



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801

Phone (603) 430-9282

25 June 2025

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 225, Lot 13 | 33 Gosport Road, Portsmouth, New Hampshire – [Work Session](#)

Dear Ms. Collins and Conservation Commission Members:

On behalf of the Frances A. Frangos Revocable Trust, Owner, and Thomas Frangos, Applicant -Builder, we are pleased to submit the attached plan set for a **Work Session** with the Commission for the above-mentioned project and request that we be placed on the agenda for your **July 9, 2025, Conservation Commission Meeting**. The project is the subdivision of an existing parcel into two residential lots, with the existing residence to remain as currently existing, on one of the lots. The proposed lot is adjacent to a wetland area greater than 10,000 SF, therefore a City of Portsmouth Wetland buffer is applied. In this particular case, the property was a part of the Tuckers Cove Subdivision (circa 1993). Wetland buffer adjustments were made during the Tuckers Cove Subdivision process, as the subdivision creation coincided with the creation of the Portsmouth wetland buffer regulations. The wetland buffer in this subdivision was set at 25 feet, by agreement (see attached). At this time, the city has determined that the 25-foot buffer may not apply to the subdivided lot, rather the 100-foot buffer should be applied. While the applicant disagrees with that assessment, we will be applying for a Conditional Use Permit for construction on the proposed lot.

The site is a proposed one-acre parcel that is located within the SRA Zoning District. The lot was previously developed, during the buildout of the Tucker's Cove Subdivision, with the construction sales trailer in the area where Mr. Frangos intends to build a new home (see attached). On the lot, a modest 3-bedroom home which meets no more than the minimum requirements of the Tucker's Cove Subdivision Covenants consisting of 2,000 square feet for a single-story home or 2,500 square feet for a 2-story home will be constructed. The new lot will access Gosport Road at a point at least fifty feet from the intersection with Elwyn Road, as required. The applicant is proposing to connect the proposed single-family residence on the new lot to the public sewer, water, power, and communications systems located in Gosport Road.

If possible, prior to the Work Session, we would be pleased to meet with the Commission on the property to review two key elements regarding the proposal. The first is the location of the proposed structure. Moving the structure further away from the resource, which would be the least impacting alternative, means that the proposed structure would violate the zoning ordinance building setbacks, and require relief from the Portsmouth Zoning Board. We ask the Commission to concur that is preferred.



Second, regarding the buffer plantings, we propose invasive plant removal and selective cutting to allow for the planting of a robust understory, and feel that an on-site review would be a productive way to create the right balance.

The following plans are included in our submission:

- Cover Sheet – This plan shows the site location, legend and utility contacts.
- Subdivision Plan – This plan shows the proposed lot lines.
- Existing Conditions Plan - This plan shows the site building envelope, topographic and utility features.
- Site Plan Option 1 - This plan shows the proposed structure conforming to the ordinance building setback requirements.
- Site Plan Option 2 - This plan shows the proposed structure moving forward towards the street, away from the resource, which requires relief from the ordinance building setback requirements.

We look forward to an in-person presentation and Conservation Commission review of this submission.

Sincerely,

John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010314-Build_America\001-33 Gosport Rd., Portsmouth-JRC\03-WIP_Files\City of Portsmouth CUP\Conservation Commission CUP Work Session Letter 6-25-25.docx

TUCKER'S COVE LIMITED LIABILITY COMPANY
PROTECTIVE COVENANT

As a result of a settlement agreement entered into in October of 1997 in the case of *Tucker's Cove Limited Liability Company v. City of Portsmouth* (97-E-0054) and as a result of the issuance to Tucker's Cove Limited Liability Company of certain Conditional Use Permits by the Portsmouth Planning Board during 1997, Tucker's Cove Limited Liability Company is recording this Protective Covenant. The provisions of this Protective Covenant shall run with the land and shall be binding on Tucker's Cove Limited Liability Company, its successors and assigns, including, but not limited to, individual lot owners, and each lot as defined in Paragraphs #1 and #2 shall remain subject to the benefits and restrictions imposed by this Covenant.

1. **Twenty Five Foot Buffer:** The Inland Wetlands Protection District Buffer Zone is comprised of all land within seventy five feet of the Inland Wetlands Protection District. In turn, the Inland Wetlands Protection District (hereinafter known as the "District") is comprised of all inland wetlands, as that term is defined in Section 604 of the December 18, 1995 Portsmouth Zoning Ordinance, of a size greater than one-half acre. The Inland Wetlands Protection District Buffer Zone shall not apply to the Tucker's Cove subdivision. However, except as herein provided, a twenty five foot buffer shall surround all inland wetlands of a size greater than one-half acre; said inland wetlands being defined in Section 604 of the December 18, 1995 Zoning Ordinance, Article VI, Inland Wetlands Protection, as said wetlands are shown on the Approved Definitive Subdivision Plan on all lots within the Tucker's Cove Subdivision, as said lots now exist or as they may be altered by amendments to the subdivision plan.

2. **Lots With Conditional Use Permits:** Lots A, 5, 6, 7, 10, 11, 12, 35, 36, 37, 38, 39 & 42 as shown on a plan entitled "Definitive Subdivision Construction Plan dated February 18, 1993, Tucker's Cove, Portsmouth, New Hampshire, prepared by Land Tech Consultants, Inc." and recorded in the Rockingham County Registry of Deeds as Plan #D-24827 (the Subdivision Plan) are all of the lots which adjoin Inland Wetlands greater than one-half (1/2) acre in size as herein before provided in Paragraph #1. Each of these lots have been granted conditional use permits by the Planning Board of the City of Portsmouth. These conditional use permits shall run with the land and each of the lots shall remain subject to the benefits and restrictions imposed by such permits. Copies of said permits are attached hereto as Exhibit A & Exhibit B.

3. **Construction Within Buffer:** The lots referenced in Paragraph #2 above contemplate the construction of homes within the twenty five foot (25') buffer; these structures shall be allowed as depicted on the plans previously submitted to and approved by the Planning Board as part of the Conditional Use Permit approvals. The issuance of a certificate of occupancy for homes constructed in the twenty five foot

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

PROTECTIVE COVENANT
PAGE 2

(25') buffer shall indicate compliance at the time of issuance with the Conditional Use Permit, provided a plot plan by a licensed land surveyor or engineer shall have been submitted to the Building Inspector's office after receipt of a foundation permit but prior to issuance of a full building permit, showing the foundation as built to be situated in accordance with the building permit application drawing provided in Paragraph #6 of this Covenant.

4. **Building Permit Applications:** At the time when building permit applications for any lots described in Paragraphs #1 or #2 (including those which are subject to Conditional Use Permits) are made, a scaled engineered drawing shall be submitted with said applications showing the location of the twenty five foot (25') buffer and, other than the lots with Conditional Use Permits referred to in Paragraph #2 and #3 above, the twenty five foot (25') buffer shown on this drawing shall constitute the "building setback" from the wetlands.

5. **Lots Without Conditional Use Permits:** For any lots which are not subject to the conditional use permits referenced in Paragraph #2 above, all structures, whether original or additions, as well as related uses such as accessory buildings and grading shall not encroach into the twenty five foot (25') buffer. At the request of the Portsmouth Planning Department, scaled engineered drawings shall be submitted with the building permit application designating the number of feet between the proposed activity and the twenty five foot (25') building setback. The issuance of a certificate of occupancy shall indicate that at the time of issuance any structure, whether original or an addition, is in compliance with the terms of the ordinance provided that a plot plan by a licensed land surveyor or engineer shall have been submitted to the Building Inspector's office after the issuance of a foundation permit, but prior to the issuance of a full building permit showing the foundation as built to be situated no closer to the wetlands than shown on the building permit application plan provided in Article 4 hereof.

6. **Lots With Conditional Use Permits:** For lots which received and are subject to the restrictions of Conditional Use Permits as provided in Paragraph #2 and #3 above, at the time of building permit applications, scaled engineered drawings shall be submitted with said application showing within one foot (1') accuracy, the footprint of the proposed building relative to the building approved as part of the conditional use application. Thereafter, any building permit application for additions or accessory buildings shall include an engineered drawing designating the number of feet between the proposed activity and the twenty five foot buffer. It is understood that additions or accessory buildings other than shown on the Conditional Use Plans shall not encroach into the twenty five foot (25') buffer unless otherwise permitted as provided in Paragraph #7 hereof.

PROTECTIVE COVENANT
PAGE 3

7. **Limits on Conditional Use Permit Lots:** On those lots listed in paragraph #2 above, upon which single family homes and associated filling and grading occurs within the twenty five foot (25') buffer as shown on the plans submitted to the Planning Board, the removal of trees and vegetation in the twenty five foot (25') wetlands buffer zone shall be limited to only that area reasonably calculated to allow the proper siting and grading of a single family home. Once the home is initially sited and prepared for construction, no additional removal of trees or vegetation shall occur to create a lawn for general landscaping purposes within the twenty five foot (25') wetlands buffer, except as may permitted in accordance with the terms of the conditional use permit or as may otherwise be permitted under the Portsmouth Zoning Ordinance, as it presently exists or as it may be amended from time to time.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the 28th day of January, 1998.

TUCKER'S COVE LIMITED
LIABILITY COMPANY

By: Harbor Associates LLC, Manager

By: 

Jeffrey Gouchberg, Manager

I hereby certify that the above executed Protective Covenant is in accordance with the Covenant Requirements of the Conditional Use Permits issued by the City of Portsmouth Planning Board for the Lots identified in Paragraph #2 above and for all lots identified in the settlement agreement between the City of Portsmouth and Tucker's Cove Limited Liability Company (97-E-0054) and identified on a plan entitled "Definitive Subdivision Construction Plan dated February 18, 1993, Tucker's Cove, Portsmouth, New Hampshire, prepared by Land Tech Consultants, Inc." and recorded in the Rockingham County Registry of Deeds as Plan #D-24827.

CITY OF PORTSMOUTH


By: Sharon Cuddy Somers

Assistant City Attorney



Exhibit A

CITY OF PORTSMOUTH

Municipal Complex, P.O. Box 628
Portsmouth, New Hampshire 03802-0628
(603) 431-2000 Fax (603) 427-1526

PLANNING BOARD

March 26, 1997

Mr. Peter J. Loughlin, Esquire
PO Box 1111
Portsmouth NH 03802-1111

Re: Application of Tuckers Cove, LLC for Conditional Use Permits for
property located at 33, 34, 92, 101, 119 and 120 Gosport Rd. and
for property located at 253, 260 and 330 Odione Point Road

Peter
Dear ~~Attorney~~ Loughlin:

The Planning Board at its March 20, 1997 meeting, and after due Public Hearings, voted to grant the Conditional Use Permits for the above mentioned properties subject to Tucker's Cove Protective Covenant which was submitted to the Board at its meeting on March 20th. It is understood that each lot mentioned above ^{shall} abide by this protective covenant.

Very truly yours,

David M. Holden, Planning Director
for Arthur Parrott, Chairman of the Planning Board

bd/ca

cc: Richard P. Millette
Robert A. Shaines, Esquire
Richard Hopley, Building Inspector

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Exhibit B

CITY OF PORTSMOUTH

Municipal Complex, P.O. Box 628
Portsmouth, New Hampshire 03802-0628
(603) 431-2000 Fax (603) 427-1526

PLANNING BOARD

August 5, 1997

Richard P. Millette, PE, LLS
Millette, Sprague & Colwell, Inc.
PO Box 4006
Portsmouth NH 03802-4006

Re: Conditional Use Permit Applications for 154 Gosport Road, 175,193, and
205 Odiorne Road

Dear Mr. Millette:

The Planning Board at its July 10, 1997 meeting and after due Public Hearings considered the applications for Conditional Use Permits to allow the construction of single family dwellings with attached garages within an Inland Wetlands Protection District. As a result of such consideration, the Planning Board voted to grant the Conditional Use Permits subject to Tucker's Cove Protective Covenant dated 3/20/97 and the recommendation of the Conservation Commission that the clearing of trees and/or other vegetation in the buffer zone is permitted only to the extent required for the initial siting of the residence(s). Thereafter no trees are to be removed; tree pruning and removal of other vegetation is permitted only to the extent necessary to, for instance, provide a view of the water.

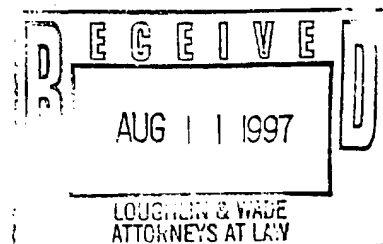
Very truly yours,

David M. Holden, Planning Director
for Arthur Parrott, Chairman of the Planning Board

bd/ca

cc: Peter Loughlin, Esquire
Tucker's Cove, LLC
Robert Shaines, Esquire
Richard Hopley, Building Inspector

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Map by NH GRANIT

- Legend
- State
 - County
 - City/Town



Map Scale
1: 751

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Map Generated: 5/21/2025



Notes



33 Gosport Road Site Photos







PROPOSED SUBDIVISION

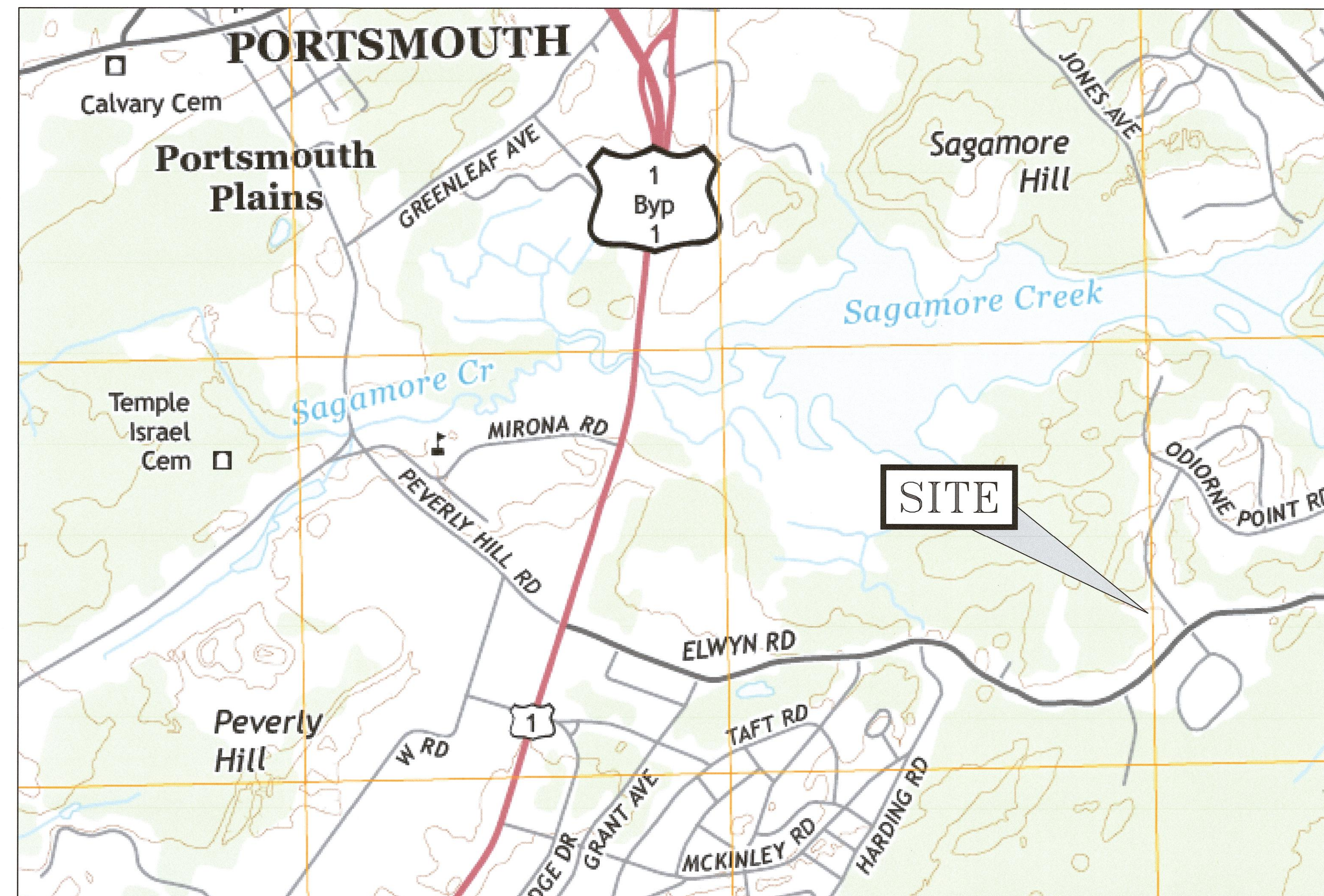
33 GOSPORT ROAD, PORTSMOUTH, NEW HAMPSHIRE

VARIANCE PLANS

OWNER:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
TEL: (617) 877-6711

APPLICANT:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
TEL: (617) 877-6711

CIVIL ENGINEER & LAND SURVEYOR:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282



SCALE: NTS

INDEX OF SHEETS

C-101	SUBDIVISION PLAN
V-101	EXISTING CONDITIONS PLAN
C-201	DETAILED SITE PLAN

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708
ATTN: NICHOLAS KOSKO X3327565











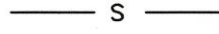
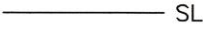




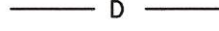



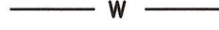






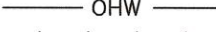
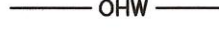



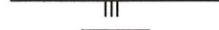
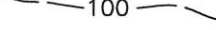
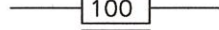
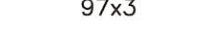
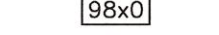












































































NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 427-1530
ATTN: DOUG SPARKS

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: BENJAMIN WILLS

LEGEND:

N/F	NOW OR FORMERLY	
RP	RECORD OF PROBATE	
RCRD	ROCKINGHAM COUNTY	
	REGISTRY OF DEEDS	
	MAP 11/LOT 21	
		
 IR FND	IRON ROD FOUND	
 IP FND	IRON PIPE FOUND	
 IR SET	IRON ROD SET	
 DH FND	DRILL HOLE FOUND	
 DH SET	DRILL HOLE SET	
	GRANITE BOUND w/IRON ROD FOUND	
<hr/>		
<u>EXISTING</u>	<u>PROPOSED</u>	
 FM	 FM	FORCE MAIN
 S	 S	SEWER PIPE
 SL	 SL	SEWER LATERAL
 G	 PG	GAS LINE
 D	 D	STORM DRAIN
 FD	 FD	FOUNDATION DRAIN
 W	 W	WATER LINE
 FS	 FS	FIRE SERVICE LINE
 UE	 UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
 OHW	 OHW	OVERHEAD ELECTRIC WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
 100	 100	CONTOUR
 97x3	 98x0	SPOT ELEVATION
		UTILITY POLE
		ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
 So	 So	WATER SHUT OFF/CURB STOP
 C.O.	 C.O.	PIPE CLEANOUT
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		
		

PROPOSED SUBDIVISION
33 GOSPORT ROAD
PORTSMOUTH, N.H.
VARIANCE PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 25 JUNE 2025

5010314.001

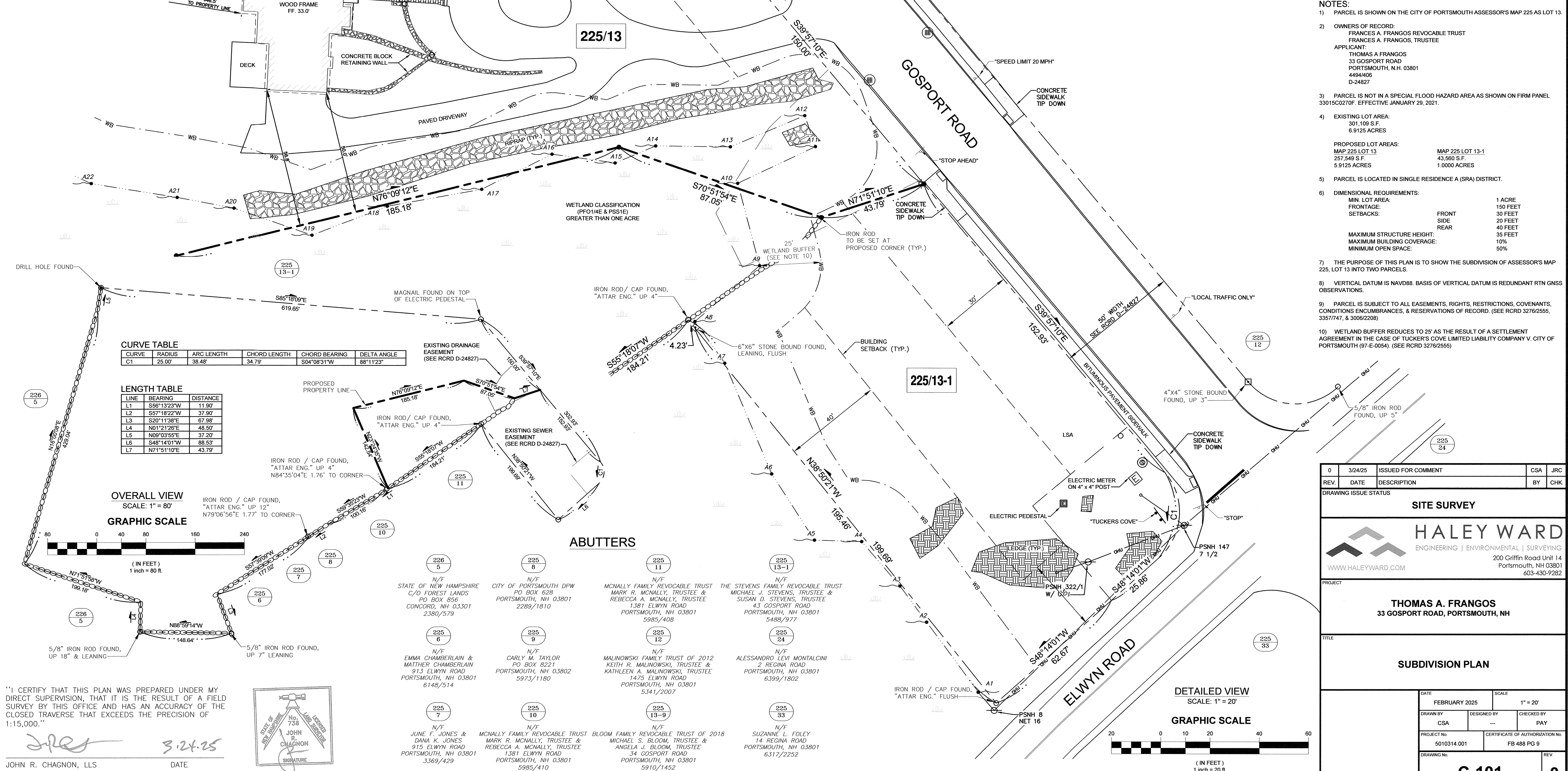
APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

DATE

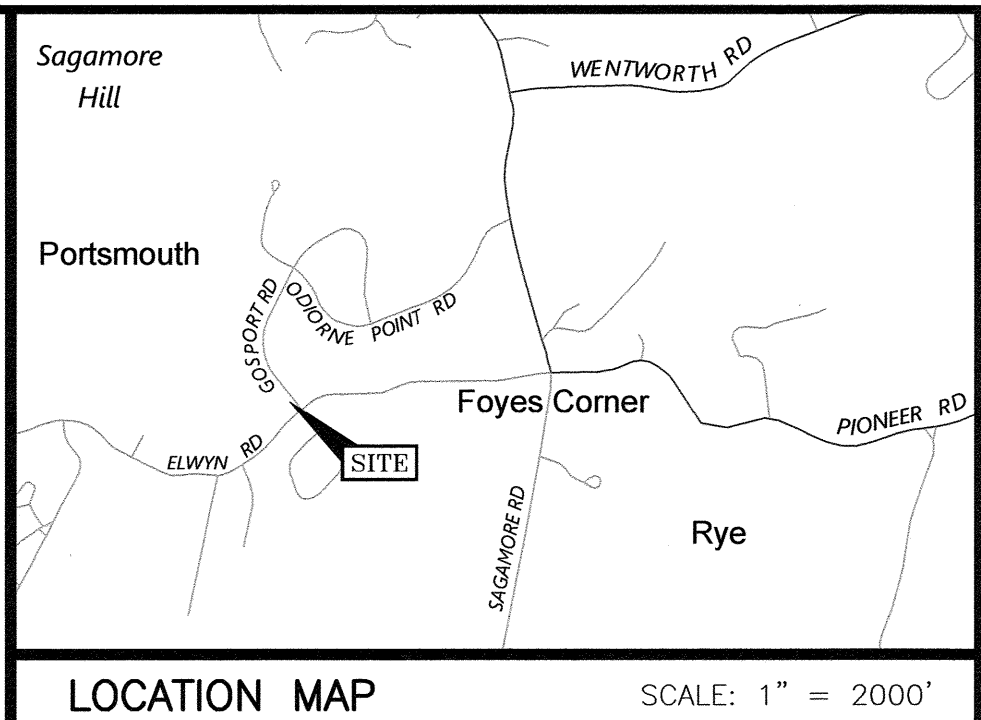
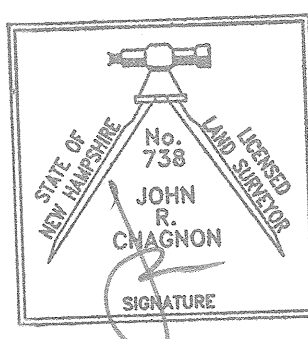
LEGEND:

BENCHMARK
IRON ROD FOUND
DRILL HOLE
CATCH BASIN
DRAIN MANHOLE
GATE VALVE
HYDRANT
SEWER MANHOLE
SHUTOFF
TYPICAL
UTILITY POLE
WETLAND
PROPOSED PROPERTY LINE
OVERHEAD UTILITY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONE WALL



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS
DATE 3-24-25



NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13.
- 2) OWNERS OF RECORD:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
APPLICANT:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/405
D-24827
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
301,109 S.F.
6.9125 ACRES
PROPOSED LOT AREAS:
MAP 225 LOT 13
257,549 S.F.
5.9125 ACRES
MAP 225 LOT 13-1
43,560 S.F.
1.0000 ACRES
- 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
FRONTAGE: 150 FEET
SETBACKS: FRONT 30 FEET
SIDE 20 FEET
REAR 40 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 225, LOT 13 INTO TWO PARCELS.
- 8) VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3278/2555, 3357/747, & 3006/2208)
- 10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

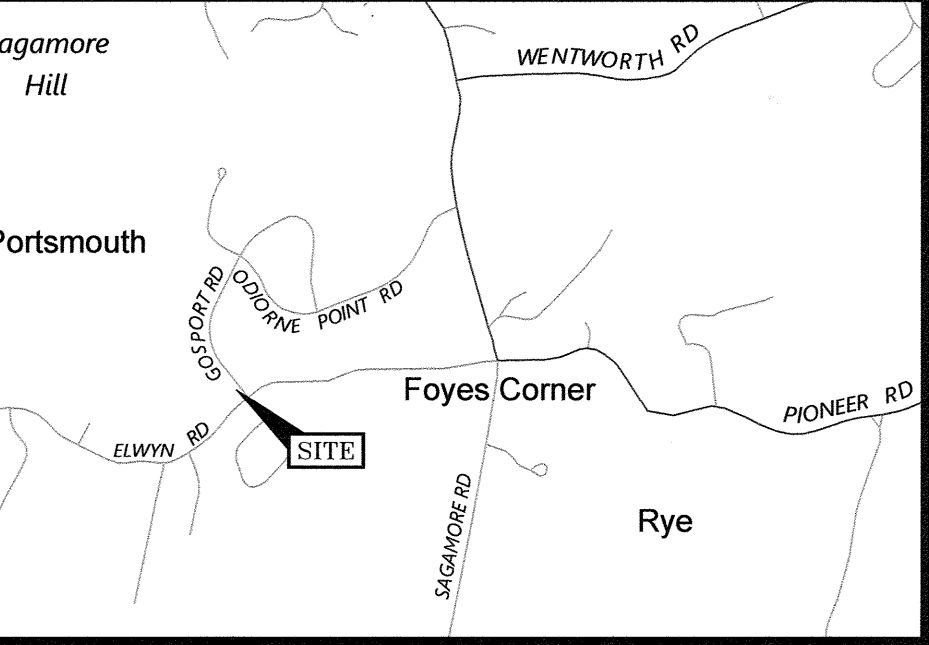
0	3/24/25	ISSUED FOR COMMENT	CSA	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road Unit 14 Portsmouth, NH 03801 603-430-9282 WWW.HALEYWARD.COM				
PROJECT THOMAS A. FRANGOS 33 GOSPORT ROAD, PORTSMOUTH, NH				
TITLE SUBDIVISION PLAN				
DATE FEBRUARY 2025		SCALE 1" = 20'		
DRAWN BY CSA		DESIGNED BY —		CHECKED BY PAY
PROJECT No. 5010314.001		CERTIFICATE OF AUTHORIZATION No. FB 488 PG 9		
DRAWING No. C-101		REV. 0		

LEGEND:

- BENCHMARK
IRON ROD FOUND
DRILL HOLE
CATCH BASIN
DRAIN MANHOLE
GATE VALVE
HYDRANT
SEWER MANHOLE
SHUTOFF
UTILITY POLE
TREES
PROPERTY LINE
APPROXIMATE PROPERTY LINE
OVERHEAD UTILITY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
CENTERLINE
STONE WALL
TREELINE
MINOR FOOT CONTOUR
MAJOR FOOT CONTOUR

PLAN REFERENCES:

- 1) SUBDIVISION OF LAND PORTSMOUTH & RYE N.H. FOR R & S TRUST, SCALE: 1" = 100', DATED: DEC. 13, 1984, PREPARED BY JOHN W. DURGIN ASSOCIATED, INC., RCRD D-13415.
2) DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: FEB. 18, 1993, PREPARED BY LANDTECH CONSULTANTS, INC., RCRD D-24827, SHEET 3 OF 8.
3) AS-BUILT PLAN FOR ANN FRANCES FRANGOS REVOC. TRUST, LOT A-TUCKER'S COVE, GOSPORT ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, SCALE: 1" = 20'/80', DATED: JULY 16, 2003, PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC, NOT RECORDED.



LOCATION MAP SCALE: 1" = 2000'

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13.
2) OWNERS OF RECORD:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494/408
D-24827
3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F, EFFECTIVE JANUARY 29, 2021.
4) EXISTING LOT AREA:
301,109 S.F.
6.9125 ACRES
5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.
6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
FRONTAGE: 150 FEET
SETBACKS: FRONT 30 FEET, SIDE 20 FEET, REAR 40 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS OF ASSESSOR'S MAP 225, LOT 13 IN THE CITY OF PORTSMOUTH.
8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3008/2208)
10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

CURVE TABLE

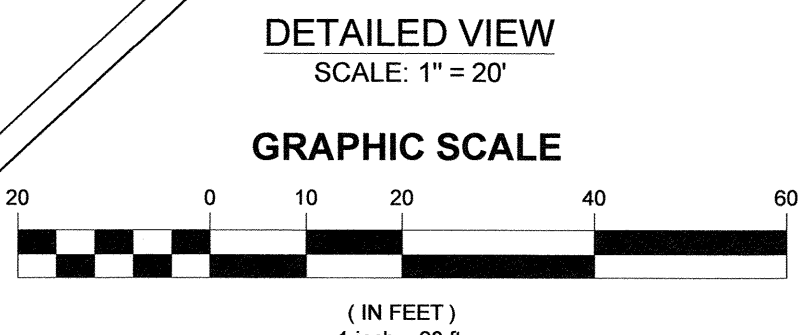
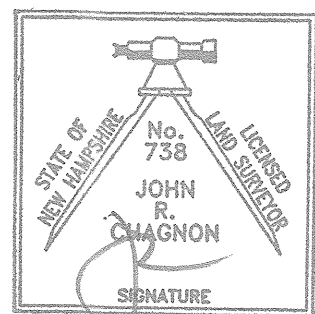
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	25.00'	38.45'	34.79'	S04°08'31"W	88°11'23"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S56°13'23"W	11.90'

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS DATE 3.24.25



REV.	DATE	DESCRIPTION	BY	CHK.
0	3/24/25	ISSUED FOR COMMENT	CSA	JRC

DRAWING ISSUE STATUS

SITE SURVEY








PROJECT
THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH

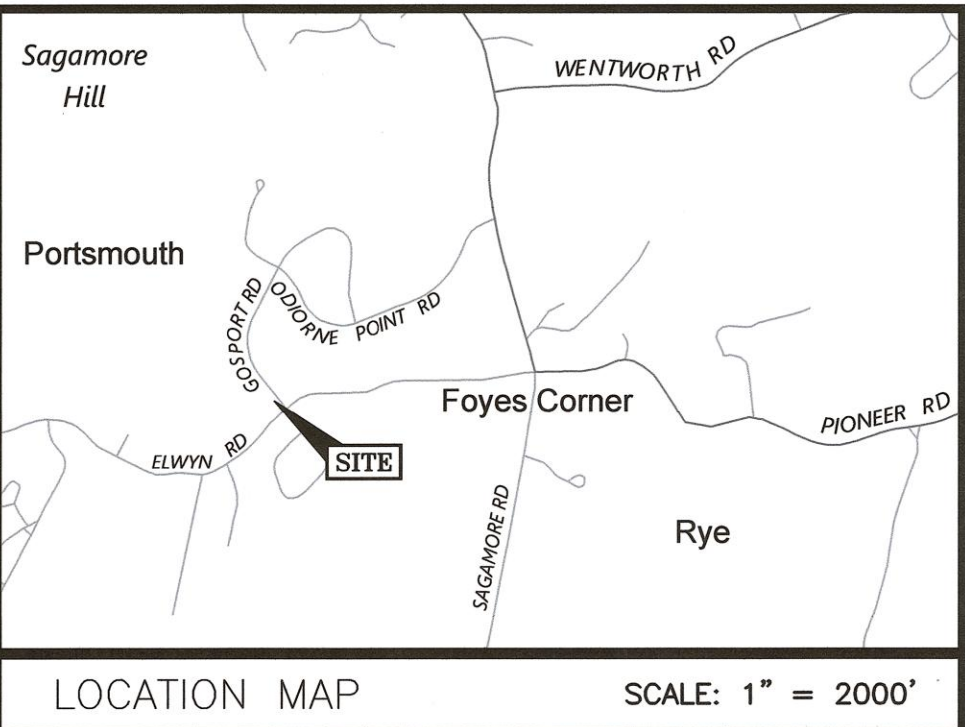
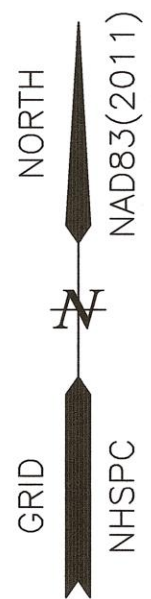
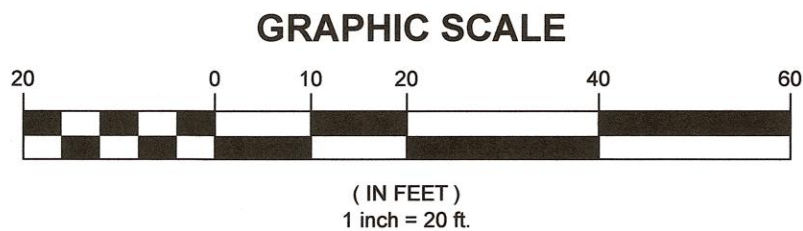
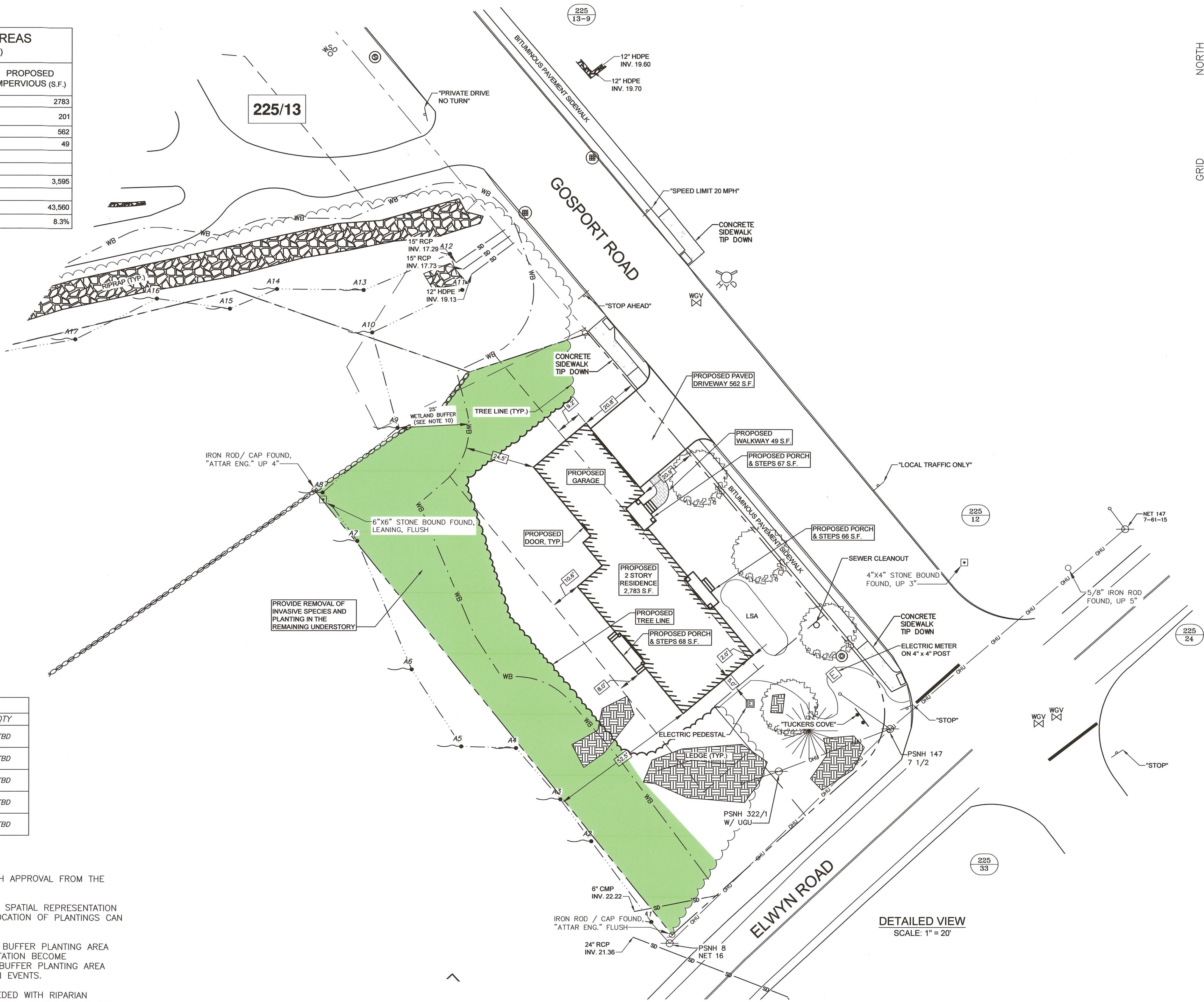
TITLE
EXISTING CONDITIONS PLAN

DATE	SCALE
FEBRUARY 2025	1" = 20'
DRAWN BY CSA	DESIGNED BY —
CHECKED BY PAY	CERTIFICATE OF AUTHORIZATION NO. 5010314.001
PROJECT NO. 5010314.001	FB 488 PG 9
DRAWING NO. V-101	REV. 0

IMPERVIOUS SURFACE AREAS (TO THE PROPOSED LOT LINE)		
STRUCTURE	EXISTING IMPERVIOUS (S.F.)	PROPOSED IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	2783
PORCHES/DECKS/STEPS	0	201
DRIVEWAY	0	562
WALKWAYS	0	49
TOTAL	0	3,595
LOT SIZE	43,560	43,560
% LOT COVERAGE	0.0%	8.3%

BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
	CREeping JUNIPER JUNIPERUS HORIZONTALIS	1 GALLON	TBD
	LOW BUSH BLUEBERRY VACCINIUM ANGUSTIFOLIUM	1 GALLON	TBD
	NORTHERN BAYBERRY MYRICA PENNSYLVANIA	2 GALLON	TBD
	WITCH HAZEL HAHAEMELIS VIRGINIANA	3 GALLON	TBD
	SERVICEBERRY AMALANCHIER SPP.	3 GALLON	TBD

- NOTES:
1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM THE CITY OF PORTSMOUTH.
 2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
 3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED. DURING CONSTRUCTION, INSPECT BUFFER PLANTING AREA EVERY TWO WEEKS AND AFTER SIGNIFICANT RAIN EVENTS.
 4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.
 5. COMPLIANCE WITH PORTSMOUTH ZONING SECTIONS 10.1018.24 & 10.1018.25 ARE REQUIRED.
 6. APPLICANT SHALL PROVIDE A REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER THE PROPOSED LANDSCAPING AREA HAS BEEN PLANTED, DEMONSTRATING AT LEAST AN 80% SURVIVAL RATE OF NEW PLANTINGS WITHIN THE PLANTING AREAS.



- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 225 AS LOT 13-1.
 - 2) OWNERS OF RECORD:
FRANCES A. FRANGOS REVOCABLE TRUST
FRANCES A. FRANGOS, TRUSTEE
APPLICANT:
THOMAS A. FRANGOS
33 GOSPORT ROAD
PORTSMOUTH, N.H. 03801
4494406
D-24627
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE JANUARY 29, 2021.
 - 4) SUBDIVIDED LOT AREA:
43,560 S.F.
1.0 ACRES
 - 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
FRONTAGE: 150 FEET
SIDE: 20 FEET
REAR: 40 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENCE ON A SUBDIVIDED LOT ON A PART OF ASSESSOR'S MAP 225, LOT 13 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS, RESTRICTIONS, COVENANTS, CONDITIONS ENCUMBRANCES, & RESERVATIONS OF RECORD. (SEE RCRD 3276/2555, 3357/747, & 3006/2206)
 - 10) WETLAND BUFFER REDUCES TO 25' AS THE RESULT OF A SETTLEMENT AGREEMENT IN THE CASE OF TUCKER'S COVE LIMITED LIABILITY COMPANY V. CITY OF PORTSMOUTH (97-E-0054). (SEE RCRD 3276/2555)

1	06/25/2025	CONSERVATION COMMISSION	SJR	JRC
0	05/09/2025	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK

SITE PLANS



THOMAS A. FRANGOS
33 GOSPORT ROAD, PORTSMOUTH, NH 03801

SITE PLAN OPTION 2



DATE	FEBRUARY 2025	SCALE	1" = 20'
DRAWN BY	SJR	DESIGNED BY	SJR
CHECKED BY	JRC		
PROJECT No.	5010314.001	CERTIFICATE OF AUTHORIZATION No.	FB 488 PG 9
DRAWING No.	C-201	REV.	1