022\MAA220245\02-CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLAN\BMAA220245.00-SFPD-0A-...LAYOUT.C 481 481E

20' SEWER EASEMENT SEE RCRD 2092-225 & 2051-291. (SEE PLAN REFERENCE #4)

50' SEWER EASEMENT SEE RCRD 1313-244 (SEE PLAN REFERENCE #4)

MAP 216 LOT 1-1  
N/F 150 COMMERCE WAY LLC  
210 COMMERCE WAY SUITE 100  
PORTSMOUTH, NH 03801  
RCRD BK. 5725 PG. 2775

MAP 216 LOT 1-2  
N/F COMMERCE CENTER AT PORTSMOUTH  
273 CORPORATE DR SUITE 150  
PORTSMOUTH, NH 03801  
RCRD BK. 3507 PG. 2405

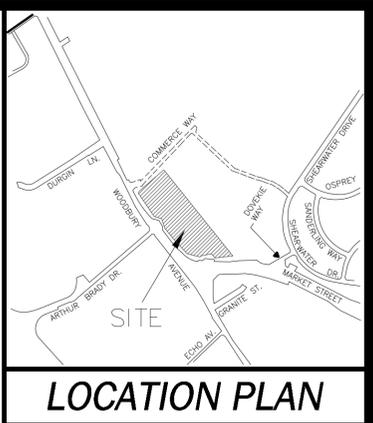
100' DRAINAGE EASEMENT (SEE RCRD 2306-1448) (SEE PLAN REFERENCE #2)

MAP 216 LOT 1-4  
N/F 210 COMMERCE WAY LLC  
210 COMMERCE WAY SUITE 300  
PORTSMOUTH, NH 03801  
RCRD BK. 5418 PG. 1360

MAP 216 LOT 1-5  
230 COMMERCE WAY LLC  
210 COMMERCE WAY SUITE 300  
PORTSMOUTH, NH 03801  
RCRD BK. 5418 PG. 1364

**NOTES:**

- THE PARCEL IS LOCATED IN THE GENERAL BUSINESS (GB) ZONE.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH TAX MAP 216 AS LOT 3.
- THE PARCEL IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 260 OF 681, MAP NUMBER 3301S02060E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- OWNER OF RECORD: BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC  
C/O QUINCY & CO., INC.  
144 GOULD ST. SUITE 152  
NEEDHAM, MA 02494  
RCRD. BK.4486 PG.2167
- UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATION AND RECORD PLANS. THEY ARE APPROXIMATE LOCATIONS ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE TO VERIFY UTILITIES.
- FIELD SURVEY WAS COMPLETED BY MSC IN NOVEMBER 2017, WITH A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- 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 UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- ZONING REQUIREMENTS: (GB)  
MINIMUM LOT AREA: 43,560 S.F.  
MINIMUM CONTINUOUS STREET FRONTAGE: 200'  
MINIMUM DEPTH: 100'  
MINIMUM SETBACKS:  
FRONT YARD: 30'  
SIDE YARD: 30'  
REAR YARD: 50'  
MAXIMUM STRUCTURE HEIGHT: 60'  
MAXIMUM ALLOWABLE ROOF APPURTENANCE HEIGHT: 10'  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACES: 20%  
PER THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.531.
- TOTAL PARCEL AREA: 860,909 S.F.  
19.76 ACRES
- THIS PARCEL HAS BEEN GRANTED A VARIANCE BY THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT ON DECEMBER 18, 1990 PURSUANT TO SECTION 10-301 (9) (b) TO ALLOW A BUILDING ZONED GENERAL BUSINESS TO BE 70' FROM A RESIDENTIAL ZONE WHERE 100' IS REQUIRED.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CURRENT SITE FEATURES OF TAX MAP 216 LOT 3.
- PARKING:  
TOTAL REGULAR SPACES PROVIDED ON LOT=885  
TOTAL HANDICAP SPACES PROVIDED ON LOT=32  
PAVED PARKING AREA= 480,485 S.F.
- BUILDING AREA:  
1. SHOPPING CENTER= 189,464 S.F.±  
2. WENDY'S RESTAURANT= 3,023 S.F.±  
3. FORMER SCHOOLHOUSE RESTAURANT= 2,606 S.F.±  
TOTAL BUILDING AREA ON SITE= 195,093 S.F.±
- JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON NOVEMBER 15, 2017 BY CHRISTOPHER K. DANFORTH CWS #077 OF TFMORAN, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL 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 (NEWPCC), 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 HYDRIC VEGETATION WAS DETERMINED USING THE NORTH-CENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).
- THERE ARE NO OBSERVED ENCROACHMENTS OF IMPROVEMENTS ONTO ADJUTING PROPERTIES, NOR OBSERVED ENCROACHMENTS FROM ADJUTING PROPERTIES ONTO THIS SITE.
- THIS PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER AND PRIVATE ELECTRIC AND GAS SERVICES.
- SEE SHEET S-2 FOR DRAINAGE AND SEWER INVERT TABLES, LINE TABLES, PLAN REFERENCES AND DETAIL.
- FOR OVERALL BOUNDARY SEE PLAN REFERENCE #8. (SHEET S-2)



**LOCATION PLAN**

MAP 214 LOT 2  
N/F PUBLIC SERVICE COMPANY OF NH  
P.O. BOX 270  
HARTFORD, CT. 06141  
RCRD BK. 1066 PG.414



MAP 215 LOT 14  
N/F COLE BJ PORTFOLIO II, LLC  
C/O BJ'S WHOLESALE PROP TAX DPT C2  
25 RESEARCH DRIVE  
WESTBOROUGH, MA 01581  
RCRD BK. 5250 PG. 808

ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 17  
N/F RICHARD P. FUSEGNI  
201 KEARSARGE WAY  
PORTSMOUTH, NH 03801  
RCRD BK. 5476 PG. 2661

ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 16  
N/F DPF 1600 WOODBURY AVENUE LLC  
C/O DPF ACQUISITIONS LLC  
518 17TH ST, 17TH FLOOR  
DENVER, CO 80202  
RCRD BK. 5534 PG.1681

(BK. 4486 PG. 2167  
PARCEL II: PARCEL 1)  
SLOPE EASEMENT (SEE RCRD BK. 2458 PG. 707 & PLAN REFERENCE #3)

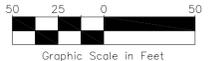
ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 15  
N/F EAMES & SIMPSON REAL ESTATE LLC  
64 BREAKFAST HILL RD  
GREENLAND, NH 03840  
RCRD BK. 5276 PG. 2194

ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 10-2  
N/F BUCEPHALUS LLC  
C/O MAXINE KENNY MGR  
1 HAVEN CT  
PORTSMOUTH, NH 03801  
RCRD BK. 5724 PG. 0050

ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 7  
N/F JAMES P & PATRICIA KATKIN  
1400 WOODBURY AVE  
PORTSMOUTH, NH 03801  
RCRD BK. 4486 PG. 1229

ABUTTER ACROSS WOODBURY AVE.  
MAP 238 LOT 6  
N/F PREM RAJ & ANITA KUMARI  
1465 WOODBURY AVENUE #348  
PORTSMOUTH, NH 03801  
RCRD BK. 3252 PG. 1571

Copyright 2018 © Thomas F. Moran, Inc.  
48 Constitution Drive, Bedford, N.H. 03110  
All rights reserved. These plans and materials may not be copied, duplicated, or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.  
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



**WOODBURY AVENUE**  
(VARIABLE WIDTH PUBLIC R.O.W.)

TAX MAP 216 LOT 3  
19.76 ACRES  
(860,909 S.F.)  
(PARCEL I)

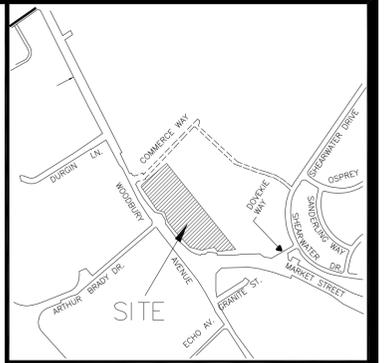
**FOR REVIEW**

TAX MAP 216 LOT 3  
**EXISTING CONDITIONS PLAN**  
**BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC**  
**1465 WOODBURY AVENUE**  
**PORTSMOUTH, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
OWNED BY  
**BROMLEY PORTSMOUTH LLC**  
**RCQ PORTSMOUTH LLC**  
SCALE: 1" = 50'  
1" = 100' (11x17) **JANUARY 17, 2018**

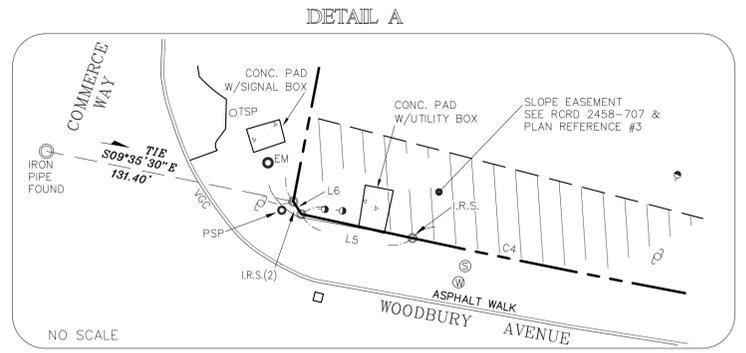


Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910  
www.msceingners.com

REV	DATE	DESCRIPTION	DR	CK
1	4/26/18	UPDATED DRAINAGE FEATURES AND INVERTS		



**LOCATION PLAN**



**LEGEND**

- AC AIR CONDITIONING UNIT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- L.A.R.O.W. LIMITED ACCESS RIGHT OF WAY
- LS LANDSCAPED AREA
- R.O.W. RIGHT OF WAY
- VGC VERTICAL GRANITE CURB
- VCC VERTICAL CONCRETE CURB
- D.I. DUCTILE IRON
- TCB TRAFFIC CONTROL BOX
- TSP TRAFFIC SIGNAL POLE
- EM ELECTRIC METER
- I.R.S. IRON ROD W/CAP SET 11/29/17
- SGC SLOPED GRANITE CURB
- RCP REINFORCED CONCRETE PIPE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- PSP PEDESTRIAN SIGNAL POLE
- INV. INVERT
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- PVC POLY VINYL CHLORIDE
- FF FINISHED FLOOR
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- WATER VALVE
- WATER SHUTOFF
- CATCH BASIN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- CHAIN LINK FENCE
- SEWER LINE
- DRAIN LINE
- EDGE OF WETLANDS
- PROPERTY LINE
- SEWER MANHOLE
- DRAIN MANHOLE
- CONCRETE BOUND
- GROUND LIGHT
- HANDICAP PARKING SYMBOL
- SEE LINE TABLE
- C1 SEE CURVE TABLE
- MANHOLE
- BELL MANHOLE
- BOLLARD
- TRENCH DRAIN (BURIED)
- TEMPORARY BENCHMARK
- CONCRETE
- DRAINAGE EASEMENT
- SEWER EASEMENT
- SEWER EASEMENT
- PSNH EASEMENT
- SLOPE EASEMENT

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N09°22'14"W	18.86'
L2	N06°40'07"E	25.87'
L3	S62°37'11"W	21.45'
L4	N18°24'01"E	49.69'
L5	N08°55'45"W	19.90'
L6	N36°22'48"E	2.62'

**CURVE TABLE**

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH
C1	06°31'33"	722.00'	82.23'
C2	29°02'25"	722.00'	365.95'
C3	07°23'57"	1866.86'	241.08'
C4	02°52'14"	1860.00'	93.18'

**DRAINAGE INVERT TABLE**

- CB1  
RIM=47.70  
12" RCP INV. IN=45.26  
INV. OUT 12"RCP=42.14
- CB2  
RIM=48.19  
12"RCP INV. IN=43.97  
12"RCP INV. OUT=44.19
- CB3  
RIM=47.51  
12" RCP INV. IN=44.06  
12" RCP INV. OUT=43.41
- CB4  
RIM=47.89  
12" RCP INV. IN=43.19 FROM CB3  
12" RCP INV. IN=43.55 FROM CB5  
12" RCP INV. IN=43.15 FROM HEADWALL  
18" RCP INV. OUT=42.89 TO CB7
- CB5  
RIM=48.09  
12" RCP INV. IN=44.76 FROM CB6  
12" RCP INV. OUT=44.63 TO CB4
- CB6  
RIM=48.99  
12" RCP INV. OUT=45.62 TO CB5
- CB7  
RIM=45.04  
18" RCP INV. IN=41.72 FROM CB4  
6" PVC INV. IN=42.08 FROM CB8  
24" RCP INV. OUT=41.57 TO CB9
- CB8  
RIM=45.40  
6" PVC INV. OUT=43.73 TO CB7
- CB9  
RIM=45.29  
24" RCP INV. IN=40.65 FROM CB7  
30" RCP INV. OUT=40.43 TO CB10
- CB10  
RIM=45.86  
30" RCP INV. IN=40.28 FROM CB9  
36" RCP INV. OUT=40.40 TO DMH1
- CB11  
RIM=46.55  
INV. OUT=43.0± BASIN FULL OF DEBRIS.  
UNKNOWN SIZE & TYPE OF PIPE INV.  
MEASUREMENT IS APPROXIMATE ONLY.
- CB12  
RIM=47.38  
4"PVC INV.=45.90

- DMH1  
RIM=46.02  
36" RCP INV. IN=39.62 FROM CB10  
22" RCP INV. IN=40.67 FROM DMH2  
36" RCP INV. OUT=39.51 TO HEADWALL
- DMH2  
RIM=46.62  
12" PVC INV. IN=43.12  
12" RCP INV. IN=43.12  
22" RCP INV. OUT=43.02
- DMH3  
RIM=47.51  
12" RCP INV. IN=42.71 SW  
18" RCP INV. IN=42.68 SE  
18" RCP INV. OUT=42.60 TO HEADWALL
- DMH4  
RIM=49.56  
12" RCP INV. IN=42.96  
18" RCP INV. IN=42.62  
30" RCP INV. OUT=43.02 TO DMH5
- DMH5  
RIM=46.87  
30" RCP INV. IN=41.67 FROM DMH4  
30" RCP INV. OUT=41.62 TO DMH6
- DMH6  
RIM=46.57  
30" RCP INV. IN=41.41 FROM DMH5  
30" RCP INV. OUT=41.22
- DMH7  
RIM=46.17  
12" CMP INV. IN=42.47 FROM(SE)  
12" RCP INV. OUT=42.01 TO(NE)

**SEWER INVERT TABLE**

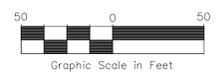
- SMH1  
RIM=49.26  
8" INV. IN=36.25  
8" INV. OUT=36.16
- SMH2  
RIM=47.84  
8" INV. IN=36.00 FROM SMH1  
6" D.I. INV. IN=44.34 SW  
INV. IN=35.93 NW  
8" INV. OUT=35.77 TO SMH3
- SMH3  
RIM=45.80  
8" INV. IN=35.21 FROM SMH2  
8" CLAY INV. OUT=35.14
- SMH4  
RIM=46.08  
8" CLAY INV. IN=34.08  
8" CLAY INV. IN=34.40  
8" CLAY INV. OUT=33.98
- SMH5  
RIM=46.75  
8" INV. IN=41.15 SW  
8" INV. IN=41.15 SE  
8" INV. OUT=40.79 TO SMH6
- SMH6  
RIM=46.19  
8" INV. IN=39.88 FROM SMH5  
8" CLAY INV. OUT=39.61 TO SMH7
- SMH7  
RIM=46.22  
8" CLAY INV. IN=38.68 FROM SMH6  
8" CLAY INV. OUT=38.65 TO SMH8
- SMH8  
RIM=46.57  
8" CLAY INV. IN=38.06 FROM SMH7  
4" D.I. INV. IN=43.17 SE  
8" CLAY INV. OUT=37.74 TO SMH4
- SMH9  
RIM=48.40  
24" RCP INV. IN=35.56 (NE)  
24" RCP INV. OUT=35.52 (SW)
- SMH10 (POSSIBLE HOLDING TANK)  
RIM=46.69  
TOP OF CHAMBER=43.99



Copyright 2018 © Thomas F. Moran, Inc.  
48 Constitution Drive, Bedford, N.H. 03110

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

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



REV.	DATE	DESCRIPTION	DR	CK
1	4/26/18	UPDATED DRAINAGE FEATURES AND INVERTS		

**PLAN REFERENCES:**

- "SUBDIVISION PLAN OF LAND ON WOODBURY AVENUE FOR MARION D. FRINK, WOODBURY AVENUE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. DATED JAN. 1977, REV.1 DATED 05/27/77 RCRD PLAN #D-7288.
- "AMENDED SUBDIVISION PLAN OF LAND ON WOODBURY AVE. FOR MARION D. FRINK, WOODBURY AVENUE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. DATED JAN. 1977, REV.2 DATED 5-10-78 RCRD PLAN #D-7817.
- "PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM PORTSMOUTH PARTNERS IN PORTSMOUTH, N.H. ROCKINGHAM COUNTY, PROJECT: PORTSMOUTH-NEWINGTON, C-3275" DATED AUG. 16, 1983 RCRD PLAN #D-11798.
- "AS-BUILT PLAN FOR K-MART PLAZA, PORTSMOUTH PARTNERS, WOODBURY AVE. PORTSMOUTH, N.H." BY RICHARD P. MILLETTE AND ASSOCIATES DATED NOV. 28, 1985, REV DATE JUNE 19, 1986 RCRD PLAN #D-15343.
- "SUBDIVISION PLAN OF LAND FOR MAGNA CORP. WOODBURY AVE, PORTSMOUTH N.H. COUNTY OF ROCKINGHAM" BY RICHARD P. MILLETTE AND ASSOCIATES DATED 8/1/84, REV 3 DATED 01/09/85 RCRD PLAN #D-13251.
- "ALTA/ACSM LAND TITLE SURVEY FOR PORTSMOUTH ASSOCIATES, L.L.C. 1465 WOODBURY AVENUE COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." BY: MILLETTE, SPRAGUE & COLWELL, INC. DATED AUG 18, 1998, REV 1 DATED 02/04/99.
- "ALTA/ACSM LAND TITLE SURVEY OF TAX MAP 216 LOT 3 FOR EDF PORTSMOUTH, L.L.C. 1465 WOODBURY AVENUE COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." BY: MILLETTE, SPRAGUE & COLWELL, INC. DATED FEBRUARY 24, 2004, REV 1 DATED 03/14/05.
- "TAX MAP 216 LOT 3 ALTA/NSPS LAND TITLE SURVEY, BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC, 1465 WOODBURY AVENUE, PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM OWNED BY BROMLEY PORTSMOUTH LLC & RCQ PORTSMOUTH LLC" BY: MSC, A DIVISION OF TFMORAN, INC. DATED NOVEMBER 30, 2017.

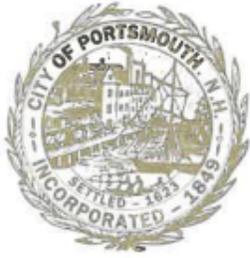
**FOR REVIEW**

TAX MAP 216 LOT 3  
**EXISTING CONDITIONS PLAN**  
**BROMLEY-PORTSMOUTH LLC & RCQ-PORTSMOUTH LLC**  
**1465 WOODBURY AVENUE**  
**PORTSMOUTH, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
OWNED BY  
**BROMLEY PORTSMOUTH LLC**  
**RCQ PORTSMOUTH LLC**

SCALE: 1" = 50'  
1" = 100' (11x17)

JANUARY 17, 2018

<b>TFM</b>	<b>MSC</b>	Civil Engineers	170 Commerce Way, Suite 102
		Structural Engineers	Portsmouth, NH 03801
		Traffic Engineers	Phone (603) 431-2222
		Land Surveyors	Fax (603) 431-0910
		Landscape Architects	www.mscengineers.com
		Scientists	
A division of TFMoran, Inc.			
FILE	46077.70	DR	FB
		CK	CADFILE
			S-2



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## CONSERVATION COMMISSION

August 26, 2022

Bromley Portsmouth, LLC  
144 Gould Street, Suite 152  
Needham, MA 02494

RE: Wetland Conditional Use Permit for property located at 1465 Woodbury Avenue (LU-22-149)

Dear Owner:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, August 10, 2022**, considered your application for a Wetland Conditional Use Permit under section 10.1017. Applicant is proposing to demolish the existing building on this property along with its associated parking and utilities. The application indicates that the total wetland buffer area on the lot is 164,700 square feet and the total buffer area to be disturbed is 4,760 square feet. They are proposing to remove an unspecified amount of impervious surface and structures and will be replacing with lawn. The northern portion of this site is located within the 100' buffer. They are proposing hydro-seeding and regrading of certain sections of the site along with a small fence addition to close off the existing driveway from Commerce Way.. Said property is shown on Assessor Map 216, lot 3 and lies within the Gateway 1 (G1) District. As a result of said consideration, the Commission voted to Recommend approval of the Wetland Conditional Use Permit to the Planning Board with the following stipulations.

1. Applicant comply with NOFA standards for organic land care when maintaining proposed new pervious area.
2. Applicant ensure that no snow will be stored within this lot as it drains to wetland. Applicant shall include signage which will indicate that no snow storage shall be placed there.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, September 15, 2022**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, August 31, 2022.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Barbara McMillan, Chair

8/26/22, 11:50 AM

Conservation Commission

cc:

Nikolas Dewhurst, Bohler Engineering

# Draft Findings of Fact | Subdivision Rules and Regulations

## City of Portsmouth Planning Board

Date: September 15, 2022

Property Address: 0 Patricia

Application #: LU-22-172

Decision:  Approve  Deny  Approve with Conditions

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Subdivision Review Criteria	Finding (Circle one)	Draft Supporting Information
Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. <b>SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT</b>	Yes  No	The application has been reviewed by the Technical Advisory Committee for conformance with these minimum requirements. The application was deemed complete on September 6, 2022 at the Technical Advisory Committee Meeting.
<b>SECTION V - REQUIREMENTS FOR FINAL PLAT</b>	Yes  No	The application has been reviewed by the Technical Advisory Committee for conformance with these minimum requirements. The application was deemed complete on September 6, 2022 at the Technical Advisory Committee Meeting.
<b>SECTION VI - GENERAL REQUIREMENTS</b>	Yes  No	The application has been reviewed by the Technical Advisory Committee for conformance with these minimum requirements. The application was recommended for approval on September 6, 2022 at the Technical Advisory Committee Meeting.
<b>SECTION VII - DESIGN STANDARDS</b>	Yes  No	The application has been reviewed by the Technical Advisory Committee for conformance with these minimum requirements. The application was recommended for approval on

<b>Subdivision Review Criteria</b>	<b>Finding</b> (Circle one)	<b>Draft Supporting Information</b>
		September 6, 2022 at the Technical Advisory Committee Meeting.
<b>Other Board Findings</b>		
<b>Other Board Support</b>		
<b>Conditions of Approval</b> (See Separate Conditions Sheet)		

# Draft Findings of Fact | Accessory Dwelling Unit

## City of Portsmouth Planning Board

Date: September 15, 2022

Property Address: 225 Wibird Street

Application #: **LU-22-174**

Decision:  Approve  Deny  Approve with Conditions

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for an attached or detached ADU, the Planning Board shall make the following findings:

10.814.60	Finding (Circle One)	Draft Supporting Information
10.814.61 Exterior design of the ADU is consistent with the existing principal dwelling on the lot.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<p>The applicant has provided the following details regarding the architecture of the AADU:</p> <ul style="list-style-type: none"> <li>• Clapboard siding to be 4" to match existing.</li> <li>• New window style to match or coordinate with existing historic double hung windows.</li> <li>• New trim and overhangs to match original trim detailing under the existing vinyl and aluminum sheathing</li> <li>• New roofing material to be architectural grade asphalt roofing shingles to match existing.</li> <li>• Applicant proposes a gabled roof for the AADU and the shared connector space consistent with the principal structure.</li> <li>• Roof pitch for AADU is similar to principal structure               <ul style="list-style-type: none"> <li>✓ Principal Structure-11:12</li> <li>✓ AADU 9:12</li> </ul> </li> </ul>
10.814.62 The site plan provides adequate and appropriate open space, landscaping and off-street parking for both the ADU and the primary dwelling.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<ul style="list-style-type: none"> <li>• The applicant has designated a parking space for the AADU.</li> <li>• The 12,824 lot currently provides 76% open space which will be reduced to 67.3% open space with the addition.</li> <li>• The General Residence A (GRA) district requires</li> </ul>

10.814.60	Finding (Circle One)	Draft Supporting Information
		30% open space.
10.814.63 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.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<ul style="list-style-type: none"> <li>• Unit is provided for is located to the rear of the principal structure on Wibird.</li> <li>• AADU presents as single family dwelling from the primary entrance on Wibird Street, the existing structure is on a corner lot – the view of the AADU from Hawthorn is more discernable as a separate unit but not inconsistent with the extended single family residential forms in the neighborhood.</li> <li>• No separate entrance for the AADU is visible from street or driveway. The only entrance is in the rear and it is a shared entry in a connecting structure, suggesting a single family residence.</li> </ul>
10.814.64 The ADU will not result in excessive noise, traffic or parking congestion.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	The applicant is proposing one new accessory dwelling unit.
<b>Other Board Findings</b>		
<b>Other Board Support</b>		
<b>Conditions of Approval</b> (See Separate Conditions Sheet)		

# Draft Findings of Fact | Wetland Conditional Use Permit

## City of Portsmouth Planning Board

Date: September 15, 2022

Property Address: 1465 Woodbury Ave.

Application #: **LU-22-149**

Decision:  Approve  Deny  Approve with Conditions

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

<b>Zoning Ordinance Sector 10.1017.50 – Criteria for Approval</b>	<b>Finding</b> (Circle One)	<b>Draft Supporting Information</b>
1. <i>The land is reasonably suited to the use activity or alteration.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Applicant is proposing to remove existing impervious surfaces and buildings in and around the 100' buffer and will replace with pervious cover.
2. <i>There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Applicant is proposing an overall net positive impact to the wetland buffer by removing existing impervious coverage of the buffer and replacing with pervious coverage.

<b>Zoning Ordinance Sector 10.1017.50 – Criteria for Approval</b>	<b>Finding</b> (Circle One)	<b>Draft Supporting Information</b>
3. <i>There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	While current impervious impacts are proposed to be replaced with pervious material, there is currently no evaluation of the wetland functions and values. However, overall the removal of impervious to be replaced with lawn should result in a net benefit. With the addition of buffer plantings including trees and/or shrubs, the site would be further enhanced. Additionally, the applicant should assure that stormwater will be contained on site.
4. <i>Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Currently no natural vegetative state on the site plan that could be altered or disturbed. The buffer will be restored to lawn.
5. <i>The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Applicant's plans show they are planning to remove all existing impervious surface on the site and will replace with pervious area. This should aid in stormwater and runoff control and if the proper plantings are used, will help restore a section of the wetland buffer.
6. <i>Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Site plan appears to show no demolition and/or construction activity within the 25' buffer.
<b>Other Board Findings</b>		
<b>Other Board Support</b>		
<b>Conditions of Approval</b> (See Separate Conditions Sheet)		

# Draft Findings of Fact | Site Plan Review

## City of Portsmouth Planning Board

Date: September 15, 2022

Property Address: 1465 Woodbury Ave.

Application #: **LU-22-149**

Decision:  Approve  Deny  Approve with Conditions

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Circle One)	Draft Supporting Information
1, Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u> <ul style="list-style-type: none"> <li>• Site Plan Review Articles 3- Articles 11</li> <li>• <b>Article II: Demolition</b> City Code of Ordinances.</li> </ul>	<b>Yes</b>  <b>No</b>	<ul style="list-style-type: none"> <li>• No new development proposed – only demolition and restoration to open space/lawn.</li> <li>• Application will be subject to compliance with <b>ARTICLE II: DEMOLITION</b> of the City Code of Ordinances.</li> </ul>
2. Provision for the safe development, change or expansion of use of the site.	<b>Yes</b>  <b>No</b>	No new development proposed – only demolition and restoration to open space/lawn.

<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Circle One)</b>	<b>Draft Supporting Information</b>
3. Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<ol style="list-style-type: none"> <li>1. Upon application for a demolition permit, applicant will be required to provide adequate site stabilization through-out the demolitions process.</li> <li>2. Wetland CUP Permit Stipulation: <i>Applicant ensure that no snow will be stored within this lot as it drains to wetland. Applicant shall include signage which will indicate that no snow storage shall be placed there.</i></li> </ol>
4. Adequate protection for the quality of groundwater.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<ul style="list-style-type: none"> <li>• 4,760 square feet of wetland buffer are to be disturbed.</li> <li>• The Conservation Commission, at its regularly scheduled meeting of Wednesday, August 10, 2022, approved a Wetland Conditional Use Permit under section 10.1017.</li> </ul>
5. Adequate and reliable water supply sources.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	No new development proposed – only demolition and restoration to open space/lawn.
6. Adequate and reliable sewage disposal facilities, lines, and connections.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	No new development proposed – only demolition and restoration to open space/lawn.
7. Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	No new development proposed – only demolition and restoration to open space/lawn.
8. Adequate provision for fire safety, prevention and control.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	No new development proposed – only demolition and restoration to open space/lawn.
9. Adequate protection of natural features such as, but not limited to, wetlands.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	<ul style="list-style-type: none"> <li>• 4,760 square feet of wetland buffer are to be disturbed.</li> <li>• The Conservation Commission, at its regularly scheduled meeting of Wednesday, August 10, 2022, approved a Wetland Conditional Use Permit under section 10.1017.</li> </ul>
10. Adequate protection of historical features on the site.	<p style="text-align: center;"><b>Yes</b></p> <p style="text-align: center;"><b>No</b></p>	Applicant proposes demolition of a structure, although not identified as a historic resource by city. State or federal government, has historic features of

<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding</b> (Circle One)	<b>Draft Supporting Information</b>
		interest.
11. Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	<b>Yes</b> <b>No</b>	No new development proposed – only demolition and restoration to open space/lawn.
12. Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	<b>Yes</b> <b>No</b>	No new development proposed – only demolition and restoration to open space/lawn.
13. Adequate insulation from external noise sources.	<b>Yes</b> <b>No</b>	No new development proposed – only demolition and restoration to open space/lawn.
14. Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	<b>Yes</b> <b>No</b>	No new development proposed – only demolition and restoration to open space/lawn.
<b>Other board findings that can reasonably be determined in the record</b>		
<b>Other board support that can reasonably be determined in the record</b>		
<b>Conditions of Approval</b> (See Separate Conditions Sheet)		