

Edward R. (Ned) Raynolds  
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603-365-1725

Feb. 21, 2024

Ms. Samantha Collins  
Chair, Conservation Commission  
City of Portsmouth  
1 Junkins Ave.  
Portsmouth NH 03801

Dear Chairperson Collins & Conservation Commission members,

I'm a 23 year resident of Portsmouth. My three children (two college graduates and high school senior) and I live in an 1,850 s.f., four bedroom home on Aldrich Rd. Having watched with mixed feelings as, over those 23 years, the rapid escalation of my property value and equity in my home has put an affordable mortgage or apartment for my adult children increasingly out of their reach, I now seek to contribute to the supply of workforce housing in the city while increasing the utility and value of our home by constructing a detached 2 car garage with an ADU over top.

At 0.4 acres (17,424 s.f.) with 100' of street frontage, I have plenty of lot area and street frontage, and more than sufficient setbacks, for the project to comply with all such requirements for ADUs. However, there exists an approximately 20,900 s.f. area of inland wetland behind my house and parcel (80% of which is located on the lot of neighboring 32 Boss Ave). This wetland has no natural source but rather appears to have been formed (or substantially enlarged) in the latter 20<sup>th</sup> century by the construction of homes on the surrounding streets that now make up the block formed by Aldrich Rd, Boss Ave, Lawrence St. and Middle St. (34 Boss Ave, built in 1953; 32 Boss Ave, built in 1960; 36 Boss Ave, built in 1968; expansion of the 1890-built single family colonial at 774 Middle St. into 4 condo homes in 1986-88; and rearward expansion of a 1900 single family New Englander at 796 Middle St. into a four-condo building in 2003-04).

Of that 20,900 s.f. of actual wetland, less than 10% (~1,750 s.f.) of it is on my lot (the very rear portion). The area within the 100' wetland buffer on my lot – essentially, my back yard (but including the rear ~35% of my house) – is approximately 10,100 s.f.. (i.e. 68% of my lot is either wetland or wetland buffer). Total additional wetland buffer area to be disturbed on the lot by placement of the Garage-ADU would be 552 s.f., or 5.5%. The distance from my proposed structure to the edge of the actual wetland would be 76 ft.

Thus the jurisdictional area impacted by my project would be in the outer 24' of the 100' buffer. None of the actual wetland would be disturbed. Countering that, I plan to convert 144 s.f. of existing impervious driveway in the wetland buffer, and 590 s.f. of existing impervious driveway surface outside the buffer, to pervious pavers upon completion of construction. I will also continue to remove invasive species in the rear 15% of the buffer area (closest to the wetland) and replace with native species.

I look forward to the opportunity to present and discuss this project with you at a meeting soon.

*Ned Raynolds*

### Areas of wetland and wetland buffer re: 110 Aldrich Rd.



**Property Information**

**Property ID** 0153-0003-0000  
**Location** 110 ALDRICH RD  
**Owner** RAYNOLDS EDWARD R



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**


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

Geometry updated 08/24/2023  
Data updated 3/9/2022

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

# Map Theme Legends

## Wetlands

-  Wetlands
-  100ft Wetlands Buffer

City of Portsmouth

### My lot - 110 Aldrich Rd - with dimensional markup



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**Property ID** 0153-0003-0000  
**Location** 110 ALDRICH RD  
**Owner** RAYNOLDS EDWARD R



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# Map Theme Legends

## Wetlands

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City of Portsmouth



SCHEMATIC DESIGN

Ned Reynolds



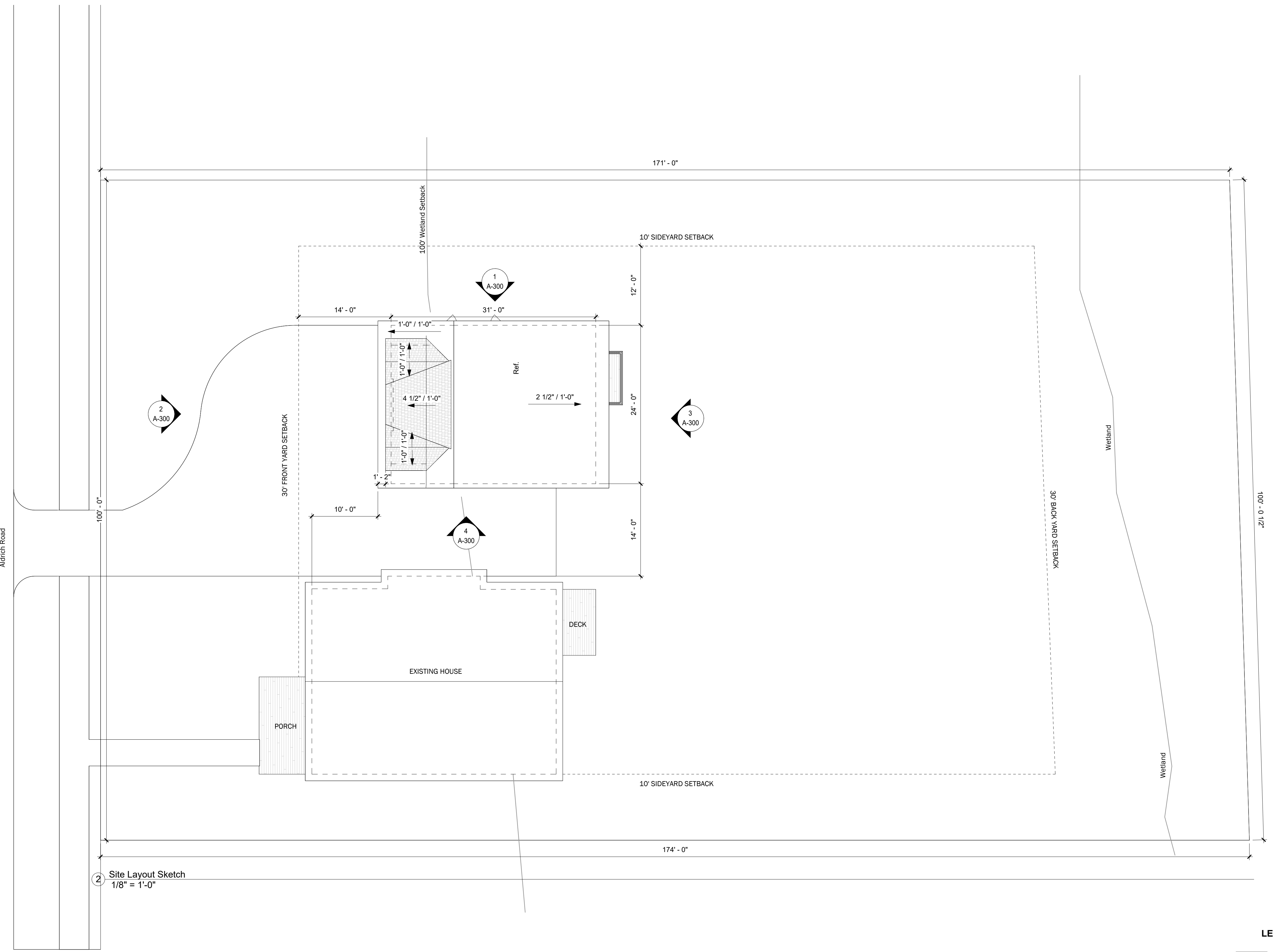
7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	As indicated
Drawing Date:	02/02/24
Project Number:	23123

drawing revisions:		
No.	Description	Date

Site Layout

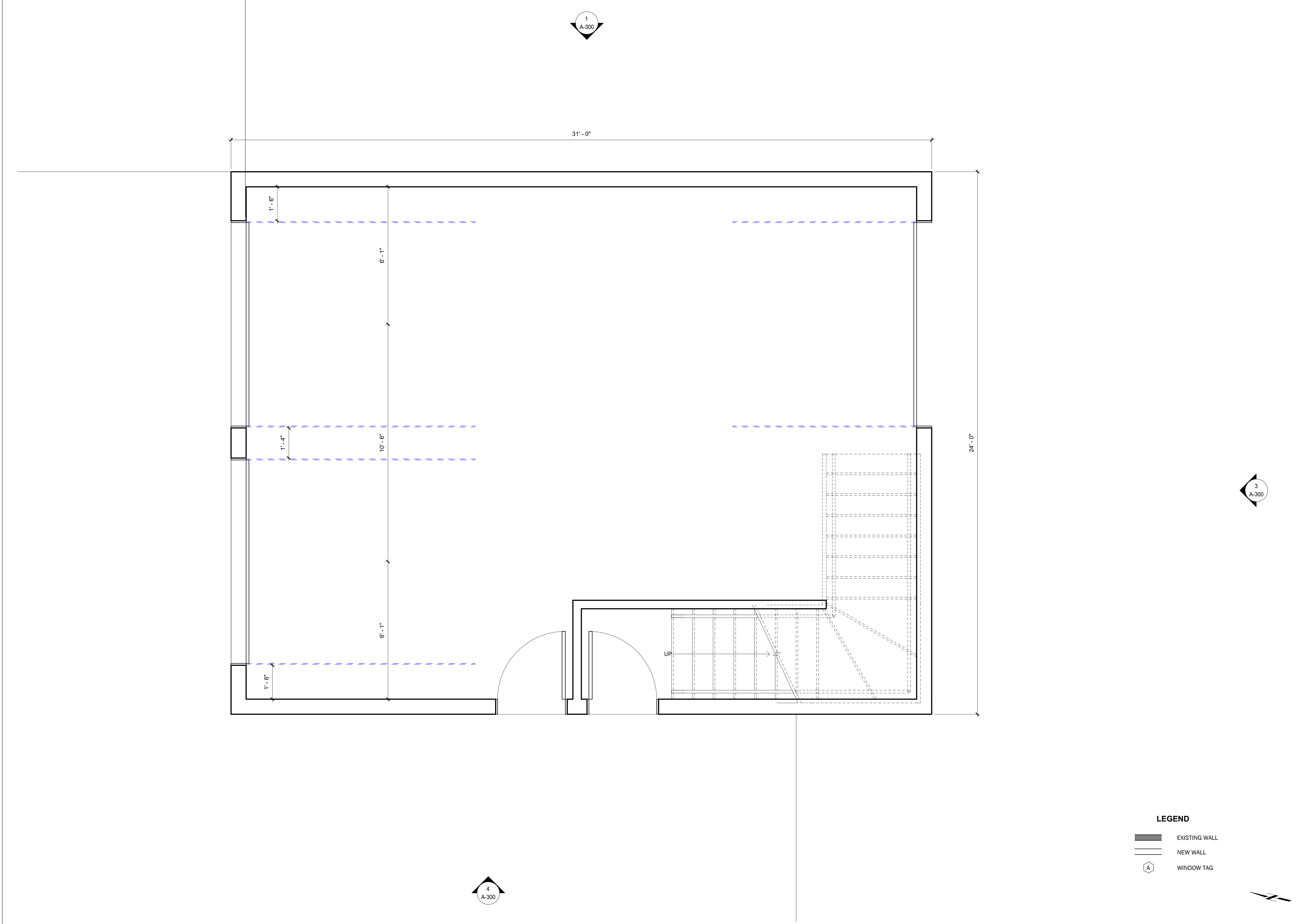
A-100



**LEGEND**

	EXISTING WALL
	NEW WALL
	WINDOW TAG





110 Aldrich Rd

Portsmouth, NH

SCHEMATIC DESIGN

Ned Reynolds

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
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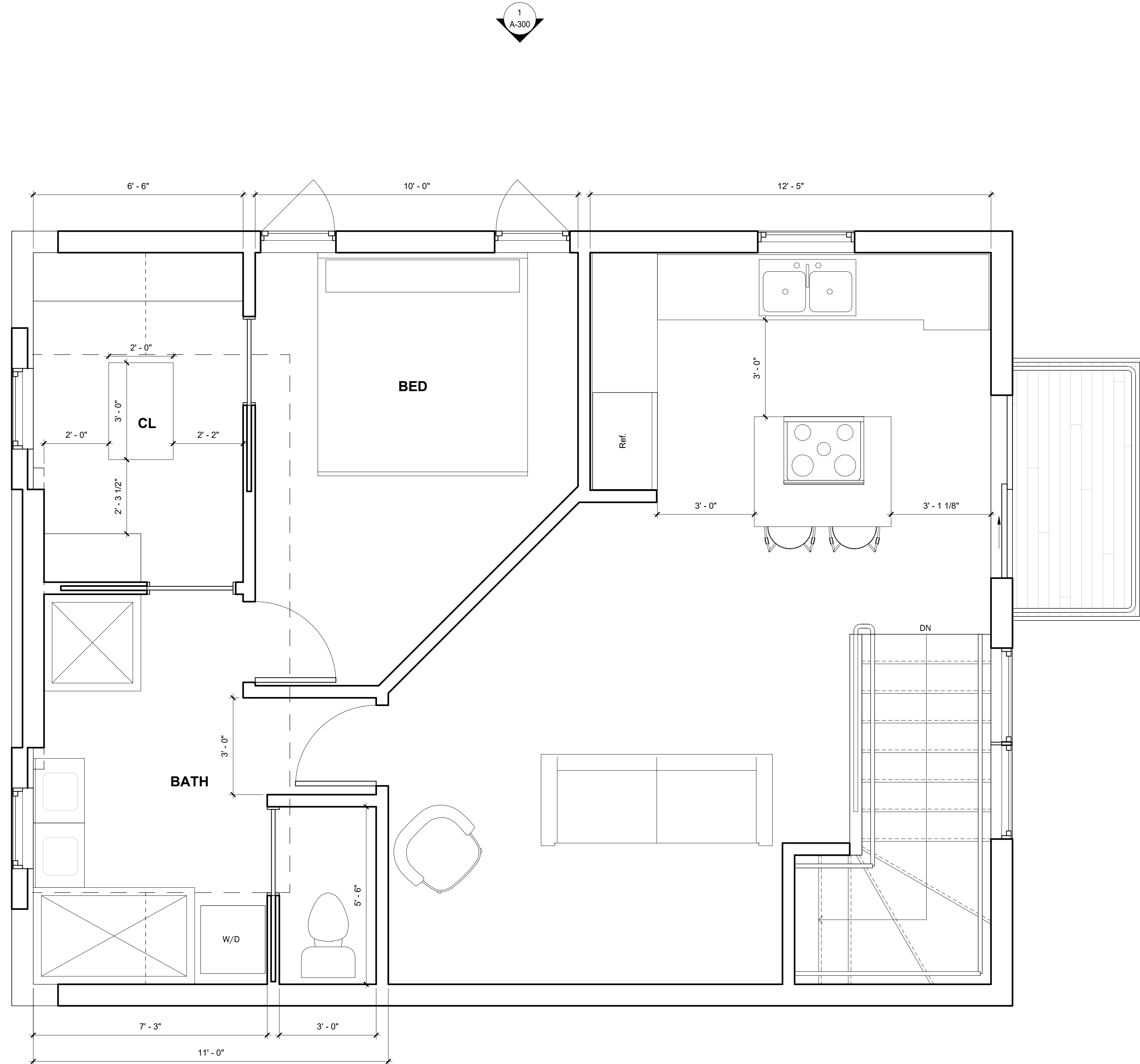
1st Floor

**A-111**

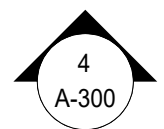
**LEGEND**  
 EXISTING WALL  
 NEW WALL  
 WINDOW TAG





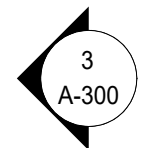


① 02 - 2nd Floor - Option 1A  
1/2" = 1'-0"



**LEGEND**

	EXISTING WALL
	NEW WALL
	WINDOW TAG



110 Aldrich Rd  
Portsmouth, NH

SCHEMATIC DESIGN

Ned Reynolds

**WINTER HOLBEN**  
architecture + design

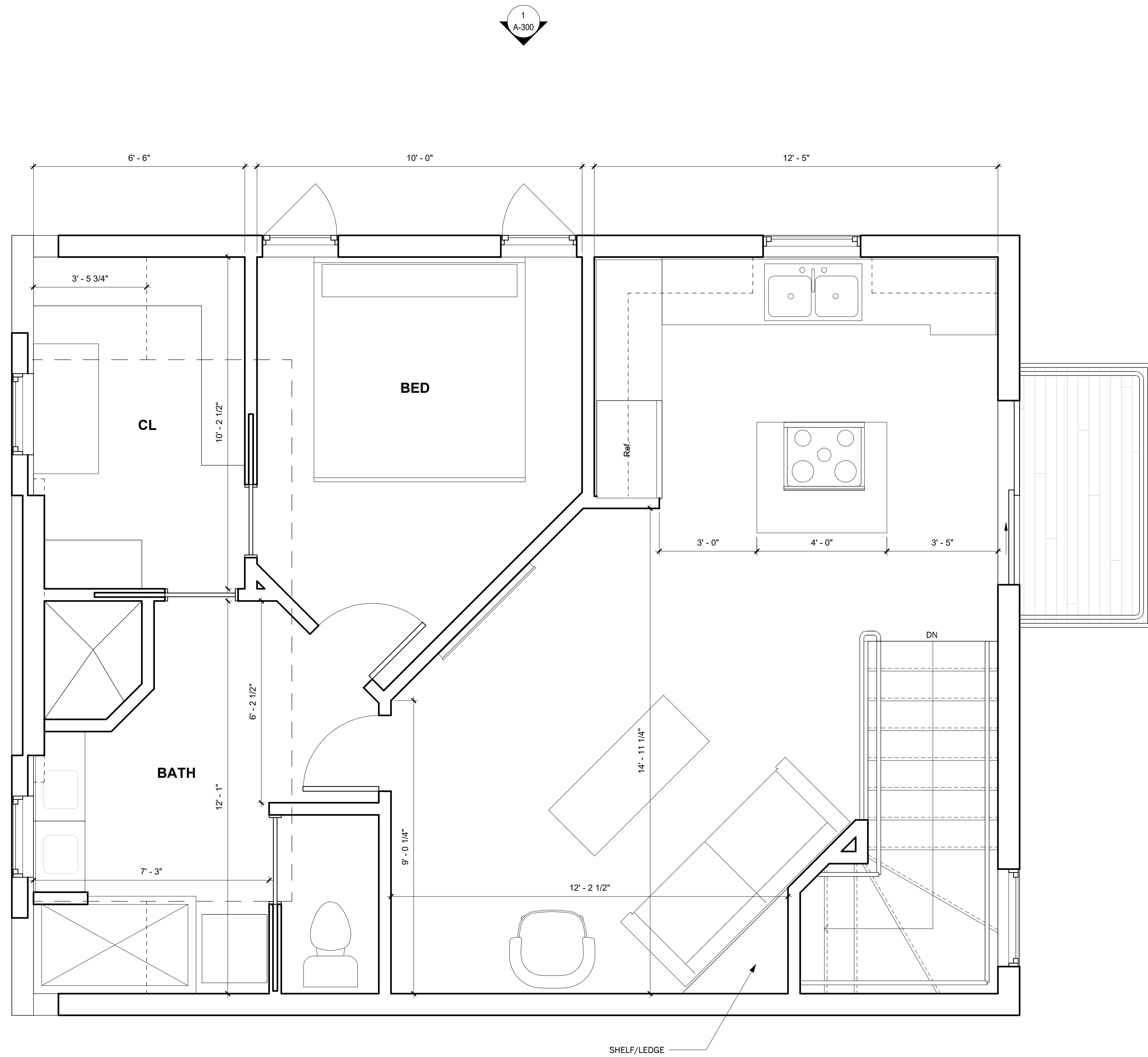
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UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: RW  
Drawing Scale: As indicated  
Drawing Date: 02/02/24  
Project Number: 23123

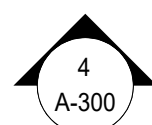
drawing revisions:  
No. Description Date

2nd Floor -  
Option 1A

**A-112**



① 02 - 2nd Floor - Option 1B  
1/2" = 1'-0"



**LEGEND**

	EXISTING WALL
	NEW WALL
	WINDOW TAG

110 Aldrich Rd

Portsmouth, NH

SCHEMATIC DESIGN

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**WINTER HOLBEN**  
architecture + design

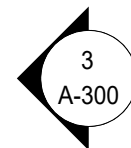
7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By:	PG
Drawing Checked By:	RW
Drawing Scale:	As indicated
Drawing Date:	02/02/24
Project Number:	23123

drawing revisions:		
No.	Description	Date

2nd Floor - Option 1B

**A-112B**



SCHEMATIC DESIGN

Ned Reynolds

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: JH  
Drawing Checked By: BMH  
Drawing Scale: 1/8" = 1'-0"  
Drawing Date: 02/02/24  
Project Number: 23123

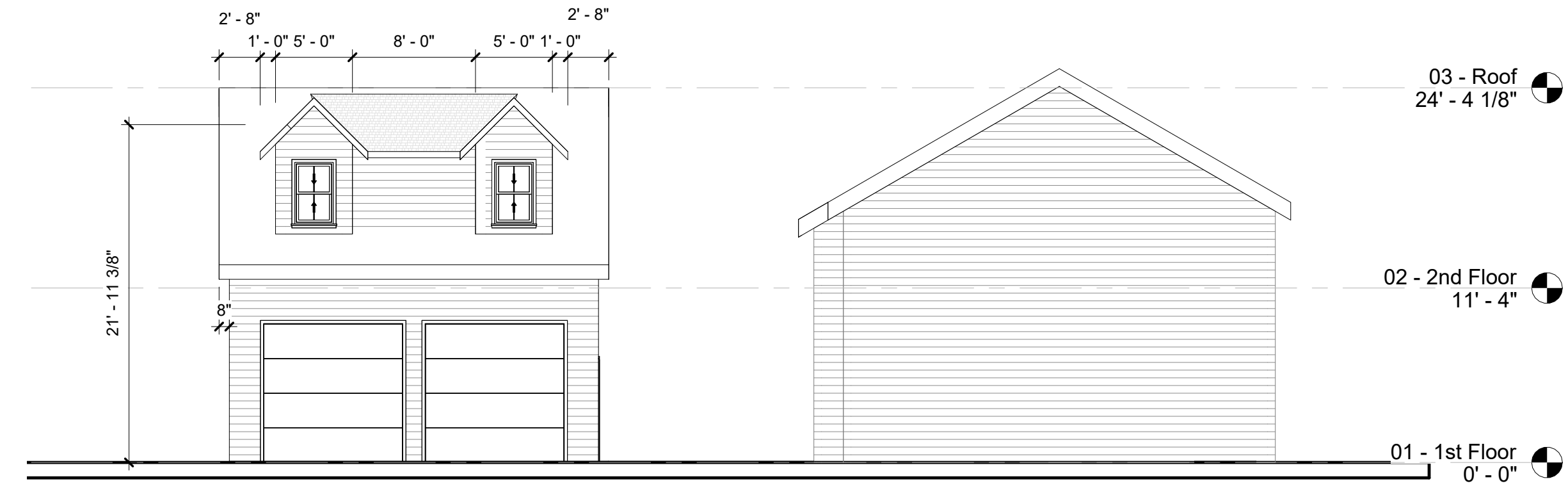
drawing revisions:  
No. Description Date

Elevations

**A-300**



1 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



3 South Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"