

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

January 6, 2021

Portsmouth Planning Board  
Attn: Chairman of the Board  
1 Junkins Avenue, Suite 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Conceptual Application  
635 Sagamore Avenue, Portsmouth, NH  
Tax Map 222, Lots 18 & 19  
JBE Project No. 18134.1**

Dear Chairman of the Board,

Jones & Beach Engineers, Inc., respectfully submits a Conceptual Application on behalf of the applicant & owner, 635 Sagamore Development, LLC. The intent of this application is to remove the existing structures know as Luster King and keep the existing house of Tax Map 222, Lot 18. The back land of Lot 18 will be constructed with Tax Map 222, Lot 19 and a 6-unit single-family condominium development proposed. The homes will be accessed via a common driveway from Sagamore Avenue. The wide curb cut that currently exists for Luster King will be narrowed for just the driveway. The new development will be tied into the new sewer line being installed for this area.

The following items are provided in support of this Application:

1. Completed Conceptual Application (submitted online).
2. Letters of Authorization.
3. Current Deed.
4. One (1) Full Size Plan Set Folded.

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

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Joseph A. Coronati  
Vice President

cc: Michael Garrepy, 635 Sagamore Development, LLC (via email)

**FEE SCHEDULE**  
**Planning Department**  
**Effective 07/01/21 – 06/30/22**

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**PLANNING BOARD**

**Subdivision:**

Subdivision	
Residential .....	\$500.00 plus \$200.00 per lot
Non-Residential .....	\$700.00 plus \$300.00 per lot
Subdivision Amendment:	
Administrative approval .....	\$200.00
TAC or Planning Board approval .....	\$500.00
Lot line revision/verification .....	\$250.00
Lot Line Revision Amendment	
Administrative approval .....	\$100.00
TAC or Planning Board approval .....	\$150.00
Lot Consolidation – No Subdivision .....	\$175.00
Restoration of Involuntarily Merged Lots ....	\$250.00
Preliminary Conceptual Consultation.....	\$200.00
Design Review .....	\$500.00

**Site Plan Review:**

All developments.....	\$500.00	
	plus \$5.00 per \$1,000 of site costs only	
	plus \$10.00 per 1,000 s.f. of site development area	
Total fee not to exceed (cap) .....	\$15,000.00	
Site Plan Minor Amendment:		
Administrative approval .....	\$200.00	
Administrative approval after work has been done .....	\$500.00	
TAC or Planning Board approval .....	\$800.00	
Preliminary Conceptual Consultation.....	\$200.00	Total = \$200.00
Design Review .....	\$500.00	

**Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)**

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**Wetlands Conditional Use Permit:**

Area of disturbance in wetland or wetland buffer:

Up to 250 sq. ft. ....	\$100.00
Up to 1,000 sq. ft.....	\$500.00
Greater than 1,000 sq. ft. ....	\$1,000.00

**Conditional Use Permit (Non-Wetland)**

Conditional Use Permit (Non-Wetland).....	\$200.00
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**BOARD OF ADJUSTMENT**

**Residential Applications**

1-2 dwelling units .....	\$150.00
3 and over .....	\$250.00 plus \$50.00 for each unit over 4
Total fee not to exceed (cap) .....	\$3,000.00
Residential accessory structure only .....	\$50.00

<b>Non-Residential Applications</b> .....	\$300.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap) .....	\$3,000.00

<b>Signs</b> .....	\$200.00
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<b>Appeal of Administrative Decision</b> .....	\$50.00
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**HISTORIC DISTRICT COMMISSION**

<b>Work Session (prior to application for approval)</b> .....	\$200.00 per work session
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**Residential Applications**

1 dwelling unit .....	\$100.00
2 dwelling units .....	\$100.00
3 dwelling units .....	\$250.00
4 dwelling units and over .....	\$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap) .....	\$5,000.00

Accessory structure, mechanical equipment or replacement of doors/windows only.....	\$100.00
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**Planning Department Fee Schedule (Effective 07/01/21 – 06/30/22)**

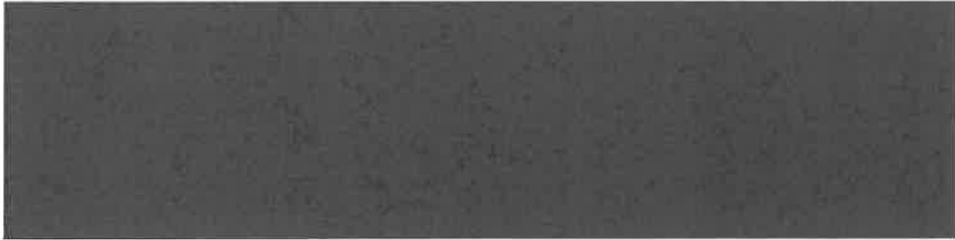
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<b>Non-Residential Applications</b> .....	\$500.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap) .....	\$5,000.00
Accessory structure, mechanical equipment or replacement of doors/windows only.....	\$100.00
<b>Signs</b> .....	\$100.00
<b>Amendment to Certificate of Approval:</b>	
Administrative approval .....	\$100.00
Administrative approval after work has been done .....	\$500.00
Commission approval .....	\$800.00

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**ZONING PERMITS**

Certificate of conformity .....	\$50.00
Letter of interpretation.....	\$100.00



**Letter of Authorization**

I, Thomas P. Nicholson, owner of property located at 695 Sagamore Avenue in Portsmouth, NH, known as Tax Map 222, Lot 18, do hereby authorize Jones & Beach Engineers, Inc. ("JBE"), Garrepy Planning Consultants, LLC ("GPC"), and Hoefle, Phoenix, Gornley & Roberts, PLLC ("HPGR") to act on his behalf concerning the previously mentioned property.

I hereby appoint JBE, GPC and HPGR as agents to act on my behalf in the Planning Board and Zoning Board application process, to include any required signatures.

Thomas P. Nicholson

  
\_\_\_\_\_  
, Individually

*1/2/22*  
Date





**Letter of Authorization**

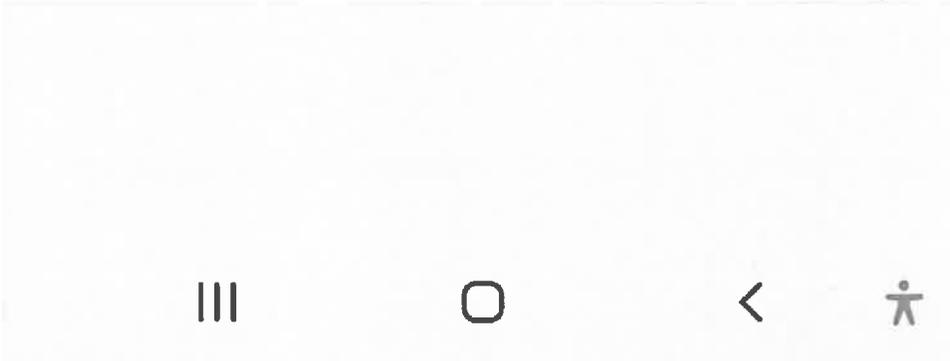
635 Sagamore Development, LLC, owner of property located at 635 Sagamore Avenue in Portsmouth, NH, known as Tax Map 222, Lot 19, do hereby authorize Jones & Beach Engineers, Inc. ("JBE"), Garrepy Planning Consultants, LLC ("GPC"), and Hoefle, Phoenix, Gornley & Roberts, PLLC ("HPGR") to act on its behalf concerning the previously mentioned property.

I hereby appoint JBE, GPC and HPGR as agents to act on behalf of 635 Sagamore Development, LLC in the Planning Board and Zoning Board application process, to include any required signatures.

635 Sagamore Development, LLC

  
Timothy J. Black, Duty Authorized

January 5, 2022  
Date



WARRANTY DEED

B3204 P2852

KNOW EVERYONE BY THESE PRESENTS, That

Raymond O. Curti and Norma O. Curti, Trustees of the Curti Family Trust of 1993

of 21 Spur Road, Dover, New Hampshire 03820

for consideration paid, grant to Thomas P. Nicholson ,

of 726 Middle Street, Portsmouth New Hampshire 03801

with warranty covenants

A certain tract of land together with the buildings thereon, situated on Sagamore Avenue in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

0012054

Beginning at a point at the southeasterly corner of the tract herein conveyed at land now or formerly of Louise A. Davis; thence running in a westerly direction by said Davis land, 276 feet, more or less, to land now or formerly of Lawrence M. Kimball and L. Myrtle Kimball; thence turning and running in a northerly direction by said Kimball land, to feet, more or less, to land now or formerly of Benjamin L. and Ruth B. Smith; thence turning and running in an easterly direction by said Smith land to Sagamore Avenue; thence turning and running in a southerly direction along said Sagamore Avenue, 90 feet, more or less to the point of beginning.

MAR 24 2 50 PM '97

Meaning and intending to described the same premises conveyed to Raymond W. Curti and Norma O. Curti as Trustees of the Curti Family Trust of 1993 by deed of Raymond W. Curti and Norma O. Curti dated August 9, 1993 and recorded at Book 3003, Page 932, Rockingham County Registry of Deeds. See also deed dated September 4, 1987 recorded at Book 2701, Page 2519, Rockingham County Registry of Deeds.

Signed this 21st day of March, 1997.

*Raymond O. Curti*  
Raymond O. Curti, Trustee of  
the Curti Family Trust of 1993

*Norma O. Curti*  
Norma O. Curti, Trustee of the  
Curti Family Trust of 1993

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

State of New Hampshire

Rockingham, ss:

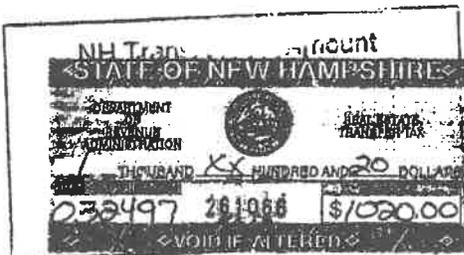
21st day of March, 1997

Personally appeared Raymond O. Curti and Norma O. Curti, Trustees of the Curti Family Trust of 1993, known to me, or satisfactorily proven, to be the person whose name subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

My Commission Expires:

*Mary Driscoll Peysler* (Seal)  
Justice of the Peace/Notary Public

MARY DRISCOLL PEYSER  
Notary Public  
My Commission Expires 10/23/01



Return to:



LCHIP	ROA585829	25.00
TRANSFER TAX	RO109828	5,807.00
RECORDING		14.00
SURCHARGE		2.00

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that I, **WILLIAM A. HINES**, married person, **TRUSTEE OF THE WILLIAM A. HINES FAMILY REVOCABLE TRUST** a/k/a The Hines Family Revocable Trust of 2006, of 635 Sagamore Avenue, Portsmouth, New Hampshire 03801, for consideration paid, hereby grant to **635 SAGAMORE DEVELOPMENT, LLC**, a New Hampshire limited liability company with a mailing address of 3612 Lafayette Road, Dept. 4, Portsmouth, New Hampshire 03801 with **WARRANTY COVENANTS**, the following described premises:

A certain tract of land with the buildings thereon, situate on Sagamore Avenue in said Portsmouth, more particularly described as follows:

Beginning at a point on Sagamore Avenue at land now or formerly of Arnold, thence running Westerly by said Arnold land three hundred (300) feet, more or less, to land now or formerly of W.W. and D.M. Johnston; thence turning and running Northwesterly by said Johnston land one hundred and twenty-four (124) feet; thence turning and running Northerly also by said Johnston land one hundred sixty-two (162) feet to land now or formerly of C.W. Walker; thence turning and running Easterly by said Walker land four hundred nineteen (419) feet to Sagamore Avenue; thence turning and running Easterly one hundred forty (140) feet; thence turning and running along said Sagamore Avenue thirty (30) feet to land of one Smith; thence turning and running Westerly one hundred forty (140) feet; thence turning and running Southerly ninety (90) feet; thence turning and running Easterly one hundred forty (140) feet to Sagamore Avenue; the last three bounds being land of Smith; thence turning running Southerly by said Sagamore Avenue one hundred sixty (160) feet to the point of beginning.

**EXCEPTING AND RESERVING** to the said William A. Hines and his wife Bonnie Hines a life estate in the above-described property permitting them to reside in the existing residential apartment on the property for the remainder of William A. Hines natural life, plus one year unless Bonne Hines shall have predeceased.

Meaning and intending to convey the same premises conveyed to the Grantor by deed of William A. Hines dated February 11, 2008 and recorded in the Rockingham County Registry of Deeds at Book 4885, Page 1538.

**BY SIGNING BELOW**, William A. Hines and Bonnie Hines release all homestead rights to the Premises.

TRUSTEE CERTIFICATE

I, William A. Hines, Trustee of the William A. Hines Family Revocable Trust A/K/A The Hines Family Revocable Trust of 2006, hereby covenant that said Trust is duly organized under the laws of the State of New Hampshire; that I am the sole trustee pursuant to said Declaration of Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein and no purchaser or third party shall be bound to inquire whether the Trustee has said power or are properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance thereof.

Signed this 3rd day of September, 2021.

*William A. Hines*

William A. Hines, Trustee of the William A. Hines Family Revocable Trust A/K/A The Hines Family Revocable Trust of 2006

*Bonnie Hines*

Bonnie Hines

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this, the 3rd day of September, 2021, before me, the undersigned Officer, personally appeared William A. Hines, Trustee of the William A. Hines Family Revocable Trust A/K/A The Hines Family Revocable Trust of 2006, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein.

*Laura Ramsdell*

Justice of the Peace/Notary Public

My commission expires: \_\_\_\_\_



STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

On this, the 3rd day of September, 2021, before me, the undersigned Officer, personally appeared Bonnie Hines, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes set forth therein.

*Laura Ramsdell*

Justice of the Peace/Notary Public

My commission expires: \_\_\_\_\_





Design: JAC    Draft: DJM    Date: 12/07/2021  
 Checked: JAC    Scale: AS NOTED    Project No.: 18134.1  
 Drawing Name: 18134-CONCEPT-4.dwg

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

REV.	DATE	REVISION	BY
0	1/6/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EXISTING CONDITIONS PLAN**

Project: **5-UNIT RESIDENTIAL SITE  
 635 & 695 SAGAMORE AVE., PORTSMOUTH, NH**

Owner of Record: **LOT 18: THOMAS P. NICHOLSON  
 695 SAGAMORE AVE., PORTSMOUTH, NH 03801  
 BK 2304 PG 2882    LOT 19 (APPLICANT): 635 SAGAMORE DEVELOPMENT, LLC  
 3612 LAFAYETTE RD., DEPT 4, PORTSMOUTH, NH 03801  
 BK 6382 PG 1158**

DRAWING No. **C1**

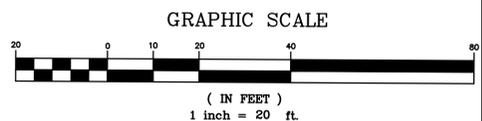
SHEET 1 OF 4  
 JBE PROJECT NO. 18134.1





SAGAMORE AVE.

TIDEWATCH CONDOMINIUMS  
(PRIVATE ROAD)



PROJECT PARCEL  
CITY OF PORTSMOUTH  
TAX MAP 222, LOTS 18 & 19

TOTAL LOT AREA  
108,480 SQ. FT. ±  
2.49 ACRES ±

Design: JAC    Draft: DJM    Date: 12/07/2021  
 Checked: JAC    Scale: AS NOTED    Project No.: 18134.1  
 Drawing Name: 18134-CONCEPT-4.dwg

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REV.	DATE	REVISION	BY
0	1/6/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

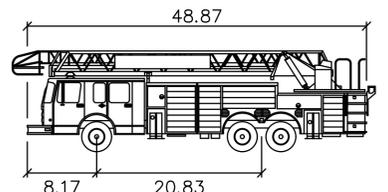
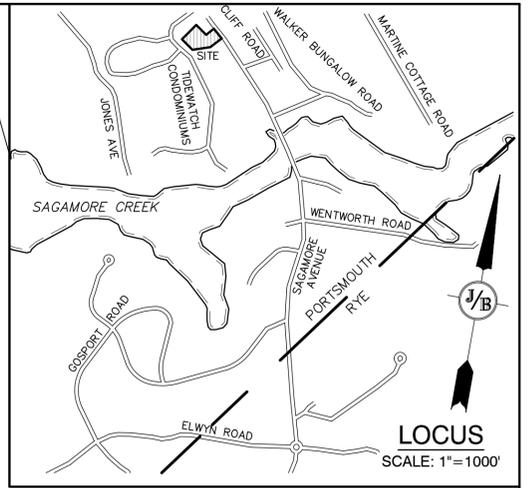
85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONCEPTUAL TOPOGRAPHIC SITE PLAN**

Project: **5-UNIT RESIDENTIAL SITE  
635 & 695 SAGAMORE AVE., PORTSMOUTH, NH**

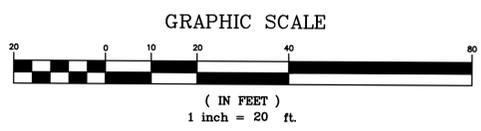
Applicant / Owner: LOT 18 APPLICANT: THOMAS F. NICHOLSON, 635 SAGAMORE DEVELOPMENT, LLC  
635 SAGAMORE AVE., PORTSMOUTH, NH 03801    LOT 19 APPLICANT: 3612 LAFAYETTE RD., DEPT 4, PORTSMOUTH, NH 03801  
BK 6552 PG 1158

DRAWING No.  
**C3**  
SHEET 3 OF 4  
JBE PROJECT NO. 18134.1



Portsmouth Fire Truck

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7



**PROJECT PARCEL**  
CITY OF PORTSMOUTH  
TAX MAP 222, LOTS 18 & 19

**TOTAL LOT AREA**  
108,480 SQ. FT. ±  
2.49 ACRES ±

Design: JAC	Draft: DJM	Date: 12/07/2021
Checked: JAC	Scale: AS NOTED	Project No.: 18134.1
Drawing Name: 18134-CONCEPT-4.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	1/6/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.      Civil Engineering Services      603-772-4746  
 PO Box 219      Stratham, NH 03885      FAX: 603-772-0227      E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **TRUCK TURNING PLAN**

Project: **5-UNIT RESIDENTIAL SITE  
635 & 695 SAGAMORE AVE., PORTSMOUTH, NH**

Applicant / Owner: LOT 18: THOMAS F. NICHOLSON, 635 SAGAMORE AVE., PORTSMOUTH, NH 03801      LOT 19 APPLICANT: 635 SAGAMORE DEVELOPMENT, LLC, 3612 LAFAYETTE RD., DEPT 4, PORTSMOUTH, NH 03801

DRAWING No.

T1

SHEET 4 OF 4  
JBE PROJECT NO. 18134.1