

# 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  
212, 214 & 216 Woodbury Avenue, Portsmouth, NH  
Tax Map 175, Lots 1, 2, 3  
JBE Project No. 21254**

Dear Chairman of the Board,

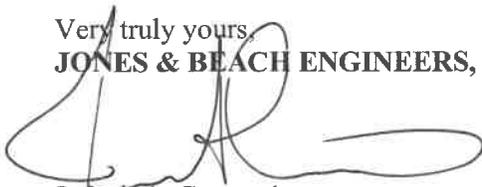
Jones & Beach Engineers, Inc., respectfully submits a Conceptual Application on behalf of the applicant, Tuck Realty Corporation. The intent of this application is to keep the existing structures on Lots 2 & 3 and reduce their lot sizes. The existing dilapidated structure on Lot 1 will be removed and this lot will be consolidated with the back land of Lots 2 & 3. This consolidated parcel (Lot 1) will then have an 8-unit condominium development proposed consisting of a single family, 2 duplexes and one 3-unit structure. Access will be from Boyd Street for condominium parcel. Architectural plans have not been generated yet, but the homes are planned to be 2-stories and fit in with the abutting structure.

The following items are provided in support of this Application:

1. Completed Conceptual Application (submitted online).
2. Letters of Authorization.
3. Current Deeds.
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, Tuck Realty Corporation (via email)

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

---

**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)**

---

**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
---	----------

---

**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
--	---------

**Non-Residential Applications**..... \$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
--------------------	----------

<b>Appeal of Administrative Decision</b> .....	\$50.00
--	---------

---

**HISTORIC DISTRICT COMMISSION**

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

**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
---	----------

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

---

<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

---

**ZONING PERMITS**

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

**Letter of Authorization**

We, Frederick Bailey & Joyce Nelson, owners of property located at 212, 214 & 216 Woodbury Avenue & 6 Boyd in Portsmouth, NH, known as Tax Map 175, Lots 1, 2, 3 & 13 do hereby authorize Jones & Beach Engineers, Inc. ("JBE"), Garrepy Planning Consultants, LLC ("GPC"), and Hoefle, Phoenix, Gormley & 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 our behalf in the Planning Board and Zoning Board application process, to include any required signatures.

Frederick Bailey

*Frederick Bailey*  
As Partner and, Individually

1/5/22  
Date

Joyce Nelson

*Joyce S. Nelson*  
As Partner and, Individually

1/05/22  
Date

**Letter of Authorization**

I, Turner Porter, Tuck Realty Corporation, PO Box 190, Exeter, NH 03833, developer of property known as Tax Map 175, Lots 1, 2, 3, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcels are located on 212, 214 & 216 Woodbury Avenue in Portsmouth, NH.

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

Susan Porter  
Witness

TP  
Turner Porter  
Tuck Realty Corporation

1/5/22  
Date

## DEED

KNOW ALL MEN BY THESE PRESENTS that we, Seron E. Nelson and Peter A. Nelson, both of 19 Buckingham Drive, Bow, NH 03304 for nominal (less than \$1.00) consideration paid, do hereby release and disclaim any and all claim to or interest in and do hereby give and grant to the other parties of interest, to wit, Frederick J. Bailey III of 27 Kirriemuir, Stratham, NH and Joyce S. Nelson of 19 Buckingham Drive, Bow, NH with QUIT-CLAIM COVENANTS, the following undivided interest in the following described tract of land, to wit:

All of the Grantors estate's right, title and interest in and to eight certain tracts of land with the buildings thereon situated in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follow:

TRACTS I, III, V, VI AND VII

Beginning at land of the State of New Hampshire at a concrete post in the ground which is a New Hampshire Highway Bound situated at the northeasterly corner of the premises hereby conveyed, which bound is also located at the northwesterly corner of land of Spectrum Enterprises, Inc., thence turning and running S 14 degrees 15' E along land of Spectrum Enterprises, Inc., a distance of two hundred sixty-seven and 40/100 (267.40) feet to a drill hole in a boulder at other land formerly of Colony Motor Hotel, Inc.; thence turning and running S 14 degrees 08' E along land formerly of Colony Motor Hotel, Inc., a distance of ninety-six and 14/100 (96.14) feet to a corner of other land formerly of Colony Motor Hotel, Inc.; thence turning and running N 82 degrees 49' W along other land formerly of Colony Motor Hotel, Inc. a distance of one hundred twelve and no/100 (112.00) feet to the northeast corner of such other land formerly of Colony Motor Hotel, Inc. (There is also included in the aforesaid tract the right to use so much, if any, of the area owned by the grantor south of such line as is now occupied by the pool or cooling tower now located on the aforesaid tract); thence turning and running S 14 degrees 08' E along such other land formerly of Colony Motor Hotel, Inc. a distance of one hundred fifty and no/100 (150.00) feet to the northerly sideline of Boyd Road at the southeasterly corner of the premises hereby conveyed; thence turning and running N 82 degrees 49' W along the northerly sideline of the said Boyd Road a distance of two hundred ninety-eight and no/100 (298.00) feet to a point in such sideline; thence turning and running N 84 degrees 25' 10" W still along the northerly sideline of Boyd Road a distance of one hundred seven and 39/100 (107.39) feet to an iron pipe set in the ground at land of the State of New Hampshire; thence turning and running N 13 degrees 10'55" E along land of the State of New Hampshire a distance of twenty-four and 88/100 (24.88) feet to and iron pipe set in the ground; thence turning and running N 20 degrees 19' 40" E still along land of the State of New Hampshire a distance of two hundred seventy-two and 92/100 (272.92) feet to an iron pipe set in the ground; thence turning and running N 43 degrees 09' 40" E still along land of the State of New Hampshire a distance of seventy-seven and 61/100 (77.61) feet to an iron pipe set in the ground; thence turning and running N 67 degrees 00'10" E still along land of the State of New Hampshire a distance of two

2002 DEC 30 AM 8:22

120206

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

## DEED

hundred fifty-four and 38/100 (254.38) feet to the New Hampshire Highway Bound at the place of beginning.

The foregoing described premises include (as Tract VII) the whole of the premises conveyed by the State of New Hampshire to Colony Motor Hotel, Inc. by deed dated November 12, 1975, and recorded in the Rockingham County Registry of Deeds, Book 2247, Page 0552; (as Tract VI) the whole of the premises conveyed by Parkwood, Inc. to Colony Motor Hotel, Inc. by deed dated February 6, 1973, and recorded in the Rockingham County Registry of Deeds, Book 2196, Page 1564; the whole of Tract I (original motel lot) and Tract III (original adjunct to pool lot), and Tract V (triangular lot at corner of State land) as conveyed by Frederick J Bailey and Seron W. Bailey to Colony Motor Hotel, Inc. by deed dated June 30, 1976, and recorded in the Rockingham County Registry of Deeds, Book 2261, Page 0479, together with all grantor's right, title and interest in and to rights of way, easements, options, etc., as set forth on the last page of said Baileys to Colony deed in Book 2261, Page 0479.

There is expressly excepted and reserved to the State of New Hampshire as to the tract adjacent to the Portsmouth Traffic Circle the rights by said State reserved to itself in said deed by the State of New Hampshire to Colony Motor Hotel, Inc. dated November 12, 1975 recorded in said Rockingham County Registry of Deeds, Book 2247, Page 0552 in the following terms as therein set forth, namely:

"There is expressly excepted and reserved to the grantor herein all rights of access, light, air and view, appurtenant to the parcel herein conveyed, over, from and to US Route 1 By-Pass and the Woodbury Avenue Ramp along the first four (4) described courses with the exception of two (2) points of access, as presently existing along the fourth described course at the new right of way line established by this conveyance, said two (2) points of access being as shown on the plan herein above referred to.

Attached hereto is a copy of the relevant portion of the plan referred to above."

Former easement reserved by deed of Parkwood, Inc. to Colony Motor Hotel, Inc. dated February 6, 1973, recorded in Rockingham County Registry of Deeds, Book 2196, Page 1564, reserving easement to Frederick J. Bailey and Seron W. Bailey over strip of land 20 feet in width along southerly side of restaurant property, having since become meaningless, was terminated by conveyance of such easement in total by said Frederick J. Bailey and Seron W. Bailey by deed to Colony Motor Hotel, Inc. dated July 24, 1981, recorded on July 29, 1981, in said Rockingham Deeds, Book 2394, Page 1324.

TRACT II

A certain parcel of land with the buildings thereon, situate in said Portsmouth, and County of Rockingham and State of New Hampshire, on the northerly side of Boyd Road, so-called, and bounded and described as follows:

## DEED

Beginning on said Road at the southwesterly corner of land formerly owned by one Taccetta at a stake in the ground and thence running in a northerly direction in part by said land formerly of said Taccetta and in part by Tract IV in this deed one hundred and fifty (150) feet to a stake in the ground at land formerly of Joseph Cohen, (now Tract III in this deed); thence turning and running in a generally westerly direction by said land (Tract III herein) one hundred and twelve (112) feet to a stake in the ground; thence turning and running still by land formerly of said Hazel E. Wood (Tract I in this deed) in a generally southerly direction one hundred and fifty (150) feet to said Boyd Road to a stake in the ground; thence turning and running by said Boyd Road in a generally easterly direction one hundred and twelve (112) feet to said stake in the ground at said southwesterly corner of said land formerly of said Taccetta to the place begun at.

Tract II above described being the same premises as Tract II conveyed by deed of Frederick J. Bailey and Seron W. Bailey dated June 30, 1976, recorded Rockingham County Registry of Deeds, Book 2261, Page 0479.

TRACT IV.

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Woodbury Avenue, in said Portsmouth, and County of Rockingham and State of New Hampshire, and more particularly bounded and described as follows:

Beginning at the northeasterly side of the premises herein described at the southeast corner of land now or formerly of Priscilla Hamilton; thence running by said Woodbury Avenue, S 21 degrees 30' E, 85.0 feet, to land formerly of Vincent Taccetta, Jr.; thence turning and running by said Taccetta, Jr. land S 68 degrees 30' W, 99.2 feet to a point at said Taccetta Jr., land; thence turning and running still by said Taccetta, Jr. land S 85 degrees 23' W, 203.8 feet to land formerly of Parkwood, Inc., (now Tract II in this deed), thence turning and running by said land (Tracts II and III in this deed and other land formerly of Colony Motor Hotel, Inc.) N 14 degrees 50' W, 86.5 feet to land formerly of said Hamilton; thence turning and running by said Hamilton land, N 80 degrees 24' E, 290.4 feet to Woodbury Avenue and the point of the beginning.

Reserving and excepting from the above described premises a strip of land along the southerly side thereof conveyed to Vincent Taccetta, Jr. et al by deed dated June 21, 1966, recorded in the Rockingham County Registry of Deeds, Book 1833, Page 435.

Tract IV being the same premises as Tract IV conveyed by deed of Frederick J. Bailey and Seron W. Bailey, dated June 30, 1976, and recorded in the Rockingham County Registry of Deeds, Book 2261, Page 0479.

## DEED

The foregoing premises all being that portion of the same premises conveyed by deed of Colony Motor Hotel, Inc. dated December 15, 1986, recorded in the Rockingham County Registry of Deeds, Book 2652, Page 550.

The foregoing premises all being conveyed to by deed of Frederick J. Bailey and Frederick J. Bailey III as co-executors Estate of Seron W. Bailey dated January 1, 1987, recorded in the Rockingham County Registry of Deeds, Book , Page and by Frederick J. Bailey, Frederick J. Bailey III, and Joyce S. Nelson as Trustees of Seron W. Bailey Trust A by Deed dated December 31, 1989 and recorded in Book 2823 Page 1009.

The premises hereby conveyed, namely Tracts I-VII inclusive, are also conveyed subject to any and all existing rights or easements or record with respect to poles, wires or other facilities of public utilities and to any and all existing access, view and other rights and easements of the State of New Hampshire and/or others for highway or right of way purposes.

TRACT VIII

Beginning at the intersection of the Easterly Sideline of said By-Pass and the Southerly sideline of Boyd Road; thence running Easterly by said Road Forty-five (45) feet, more or less, to the Westerly sideline of a proposed street known as Center Street; thence turning and running Southeasterly by said proposed street Two Hundred Forty-nine (249) feet to the Northerly sideline of a proposed street known as Garden Street; thence continuing in a straight line across said Garden Street Fifty (50) feet and continuing further in a straight line Fifty (50) feet to land now, or formerly of, one Regan; thence turning and running Westerly by land of said Regan and land of another Two Hundred (200) feet, more or less, to the Easterly sideline of said By-Pass One Hundred (100) feet, more or less, to land of Harry E. Yoken, et. al or Darley Realty Company; thence continuing in a general Northeasterly direction Three Hundred Nine (309) feet, more or less, by the Easterly sideline of said By-Pass to the point of beginning; subject, however, to such rights, if any, as the public or adjoining owners may have in that portion of Garden and Inland Street, so called, included in the above description, and meaning and intending to convey all right of the grantor in Center Street, Garden Street, and Inland Street as shown on Plan of Land belonging to Frank Jones, recorded in Rockingham County Records, Book 584, Page 481, and also shown on Plan of Spadea Lots, Garden and Center Streets, Portsmouth, New Hampshire, by John W. Durgin, C. E., recorded in Rockingham Records, Plat 53, page 10, excepting, however, from the above description a parcel of land one hundred twenty (120) feet in length and twenty-five (25) feet in depth extending from the Northerly sideline of Garden Street Northeasterly along the Easterly sideline of said By-Pass, all as shown on said Plan.

To have and to hold the same, with all the rights, privileges, and appurtenances thereunto appertaining unto and to the use of the said Frederick J. Bailey III, and Joyce S. Nelson, and their successors and assigns forever.

DEED

Either statutory minimum or no Documentary Stamps are required, as this is a release and disclaimer of an interest. *Non contractual transfer.*

IN WITNESS WHEREOF Seron E. Nelson and Peter A. Nelson have affixed their hands under seal this 27<sup>th</sup> day of December, 2002.

In the presence of:

*Sheila Castelletz-Cod*

*Seron E. Nelson*  
Seron E. Nelson

*Sheila Castelletz-Cod*

*Peter A. Nelson*  
Peter A. Nelson

STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.

December 27, 2002

Personally appeared the above named, Seron E. Nelson and acknowledges the foregoing instrument be of her free act and deed.

Before me,

*Jane H. Dodge*  
Notary Public

JANE H. DODGE, Notary Public  
My Commission Expires September



STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.

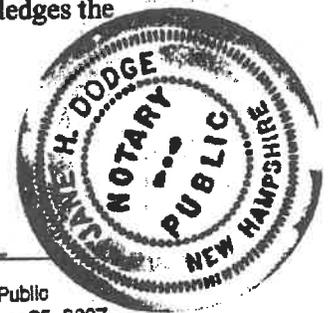
December 27, 2002

Personally appeared the above named Peter A. Nelson and acknowledges the foregoing instrument to of his free act and deed.

Before me,

*Jane H. Dodge*  
Notary Public

JANE H. DODGE, Notary Public  
My Commission Expires September 25, 2007



**WARRANTY DEED**

We, Mitchell A. Hyder, Edward A. Hyder, Henry K. Hyder, Jr., A. Robert McGuire, and Henry K. Hyder III, all as Trustee's of the Mitchell A. Hyder and Edward A. Hyder Irrevocable Trust of 1993, of One Raynes Avenue, Portsmouth, Rockingham County, New Hampshire

Frederick J. Bailey, III and Joyce S. Nelson with a mailing address of 27 Kirriemuir Road, Stratham, New Hampshire 03885, as tenants in partnership in accordance with the Bailey Nelson Partnership.

**with Warranty Covenants**

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

Beginning on the Westerly side of Woodbury Avenue at the Northeasterly corner of land now or formerly of James and Mary Verna; thence running S 68° 30' W, by said Verna land, ninety-nine and two-tenths (99.2) feet, more or less, to other land of said Verna; thence N 21° 30' W by said Verna land, ten (10) feet, thence S 68° 30' W by said Verna land, seventy-two (72) feet, thence S 80° 24' W, by said Verna land in part, and by land of John F. and Gloria C. Collins in part sixty-eight and three-tenths (68.3) feet; thence N 84° 6' N by said Collins land, seventy-four and five-tenths (74.5) feet to land formerly of Edward C. Berry; thence by said Berry land in part and by land of Parkwood, Inc. in part, N 14° 50' W, eighty-six and five-tenths (86.5) feet to land formerly of Vincent Taccetta; thence by land formerly of Vincent Taccetta, N 85° 23' E, one hundred sixteen and nine-tenths (116.9) feet; thence still by land formerly of Vincent Taccetta, N 70° 23' 30" W, one hundred eighty-two and four-tenths (182.4) feet to Woodbury Avenue; thence S 21° 30' E, by said Woodbury Avenue, one hundred four and four-tenths (104.4) feet to the point of beginning.

Being parcel No. 6 as described in Deed at Registry of Deeds in Book 3005, Page 1883 dated August 31, 1993.

Executed as a sealed instrument this 16 day of Nov. 2005.

MITCHELL A. HYDER  
EDWARD A. HYDER  
IRREVOCABLE TRUST OF 1993

*Mitchell A. Hyder*  
\_\_\_\_\_  
Mitchell A. Hyder, Trustee

*Edward A. Hyder*  
\_\_\_\_\_  
Edward A. Hyder, Trustee

*A. Robert McGuire, Jr.*  
\_\_\_\_\_  
A. Robert McGuire, Jr. Trustee

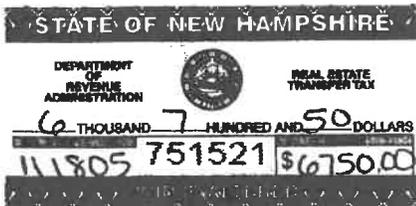
*Henry K. Hyder, Jr.*  
\_\_\_\_\_  
Henry K. Hyder, Jr., Trustee

*Henry K. Hyder, Jr.*  
\_\_\_\_\_  
Henry K. Hyder, Jr., Trustee

085503

2005 NOV 18 AM 8:08

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



State of New Hampshire  
THE COMMONWEALTH OF MASSACHUSETTS

Rockingham  
ESSEX, ss

November 16, 2005

On this 16 day of ~~November~~ 2005, before me, the undersigned notary public, personally appeared Henry K. Hyder III proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Susan Cooney  
Notary Public  
My Commission Expires:                       
Susan Cooney  
NOTARY PUBLIC  
New Hampshire  
My Commission Expires:                     



STATE of New Hampshire  
THE COMMONWEALTH OF MASSACHUSETTS

Rockingham  
ESSEX, ss

Nov 16, 2005

On this 16th day of NOV. 2005, before me, the undersigned notary public, personally appeared Henry K. Hyder, Jr., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Pamela J. Starkey  
Notary Public  
My Commission Expires:                       
PAMELA J. STARKEY, Commission Expires August 12, 2008  
My Commission Expires:                     



State of New Hampshire  
County of Rockingham

On this the 16th day of November, 2005, before me, Michael A. Hyder, the undersigned officer, personally appeared Mitchell A. Hyder, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Michael A. Hyder  
Notary Public  
My Commission Expires: 4/21/08

State of New Hampshire  
County of Rockingham

On this the 16 day of NOVEMBER, 2005, before me, the undersigned officer, personally appeared Edward A. Hyder, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



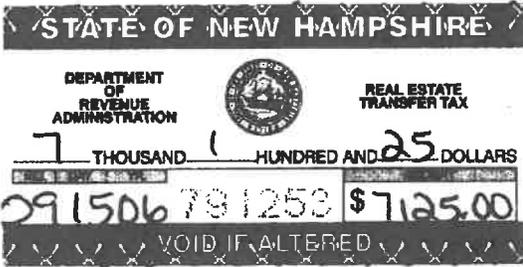
Michael A Sanderell  
Notary Public  
My Commission Expires: 4/21/09

State of New Hampshire  
County of Rockingham

On this the 16 day of <sup>NOVEMBER</sup> ~~NOVEMBER~~, 2005, before me, the undersigned officer, personally appeared A. Robert McGuire, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Michael A Sanderell  
Notary Public  
My Commission Expires: 4/21/09



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH M. VERNA, married, of 347 Meadow Road, Portsmouth, Rockingham County, New Hampshire, and GLORIA C. COLLINS, an unmarried widow, of 6 Boyd Road, Portsmouth, New Hampshire,

for consideration paid, grants to FREDERICK J. BAILEY, III, and JOYCE NELSON, of 27 Kirriemuir Road, Stratham, Rockingham County, New Hampshire, as tenants in partnership in accordance with the Bailey Nelson Partnership, with WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situate in Portsmouth, County of Rockingham, State of New Hampshire, being shown as Lot 1 on a plan entitled "Lot Line Adjustment Plan for John & Gloria Collins in Portsmouth, NH" dated October 27, 1988, Scale 1"=20', prepared by Seacoast Engineering Associates, Inc., recorded at the Rockingham County Registry of Deeds as Plan D#18914, and being more particularly bounded and described as follows:

Beginning on Woodbury Avenue at land now or formerly of Margaret H. Taccetta, and running by said Woodbury Avenue South 21°30'East 141.9 feet to a point; thence by a curve whose radius is 12.97 feet, Southerly and Westerly to a point on Boyd Road; thence by said last named road North 86°8'West 240.56 feet to land now or formerly of John F. and Gloria C. Collins; thence turning and running North 01°16'23" West, by land now or formerly of said Collins, a distance of 74.00 feet to a point; thence turning and running North 80°24'02" East, by land now or formerly of Hyder Management, a distance of 36.83 feet to a point; thence turning and running North 68°30'00" East, by land now or formerly of said Hyder Management a distance of 72.00 feet to a point; thence turning and running South 21°30'01" East by land of said Hyder Management, a distance of 10.0 feet to a point; thence turning and running North 68°30'00"East, a distance of 99.20 feet to the point of beginning.

Together with a right of way for all purposes to and from said conveyed premises and Woodbury Avenue over adjoining land now or formerly of Margaret H. Taccetta ten feet wide and carrying that width back 99.2 feet from said Avenue; and subject to a similar right of way, as appurtenant to said land of Margaret H. Taccetta over the land conveyed,

057606  
2006 SEP 15 PM 2:09  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

to and from said premises now or formerly of said Margaret H. Taccetta and said Woodbury Avenue, adjoining the aforementioned right of way and similarly ten feet wide and carrying that width back 99.2 feet form said Avenue; the two rights of way together constituting a strip of land 20 feet wide and 99.2 feet deep, over which the two adjoining properties have mutual rights of way. Being a part of the premises described in the deed from Guisseppe Vincini to Croce Taccetta, dated October, 5, 1923, and recording in the Rockingham County Registry of Deeds in Book 781, Page 24.

SUBJECT TO all plans, easements, covenants and restrictions of record, if any.

The is not homestead property of the Grantors and the Grantors release all other interest in the property.

Meaning and intending to describe and convey the same premises conveyed by Corrective Quitclaim Deed to Christine V. Harris, having a life estate, and remainder interest of Joseph M. Verna, and Gloria C. Collins, from Christine V. Harris, Trustee under the Trust created under the Will of James Verna, dated September 15, 2006, and recorded contemporaneously with this deed at the Rockingham County Registry of Deeds.

IN WITNESS WHEREOF, signed this 15<sup>th</sup> day of September, 2006.

*Joseph M. Verna*  
\_\_\_\_\_  
JOSEPH M. VERNA

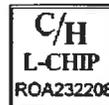
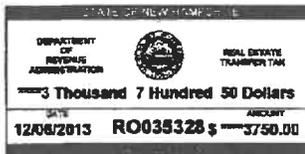
*Gloria C. Collins*  
\_\_\_\_\_  
GLORIA C. COLLINS

**STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM**

Personally appeared this 15<sup>th</sup> day of September, 2006, the above-named Joseph M. Verna and Gloria C. Collins, acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

*Victoria Spinks*  
\_\_\_\_\_  
Notary Public  
My commission expires:





063099

2013 DEC -6 PM 2:20

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That I, **GLORIA C. COLLINS**, Trustee of the **Gloria C. Collins Living Revocable Trust of 1999**, established u/d/t dated September 14, 1999, a single woman, with an address of 6 Boyd Road in Portsmouth, County of Rockingham and State of New Hampshire, for consideration paid, grant to, **FREDERICK J. BAILEY, III**, and **JOYCE S. NELSON**, both of 27 Kirmimur Road, Stratham, County of Rockingham, State of New Hampshire, as joint tenants with rights of survivorship, **WITH WARRANTY COVENANTS**, the following described premises:

**PORTSMOUTH, NEW HAMPSHIRE**

A certain tract or parcel of land, with the buildings thereon, situate at 6 Boyd Road, in the City of Portsmouth, County of Rockingham, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of Boyd Road, at land now or formerly of Christine Harris, thence turning and running N 86° 08' 00" W, along the northerly sideline of Boyd Road, a distance of 85.00 feet to a point; thence turning and running N 14° 30' 00" W, by land now or formerly of F.J. and F.J. III Bailey and J.S. Nelson, a distance of 53.10 feet to a point; thence turning and running N 14° 48' 57" W, by land now or formerly of said F.J. and F.J. III Bailey and J.S. Nelson, a distance of 20.00 feet to a point at land now or formerly of Hyder Management; thence turning and running S 84° 06' 04" E, by land now or formerly of said Hyder Management, a distance of 74.53 feet to a point; thence turning and running N 80° 24' 02" E, by land of said Hyder Management, a distance of 10.47 feet to a point; thence turning and running S 15° 08' 02" E, by land now or formerly of Christine Harris, a distance of 73.01 feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to Gloria C. Collins, Trustee of the Gloria C. Collins Living Revocable Trust of 1999 by deed dated October 24, 2005, said deed being recorded in the Rockingham County Registry of Deeds at Book 4570, Page 1092.

Also conveying a certain tract or parcel of land with any improvements thereon situate in Portsmouth, County of Rockingham, State of New Hampshire, being a triangular shaped parcel shown on a plan entitled, "Lot Line Adjustment Plan for John & Gloria Collins in Portsmouth, NH" dated October 27, 1988, Scale 1" = 20', prepared by Seacoast Engineering Associates, Inc., recorded at the Rockingham County Registry of Deeds as Plan D-18914, and being more particularly bounded and described as follows:

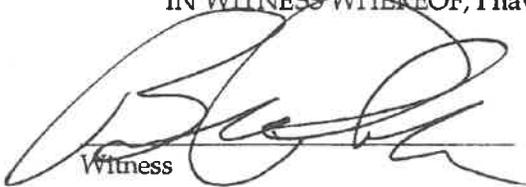
Beginning at a point on the Northerly sideline of Boyd Road, at the Southeasterly corner of other land of the Grantor; thence turning and running N 15° 08' 02" E, along land of the Grantor, a distance of 73.01 feet to a point at land now or formerly of Hyder Management; thence turning and running N 80° 24' 02" E by land of said Hyder Management, a distance of 21.00 feet to a point; thence turning and running S 01° 16' 23" W by land now or formerly of Christine Harris a distance of 74.00 feet to the point of beginning.

The within conveyed parcel of land being the premises conveyed to the Grantor by Warranty Deed of Christine V. Harris, Trustee, dated September 15, 2006 and recorded in the Rockingham County Registry of Deeds at Book 4708, Page 0976.

The said John F. Collins was deceased on December 4, 1990.

The undersigned Trustee as Trustee under The Gloria C. Collins Living Revocable Trust of 1999 created by Gloria C. Collins, as grantor under Trust Agreement dated September 14, 1999, has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the applications of any Trust asset paid to the Trustee for the conveyance thereof. The Trust has not been revoked and is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand, this 25<sup>th</sup> day of November, 2013.

  
Witness

  
GLORIA C. COLLINS, Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

November 25, 2013

Personally appeared the above-named Gloria C. Collins, Trustee of the Gloria C. Collins Living Revocable Trust of 1999, and acknowledged the above instrument to be her free act and deed,

Before me,

  
BERNARD W. [unclear]  
STATE OF [unclear]  
COMM. [unclear]  
EXPIRES APRIL 2014  
NEW HAMPSHIRE  
NOTARY PUBLIC  
My commission expires:



**ABUTTERS**

**TAX MAP 161 LOT 24**  
 THOMAS KENNEDY  
 378 THORNTON ST  
 PORTSMOUTH, NH 03801  
 2328/0295 (12/08/1978)

**TAX MAP 161 LOT 30**  
 STEPHEN LAROCHE  
 JESSICA LAROCHE  
 676 DENNETT ST  
 PORTSMOUTH, NH 03801  
 5499/2791 (12/6/2013)

**TAX MAP 162 LOT 55**  
 BRUCE OSBORN  
 2 ECHO AVE.  
 PORTSMOUTH, NH 03801  
 6084/2933 (02/18/2020)

**TAX MAP 162 LOT 56**  
 COLBY GAMESTER  
 AMANDA GAMESTER  
 187 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 6050/180 (10/24/2019)

**TAX MAP 162 LOT 57**  
 STEPHEN YANG  
 KENDRA YANG  
 179 WOODBURY AVE  
 PORTSMOUTH NH 03801  
 6223/396 (10/19/2021)

**TAX MAP 162 LOT 58-1**  
 FRANK DRAKE  
 ELIZABETH DRAKE  
 159 WOODBURY AVE UNIT 1  
 PORTSMOUTH, NH 03801  
 5038/0252 (07/30/2009)

**TAX MAP 162 LOT 58-2**  
 MELISSA ITALIA  
 820 E 7TH/ ST STE 409  
 CHARLOTTE, NC 28202-3054  
 5498/0702 (11-27-2013)

**TAX MAP 162 LOT 58-3**  
 RICHARDS FAMILY 2002 TRUST  
 ATTN: ELIZABETH RICHARDS  
 159 WOODBURY AVE UNIT 3  
 PORTSMOUTH, NH 03801  
 4951/1507 (09/24/2008)

**TAX MAP 174 LOT 2**  
 PORTSMOUTH HOUSING  
 AUTHORITY  
 245 MIDDLE STREET  
 PORTSMOUTH, NH 03801

**TAX MAP 174 LOT 3**  
 DAWN P MOYLAN  
 55 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 2969/0654 (02/18/1993)

**TAX MAP 174 LOT 4**  
 KAREN FOYE  
 KENNETH FOYE  
 79 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 6108/2989 (04/30/2020)

**TAX MAP 174 LOT 6**  
 JAMES HANSON JR.  
 STEPHEN HANSON  
 109 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 3759/2505 (04-22-2002)

**TAX MAP 174 LOT 5**  
 PHYLLIS RANDELL  
 REVOCABLE TRUST  
 99 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 5597/0620 (02/26/2015)

**TAX MAP 175 LOT 5**  
 KUZZINS BOWDEN  
 HOSPITALITY III LLC  
 C/O KEY BANK  
 ATTN: SERVICING DEPT.  
 300 FIRST AVE THIRD FL  
 NEEDHAM, MA 02494  
 4772/1282 (02/24/2007)

**TAX MAP 175 LOT 7**  
 WADE BABISH  
 273 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 4650/0135 (05/02/2006)

**TAX MAP 175 LOT 8**  
 MARGARET WALSH  
 263 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 6135/1689 (07/06/2020)

**TAX MAP 175 LOT 9**  
 ALAN MOORE  
 JOAN MOORE  
 PO BOX 591  
 PORTSMOUTH, NH 03802  
 4459/2659 (04/01/2005)

**TAX MAP 175 LOT 10**  
 RYAN MARTIN  
 221 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 3526/2011 (12/08/2000)

**TAX MAP 175 LOT 11**  
 JHM PORTSMOUTH LLC  
 440 BEDFORD ST  
 LEXINGTON MA, 02420  
 5444/0334 (05/30/2013)

**TAX MAP 175 LOT 1**  
 EXISTING BUILDING  
 TO BE REMOVED

**TAX MAP 175 LOT 2**  
 EXISTING RESIDENCE  
 +/-2200 SF

**TAX MAP 175 LOT 3**  
 EXISTING RESIDENCE  
 +/-1525 SF

**TAX MAP 175 LOT 13**  
 EXISTING RESIDENCE  
 +/-1380 SF

**TAX MAP 175 LOT 11**

**TAX MAP 175 LOT 4**

**TAX MAP 175 LOT 1**

**TAX MAP 175 LOT 2**

**TAX MAP 175 LOT 3**

**TAX MAP 175 LOT 4**

**TAX MAP 175 LOT 5**

**TAX MAP 175 LOT 6**

**TAX MAP 175 LOT 7**

**TAX MAP 175 LOT 8**

**TAX MAP 175 LOT 9**

**TAX MAP 175 LOT 10**

**TAX MAP 175 LOT 11**

**TAX MAP 175 LOT 12**

**TAX MAP 175 LOT 13**

**TAX MAP 175 LOT 14**

**TAX MAP 175 LOT 15**

**TAX MAP 175 LOT 16**

**TAX MAP 175 LOT 17**

**TAX MAP 175 LOT 18**

**TAX MAP 175 LOT 19**

**TAX MAP 175 LOT 20**

**TAX MAP 175 LOT 21**

**TAX MAP 175 LOT 22**

**TAX MAP 175 LOT 23**

**TAX MAP 175 LOT 24**

**TAX MAP 175 LOT 25**

**TAX MAP 175 LOT 26**

**TAX MAP 175 LOT 27**

**TAX MAP 175 LOT 28**

**TAX MAP 175 LOT 29**

**TAX MAP 175 LOT 30**

**TAX MAP 175 LOT 31**

**TAX MAP 175 LOT 32**

**TAX MAP 175 LOT 33**

**TAX MAP 175 LOT 34**

**TAX MAP 175 LOT 35**

**TAX MAP 175 LOT 36**

**TAX MAP 175 LOT 37**

**TAX MAP 175 LOT 38**

**TAX MAP 175 LOT 39**

**TAX MAP 175 LOT 40**

**TAX MAP 175 LOT 41**

**TAX MAP 175 LOT 42**

**TAX MAP 175 LOT 43**

**TAX MAP 175 LOT 44**

**TAX MAP 175 LOT 45**

**TAX MAP 175 LOT 46**

**TAX MAP 175 LOT 47**

**TAX MAP 175 LOT 48**

**TAX MAP 175 LOT 49**

**TAX MAP 175 LOT 50**

**TAX MAP 175 LOT 51**

**TAX MAP 175 LOT 52**

**TAX MAP 175 LOT 53**

**TAX MAP 175 LOT 54**

**TAX MAP 175 LOT 55**

**TAX MAP 175 LOT 56**

**TAX MAP 175 LOT 57**

**TAX MAP 175 LOT 58**

**TAX MAP 175 LOT 59**

**TAX MAP 175 LOT 60**

**TAX MAP 175 LOT 61**

**TAX MAP 175 LOT 62**

**TAX MAP 175 LOT 63**

**TAX MAP 175 LOT 64**

**TAX MAP 175 LOT 65**

**TAX MAP 175 LOT 66**

**TAX MAP 175 LOT 67**

**TAX MAP 175 LOT 68**

**TAX MAP 175 LOT 69**

**TAX MAP 175 LOT 70**

**TAX MAP 175 LOT 71**

**TAX MAP 175 LOT 72**

**TAX MAP 175 LOT 73**

**TAX MAP 175 LOT 74**

**TAX MAP 175 LOT 75**

**TAX MAP 175 LOT 76**

**TAX MAP 175 LOT 77**

**TAX MAP 175 LOT 78**

**TAX MAP 175 LOT 79**

**TAX MAP 175 LOT 80**

**TAX MAP 175 LOT 81**

**TAX MAP 175 LOT 82**

**TAX MAP 175 LOT 83**

**TAX MAP 175 LOT 84**

**TAX MAP 175 LOT 85**

**TAX MAP 175 LOT 86**

**TAX MAP 175 LOT 87**

**TAX MAP 175 LOT 88**

**TAX MAP 175 LOT 89**

**TAX MAP 175 LOT 90**

**TAX MAP 175 LOT 91**

**TAX MAP 175 LOT 92**

**TAX MAP 175 LOT 93**

**TAX MAP 175 LOT 94**

**TAX MAP 175 LOT 95**

**TAX MAP 175 LOT 96**

**TAX MAP 175 LOT 97**

**TAX MAP 175 LOT 98**

**TAX MAP 175 LOT 99**

**TAX MAP 175 LOT 100**

**TAX MAP 175 LOT 101**

**TAX MAP 175 LOT 102**

**TAX MAP 175 LOT 103**

**TAX MAP 175 LOT 104**

**TAX MAP 175 LOT 105**

**TAX MAP 175 LOT 106**

**TAX MAP 175 LOT 107**

**TAX MAP 175 LOT 108**

**TAX MAP 175 LOT 109**

**TAX MAP 175 LOT 110**

**TAX MAP 175 LOT 111**

**TAX MAP 175 LOT 112**

**TAX MAP 175 LOT 113**

**TAX MAP 175 LOT 114**

**TAX MAP 175 LOT 115**

**TAX MAP 175 LOT 116**

**TAX MAP 175 LOT 117**

**TAX MAP 175 LOT 118**

**TAX MAP 175 LOT 119**

**TAX MAP 175 LOT 120**

**TAX MAP 175 LOT 121**

**TAX MAP 175 LOT 122**

**TAX MAP 175 LOT 123**

**TAX MAP 175 LOT 124**

**TAX MAP 175 LOT 125**

**TAX MAP 175 LOT 126**

**TAX MAP 175 LOT 127**

**TAX MAP 175 LOT 128**

**TAX MAP 175 LOT 129**

**TAX MAP 175 LOT 130**

**TAX MAP 175 LOT 131**

**TAX MAP 175 LOT 132**

**TAX MAP 175 LOT 133**

**TAX MAP 175 LOT 134**

**TAX MAP 175 LOT 135**

**TAX MAP 175 LOT 136**

**TAX MAP 175 LOT 137**

**TAX MAP 175 LOT 138**

**TAX MAP 175 LOT 139**

**TAX MAP 175 LOT 140**

**TAX MAP 175 LOT 141**

**TAX MAP 175 LOT 142**

**TAX MAP 175 LOT 143**

**TAX MAP 175 LOT 144**

**TAX MAP 175 LOT 145**

**TAX MAP 175 LOT 146**

**TAX MAP 175 LOT 147**

**TAX MAP 175 LOT 148**

**TAX MAP 175 LOT 149**

**TAX MAP 175 LOT 150**

**TAX MAP 175 LOT 151**

**TAX MAP 175 LOT 152**

**TAX MAP 175 LOT 153**

**TAX MAP 175 LOT 154**

**TAX MAP 175 LOT 155**

**TAX MAP 175 LOT 156**

**TAX MAP 175 LOT 157**

**TAX MAP 175 LOT 158**

**TAX MAP 175 LOT 159**

**TAX MAP 175 LOT 160**

**TAX MAP 175 LOT 161**

**TAX MAP 175 LOT 162**

**TAX MAP 175 LOT 163**

**TAX MAP 175 LOT 164**

**TAX MAP 175 LOT 165**

**TAX MAP 175 LOT 166**

**TAX MAP 175 LOT 167**

**TAX MAP 175 LOT 168**

**TAX MAP 175 LOT 169**

**TAX MAP 175 LOT 170**

**TAX MAP 175 LOT 171**

**TAX MAP 175 LOT 172**

**TAX MAP 175 LOT 173**

**TAX MAP 175 LOT 174**

**TAX MAP 175 LOT 175**

**TAX MAP 175 LOT 176**

**TAX MAP 175 LOT 177**

**TAX MAP 175 LOT 178**

**TAX MAP 175 LOT 179**

**TAX MAP 175 LOT 180**

**TAX MAP 175 LOT 181**

**TAX MAP 175 LOT 182**

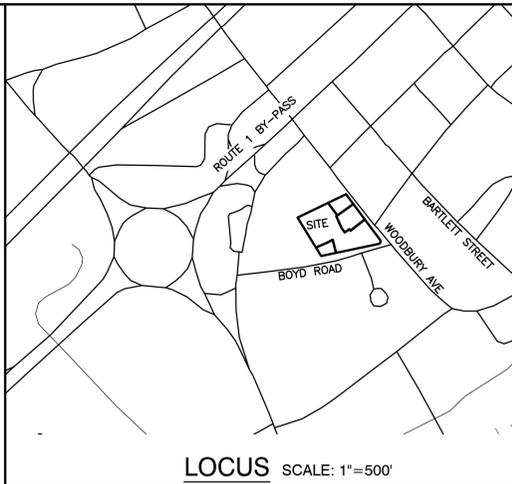
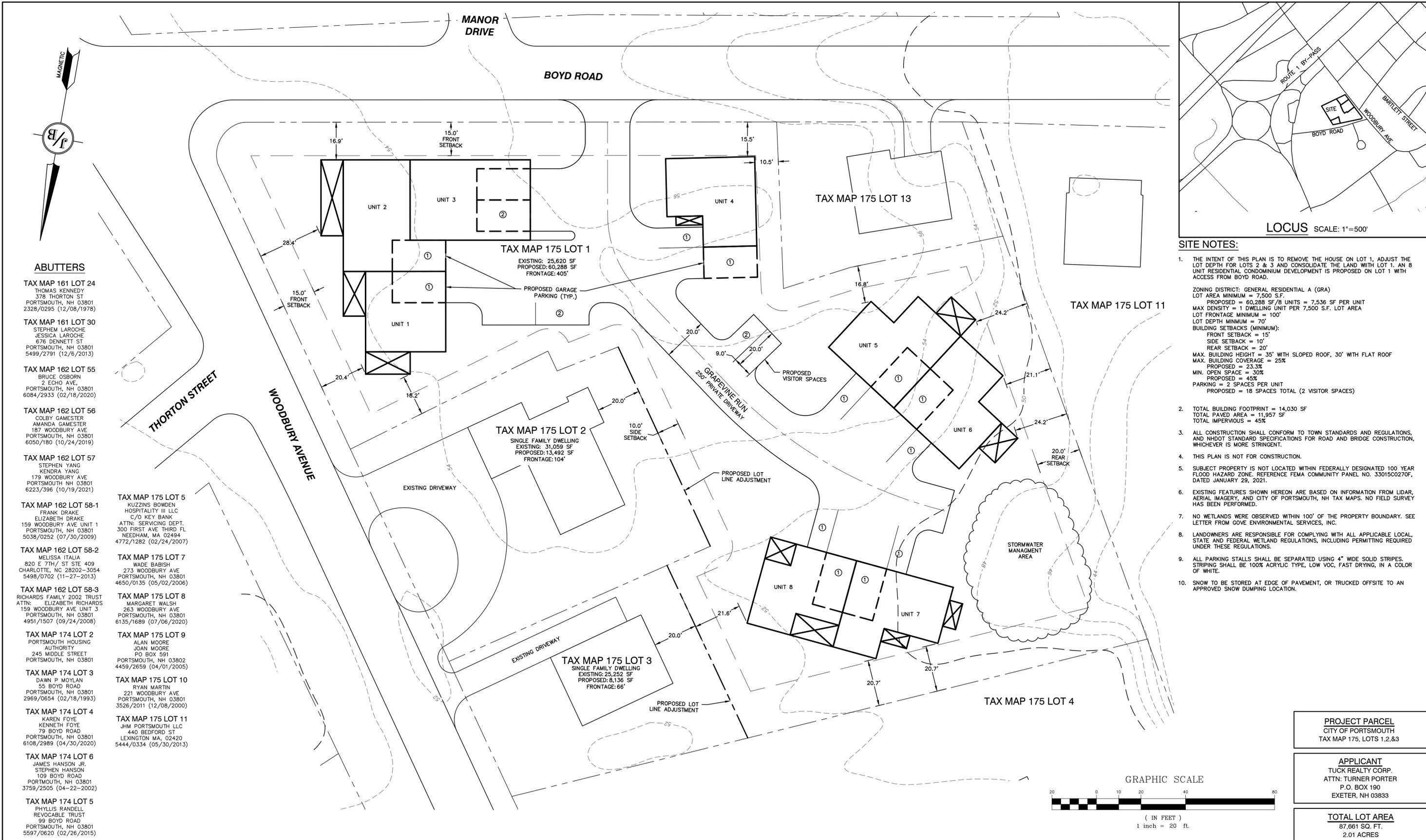
**TAX MAP 175 LOT 183**

**TAX MAP 175 LOT 184**

**TAX MAP 175 LOT 185**

**TAX MAP 175 LOT 186**

**TAX MAP 175 LOT**



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO REMOVE THE HOUSE ON LOT 1, ADJUST THE LOT DEPTH FOR LOTS 2 & 3 AND CONSOLIDATE THE LAND WITH LOT 1. AN 8 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT IS PROPOSED ON LOT 1 WITH ACCESS FROM BOYD ROAD.
  - ZONING DISTRICT: GENERAL RESIDENTIAL A (GRA)  
 LOT AREA MINIMUM = 7,500 S.F.  
 PROPOSED = 60,288 SF/8 UNITS = 7,536 SF PER UNIT  
 MAX DENSITY = 1 DWELLING UNIT PER 7,500 S.F. LOT AREA  
 LOT FRONTAGE MINIMUM = 100'  
 LOT DEPTH MINIMUM = 70'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 15'  
 REAR SETBACK = 20'  
 SIDE SETBACK = 10'  
 PROPOSED = 23.3%  
 MAX. BUILDING HEIGHT = 35' WITH SLOPED ROOF, 30' WITH FLAT ROOF  
 MAX. BUILDING COVERAGE = 25%  
 MIN. OPEN SPACE = 30%  
 PROPOSED = 45%  
 PARKING = 2 SPACES PER UNIT  
 PROPOSED = 18 SPACES TOTAL (2 VISITOR SPACES)
  - TOTAL BUILDING FOOTPRINT = 14,030 SF  
 TOTAL PAVED AREA = 11,957 SF  
 TOTAL IMPERVIOUS = 45%
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NH DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - THIS PLAN IS NOT FOR CONSTRUCTION.
  - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270F, DATED JANUARY 29, 2021.
  - EXISTING FEATURES SHOWN HEREON ARE BASED ON INFORMATION FROM LIDAR, AERIAL IMAGERY, AND CITY OF PORTSMOUTH, NH TAX MAPS. NO FIELD SURVEY HAS BEEN PERFORMED.
  - NO WETLANDS WERE OBSERVED WITHIN 100' OF THE PROPERTY BOUNDARY. SEE LETTER FROM GOVE ENVIRONMENTAL SERVICES, INC.
  - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
  - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
  - SNOW TO BE STORED AT EDGE OF PAVEMENT, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.

**ABUTTERS**

- TAX MAP 161 LOT 24**  
 THOMAS KENNEDY  
 378 THORTON ST  
 PORTSMOUTH, NH 03801  
 2328/0295 (12/08/1978)
- TAX MAP 161 LOT 30**  
 STEPHEN LAROCHE  
 JESSICA LAROCHE  
 676 DENNETT ST  
 PORTSMOUTH, NH 03801  
 5499/2791 (12/6/2013)
- TAX MAP 162 LOT 55**  
 BRUCE OSBORN  
 2 ECHO AVE,  
 PORTSMOUTH, NH 03801  
 6084/2933 (02/18/2020)
- TAX MAP 162 LOT 56**  
 COLEBY GAMESTER  
 AMANDA GAMESTER  
 187 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 6050/180 (10/24/2019)
- TAX MAP 162 LOT 57**  
 STEPHEN YANG  
 KENDRA YANG  
 179 WOODBURY AVE  
 PORTSMOUTH NH 03801  
 6223/396 (10/19/2021)
- TAX MAP 162 LOT 58-1**  
 FRANK DRAKE  
 ELIZABETH DRAKE  
 159 WOODBURY AVE UNIT 1  
 PORTSMOUTH, NH 03801  
 5038/0252 (07/30/2009)
- TAX MAP 162 LOT 58-2**  
 MELISSA ITALIA  
 820 E 7TH/ ST STE 409  
 CHARLOTTE, NC 28202-3054  
 5498/0702 (11-27-2013)
- TAX MAP 162 LOT 58-3**  
 RICHARDS FAMILY 2002 TRUST  
 ATTN: ELIZABETH RICHARDS  
 159 WOODBURY AVE UNIT 3  
 PORTSMOUTH, NH 03801  
 4951/1507 (09/24/2008)
- TAX MAP 174 LOT 2**  
 PORTSMOUTH HOUSING  
 AUTHORITY  
 245 MIDDLE STREET  
 PORTSMOUTH, NH 03801
- TAX MAP 174 LOT 3**  
 DAWN P MOYLAN  
 55 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 2969/0654 (02/18/1993)
- TAX MAP 174 LOT 4**  
 KAREN FOYE  
 KENNETH FOYE  
 79 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 6108/2989 (04/30/2020)
- TAX MAP 174 LOT 6**  
 JAMES HANSON JR.  
 STEPHEN HANSON  
 109 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 3759/2505 (04-22-2002)
- TAX MAP 174 LOT 5**  
 PHYLLIS RANDELL  
 REVOCABLE TRUST  
 99 BOYD ROAD  
 PORTSMOUTH, NH 03801  
 5597/0620 (02/26/2015)

- TAX MAP 175 LOT 5**  
 KUZINS BOWDEN  
 HOSPITALITY III LLC  
 C/O KEY BANK  
 ATTN: SERVICING DEPT.  
 300 FIRST AVE THIRD FL  
 NEEDHAM, MA 02494  
 4772/1282 (02/24/2007)
- TAX MAP 175 LOT 7**  
 WADE BABISH  
 273 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 4650/0135 (05/02/2006)
- TAX MAP 175 LOT 8**  
 MARGARET WALSH  
 263 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 6135/1689 (07/06/2020)
- TAX MAP 175 LOT 9**  
 ALAN MOORE  
 JOAN MOORE  
 PO BOX 591  
 PORTSMOUTH, NH 03802  
 4459/2659 (04/01/2005)
- TAX MAP 175 LOT 10**  
 RYAN MARTIN  
 221 WOODBURY AVE  
 PORTSMOUTH, NH 03801  
 3526/2011 (12/08/2000)
- TAX MAP 175 LOT 11**  
 JHM PORTSMOUTH LLC  
 440 BEDFORD ST  
 LEXINGTON MA, 02420  
 5444/0334 (05/30/2013)

**TAX MAP 175 LOT 1**

EXISTING: 25,620 SF  
 PROPOSED: 60,288 SF  
 FRONTAGE: 405'

**TAX MAP 175 LOT 2**

SINGLE FAMILY DWELLING  
 EXISTING: 31,059 SF  
 PROPOSED: 13,492 SF  
 FRONTAGE: 104'

**TAX MAP 175 LOT 3**

SINGLE FAMILY DWELLING  
 EXISTING: 25,292 SF  
 PROPOSED: 8,136 SF  
 FRONTAGE: 66'

**PROJECT PARCEL**  
 CITY OF PORTSMOUTH  
 TAX MAP 175, LOTS 1,2,&3

**APPLICANT**  
 TUCK REALTY CORP.  
 ATTN: TURNER PORTER  
 P.O. BOX 190  
 EXETER, NH 03833

**TOTAL LOT AREA**  
 87,661 SQ. FT.  
 2.01 ACRES

Design: JAC	Draft: AJB	Date: 01/05/22
Checked: JAC	Scale: 1"=20'	Project No.: 21254
Drawing Name: 21254-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	01/05/22	ISSUED FOR REVIEW	AJB

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

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

Plan Name: **CONCEPTUAL SITE PLAN**

Project: **"GRAPEVINE RUN" PORTSMOUTH, NH 03801**

Owner of Record: **FREDERICK BAILEY 4 SHORE ROAD WOLFEBORO, NH 03894**

DRAWING No.

**C2**

SHEET 2 OF 2  
 JBE PROJECT NO. 21254