PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 Public Hearings begin

October 16, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the September 18, 2025 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval to subdivide one lot into 5 new residential lots with associated site improvements.

B. REQUEST TO POSTPONE The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting preliminary and final Subdivision review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. **REQUEST TO POSTPONE**

SITE PLAN REVIEW

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements.

B. The request of **PWED2 LLC (Owner),** for property located at **921 Islington Street** requesting Site Plan Review approval for the reconstruction of the existing building for a restaurant use with associated site improvements and a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said

property is located on Assessor Map 172 Lot 10 and lies within the Character District 4 (CD4-W). (LU-25-96)

C. REQUEST TO POSTPONE The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting Site Plan review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. **REQUEST TO POSTPONE** (LU-25-124)

III. PUBLIC HEARINGS -- OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road requesting** Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22)

B. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22)

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Reichl Family Revocable Trust (Owner),** for property located at **15 Marjorie Street** requesting a Wetland Conditional Use Permit from Section 10.1017.50 of the Zoning Ordinance for construction of a sunroom and covered porch, a home addition, a new driveway, landscaping areas, the installation of a retaining wall to support native landscaping and improve site grading with the addition of fill to level out the existing elevation in the rear yard. The total proposed new impervious surface is 964 s.f. with an increased building footprint of 1,020 s.f. on the lot. Said property is located on Assessor Map 232 Lot 41 and lies within the Single Residence B (SRB) District. (LU-25-115)

B. The request of **PWED2 LLC (Owner),** for property located at **921 Islington Street** requesting Site Plan Review approval for the reconstruction of the existing building for a restaurant use with associated site improvements and a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4 (CD4-W). (LU-25-96)

C. The request of **John Galt, LLC (Owner),** for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.0440, Use #1.71, Coliving. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. LU-25-142)

D. **REQUEST TO POSTPONE** The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting Preliminary and Final Subdivision and Site Plan Review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. **REQUEST TO POSTPONE** (LU-25-124)

V. CITY COUNCIL REFERRALS

A. Letter referring to requested removal of 109 Dennett Street from the Historic District

B. Historic District Commission recommendation of boundary revision to the Historic District

C. Request Planning Board move parking requirements to Site Plan regulations

D. Request Planning Board rezone certain parcels to Gateway

E. Request Planning Board modify Section 10.812 Conversion of Existing Dwelling to Multifamily Dwelling

F. Maplewood Avenue Drain Line Project

VI. OTHER BUSINESS

A. Zoning Amendments

B. Chairman updates and discussion items

C. Board discussion of Regulatory Amendments & other matters

VII. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_l-RwM3PpSPe8rKh1Ij0mmw

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

Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: October 10, 2025

Re: Recommendations for the October 16, 2025 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the September 18, 2025 meeting minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the September 18, 2025 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval to subdivide one lot into 5 new residential lots with associates site improvements.

B. **REQUEST TO POSTPONE** The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting preliminary and final Subdivision review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124) **REQUEST TO POSTPONE**

Planning Department Recommendation

Vote to determine that Item A is complete according to the Subdivision Review Regulations, (contingent on the granting of any required waivers under Section VI

of the agenda) and to accept the applications for consideration.

SITE PLAN REVIEW

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements.

B. The request of **PWED2 LLC (Owner),** for property located at **921 Islington Street** requesting Site Plan Review approval for the reconstruction of the existing building for a restaurant use with associated site improvements and a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4 (CD4-W). (LU-25-96)

C. **REQUEST TO POSTPONE** The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting Site Plan review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124) **REQUEST TO POSTPONE**

Planning Department Recommendation

Vote to determine that Items A & B are complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section VI of the agenda) and to accept the applications for consideration.

III. PUBLIC HEARINGS – OLD BUSINESS

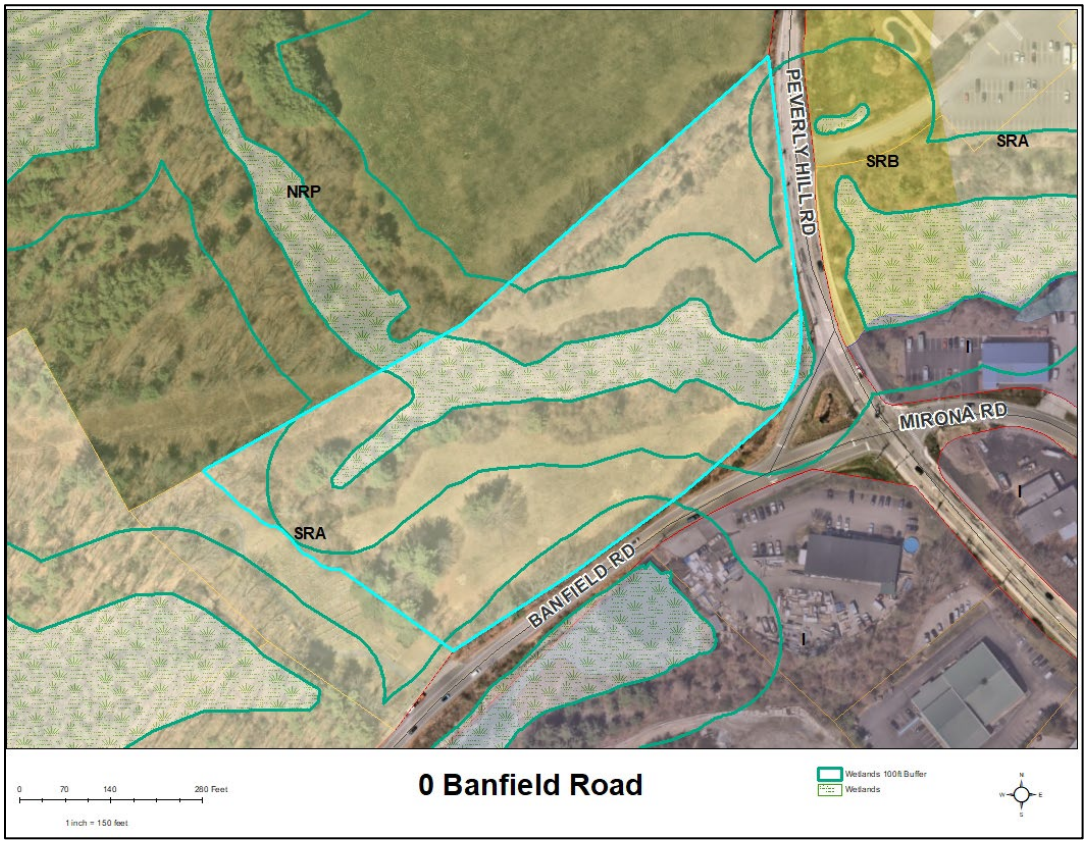
The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

It is recommended that Old Business Item A and B be discussed together and voted on separately. A motion is required to consider these matters together.

A. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road requesting** Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22)

Project Background

The applicant is to subdivide the existing 8.5-acre vacant lot into a five-lot subdivision with associated site improvements. The site is at the corner of Peverly Hill Road and Banfield Road and is in the Single Residence A (SRA) district, which has a required lot area of 1 acre and frontage requirement of 150 feet. The lot is bisected by wetlands which results in a large portion of the property with wetland buffer area, leaving two upland areas, one to the northwest and one to the south. The proposal also includes the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs. This project proposes 3,393 s.f. of permanent disturbance to the 100' wetland buffer according to the applicant. The applicant is requesting a waiver from the subdivision regulations to allow overhead power and communications to eliminate the buffer impacts that would be associated with installation of underground services.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. **The land is reasonably suited to the use activity or alteration.**

This land within the wetland buffer is previously undeveloped land and is adjacent to a major road. The applicant has minimized over 3,000 s.f. of impact nearest to the wetland resource by creating one driveway compared to their previous submission showing multiple driveways. This project proposes the need for significant re-grading within the 100' wetland buffer.

2. **There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration**.

According to the applicant, significant traffic safety concerns prevent the driveway location from being placed outside of the wetland buffer. Applicant has looked into an alternative that is less impactful than what was previously submitted.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

Impacts to the buffer include new impervious surfaces, re-grading within the buffer and construction of new utility and stormwater services. Applicant has provided an erosion control plan outlining placement of a silt fence to reduce adverse impacts to the resource. Applicant should clarify if silt fence, Silt Soxx or berm is to be used as the E&S Plan (Erosion and Sedimentation Control Plan) mentions the use of Silt Soxx, the Erosion Control Plan outlines a silt fence and the detail sheet offers options for either a berm or a silt fence.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The construction of the new services and driveway will have impact to the existing tree line along Banfield Road and the applicant has noted the removal of two trees, but it is difficult to determine the limits of clearing and what trees/vegetation may be impacted. Applicant should show exact vegetation to be removed within the wetland buffer, not a limit of clearing delineation and should be inspected by staff prior to commencing site work.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This project proposes impacts to a previously undeveloped area. It is not the proposal with the least adverse impacts, but it has significantly reduced previously proposed impacts.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The vegetated buffer strip is not being impacted as it falls within the limits of Banfield Road.

Project Review, Decisions, and Recommendations

The applicant was before the Technical Advisory Committee and Conservation Commission. See below for details.

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, June 3, 2025 and the Committee voted unanimously to recommend approval with the following condition:

The Committee voted to recommend approval of this application unanimously to the

Planning Board with the following conditions to be satisfied prior to submission to the Planning Board:

1. All changes discussed go through DPW for final review and approval prior to submission to the Planning Board. If major changes occur as a result of Conservation Commission review, the applicant will need to come back before TAC prior to continuing on to the Planning Board.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, August 13, 2025 the Commission voted unanimously (7-0) to recommend approval to the Planning Board with the following conditions:

1. Applicant shall provide an updated maintenance plan for care of the permeable driveway and the proposed rain gardens. This maintenance plan shall be provided to the new property owners upon the sale of the newly subdivided lots.

2. Prior to submission to the Planning Board, permanent wetland boundary markers shall be shown on the updated plan set. The permanent wetland boundary markers shall be placed on the 100 ft wetland buffers on each new lot (for wetlands on the property and across the street) every 50 feet prior to the start of construction.

3. Prior to submission to the Planning Board, applicant shall provide calculations proving that 95% of on-site impervious surface for Lots 3, 4 and 5, respectively, will be treated by the proposed rain garden for each lot.
4. Applicant shall provide information in the deed and to the new property owners upon sale of the newly subdivided lots. This educational information shall include the City of Portsmouth's pamphlet on caring for wetlands and wetland buffers and information explaining the regulations and permitted activities within a wetland and wetland buffer.

5. Prior to submission to the Planning Board, the wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS). CWS Sam Hayden needs to provide a stamp for delineation of both the prime wetland to the north and the wetland to the south, a note on the plan set does not suffice.

6. Prior to submission to the Planning Board, the applicant shall include a separate planting plan in the plan set. This should also show exact vegetation to remain and to be removed, not just clearing lines as well as plantings behind the homes as appropriate to delineate vegetated barriers along the 100' prime wetland buffer.

The conditions have been satisfied with the Planning Board application or added as conditions of approval below.

The site plan layout for the driveways was revised after going to the Conservation

Commission. In compliance with the TAC condition, the applicant sought input from Fire Department and Public Works on the change. The driveway was widened to 20 feet from 15 feet and utility changes were made, as well as adding sprinklers to all dwellings. The applicant has represented that the new driveway width is still within the limits presented to the Conservation Commission and states the buffer impacts do not change.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2) Vote to grant the Conditional Use Permit with the following conditions:

2.1) The maintenance plan shall be provided to the new property owners upon the sale of the newly subdivided lots.

2.2) Applicant shall provide information in the deed and to the new property owners upon sale of the newly subdivided lots. This educational information shall include the City of Portsmouth's pamphlet on caring for wetlands and wetland buffers and information explaining the regulations and permitted activities within a wetland and wetland buffer.

2.3) Prior to commencement of site work, limits of clearing and driveway locations shall be flagged by the applicant and inspected by City staff.

Planning Department Recommendation
Subdivision Waiver

1) *Vote to grant the requested waiver from Section VI General Requirements, Subsection 9.A to allow overhead electrical services to each lot.* ***[NOTE: Motion maker must select one of the following options]:***

a) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.

[OR]

b) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Subdivision

1) *Vote to find that the Subdivision Application meets the requirements set forth in the Subdivision Regulations and adopt the findings of fact as presented.*

2) *Vote to grant Preliminary and Final Subdivision Approval with the following stipulations:*
   - *2.1) The subdivision plan, and any easement plans and deeds shall be recorded simultaneously at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
   - *2.2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat;*
   - *2.3) GIS data shall be provided to the Department of Public Works in the form as required by the City;*

Planning Department Recommendation
Site Plan Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

2) Vote to grant Site Plan approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- *2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- *2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*
- *2.3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.*
- *2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit https://www.cityofportsmouth.com/publicworks/stormwater/ptap*

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

2.5) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;

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

III. PUBLIC HEARINGS – OLD BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

B. The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22)

It is recommended that Old Business Item A and B be discussed together and voted on separately. A motion is required to consider these matters together.

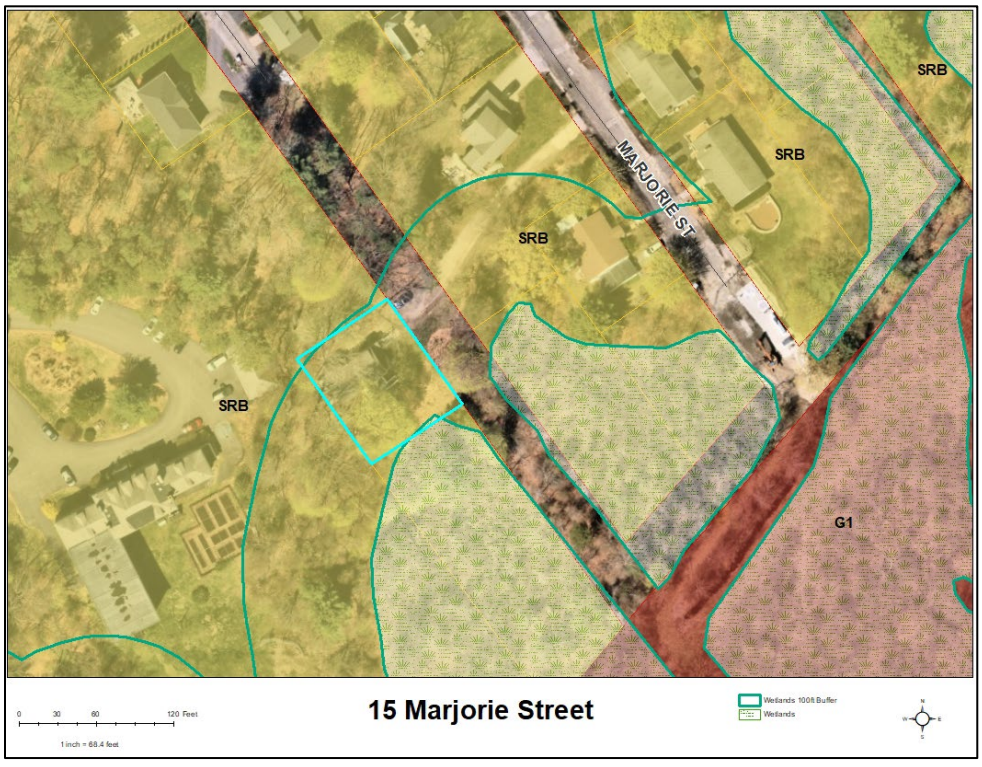
IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Reichl Family Revocable Trust (Owner),** for property located at **15 Marjorie Street** requesting a Wetland Conditional Use Permit from Section 10.1017.50 of the Zoning Ordinance for construction of a sunroom and covered porch, a home addition, a new driveway, landscaping areas, the installation of a retaining wall to support native landscaping and improve site grading with the addition of fill to level out the existing elevation in the rear yard. The total proposed new impervious surface is 964 s.f. with an increased building footprint of 1,020 s.f. on the lot. Said property is located on Assessor Map 232 Lot 41 and lies within the Single Residence B (SRB) District. (LU-25-115)

Project Background

This application is for the home improvements including the construction of a sunroom and covered porch area, a home addition, a new driveway, landscaping areas, the installation of a retaining wall to support native landscaping and improve site grading with the addition of fill to level out the existing elevation in the rear yard. The total proposed new impervious surface according to the applicant is 964 s.f. with an increased building footprint of 1,020 s.f. on the lot.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

This application requests expanding impervious surface areas within the wetland buffer in an area directly upslope of the wetland resource as well as adding fill to regrade a slope within the wetland buffer. Site design has been carefully planned to avoid disturbance to critical wetland areas.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

This property is almost entirely within the wetland buffer. There is no feasible location outside the buffer. The plan shows the proposed driveway further from the resource than the existing driveway. Given the size and configuration of the lot, as well as existing constraints such as setbacks and lot coverage limitations, there is no feasible or reasonable alternative location for the proposed structure that would avoid the wetland buffer entirely. The design minimizes encroachment to the greatest extent possible while preserving the integrity and usability of the lot.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

Impacts to the buffer include new impervious surfaces, re-grading within the buffer and construction of new utility and stormwater services. Applicant has provided an erosion control plan outlining placement of a silt fence to reduce adverse impacts to the resource. Applicant should clarify if silt fence, Silt Soxx or berm is to be used as the E&S Plan (Erosion and Sedimentation Control Plan) mentions the use of Silt Soxx, the Erosion Control Plan outlines a silt fence and the detail sheet offers options for either a berm or a silt fence.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The project proposes removing some vegetation within the buffer in order to build the new addition, porch, driveway, garden/patio area and retaining wall. Disturbance to the natural vegetative state within the buffer will be limited strictly to what is necessary for construction access and structural footprint. Mature vegetation and existing tree canopy will be preserved wherever feasible, and selective clearing will be done with minimal ground disturbance to avoid long-term ecological disruption.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

Several layout alternatives were evaluated, and the current proposal represents the least impactful configuration. The development has been compactly designed to limit encroachment, with utility placement and access routes chosen to avoid sensitive areas wherever possible

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Following construction, disturbed areas within the buffer will be restored to a natural vegetative state to the greatest extent feasible. This will include replanting with native species and implementing measures to prevent invasive plant growth. A buffer restoration and landscaping plan will be submitted as part of the permit application. Additionally, permanent wetland boundary markers will be placed during and after construction.

Project Review, Decisions, and Recommendations

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, August 13, 2025 the Commission voted unanimously (7-0) to recommend approval to the Planning Board with the following conditions:

1. Prior to submission to the Planning Board, applicant shall provide information on the plan set of drywell location and outlet. This drywell shall be concrete and the maintenance needs for it shall be provided within the existing maintenance notes for the property owner.

2. Prior to submission to the Planning Board, permanent wetland boundary markers shall be shown on the updated plan set. At least two permanent wetland boundary markers shall be placed on the 25 ft wetland buffer, evenly spaced.

3. Prior to submission to the Planning Board, the landscape plan needs to be updated to include:
a. Exact area of proposed seed mix

b. The proposed seed mix to be used (must be native wetland buffer mix)

c. A note to be added to the plan stating that no mowing is to occur at or beyond the 25' vegetated buffer (including wetland and 0-25' buffer).

The conditions have been satisfied with the Planning Board application or added as

conditions of approval below.

Planning Department Recommendation
Wetland Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2) Vote to grant the Wetland Conditional Use Permit with the following condition:

2.1) Prior to commencement of site work, silt sock shall be extended to the driveway behind the proposed landscaping.

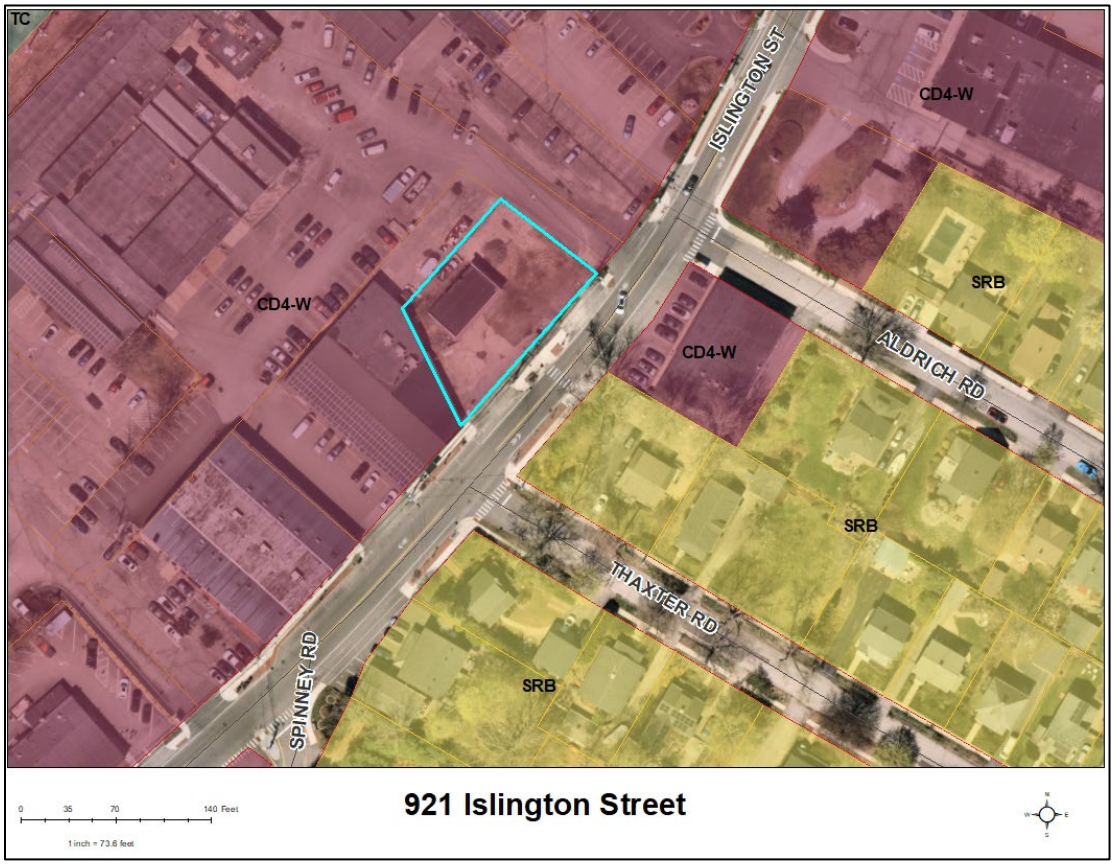
IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

B. The request of **PWED2 LLC (Owner),** for property located at **921 Islington Street** requesting Site Plan Review approval for the reconstruction of the existing building for a restaurant use with associated site improvements and a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4 (CD4-W). (LU-25-96)

Background

The application proposes redevelopment of the site for a restaurant use with an accessory outdoor dining area, which requires a Conditional Use Permit. The former use of the site was a service station, of which the fuel tanks have been removed from the site. The proposed restaurant will have an occupancy load less than 50 people. The parcel is located in the CD4-W district, which permits a restaurant up to 50 people by right. The outdoor dining area is considered an accessory use and does not count towards occupancy and there is no parking requirement for this use.



Project Review, Decisions, and Recommendations

Zoning Board of Adjustment

The applicant was before the Board of Adjustment at its regularly scheduled meeting of Tuesday, July 22, 2025 and the Board voted unanimously to grant the following variances for 1) Variance from Section 10.575 to allow a dumpster to be located within 20 feet of a Residential or Mixed Residential zoned lot or within 10 feet of any lot line; and 2) Variance from Section 10.1113.20 to allow off-street parking to be located between the principal building and the street with the following conditions:

1) The Board recognizes that the advertisement misstated that there was to be a demolition of the existing structure, which was not the applicant's intent. The current structure will not be completely demolished and the exterior walls will remain at the minimum as a definition of not being fully demolished;

2) The location and orientation of the dumpster may change as a result of site review but shall not be located closer to the lot line than what was presented.

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, September 2, 2025 and the Committee voted unanimously to recommend approval to the Planning Board with the following conditions:

1. A new directional sign be proposed, reviewed, approved and installed prior to the removal of any existing signage.
2. The proposed handicap parking space must run the whole length of the adjacent striped zone.
3. The tree well detail needs to be updated to a raised tree planter, not a well.
4. All improvements within the City's right-of-way will require final review, approval and inspection by DPW.
5. A third-party oversight review is required.

The TAC comments have been addressed in the Planning Board application or added as conditions of approval.

Planning Department Recommendation
Outdoor Dining Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact as amended and read into the record.

2) Vote to approve the conditional use permit as presented.

Planning Department Recommendation
Site Plan Approval

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

2) Vote to grant Site Plan approval with the following conditions:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

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

2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

2.3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

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

2.4) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;

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

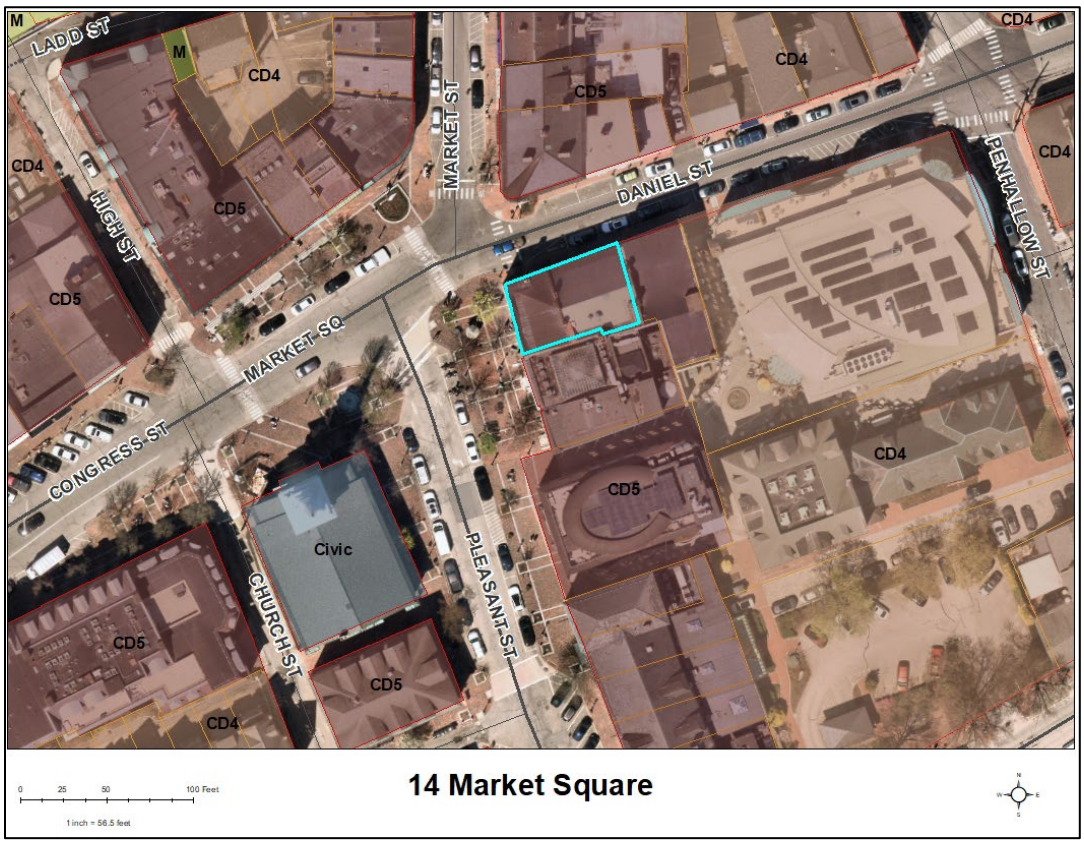
IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

C. The request of **John Galt, LLC (Owner),** for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.0440, Use #1.71, Coliving. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. LU-23-142)

Project Background

This applicant is proposing to convert the third floor of the existing building into 8 double occupancy coliving units. Section 10.815 outlines the standards for coliving, which can be modified by the Planning Board upon request by the applicant per section 10.815.41. The applicant complies with the standards for coliving with the exception of Section 10.815.29 which states that coliving common areas shall be at least 1,200 square feet and an additional 20 square feet per coliving unit. The proposal includes 8 sleeping units for a potential of 16 occupants, which would require the common area to be at least 1,360 square feet. The proposed common area is 792 square feet and the applicant is requesting a modification from Section 10.815.29. The applicant states the unit sizes will all have private bathrooms and range from 170 square feet to 362 square feet, where the minimum is 120 square feet for double occupancy. In addition to the larger units, the occupants will have access to additional common space on the rooftop deck.



Planning Department Recommendation
Coliving Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as amended and read into the record.

2) Vote to grant the modification from Section 10.815.29 to allow 792 square feet of common area where 1,360 is required.

3) Vote to grant the Conditional Use Permit for coliving with the following conditions:

3.1) The applicant shall obtain a permit through the City Clerk's office in accordance with Section 10.815.50 prior to a Certificate of Occupancy for any Coliving Facility.

IV. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

D. REQUEST TO POSTPONE

The request of **Martin Husslage (Owner),** for property located at **48-50 Langdon Street**, requesting preliminary and final Subdivision and Site Plan review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124)

V. CITY COUNCIL REFERRALS

A. 109 Dennett Street -Request to be removed from Historic District

Background
The City Council voted on September 24, 2025 to refer the letter (included in packet) from the Lynn Raeburn, owner of 109 Dennett Street requesting her property be removed from the Historic District (HD).

20. Letter from Lynn Raeburn of 109 Dennett Street Requesting to have her property removed from the Historic District – **Voted** to refer the removal of 109 Dennett Street from the Historic District to the Planning Board and the Historic District Commission for recommendation back to the City Council.

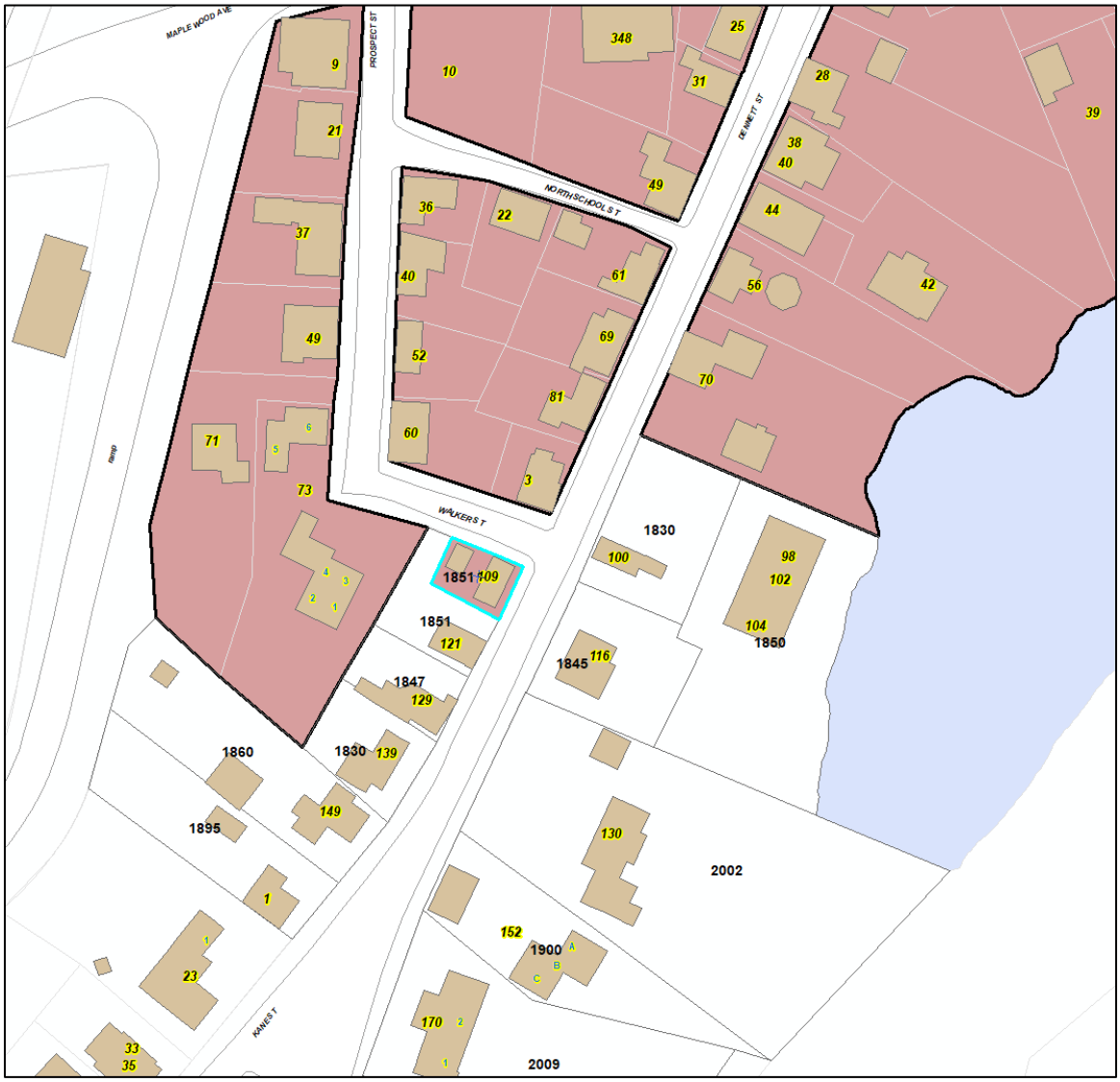
The property owner received misinformation regarding the designation of the property and proceeded forward with purchasing vinyl replacement siding for the home. The contracting company, believing they did not need a permit for siding in Portsmouth, proceeded and removed two sides of wood clapboard siding. A resident called the Planning Department to question the permitting status of the job. At that time, neither a Historic District Approval nor a Building Permit were issued. Jason Page, the Legal Enforcement Officer, stopped work on the job and the property owner went before the Historic District Commission and was denied the vinyl siding at the August 06, 2025, Historic District Commission meeting. Following the Historic District Commission denial, the owner a letter to City Council requesting removal from the Historic District. The City Council requested a recommendation of the request from the Planning Board and the Historic District Commission.

The HDC considered this request at their October 6, 2025 meeting and voted unanimously (6-0) that the property remain in the Historic District for the following reasons:

1) Setting a precedent was concerning.
2) There was no demonstration that the building should not be in the Historic District.
3) Excluding that one house on the Dennett Street Corridor which could be extended in the future would result in a fractured district.
4) There are other more appropriate solutions and/or materials than vinyl that are less costly than wood

The map below shows the Historic District along Dennett Street and Walker Street. The subject parcel is highlighted in blue, and is the last parcel along Dennett Street in the HD. The ages of the buildings around 109 Dennett that are outside of the district are shown for comparison, many of which are older. This property has been in the Historic

District since the early 1980's, where it was initially in the Historic District B on the 1982 map and in the consolidated Historic District since the 1990s.



Planning Department Recommendation

1) Vote to recommend the City Council remove 109 Dennett Street from the Historic District. Or

2) Vote to recommend the City Council not remove 109 Dennett Street from the Historic District.

B. Historic District Boundary

The City Council, at their September 24, 2025 meeting, voted to refer map changes to the Historic District Boundary, recommended by the Historic District Commission, to the Planning Board for a recommendation.

Memorandum from Reagan Ruedig, Historic District Commission Chair, regarding Historic District Boundary Revision – **Voted** to refer this request for a Zoning Map change to the Planning Board for a report back to the City Council.

Included in the packet is a memo from Izak Gilbo, Planner 1, documenting the Historic District Commission's work on modifying the boundary of the Historic District. The current boundary extending out of downtown along New Castle Avenue and Middle Street is a distance of 150 feet on either side, which bisects parcels and, in some cases, buildings. It also includes parcels that do not front on Middle Street. The revised proposal removes the 150-foot boundary and instead includes the entire parcel that fronts the street or corner and removes or includes parcels that are currently bisected by the district. The attached maps outline the two areas of the HD with proposed changes and parcels that will be removed (red), parcels to include in their entirety (yellow) and one parcel is proposed to be added (green) and one parcel remains split (purple). Maps included show the areas along Middle Street and South Street/New Castle Ave. zoomed in with existing and proposed boundary and a full map of the proposed Historic District boundary.

Planning Department Recommendation

Vote to recommend the City Council schedule first reading on the proposed Historic District map amendments as presented/as amended.

DRAFT Historic District Boundary

October 16, 2025

N

FOREST ST
BRIGHAM LN
CUTTS AVE
CHASE DR
MICHAEL SUCCI DR
LESLIE DR
CUTTS ST
U.S. ROUTE 1 BYP
NORTHWEST ST
MAPLEWOOD AVE
ramp
PROSPECT ST
MARSH LN
DEARBORN ST
VAUGHAN ST
GREEN ST
RUSSELL ST
MARKET ST
MAPLEWOOD AVE
DEER ST
HIGH ST
BOW ST
CHAPEL ST
KANE ST
DENNETT ST
MILL POND WAY
RUTH ST
MONTEITH ST
HANOVER ST
LADD ST
DANIEL ST
DUTTON AVE
MARCY ST
SHEAFE ST
FLEET ST
CHURCH ST
STATE ST
FOUNDRY PL
HILL ST
TANNER ST
BRIDGE ST
CONGRESS ST
PORTER ST
PARKER ST
PEARL ST
ROCK ST
BREWSTER ST
MCDONOUGH ST
CLINTON ST
COURT PL
COURT ST
ROGERS ST
WASHINGTON ST
MECHANIC ST
HANCOCK ST
WALTON ALY
PEIRCE ISLAND RD
GATES ST
MANNING ST
HUNKING ST
PICKERING ST
PLEASANT ST
SOUTH MILL ST
EDWARD ST
LIVERMORE ST
JUNKINS AVE
SALTER ST
PRAY ST
SOUTH SCHOOL ST
HUMPHREY'S CT
BLOSSOM ST
NEW CASTLE AVE
BOYAN PL
FERNALD CT
BALL ST
BAYCLIFF RD
RIDGES CT
BRACKETT RD
MOEBUS TER
SOUTH ST
BRACKETT LN
HAVEN RD
CLOUGH DR
SUMMER ST
WINTER ST
AUSTIN ST
CABOT ST
SALEM ST
DOVER ST
ISLINGTON ST
COLUMBIA ST
CASS ST
ALBANY ST
JEWELL CT
UNION ST
MADISON ST
LOVELL ST
FRIEND ST
COFFIN'S CT
MIDDLE ST
MERRIMAC ST
PARROTT AVE
RICHARDS AVE
ROCKLAND ST
KENT ST
LINCOLN AVE
ELWYN AVE
SHERBURNE AVE
HIGHLAND ST
UNION ST
ALDRICH RD
PARK ST
SPRING ST
BROAD ST
MILLER AVE
SUNSET RD
MENDUM AVE
HAWTHORNE ST
FELLS RD
THAXTER RD
KENSINGTON RD
ORCHARD ST
WILLARD AVE
WIBIRD ST
MARSTON AVE
ASH ST
RAND CT
PINEHURST RD
SAGAMORE AVE
MIDDLE RD
MONROE ST
SHERIDAN AVE
SOUTH ST
SUMMIT AVE
GRAY'S LN
JONES AVE
MARNE AVE
LENS AVE
VERSAILLES AVE
LITTLE HARBOR RD
HILLSIDE DR

Legend

Proposed Historict District

N
W
E
S

DRAFT Historic District Boundary

October 16, 2025

HANOVER ST
PEARL ST
ROCK ST
SUDBURY ST
BREWSTER ST
LANGDON ST
CORNWALL ST
ISLINGTON ST
STATE ST
CHATHAM ST
SUMMER ST
WINTER ST
AUSTIN ST
MIDDLE ST
PARROTT AVE
ELWYN AVE
SHERBURNE AVE
RICHARDS AVE
MILLER AVE
MERRIMAC ST
ROCKLAND ST
LINCOLN AVE
HIGHLAND ST
BROAD ST
CABOT ST
COFFIN'S CT
UNION ST
MADISON ST
COLUMBIA ST
CHAUNCEY ST
WILLOW LN
SPRING ST
HAWTHORNE ST
UNION ST
LOVELL ST
CASS ST
ALBANY ST
CHEVROLET AVE
FRIEND ST
BREWERY LN
PARK ST
ALDRICH RD
ALDRICH CT
MENDUM AVE
ORCHARD ST
WIBIRD ST
MARSTON AVE
LAWRENCE ST
BOSS AVE
JOFFRE TER
SUNSET RD
KENSINGTON RD
ASH ST
WILLARD AVE
ORCHARD CT
MIDDLE RD
LAFAYETTE RD
SOUTH ST

Legend

- Existing Historic District Boundary
- Proposed Historict District

DRAFT Historic District Boundary

October 16, 2025

N

HANOVER ST
PEARL ST
ROCK ST
SUDBURY ST
BREWSTER ST
LANGDON ST
CORNWALL ST
ISLINGTON ST
STATE ST
CHATHAM ST
WINTER ST
AUSTIN ST
SUMMER ST
MIDDLE ST
PARROTT AVE
ELWYN AVE
SHERBURNE AVE
RICHARDS AVE
MILLER AVE
MERRIMAC ST
ROCKLAND ST
LINCOLN AVE
HIGHLAND ST
BROAD ST
CABOT ST
COFFIN'S CT
UNION ST
MADISON ST
COLUMBIA ST
CHAUNCEY ST
WILLOW LN
SPRING ST
HAWTHORNE ST
UNION ST
CASS ST
LOVELL ST
CHEVROLET AVE
ALBANY ST
FRIEND ST
BREWERY LN
ALDRICH RD
ALDRICH CT
PARK ST
MENDUM AVE
ORCHARD ST
WIBIRD ST
MARSTON AVE
ASH ST
WILLARD AVE
ORCHARD CT
SOUTH ST
BOSS AVE
LAWRENCE ST
KENSINGTON RD
MIDDLE RD
LAFAYETTE RD

Map 127 Lot 13
Map 127 Lot 15
Map 127 Lot 16
Map 127 Lot 8
Map 127 Lot 28
Map 127 Lot 27
Map 128 Lot 3
Map 136 Lot 1
Map 136 Lot 2
Map 136 Lot 5
Map 136 Lot 16
Map 136 Lot 17
Map 136 Lot 25
Map 136 Lot 24
Map 136 Lot 22
Map 136 Lot 38
Map 136 Lot 41
Map 136 Lot 40
Map 136 Lot 42
Map 136 Lot 20
Map 135 Lot 1
Map 135 Lot 2
Map 135 Lot 3
Map 135 Lot 5
Map 135 Lot 6
Map 135 Lot 45
Map 135 Lot 46
Map 135 Lot 47
Map 135 Lot 70
Map 135 Lot 71
Map 135 Lot 10
Map 135 Lot 13
Map 135 Lot 14
Map 135 Lot 22
Map 135 Lot 39
Map 135 Lot 40
Map 135 Lot 15
Map 134 Lot 34
Map 134 Lot 33
Map 134 Lot 32
Map 134 Lot 31
Map 134 Lot 30
Map 147 Lot 9
Map 147 Lot 14
Map 147 Lot 13
Map 147 Lot 63
Map 147 Lot 45
Map 147 Lot 22
Map 147 Lot 24
Map 147 Lot 25
Map 147 Lot 19
Map 147 Lot 18
Map 148 Lot 30
Map 148 Lot 29
Map 148 Lot 28
Map 148 Lot 44
Map 148 Lot 43
Map 148 Lot 42
Map 148 Lot 26
Map 148 Lot 24
Map 148 Lot 19
Map 148 Lot 20
Map 148 Lot 22
Map 153 Lot 1
Map 153 Lot 9
Map 153 Lot 8
Map 152 Lot 44
Map 152 Lot 30
Map 152 Lot 47
Map 149 Lot 60
Map 149 Lot 2
Map 149 Lot 43
Map 149 Lot 42

Legend

- Existing Historic District Boundary

HD_Status

- Add to District
- Remove from District
- Include in Entirety
- Split

DRAFT Historic District Boundary

October 16, 2025

PEIRCE ISLAND RD
GATES ST
MECHANIC ST
WALTON ALY
GARDNER ST
HUNKING ST
PICKERING AVE
PICKERING ST
SOUTH MILL ST
MANNING ST
PLEASANT ST
FRANKLIN ST
WHIDDEN ST
MELCHER ST
SALTER ST
PRAY ST
PARTRIDGE ST
HOLMES CT
WALDEN ST
MARCY ST
JOHNSON CT
SOUTH SCHOOL ST
HUMPHREY'S CT
NEW CASTLE AVE
BLOSSOM ST
BRACKETT RD
MT VERNON ST
SOUTH ST
JUNKINS AVE
KENT ST
LINCOLN AVE
MCNABB CT
ELWYN AVE
BRACKETT LN
HAVEN RD
CLOUGH DR
RIDGES CT
FERNALD CT
BALL ST
BAYCLIFF RD
DRIFTWOOD LN
PLEASANT POINT DR
BOYAN PL

Legend

- Existing Historic District Boundary
- Proposed Historict District

DRAFT Historic District Boundary

October 16, 2025

PEIRCE ISLAND RD
GATES ST
MECHANIC ST
WALTON ALY
GARDNER ST
HUNKING ST
PICKERING AVE
PICKERING ST
SOUTH MILL ST
MANNING ST
PLEASANT ST
FRANKLIN ST
WHIDDEN ST
MELCHER ST
SALTER ST
PRAY ST
PARTRIDGE ST
HOLMES CT
WALDEN ST
MARCY ST
JOHNSON CT
SOUTH SCHOOL ST
HUMPHREY'S CT
NEW CASTLE AVE
Map 101 Lot 27
Map 101 Lot 28
Map 101 Lot 29
Map 101 Lot 30
Map 101 Lot 35
FERNALD CT
RIDGES CT
BLOSSOM ST
BRACKETT RD
Map 101 Lot 33
Map 101 Lot 34
Map 111 Lot 1
Map 111 Lot 3
Map 111 Lot 4
Map 111 Lot 5
Map 111 Lot 6
Map 111 Lot 8
Map 111 Lot 9
Map 111 Lot 10
Map 111 Lot 11
Map 111 Lot 12
Map 111 Lot 13
MT VERNON ST
SOUTH ST
JUNKINS AVE
KENT ST
LINCOLN AVE
BRACKETT LN
CLOUGH DR
PLEASANT POINT DR
BOYAN PL
DRIFTWOOD LN
Map 207 Lot 73
Map 207 Lot 37
Map 207 Lot 40
Map 207 Lot 44
BAYCLIFF RD
Map 207 Lot 50
Map 207 Lot 52
BALL ST
Map 207 Lot 54
Map 207 Lot 55

Legend

- Existing Historic District Boundary

HD_Status

- Add to District
- Remove from District
- Include in Entirety
- Split

C. Request Parking moved to Site Plan Regulations

The City Council, at their September 24, 2025 meeting, took the action below to refer parking changes to the Planning Board.

> Housing Recommendations – **Voted** to refer to the Planning Board a Council request to put parking review for residential projects with three or more units into the site review process, and draft appropriate ordinance changes for City Council action.

The Planning Board has consensus on moving parking regulations for projects that require site plan review from the Zoning Ordinance into the Site Plan Regulations. This would remove the Conditional Use Permit process for allowing less than the minimum or more than the maximum required parking for a site and instead would allow an applicant to request a waiver from the site plan regulations. Staff have been working on a draft revision to both the Site Plan Regs and Zoning Ordinance and will continue to prepare a draft of each for the Board's review.

D. Request to rezone certain parcels to Gateway

Voted to refer to the Planning Board a Council request to rezone certain streets and parcels as shown in the packet from industrial and commercial to Gateway, requesting the necessary ordinance deletions and additions to present back for City Council action.

Background

In late 2023 the Committee looked at potential parcels to rezone to Gateway to create more opportunities for housing development. The LUC reviewed the current Gateway district and identified parcels adjacent to existing Gateway parcels that could extend or connect the district. There was a broader discussion about eliminating some of the outdated districts such as OR and GB. The LUC identified close to 60 parcels for consideration and split the list into short-term and long-term, with the short-term list consisting of parcels the LUC came to a consensus on rezoning. The current list consists of the remaining parcels from the original list generated by the LUC.

The list of consensus parcels was presented to City Council on January 16, 2024 and referred to Planning Board for a recommendation back. The Planning Board voted to recommend map changes to the City Council and on April 15, 2024 the City Council adopted map changes for the initial list of parcels. Since the map changes that were adopted in 2024, the Council adopted the Gateway Neighborhood Overlay District (GNOD) which includes the parcels on the Land Use Committee's list of parcels on Commerce Way and that is why they are shown as strike through on the list. The LUC was dissolved and the Housing Committee was created in its place and by consensus, forwarded this list of parcels for review to be rezoned to Gateway to the City Council.

Additional Background

The information in this section was provided to the Planning Board in 2024 for the initial batch of map amendments but still holds true for the parcels before the Planning Board for consideration and provides supporting information from the Master Plan.

Below are some excerpts from the results of the public outreach process for the current Master Plan that are relevant to the map amendment discussion:
Page 24 states the following:
"The Study Circles described the need for diversity in the form of mixed-use neighborhood zoning, housing that meets the needs of all ages and incomes, and less reliance on tourism as an economic driver. Specific priorities included:

- *Equity throughout the community, with as much focus on the neighborhoods as downtown.*
- *A diverse supply of housing for all economic levels and types from*

young to old; single or families; abled or disabled;
• A diverse built environment, not just replicating the past, but authentic to Portsmouth, new and old;
• Diverse modes of transportation that is affordable, intermodal and regional; and
• A balanced local economy that includes opportunities for small businesses and entrepreneurship as well as tourism.

Page 26 states the following:
Participants responded to three potential strategies to increase the availability of housing in Portsmouth and marked on maps where each strategy should be used:

***Redevelopment** of gateway commercial areas;*

***Densification** with second units or parcel splits;*

***Greenfield** development on unbuilt parcels.*

Residents overwhelmingly supported redevelopment of existing commercial areas over greenfield development or increasing density in existing neighborhoods. Some residents spoke in favor of in-law or accessory dwelling units as a strategy for both providing affordable housing and increasing income for residents with larger homes and fixed incomes.
During the corridor development meeting, *participants consistently gave higher ratings to more activated streetscapes, with multistory buildings close to the streets, landscaping, and bicycle and pedestrian amenities (Page 27)*.

Every group chose to include a mix of residential and commercial uses on their site, and most designs were at least two stories tall and placed buildings closer to the street than existing development (Page 28).

The Master Plan contains a section on Corridors on pages 121 – 133 which speaks to promoting more mixed-use development along the corridors. See link below to the Master Plan to review this section.
https://view.publitas.com/city-of-portsmouth/portsmouth-master-plan-adopted-2-16-2017/page/1

Among the goals in the Corridor section, Goal 1.2 below supports mixed-use development along the commercial corridors.

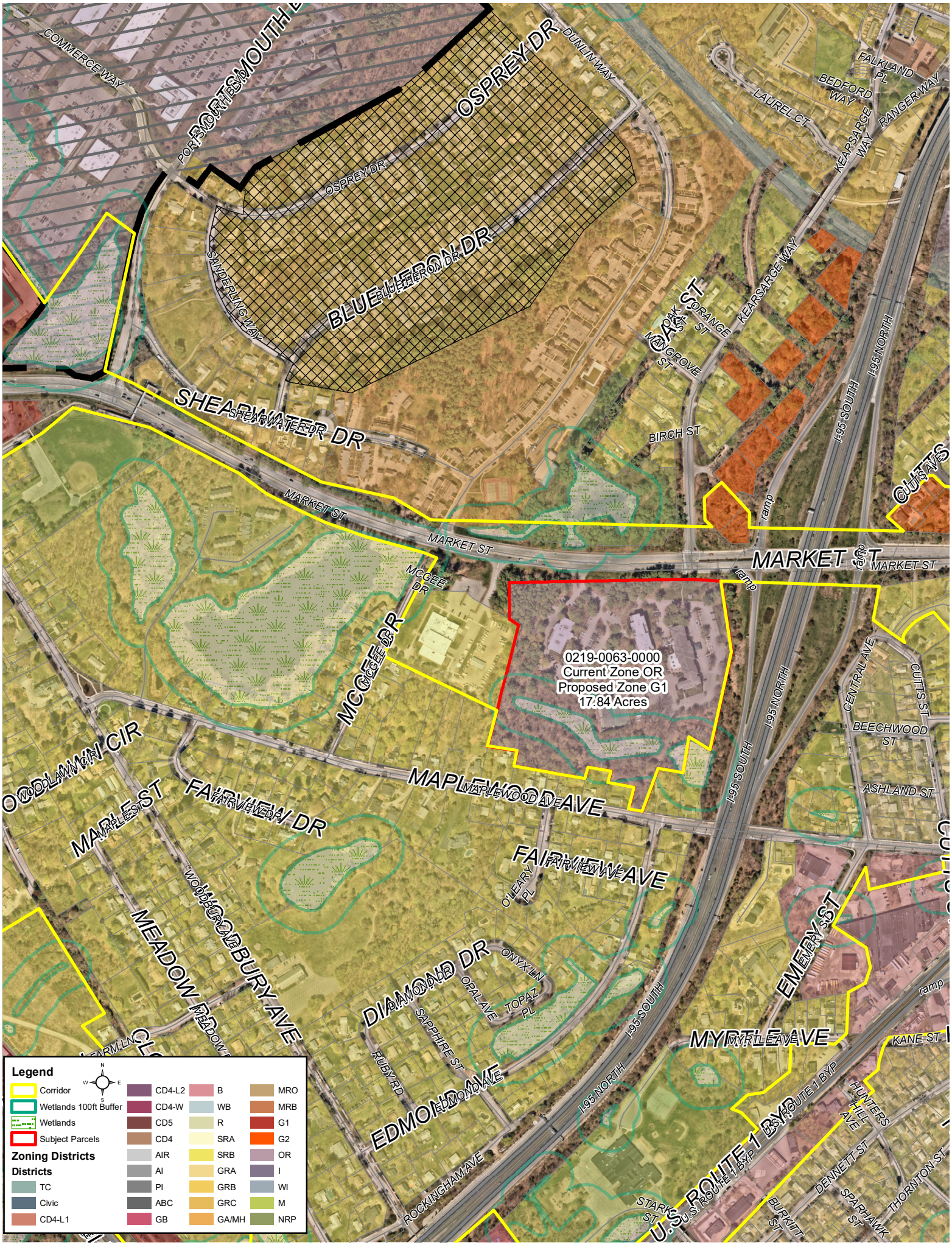
- *Goal 1.2 – Encourage walkable Mixed-use development along existing commercial corridors.*
    - *1.2.1 Encourage mixed-use development in existing commercial areas by adopting new and enhancing existing flexible zoning techniques such as Gateway Planned Development option.*
    - *1.2.2 Promote redevelopment along the Route 1 Bypass north of*

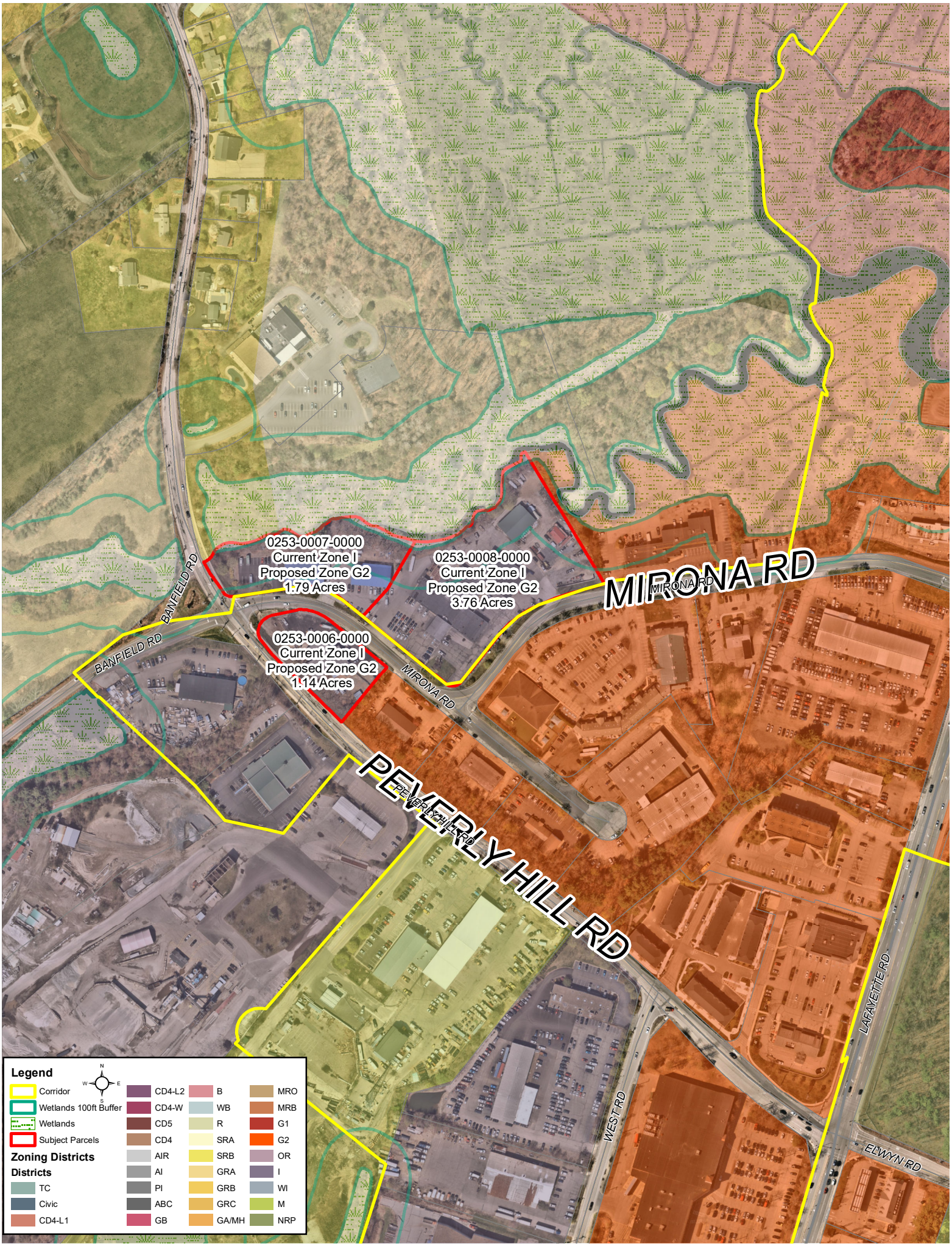
the traffic circle that is compatible with adjoining neighborhoods.

The series of maps below show the remaining 10 parcels on the list with their current zoning, acreage and proposed zoning. map below shows the subject parcels in relation to the corridors outlined in the Master Plan. The corridor boundary in the Master Plan is broad and not parcel specific. Most of the parcels fall entirely within the corridor areas, and several are located adjacent to the corridor areas. These proposed amendments are a continuation of the rezoning efforts the Housing Committee, Planning Board and Council have been engaged in which implement recommendations of the 2025 Master Plan.

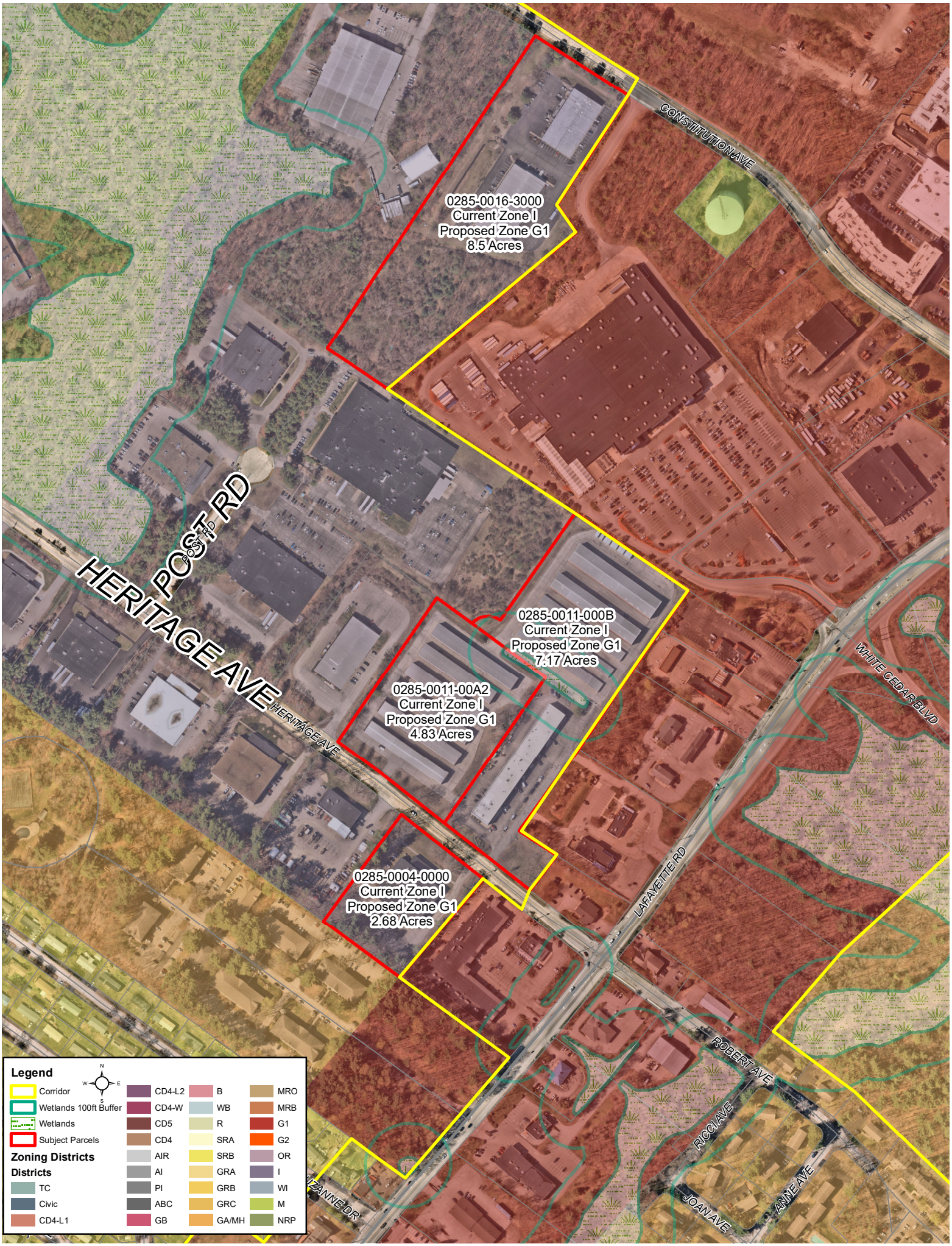
Planning Department Recommendation

Vote to recommend the City Council schedule first reading on the proposed map amendments as presented/as amended.


0219-0063-0000
Current Zone OR
Proposed Zone G1
17.84 Acres
MARKET ST
MARKET ST
MARKET ST
MCGEE DR
MCGEE DR
MAPLEWOOD AVE
MAPLEWOOD AVE
FAIRVIEW DR
FAIRVIEW AVE
FAIRVIEW AVE
MAPLE ST
WOODLAWN CIR
MEADOW RD
WOODBURY AVE
DIAMOND DR
DIAMOND DR
EDMOND AVE
EDMOND AVE
ROCKINGHAM AVE
MYRTLE AVE
MYRTLE AVE
EMERY ST
U.S. ROUTE 1 BYP
U.S. ROUTE 1 BYP
SHEARWATER DR
SHEARWATER DR
OSPREY DR
OSPREY DR
BLUEBERRY DR
BLUEBERRY DR
PORTSMOUTH
COMMERCE WAY
DUNLIN WAY
SANDERLING WAY
OAK ST
ORANGE ST
MANGROVE ST
BIRCH ST
KEARSARGE WAY
KEARSARGE WAY
I-95 NORTH
I-95 SOUTH
I-95 NORTH
I-95 SOUTH
I-95 NORTH
I-95 SOUTH
ramp
ramp
ramp
CUTTS ST
CUTTS ST
CENTRAL AVE
BEECHWOOD ST
ASHLAND ST
LAUREL CT
BEDFORD WAY
FALKLAND PL
RANGER WAY
O'LEARY PL
ONYX LN
OPAL AVE
TOPAZ PL
SAPPHIRE ST
RUBY RD
KANE ST
HUNTERS HILL AVE
DENNETT ST
THORNTON ST
SPARHAWK ST
BURKITT ST
STARKS ST
Legend
Corridor
Wetlands 100ft Buffer
Wetlands
Subject Parcels
Zoning Districts
Districts
TC
Civic
CD4-L1
CD4-L2
CD4-W
CD5
CD4
AIR
AI
PI
ABC
GB
B
WB
R
SRA
SRB
GRA
GRB
GRC
GA/MH
MRO
MRB
G1
G2
OR
I
WI
M
NRP


0253-0007-0000
Current Zone I
Proposed Zone G2
1.79 Acres
0253-0008-0000
Current Zone I
Proposed Zone G2
3.76 Acres
0253-0006-0000
Current Zone I
Proposed Zone G2
1.14 Acres
MIRONA RD
MIRONA RD
BANFIELD RD
BANFIELD RD
MIRONA RD
PEVERLY HILL RD
PEVERLY HILL RD
WEST RD
LAFAYETTE RD
ELWYN RD
Legend
Corridor
Wetlands 100ft Buffer
Wetlands
Subject Parcels
Zoning Districts
Districts
TC
Civic
CD4-L1
CD4-L2
CD4-W
CD5
CD4
AIR
AI
PI
ABC
GB
B
WB
R
SRA
SRB
GRA
GRB
GRC
GA/MH
MRO
MRB
G1
G2
OR
I
WI
M
NRP


0268-0012-0000
Current Zone MRB
Proposed Zone G1/G2
0.33 Acres
0268-0013-0000
Current Zone MRB
Proposed Zone G1/G2
0.31 Acres
LAFAYETTE RD
WEST RD
HOOVER DR
COOLIDGE DR
GRANT WAY
GRANT AVE
Legend
Corridor
Wetlands 100ft Buffer
Wetlands
Subject Parcels
Zoning Districts
Districts
TC
Civic
CD4-L1
CD4-L2
CD4-W
CD5
CD4
AIR
AI
PI
ABC
GB
B
WB
R
SRA
SRB
GRA
GRB
GRC
GA/MH
MRO
MRB
G1
G2
OR
I
WI
M
NRP


0285-0016-3000
Current Zone I
Proposed Zone G1
8.5 Acres
0285-0011-000B
Current Zone I
Proposed Zone G1
7.17 Acres
0285-0011-00A2
Current Zone I
Proposed Zone G1
4.83 Acres
0285-0004-0000
Current Zone I
Proposed Zone G1
2.68 Acres
CONSTITUTION AVE
POST RD
HERITAGE AVE
WHITE CEDAR BLVD
LAFAYETTE RD
ROBERT AVE
RIGGIAVE
ANNE AVE
JOAN AVE
Legend
Corridor
Wetlands 100ft Buffer
Wetlands
Subject Parcels
Zoning Districts
Districts
TC
Civic
CD4-L1
CD4-L2
CD4-W
CD5
CD4
AIR
AI
PI
ABC
GB
B
WB
R
SRA
SRB
GRA
GRB
GRC
GA/MH
MRO
MRB
G1
G2
OR
I
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NRP

E. Section 10.812 – Conversion of Existing Dwelling to Multifamily Dwelling

The City Council took the below action on September 24, 2025 in reference to Section 10.812 of the zoning ordinance.

Voted to ask the Planning Board to modify zoning section 10.812 to eliminate the requirement that it apply only to houses built before 1980, and look at including Rural, SRA and SRB as permitted zones, and changing General Residence districts from Special Exception to Permitted in order to create more affordable housing.

Section 10.812 of the ordinance allows the conversion of an existing dwelling into a multifamily dwelling that exists on or before January 1, 1980 either by right or by special exception. A conversion can occur if it meets the criteria below, which requires compliance with off-street parking, building coverage and open space and the conversion cannot include any exterior changes other than what is required for egress per the building code. Using this provision allows the lot area per dwelling to be lowered per the table below.

The Housing Committee identified this section for review as an opportunity to create more housing in existing dwellings, because the appearance of the structure would remain and would not change the character of the neighborhood. The Committee discussed expanding the use to the Rural, SRA and SRB districts and adding a reduced lot area per dwelling requirement accordingly and removing the prerequisite date of January 1, 1980.

10.812 Conversion of Existing Dwelling to Multifamily Dwelling

The conversion of a **dwelling** existing on January 1, 1980, to additional **dwelling** units as a permitted **use** or by special exception with less than the minimum required **lot area** per **dwelling unit** (per Section 10.440, use 1.50) shall comply with all the following requirements:

10.812.11 The conversion shall not include any change to the exterior of the **building** except for minimum egress components required for **Building Code** compliance.

10.812.12 The **lot** shall comply with the applicable minimum **open space** and maximum **building coverage** requirements in Article 5 and the **off-street parking** requirements in Article 11.

10.812.13 The **lot** shall comply with the following standards:

District	Minimum **lot area** per **dwelling unit**
GRA	3,000 sq. ft.
GRB	3,000 sq. ft.
GRC	1,000 sq. ft.
MRO	1,500 sq. ft.
MRB	1,500 sq. ft.

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
1.30 **Two-family dwelling**	N	N	P	P	P	P	P	P	P	N	P	P	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 **Townhouse**	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.50 **Multifamily dwelling**																		10.5A32 (Character district permitted uses) 10.640 (Downtown Overlay district) 10.813 (Multifamily Dwellings in the Business District)
1.51 3 or 4 **dwelling unit**s	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	
1.52 5 to 8 **dwelling unit**s	N	N	N	S	P	P	P	P	P	N	P	P	P	N	N	N	N	
1.53 More than 8 **dwelling unit**s	N	N	N	N	P	N	N	N	P	N	P	P	P	N	N	N	N	
1.60 Conversion of a **building** existing on January 1, 1980, with less than the required minimum **lot area** per **dwelling unit** specified in Article 5																		10.640 (Downtown Overlay District) 10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.61 To 2 **dwelling unit**s	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.62 To 3 or 4 **dwelling unit**s	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.63 To 5 to 8 **dwelling unit**s	N	N	N	S	N	S	S	S	S	N	N	N	N	N	N	N	N	
1.64 To more than 8 **dwelling unit**s	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 **Live/work unit**	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N	N	

F. Maplewood Avenue Drain Line Project

Background

Included in the packet is a memo from Deputy City Attorney Trevor McCourt regarding the ongoing sewer separation project from Fleet Street to the North Mill Pond. The drainage infrastructure crosses private property before reaching the outfall and requires authorization from those owners to complete the work. The legal department has been working with the owners to draft a license and temporary and permanent easements Per Chapter 11 Article 11.602 below, approval of these types of easements and licenses requires referral and recommendation from the Planning Board.

ARTICLE VI: REFERRALS TO PLANNING BOARD (Added 12/21/2009)

Section 11.601: INTENT

The intent of this Article is to ensure that proposed municipal actions relating to land acquisition, disposition or use, and to the laying out, construction or discontinuance of public streets, are considered in the context of the City's comprehensive planning.

Section 11.602: REFERRAL AND REPORT

A. The following matters shall be referred to the Planning Board in writing at least thirty (30) days before final action is taken:

(1) Any acquisition or disposition of municipal real property, including fee transfers, easements and licenses;
(2) Any plan for the construction, alteration, relocation, acceptance or discontinuance of a public way.

B. No final action on a matter listed herein shall be taken until either the Planning Board has reported to the City Council thereon in writing or sixty (60) days have elapsed since the referral without such report.

C. The failure to refer a matter listed herein to the Planning Board shall not affect the legal validity or force of any action related thereto if the Planning Board waives such referral.

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Planning Department Recommendation

Vote to recommend the City Council accept a license from CSX, Inc. and an easement from 90 Maplewood LLC in support of the North Mill Pond stormwater outfall improvements.

VI. OTHER BUSINESS

A. Zoning Amendments

Mechanical Units

Earlier this year, the Planning Board considered zoning amendments referred by the City Council regarding accessory structures, fences and mechanical units. The Planning Board recommended removal of Section 10.515.14, which related to setbacks for mechanical units. The section below was previously in the Ordinance and was struck as part of the amendments the City Council adopted in March. After the July Planning Board meeting, staff met with the Inspections Department to discuss standard sizes of mechanical equipment.

Article 5 Dimensional and Intensity Standards

Section 10.510 General Requirements

10.515 Measurement Rules

10.515.13 Fences not over 4 feet in height shall be exempt from front yard requirements, and fences not over 8 ~~6~~ feet in height shall be exempt from side and rear yard requirements.

~~10.515.14 A mechanical system (i.e. HVAC, power generator, etc.) that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet shall be exempt from yard requirements, but shall be set back at least 10 feet from a property line; and shall not be located closer to the street than the front of the principal structure.~~

To further clarify the intent of the amendment above, staff suggests the following revisions to the definition of building coverage and structure to clarify that these types of mechanical systems are exempt from setbacks and coverage.

Building coverage

The aggregate horizontal area or percentage (depending on context) of a **lot** or **development site** covered by all **building**s and **structure**s on the **lot**, excluding

(a) gutters, **cornice**s and eaves projecting not more than 30 inches from a vertical wall, and
(b) **structure**s less than 18 inches above ground level (such as decks and patios);
(c) balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;
(d) fences; and
(e) mechanical systems (i.e. HVAC, power generator, etc.) ~~that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet.~~

Structure (including **roof structure**)

Any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. **Structure**s include, but are not limited to, **building**s, fences over 4 feet in height, **sign**s, and swimming pools. (See also: **temporary structure**.) For the purposes of this Ordinance, mechanical systems (i.e. HVAC, power generator, etc.) shall not be considered structures, but any power generator must be setback a minimum of 5 feet from any lot line.

Planning Department Recommendation

1) Vote to recommend the City Council hold first reading on the proposed zoning amendments as presented.

Solar

The City Council voted to refer solar zoning amendments to the Planning Board at their December 16, 2024 meeting:

15. Report Back on Solar Overlay District – **Voted** to refer the zoning review and drafting of Solar Zoning Amendments to the Planning Board for its recommendation in a report back to the City Council.

The Planning Board initially reviewed draft solar amendments at the February 27, 2025 work session. Since the July meeting, Chair Chellman and Member Roy have provided edits and comments for the Board's discussion and consideration of zoning amendments related to solar that are included in the packet.

Planning Department Recommendation

1) Vote to recommend the City Council hold first reading on the proposed zoning amendments as presented (or amended).

State Law Changes

Recent legislative changes have been passed that require zoning ordinance amendments. Two memos from New Hampshire Municipal Association (NHMA) are included in the packet and provide guidance on changes to zoning. Planning and Legal staff have reviewed the RSAs and for this meeting have provided proposed changes to the minimum parking standards and the Accessory Dwelling Unit section in the Ordinance. Senate Bill 284, effective 9/13/25, prohibits

municipalities from requiring more than 1 parking space per dwelling unit. House Bill 577, effective 7/1/25, significantly changes the regulations on ADUs and staff has prepared a markup of the existing ordinance for the Planning Board. Related to the size of an ADU, there is flexibility in the law that allows a maximum square footage of 950 square feet and it can be larger but must be authorized in the code. A municipality cannot limit the size of an ADU to less than 750 square feet. This is the maximum currently, and the Board could opt to keep it at 750 or designate a larger size for the maximum limit.

Planning Department Recommendation

1) Vote to recommend the City Council hold first reading on the proposed zoning amendments as presented (or amended).

B. Chairman's Updates and Discussion Items

C. Board Discussion of Regulatory Amendments and Other Matters

VII. ADJOURNMENT

PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM Public Hearings begin **September 18, 2025**

MEMBERS PRESENT: Rick Chellman, Chairman; Anthony Coviello, Vice-Chair; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas, William Bowen, Ryann Wolf; and Alternates Frank Perier and Logan Roy

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS EXCUSED: None.

I. APPROVAL OF MINUTES

A. Approval of the **August 21, 2025** meeting minutes.

*Councilor Moreau moved to **approve** the August 21 minutes as presented, seconded by Ms. Wolf. The motion **passed** with all in favor, with Ms. Conard and Vice-Chair Coviello abstaining.*

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements. **REQUEST TO POSTPONE**

*Mr. Almeida moved to **continue** the petition to the October meeting, seconded by Ms. Conard. The motion **passed** with all in favor.*

SITE PLAN REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements. **REQUEST TO POSTPONE**

*Mr. Almeida moved to **continue** the petition to the October meeting, seconded by Ms. Conard. The motion **passed** with all in favor.*

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*Councilor Moreau moved to consider the next two items together, seconded by Mr. Almeida. The motion **passed** unanimously.*

III. PUBLIC HEARINGS -- OLD BUSINESS

A. The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an amended Site Plan approval to change the temporary access path to a permanent access path. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)

B. The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts not included in the original Wetland Conditional Use Permit for this project. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)

SPEAKING TO THE PETITION

[Timestamp 8:39] Stefanie Tetreault of Tighe & Bond was present on behalf of the applicant and said the work was completed in 2024, which included the replacement of 45 wooden utility structures with steel ones. She said the current proposal was the result of an access deviation. She addressed the new access road, the wetland impacts, the alternative access analysis, the easement, and the property boundary clarification.

[Timestamp 24:52] Vice-Chair Coviello asked if the property was originally Air Force property, and Ms. Tetrault agreed. Councilor Moreau asked how wide the gate would be and if it would keep other vehicles out. Ms. Tetreault said the gate would be 16 feet wide and that unauthorized vehicles would be kept out due to the land's slope and thick vegetation and the wetland markers. Chair Chellman asked if Eversource would have the only key, and Ms. Tetreault agreed.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 26:45]

Christine Wade of 1380 Woodbury Avenue said Eversource went up 3,600 sf instead and that 6,000 sf was saved due to the wetlands. She asked why Eversource did not cut across between the two telephone poles instead of going up extra feet and then coming down at an angle. She said Eversource wanted to make it permanent but that she did not know how that would be done.

Patricia Katkin of 1380 Woodbury Avenue (and mother of Christine Wade) said she owned the property and had the same concern as Ms. Wade. She said Eversource also went over a stone wall, which she wanted to be put back. She asked that Eversource go only halfway over and across where the easement had always been.

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Ms. Tetrault clarified that there was no further work proposed within the right-of-way and that Eversource planned to memorialize what was there today. She said the deviation occurred prior to construction and that it was currently revegetated and that no further work was planned to permanently retain it or pave it and that only the gravel bed would be retained.

Second Round Speakers

Ms. Wade said she still did not know why Eversource went all the way up. She asked for a continuance so that she could do a site walk with the City and Eversource.

Ms. Tetreault said, related to the suggested alternative, the route was preexisting, so Eversource was utilizing a preexisting route without having to disturb more vegetation and ground. She said it would require more equipment to cut the turn left and that the route would be perpendicular to the slope, which was contrary to Eversource's justification for the stormwater analysis, and that it would be directly shooting stormwater runoff toward the wetland. She said she attempted to contact the abutters multiple times and had also offered a site walk.

Ms. Katkin said she was out of town so she was not able to get in touch with Ms. Tetreault. She said she still did not know why Eversource could not turn where the original right-of-way was.

Third Round Speakers

Ms. Ward reiterated that she and Ms. Katkin would like to have a continuance to walk the property with the City.

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

DECISION OF THE BOARD [Timestamp 36:58]

Motions relating to **Petition A** requesting an amended Site Plan approval to change the temporary access path to a permanent access path:

1) *Vice-Chair Coviello moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor.*

2) *Vice-Chair Coviello moved that the Board grant Amended Site Plan Approval, seconded by Mr. Almeida. The motion **passed** with all in favor.*

Vice-Chair Coviello said he understood why what was done was done and why it was different than the original plan, and he also understood the property owner's case. He said Eversource had the right to get on the land and maintain their equipment in a manner that was less detrimental to the City. He said it created a different disturbance for the property owner, but that was a civil matter. Councilor Moreau said there was discussion about the additional area that was to the left of Poles 19 and 19 and that it was written into the Board's letter that the applicant had difficulty accessing that point due to a lot of activity from the dealership. She said a lot of the access road

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was preexisting and that Eversource just made it more stable. Relating to Petition B, Mr. Roy suggested including a date that the work by done by a certain time, since it was after the fact. It was decided to state that the work would be done by December 31, 2025.

Motions related to **Petition B** requesting an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts that were not included in the original Wetland Conditional Use Permit for this project:

1) *Vice-Chair Coviello moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor.*

2) *Vice-Chair Coviello moved that the Board grant the Conditional Use Permit with the following **condition**:*

    2.1) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed by December 31, 2025.*

*Mr. Almeida seconded. The motion **passed** with all in favor.*

C. The request of **Market Square LLC (Owner),** for property located at **1** and **15 (21) Congress Street** requesting a Conditional Use Permit from Section 10.440, Use 1.71 Co-living. Said property is located on Assessor Map 117 Lots 12 & 14 and lies within the Character District 4 (CD-4), Character District 5 (CD-5), Historic, and Downtown Overlay Districts. (LU-22-12)

SPEAKING TO THE PETITION

[Timestamp 43:33] Marie Bodi, CEO of McNabb Properties, was present on behalf of the applicant, with project engineer John Chagnon, project architect Tracy Kozak, landscape architect Terrence Parker, and the applicant Mark McNabb. Ms. Bodi said co-living was becoming mainstream, especially because it was affordable. She said the rent would be established based on Portsmouth's median household income of 30 percent and would include all utilities and furnishings. She said the rooms would include a combination of private, semi-private, and shared bathrooms and a refrigerator. She said there would be an in-house janitor and an on-site manager. She noted that several food establishments would surround the development, including the newly-proposed Buckley's Café and Market.

[Timestamp 52:32] Mr. Chagnon said the lots would be merged into one parcel. He said the development was approved by the Planning Board in January 2025 and that the proposals presented now would involve adopting Section 10.815 of the Portsmouth co-living ordinance. He said the building's upper floors would be revised to create co-living. He said parking was not required since the building was near a parking garage but that the site would have 21 parking

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spaces. He said there would be no changes to the existing surface areas. He said the design was approved by the HDC and that the height and scale of buildings had not changed. He said Newberry Way would be improved as a pedestrian way. He reviewed the criteria and noted that the water and sewage systems, stormwater management, site lighting, utilities, and landscaping would not be impacted by the revisions.

[Timestamp 58:38] Ms. Kozak said the residential uses would be on the second and third floors and that the fourth floor of One Congress Street Apartments would not change. She said the building was almost an entire City block of five connected buildings and that the floor levels varied in height between two and seven feet. She reviewed the mix of pods and apartments on each floor and said the heights were approved by the HDC. She said there would be underground parking on the One Congress Street side and that the first floor would remain retail. Mr. Chagnon said they were asking that the Planning Board waive strict compliance with the co-living standards in the zoning. He said they sought relief on the second floor where there would be co-living suites, with a total of 75 residents where 40 are allowed. On the third floor, they proposed 34 sleeping units with 51 residents where 40 were allowed. He said they would have one full-time manager where four would be required by the ordinance, but they would have 24/7 coverage provided by the maintenance staff.

[Timestamp 1:04:24] Ms. Wolf asked how many apartments and residents were originally proposed. Chair Chellman said it would have been the number of apartments, not residents. Ms. Wolf said it seemed like there would be more changes in wastewater and other similar concerns due to the applicant requesting more residents. Mr. Bowen said the true cost of living would be lower in co-living rather than being subsidized, and he thought it was the right path. He said the scale of co-living in other cities was generally smaller. He said the applicant planned to have about 10-12 people in a pod. He said the idea of having 40 people on a floor and 80 people in the building and being located in the downtown area seemed a bit out of scale. He said a boundary of 80 collectively was set and now the applicant was saying that they would do 50 percent more than that. He asked if there was a safe way of testing that. Ms. Kozak said the way the building was engineered and designed utilized life safety, whether it was apartments or co-living. She said there were some nuances where the life safety would be more strict for co-living but that it was calculated at one occupant for every 200 square feet and determined the structural load for building, including plumbing and so on. She said whether it was managed as co-living or apartments did not really change that use. She said the common areas would be much bigger than the minimum stated in the co-living ordinance and that the ordinance did not mention subdividing into smaller units, otherwise there would be 40 people sharing a kitchen. She said they subdivided them into 10-12 bedroom units. Mr. Bowen said it was more about sociology and community and required quite a bit of interfacing and dynamics of the residents. He said the applicant talked about 30 percent of the AMI as the financing piece but on a voluntary basis. He asked if it could be a requirement for the exception toward what the code allows for and be at some income level for the residents. Mr. McNabb said the building had been there for over 200 years and that the space could not go away. He said they proposed around 20 3-4 bedroom apartments at first and nowhere in Portsmouth were they required to say how many people would be in a bedroom. He said there could be four people in a 2-bedroom apartment. He said they had to be careful to apply a different standard to co-living by saying how many people

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would be in those rooms. He said if 20 apartments had three bedrooms, that was 120 people. He said they had to arrive at a number. He said the ordinance allowed the Planning Board to waive any of that. He said the floors would all be residential and could not be vacant, and the most appropriate use was co-living. In terms to committing to what someone's income would be, he said that was not co-living because co-living had to be economical, otherwise people would go into 2- or 3-bedroom apartments.

[Timestamp 1:17:04] Councilor Moreau asked if people would have pets and how it would be handled. Mr. McNabb said the pods would be pet-friendly and that he would have a criteria of where and what units pets would be allowed, as well as what size. Councilor Moreau asked if the rooftop deck would be available to everyone in the building. Mr. McNabb agreed. Councilor Moreau asked if there would be trees on the roof. Mr. McNabb said there would be trees and a lot of landscaping. Mr. Samonas asked why the applicant would want 46 more residents when the Board approved 40. He said he got several calls from people asking how the number became 125. He said the Board landed on the number 40 after going through every issue and discussing the scale and quantity of the project. He said he wanted 24/7 management and asked why shifts could not be done. He said it was the applicant's job to fit the building within the zoning ordinance but now the applicant was presenting something that fell outside of it. He said he also had an issue with the lack of security with co-ed living as to shared baths and kitchens. He said that, until the applicant had data to suggest that 125 people could be comfortable with all the shared amenities, he did not think men and women would feel comfortable. Ms. Bodi said the economic feasibility and safety were not in the Board's purview. She said they wanted to keep the concept as simple as possible and allow the Board to make the final determination. She said it was up to the applicant whether they wanted to consider a co-ed type of lifestyle. Mr. Samonas said the Board looked at public interest, community infrastructure, values, and safety and that safety was usually a headliner. He said the applicant was asking for an exception to the rules that the Board and the applicant previously agreed upon, and he could not see why.

[Timestamp 1:25:53] Vice-Chair Coviello asked Ms. Kozak how many units would be on one floor in the Newberry building if the application was broken up into two separate applications for two buildings. Ms. Kozak said there would be more units on the left building than the right. It was further discussed. Vice-Chair Coviello said one building could be called Building A and the other Building B and meet the criteria. He said the applicant was asking that one person be on site 24/7 and then additional persons during working hours. Mr. McNabb said they felt if they had two full-time people on site, there would not be anything that would regulate their behavior because the employees had lives and needed some time off. Mr. McNabb said they felt that they would have better coverage by having a full-time person on site and 24/7 service off site. In terms of the two buildings, he said they had almost 1.2 acres. Chair Chellman said the section of the ordinance that allows the Board to make modifications was based on design flexibility and overall project quality. He said the applicant made the argument for 83 units, which was more than what the ordinance called for. He said the overarching question was what if it were approved for 83 units and a start of 83 people with the idea that the applicant could return in a year to see if it was functioning. He said the project had a lot of benefits outside the walls, like improvements of the streets, the grade, and so on, but the Board had to get it right. He said anything that the Board approved went with the land. He said 83 units would be a good start. Mr.

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McNabb said he would not want to make the units all single because he would not to not rent to a couple or a single parent with a child, so he thought it would be more limiting and that coming up with a number with the flexibility to have couples would be better. Chair Chellman said if 40 people were allowed on one floor instead of 34, six of those rooms could be double occupancy. Mr. McNabb said they thought there would be a lot of singles but were just taking a stab in the dark on how any would be single or double. He said the size of the block should be taken into consideration and that he would propose doing something higher than 40 per floor, perhaps 50.

[Timestamp 1:36:45] Ms. Wolf asked how many children would live there and what would be the safety features for things such as shared bathrooms. Mr. McNabb said part of co-living brought all those concerns forward and it was different than conventional apartments. He said more than 50 percent of the units would have private bathrooms, which would be suitable for a parent and child. He said he would never put a child in an environment with a shared bath. Ms. Wolf said most of the other cities had better public transit than Portsmouth, and she asked how the applicant would guarantee that 90 adults out of 120 residents would have a place to park. Mr. McNabb said they would not have a guarantee but would abide by the ordinance and that it was not part of the Board's purview. He said the development would be near a parking garage. Vice-Chair Coviello said the City decided to create parking as a utility in the downtown district. It was further discussed. Chair Chellman said there did not seem enough stove space in the kitchens. Ms. Kozak said they had not designed the cabinetry yet and had a minimum of a 200-sf kitchen that did not include the dining. She said they had not decided on how many stoves there would be. Councilor Moreau said there were a lot of private and public bathrooms. She said when the ordinance was written, the City Council had no idea how big the building would be and the biggest concern was the rules to be followed and the management. She said 24/7 management was substantial for any condo or apartment amenity and that she did not see any heartache with an on-site person plus a 24/7 person. She said she thought it was well laid out. She said the Board would be approving it with one on-site person and 24/7 management and that it would last through different owners. She said the number of bedrooms had to be approved to see how it would go. Mr. Bowen asked if there were any comparables on that scale anywhere else. Chair Chellman said there were several in Florida with large square footage that had not gone well because they were managed by capital companies. It was further discussed. Mr. Perier asked whether access to the building or rooms would be a fob. Ms. Bodi said they would use key fobs that would allow a resident access into the building, into their pod, and into their room.

[Timestamp 1:49:07] Ms. Wolf asked if the solar panels would provide enough power for the building. Ms. Kozak said they had sizable arrays on both sides of the project that would not be enough power but would offset the energy pulled from the grid. She said any excess would be sold back to Eversource. Mr. Samonas asked if Mr. McNabb found it unrealistic to do shifts for the 24/7 management people on site. Mr. McNabb said he had found in his many restaurants that 24/7 issues happened all the time and that there was nothing better than 24/7 management. Mr. Samonas said the approval would be for the life of the project. Mr. McNabb noted that it was an annual renewal of the license, and it was discussed further. Chair Chellman said the ordinance would require two 24/7 people on site. He said he was leaning toward the reduction of that to one but having a hard time with just someone living there and not being there all the time. He said the approval had to be tied to a property management company and not just Mr. McNabb.

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He said the idea of having a person in the building responsible for management was a big issue when the Board and the applicant first discussed it. He said there was a need for one but was not sure if there was a need for two. Mr. Almeida said he thought it was almost self-correcting because if the building became dorm-like, the owner would have to correct it to survive. He said the City's No. 1 concern was affordable housing, and he suggested giving the project a try. Ms. Wolf asked what the rent would be. Chair Chellman said it would be based on the City's median income, meaning the rent would be a little more than $1,500 a month with all utilities. Mr. Almeida said pet control could be a problem.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 2:00:54]

Barbara Ward of 16 Nixon Park said the Board spent lot of time coming up with ordinances and that developers always wanted to come back for more. She said it was a big decision for Portsmouth and asked that the Board not always agree that the applicant could have more.

Peter Smith of 206 Court Street said House Bill 457, Chapter 188, limits the ability of municipalities to restrict the number of people who can occupy a rental unit. He said Tract 691 that encompassed downtown showed that the average household size was 1.66. He said there would be 1,835 residents living in that area if the co-living was granted and that the project represented a 6.8 percent increase in the downtown planning area population.

Elizabeth Bratter of 15 McDonough Street passed out documents about the parking law in Portsmouth. She said the NH Municipal Association indicated that it was one parking space per unit but that the law stated that multi-family units may require up to 1.5 spaces per unit. She suggested making the pods smaller and thought the building manager should be awake 24/7.

Erin Proulx of 118 Pleasant Street (via Zoom) said it was an interesting experiment to see if it could help with affordability issues for the City's workers but wasn't sure how safe it would be to have children share living areas with strangers. She said parking was an issue and thought the 24/7 on-site management was an excellent point.

Barbra Jenny of 94 Pleasant Street (via Zoom) said developers were always coming back and saying they needed more, which meant they wanted more money, and that a lot of citizens were frustrated about that. She said the Board should limit the project to what was agreed upon before.

There were no Second Round Speakers, and Chair Chellman closed the public hearing.

DISCUSSION OF THE BOARD

[Timestamp 2:24:14] Mr. Giuliano said the architect and engineers initially came up with a large number for co-living, which he was encouraged by because he thought the project could support that number of people. He said he also had concerns about the property management, the density, and the fact that it was an unknown for the City but was encouraged that the Board and the City

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approved co-living and thought the project would do it well. He said he was in support of what was presented that night. Vice-Chair Coviello said he did not think it was perfect yet and thought if the Board had gotten drawings before, it might have been crafted differently. He felt that if the Board thought 40 units was the maximum, the developer would do so and then build more expensive apartments. Mr. Samonas said he voted in favor of co-living and the language that the Board had written for it. He said the Board went through several iterations to get to that language with real examples. He said there were a lot of 'I thinks' said and that expectations were being built based on conjecture. He said the non-binding statements made about management or how the place would operate were too empty for the applicant or future owner, but he didn't think it was far off. He said that overlooking some of the core aspects of the Board's original language, like the management style and the number of residents, would be an injustice to the City. He said the Board had to take it seriously because it would be plus or minus 125 people in the Downtown Corridor. He said he was unwilling to deviate from the language that the Board already had until the Board had more proof or evidence that it would work. Mr. Bowen said a set of performance criteria should be established so that the Board would know if they were accomplishing what they thought they would when Phase 2 came. He said accepting a 50 percent increase in what the Board had thought was prudent did not seem to be the right thing to do. Ms. Conard asked if there was a way to include an annual renewal process in the inspection to evaluate the effectiveness of the property management and to determine whether one individual on site plus the 24/7 management off site was sufficient. Chair Chellman agreed and it was further discussed. Chair Chellman said the Board came up with the numbers, and the project engineer and architect rationalized the number of units, not the number of people. He said they were all guessing at the number of people and that it could be singles or a demand for doubles. He said he was at a number that was more than what the Board wrote but less than what was asked for. It was further discussed. Mr. Almeida said the Board's biggest concern seemed to be the safety of the facility, which would be measured by calls to the police station about vandalism, noise, and so on. Mr. Roy suggested including a condition that the applicant would meet the management threshold rather than reduce the number of units. Mr. Almeida said he would support approximately 100 people, 83 units, at least one on-site manager 24/7, 365 days a year, plus the management company as was proposed, and the option to come back in a year and bring a report from Public Safety and the Department of Public Works as to what happened over the past year and if they want to remove the requirement for the on site 24/7, 365 days/year person.

DECISION OF THE BOARD [Timestamp 2:49:40]

1) *Ms. Conard moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** 8-1, with Mr. Bowen voting in opposition*

2.a) *Ms. Conard moved that the Board grant the modification from Section 10.815.26 to allow more than 80 residents per building and more than 40 residents per floor as presented. Mr. Almeida seconded. The motion **passed** 5-4, with Ms. Wolf, Mr. Samonas, Mr. Bowen, and Chair Chellman voting in opposition.*

2.b) *Vice-Chair Coviello moved that the Board grant the modification from Section 10.815.25 to require one full-time on-site manager available 24/7/365 and one off-site manager available*

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*24/7/365 located within one-half mile of the property, with the additional **condition** that the applicant will report back one year from the issuance of the Certificate of Occupancy as required by the Ordinance. If the applicant wishes to change the on-site management at that time, they must demonstrate the on-site 24/7/365 management is not necessary based on data and City staff reports demonstrating that there have been no substantial issues or complaints. Councilor Moreau seconded. The motion **passed** 6-3, with Ms. Wolf, Mr. Samonas, and Mr. Bowen voting in opposition.*

*3) Councilor Moreau moved that the Board grant the Conditional Use Permit for Co-living with the following **conditions**:*

3.1) The applicant shall obtain a permit through the City Clerk's office in accordance with Section 10.815.50 prior to a Certificate of Occupancy for any Co-living Facility.

*Ms. Conard seconded. The motion **passed** 7-2, with Mr. Samonas and Mr. Bowen voting in opposition.*

*Councilor Moreau moved to **continue** the meeting past 10:00. Ms. Conard seconded. The motion **passed** with all in favor.*

IV. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Roger** and **Elizabeth Trudeau** and **The Carol A. Claburn** and **Billy J. Claburn Revocable Trust of 2014 (Owner),** for property located at **10** and **40 Crescent Way** requesting approval of a lot line relocation between two lots with 2,088 square feet being transferred from Assessor's Map 212 Lot 163 to Map 212 Lot 165. The proposed lot line relocation will straighten the common lot line between the two lots. Said property is located on Assessor Map 212 Lot 163, 165 and lies within the General Residence B (GRB) District. (LU-25-128)

SPEAKING TO THE PETITION

[Timestamp 3:21:30] Chuck Adams of Haley Ward was present on behalf of the applicant to discuss the lot line adjustment and the transfer of a piece of land. He explained why they were asking for a waiver from Section 8 of the Subdivision Rules and Regulations regarding the improvement and installation of monuments. He said the monument would become a relic.

[Timestamp 3:22:47] Vice-Chair Coviello asked what the intended purpose of the transfer was, noting that he thought the City was trying to avoid acute angles in property lines. Councilor Moreau said the project would fix an ancient property line, and it was further discussed. Mr. Giuliano asked if Mr. Adams represented both property owners, and Mr. Adams agreed. Mr. Bowen asked if both lots would be conforming. Mr. Ward agreed and explained why.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

1) *Councilor Moreau moved that the Board grant the requested waivers to the Subdivision Standards from Section IV.9/V.8 Requirements for Preliminary Plat and Requirements for Final Plat, noting the following:*
   a) *Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.*

*Ms. Wolf seconded. The motion **passed** with all in favor.*

2) *Councilor Moreau moved that the Board find that the Subdivision (Lot Line Revision) application meets the standards and requirements set forth in the Subdivision Rules and Regulations to adopt the findings of fact as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*

3) *Councilor Moreau moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:*

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

   3.2) GIS data shall be provided.

*Ms. Conard seconded. The motion **passed** with all in favor.*

B. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road requesting** Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE** (LU-25-22)

*Mr. Almeida moved to **postpone** the petition to the October meeting, seconded by Ms. Conard. The motion **passed** with all in favor.*

C. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE** (LU-25-22)

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*Mr. Almeida moved to **postpone** the petition to the October meeting, seconded by Ms. Conard. The motion **passed** with all in favor.*

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **Double MC LLC (Owner),** for property located at **134 Pleasant Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LUPD-25-9)

SPEAKING TO THE PETITION

[Timestamp 3:26:40] Project engineer John Chagnon, Marie Bodi of McNabb Properties, project architect Tracy Kozak, and project landscape architect Terrence Parker were present. Mr. Chagnon said the site was adjacent to a right-of-way that was part of the Parrott Avenue parking lot and had a building and a surface parking lot. He said the current use was a bank with a drive-up and offices and that the project would involve the adaptive reuse of the existing structure with expansion and below-grade parking. He said the aim was to increase the banking footprint and keep the drive-up in the same location and add co-living. He noted that a revision to the west end of the Parrott parking lot would be done to correct an odd vehicular jog. He said the lot also had a short cut that went through private property and that they would make the connection go straight through and remove the jogging maneuver to allow for three more parking spaces in the lot, which would also discourage the short cut from Court Street. He said they would add more stormwater treatment and pedestrian-friendly sidewalks. He discussed the utilities. Mr. Parker reviewed the landscape plan and said all the large trees would be maintained on the site but some lindens near the fire station would be removed and replaced with a pocket park. He said a traditional low-planting landscape would be done on the Pleasant Street side and additional trees would be planted between the Parrott Street lot and the bank and residential parking lot.

[Timestamp 3:35:15] Ms. Kozak said the two buildings would be connected by a bridge. She said they were having discussions with the Historic District Commission (HDC) to define the characteristics and styles of the buildings. She said the bottom level of both the old and new building would be parking. She said the existing building was Building A and the new building was Building B and that Levels 2A and 2B had an 8-ft difference in height because the grade sloped. She said there would be a total of 55 sleeping units, with four co-living pods and three apartments. She said half of the units would have their own bathrooms.

[Timestamp 3:39:03] Mr. Samonas noted that there were stairs at the bank's front. Ms. Kozak said the current design had two stair towers, a new one on the west side of the building toward the fire department and one in the new addition. Mr. Samonas said the tower to the west looked like a substantial building. Ms. Kozak said the tower was high enough to have the stair come up to the roof for egress. She said they might eliminate that tower's elevator so that the roof will come down 3-4 feet. She said the grade on the north side of the stair tower was about six feet higher than the south side grade and stuck up about eight feet above the roof's parapet. Mr. Samonas said it created a brick wall. Ms. Kozak said they could add windows to it as well as windows in the stair wells. She said eliminating the elevator would shrink the building about eight feet. Vice-Chair Coviello asked if the map to the parking lot had two directions. Mr. Chagnon agreed. Vice-Chair Coviello asked if drivers would come off Pleasant Street and also

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come off Parrott Avenue. Mr. Chagnon said the one-way direction was after the entrance, so the drivers could come off Parrott Avenue. Vice-Chair Coviello said drivers might come down the bank access behind the fire station but realize that Parrott Avenue was no longer accessible and then turn into the new parking lot going the wrong way. He asked if there would be angle parking to let the drivers know it was the wrong way or if there was a way to increase the barrier and allow an exit out to Parrott Avenue via a left turn but prevent a right turn toward the fire station. Mr. Chagnon said they would consider it. Vice-Chair Coviello said the applicant had more parking than they needed, and he asked why they could not provide more housing instead. It was further discussed. Chair Chellman noted that a variance would be needed because the lane would be moved to another building. Mr. Chagnon said they would perhaps move the lane somewhere else. Councilor Moreau suggested labeling the entrance that the applicant wanted to move up closer to the neighbor to the north so that drivers would not be confused, and it was further discussed. Mr. Samonas asked if the applicant had a stormwater plan. Mr. Chagnon agreed and said they would also do a full drainage analysis.

B. The request of **Meadowbrook Inn Corp (Owner),** and **Portsmouth Chevrolet (Applicant)** for property located at **549 US Rt 1 Bypass** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 234 Lot 51 and lies within the Gateway Corridor (G1) District. (LUPD-25-11)

[Timestamp 3:54:54] Alan Roscoe of TFMoran was present on behalf of the applicant, with Corey Colwell and their counsel James Skully. Mr. Roscoe reviewed the proposed additional development at Portsmouth Chevrolet. He said they did a site walk to discuss the community space and that the plan showed the result of the analysis. He said there would only be one main building but the initial drawing showed it as two main buildings. He said the main 4-story building would have 48 rental units and the first floor would have mixed use. He said the secondary stand-alone building would be adjacent to the main entrance of the primary building and was proposed to be a coffee shop. He said they would need variances from the Board of Adjustment for the number of units and the building extension. He said they would have a reduced impervious area and that all the stormwater facilities and utilities were in place.

[Timestamp 3:58:57] Vice-Chair Coviello asked why they would need two variances. Mr. Roscoe said they would need one for the building length and one for the number of units. Vice-Chair Coviello said that was the Planning Board's purview. Mr. Roscoe said they did not intend to do workforce housing, and it was further discussed. Conditional Use Permits were discussed. Councilor Moreau if someone could just drive straight into the area near the coffee shop. Mr. Roscoe said there would be a 2-way entrance to that parking lot and that they needed the bypass lane due to code. Chair Chellman said he would prefer a bigger bypass lane due to potential safety issues if there was a large queue, and he suggested that the bypass lane be placed all the way around to give enough room to a frustrated driver who wanted to get out of the drive-up lane. Vice-Chair Coviello said the application was originally for two buildings, which would meet the ordinance and not require the applicant to do affordable housing, but it now had a bigger impact into the wetland. Mr. Roscoe said the original version showed a small portion of the building being about 10 feet in the wetland buffer. Vice-Chair Coviello said if there was one building with the same number of units, it would be outside the buffer. Mr. Stith said it kicked in the workforce housing requirement. It was further discussed. Mr. Samonas asked how much of the existing lighting from the dealership would remain. Mr. Roscoe said they did not have a plan

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yet but would meet all the requirements. Mr. Bowen noted that the traffic light at the intersection of Cottage Street and Coakley Road would be removed in five years. Mr. Roscoe said people could still do a right turn in and out of the bypass. Vice-Chair Coviello asked if the applicant still had plans for a community path. Mr. Roscoe agreed. Vice-Chair Coviello said he did not think the neighborhood was excited about having a path behind their property. He said it was also surrounded by wetlands. Mr. Stith said the applicant could get an incentive if they did affordable housing, but the applicant's hands were tied by the wetland buffer.

C. The request of **PNF Trust of 2013** and **282 Middle Street LLC (Owners),** for property located at **84 Pleasant Street** and **266-278 State Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 107 Lots 77-80 and lies within the Character District 4(CD4), Downtown Overlay and Historic Districts. (LUD-25-13)

[Timestamp 4:14:04] Project engineer John Chagnon and architect Michael Keane were present on behalf of the applicant. Mr. Chagnon said they wanted to merge four parcels into one development lot. He said they received the necessary variances from the Board of Adjustment and approval from the HDC. He said the development would include a corner anchor building where the former Times Building was. He said it would be non-residential commercial on the first floor and 17 dwelling units above. He said there would be an entrance to the parking level on Church Street and 17 parking spaces. He explained the stacking parking system. Mr. Keane said the proposed building was taller than previously approved because they wanted to build back the Times Building in the same mass that it used to be and carry the floor lines over. He said the former Louie's building would be reconstructed but the front façade would stay and the storefront would be replaced with something more in keeping with what was originally built.

[Timestamp 4:21:24] Mr. Giuliano asked what the total height of the automated parking system would be. Mr. Keane said it would be 20 feet. Mr. Samonas asked if drivers would still be able to circulate from Church Street to State Street even if they were queuing in and out of the car elevator. Mr. Keane said if the few existing parking spaces stayed, a queueing line would block Church Street. He said someone would enter the building and would be able to queue up while someone else's car was moving. He said they asked the Technical Advisory Committee for permission for a turning movement and that they would do a study. He said there was a maximum of two movements and the retrieval time for a car would be less than a minute. He said people would get to their car by using the elevator or stairway. Mr. Bowen said some of the affected business owners asked that the generator be located in a difference place so that it did not have an impact on their business. Mr. Keane explained why the transformer could only go in the proposed location. He said the abutter wanted to shift it but that it would impact the parking and access. He said sound would not be an issue because the transformer was enclosed and was not a generator. He offered to find out what the transformer's dB level would be. Ms. Conard asked how the cars would get out if the power went out. Mr. Keane said there was a generator in the basement. Mr. Samonas said the Court Street elevation image showed the existing building with solar panels at the forefront, and that looking back prior to demolition, there was an existing white wall. He asked what the delta from the top of the solar panel to the height of the building was. Mr. Keane said they would go before the HDC with options for the wall and then address the issue. Vice-Chair Coviello asked which elevation would abut the former hairdresser's business. Mr. Keane said it was the Court Street elevation with no windows in that wall.

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VI. OTHER BUSINESS

A. Zoning Amendments

*Mr. Almeida moved to **postpone** the discussion to the October meeting, seconded by Ms. Conard. The motion **passed** with all in favor.*

B. Chairman Updates and Discussion Items

The item was not discussed.

C. Board Discussion of Regulatory Amendments and Other Matters

The item was not discussed.

VII. ADJOURNMENT

The meeting adjourned at 11:30 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

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HALEY WARD
200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

October 8, 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Subdivision, Site Plan, and Wetland Buffer CUP Consultation for 0 Banfield Road, at intersection of Peverly Hill Road & Banfield Road, Tax Map 255, Lot 2

Dear Mr. Chellman and Planning Board Members:

On behalf of Chinburg Development, we are pleased to submit the attached materials and plan set for **Subdivision, Site Plan, and Wetland Buffer Impact CUP Consultation** for the above-mentioned project and request that we be placed on the agenda for your **October 16, 2025** meeting. The project is the subdivision of an existing parcel into five new residential lots with the associated and required site improvements.

The site is currently a vacant approximately 8.5-acre parcel that is located within the SRA Zoning District. The applicant has entered into a Purchase and Sale Agreement with the owner. The site is bifurcated by an existing prime wetland and wetland buffer. There is also a wetland buffer along the Banfield Road frontage of the parcel. Two proposed lots would access Peverly Hill Road through a shared driveway entrance across from the YMCA entrance. The other three lots would access Banfield Road through a single, shared driveway entrance. This shared entrance on Banfield Road will require a wetland buffer impact CUP. The applicant is proposing to connect each lot to the public sewer, water, and power and communications systems located within/along Peverly Hill Road and Banfield Road.

Chinburg Development is proposing to construct the single-family houses and site amenities as part of the sale package of each lot. They will have control over information provided to buyers and the contractors that are utilized during construction. Their ability to control the construction phase of the project was comforting to the Conservation Commission due to the fact that there are wetland buffers within close proximity to the developable areas of each lot. Stormwater management will be controlled using a combination of LID features and each lot will meet technical design requirements of the City. Due to our conversations with the Conservation Commission and the applicant, the single, shared driveway off Banfield Road will allow a large majority of the existing, mature trees to remain. This will provide a natural buffer between Banfield road and the new homes.

Since our initial Planning Board meeting in February, to discuss this project on a Conceptual Plan basis, we have received conditional approval from TAC and a conditional, positive recommendation from the Conservation Commission (on August 13, 2025) regarding the project's proposed wetland buffer impacts. The plans and materials submitted for Planning Board review are a direct result of our

meetings and discussions with TAC and the Conservation Commission. Due to concerns regarding the preservation of large, existing trees and minimizing the wetland buffer impacts along Banfield Road, the applicant is proposing just two driveway entrances to service the proposed five (5) single-family house lots.

The latest plans included in this application packet include updates based on final review by the Fire Department and the Department of Public Works. Recent updates include the widening of the shared driveway to Lots 3, 4, and 5 to 20 feet and proposing a new 4-inch diameter watermain to provide efficient supply to the domestic water and fire protection service pipes for Lots 3, 4, and 5. The shared driveway and common water and sewer service lines are within an easement area to allow City access for leak detection and home-owner's association access and maintenance of the driveway and utilities.

The following plans are included in our submission:

- Standard Boundary Survey & Existing Conditions Plan – This plan shows the results of a Standard Boundary Survey and the existing property conditions.
- Subdivision Plan – This plan shows the proposed lot lines.
- Subdivision Site Plan - This plan shows the existing conditions and site building envelopes, based on wetland buffers and zoning setbacks.
- Erosion Control Plan – This plan shows specific erosion control features to be placed on the site during construction
- Grading Plan – This plan shows potential grading associated with driveways and single-family house lot construction.
- Utility Site Plan – This plan shows proposed utility service connection locations for public sewer, water and power/communications.
- Planting Plan – This plan shows the intended planting scheme for each lot, including limits of removal of existing vegetation.
- Stormwater Treatment Plan – This plan shows the areas to be treated by stormwater management BMP's.
- Detail Sheets – These plans show typical details related to the proposed conditions shown on the design plans.

We have also included materials submitted to, and created as a result of, the Conservation Commission's conditional recommendation of the Wetland Buffer Impact CUP. This includes an updated Stormwater Management Plan/Report, Planting Plan, and indication of Wetland Buffer placards to be placed on-site.

We look forward to an in-person presentation and the Planning Board's review of this submission.

Sincerely,



Jon Whitten, Jr., PE (Maine)
Senior Project Manager

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: September 18, 2025
Property Address: 0 Banfield
Application #: LU-25-22
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

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

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding (Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations. Applicable standards:	**Meets** **Does Not Meet**	Applicable standards: In our opinion the Project complies with the intent and language of the Ordinance requirements
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	Safety plans and construction routes will be developed in the CMMP process.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	Adequate erosion control and stormwater management practices are included within the design plans and reports for this project. Runoff will flow through existing undeveloped areas to existing drainage features to ensure no significant negative impacts to downstream areas.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	Runoff is treated and directed to the existing, on-site wetland system with City cross culverts under Peverly Hill Road. Lots to be serviced by City water and sewer. No groundwater withdrawal. No nearby production wells.
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	Water supply is Public -City. Supply confirmed by TAC review.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	Sewer connection is Public - City. Connection(s) reviewed by TAC.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	The residential use will not contribute the types of pollutants listed. Stormwater collection reviewed and approved by TAC.
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	Access to the lots is adequate for emergency vehicle access. Residential buildings will be required to meet fire safety provisions as part of the Building Permit process for each lot.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	No wetland impacts proposed. The limited wetland buffer impacts proposed was recommended for approval at the August 13, 2025 Conservation Commission Meeting
10	Adequate protection of historical features on the site.	**Meets** **Does Not Meet**	The project site is currently undeveloped, therefore no historical features are on the site.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	**Meets** **Does Not Meet**	The residential traffic associated with the proposed 5 lots is minimal and two shared driveways to access all 5 lots minimizes curb cuts, therefore it is our opinion that we have provided adequate management of traffic for this project.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets** **Does Not Meet**	No traffic controls on Peverly Hill Road, nor Banfield Road have been required.
13	Adequate insulation from external noise sources.	**Meets** **Does Not Meet**	Construction to match the required building requirements for the location.
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	**Meets** **Does Not Meet**	TAC Review included Fire and Police Departments. Solid waste collection for each residential lot will be administered by the City, as with other residential lots.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets** **Does Not Meet**	The residential development area on each lot is limited by existing wetlands and associated wetland buffers. This provides adequate open space for the development.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets** **Does Not Meet**	Adequate access for the site development is provided by Peverly Hill Road and Banfield Road. Plans for the City's desire to construct a multi-use trail along Pverly Hill Road were taken into account during the design process.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	**Meets** **Does Not Meet**	Land is suitable for the intended purpose, currently undeveloped. Plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets** **Does Not Meet**	The preservation of existing vegetation and protection of wetland buffer areas provide natural noise and air pollution buffers, based on the proposed residential use.
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	See TAC approval.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	Other Board Findings:		

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Findings of Fact | Subdivision Rules and Regulations
City of Portsmouth Planning Board

Date: September 18, 2025
Property Address: 0 Banfield
Application #: LU-25-22
Decision: □ Approve □ Deny □ Approve with Conditions

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

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. **SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT**	**Meets** **Does Not Meet**	The submission requirements for the Preliminary Plat have been met.
2	**SECTION V - REQUIREMENTS FOR FINAL PLAT**	**Meets** **Does Not Meet**	
3	**SECTION VI - GENERAL REQUIREMENTS**	**Meets** **Does Not Meet**	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with the General Requirements. • The Plan meets the general requirements. The application was recommended for approval on June 3, 2025 at the TAC Meeting.
4	**SECTION VII - DESIGN STANDARDS**		The application has been

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	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
		Meets **Does Not Meet**	reviewed by the Technical Advisory Committee (TAC) for conformance with these minimum requirements. • The Plan meets the design standards requirements. The application was recommended for approval on June 3, 2025 at the Technical Advisory Committee Meeting.
5	**<u>Other Board Findings:</u>**		

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Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: September 18, 2025
Property Address: 0 Banfield
Application #: LU-25-22
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

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

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	The applicant removed multiple large trees from the buffer, many of which appear to have been within the vegetated buffer strip according to citywide wetland maps, which is not allowed according to the City of Portsmouth Zoning Ordinance Article 10 Section 10.1018.23 where any cutting of vegetation within the first 25 feet of the buffer is prohibited.
2	*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	According to the City's wetland delineation (and confirmed by the applicant's wetland scientist), all trees that were removed appear to be within the 100-ft wetland buffer. The restoration plan contains plantings in the wetland and wetland buffer area to resolve the violation.

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	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	The removal of mature trees from the wetland buffer will likely have an impact on the wetland resource as a critical group of buffer plantings was removed, leaving mostly grass and bare soil in their place. The restoration plan restores the buffer with plantings and ensures all bare soil is adequately covered with groundcover. This will help control and filter stormwater runoff as it enters the wetland and will help to increase soil health and bring back cover for wildlife.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	The natural vegetative state was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, planting of native species will offset the negative impacts of tree removal and vegetation removal within the wetland buffer.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	Removal of vegetation within the vegetated buffer strip is prohibited. Additionally, the applicant should have consulted with staff about the removal of trees within the limited cut area to ensure compliance with Article 10 Section 10.1018.23. This removal resulted in adverse impacts to the wetland buffer and will require an extensive restoration plan to attempt to offset negative environmental impacts.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	The vegetated buffer strip was altered with the removal of these trees. Although the applicant will be unable to replace the trees with ones of equal maturity and environmental benefit, extensive planting of native species will offset the negative impacts of tree removal and vegetation removal within the wetland buffer.
7	**<u>Other Board Findings:</u>**		

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HALEY WARD
200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

September 12, 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Waiver from the Portsmouth Subdivision Regulations Section VI General Requirements for 0 Banfield Road, at intersection of Peverly Hill Road & Banfield Road, Tax Map 255, Lot 2

Dear Mr. Chellman and Planning Board Members:

On behalf of Chinburg Development, we respectfully request a waiver from the Portsmouth Subdivision Regulations Section VI General Requirements, Subsection 9.A to allow the installation of overhead power and communications services to each lot within the proposed subdivision referenced above.

During our site walk and subsequent meetings with the Conservation Commission, it was clear that minimizing the development's impact on wetland buffers and preserving existing vegetation was very important to the applicant and the City of Portsmouth. Existing vegetation provides a visual and noise buffer between the developable portions of the property and the existing commercial and industrial uses in the area. It also increases the property's natural ability to treat runoff and maintain clean air quality. To that end, we altered the design to limit the driveway curb cuts to one on each road, thus limiting the need to remove existing vegetation and maximizing the preservation of about a dozen mature trees adjacent to Banfield Road. To further the preservation of existing vegetation, the applicant is requesting to be allowed to install overhead power and communications lines to each of the proposed lots.

The installation of overhead cables vs. underground cables and conduit, to provide individual services for each lot, eliminates the need to excavate through wetland buffers, thus maximizing the preservation of exiting vegetation. This best achieves the goals of the project that were discussed at length at the Conservation Commission meetings and engrained within their referral for approval of a CUP Permit for Wetland Buffer Impacts for this project.

City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

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

Owner: Walter Hett Trust Date Submitted: 28 May 2025

Applicant: Chinburg Development

Phone Number: 603-868-5995 E-mail: ssammis@chinburg.com

Site Address 1: 0 Banfield Road Map: 255 Lot: 2

Site Address 2: Peverly Hill Road Map: ____ Lot: 2

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☐	Completed Application form. **(III.C.2-3)**	Online	N/A
☐	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(III.C.4)**	Online	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
☐	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. **(Section IV.1/V.1)**	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	N/A

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

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

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
☐	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. **(Section V.10)**	N/A	☐ Preliminary Plat ☑ Final Plat	
☐	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. **(Section V.11)**	Not in FHZ	☐ Preliminary Plat ☑ Final Plat	
☐	Location of all permanent monuments. **(Section V.12)**	TBD- Final	☐ Preliminary Plat ☑ Final Plat	

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

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
☐	**15. Easements (VI.15)**	TBD	
☐	a. Utilities		
☐	b. Drainage		
☐	**16. Monuments: (VI.16)**	Final Plan	
☐	**17. Benchmarks: (VI.17)**	Final Plan	
☐	**18. House Numbers (VI.18)**	TBD	

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

Applicant's/Representative's Signature: _____ **Date:** 28 May 2025

[1] See City of Portsmouth, NH Subdivision Rules and Regulations for details.

City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Chinburg Development Date Submitted: 28 May 2025

Application # (in City's online permitting): LU-25-22

Site Address: 0 Banfield Road Map: 255 Lot: 2

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
☐	Complete application form submitted via the City's web-based permitting program (2.5.2.1**(2.5.2.3A)**	Online	N/A
☐	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. **(2.5.2.8)**	Online	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Statement that lists and describes "green" building components and systems. **(2.5.3.1B)**	TBD at Site Development	
☐	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. **(2.5.3.1C)**	Building Permit Plan	N/A
☐	Tax map and lot number, and current zoning of all parcels under Site Plan Review. **(2.5.3.1D)**	Subdivision Plan	N/A

Site Plan Review Application Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. **(2.5.3.1E)**	Subdivision Plan	N/A
☐	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. **(2.5.3.1F)**	Subdivision Plan	N/A
☐	Names, addresses and telephone numbers of all professionals involved in the site plan design. **(2.5.3.1G)**	Subdivision Plan Utility Plan	N/A
☐	List of reference plans. **(2.5.3.1H)**	Subdivision Plan	N/A
☐	List of names and contact information of all public or private utilities servicing the site. **(2.5.3.1I)**	Subdivision Site Plan	N/A

Site Plan Specifications			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. **(2.5.4.1A)**	Required on all plan sheets	N/A
☐	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. **(2.5.4.1B)**	Required on all plan sheets	N/A
☐	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. **(2.5.4.1C)**	2011 is current standard	N/A
☐	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. **(2.5.4.1D)**	Required on all plan sheets	N/A
☐	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. **(2.5.4.1E)**	Certified Wetland Scientist Stamp	N/A
☐	Title (name of development project), north point, scale, legend. **(2.5.4.2A)**	Subdivision Plan	N/A
☐	Date plans first submitted, date and explanation of revisions. **(2.5.4.2B)**	On Sheets	N/A
☐	Individual plan sheet title that clearly describes the information that is displayed. **(2.5.4.2C)**	Required on all plan sheets	N/A
☐	Source and date of data displayed on the plan. **(2.5.4.2D)**	Subdivision Plan	N/A

Site Plan Specifications – Required Exhibits and Data			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	**1. Existing Conditions: (2.5.4.3A)** • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required.	Subdivision Plan	
☐	**2. Buildings and Structures: (2.5.4.3B)** • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use.	Grading plan Final TBD	
☐	**3. Access and Circulation: (2.5.4.3C)** • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	N/A	
☐	**4. Parking and Loading: (2.5.4.3D)** • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided).	N/A	
☐	**5. Water Infrastructure: (2.5.4.3E)** • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii).	Utility Site Plan	
☐	**6. Sewer Infrastructure: (2.5.4.3F)** • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period.	Utility Site Plan	

☐	**7. Utilities: (2.5.4.3G)** • The size, type and location of all above & below ground utilities; • Size type and location of generator pads, transformers and other fixtures.	Utility Site Plan	
☐	**8. Solid Waste Facilities: (2.5.4.3H)**	Curbside	
	• The size, type and location of solid waste facilities.		
☐	**9. Storm water Management: (2.5.4.3I)** • The location, elevation and layout of all storm-water drainage. • The location of onsite snow storage areas and/or proposed off-site snow removal provisions. • Location and containment measures for any salt storage facilities • Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.	Grading Plan	
☐	**10. Outdoor Lighting: (2.5.4.3J)** • Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.	N/A	
☐	**11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)**	N/A	
☐	**12. Landscaping: (2.5.4.3K)** • Identify all undisturbed area, existing vegetation and that which is to be retained; • Location of any irrigation system and water source.	N/A	
☐	**13. Contours and Elevation: (2.5.4.3L)** • Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Grading Plan	
☐	**14. Open Space: (2.5.4.3M)** • Type, extent and location of all existing/proposed open space.	N/A	
☐	**15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)**	Subdivision Plan	
☐	**16. Character/Civic District (All following information shall be included): (2.5.4.3P)** • Applicable Building Height (10.5A21.20 & 10.5A43.30); • Applicable Special Requirements (10.5A21.30); • Proposed building form/type (10.5A43); • Proposed community space (10.5A46).	N/A	
☐	**17. Special Flood Hazard Areas (2.5.4.3Q)** • The proposed development is consistent with the need to minimize flood damage; • All public utilities and facilities are located and construction to minimize or eliminate flood damage; • Adequate drainage is provided so as to reduce exposure to flood hazards.	N/A	

Other Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	Traffic Impact Study or Trip Generation Report, as required. **(3.2.1-2)**	Submitted	
☐	Indicate where Low Impact Development Design practices have been incorporated. **(7.1)**	Grading Plan- D1 Details	
☐	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. **(7.3.1)**	N/A	
☐	Stormwater Management and Erosion Control Plan. **(7.4)**	Building Permit Plan	
☐	Inspection and Maintenance Plan **(7.6.5)**	Building Permit Plan	

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. **(2.5.3.2A)**		
☐	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post-construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. **(2.5.3.2B)**		
☐	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. **(2.5.3.2D)**		

Final Site Plan Approval Required Information			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐	A list of any required state and federal permit applications required for the project and the status of same. **(2.5.3.2E)**		
☐	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." **(2.5.4.2E)**		N/A
☐	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. **(2.5.4.2F)**		
☐	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." **(2.13.3)**		N/A

Applicant's Signature: _____ **Date:** 5/28/2025

May 28, 2025

Trip Generation
Proposed Single-Family Residential Subdivision
0 Banfield Road
Portsmouth, NH

On behalf of Chinburg Builders, LLC, we hereby submit the Trip Generation in support of the applicant's filing with TAC and City Planning Board for Subdivision Approval of a 5-lot Subdivision at 0 Banfield Road, Portsmouth, NH.

ITE's *Trip Generation* Manual, 11th Edition, states that Single-Family Detached Housing (Code 210) generates an average of 9.44 trips per lot on a weekday, which consists of an average of 0.76 trips per lot during the AM peak hour and 1.0 trip during PM peak hour. The trip generation for this code is based on the number of dwelling units. Since 5 lots are proposed, it can be assumed that there will be 5 single-family detached homes in the future. Using that description, the proposed use at the site will generate the following peak hour trips.

SINGLE FAMILY DETACHED HOUSING (CODE 210) ON TYPICAL WEEKDAY:

Weekday AM Peak Hour: 4 Trips (1 Trip In and 3 Trips Out)
Weekday PM Peak Hour: 5 Trips (3 Trips In and 2 Trips Out)

This number of trips can be considered negligible when compared to the amount of traffic on Peverly Hill Road and Banfield Road and as a result no significant negative impact to the performance of either roadway is anticipated.

We look forward to an in-person presentation to the Technical Advisory Committee and the review of this submission and feedback on the proposed design.

Sincerely,



John R. Chagnon, PE

P:\NH\5010220-Chinburg_Builders\001-Peverly Hill Rd. & Banfield Rd. - JHW\03-WIP_Files\Applications\City of Portsmouth Subdivision\06 Submission 5-28-25\Traffic Generation Letter.docx

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City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Chinburg Development Date Submitted: July 30, 2025

Application # (in City's online permitting): LU-25-22

Site Address: 0 Banfield Road Map: 255 Lot: 02

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
✔	Complete application form submitted via the City's web-based permitting program	Plan Set
✔	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	Cover Letter/RTC Letter

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	Plan Set
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Appendix A
✔	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	Cover Letter/RTC Letter
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Plan Set

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Plan Set
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	N/A
✔	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	Stormwater Management Report
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Plan Set
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	Plan Set
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	E&S Report
✔	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	Subdivision Plan
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
✔	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	Cover Letter
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	N/A

Applicant's Signature: _____ **Date:** 07-30-2025

July 9, 2025

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

Re: Response to Comments | City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 255, Lot 2 | 0 Banfield Road (with frontage on Peverly Hill Road), Portsmouth, New Hampshire

Dear Ms. Collins:

On behalf of the applicant, Chinburg Development, we are pleased to submit this response to comments and suggestions included in a July 3, 2025 Memo, from Kate Homet and Peter Britz, to the Conservation Commission Members in preparation for the July 9, 2025 meeting. The comments and suggestions are included below in *Italics*, followed by our responses in **Bold** text.

This application is for the installation of residential driveways, underground utility piping, and at-grade stormwater management BMPs for an undeveloped site that is to be subdivided and developed into five single-family residential properties. This project proposes 6,676 s.f. of permanent disturbance to the 100' wetland buffer.

1. *The land is reasonably suited to the use activity or alteration.*

   This land within the wetland buffer is previously undeveloped land and is adjacent to a major road. The addition of new impervious surfaces to this buffer will increase the untreated stormwater flow into the wetland across the street. Rain gardens are proposed but it is unclear how the stormwater from the driveway runoff could go uphill into the proposed systems.

Based on discussions at the Conservation Commission site walk meeting on Wednesday, July 2, 2025, the applicant is proposing to eliminate the individual driveway for Lot 5 and instead, propose a shared driveway for Lots 3, 4, and 5. This will limit the amount of new impervious area and grading impacts within the wetland buffer area adjacent to Banfield Road. The use of pervious pavement and other stormwater management features will minimize the amount of untreated stormwater runoff entering the Banfield Road right-of-way.

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It is important to point out that stormwater runoff from the project site does not cross over, or under Banfield Road. Runoff entering the north side of Banfield Road flows in a northeasterly direction and eventually enters the existing multi-culvert crossing under Peverly Hill Road, at its intersection with Banfield Road.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

   Applicant is looking to create driveways for future lots. It appears there may be an opportunity to weave one shared driveway between the two 100' wetland buffer lines for Lot 3, 4 and 5.

The location of the currently proposed, shared driveway for Lots 3, 4, and 5 is based on safety standards associated with stopping sight distance requirements. If the driveway entrance were to be located any closer to the intersection of Peverly Hill and Banfield Roads, it would not meet traffic safety standards. Access to Lots 3, 4, and 5 from Peverly Hill Road would require significant impacts to, and crossing of, the prime wetland and stream on the property. Given these situations, we believe there is no alternative location for the shared driveway outside of the wetland buffer.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

   Impacts to the buffer include new impervious surfaces and construction of new utility and stormwater services. Applicant needs to show how stormwater runoff on site will be retained and treated. Current stormwater plans need to be finalized, and an erosion control plan must be provided.

adfadf

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

   The construction of the new services and driveways will likely have impacts on the existing tree line along Banfield and Peverly Hill Road. Applicant should clearly mark the trees to remain and to be removed on the plan set.

We have added labels to the plans to show which existing trees will remain and which will likely be removed.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

This project proposes impacts to a previously undeveloped area. It is not the proposal with the least adverse impacts.

The project site is located within the Single Residence A (SRA) Zoning District which was created to provide areas for single-family dwellings at low to medium densities and appropriate accessory uses. The proposed subdivision is an allowed use within the SRA District and will be required to meet current zoning regulations to be eligible for approval from the Planning Board. The applicant has limited the project's proposed impacts to the wetland buffer area by limiting the number of driveway entrances to one and limiting the proposed building envelopes to areas outside of wetland buffer limits.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

A planting plan is needed to determine this.

The project site is located approximately 38 feet away, and across Banfield Road from, the wetland that is the source of the wetland buffer (source wetland). It is our understanding that the vegetated buffer strip is typically located within twenty-five feet of the source wetland and can be pushed out to 40 feet if steep slopes are adjacent to the source wetland. In either case, the proposed project is not proposing to remove or replace any vegetation within the vegetated buffer strip section of the wetland buffer.

Recommendation: Staff recommends postponement of this application to give the applicant time to address the following issues:

1. *Wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS).*

Notes on the Subdivision Plan indicate that the wetland limits within the project site were delineated by a NH Certified Wetland Scientist from Haley Ward, Inc. The off-site wetlands are based on information provided by Gove Environmental Services, Inc. Signatures and letters regarding these delineations, as well as functions and values are attached.

2. *Applicant should explore alternative plan with one shared driveway entering Lot 3 between the buffer setbacks to provide access to Lots 4 and 5.*

The only area that is outside of a wetland buffer, and adjacent to Banfield Road, AND part of the project parcel is too close to the intersection of Peverly Hill and Banfield Roads to be considered a safe access point. We are proposing the new driveway entrance near the proposed lot line between Lots 3 & 4 because it is a safe distance from the intersection, has adequate sight distance in both directions, and has the shallowest slopes within the Banfield Road frontage of the site. This minimizes grading and stormwater management impacts, which minimizes impacts to existing vegetation within the wetland buffer.

3. *Exact dimensions, location and a detail sheet are needed for the proposed rain gardens.*

We will provide detailed information…

4. *Erosion and sediment control plans must be included in this application, not just the building permit phase.*

An Erosion and Sedimentation Control Plan has been created for this project and is attached for your review.

5. *Application checklist is not complete, please address how this application complies with the following sections in the City of Portsmouth Zoning Ordinance:*

   a. 10.1017.24, b. 10.1017.25, c. 10.1018.31, d. 10.1018.32, e. 10.1018.40

Please see updated checklist.

6. *Applicant should propose buffering or protection along each of the lots that protects the natural vegetated state of the prime wetland and its 100' buffer to the rear of the site.*

The Subdivision Plan indicates the boundaries of the wetlands and associated buffers. The building setback lines are shown to be outside of the wetland buffer limits. Notes indicating the existence of the buffers and wetlands are included on the plan as well. Future lot owners will be subject to following zoning regulations, including those related to the wetlands and associated buffer areas.

7. *Applicant shall include a planting plan in the plan set. This should also show vegetation to remain and to be removed.*

The plans have been updated to show vegetation to remain and to be removed within the wetland buffer area.

8. *Applicant must clearly define and address areas to be filled and areas to be regraded on the plans.*

The Grading Plan has been updated to show the proposed grading associated with the proposed driveway and single-family housing for each lot. Any changes in grade have been considered in the calculation of proposed wetland impacts.

GOVE ENVIRONMENTAL SERVICES, INC.

June 30, 2025

To: Jon Whitten Jr.
Senior Project Manager
Haley Ward

Subject: Residential Subdivision
0 Banfield Road, Portsmouth, Tax Map 255 Lot 2

Re: Off-site Wetland Functions and Values Evaluation

Jon,

Per your request, this letter provides an assessment and analysis of the functions and values of an identified off-site wetland system located on Banfield Road. At the City's request, this wetland was previously documented using the methodology outlined in the letter dated May 21, 2025. As there are no direct impacts proposed to this wetland, the analysis focuses on potential impacts to its buffer that may result from the construction activities associated with the proposed residential subdivision at 0 Banfield Road in Portsmouth, identified as Tax Map 255, Lot 2. The buffer for this wetland is defined in the City of Portsmouth's Zoning Ordinance, dated May 5, 2025, which designates a 100-foot buffer to this wetland, which extends onto the subject property.

A wetland assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem by their inherent functions. Functions and values identified as "primary" have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland don't necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

1. **Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
2. **Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
3. **Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
4. **Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.

5. **Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
6. **Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
7. **Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
8. **Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
9. **Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
10. **Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.
11. **Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
12. **Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
13. **Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The results of the functional assessment are summarized in the table below. The Highway Methodology data forms are also attached.

Table 2—Wetland Function & Value Summary

Wetland ID	Principle Function(s)	Justification/Discussion
A	Groundwater Recharge/Discharge Floodflow Alteration Fish and Shellfish Habitat, Sediment and Toxicant Removal Nutrient Removal Sediment and Shoreland Stabilization Wildlife Habitat	The identified wetland is a large wetland system based on aerial review extending to the south of Banfield Rd, containing areas of emergent wetland and areas of ponding and open water. These areas of slow-moving water and dense vegetation adjacent to areas with potential sources of excess sediment & nutrients provide areas that can retain and utilize both.

Functional Assessment Relative to Proposed Development

As outlined above, the purpose of this functions and values assessment is to evaluate the potential impacts to the wetland system resulting from the proposed residential subdivision. Since the development associated with the subdivision does not involve direct impacts to

jurisdictional wetlands, the assessment focuses on the potential impacts to the wetland buffer, as defined by the applicable local zoning ordinances for inland and tidal wetlands.

Wetland buffers generally serve to protect or enhance the principal functions of the associated wetland systems. Undisturbed buffers typically provide significant water quality benefits through infiltration and natural filtration processes, while also offering secondary benefits to wildlife habitat. At this particular location, there is substantial existing disturbance in the immediate vicinity of the wetland, including surrounding commercial development and the physical separation between the subject property and the off-site wetland.

The wetland system being assessed consists of a ponded/emergent area located south of Banfield Road. It is part of a larger wetland complex that extends further south, with surface water discharging through an outlet structure located on the eastern edge of the pond. The exact discharge point of this outlet structure is unknown. The wetland boundary at the location being reviewed for buffer impacts lies just interior to the existing guardrail (see photo), as identified in previous aerial assessments. This boundary is defined by significant topographic changes that create an abrupt transition into wetland conditions. Although the precise origin of the wetland is unclear, historical aerial imagery confirms the presence of the ponded area and associated wetland system as early as 1970. Principal functions for this wetland were identified to include, Groundwater Recharge/Discharge, Floodflow Alteration, Fish and Shellfish Habitat, Sediment and Toxicant Removal, Nutrient Removal, Sediment and Shoreland Stabilization, Wildlife Habitat. These principal functions are attributed to the permanent water in the wetland, the large area of the system, the ability for the wetland to retain stormwater runoff during rain events and the areas of dense vegetation and slow-moving water able to attain excess sediment and nutrients from runoff. The buffer to this wetland has a small vegetated strip between the approximate wetland boundary and the existing roadway. Beyond this roadway there is another strip of forested vegetation which then transitions to maintained field. With these existing conditions there is no visible signs of degradation to the resource area.

The current proposed design includes impacts to the wetland buffer to allow driveway access to two of the proposed subdivision lots. These impacts total approximately 6,610 square feet and are associated with driveway construction and grading necessary for site access. All impacts are located on the north side of Banfield Road, providing physical separation between the wetland resource area and the proposed areas of disturbance. All construction activities will adhere to current best management practices (BMPs) for erosion control and site stabilization.

Based on the existing site conditions in this area, the nature of the proposed development interior of the buffer, and the documented separation between the subject property and the off-site wetland, the proposed project is not anticipated to adversely affect the identified functions and values of the wetland system. The buffer area extending onto the subject property is already relatively compromised by existing disturbance, most notably Banfield Road, which functions as a physical and hydrologic barrier between the property and the wetland. While the remaining forested/field upland on the subject parcel may provide some general ecological value, it does not appear to play a substantial role in maintaining or enhancing the primary functions of the

wetland. Therefore, the proposed residential subdivision is not expected to result in measurable degradation of wetland functions or further diminish the performance of the existing, previously disturbed buffer.

This concludes the functions and values assessment for the wetland and associated buffer relative to the 0 Banfield Rd residential subdivision. If there are any questions related to any of the materials provided, please feel free to reach out to me directly by email bwalden@gesinc.biz or phone 207-710-7863.

Sincerely,

Brenden Walden
President & NH CWS 297
Gove Environmental Services, Inc.

Attachments:

Aerial Imagery
ACOE Highway Methodology
Buffer Impact Plan Sheet
Photo Log

GOVE ENVIRONMENTAL SERVICES, INC.

AERIAL IMAGERY



GOVE ENVIRONMENTAL SERVICES, INC.

ACOE HIGHWAY METHODOLOGY

Wetland Function-Value Evaluation Form

Total area of wetland unknown Human made? no Is wetland part of a wildlife corridor? no or a "habitat island"? no

Adjacent land use commercial/residential Distance to nearest roadway or other development 0ft

Dominant wetland systems present PEM2 Contiguous undeveloped buffer zone present no

Is the wetland a separate hydraulic system? unknown If not, where does the wetland lie in the drainage basin?

How many tributaries contribute to the wetland? unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Off-site 1

Latitude Longitude

Prepared by: BMW Date 6/27/25

Wetland Impact:
Type Buffer Area 6,610SF

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y N X

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	1,2,4,9,15	Y	Large wetland associated with areas of ponding
Floodflow Alteration	Y	1,3,5,6,7,8,9,15,18	Y	Large wetland with areas of dense vegetation and ponding
Fish and Shellfish Habitat	Y	5,10	Y	areas of permanent water present
Sediment/Toxicant Retention	Y	1,4,5,6,8,912,15,16	Y	Large wetland with open water present adjacent to areas of potential excess sediment
Nutrient Removal	Y	1,2,3,4,5,6,7,8,9,10,11	Y	Large wetland with dense vegetation present
Production Export	N	1,2,4,5,6,7,12,14	N	no signs of export observed at this location
Sediment/Shoreline Stabilization	Y	2,3,7,12,13,15		shoreline appears to be stable adjacent to wetland boundary
Wildlife Habitat	Y	6,7,8,11,13,17,18,19,20,21		Large wetland with areas of open water and dense vegetation
Recreation	N		N	Private property no access
Educational/Scientific Value	N		N	No areas for parking and private property
Uniqueness/Heritage	N		N	disturbed wetland common in developing areas of NH
Visual Quality/Aesthetics	N		N	no public view points
ES Endangered Species Habitat				
Other				

Notes:

* Refer to backup list of numbered considerations.

GOVE ENVIRONMENTAL SERVICES, INC.

PHOTO LOG

GOVE ENVIRONMENTAL SERVICES, INC.

Photo Log
0 Banfield Rd, Portsmouth, NH
Taken: 5/13/25



Photo #1: Looking to the east along Banfield Rd and the subject property.



Photo #2: Looking to the south east along Banfield Rd separating the subject property and the resource area.



Photo #3: Looking at the emergent vegetation present interior of the off site wetland.



Photo #4: Looking to the west along Banfield Rd separating the subject property and the resource area.



Photo #5: Looking at the ponded area of the off site wetland.



Photo #6: Another view of the emergent portion of the wetland.



Photo #7: Looking at the open water and the emergent vegetated area noting the small vegetated strip between the wetland and the roadway.

EROSION AND SEDIMENTATION CONTROL PLAN

A. Narrative. The proposed construction will require the implementation of temporary and permanent erosion control measures. These measures will be implemented in accordance with the New Hampshire Stormwater Manual, Volume 3, prior to removal of any on-site vegetation or disturbance of any on-site soil. The general erosion and sediment control specifications and details, as provided within this section, are intended to describe measures to be used by contractors working on the site to maintain compliance with the standards established in the BMPs. These standards include information on temporary and permanent erosion control measures, rates of seeding and applied mulch, slope and soil stabilization, effect of construction schedule, and other details.

   The proposed location and use of erosion control measures on-site are shown on the proposed plan. There are no known existing erosion control concerns with the site. Implementation of proper erosion control measures will be required by site conditions to confine sediment and debris within the limit of soil disturbance. Proper use and maintenance of erosion control measures will provide protection against off-site transport of sediment and discharge of sediment to undisturbed areas of the development.

B. Completion Date. Fall 2025

C. Site Features. For site features please refer to the enclosed plan.

D. Temporary and Permanent Erosion Control Measures. For temporary and permanent erosion control measures please refer to the enclosed plan.

E. Limits of Disturbed Areas. Areas of disturbance will be limited to the proposed work shown on the enclosed plan.

F. Design Drawings and Specifications. For design drawings please refer to the enclosed plan. The following specifications will be utilized by the site contractor during construction of the project.

EROSION CONTROL PLAN SPECIFICATIONS

A. General

1. All work and measures will be as per the New Hampshire Stormwater Manual, Volume 3.

2. The following specifications will be employed.

B. Prior to Construction

1. Prior to the beginning of construction, erosion and sedimentation controls shall be in place.

C. During Construction

1. Exposed soil surfaces will be treated immediately if they are to remain ungraded more than 30 days, or if they are at final grades.

2. Drainage ways, either designed or incidental, will have filter barriers installed.

3. All work and materials necessary to minimize sediment loss from the site will be provided.

4. All erosion control measures will be inspected and repaired after every rainfall greater than ½-inch and at least daily during rain events lasting longer than 24 hours.

D. Post Construction

1. Erosion control measures will be maintained until permanent soil stabilization has been achieved with a growth of vegetation greater than 90%.

SOIL PROTECTION AND EROSION CONTROL

PART 1 - GENERAL

1.01 Description of Work

A. Provide and maintain devices to control erosion, siltation, sedimentation, and dust that occur during construction operations. Undertake every reasonable precaution and do whatever is necessary to avoid erosion of soil and to prevent silting of wetland areas and drainage ditches.

B. Provide measures to control dust caused whether on or off the project site.

C. Deficiencies in erosion control measures indicated by failures or erosion will be corrected as soon as reasonably possible by providing additional measures or different techniques to correct the situation and prevent subsequent erosion.

D. Exposure of soils on embankments, excavations, and graded areas will be kept as short as possible. Initiate seeding and other erosion control practices as soon as reasonably possible.

1.02 Quality Assurance

A. Conform to all requirements of applicable Federal, State, and local permits and conform to the recommendations of the New Hampshire Stormwater Manual whether the measures are specifically noted herein, or not.

B. Standards: New Hampshire Stormwater Manual, hereinafter called Erosion Control Handbook.

PART 2 - PRODUCTS

2.01 Materials: Use the following materials to implement and construct erosion control measures.

A. Silt Soxx: Refer to Construction drawings for detail.

B. Mulch: Type and use as specified by the Erosion Control Handbook

1. Long fibered hay or straw in dry condition and which are relatively free of weeds and foreign matter detrimental to plant life.

2. Mulch netting: Plastic or nylon mesh netting with approximate openings of ¼- inch to 1-inch.

C. Permanent Seeding: Cut and fill slopes and disturbed areas will be stabilized as with a meadow seed mix:

PART 3 - EXECUTION

3.01 Construction

A. Hay Bales:

1. Install as directed by Stormwater M, and stake with required stakes.

B. Mulch:

1. Undertake after each area has been properly prepared.

2. When seed for erosion control is sown prior to placing the mulch, place mulch on the seeded areas within 48 hours after seeding.

3. Blowing chopped mulch will be permitted.

4. Hay mulch should cover the ground enough to shade it, but the mulch should not be so thick that a person standing cannot see the ground through the mulch.

5. Remove matted mulch or bunches.

C. Temporary Erosion Control Matting (where necessary):

1. Surface Preparation:
   a. Conform to grades for slopes and ditches shown of the drawings.
   b. Finish to a smooth and even condition with all debris, roots, stones, and lumps raked out and removed.
   c. Loosen soil surface to permit bedding of the matting.
   d. Unless otherwise directed, apply seed prior to placement.
2. Installation:
   a. Place strips lengthwise in the direction of the flow of water.
   b. Where strips are laid parallel or meet as in a tee, overlap at least four inches.
   c. Overlap ends at least six inches in a shingle fashion.
   d. The up-slope end of each strip of the matting will be turned down and buried to a depth of not less than six inches with the soil firmly tamped against it.
   e. Build check slots at right angles to the direction of the flow of water. Space so that one check slot or one end occurs within each 50 feet of slope length. Construct by placing a tight fold of the matting at least six inches vertically into the ground and tamp the same as up-slope ends.
   f. Bury edges of matting around the edges of the catch basins and other structures.

g. Where determined by the Engineers, additional seed will be spread over matting, particularly at those locations disturbed by building the slots. Matting will then be pressed onto the ground with a light lawn roller or by other satisfactory means.
h. Drive staples vertically into the ground flush with the surface.
i. On slopes flatter than 4:1, space staples not more than three feet and one row, alternately spaced, down the center.
j. On grades 4:1 or steeper, place in the same three rows, but spaced two feet apart.
k. On all overlapping or butting edges, double the number of staples, with the spacing halved; all ends of the matting and all required check slots will likewise have staples spaced every foot.

D. Permanent Seeding:

1. Seed with appropriate seeds and application rates as noted in Section 2.01C.

2. Mulch areas where seeding has been applied. Do not mulch seeded areas where matting will be immediately installed.

E. Topsoil Storage:

1. Topsoil which is stockpiled on the site for use in loam applications will be placed out of natural drainages, in piles that have side slopes of 2:1 to 1.5:1.

2. A trench (depth as required) will be constructed around the base of the pile to prevent eroding soil from washing into drainages.

F. Dust Control: Utilize the application of sprinkled water to reduce the emission of airborne soil particulates from the Project site.

G. Temporary Berms: Construct temporary barriers along the toe of embankments using side drains, as necessary.

H. Temporary Basins: Construct temporary sedimentation basins adequate to avoid siltation of surface water bodies.

I. Other Temporary Measures:

1. Type and use will be as specified in the Erosion Control Handbook.

J. Winter Stabilization Notes

1. At this time, it is not expected that significant soil disturbance will occur during winter months or periods of heavy icing. If construction is performed during these times, the following construction practices will be followed.

a. All disturbed areas not stabilized with stone or other measures will have approved erosion control matting installed and be dormant seeded.
b. No frozen soil material or material containing significant snow or ice will be used for fill material.
c. All material stockpiles will have silt fence and/or hay bales installed downgradient of piles.
d. Follow general erosion control notes described previously wherever possible and as conditions permit.

3.02 Maintenance

A. Inspect erosion control practices immediately after each rainfall greater than ½- inch and at least daily during rainfall lasting longer than 24 hours or snowmelt for damage. Provide maintenance and make appropriate repairs or replacement.

B. Remove silt from around hay bales when it has reached one-foot above grade or prior to expected heavy runoff or siltation.

C. Repair matting if any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately.

3.03 Removal of Temporary Erosion Control

A. Remove temporary materials and devices when permanent soil stabilization has been substantially achieved. For vegetated areas, substantially complete means 95% vegetated cover has been established.

B. Level and grade to the extent required to present a sightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

C. Remove unsuitable materials from site and dispose of them in a lawful manner.

INSPECTION AND MAINTENANCE

The following Maintenance Plan will be employed for this facility. Chinburg Development will be responsible for all maintenance. Erosion control measures for this site were designed by:

Drew Olehowski, P.E.
Haley Ward, Inc.
One Merchants Plaza, Suite 701
Bangor, Maine 04401
(207) 989-4824
dolehowski@haleyward.com

A Pre- and Post-Construction Maintenance Plan for the stormwater management system and erosion control measures are included in this section.

MAINTENANCE PLAN

The New Hampshire Stormwater Manual was used as a guideline in the development of this Maintenance Plan. General maintenance requirements are listed below.

A. DURING CONSTRUCTION

The general contractor will be responsible for the inspection and maintenance of all stormwater management system components during construction.

Inspection: Inspection of disturbed and impervious areas, erosion control measures, materials' storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site will be performed at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. Inspections shall be conducted by a person with knowledge of erosion and stormwater control, including the standards and conditions in the permit.

Maintenance: All erosion control measures will be kept in effective operating condition until areas are permanently stabilized. If BMPs need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation will be completed within seven calendar days and prior to any rainfall event.

Documentation: A log shall be kept summarizing the inspections and any corrective action taken. A copy of the log is provided at the end of this section, and is titled, Construction Inspection Log.

B. POST-CONSTRUCTION

The Owner or their assigns will be responsible for the inspection and maintenance of all stormwater management system components.

Inspection and Corrective Action

1. Vegetated Areas/Buffers: Inspections and maintenance of vegetated areas will be performed early in the growing season or after significant rainfall to identify any erosion problems. Areas where erosion is evident will be covered with an appropriate lining, or erosive flows will be diverted to an area able to handle the flows. Any bare areas or areas with sparse growth will be replanted.

2. Ditches, Swales, and Culverts: Inspections and maintenance of ditches, culverts, and swales will be performed in the Spring, late Fall, and after rain events greater than 1-inch in depth to remove any obstructions to flow, to remove any accumulated sediments within the structures, and to repair any erosion of channel linings, check dams, inlet protection, or outlet protection. Vegetated ditches and swales must be mowed no more than twice per year and cut no less than 6-inch in height.

3. Roadways: Gravel roadways will be graded at least twice per year, if needed, to maintain drainage patterns as designed. Inspections and maintenance of the road will be performed in the Spring, late Fall, and after rain events greater than 1-inch in depth to remove any obstructions to flow and to repair any erosion of the road or its side slopes.

4. Documentation: A log will be kept summarizing the inspections, maintenance, and any corrective action taken. A copy of the log is provided at the end of this section, and is titled, BMP Inspection Log.

HOUSEKEEPING

1. Spill Prevention - During construction, controls will be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater Protection - During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater will not be stored or handled in areas of the site draining to an infiltration area. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. Fugitive Sediment and Dust - Actions will be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil will not be used for dust control. Water will be used for dust control during construction.

   Operations during wet months that cause mud to be tracked off the site onto public roads will provide sweeping of the road areas at least once per week and prior to significant storm events.

4. Debris and Other Materials - Litter, construction debris, and chemicals exposed to stormwater will be prevented from becoming a pollutant source. The nature of this development will not cause problems related to debris and other materials.

5. Trench or Foundation De-Watering - If de-watering is necessary, the collected water will be removed from the ponded area and spread through natural wooded buffers or discharged into a construction sedimentation basin. The water will not be allowed to flow over disturbed areas to the site.

0 BANFIELD ROAD, PORTSMOUTH, NH
CONSTRUCTION INSPECTION LOG

Inspection Date	Inspector (Name and Qualifications)	Major Observations	Work Performed

Notes

1) Major Observations include the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Major Observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.
2) Work Performed will include a description of the corrective action taken, the date the corrective action was taken, and the name and qualifications of the person taking the corrective actions
3) The log must be made accessible to NHDES staff, and a copy must be provided upon request.
4) The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

O BANFIELD ROAD, PORTSMOUTH, NH
BMP INSPECTION LOG

Date	Inspector (Name and Qualifications)	ID Number	BMP Structure	Work Performed	Comments

Notes

1) If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal.
2) BMP structures shall be numbered sequentially and located on attached site map.
3) The log must be made accessible to NHDES staff, and a copy must be provided upon request.
4) The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
	INSPECTION SCHEDULE	**CORRECTIVE ACTIONS**
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor rill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Mow vegetation as specified for the area
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales, and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
		Remove woody vegetation growing through riprap
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodged
GRAVEL ROADWAYS	Twice Per Year	Regrade roadway, as needed, to maintain drainage patterns as designed. Repair any channelization or other signs of erosion as needed.

HALEY WARD

STORMWATER MANAGEMENT PLAN

TO THE CITY OF PORTSMOUTH
FOR 0 BANFIELD ROAD
Map 255, Lot 2 | Portsmouth, NH

OWNER/APPLICANT:
CHINBERG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847

September 5, 2025
JN: 5010220.001

REPORT PREPARED BY:
Haley Ward, Inc.
200 Griffin Road, Unit 14 | Portsmouth, NH 03801

STORMWATER MANAGEMENT PLAN
0 BANFIELD ROAD, PORTSMOUTH, NH
SEPTEMBER 5, 2025

EXECUTIVE SUMMARY

This Stormwater Management Plan examines the stormwater drainage patterns for the proposed subdivision at 0 Banfield Road in Portsmouth, NH (the "Site".) The Site is shown on the City of Portsmouth Assessor's Tax Map 255 as Lot 002. The total size of the lot is approximately 8.8 acres.

The development will consist of a residential subdivision with five (5) single-family homes. The subdivision will be a "condominium" scheme with the parent lot remaining as is and no new lots being created. The subdivision will include associated landscaping, utilities, and a shared driveway. The development has the potential to increase stormwater runoff to adjacent properties and therefore must be designed in a manner to prevent that occurrence. This will be done primarily by capturing stormwater runoff and routing it through appropriate stormwater facilities, designed to ensure that there will be no increase in peak runoff from the site as a result of this project. Treatment of runoff from developed areas is provided via proposed Stormwater Best Management Practices (BMPs.)

The intent of this Stormwater Management Plan is to comply with the requirements of the City of Portsmouth; this includes Section 10.1018.10 of the Land Use Ordinance, and Section 7.6.2 of the Site Plan Review Ordinance.

INTRODUCTION / PROJECT DESCRIPTION

This Stormwater Management Plan is designed to assist the owner, planning board, contractor, regulatory reviewer, and others in understanding the impact of the proposed development project on local surface water runoff and quality. The project site is shown on the City of Portsmouth, NH Assessor's Tax Map 255 as Lot 2. Bounding the site to east, north, and south sides is undeveloped wooded area. The site is bound to the south by Banfield Road.

The proposed development will develop a 5-home subdivision. This report includes information about the existing site and the proposed development necessary to analyze stormwater runoff and to design any required mitigation. The report includes drawings of pre-development and post-development conditions. The report provides a narrative of the stormwater runoff decribing the surface water runoff patterns for this site. Proposed stormwater management methods will also be described, as well as erosion and sediment control practices. To fully understand the proposed site development the reader should also review a complete site plan set in addition to this report.

SITE-SPECIFIC INFORMATION

Based on the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Soil Survey of Rockingham County, New Hampshire the Site is entirely composed of soils with a "Type B" hydrologic rating, indicating moderately well-drained soils.

The physical characteristics of the existing lot consist of slopes from 0 to 10%, with the lot generally sloping from the south to north. Elevations on the site range from 22 to 37 feet above mean sea level. The southern most portion of the site drains to the south towards roadside ditches along Banfield Road, with the majority of the site draining to the north towards wetlands and Sagamore Creek.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 33015C0270F, the project site is located in Zone X and is determined to be outside of the 0.2% annual chance floodplain.

STORMWATER QUANTITYAND QUALITY NARRATIVE

As previously stated, the project is required to meet the City of Portsmouth's Stormwater standards, including **Section 10.1018.10** of the Land Use Ordinance and **Section 7.6.2 of the Site Plan Review Ordinance.** The goal of this site's stormwater management plan is to provide quality treatment for at least 95% of the site's proposed impervious surfaces, and

to mimic pre-development flow patterns and runoff quantities to the greatest extent practical. To meet the standards of these sections, multiple stormwater BMPs have been proposed to manage stormwater, both in terms of quantity and quality. The proposed BMP's include pervious pavement, roof drip edge filters, and vegetated buffers. The locations and details for these systems can be viewed on the drawing set included within this submission. A brief description of the BMP's is as follows:

Vegetated Buffers

Several vegetated buffers are proposed to provide stormwater quality treatment for developed portions of the site, including both impervious areas and non-impervious developed areas. These buffers have been designed according to the New Hampshire Stormwater Manual, specifically, Chapter 4-3.6, Vegetated Buffers. These buffers are equipped with stone level spreaders with the intent of converting channelized flow into sheet flow prior to entering the downstream wetland buffers. This sheet flow conversion effectively reduced runoff rates and minimizes potential for erosion. The meadow buffers will remain in their natural conditions to allow for mitigation of peak flow rates, infiltration, and erosion prevention.

Pervious Pavement

A portion of the proposed site driveway is located within a municipal wetland buffer and is therefore required to be constructed using a pervious pavement buildup. The intent of this pavement is to allow for direct infiltration; however, this pavement has been designed to drain to the above-mentioned buffers in the case that clogging or inability to infiltrate occurs.

Roof Drip Edge Filters

Several roof drip edge filters are proposed to capture runoff from the proposed structures rooves. These filters have been designed to handle the 1-inch storm event and to provide quality treatment via filtration media.

In addition to these BMP's, it should be noted that the majority of the site drains to a significant wetland complex at the northern property boundary. In addition to the peak flow mitigation provided by the proposed BMP's, the wetland complex is expected to provide a significant amount of runoff storage, making adverse impacts to downstream properties unlikely.

CONCLUSION

The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. With the design of BMP systems, the post- development runoff rates are expected to be equal or below the pre-development runoff rates. Runoff from over 95% of the proposed impervious will be treated via BMPs,

meeting the City's requirement for stormwater treatment. Erosion and sediment control practices will be implemented for both the temporary condition during construction and for final stabilization after construction; therefore, there are no negative impacts to downstream receptors or adjacent properties anticipated as a result of this project.

EROSION CONTROL PLAN

A. Narrative. The proposed construction will require the implementation of temporary and permanent erosion control measures. These measures will be implemented in accordance with the New Hampshire Stormwater Manual, Volume 3, prior to removal of any on-site vegetation or disturbance of any on-site soil. The general erosion and sediment control specifications and details, as provided within this section, are intended to describe measures to be used by contractors working on the site to maintain compliance with the standards established in the Manual. These standards include information on temporary and permanent erosion control measures, rates of seeding and applied mulch, slope and soil stabilization, effect of construction schedule, and other details.

   The proposed location and use of erosion control measures on-site are shown on the proposed plan. There are no known existing erosion control concerns with the site. Implementation of proper erosion control measures will be required by site conditions to confine sediment and debris within the limit of soil disturbance. Proper use and maintenance of erosion control measures will provide protection against off-site transport of sediment and discharge of sediment to undisturbed areas of the development.

B. Completion Date. Spring 2026

C. Site Features. For site features please refer to the enclosed plan.

D. Temporary and Permanent Erosion Control Measures. For temporary and permanent erosion control measures please refer to the enclosed plan.

E. Limits of Disturbed Areas. Areas of disturbance will be limited to the proposed work shown on the enclosed plan.

F. Design Drawings and Specifications. For design drawings please refer to the enclosed plan. The following specifications will be utilized by the site contractor during construction of the project.

EROSION CONTROL PLAN SPECIFICATIONS

A. General

1. All work and measures will be as per the New Hampshire Stormwater Manual, Volume 3.

2. The following specifications will be employed.

B. Prior to Construction

1. Prior to the beginning of construction, erosion and sedimentation controls shall be in place.

C. During Construction

1. Exposed soil surfaces will be treated immediately if they are to remain ungraded more than 30 days, or if they are at final grades.

2. Drainage ways, either designed or incidental, will have filter barriers installed.

3. All work and materials necessary to minimize sediment loss from the site will be provided.

4. All erosion control measures will be inspected and repaired after every rainfall greater than ½-inch and at least daily during rain events lasting longer than 24 hours.

D. Post Construction

1. Erosion control measures will be maintained until permanent soil stabilization has been achieved with a growth of vegetation greater than 90%.

SOIL PROTECTION AND EROSION CONTROL

PART 1 - GENERAL

1.01 Description of Work

A. Provide and maintain devices to control erosion, siltation, sedimentation, and dust that occur during construction operations. Undertake every reasonable precaution and do whatever is necessary to avoid erosion of soil and to prevent silting of wetland areas and drainage ditches.

B. Provide measures to control dust caused whether on or off the project site.

C. Deficiencies in erosion control measures indicated by failures or erosion will be corrected as soon as reasonably possible by providing additional measures or different techniques to correct the situation and prevent subsequent erosion.

D. Exposure of soils on embankments, excavations, and graded areas will be kept as short as possible. Initiate seeding and other erosion control practices as soon as reasonably possible.

1.02 Quality Assurance

A. Conform to all requirements of applicable Federal, State, and local permits and conform to the recommendations of the New Hampshire Stormwater Manual, Volume 3, whether the measures are specifically noted herein, or not.

B. Standards: New Hampshire Stormwater Manual, Volume 3 (Erosion Control Handbook)

PART 2 - PRODUCTS

2.01 Materials: Use the following materials to implement and construct erosion control measures.

A. Hay Bale: Rectangular shaped bales of hay or straw weighting at least 40 pounds per bale; free from noxious weed seeds and rough or woody materials.

B. Mulch: Type and use as specified by the Erosion Control Handbook

1. Long fibered hay or straw in dry condition and which are relatively free of weeds and foreign matter detrimental to plant life.

2. Mulch netting: Plastic or nylon mesh netting with approximate openings of ¼-inch to 1-inch.

C. Permanent Seeding: Cut and fill slopes and disturbed areas will be stabilized as with a meadow seed mix:

PART 3 - EXECUTION

3.01 Construction

A. Hay Bales:

1. Install as directed by Erosion Control Handbook, and stake with required stakes.

B. Mulch:

1. Undertake after each area has been properly prepared.

2. When seed for erosion control is sown prior to placing the mulch, place mulch on the seeded areas within 48 hours after seeding.

3. Blowing chopped mulch will be permitted.

4. Hay mulch should cover the ground enough to shade it, but the mulch should not be so thick that a person standing cannot see the ground through the mulch.

5. Remove matted mulch or bunches.

C. Temporary Erosion Control Matting (where necessary):

1. Surface Preparation:
   a. Conform to grades for slopes and ditches shown of the drawings.
   b. Finish to a smooth and even condition with all debris, roots, stones, and lumps raked out and removed.
   c. Loosen soil surface to permit bedding of the matting.
   d. Unless otherwise directed, apply seed prior to placement.
2. Installation:
   a. Place strips lengthwise in the direction of the flow of water.
   b. Where strips are laid parallel or meet as in a tee, overlap at least four inches.

c. Overlap ends at least six inches in a shingle fashion.
d. The up-slope end of each strip of the matting will be turned down and buried to a depth of not less than six inches with the soil firmly tamped against it.
e. Build check slots at right angles to the direction of the flow of water. Space so that one check slot or one end occurs within each 50 feet of slope length. Construct by placing a tight fold of the matting at least six inches vertically into the ground and tamp the same as up-slope ends.
f. Bury edges of matting around the edges of the catch basins and other structures.
g. Where determined by the Engineers, additional seed will be spread over matting, particularly at those locations disturbed by building the slots. Matting will then be pressed onto the ground with a light lawn roller or by other satisfactory means.
h. Drive staples vertically into the ground flush with the surface.
i. On slopes flatter than 4:1, space staples not more than three feet and one row, alternately spaced, down the center.
j. On grades 4:1 or steeper, place in the same three rows, but spaced two feet apart.
k. On all overlapping or butting edges, double the number of staples, with the spacing halved; all ends of the matting and all required check slots will likewise have staples spaced every foot.

D. Permanent Seeding:

1. Seed with appropriate seeds and application rates as noted in Section 2.01C.

2. Mulch areas where seeding has been applied. Do not mulch seeded areas where matting will be immediately installed.

E. Topsoil Storage:

1. Topsoil which is stockpiled on the site for use in loam applications will be placed out of natural drainages, in piles that have side slopes of 2:1 to 1.5:1.

2. A trench (depth as required) will be constructed around the base of the pile to prevent eroding soil from washing into drainages.

F. Dust Control: Utilize the application of sprinkled water to reduce the emission of airborne soil particulates from the Project site.

G. Temporary Berms: Construct temporary barriers along the toe of embankments using side drains, as necessary.

H. Temporary Basins: Construct temporary sedimentation basins adequate to avoid siltation of surface water bodies.

I. Other Temporary Measures:

    1. Type and use will be as specified in the Erosion Control Handbook.

J. Winter Stabilization Notes

    1. At this time, it is not expected that significant soil disturbance will occur during winter months or periods of heavy icing. If construction is performed during these times, the following construction practices will be followed.
        a. All disturbed areas not stabilized with stone or other measures will have approved erosion control matting installed and be dormant seeded.
        b. No frozen soil material or material containing significant snow or ice will be used for fill material.
        c. All material stockpiles will have silt fence and/or hay bales installed downgradient of piles.
        d. Follow general erosion control notes described previously wherever possible and as conditions permit.

3.02 Maintenance

A. Inspect erosion control practices immediately after each rainfall greater than ½-inch and at least daily during rainfall lasting longer than 24 hours or snowmelt for damage. Provide maintenance and make appropriate repairs or replacement.

B. Remove silt from around hay bales when it has reached one-foot above grade or prior to expected heavy runoff or siltation.

C. Repair matting if any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately.

3.03 Removal of Temporary Erosion Control

A. Remove temporary materials and devices when permanent soil stabilization has been substantially achieved. For vegetated areas, substantially complete means 95% vegetated cover has been established.

B. Level and grade to the extent required to present a sightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

C. Remove unsuitable materials from site and dispose of them in a lawful manner.

INSPECTION AND MAINTENANCE

The following Maintenance Plan will be employed for this facility. The Applicant/Owner will be responsible for all maintenance. Erosion control measures for this site were designed by:

Drew Olehowski, P.E.
Haley Ward, Inc.
One Merchants Plaza
Bangor, Maine 04401
(207) 989-4824
dolehowski@haleyward.com

A Pre- and Post-Construction Maintenance Plan for the stormwater management system and erosion control measures are included in this section.

MAINTENANCE PLAN

The New Hampshire Stormwater Manual, Volume 3 was used as guidelines in the development of this Maintenance Plan. General maintenance requirements are listed below.

A. DURING CONSTRUCTION

The general contractor will be responsible for the inspection and maintenance of all stormwater management system components during construction.

Inspection: Inspection of disturbed and impervious areas, erosion control measures, materials' storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site will be performed at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. Inspections shall be conducted by a person with knowledge of erosion and stormwater control, including the standards and conditions in the permit.

Maintenance: All erosion control measures will be kept in effective operating condition until areas are permanently stabilized. If BMPs need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation will be completed within seven calendar days and prior to any rainfall event.

Documentation: A log shall be kept summarizing the inspections and any corrective action taken. A copy of the log is provided at the end of this section, and is titled, Construction Inspection Log.

B. POST-CONSTRUCTION

The Owner or their assigns will be responsible for the inspection and maintenance of all stormwater management system components.

Inspection and Corrective Action

1. Vegetated Areas/Buffers: Inspections and maintenance of vegetated areas will be performed early in the growing season or after significant rainfall to identify any erosion problems. Areas where erosion is evident will be covered with an appropriate lining, or erosive flows will be diverted to an area able to handle the flows. Any bare areas or areas with sparse growth will be replanted.

2. Ditches, Swales, Culverts, Catch Basins, and Pipes: Inspections and maintenance

of ditches, culverts, swales, catch basins, and pipes will be performed in the Spring, late Fall, and after rain events greater than 1-inch in depth to remove any obstructions to flow, to remove any accumulated sediments within the structures, and to repair any erosion of channel linings, check dams, inlet protection, or outlet protection. Vegetated ditches and swales must be mowed no more than twice per year and cut no less than 6-inch in height.

3. Outlet Control Structures and Storm Drain: Monitor accumulation of debris in outlet control structures monthly or after storm events. Remove accumulated sediment as needed.

4. Pervious Pavement: Pervious surfaces and pavement, whether asphalt, concrete or paving stones, have the potential to become impervious if not properly maintained. The following need to be planned for and be met:

   • Frequent inspections are performed during the first few months following construction. Then, the system is inspected routinely on an annual basis. Inspections should be made after significant storm events to check for surface ponding that could indicate failure due to clogging. Non-routine maintenance may require reconstruction of the surface treatment, and possibly the filter and reservoir layers, to relieve major clogging.
   • Prevent sedimentation due to the erosion of areas upgradient the pervious pavement structures.
   • Prevent vehicles with muddy wheels from accessing onto areas intended for pervious pavement.
   • Sweep, vacuum and/or pressure wash pavement twice annually at a minimum.
   • Limit salt use for deicing, and do not use sand.
   • Remove leaves and organic debris in the fall.
   • Measures should be taken to ensure that an area designed to be porous does not receive a future overlay of conventional non-porous paving.

5. Inspection: An Annual Inspection Report and Certification shall be provided to the City. The inspection must be conducted by a Qualified Post Construction Stormwater Inspector, and any identified maintenance issues must be corrected within 60 days of identification.

6. Documentation: A log will be kept summarizing the inspections, maintenance, and any corrective action taken. A copy of the log is provided at the end of this section, and is titled, BMP Inspection Log.

HOUSEKEEPING

1. Spill Prevention - During construction, controls will be used to prevent pollutants from being discharged from materials on site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

2. Groundwater Protection - During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater will not be stored or handled in areas of the site draining to an infiltration area. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

3. Fugitive Sediment and Dust - Actions will be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil will not be used for dust control. Water will be used for dust control during construction.

   Operations during wet months that cause mud to be tracked off the site onto public roads will provide sweeping of the road areas at least once per week and prior to significant storm events.

4. Debris and Other Materials - Litter, construction debris, and chemicals exposed to stormwater will be prevented from becoming a pollutant source. The nature of this development will not cause problems related to debris and other materials.

5. Trench or Foundation De-Watering - If de-watering is necessary, the collected water will be removed from the ponded area and spread through natural wooded buffers or discharged into a construction sedimentation basin. The water will not be allowed to flow over disturbed areas to the site.

6. Snow & Ice Management – Snow and salt storage will be located such that no direct untreated discharges are possible to receiving waters from the storage site. Salt storage shall be covered and used as minimally as possible.

CONSTRUCTION INSPECTION LOG

Inspection Date	Inspector (Name and Qualifications)	Major Observations	Work Performed

Notes

1) Major Observations include the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Major Observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.
2) Work Performed will include a description of the corrective action taken, the date the corrective action was taken, and the name and qualifications of the person taking the corrective actions
3) The log must be made accessible to City of Portsmouth staff, and a copy must be provided upon request.
4) The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

BMP INSPECTION LOG

Date	Inspector (Name and Qualifications)	ID Number	BMP Structure	Work Performed	Comments

Notes

1) If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal.
2) BMP structures shall be numbered sequentially and located on attached site map.
3) The log must be made accessible to City of Portsmouth staff, and a copy must be provided upon request.
4) The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
	INSPECTION SCHEDULE	**CORRECTIVE ACTIONS**
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor rill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Mow vegetation as specified for the area
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales, and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
		Remove woody vegetation growing through riprap
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodged

Hydrologic Soil Group—Rockingham County, New Hampshire



70° 47' 28" W
70° 46' 29" W
43° 3' 7" N
43° 2' 43" N
354200 354300 354400 354500 354600 354700 354800 354900 355000 355100 355200 355300 355400
4768100 4768000 4767900 4767800 4767700 4767600 4767500 4767400

Map Scale: 1:3,610 if printed on B landscape (17" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 27, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	C/D	4.8	9.4%
38A	Eldridge fine sandy loam, 0 to 3 percent slopes	C/D	9.0	17.6%
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	C/D	4.0	7.9%
134	Maybid silt loam	C/D	4.3	8.4%
140B	Chatfield-Hollis-Canton complex, 0 to 8 percent slopes, rocky	B	12.3	24.1%
140C	Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky	B	7.3	14.4%
510B	Hoosic gravelly fine sandy loam, 3 to 8 percent slopes	A	2.0	3.9%
538A	Squamscott fine sandy loam, 0 to 5 percent slopes	C/D	7.3	14.3%
Totals for Area of Interest			**51.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

70°47'17"W 43°3'5"N



70°46'40"W 43°2'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

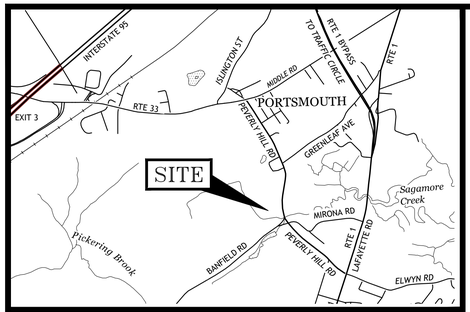
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/5/2025 at 3:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LOCATION MAP SCALE: 1"=2000'

PLAN REFERENCES:

1) PLAN OF LAND FOR JOHN & MAUD HETT PORTSMOUTH, N.H. PREPARED BY: M.E. JENKINS, SCALE: 1"=100', DATED: DECEMBER 1988. RCRD C-19399.

2) SUBDIVISION PROPERTY OF JOHN & MAUD HETT, PORTSMOUTH NH, RCRD 2057/493. PREPARED BY: M.E. JENKINS, SCALE: 1"=50', DATED: OCTOBER 1988. RCRD C-18915.

3) PLAN SHOWING A PORTION OF PROPERTY OF JOHN HETT AND MAUD B HETT, PORTSMOUTH, ROCKINGHAM COUNTY, NH. PREPARED BY: MOULTON ENGINEERING CO., INC. SCALE: 1"=20', DATED: MAY 12, 1971. RCRD #2289.

4) SUBDIVISION PLAN FOR WALTER D HETT & THE TEMPLE OF ISRAEL, BANFIELD ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH. PREPARED BY: MILLETTE, SPRAGUE, & COLWELL, INC., Scale: 1"=100', DATED: JUNE 25, 1999. RCRD D-27695.

5) PEVERLY HILL ROAD INTERSECTION IMPROVEMENTS. PREPARED BY: HOYLE TANNER & ASSOCIATES, INC., SCALE: 1"=20', DATED: AUGUST 2000. RCRD D-28807.

6) NEW HAMPSHIRE ELECTRIC COMPANY, PORTSMOUTH, NH "FOYES CORNER TAP" PORTSMOUTH AND RYE NH, POWER LINE RIGHT OF WAY 100 FT IN WIDTH ACCROSS PROPERTY OF JOHN, ELIZABETH, & HELEN M HETT. PREPARED BY: ALBERT MOULTON, SCALE: 1"=200', DATED: JANUARY 28, 1954. RCRD 1310/39, RCRD 1310/36, RCRD 1310/42, RCRD 1310/45.

7) BANFIELD ROAD RIGHT-OF-WAY WIDENING PLAN, CITY OF PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE: 1"=40', PROJECT NO. 83-311, NOT DATED OR RECORDED.

WETLAND AREAS

	TOTAL WETLAND AREA	TOTAL WETLAND BUFFER AREA	TOTAL WETLAND BUFFER DISTURBANCE
LOT 1	0 S.F.	15,835 S.F.	0 S.F
LOT 2	36,041 S.F.	40,123 S.F.	0 S.F.
LOT 3	26,463 S.F.	48,293 S.F.	726 S.F
LOT 4	5,220 S.F.	40,148 S.F.	2,643 S.F.
LOT 5	2,864 S.F.	39,434 S.F.	24 S.F.
TOTAL	70,588 S.F.	183,833 S.F.	3,393 S.F

PROPOSED WAIVER:
1) A WAIVER FROM THE PORTSMOUTH SUBDIVISION REGULATIONS SECTION VI GENERAL REQUIREMENTS, SUBSECTIONS 9.A, TO PERMIT OVERHEAD ELECTRIAL SERVICES TO THE PROPOSED LOTS. GRANTED XX/XX/2025.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
4553/432	DEED BOOK/PAGE
	BOUNDARY
	SETBACK
	IRON ROD/PIPE FOUND
	EDGE OF PAVEMENT
	FRESHWATER WETLAND LINE
	HYDRANT
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
	UTILITY POLE (w/ GUY) (UP)
FP	FAIR POINT
ES	EVERSOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
E	ELECTRIC METER
EL.	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
	FRESH WATER WETLAND
TBS	TO BE SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°44'22" E	30.73'
L2	S 07°44'20" E	105.29'
L3	S 06°18'17" E	28.37'
L4	S 09°33'00" E	104.35'
L5	S 05°03'09" E	24.11'
L6	S 04°55'29" E	37.13'
L7	S 41°59'00" W	34.17'
L8	S 43°13'04" W	97.52'
L9	S 57°03'33" W	42.99'
L10	S 53°54'24" W	131.92'
L11	S 53°54'24" W	136.18'
L12	S 60°03'05" W	17.89'
L13	S 60°03'05" W	87.41'
L14	S 55°32'09" W	70.74'
L15	N 52°24'41" W	475.96'
L16	N 60°14'31" E	100.91'
L17	N 59°28'46" E	59.53'
L18	N 59°28'46" E	109.84'
L19	N 59°58'57" E	49.00'
L20	N 59°58'57" E	94.90'
L21	N 56°42'48" E	123.27'
L22	N 50°09'02" E	136.90'
L23	N 48°55'47" E	127.34'
L24	N 50°13'41" E	46.30'
L25	N 49°42'27" E	187.30'
L26	S 52°59'15" W	447.04'
L27	N 75°56'01" W	123.44'
L28	N 75°56'01" W	403.33'
L29	N 52°22'34" W	455.57'
L30	N 52°22'34" W	470.09'
L31	N 48°55'47" E	26.73'
L32	S 06°18'17" E	76.85'
L33	S 83°41'43" W	47.77'
E1	N 05°45'02" W	120.34'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	143.27'	139.30'	S18°31'45"W	46°54'28"
E2	779.50'	154.67'	154.42'	N11°26'05"W	11°22'08"
E3	969.50'	7.92'	7.92'	N05°30'59"W	0°28'05"
E4	965.95'	56.90'	56.89'	N01°44'55"W	3°22'30"

255/3 N/F WALTER D. HETT TRUST, 4 FORT HILL AVENUE EAST, YORK, ME 03909, 4553/436, RCRD C-19399

255/2-4 LOT 1 58,360 S.F.

255/2-3 LOT 2 87,752 S.F.

255/2-2 LOT 3 87,568 S.F.

255/2-1 LOT 4 68,308 S.F.

255/2 LOT 5 69,836 S.F.

244/10-A N/F YOUNG MENS CHRISTIAN ASSOCIATION, 550 PEVERLY HILL ROAD, PORTSMOUTH, NH 03801, 2360/212

253/7 N/F GSG REALTY PORTSMOUTH LLC, PO BOX 868, WINNISQUAM, NH 03289, 5733/507

254/5 N/F BANFIELD ROAD LLC, 15 BANFIELD ROAD, PORTSMOUTH, NH 03801, 5631/531

254/4 N/F AGGREGATE INDUSTRIES NORTHEAST REGION, INC, 6211 ANN ARBOR ROAD, DUNDEE, MI 48131, 3836/2461

255/1 N/F TEMPLE OF ISRAEL, 200 STATE STREET, PORTSMOUTH, NH 03801, 899/445

256/2 N/F THE VILLAGE AT BANFIELD WOOD CONDOMINIUM, CROMWELL INVESTMENTS LLC, 11 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862, 6298/1087, RCRD D-27695

4' WOOD FENCE; PSNH 145/26 23 W/ ELEC. METER; PROPOSED ADDITION TO EXISTING SLOPE EASEMENT (647 S.F.); A HOMEOWNER'S ASSOCIATION MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR LOTS 1 AND 2 FOR MAINTENANCE OF SHARED DRIVEWAY.

222/6 FP 94/6 W/ ELEC. METER; PERMANENT ROADWAY EASEMENT (2,229 S.F.); ES 145/27Y 24 ½ CCI W/ ELEC. METER

BUILDING SETBACK LINE (TYP); PATH; REMNANTS OF CONCRETE DAMN; PRIME WETLAND, GREATER THAN 10,000 SF IN SIZE; 100' UTILITY EASEMENT (SEE NOTE 8); UP 3102/26; UP 3102/25; UP 3102/24; 50' 50' 100' UTILITY EASEMENT (SEE NOTE 8)

UTILITY AND WATER LEAK DETECTION EASEMENT TO BE GRANTED TO THE CITY OF PORTSMOUTH. EASEMENT IS INTENDED TO COVER THE ENTIRE LENGTH OF WATER SERVICE LINES SERVICING LOTS 3, 4, & 5.

6' CHAINLINK FENCE; 100' WETLAND BUFFER LIMIT, USE AND/OR DISTURBANCE OF THIS ARE IS REGULATED BY THE CITY OF PORTSMOUTH ORDINANCES. IMPACTS TO THE WETLAND BUFFER, BEYOND WHAT IS SHOWN WITHIN THIS PLAN SET WILL REQUIRE ADDITIONAL PERMITTING.; APPROXIMATE LIMIT OF TREE CLEARING. CONTRACTOR TO SELECTIVELY TRIM/CLEAR TREES AS NEEDED FOR GRADING & CONSTRUCTION ACTIVITIES, TYP.; 12" CLAY PIPE; (SEE NOTE 10)

UP PSNH 226/5 94/5 FP; UP PSNH 226/6 94/6 FP; UP PSNH 226/4; UP PSNH 226/2; 3" SDR 11 HDPE FORCEMAN

PROPOSED WETLAND BUFFER IMPACT: 3,393 SF

A HOMEOWNER'S ASSOCIATION MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR LOTS 3,4, AND 5 FOR MAINTENANCE OF DRIVEWAYS AND PRIVATE, COMMON WATER SERVICE AND SEWER FORCEMAIN SYSTEM.

NON-PRIME WETLAND BUFFER LINE; INLAND WETLAND, GREATER THAN 10,000 SF IN SIZE.

PRIME WETLAND BUFFER SETBACK LINE (TYP)

WETLAND BUFFER PLACARDS TO BE INSTALLED EVERY 50 FEET, MEETING CITY REGULATIONS.

PERMANENT SLOPE EASEMENT (TYP.)

(SEE NOTE 9) 2 LARGE TREES TO BE REMOVED AT DRIVEWAY ENTRANCE. THE REMAINING, LARGE TREES ARE TO BE RETAINED.

PROPOSED ADDITION TO EXISTING SLOPE EASEMENT (211 S.F.); UP PSNH 145/29 93/25; UP 3102/27 CCI 26; UP 26; UP 3102/27Y; (2) 36" RCP; REMNANTS OF CUT OFF UTILITY POLE; 12" CPP; METAL GAURD RAIL; INLAND WETLAND BUFFER LINE; INLAND WETLAND, GREATER THAN 10,000 SF IN SIZE.

UP ES 145/30 93/27 CCI; UP PSNH 226/1 94/1 VZ

PEVERLY HILL ROAD; BANFIELD ROAD

"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."

10-3-25

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

SAMUEL N HAYDEN STATE OF NEW HAMPSHIRE No. 321 LICENSED LAND SURVEYOR 9/5/25

NORTH NAD83(2011) N GRID NHSPC

GRAPHIC SCALE
60 40 20 0 50 100 150 200 250 FEET
20 10 0 10 20 30 40 50 60 70 METERS

WETLAND NOTES:

1) ON-SITE WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.

2) ON-SITE DELINEATION STANDARDS UTILIZED:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).
- C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
- D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) ON-SITE WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

4) OFF-SITE WETLAND EVALUATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. REFERENCE IS MADE TO OFF-SITE INTERPRETATION LETTER PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 9, 2025.

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.

2) OWNERS OF RECORD:
WALTER D. HETT TRUST
WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
371,824 S.F.
8.54 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

6) CURRENT ZONING: SINGLE RESIDENCE A (SRA)
DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	43,560 S.F.
FRONTAGE:	150 FEET
DEPTH	200 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	20 FEET
REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	10%
MINIMUM OPEN SPACE:	50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT SUBDIVISION ON ASSESSOR'S MAP 255 LOT 2 IN THE CITY OF PORTSMOUTH.

8) PARCEL IS SUBJECT TO A P.S.N.H. UTILITY EASEMENT, SEE RCRD 1310/37 AND 1310/39.

9) PARCEL IS SUBJECT TO A PERMANENT ROADWAY EASEMENT AND PERMANENT SLOPE EASEMENTS CONTAINED IN A DEED FROM WALTER D. HETT TO THE CITY OF PORTSMOUTH, SEE RCRD 3563/686 AND RCRD D-28807.

10) SEE NEW HAMPSHIRE STATUTE, TITLE XXVI CHAPTER: 289:3 LOCATION.III. NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF A KNOWN BURIAL SITE OR WITHIN 25' OF THE BOUNDARIES OF AN ESTABLISHED BURIAL GROUND OR CEMETERY.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH GIS WEBSITE.

12) TOPOGRAPHY SHOWN HEREON DERIVED FROM LiDAR BARE EARTH DIGITAL ELEVATION MODEL 2022 OBTAINED FROM NH GRANITE.

NO.	DESCRIPTION	DATE
6	DRIVEWAY EASEMENTS & UTILITY REVISIONS	9/12/25
5	REVISED DRIVEWAYS, DETAILS & ESC PLAN	7/09/25
4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

SUBDIVISION PLAN
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708, Ext. 555.5678
ATTN: NICHOLAS KOSKO

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

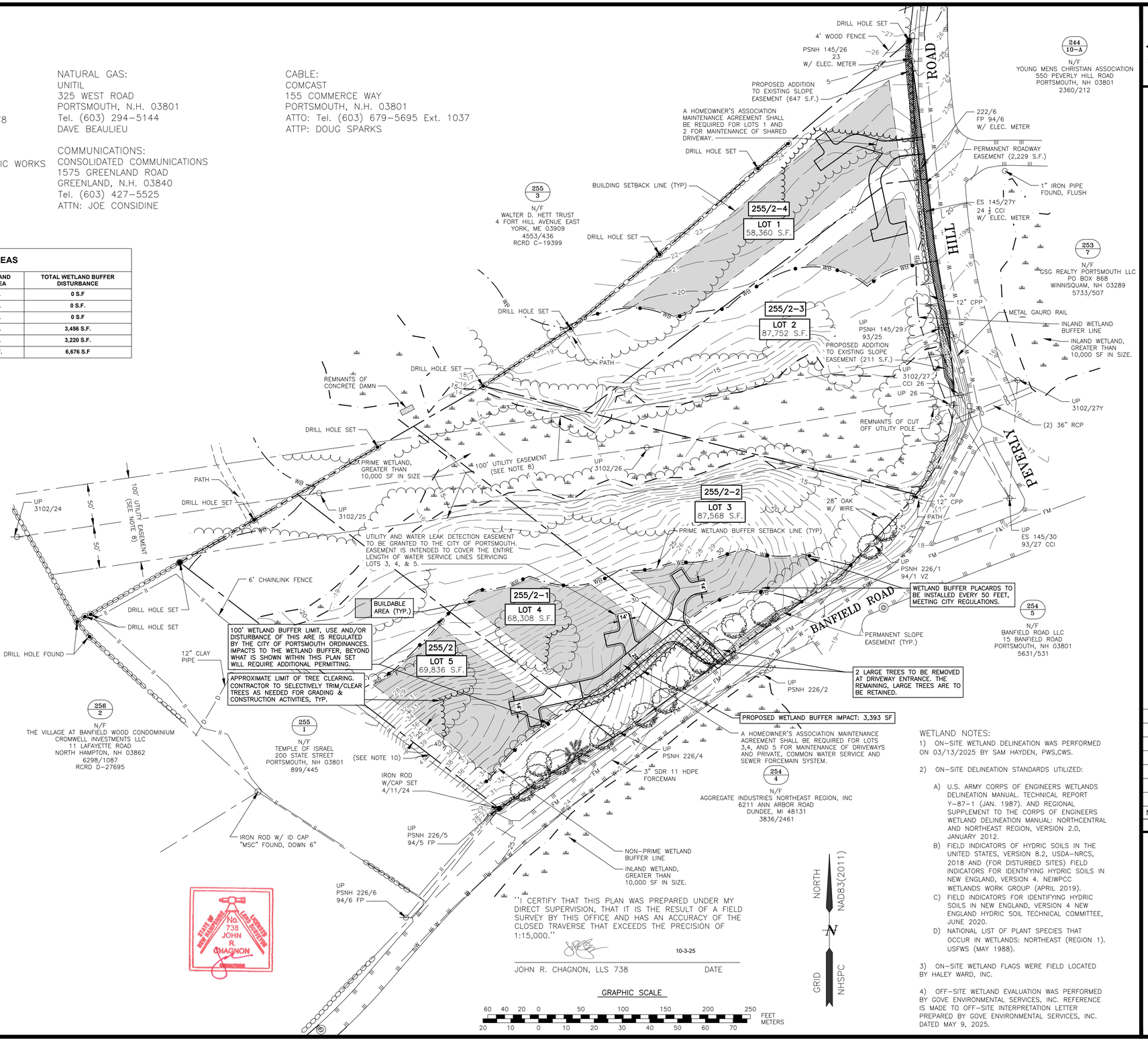
NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 294–5144
DAVE BEAULIEU

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525
ATTN: JOE CONSIDINE

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
ATTO: Tel. (603) 679–5695 Ext. 1037
ATTP: DOUG SPARKS

WETLAND AREAS

	TOTAL WETLAND AREA	TOTAL WETLAND BUFFER AREA	TOTAL WETLAND BUFFER DISTURBANCE
LOT 1	0 S.F.	15,835 S.F.	0 S.F
LOT 2	36,041 S.F.	40,123 S.F.	0 S.F.
LOT 3	26,463 S.F.	48,293 S.F.	0 S.F
LOT 4	5,220 S.F.	40,148 S.F.	3,456 S.F.
LOT 5	2,864 S.F.	39,434 S.F.	3,220 S.F.
TOTAL	70,588 S.F.	183,833 S.F.	6,676 S.F



"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."

10-3-25

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 738 JOHN R. CHAGNON

GRAPHIC SCALE

60 40 20 0 50 100 150 200 250 FEET
20 10 0 10 20 30 40 50 60 70 METERS

WETLAND NOTES:

1) ON-SITE WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.

2) ON-SITE DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).

C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.

D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) ON-SITE WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

4) OFF-SITE WETLAND EVALUATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. REFERENCE IS MADE TO OFF-SITE INTERPRETATION LETTER PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 9, 2025.

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.

2) OWNERS OF RECORD:
WALTER D. HETT TRUST
WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
371,824 S.F.
8.54 ACRES

5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.

NO.	DESCRIPTION	DATE
6	DRIVEWAY EASEMENTS & UTILITY REVISIONS	9/12/25
5	REVISED DRIVEWAYS, DETAILS & ESC PLAN	7/09/25
4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

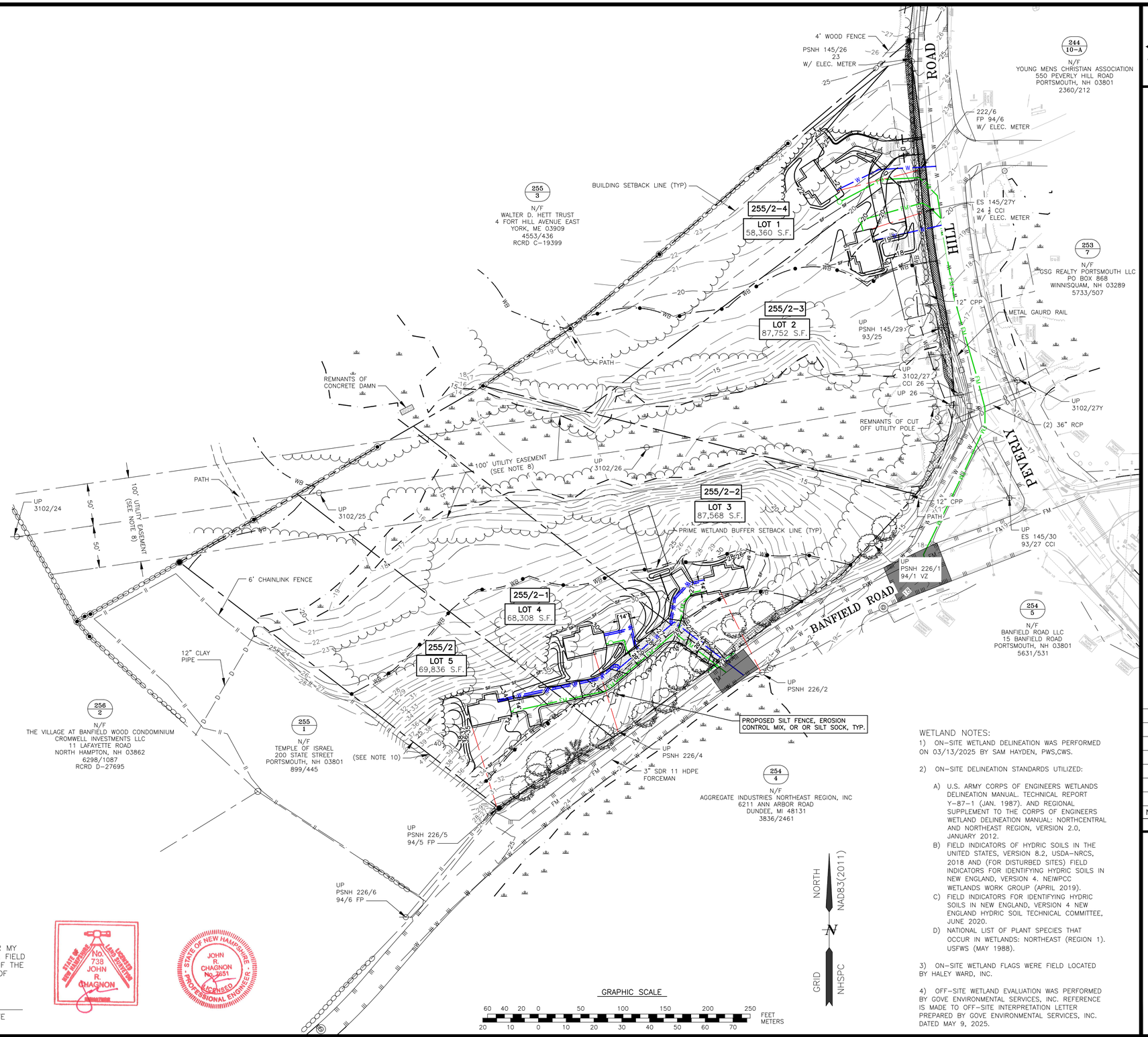
REVISIONS

SUBDIVISION SITE PLAN
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220



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10-3-25

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 3651 LICENSED PROFESSIONAL ENGINEER

WETLAND NOTES:

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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

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3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

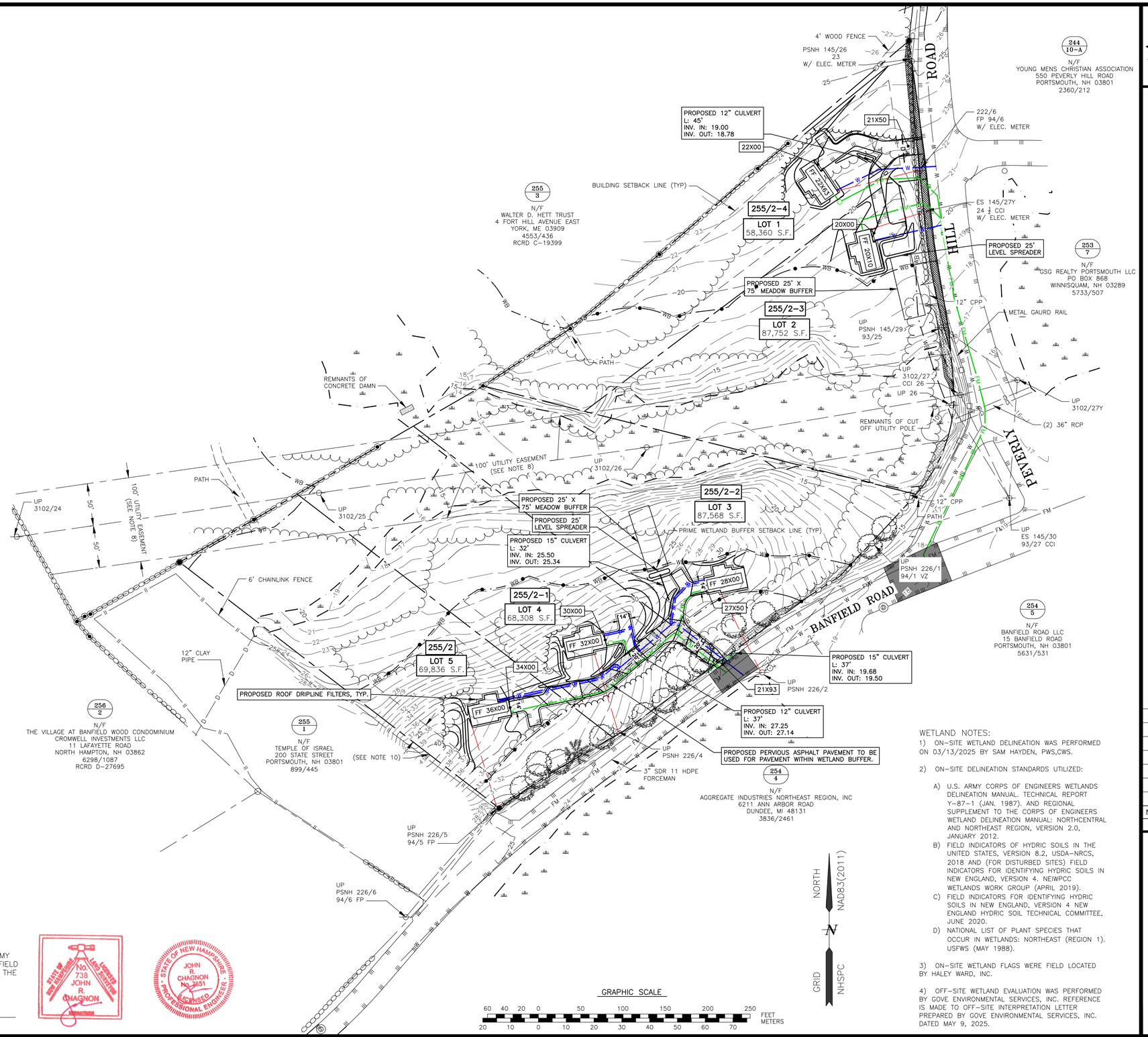
EROSION CONTROL PLAN
TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220



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10-3-2025

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE · No. 738 JOHN R CHAGNON · LAND SURVEYOR

STATE OF NEW HAMPSHIRE · JOHN R CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

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

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2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

GRADING PLAN
TAX MAP 255 – LOT 2

OWNER:

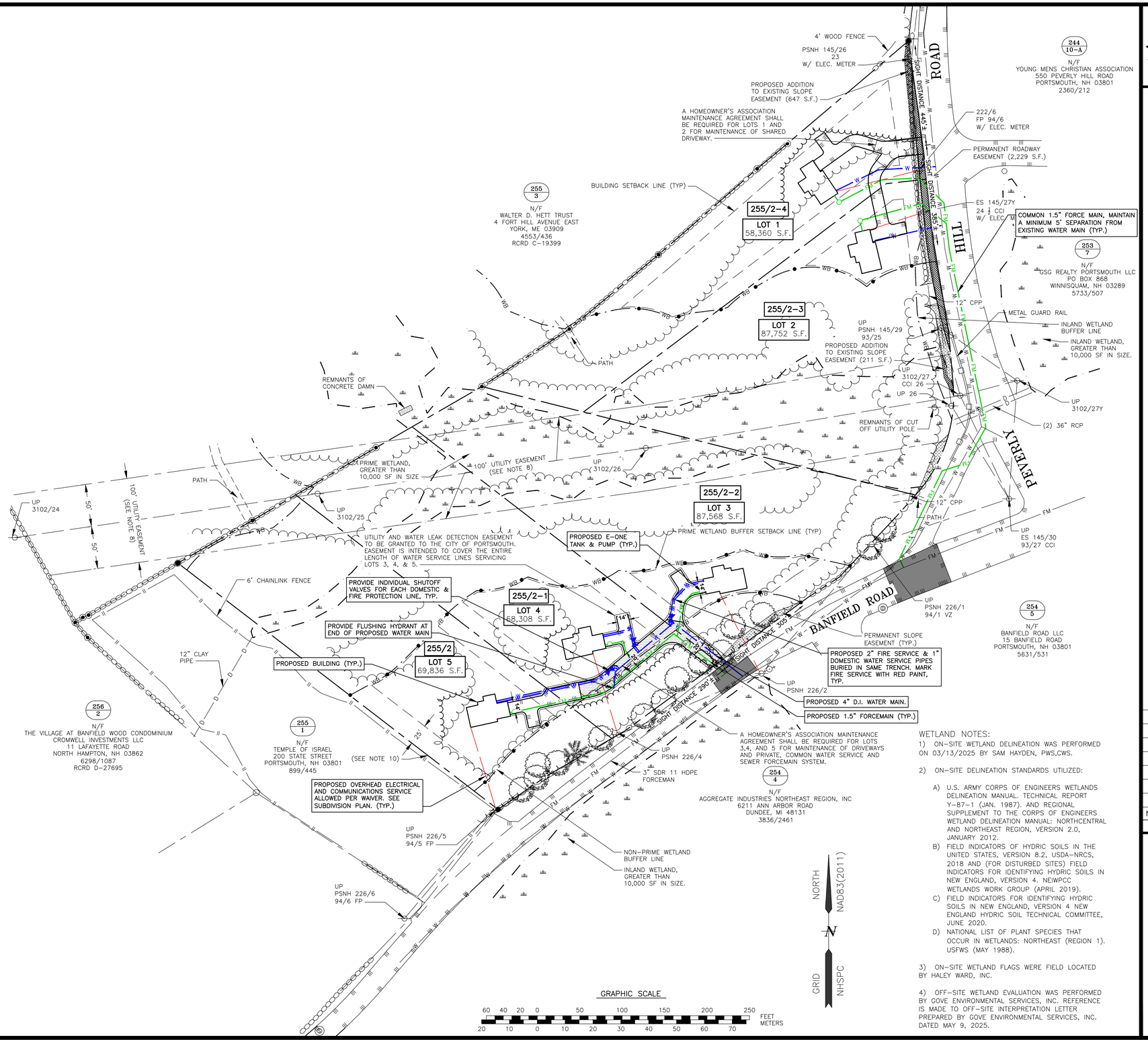
WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1

5010220



JOHN R. CHAGNON NO. 9651 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

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

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1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

UTILITY SITE PLAN
TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT

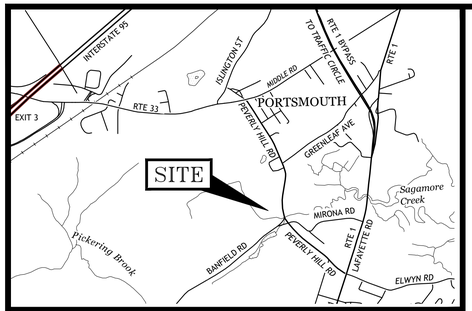
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60'

JANUARY 2025

FB 499 & PG 1

5010220



LOCATION MAP SCALE: 1"=2000'

PLANTING SCHEDULE			
ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	3" CAL.
QR	QUERCYS RUBRA	RED OAK	3–3.5" CAL.
WO	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.

DRILL HOLE SET
4' WOOD FENCE
PSNH 145/26
23
W/ ELEC. METER
PROPOSED ADDITION TO EXISTING SLOPE EASEMENT (647 S.F.)
A HOMEOWNER'S ASSOCIATION MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR LOTS 1 AND 2 FOR MAINTENANCE OF SHARED DRIVEWAY.
DRILL HOLE SET
BUILDING SETBACK LINE (TYP)
255/2-4
LOT 1
58,360 S.F.
2 QR
255/3
N/F
WALTER D. HETT TRUST
4 FORT HILL AVENUE EAST
YORK, ME 03909
4553/436
RCRD C-19399
DRILL HOLE SET
255/2-3
LOT 2
87,752 S.F.
DRILL HOLE SET
PATH
REMNANTS OF CONCRETE DAMN
DRILL HOLE SET
PRIME WETLAND, GREATER THAN 10,000 SF IN SIZE
100' UTILITY EASEMENT (SEE NOTE 8)
UP 3102/26
255/2-2
LOT 3
87,568 S.F.
PRIME WETLAND BUFFER SETBACK LINE (TYP)
UP 3102/24
50'
50'
100' UTILITY EASEMENT (SEE NOTE 8)
DRILL HOLE SET
PATH
UP 3102/25
UTILITY AND WATER LEAK DETECTION EASEMENT TO BE GRANTED TO THE CITY OF PORTSMOUTH. EASEMENT IS INTENDED TO COVER THE ENTIRE LENGTH OF WATER SERVICE LINES SERVICING LOTS 3, 4, & 5.
1 WO
1 QR
1 LS
255/2-1
LOT 4
68,308 S.F.
6' CHAINLINK FENCE
DRILL HOLE SET
DRILL HOLE SET
DRILL HOLE FOUND
12" CLAY PIPE
1 WO
255/2
LOT 5
69,836 S.F.
PROPOSED BUILDING (TYP.)
1 QR
(SEE NOTE 10)
256
2
N/F
THE VILLAGE AT BANFIELD WOOD CONDOMINIUM
CROMWELL INVESTMENTS LLC
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862
6298/1087
RCRD D-27695
255
1
N/F
TEMPLE OF ISRAEL
200 STATE STREET
PORTSMOUTH, NH 03801
899/445
IRON ROD W/CAP SET 4/11/24
IRON ROD W/ ID CAP "MSC" FOUND, DOWN 6"
UP PSNH 226/5 94/5 FP
UP PSNH 226/6 94/6 FP
NON-PRIME WETLAND BUFFER LINE
INLAND WETLAND, GREATER THAN 10,000 SF IN SIZE.
UP PSNH 226/4
3" SDR 11 HDPE FORCEMAN
A HOMEOWNER'S ASSOCIATION MAINTENANCE AGREEMENT SHALL BE REQUIRED FOR LOTS 3,4, AND 5 FOR MAINTENANCE OF DRIVEWAYS AND PRIVATE, COMMON WATER SERVICE AND SEWER FORCEMAIN SYSTEM.
254
4
N/F
AGGREGATE INDUSTRIES NORTHEAST REGION, INC
6211 ANN ARBOR ROAD
DUNDEE, MI 48131
3836/2461
UP PSNH 226/2
PERMANENT SLOPE EASEMENT (TYP.)
(SEE NOTE 9)
254
5
N/F
BANFIELD ROAD LLC
15 BANFIELD ROAD
PORTSMOUTH, NH 03801
5631/531
UP PSNH 226/1 94/1 VZ
BANFIELD ROAD
UP ES 145/30 93/27 CCI
FM
PROPOSED ADDITION TO EXISTING SLOPE EASEMENT (211 S.F.)
UP PSNH 145/29 93/25
UP 3102/27 CCI 26
UP 26
REMNANTS OF CUT OFF UTILITY POLE
28" OAK W/ WIRE
12" CPP
PATH
UP 3102/27Y
(2) 36" RCP
METAL GAURD RAIL
INLAND WETLAND BUFFER LINE
INLAND WETLAND, GREATER THAN 10,000 SF IN SIZE.
12" CPP
222/6
FP 94/6
W/ ELEC. METER
PERMANENT ROADWAY EASEMENT (2,229 S.F.)
1 LS
1" IRON PIPE FOUND, FLUSH
ES 145/27Y
24 ½ CCI
W/ ELEC. METER
253
7
N/F
GSG REALTY PORTSMOUTH LLC
PO BOX 868
WINNISQUAM, NH 03289
5733/507
244
10-A
N/F
YOUNG MENS CHRISTIAN ASSOCIATION
550 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
2360/212
PEVERLY HILL ROAD
E4
E3
E2
E1
L25
L24
L23
L22
L21
L20
L19
L18
L17
L16
L15
L14
L13
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L6
L5
L4
L3
L2
L1
L26
L27
L28
L29
L30
L31
L32
L33
WB
FM
GRAPHIC SCALE
60 40 20 0 50 100 150 200 250 FEET
20 10 0 10 20 30 40 50 60 70 METERS
NORTH NAD83(2011)
N
GRID NHSPC

WETLAND NOTES:

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10-3-25

JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

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

NO.	DESCRIPTION	DATE
6	DRIVEWAY EASEMENTS & UTILITY REVISIONS	9/12/25
5	REVISED DRIVEWAYS, DETAILS & ESC PLAN	7/09/25
4	WETLAND IMPACTS	6/25/25
3	EASEMENTS	5/21/25
2	LOTS	3/1/25
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

PLANTING PLAN
TAX MAP 255 – LOT 2

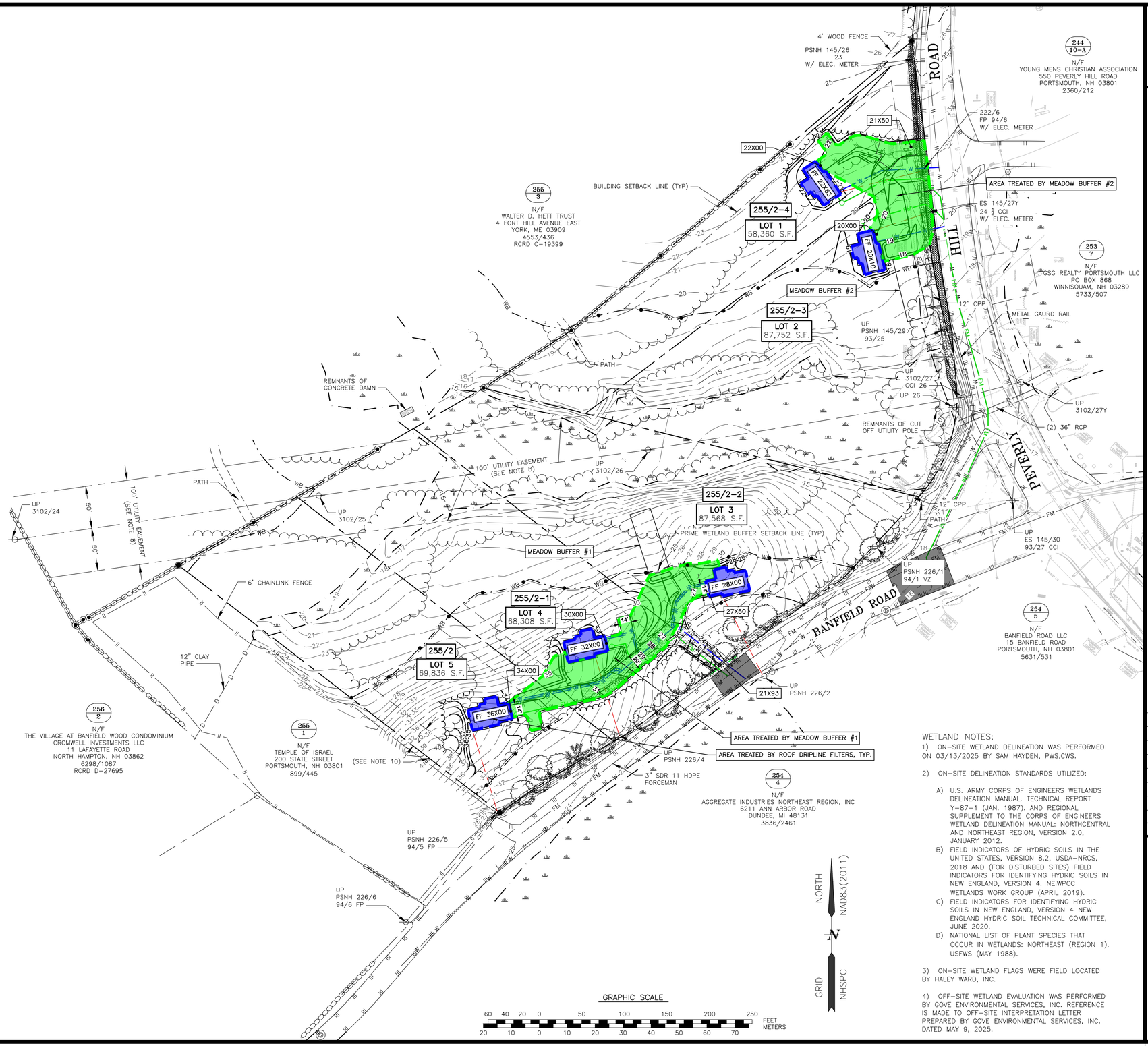
OWNER:

WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1 5010220



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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

WETLAND NOTES:

1) ON-SITE WETLAND DELINEATION WAS PERFORMED ON 03/13/2025 BY SAM HAYDEN, PWS,CWS.

2) ON-SITE DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.

B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).

C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.

D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) ON-SITE WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

4) OFF-SITE WETLAND EVALUATION WAS PERFORMED BY GOVE ENVIRONMENTAL SERVICES, INC. REFERENCE IS MADE TO OFF-SITE INTERPRETATION LETTER PREPARED BY GOVE ENVIRONMENTAL SERVICES, INC. DATED MAY 9, 2025.

NO.	DESCRIPTION	DATE
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3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

STORMWATER TREATMENT PLAN
TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT

BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60' *JANUARY 2025*

FB 499 & PG 1

5010220

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 9951
LICENSED
PROFESSIONAL ENGINEER

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING(S).

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR DRIVEWAYS.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.

CONSTRUCT DRIVEWAYS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 5 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED UTILITIES AND PAVING.

THE STORMWATER RUNOFF FROM THE SITE WILL TREATED USING PERVIOUS PAVEMENT & SOIL FILTER TREATMENT BMPS.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH\DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

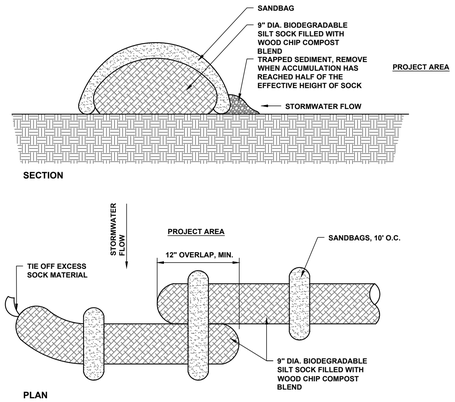
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

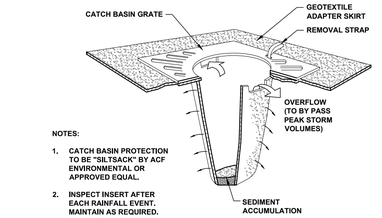
1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO
2. COMMENCING ANY BLASTING ACTIVITIES.
3. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT
4. SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.

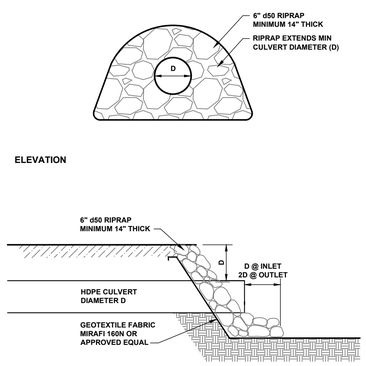


SILT SOCK DETAIL
NTS

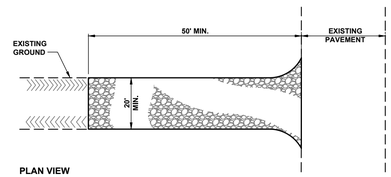


NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INSPECT INSERT AFTER EACH RAINFALL EVENT. MAINTAIN AS REQUIRED.
3. SEDIMENT WITHIN INSERT SHALL BE EMPTIED WHEN 1/2 FULL.

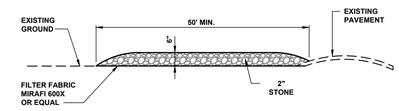
SEDIMENT SACK INLET PROTECTION DETAIL
NTS (MAY BE USED AS AN ALTERNATE TO HAY BALES)



TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL
NTS

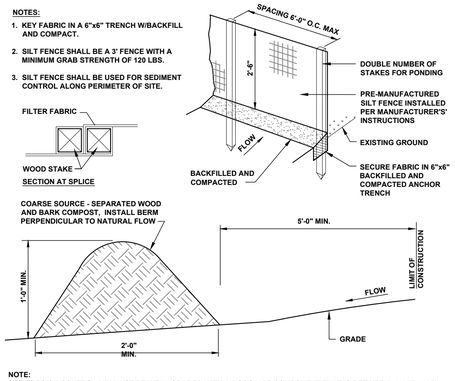


NOTE: CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES



SECTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NTS



NOTE:
THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4"). OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS).

SILT FENCE AND EROSION CONTROL MIX BERM DETAILS
NTS ECM BERM MAY BE USED FOR INTERIOR SILT CONTROL ONLY

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

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STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON NO. 7851
LICENSED PROFESSIONAL ENGINEER

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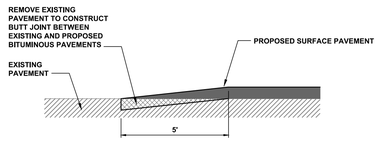
REVISIONS

DETAILS
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

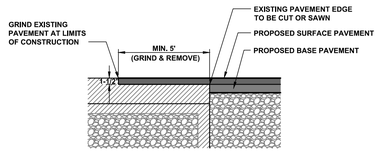
SCALE: NTS
JANUARY 2025

FB 499 & PG 1
5010220



TYPICAL ASPHALT PAVEMENT BUTT JOINT DETAIL

N.T.S.

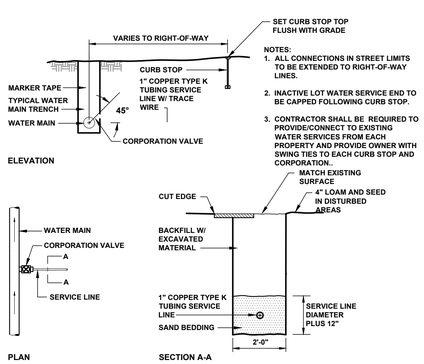


NOTES:

1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

TYPICAL ASPHALT PAVEMENT GRINDING DETAIL

NTS

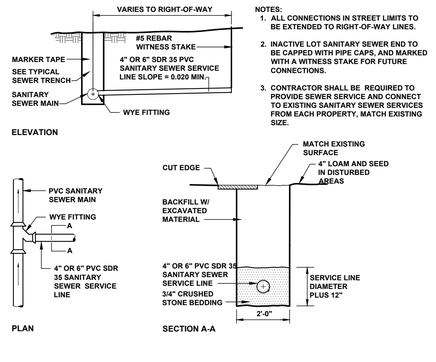


NOTES:

1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT WATER SERVICE END TO BE CAPPED FOLLOWING CURB STOP.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE/CONNECT TO EXISTING WATER SERVICES FROM EACH PROPERTY AND PROVIDE OWNER WITH SWING TIES TO EACH CURB STOP AND CORPORATION.

TYPICAL WATER SERVICE DETAIL

NTS

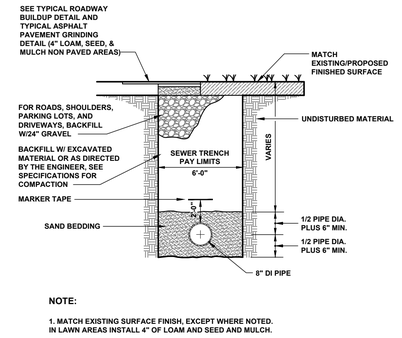


NOTES:

1. ALL CONNECTIONS IN STREET LIMITS TO BE EXTENDED TO RIGHT-OF-WAY LINES.
2. INACTIVE LOT SANITARY SEWER END TO BE CAPPED WITH PIPE CAPS, AND MARKED WITH A WITNESS STAKE FOR FUTURE CONNECTIONS.
3. CONTRACTOR SHALL BE REQUIRED TO PROVIDE SEWER SERVICE AND CONNECT TO EXISTING SANITARY SEWER SERVICES FROM EACH PROPERTY, MATCH EXISTING SIZE.

TYPICAL SANITARY SEWER SERVICE DETAIL

NTS

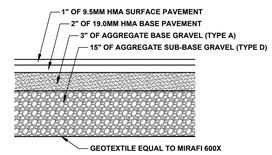


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL FORCE MAIN TRENCH DETAIL

NTS



DRIVEWAY APRON BUILDUP DETAIL

NTS

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

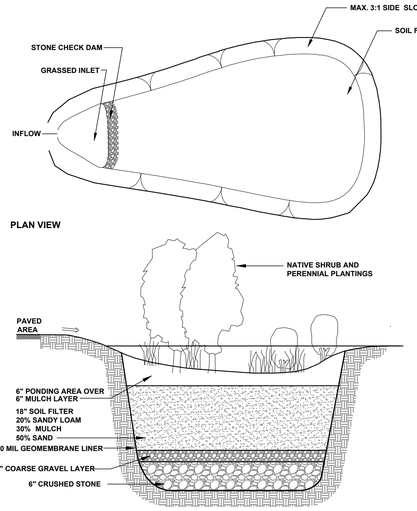
NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).





PLAN VIEW

CONSTRUCTION OVERSIGHT: INSPECTION WILL OCCUR AT A MINIMUM:

- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%,
- AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND

LINER

1. NONWOVEN 20MIL GEOMEMBRANE.

PLANT SPECIES

1. PLANT SPECIES SHALL BE CHOSEN IN ACCORDANCE WITH MAINE DEP CHAPTER 500 BMP'S.

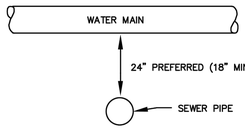
MAINTENANCE

DURING THE FIRST YEAR, THE BASIN WILL BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS

1. DEBRIS AND SEDIMENT BUILDUP SHALL BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. MOWING OF GRASSED BASIN CAN OCCUR SEMI-ANNUALLY TO A HEIGHT OF NO LESS THAN 6 INCHES.
2. ANY BARE AREA OR EROSION RILLS SHALL BE REPAIRED WITH NEW FILTER MEDIA OR SANDY LOAM, SEEDED AND MULCHED OR SODDED.
3. MAINTAINING GOOD GRASS COVER WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS AND IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED MUST BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY.
4. IN BIORETENTION CELLS, RAKING AND REPLACING THE DEGRADED MULCH BETWEEN PLANTS WILL BE NECESSARY ON AN ANNUAL BASIS. PLANTS THAT ARE NOT ESTABLISHED WITH NEED TO BE REPLACED.

BIORETENTION CELL DETAIL

N.T.S.

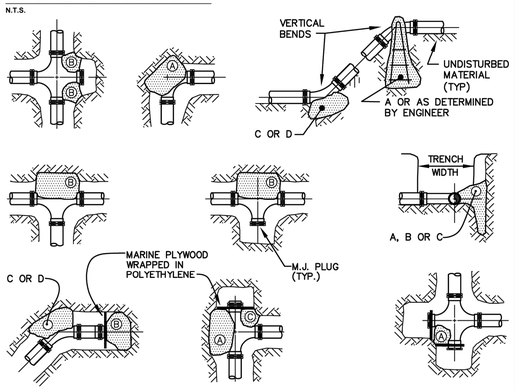


NOTES

1. *A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.*
2. *SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.*
3. *IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.*

WATER/SEWER MAIN CROSSING

N.T.S.



TEST PRESSURE = 150 psi	SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL					
	REACTION TYPE	PIPE SIZE				
		3"				
	A 90°	0.89	2.19	3.82	11.14	17.24
	B 180°	0.66	1.55	2.78	8.38	12.80
	C 45°	0.48	1.19	2.12	6.02	9.52
	D 22-1/2°	0.25	0.60	1.06	3.08	4.74
	E 11-1/4°	0.13	0.30	0.54	1.54	2.38

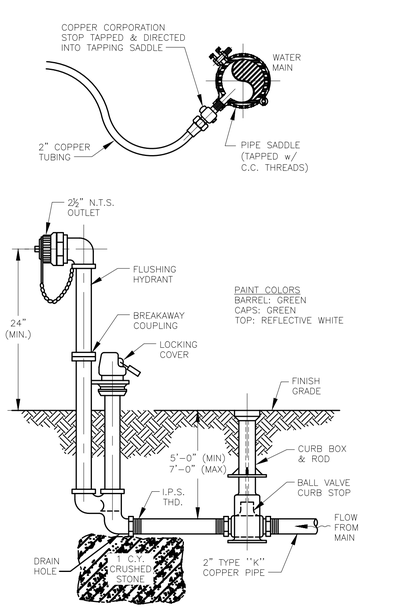
NOTES

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. NO JOINTS SHALL BE COVERED WITH CONCRETE. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.
3. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
4. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.

WATER/SEWER MAIN CROSSING

N.T.S.

NOTES:
1. FLUSHING HYDRANTS SHALL BE POST TYPE HYDRANTS, 5' BURY (MIN.), WITH 1 CU. YD. OF CRUSHED STONE BENEATH HYDRANT TO ALLOW FREE DRAINAGE.
2) ALL WORKING PARTS SHALL BE BRASS. HYDRANT MAIN VALVE OPENING TO BE 2¾" (MIN.).
3) INLET CONNECTION SHALL BE 2" I.P. WITH ONE OUTLET BEING 2½" NATIONAL STANDARD HOSE THREAD.
4) ALL OPERATING PARTS SHALL BE REMOVABLE FROM ABOVE GROUND WITH NO SPECIAL TOOLS.
5) THE HYDRANT SHALL BE SELF-DRAINING, NONFREEZING.
6) THE HYDRANT SHALL HAVE A PENTAGON SOCKET OPERATOR AND BE SUPPLIED WITH AN APPROPRIATE WRENCH.
7) THE HYDRANT SHALL BE A MAINGUARD MODEL #77 BLOW-OFF HYDRANT W/ TAMPER PROOF OPTION AS MANUFACTURED BY KUPFERLE FOUNDRY, 2511 n. 9TH ST., ST. LOUIS, MISSOURI 63102 TEL. (800) 231-3990.



TYPE II FLUSHING HYDRANT DETAIL

N.T.S.

POROUS PAVEMENT SPECIFICAITONS

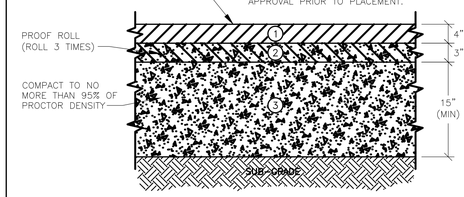
①		②		③	
POROUS PAVEMENT w/ THE FOLLOWING GRADATIONS*		CHOKER/RESERVOIR COURSE w/ THE FOLLOWING GRADATIONS**		FILTER COURSE (Item 304.3, Processed Gravel)	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
3/4" (19mm)	100	1" (25mm)	100	3" (75mm)	100
1/2" (12.5mm)	85-100	3/4" (19mm)	45-55	2.0" (63mm)	95-100
3/8" (9.5mm)	55-75	1/2" (12.5mm)	40-50	1" (25mm)	55-85
No. 4 (4.75mm)	10-25	3/8" (9.5mm)	35-45	No. 4 (4.75mm)	27-52
No. 8 (2.36mm)	5-10	No. 4 (4.75mm)	---	---	---
No. 200 (0.075mm)	2-4	No. 8 (2.36mm)	0-5	No, 200 (0.075 mm)	0-12 (in sand portion)

* WITH 6% PERFORMANCE GRADED ASPHALT BINDER CONTENT BY VOLUME. AIR VOIDS TO BE 20%

** CRUSHED QUARRY STONE SHALL CONTAIN AT LEAST 2 FRACTURED FACES, & SHALL BE WASHED WITH LESS THAN 1% BY WEIGHT PASSING No. 200 SIEVE.

PLACE PAVEMENT IN SINGLE LIFT; ROLL w/ 5 TON ROLLERS TO 90% OF THEORECTICAL MAXIMUM DENSITY.

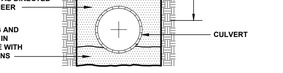
NOTE: CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.



PAVEMENT SECTION
NTS

POROUS PAVEMENT SECTION

N.T.S.



NOTE:

1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL

NTS

NO.	DESCRIPTION	DATE
6	DRIVEWAY EASEMENTS & UTILITY REVISIONS	9/12/25
5	REVISED DRIVEWAYS, DETAILS & ESC PLAN	7/09/25
4	GRADING/WETLAND IMPACTS	6/25/25
3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

DETAILS
TAX MAP 255 – LOT 2

OWNER:

WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

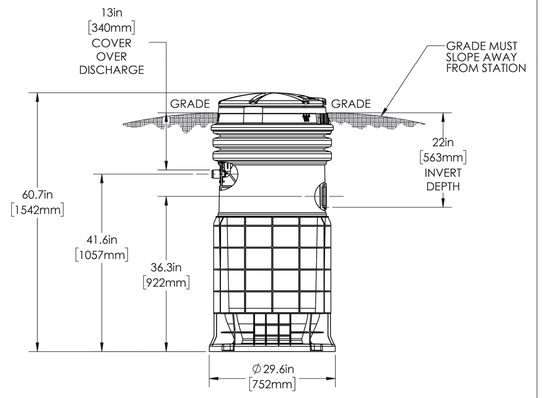
SCALE: NTS JANUARY 2025

FB 499 & PG 1

5010220

NA0050P04

DH071-61



NOTE: DIMENSIONS ARE FOR REF ONLY

CONCRETE BALLAST NOT REQUIRED

DISCHARGE: 1-1/4in FEMALE PIPE THREAD

INLET: EPDM GROMMET FOR 4in DWV PIPE (STANDARD)

BK	JG	10/13/2023	E	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

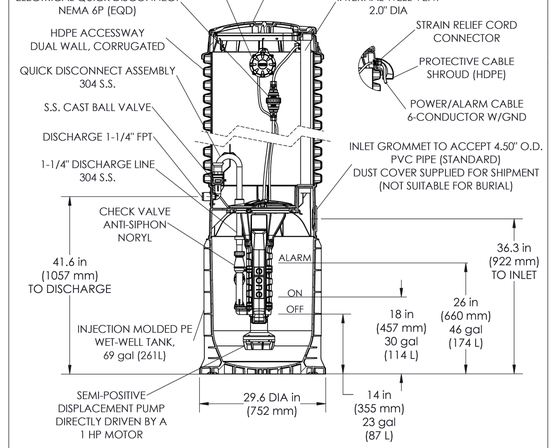
e|one
SEWER SYSTEMS

MODEL DH071-61
CUT SHEET

NA0050P04

NA0050P02

DH071



CONCRETE BALLAST NOT REQUIRED

NOTE: DIMENSIONS ARE FOR REF ONLY

FIELD JOINT REQUIRED FOR MODELS
DH071-129 / DH071-160

JVL	SGS	7/14/2023	F	1:16
DR BY	CHK'D	DATE	ISSUE	SCALE

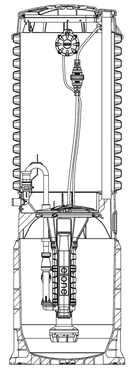
e|one
SEWER SYSTEMS

MODEL DH071
DETAIL SHEET

NA0050P02

E/ONE EXTREME SERIES

DH071



General Features

The model DH071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 has a cable that connects the motor controls to the level controls through watertight penetrations.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

NA0050P01 Rev E

E/ONE EXTREME SERIES

E/One Sentry™

Alarm Panel — Duplex Protect Plus Package



Description

The E/One Sentry Protect Plus panels are custom designed for use with Environment One Duplex grinder pump stations. They can be configured to meet the needs of your application, from basic alarm indication to advanced warning of pending service requirements.

E/One Sentry Protect Plus panels are supplied with audible and visual high level alarms. They are easily installed in accordance with relevant national and local codes. Standard panels are approved by UL, CSA, CE and NSF to ensure high quality and safety.

The panel features a corrosion-proof, NEMA 4X-rated, thermoplastic enclosure. A padlock is provided to prevent unauthorized entry (safety front).

Features

Includes all features of the basic configuration of the E/One Sentry Simplex panel, including circuit breakers, 240 ~~volt~~ VAC service, terminal blocks and ground lugs, audible alarm with manual silence, manual run feature and run indicator, safety front, conformal-coated board and overload protection.

Includes all features of the E/One Sentry Simplex Protect package, including a Trouble indication that shuts down the pumps temporarily in the event of an unacceptable operating condition (brownout, system over-pressure, run-dry), as well as:

Predictive status display module

Pre-alarm indication for major operating parameters

Alarm indications for major operating parameters

Hour meter, cycle counter and alarm delay

LCD display and user-friendly interface

Inner cover (dead front)

Contact group — dry contacts and Remote Sentry contacts

Programmable User Settings

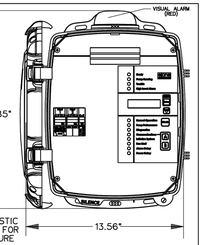
Please consult factory for special applications.

NA0344P01 Rev. –

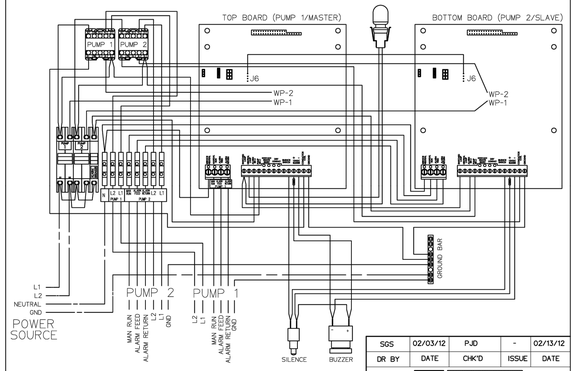
SENTRY PROTECT PLUS DUPLEX

EXTERNAL VISUAL & AUDIBLE ALARM
REMOTE SENTRY DRY CONTACTS FOR
OPTIONAL POWER LOSS HIGH LEVEL
ALARM (POWER LOSS ALARM FOR WIRELESS)
MANUAL ALARM SILENCE
MANUAL RUN
STATUS LED'S: NORMAL, PUMP RUNNING, HIGH LEVEL
TROUBLE INDICATIONS: RUN DRY, OVERPRESSURE, BROWNOUT, VOLTAGE, EXTENDED RUN TIME
DRY CONTACTS
CONFORMAL COATED CIRCUIT BOARD (BOTH SIDES)
PADLOCK
DEAD FRONT
PREDICTIVE ALARMS
REAL TIME PUMP PERFORMANCE
ADJUSTABLE ALARM DELAY
ADJUSTABLE RUN TIME DELAY
HOUR/CYCLE COUNTER
NEMA 4X ENCLOSURE ASSEMBLY

DIMENSION FROM BACK PANEL TO FRONT OF OPEN DOOR = 18.02"



ENCLOSURE:
CORROSION PROOF THERMOPLASTIC POLYESTER APPROVED BY UL FOR ELECTRICAL CONTROL ENCLOSURE



OLD / NEW WIRE COLOR MAP

PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

LEGEND
FROM CORE
SUPPLY CABLE
FACTORY INSTALLED

CONTROL CABLE:
TYPE TC: DIRECT BURIAL, SIX CONDUCTOR

SGS	02/03/12	PJD	-	02/13/12
DR BY	DATE	CHK'D	ISSUE	DATE

e|one
SEWER SYSTEMS

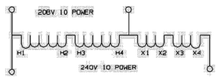
SENTRY PROTECT PLUS PANEL, DUPLEX
240V 60Hz DOUBLE POLE POWER

NA0344P03

Catalog Number : 9T51B0129



Features :
- Line: 120 x 240 Vac
- Load: 16/32 Vac
- Single Phase, 0.75 kVA
- 100 degree rise, Copper
- Buck Boost Application
- No Electrostatic Shield
- QB, 60Hz



Dimensions (inches) : **9.62H x 7.88W x 5.5D x 25lbs**

Buck-Boost Transformers.

Introduction
The Buck-Boost transformer is a very versatile product for which a multitide of applications exist. In its simplest form, these transformers will deliver 12, 16, 24 or 32 volts when their primaries are energized at 120 or 240 volts.

Their prime use, however, lies in the fact that the primaries and secondaries can be **interconnected**, thus permitting their use as an autotransformer. When the primaries and secondaries are connected together so that electrical characteristics are changed from a two winding transformer to those of an autotransformer, the units can economically 'buck or boost' voltage up to +/- 20%.

For use with e|one Duplex Panels

Single Phase Load: 16/32 Vac
Non-Vented (NEMA 3R) Enclosure
Buck Boost

DR BY: SGS	DATE: 4/30/2001	e|one ENVIRONMENT ONE CORPORATION	
CHK'D BY:	DATE:		
ENG BY:	DATE:	TRANSFORMER, BUCK BOOST 0.75KVA, PA0219P03	
APPD BY:	DATE:		
SCALE: FULL		MATERIAL:	
		PART NUMBER:	PART 1
		LM000230	
TYPE: 4	CLASS: 05	DWG NUMBER	SHEET 1 OF 1 REV

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

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4	GRADING/WETLAND IMPACTS	6/25/25
3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

DETAILS
TAX MAP 255 – LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: NTS
JANUARY 2025

FB 499 & PG 1
5010220

Hron Brothers Construction
Timothy Hron
288 Currier Hill Road
Gilmanton, NH 03237
hronbrosconstruction@gmail.com
(603) 630-1525

September 30, 2025

Rick Chellman, Chairman
Portsmouth Planning Board
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: Proposed Residential Project at 15 Marjorie Street, Portsmouth, NH – Addition and Retaining Wall

Dear Mr. Chellman,

I am writing on behalf of **Matt and Beth Reichl**, the property owners at **15 Marjorie Street, Portsmouth, NH**, to formally submit a residential improvement project for review by the **Portsmouth Planning Board**.

The proposed work includes the construction of a **18x34' sunroom/covered porch, 20x32' addition** and installation of an approx. 120' **retaining wall** to support native landscaping and improve site grading. The property lies within or near the **inland wetland bu er zone**, and we are committed to ensuring that the project meets all local and state environmental regulations.

A **site plan and supporting documents** have been prepared and are enclosed for your review. We are mindful of the property's proximity to sensitive environmental areas and will incorporate appropriate **erosion control measures** and **low-impact stormwater practices** to minimize environmental impact during and after construction.

The project was designed and will be managed by **Hron Brothers Construction**, based in Gilmanton, NH. I will serve as the primary point of contact throughout the review and construction process.

We respectfully request to be placed on an upcoming **Planning Board agenda** to present the project and respond to any questions the Board may have.

Thank you for your time and consideration. Please feel free to contact me at **(603) 630-1525** or **hronbrosconstruction@gmail.com** if you require any additional information prior to the meeting.

Sincerely,

Timothy Hron
Hron Brothers Construction
288 Currier Hill Road
Gilmanton, NH 03237
hronbrosconstruction@gmail.com
(603) 630-1525

Hron Brother's Construction
288 Currier Hill Rd
Gilmanton, NH 03237
Hronbrosconstruction@gmail.com
603.630.1525

September 30, 2025
Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

Re: Proposed Addition at 15 Marjorie Street – Wetland Buffer Criteria Compliance

Dear Members of the Planning Board
I am writing to respectfully submit information regarding a proposed development at 15 Marjorie Street, Portsmouth, NH, (tax map 232, lot 41) and to address the criteria required under the City's Wetland Protection Ordinance for projects within a wetland buffer. This letter outlines how the proposed work complies with each of the six criteria specified by the ordinance.

1. **Suitability of Land for Proposed Use**
   The parcel at 15 Marjorie Street is reasonably suited to the proposed residential development, which will be located on an existing lot of record in a residential neighborhood. The site is predominantly upland with sufficient elevation, and the proposed use is consistent with surrounding properties and zoning regulations. Site design has been carefully planned to avoid disturbance to critical wetland areas.

2. **Lack of Feasible Alternative Locations Outside the Wetland Buffer**
   Given the size and configuration of the lot, as well as existing constraints such as setbacks and lot coverage limitations, there is no feasible or reasonable alternative location for the proposed structure that would avoid the wetland buffer entirely. The design minimizes encroachment to the greatest extent possible while preserving the integrity and usability of the lot.

3. **No Adverse Impact on Wetland Functional Values**
   The project has been designed to preserve wetland function by maintaining natural drainage patterns, incorporating erosion control measures, and avoiding direct alteration of the wetland itself. Buffer impacts are minor and temporary, and the development will not impair flood storage, water quality, wildlife habitat, or other wetland functions on the site or surrounding properties.

4. **Limited Alteration of Natural Vegetative State**
   Disturbance to the natural vegetative state within the buffer will be limited strictly to what is necessary for construction access and structural footprint. Mature vegetation and existing tree canopy will be preserved wherever feasible, and selective clearing will be done with minimal ground disturbance to avoid long-term ecological disruption.

5. **Least Impactful Alternative Selected**
   Several layout alternatives were evaluated, and the current proposal represents the least impactful configuration. The development has been compactly designed to limit encroachment, with utility placement and access routes chosen to avoid sensitive areas wherever possible.

6. **Restoration of Buffer to Natural State**
   Following construction, disturbed areas within the buffer will be restored to a natural vegetative state to the greatest extent feasible. This will include replanting with native species and implementing measures to prevent invasive plant growth. A buffer restoration and landscaping plan will be submitted as part of the permit application. Additionally, permanent wetland boundary markers will be placed during and after construction.

We believe that the proposed development has been thoughtfully planned to protect wetland values and to meet the intent of the City's conservation regulations. We respectfully request the Planning Board's review and support for this project.

Thank you for your time and consideration. Please feel free to contact me if any additional information or clarification is needed.

Sincerely,
Timothy Hron
Hron Brother's Construction

Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: October 16, 2025
Property Address: 15 Marjorie Street
Application #: LU-25-115
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

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

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	The application requests expanding impervious surface areas within the wetland buffer in an area directly upslope of the wetland resource as well as adding fill to regrade a slope within the wetland buffer. Site design has been carefully planned to avoid disturbance to critical wetland areas.
2	*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	This property is almost entirely within the wetland buffer. There is no feasible location outside the buffer. The plan shows the proposed driveway further from the resource than the existing driveway. Given the size and configuration of the lot, as well as existing constraints such as setbacks and lot coverage limitations, there is no feasible or reasonable alternative location for the proposed structure that would avoid the wetland buffer entirely. The design minimizes encroachment to the greatest extent possible while preserving the integrity and usability of the lot.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	The encroachment of the home, driveway and retaining wall closer to the wetland than the existing structure may have an adverse impact on the health of the wetland. The project has been designed to preserve wetland function by maintaining natural drainage patterns, incorporating erosion control measures, and avoiding direct alteration of the wetland itself. Buffer impacts are minor and temporary, and the development will not impair flood storage, water quality, wildlife habitat, or other wetland functions on the site or surrounding properties.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	The project proposes removing some vegetation within the buffer in order to build the new addition, porch, driveway, garden/patio area and retaining wall. Disturbance to the natural vegetative state within the buffer will be limited strictly to what is necessary for construction access and structural footprint. Mature vegetation and existing tree canopy will be preserved wherever feasible, and selective clearing will be done with minimal ground disturbance to avoid long-term ecological disruption.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	Several layout alternatives were evaluated, and the current proposal represents the least impactful configuration. The development has been compactly designed to limit encroachment, with utility placement and access routes chosen to avoid sensitive areas wherever possible.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	Following construction, disturbed areas within the buffer will be restored to a natural vegetative state to the greatest extent feasible. This will include replanting with native species and implementing measures to prevent invasive plant growth. A buffer restoration and landscaping plan will be submitted as part of the permit application. Additionally, permanent wetland boundary markers will be placed during and after construction.
7	**<u>Other Board Findings:</u>**		

DRAFT

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Chinburg Development Date Submitted: July 30, 2025

Application # (in City's online permitting): LU-25-22

Site Address: 0 Banfield Road Map: 255 Lot: 02

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
✔	Complete application form submitted via the City's web-based permitting program	Plan Set
✔	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	Cover Letter/RTC Letter

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	Plan Set
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Appendix A
✔	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	Cover Letter/RTC Letter
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Plan Set

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Plan Set
☐	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	N/A
✔	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	Stormwater Management Report
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Plan Set
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	Plan Set
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	E&S Report
✔	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	Subdivision Plan
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
✔	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	Cover Letter
☐	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	N/A

Applicant's Signature: _____ **Date:** 07-30-2025

Erosion Control Plan – 15 Marjorie Street, Portsmouth, NH

Project Description:
The project will involve residential construction that disturbs soil, with the addition of new impervious areas. Erosion and sediment control measures will be installed prior to land disturbance and maintained throughout construction.

---

1. Goals

- Prevent sediment from leaving the site and entering storm drains, wetlands, or neighboring properties.
- Stabilize exposed soils as quickly as possible.
- Maintain compliance with Portsmouth regulations and NHDES stormwater best practices.

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2. Pre-Construction Measures

- **Perimeter Protection:**
  - Install *silt fence* or *erosion control wattles* along all downslope property boundaries and near any catch basins.
  - Stakes set on the downhill side, trench bottom of fence at least 6 inches deep.
- **Construction Entrance:**
  - Provide a *stabilized construction entrance* (6–8 inches of 1.5–3 inch angular stone, minimum 12 feet wide × 25 feet long) to reduce tracking of sediment onto public roads.
  - Sweep streets daily if tracking occurs.

---

3. During Construction

- **Stockpile Management:**
  - Locate soil stockpiles away from wetland buffers and storm drains.
  - Cover with tarps or seed if inactive for more than 14 days.
- **Stormwater Diversion:**
  - Use temporary swales or sandbags to direct runoff away from disturbed areas.
  - Avoid pumping sediment-laden water into storm drains without filtration.
- **Soil Stabilization:**
  - Seed and mulch disturbed areas not under active construction within 14 days.
  - Use erosion control blankets on slopes steeper than 3:1.

---

4. Post-Construction / Final Stabilization

- All disturbed soils will be stabilized by:
    - Seed mix provided by New England Wetland Plants-Specific species stated below
    - Landscape plantings approved by Conservation Comission.
- Remove all temporary erosion control measures after vegetation is established.
- Sweep and clean all paved areas before final sign-off.

---

5. Maintenance & Inspection

- Inspect all erosion control measures **weekly** and after rainfall events ≥ 0.5 inches.
- Repair or replace damaged controls immediately.
- Keep a log of inspections and maintenance for city review.

Prepared for:

15 Marjorie Street, Portsmouth, NH

Residential Stormwater Management Plan

Property Owners: Matt & Beth Reichl
Address: 15 Sylvester Street, Portsmouth, NH
Lot Size: Approximately 0.25 acres
New Impervious Area: 964 sq. ft. (addition)
Date: 05.05.2025

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1. Project Overview

This plan addresses stormwater impacts from the addition of 964 square feet of impervious surface to an existing residential lot. Stormwater practices are proposed to promote infiltration and reduce runoff volume and velocity in accordance with the **New Hampshire Stormwater Manual**.

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2. Site Conditions

- **Soil Type**: Sandy loam (Hydrologic Soil Group B)
- **Topography**: Gently sloping to the rear of the property
- **Vegetation**: Mixed lawn and tree canopy
- **Wetlands**: Approx. 7,380 sq. ft. of inland wetland buffer present on-site

---

3. Stormwater Management Objectives

- Reduce runoff volume from new impervious surfaces
- Promote infiltration on-site to support groundwater recharge
- Prevent erosion and sediment transport to nearby wetlands
- Improve water quality through natural filtration

---

4. Proposed Best Management Practices (BMPs)

B. Dry Well for Roof Runoff

- **Purpose**: Capture and infiltrate rooftop runoff from new addition
- **Location**: Adjacent to building foundation, downslope side
- **Design Volume**: Sized for the 1-inch water quality storm (~60–80 gallons)
- **Construction**: Pre-cast concrete or plastic chamber set in gravel trench
- **Inlet**: Connected to downspouts
- **Overflow**: Routed to vegetated lawn or existing swale

C. Vegetated Buffer Strip

- **Purpose**: Treat and slow overland flow before it reaches wetland buffer
- **Location**: At edge of lawn near wetland buffer zone
- **Design**:
    - **Width**: 10 feet minimum
    - **Slope**: Less than 5%
    - **Vegetation**: Native seed mix supplied by New England Wetland Plant

---

5. Maintenance Plan

BMP	Task	Frequency
Permeable Pavers	Sweep/vacuum to remove sediment	Quarterly
Dry Well	Inspect inlet/outlet, clean debris	Biannually and after storms
Vegetated Buffer Strip	Mow high grasses, remove invasives	Monthly during growing season

---

6. Regulatory Compliance

This plan follows design guidance provided in the **New Hampshire Stormwater Manual**, especially:

- **Volume 2: Post-Construction Best Management Practices**
- **Volume 3: Stormwater Site Design and Infiltration Guidelines**

All BMPs are designed with adequate separation from seasonal high groundwater (>4 feet where infiltration is proposed), and no structures encroach within required buffers for jurisdictional wetlands.

SECTION 02513A

POROUS BITUMINOUS CONCRETE PAVING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Work Included:
   1. Furnish all plant, labor, equipment and materials required to install porous bituminous concrete pavement. Furnish all plant, labor, equipment and materials required to install all layers or aggregates, filter fabric and underdrain below the porous bituminous concrete pavement.

B. Work Not Included: Removal and replacement of paving for the convenience of the Contractor will not be considered for payment.

C. Related Work Specified Elsewhere (When Applicable): Earthwork, Bituminous Concrete Pavement and pavement markings.

1.2 SUBMITTALS AND MEETINGS

A. Contractor shall submit to the Engineer a proposed design for the porous pavement material. Gradations, abrasion, degradation, angularity, hardness and all other applicable test results for all aggregates to be used in the mix shall be submitted. The porous pavement will be discussed at the prepave conference(s).

B. Delivery slips shall be furnished with each load of mix delivered to the project. Information shall include:
   1. Vehicle identification.
   2. Date.
   3. Project.
   4. Identification of material.
   5. Gross, tare and net weights.
   6. Signed by the bituminous concrete producer.
   7. Stamped by a licensed public weighmaster.

PART 2 - PRODUCTS

2.1 POROUS AGGREGATE MEDIA COURSES- MATERIALS

A. Porous Media Infiltration Beds. Porous media infiltration beds are located below the porous asphalt mix. Gradation and compaction requirements are listed in Table 1. Washed aggregate for the choker course and reservoir course shall meet the following:
   - Maximum Wash Loss of 0.5% (AASHTO T 11 ***I*** ASTM C 117)
   - Maximum Abrasion Loss of 10% for 100 revolutions, and maximum of 50% for 500 revolutions. (AASHTO T 96 ***I*** ASTM C 131)

B. A choker course of crushed stone, meeting the requirements of AASHTO M 43 Standard Size No. 57 shall be located directly below the porous pavement mix at a minimum thickness of 4".

C. A filter course of poorly graded sand (modified 304.1) is located below the choker course. Filter course material shall have a hydraulic conductivity (also

referred to as coefficient of permeability) of 10 to 60 ft/day at 95% standard proctor compaction (AASHTO T 99) unless otherwise approved by the Engineer. The filter course shall be located directly below the choker course at a minimum thickness of 12".

D. A filter blanket that is an intermediate setting bed (3/8-inch pea gravel), located below the filter course at a minimum thickness of 3".

E. A reservoir course of crushed stone meeting the requirements of AASHTO M 43 Standard Size No. 3 is located over the subgrade materials at minimum thickness of 4".

Table 1. - Gradations and compaction of choker, filter and reservoir course materials.

US Standard Sieve Size	Percent Passing (%)			
Sieve Size inch (mm)	Choker Course (AASHTO Standard Size No. 57)	Filter Course (Modified NHDOT 304.1)	Reservoir Course (AASHTO Standard Size No.3)	Reservoir Course Alternative* (AASHTO Standard Size No.5)
6 (150)		100		
2.5 (63)		-	100	
2 (50)		-	90-100	
1.5 (37.5)	100	-	35-70	100
1 (25)	95-100	-	0-15	90-100
0.75 (19)	-	-	-	20-55
0.50 (12.5)	25-60	-	0-5	0-10
0.375 (9.5)	-	-	-	0-5
No.4 (4.75)	0-10	70-100	-	-
No.8 (2.36)	0-5	-	-	-
No.200 (0.075)	-	0-6**	-	-
%Compaction (AASHTO T 99)	95	95	95	95

* Alternate gradations (e.g. AASHTO Standard Size No. 5) may be accepted upon Engineer's approval.

** Preferably less than 4% fines

2.2. POROUS PAVEMENT MIX- MATERIALS

Bituminous materials used for asphalt cement binder shall meet the properties specified in AASHTO M 320. The grade of asphalt cement binder for this project shall be PG 64-28 SBR with 5 pounds of fibers per ton of asphalt mix. The dosage of fiber additives shall be either 0.25 percent cellulose fibers or 0.4 percent mineral fibers by total mixture mass. Table 2 provides the Porous Asphalt Mix Criteria. Porous pavement shall be applied at a minimum thickness of 4".

Table 2 - Porous Asphalt Mix Design Criteria

Sieve Size (inch/mm)	Percent Passing (%)
0.75 (19)	100
0.50 (12.5)	85-100
0.375 (9.5)	55-75
No. 4 (4.75)	10-25
No 8 (2.36)	5-10
No. 200 (0.075)	2-4
Binder Content (AASHTO T 164)	6-6.5%
Fiber Content by Total Mixture Mass	0.25 cellulose or 0.4% mineral
Air Void Content (ASTM D6752/AASHTO T 275)	16.0-22.0%
Draindown (ASTM D 6390)_*	<0.3%
Retained Tensile Strength (AASHTO T 283)**	>80%

* Cellulose or mineral fibers may be used to reduce draindown.

** If the TSR (retained tensile strength) values fall below 80% when tested per NAPA IS 131 (with a single freeze thaw cycle rather than 5), then in Step 4, the contractor shall employ an antistrip additive, such as hydrated lime (ASTM C977) or a fatty amine, to raise the TSR value.

PART 3 – EXECUTION AND CONSTRUCTION REQUIREMENTS

3.1 GENERAL

A. Porous media aggregate bases shall only be compacted to establish sound contact between particles. Overcompaction must be avoided to protect the infiltration capacity of the soil materials.

B. Material delivered to the spreader not having a temperature between 275° and 325° F (135° and 163° F), within 10° F (6° C) of the compaction temperature for the approved mix design, will not be used.

C. Rollers shall move at a slow but uniform speed with the drive roll or drive wheels nearest the paver, except on steep grades. Static rollers shall not operate at speeds in excess of 6 mph (10 km/h). All courses shall be rolled until all roller marks are eliminated. The compaction objective is 16% - 19% in-place void content (Core-Lok test, AASHTO TP-69). When ordered by the Engineer, density tests shall be taken at the beginning of the porous pavement course construction to establish the correct rolling patterns that will achieve the required density.

D. Breakdown rolling shall occur when the mix temperature is between 135-163°C (275 to 325°F). Intermediate rolling shall occur when the mix temperature is between 93-135°C (200 to 275°F). Finish rolling shall occur when the mix temperature is between 66-93°C (150 to 200°F). The cessation temperature occurs at approximately 79°C (l75°F).

END OF SECTION

Pavement Maintenance plan

Inspect the Driveway

- Look for leaves, dirt, or water that isn't draining.
- Check for weeds or loose areas.

Clean the Surface

- Use a **leaf blower**, **broom**, or **stiff brush** to remove leaves, dirt, and debris.
- Sweep gently to avoid pushing dirt into the surface.

---

2. Seasonal or As-Needed Tasks

Remove Weeds

- Pull weeds by hand, roots and all.
- Consider adding a layer of gravel or sand between pavers to block new growth (use only clean material).

Fix Uneven Areas

- If pavers or stones settle, lift and re-level them.
- Add more base material (gravel or sand) under the pavers if needed.

Check Drainage

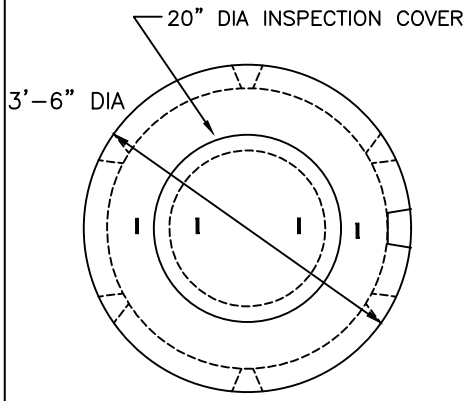
- After a rain, look for spots where water doesn't soak in.
- If water pools, sweep or lightly rake to loosen dirt, or consider professional vacuum cleaning once a year.

Winter Tips (No Salt or Sand)

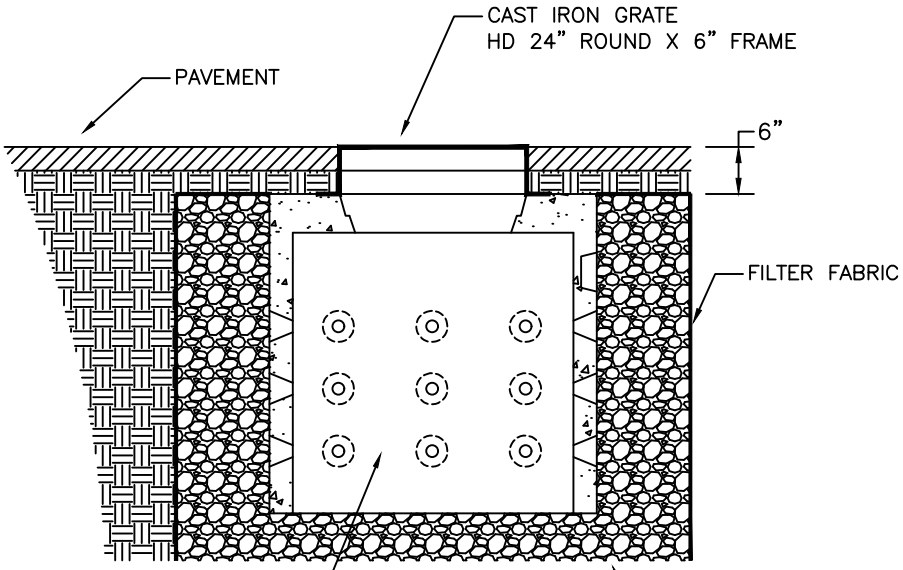
- Use a **plastic shovel** or snow blower to remove snow without damaging the surface.
- Don’t use **salt, sand, or ash**, as they can clog the pores.
- Let small amounts of snow melt naturally if it’s safe to do so.

SHEA CONCRETE PRODUCTS
New England's Premier Precaster
800-696-7432 (SHEA)
www.sheaconcrete.com
BILLING ADDRESS: 87 HAVERHILL RD, AMESBURY MA 01913

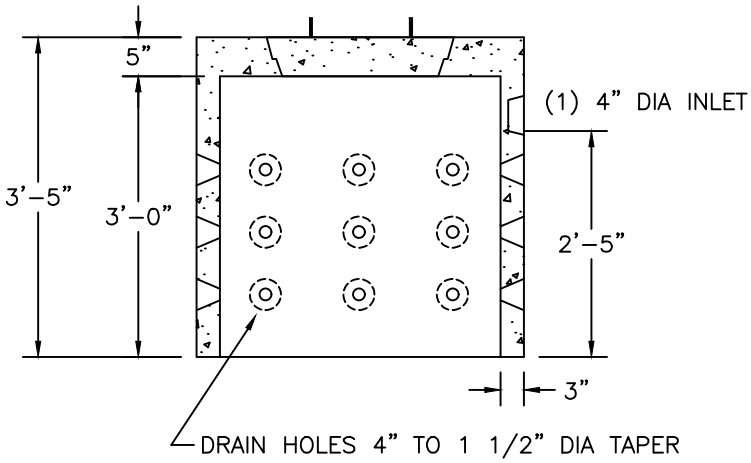
MINI-DRY WELL
160 GALLONS



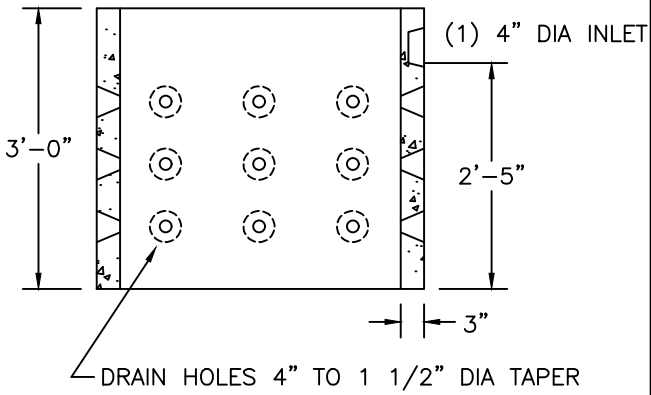
PLAN VIEW



INSTALL DETAIL



SECTION VIEW



RISER ONLY
SECTION VIEW

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
3. CAPACITY INCREASES IN INCREMENTS OF 160 GALLONS FOR EVERY 3' SECTION ADDED.
4. BOTTOM PLATES AVAILABLE.

ITEM NO.			WEIGHT
	MDWH	3' SECTION W/COVER (ONE PIECE)	1,404#
	MDWHNC	3' SECTION NO COVER	1,048#

SHEA PRODUCT ID: SEE TABLE	PREPARED FOR:	FILE NAME: dwcmini.dwg	
WEIGHT (LBS): SEE TABLE	DRAWN BY: ARO	DATE: 03/01/2018	PAGE: F1

Specifications subject to change without notice

Residential Drywell Maintenance Plan

Purpose

This plan provides guidelines for the proper inspection and maintenance of the drywell to ensure it functions effectively for stormwater infiltration and does not cause flooding or water quality issues.

Inspection Schedule

- After major rain events (greater than 1” of rainfall in 24 hours).
- At least twice per year: once in the spring and once in the fall.

Maintenance Tasks

- **Visual Inspection** – Check for standing water more than 48 hours after rainfall, inspect inlets, grates, and overflow pipes for blockages, and look for erosion or structural damage.
- **Debris & Sediment Removal** – Remove leaves, trash, and sediment from inlet areas. If sediment buildup is visible inside the drywell, schedule professional cleaning or pumping.
- **Vegetation Care** – Maintain grass or plantings to reduce erosion. Avoid trees or shrubs with aggressive roots near the drywell.
- **Flow Check** – During rainfall, confirm water is flowing into the drywell without bypassing.

Long-Term Maintenance

- Pumping/cleaning every 5–10 years, or sooner if standing water persists.
- Drywell replacement typically every 20–30 years with proper care.

Owner Responsibilities

- Keep records of inspections and maintenance performed.
- Ensure contractors performing pumping or repair are licensed and dispose of materials properly.

The Matt and Beth Reichl Residence

15 Marjorie Lane, Portsmouth NH 03801

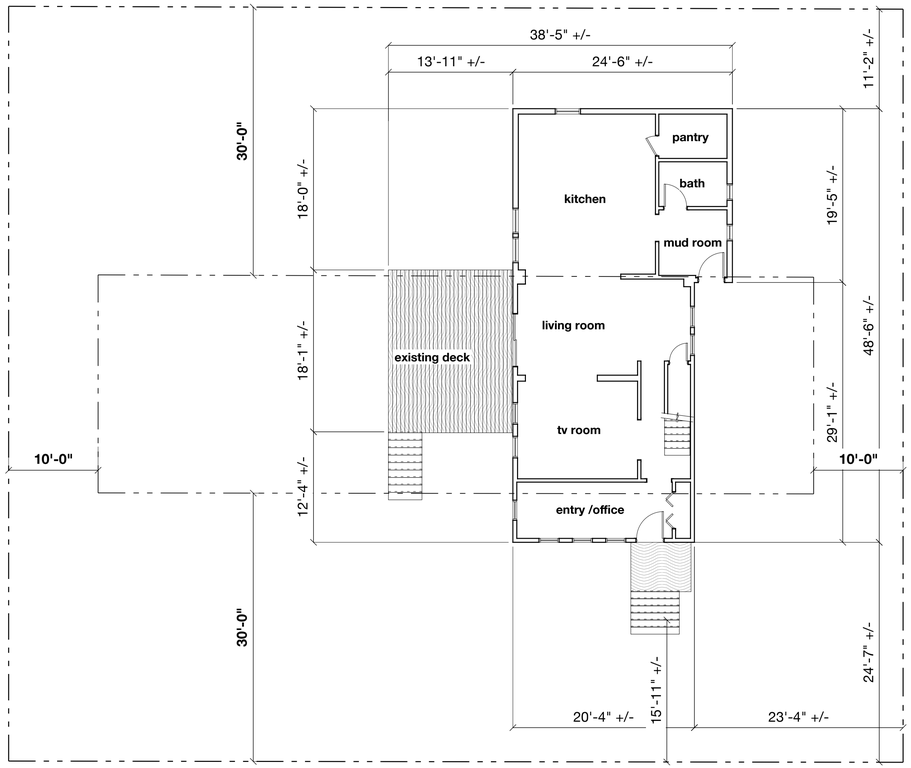
Additions and Renovations

Architectural Design Drawing List

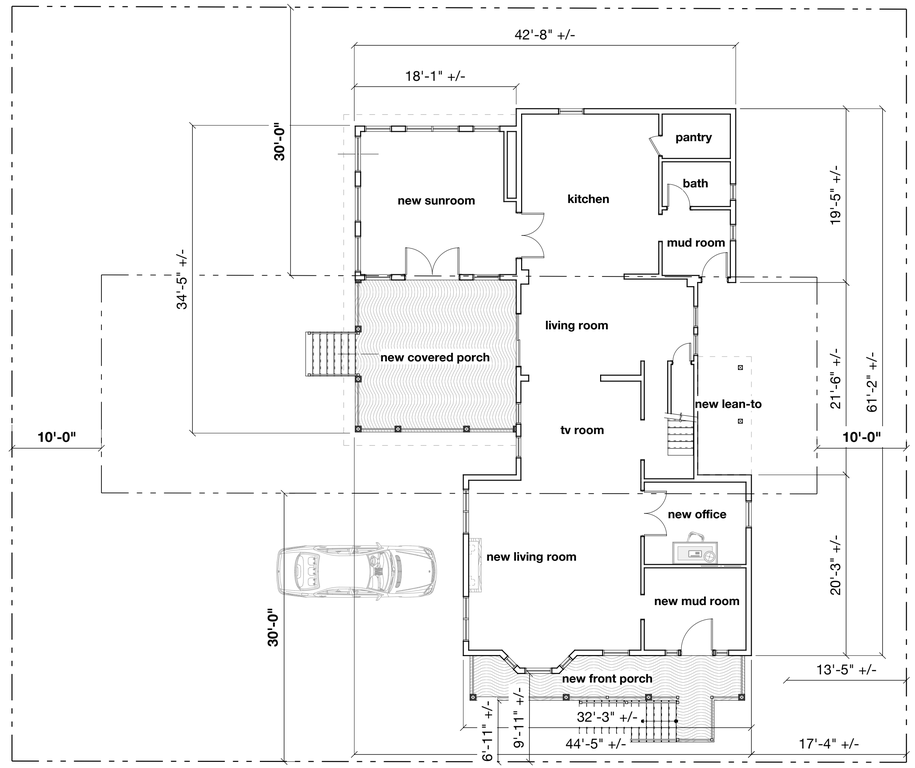
AD-0.01 EXISTING AND NEW PLOT PLANS

AD-1.00 EXISTING & NEW BASEMENT PLAN
AD-1.01 EXISTING & NEW FIRST FLOOR PLAN
AD-1.02 EXISTING & NEW SECOND FLOOR PLAN
AD-1.03 EXISTING & NEW ROOF PLAN

AD-3.01 NEW EXTERIOR ELEVATIONS SOUTH & EAST
AD-3.02 NEW EXTERIOR ELEVATIONS NORTH & WEST



Existing Plot Plan
1/8" = 1'-0"



Proposed New Plot Plan
1/8" = 1'-0"

LOT # 232-41 (existing)

LOT SIZE	8,431 SQFT
EX'G FOOT PRINT	1,396 SQFT
EX'G LOT COVERAGE	16.6%

GROSS BASEMENT AREA	470 SQFT
GROSS FIRST FLOOR AREA	1,067 SQFT
GROSS SECOND FLOOR AREA	917 SQFT
TOTAL	2,454 SQFT
EXISTING DECK	253 SQFT
EXISTING LANDING	37 SQFT
TOTAL WITH DECK & LANDING	2,744 SQFT

LOT # 232-41 (proposed)

LOT SIZE	8,431 SQFT
EX'G FOOT PRINT	1,396 SQFT
EX'G LOT COVERAGE	16.6%2
NEW FOOT PRINT	2,416 SQFT
NEW LOT COVERAGE	28.7%
ALLOWED FOOT PRINT (20%)	1,686 SQFT
ALLOWED FOOT PRINT IF 15,000 SQFT	3,000 SQFT
NEW LOT COVERAGE IF 15,000 SQFT	16.1%

GROSS BASEMENT AREA	1,110 SQFT
GROSS FIRST FLOOR AREA	1,887 SQFT
GROSS SECOND FLOOR AREA	1,561 SQFT
TOTAL	4,558 SQFT
NEW FRONT PORCH	130 SQFT
NEW COVERED PORCH	306 SQFT
TOTAL WITH PORCHES	4,994 SQFT

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Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

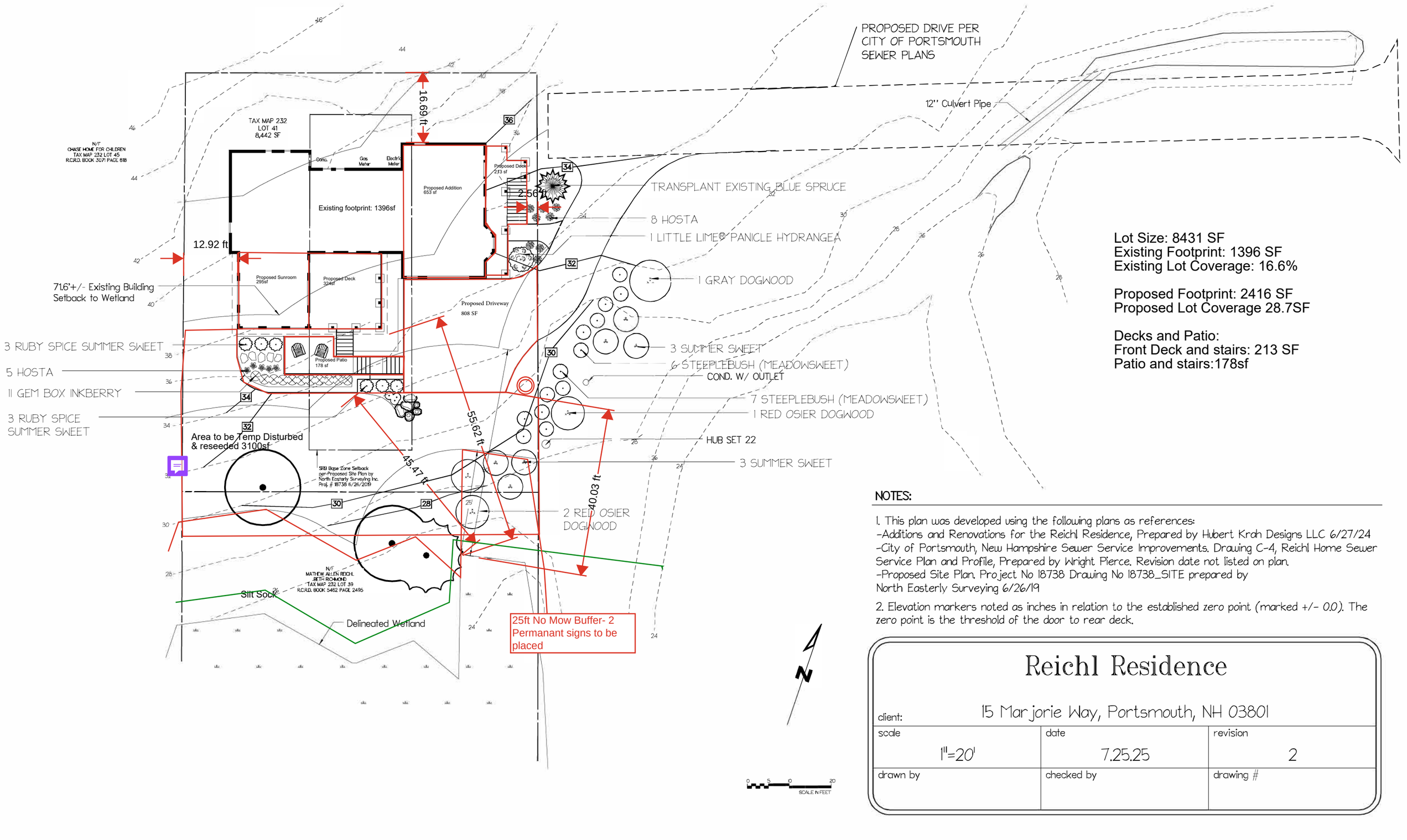
Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

Architectural Plot Plans & Title

AD-0.01



Lot Size: 8431 SF
Existing Footprint: 1396 SF
Existing Lot Coverage: 16.6%

Proposed Footprint: 2416 SF
Proposed Lot Coverage 28.7SF

Decks and Patio:
Front Deck and stairs: 213 SF
Patio and stairs:178sf

NOTES:

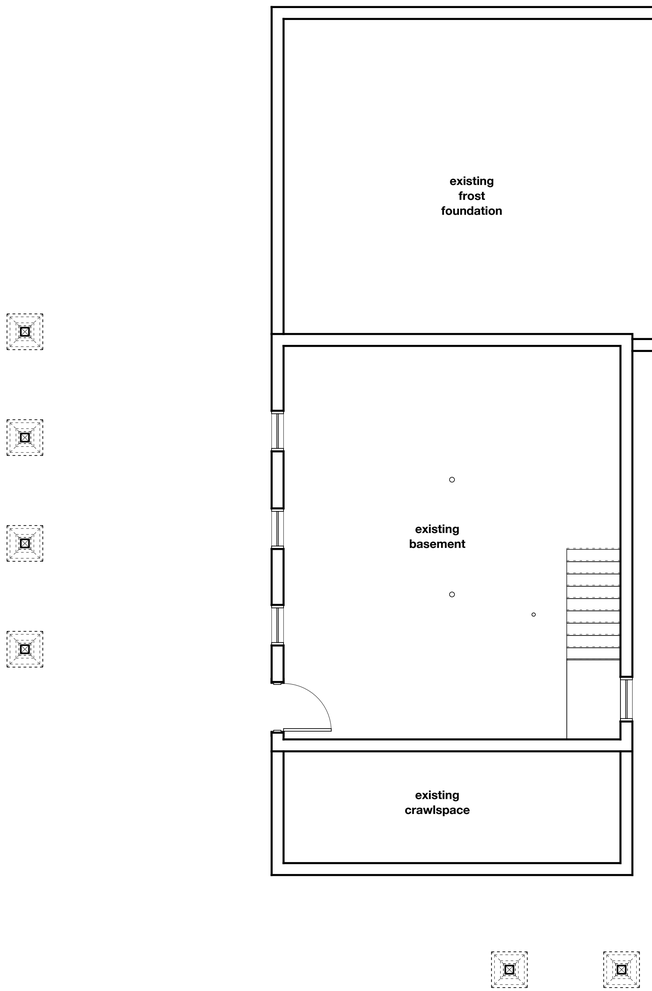
1. This plan was developed using the following plans as references:
-Additions and Renovations for the Reichl Residence, Prepared by Hubert Kroh Designs LLC 6/27/24
-City of Portsmouth, New Hampshire Sewer Service Improvements. Drawing C-4, Reichl Home Sewer Service Plan and Profile, Prepared by Wright Pierce. Revision date not listed on plan.
-Proposed Site Plan. Project No 18738 Drawing No 18738_SITE prepared by North Easterly Surveying 6/26/19

2. Elevation markers noted as inches in relation to the established zero point (marked +/- 0.0). The zero point is the threshold of the door to rear deck.

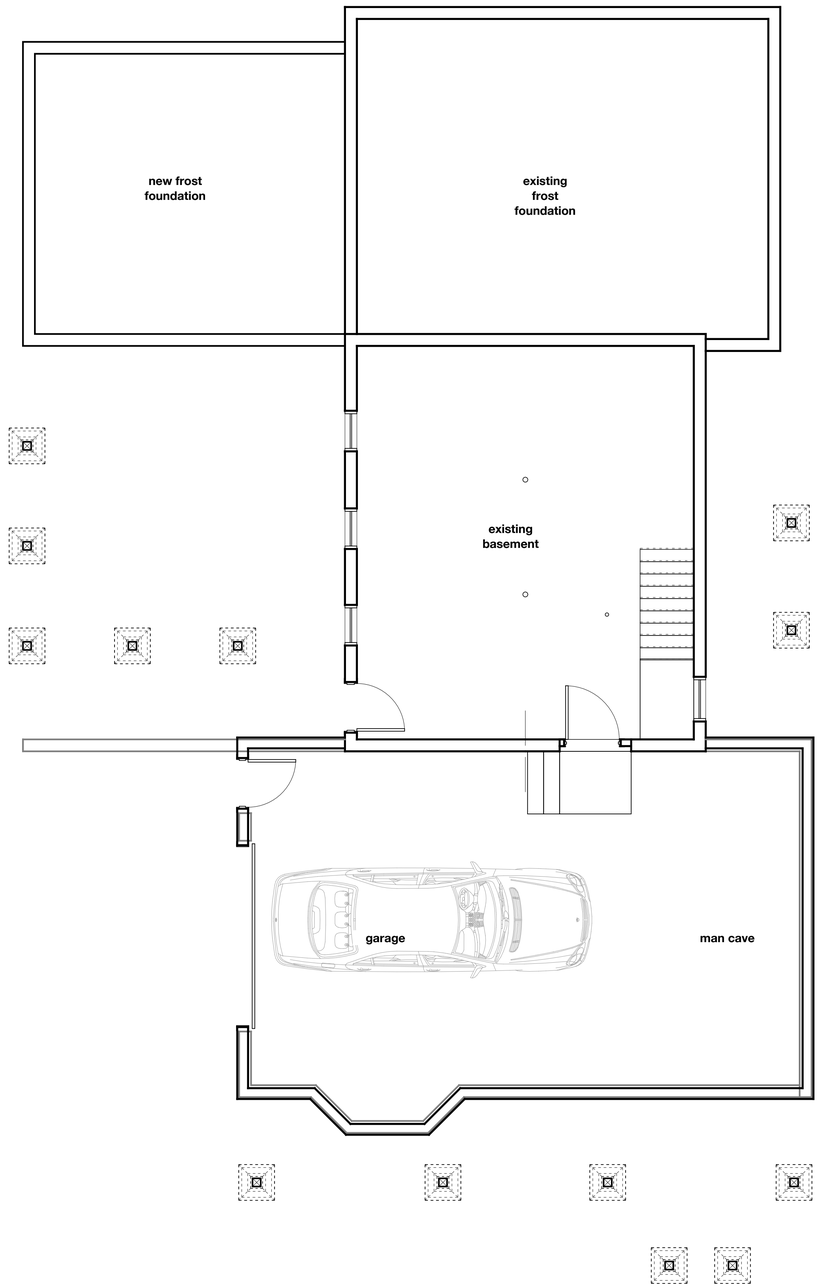
Reichl Residence

client: 15 Marjorie Way, Portsmouth, NH 03801

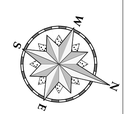
scale	date	revision
1"=20'	7.25.25	2
drawn by	checked by	drawing #



Existing Floor Plan @ Basement
1/4" = 1'-0"



Proposed New Floor Plan @ Basement
1/4" = 1'-0"



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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

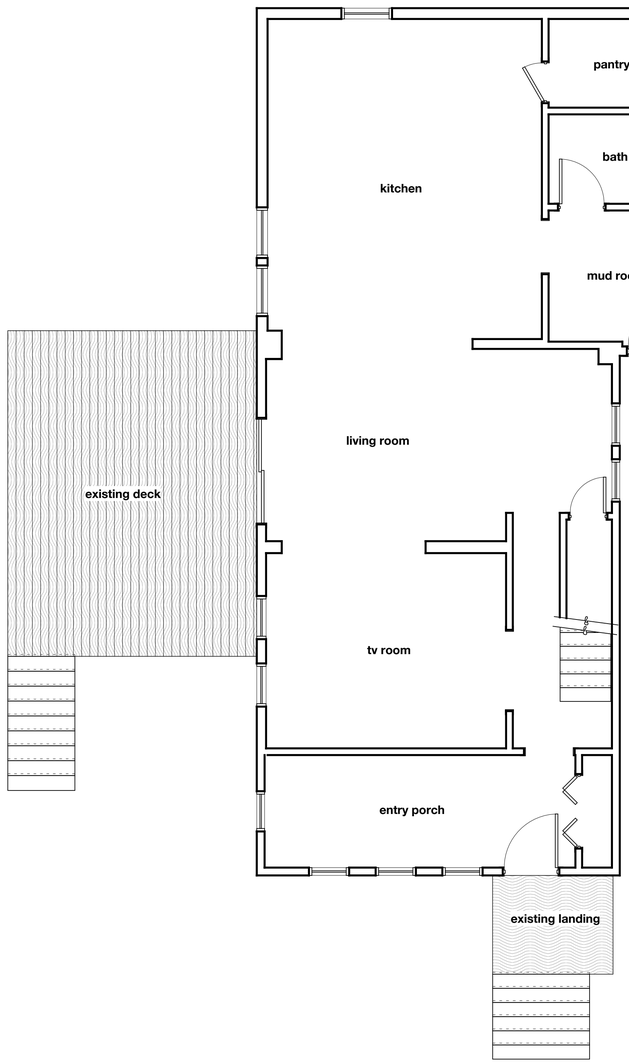
Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

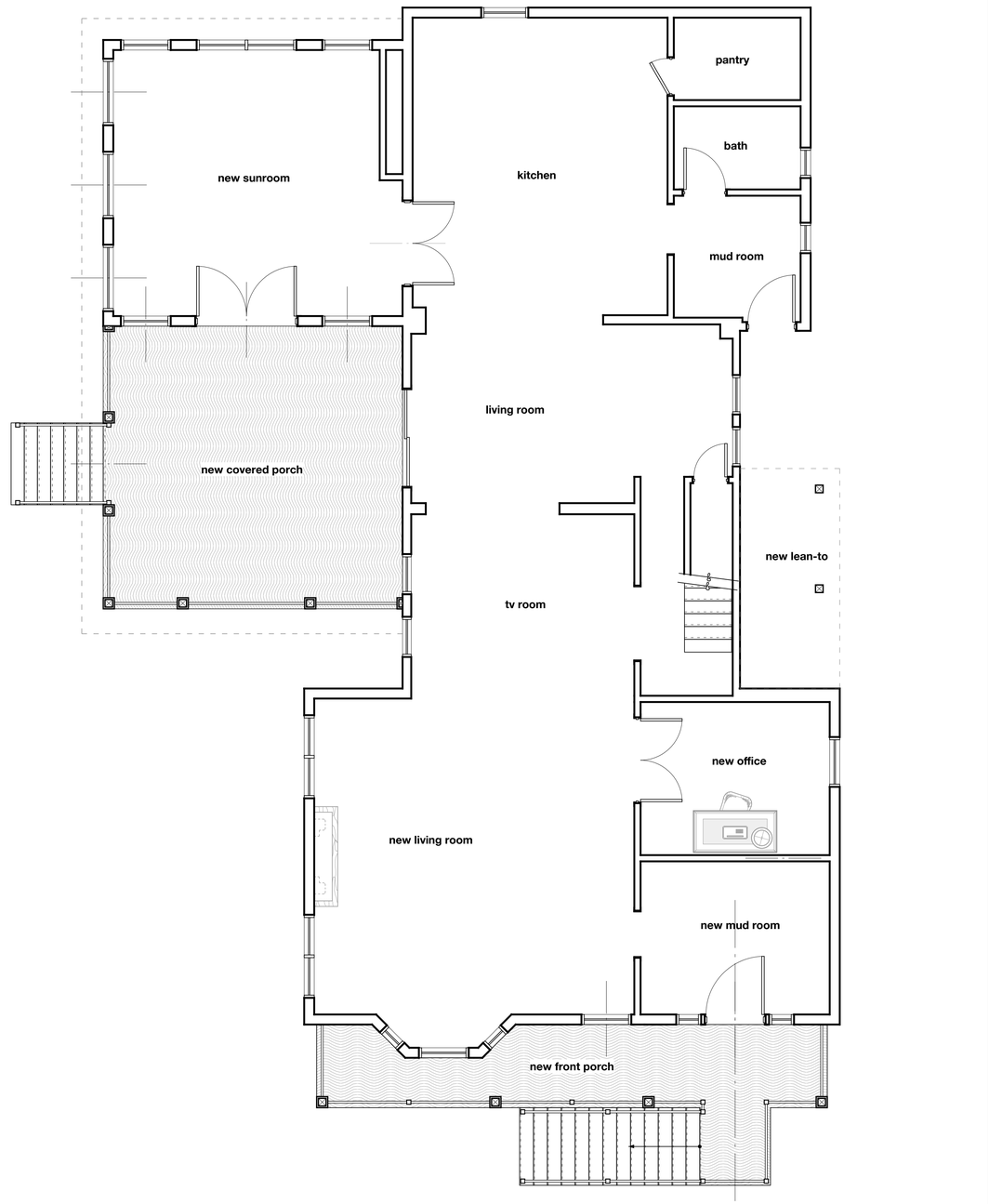
Architectural
Floor Plans
Basement

AD-1.00



Existing New Floor Plan @ First Floor

1/4" = 1'-0"



Proposed New Floor Plan @ First Floor

1/4" = 1'-0"

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations

for

The Reichl Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:

06/27/24

ISSUED AS:

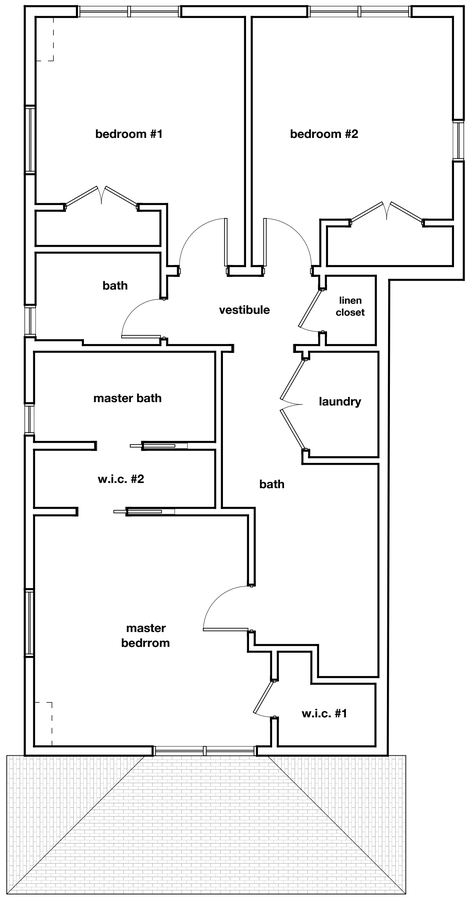
PROGRESS ISSUE

Architectural

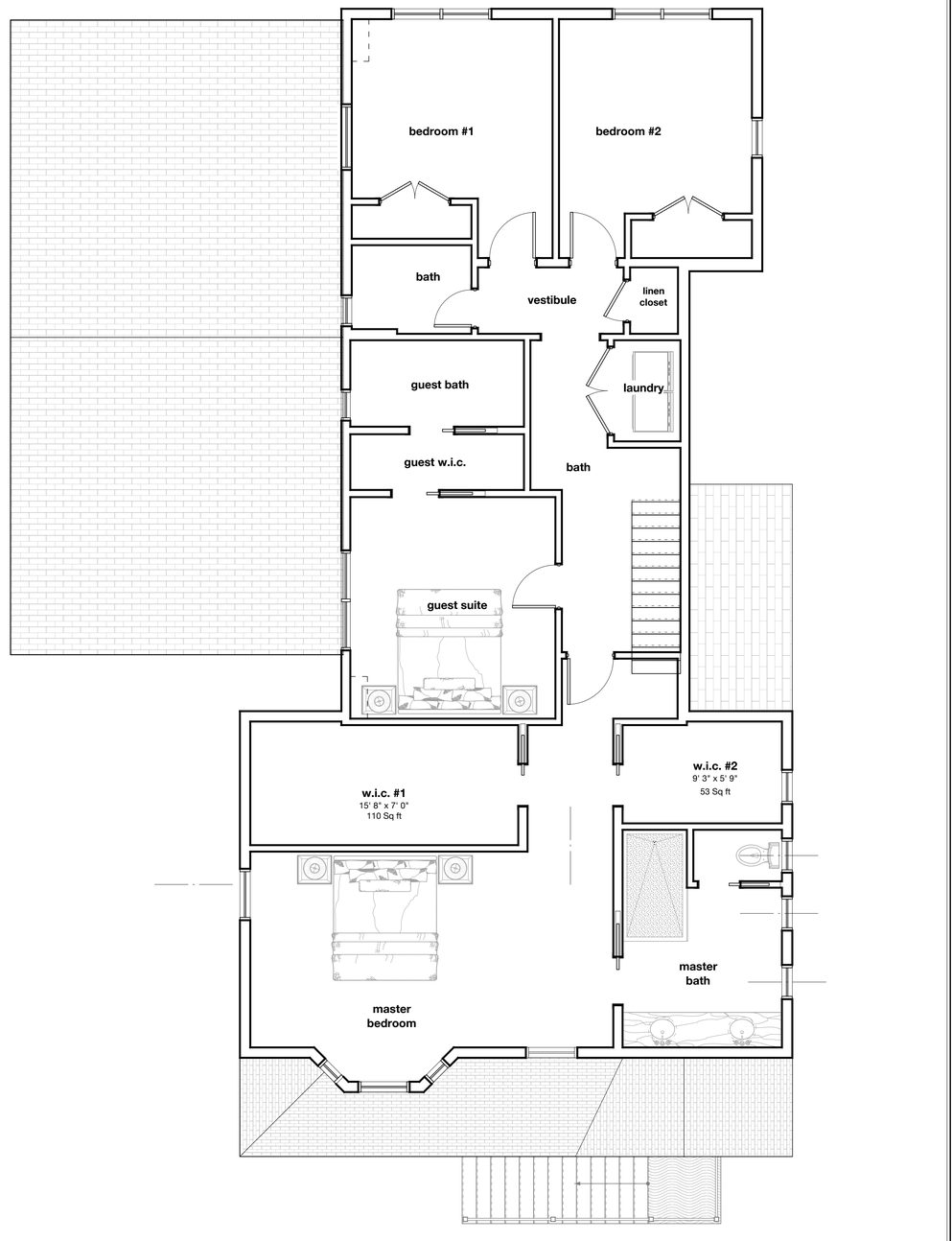
Floor Plans

First Floor

AD-1.01



Existing Floor Plan @ Second Floor
1/4" = 1'-0"



Proposed New Floor Plan @ Second Floor
1/4" = 1'-0"

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

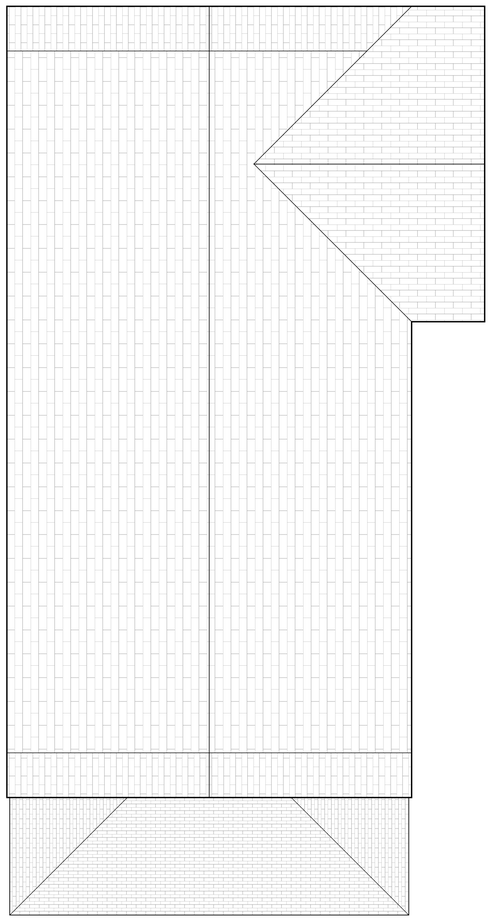
Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

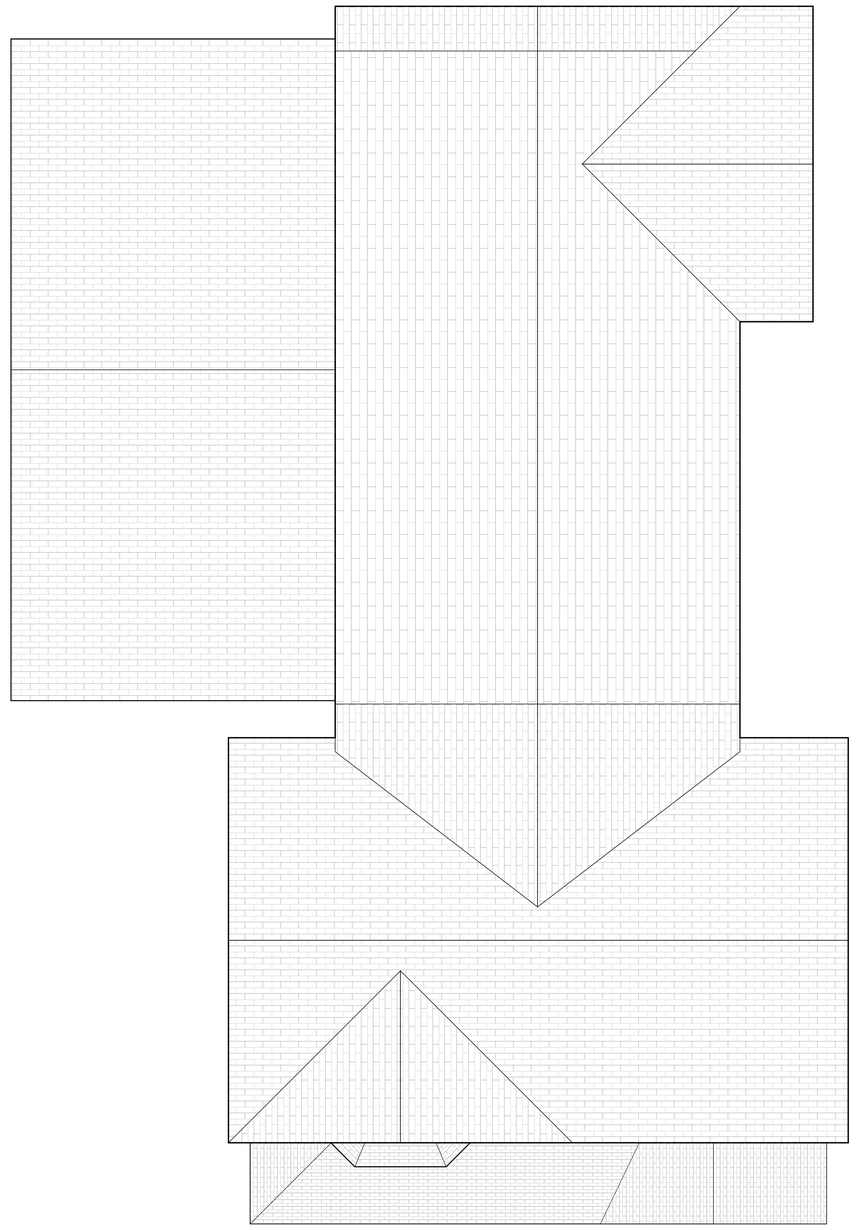
ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
Second Floor

AD-1.02



Existing Roof Plan
1/4" = 1'-0"



Proposed New Roof Plan
1/4" = 1'-0"

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Progress Issues:

06/18/24	BETH & MATT REICHL, HBC
06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations

for

The Reichl Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

Architectural
Floor Plans
Roof

AD-1.03



Proposed New South Elevation

1/4" = 1'-0"



Proposed New East Elevation

1/4" = 1'-0"

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations
for
The Reichl Residence
15 Marjorie Street
Portsmouth NH 03801

DATE:
06/27/24

ISSUED AS:
PROGRESS ISSUE

New Exterior
Elevation
South & East

AD-3.01



Proposed New North Elevation

1/4" = 1'-0"



Proposed New West Elevation

1/4" = 1'-0"

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Progress Issues:

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06/27/24	BETH & MATT REICHL, HBC

Permit Issues:

Construction Issues:

PROJECT:

Additions and Renovations

for

The Reichl Residence

15 Marjorie Street
Portsmouth NH 03801

DATE:

06/27/24

ISSUED AS:

PROGRESS ISSUE

New Exterior

Elevation

North & West

AD-3.02



East Elevation

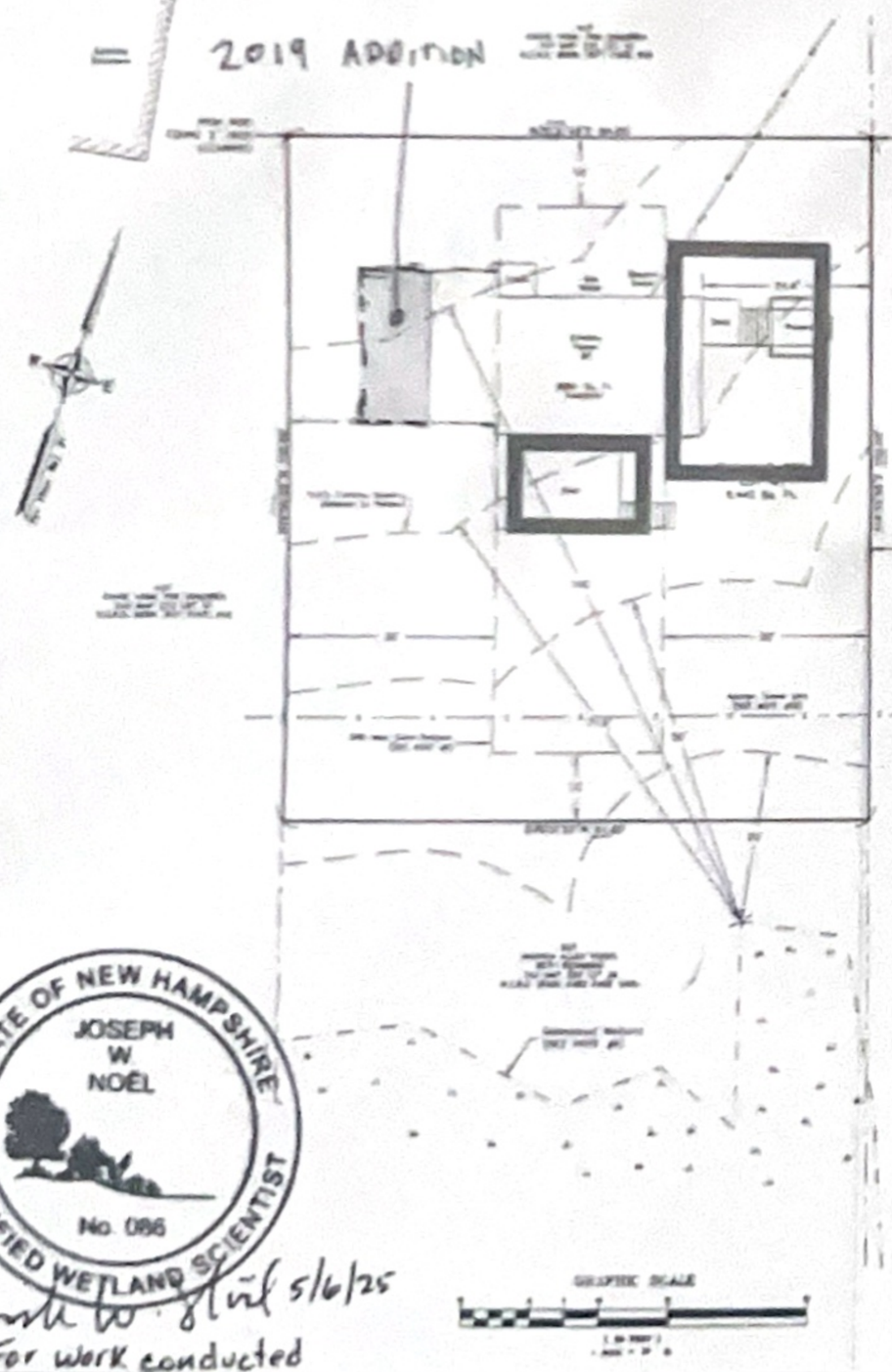
North Elevation


South
Elevation

West Elevation

Page 2 of 2

= 2019 ADDITION





ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
LAST AMENDED AUGUST 20, 2018 – SEE NOTE #6

ZONE: SINGLE RESIDENCE B (SRB)

REQUIREMENTS:

MINIMUM LOT AREA:	15,000 Sq. Ft.
PER DWELLING UNIT:	15,000 Sq. Ft.
CONTINUOUS STREET FRONTAGE:	100 Ft.
MINIMUM LOT DEPTH:	100 Ft.
MINIMUM FRONT YARD:	30 Ft.
MINIMUM SIDE YARD:	10 Ft.
MINIMUM REAR YARD:	30 Ft.
MAXIMUM STRUCTURE HEIGHT:	35 Ft.
MAXIMUM BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

PER CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.521
TABLE OF DIMENSIONAL STANDARDS–RESIDENTIAL AND MIXED RESIDENTIAL DISTRICTS

PLAN REFERENCES:

1. "EASEMENT PLAN, PLAN FOR ACCESS EASEMENT, MARJORIE STREET, PORTSMOUTH, NH" PREPARED BY SEAL ASSOCIATES, PLLC, DATED MARCH 2013 AND RECORDED AT THE R.C.R.D. AS PLAN D-37716
2. "A PLAN OF LAND IN PORTSMOUTH, N.H. FOR THE CHASE HOME FOR CHILDREN" PREPARED BY JOHN W. DURGIN ASSOCIATES INC., DATED SEPTEMBER 10, 1990, PLAN NO.: 3890.
3. "PROSPECT PARK, PORTSMOUTH, N.H., BELONGING TO LEAVITT, WENTWORTH & GREATZ, 70 COURT STREET, BOSTON, MASS." PREPARED BY JOHN W. McCLINTOCK, DATED APRIL 30, 1902 AND RECORDED AT THE R.C.R.D. AS PLAN #00225.
4. "PLAN OF LAND PORTSMOUTH, N.H., FOR MAX WILTON" PREPARED BY JOHN W. DURGIN, DATED JULY, 1974.

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 232 LOT 41
   MATHEW ALLEN REICHL
   BETH RICHMOND
   R.C.R.D. BOOK 5462 PAGE 2405 — 6415/1661
   DATED JULY 16, 2014
2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 232 LOT 41
   6,440 SQ. FT.
3. BASIS OF BEARING IS PER PLAN REFERENCE #.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST SHALL ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND DEEDS. TESTIMONY REGARDING AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NE CERTIFIED SOIL SCIENTIST #086, IN OCTOBER 2018. THE FLAGS WERE SURVEY LOCATED BY NORTH EASTERLY SURVEYING INC. IN OCTOBER 2018. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2, JANUARY 2012).

HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 (2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004).

PLANT SPECIES WETLAND STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION THE NATIONAL WETLAND PLANT LIST (2013).

9. REFERENCE IS MADE TO "GRANT OF DRIVEWAY EASEMENT" RECORDED AT THE R.C.R.D. AT BOOK 5432 PAGE 1316.
10. LOT IS SUBJECT TO A SEWER EASEMENT. LOCATION SHOWN IS APPROXIMATE PER PLAN REFERENCE #.

BUILDING COVERAGE CALCULATION:

LOT AREA:	6,440 SQ. FT.
HOUSE:	1,894 SQ. FT.
DECKS:	288 SQ. FT.
TOTAL:	2,182 SQ. FT. (33.9%)

OPEN SPACE COVERAGE CALCULATION:

LOT AREA:	6,440 SQ. FT.
HOUSE:	1,894 SQ. FT.
DECKS:	288 SQ. FT.
DRIVEWAY/WALKWAYS:	1,264 SQ. FT.
TOTAL:	3,446 SQ. FT.
OPEN SPACE:	2,994 SQ. FT. (46.5%)

STATE OF NEW HAMPSHIRE
JOSEPH W. NOEL
No. 086
CERTIFIED WETLAND SCIENTIST

Joseph W. Noel 5/6/25
For work conducted in October 2018

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
5 Sylvester Street
Portsmouth, Rockingham County, New Hampshire
OWNED BY
Mathew Allen Reichl
Beth Richmond
5 Sylvester Street, Portsmouth, NH 03801

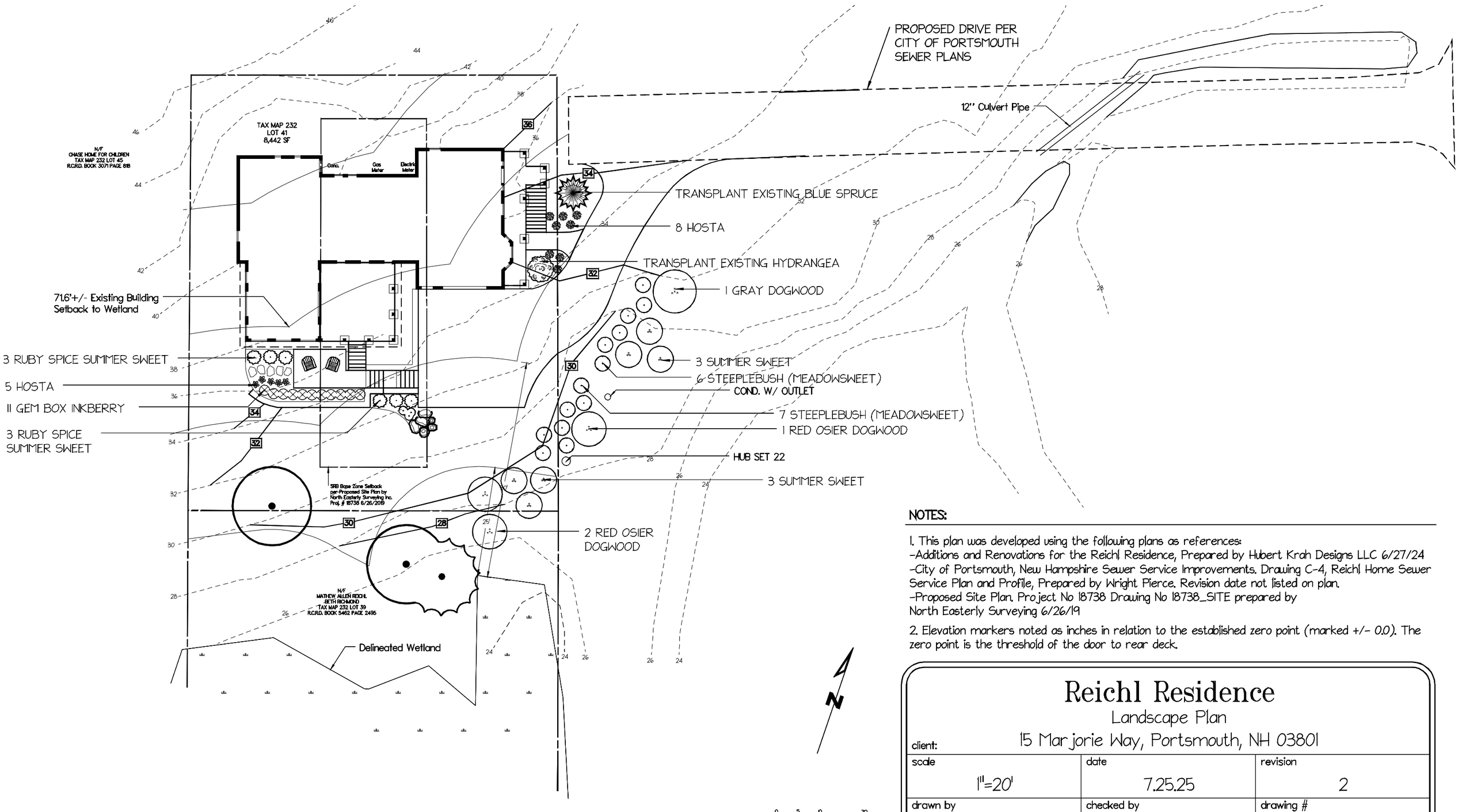
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
194 STATE ROAD, SUITE #1
(207) 439-4333
KITTERY, MAINE 03904

NO.	DATE	STATUS	BY	CHKD	APPD

SCALE:	DRAWN BY:	DATE:	JOB #:	DRAWING BY:	DRAWING NO.:
1" = 10'	NE/JB	12/21/18	18-1	BLS	1 of 1

DRAWING NO.: 18-1EXISTING CONDITIONS
FIELD BOOK #: Portsmouth #17

Tax Map 232 Lot 41



NOTES:

1. This plan was developed using the following plans as references:
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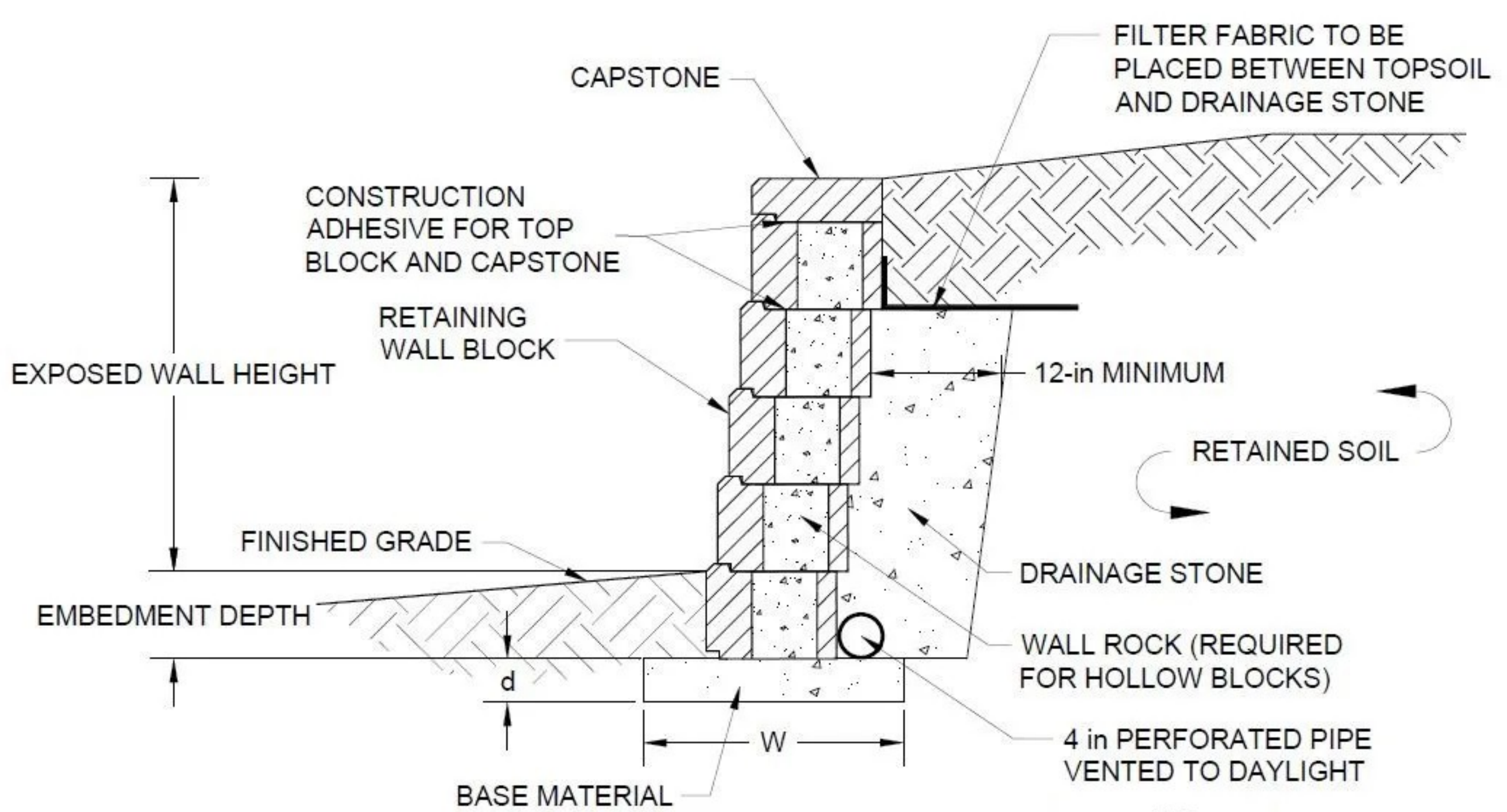
2. Elevation markers noted as inches in relation to the established zero point (marked +/- 0.0). The zero point is the threshold of the door to rear deck.

Reichl Residence

Landscape Plan

client: 15 Marjorie Way, Portsmouth, NH 03801

scale	date	revision
1"=20'	7.25.25	2
drawn by	checked by	drawing #
DMC		Planting Plan


FILTER FABRIC TO BE PLACED BETWEEN TOPSOIL AND DRAINAGE STONE
CAPSTONE
CONSTRUCTION ADHESIVE FOR TOP BLOCK AND CAPSTONE
RETAINING WALL BLOCK
EXPOSED WALL HEIGHT
12-in MINIMUM
RETAINED SOIL
FINISHED GRADE
DRAINAGE STONE
EMBEDMENT DEPTH
WALL ROCK (REQUIRED FOR HOLLOW BLOCKS)
d
W
4 in PERFORATED PIPE VENTED TO DAYLIGHT
BASE MATERIAL

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix for Dry Sites

Botanical Name	Common Name	Indicator
Elymus canadensis	Canada Wild Rye	FACU+
Festuca rubra	Red Fescue	FACU
Lolium multiflorum	Annual Ryegrass	
Lolium perenne	Perrenial Ryegrass	
Schizachyrium scoparium	Little Bluestem	FACU
Panicum virgatum	Switch Grass	FAC
Sorghastrum nutans	Indian Grass	UPL

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix For Dry Sites provides an appropriate selection of native and naturalized grasses to ensure that dry and recently disturbed sites will be quickly revegetated and the soil surface stabilized. It is an appropriate seed mix for road cuts, pipelines, steeper slopes, and areas requiring quick cover during the ecological restoration process. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper soil-seed contact. Best results are obtained with a Spring or late Summer seeding. Late Spring through Mid-Summer seeding will benefit from a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.

HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

24 September 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Site Plan Approval, 921 Islington Street, Proposed Restaurant

Dear Mr. Chellman and Planning Board Members:

On behalf of PWED2, LLC, and Chinburg Development, we are pleased to submit the attached plan set and supporting documents for **Site Plan Approval** for the above-mentioned project and request that we be placed on the agenda for your **October 16, 2025,** Meeting. The project is the reconstruction of the existing structure on the parcel to accommodate a Proposed Restaurant, with the associated and required site improvements. The building footprint will remain unchanged, and an addition added on the back. The prior gas station use has been discontinued, and the storage tanks have been removed. We are requesting the Planning Board approve the permit application at the site, and we look forward to an in-person presentation at your October meeting.

The reconstruction of the existing structure will need to comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the restaurant will complement the surrounding commercial and mixed-use environment. The site's proximity to pedestrian-friendly infrastructure further enhances this re-use. The site plan shows sufficient parking, in accordance with the Ordinance requirements. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The existing Islington Street curb cut will be reduced in size, and secondary access will be provided at a safe location away from the Islington Street intersection, on the 909 Islington Street adjacent property driveway, which is in the control of this applicant. Street trees and sidewalk connections will be added to the site.

Site Plan Submission

The submission requirements of the City of Portsmouth Site Plan Regulations have been reviewed. The information supplied herein is intended to assist in a determination of the project's compliance. Plans are drawn in accordance with scale and size requirements, with dates, titles, north orientation, Map and Lot, Zoning, revision blocks, and Legends. The proposed uses and Square footage of use are shown on the Architectural plans. The professional's seals with license numbers are on the submitted plans. On the Cover Sheet there is a picture of the former site used as a gasoline service station, in its prior glory. The Site Orthophoto Plan provides an overhead view of the site. The Existing Conditions plan shows the site topography, building location with floor elevation, feature locations, and driveway access / egress and current parking configuration. Available utility information is shown. Subsequent plans show the proposed development with the associated site improvements and construction details. The existing expansive dual curb cut will be adjusted to a single opening on Islington Street, and secondary access on the adjacent driveway. Access is allowed in an existing easement; information included in the site submission. The project received Variances from the Portsmouth Zoning Board on July 22, 2025.

Site Zoning

The Site Plan C3 details information regarding the proposed uses and addition, including a calculation of the required parking under the Portsmouth Zoning Ordinance (PZO). The plan shows the existing and proposed Impervious Surface Areas on the lot and the Property Line Information in tabular format. The proposed project reduces the impervious surface by 10 %. The proposed building use is fully conforming, which was not the case previously. The plans show proposed outdoor dining, which will require a Conditional Use Permit (CUP), under a separate application to the Planning Board. The project received variances for the dumpster setback and parking in front of the principal building.

Vehicular and Pedestrian Circulation

Calculating site Trip Generation utilizing the ***Institute of Transportation Engineers (ITE)*** standards are as follows:

> **Land Use Code (LUC) 932 - High Turnover Sit-Down Restaurant**
> Average Vehicle Trips Ends vs: 1,000 Sq. Ft. Gross Floor Area
> Independent Variable (X): 9.140
> 1,494 SF Restaurant generates 1.494 X 9.140 Peak Hour Trips, or 14 Peak Hour Trips.

This amount of traffic is incidental to the use and capacity of Islington Street, and should not cause a change in the operation of the roadway. The site is improving pedestrian access and circulation by closing one of the existing curb cuts and providing sidewalk extensions. Also, sidewalk access to the 909 property is improved with the proposed sidewalk leg from Islington Street on the adjacent driveway.

Screening and Landscaping

The site currently is not formerly landscaped at all and is mostly building and surface pavement. The proposed landscaping improvements expand the street landscaping and provides onsite beautification. Landscaping is detailed on Landscape Plan L1.

Water and Sewage Systems

The site is served by municipal water and sewer. The development proposes connections to the service stubs left during the recent Islington Street improvement project. A grease interceptor will be added to manage the kitchen waste. The utility demand generated by the renovations and addition are not expected to exceed the capacity of the existing updated infrastructure. These and other utilities are detailed on Utility Plan C4.

Stormwater Management

The site drainage patterns will not be altered by the construction. The proposed development has been designed to match the pre-development drainage patterns to the greatest extent feasible. Added infiltration is achieved with a porous patio for outdoor dining, as well as the impervious surface reduction and increased landscaping. Erosion and sediment control practices will be implemented for both the temporary condition during construction and for final stabilization after construction. Therefore, there are no negative impacts to downstream receptors or adjacent properties anticipated as a result of this project. A Drainage Maintenance Plan is attached to this submission.

Site Lighting

The re-development will introduce adequate lighting of the site and pedestrian areas to provide a welcoming and safe pedestrian and vehicular experience, contrary to the existing condition. The proposal is to provide catenary mounted lighting in the outdoor dining area The lighting intensities are detailed on the Lighting Plan C7, and the proposed fixtures are included in the Supplemental Material submission.

Site Signage and Artwork

The site is currently served by existing building mounted signage, and a free-standing tall sign on a post, which will be removed. New signage locations are shown on the plans and will be permitted through the sign permit process. The project site is adjacent to a free-standing sign for the 909 Islington site, which is located behind 921 Islington. The redevelopment provides a new place for that sign, behind the sidewalk improvements. Approval of that sign is not a part of this planning process. In addition, there may be a building mounted sculpture feature on the northeast façade to provide additional interest and site engagement. The abutting buildings mural sign is respected in the proposed planting heights in the vicinity of the mural.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services. The existing services will be adjusted and re-purposed as needed. Solid Waste will be collected in the proposed dumpster, shown on the Site Plan C3.

The Technical Advisory Committee (TAC) recommended approval of the project at the September 2, 2025 TAC Committee meeting, subject to conditions. The conditions are repeated below, with our response in **bold text:**

1) A new directional sign be proposed, reviewed, approved and installed prior to the removal of any existing signage. **The plans were edited to show the removal of the signs along the driveway access and the preservation of the other signs at the street entrance. The signage along the driveway access, labelled as "to be removed", contains direction information critical to 911 operations, therefore this must be addressed before the signage is removed. We agree with this condition of approval.**
2) The proposed handicap parking space must run the whole length of the adjacent striped zone. **The plans have been revised to show the handicap parking space running the entire length of the striped zone.**
3) The tree well detail needs to be updated to a raised tree planter, not a well. **The plans have been revised to call out the detail properly.**
4) All improvements within the City's right-of-way will require final review, approval and inspection by DPW. **We agree with this condition.**
5) A third-party oversight review is required. **We agree with this condition.**

Supplemental Information submitted herewith is as follows:

- ✓ Site Photographs
- ✓ Green Building Statement
- ✓ Easement Deed and Plans
- ✓ Lighting specifications
- ✓ Drainage Inspection and Maintenance Plan
- ✓ Unitil Will Serve Letter

The following plans are included in our submission:

- Site Orthophoto Plan S1 – This plan shows the site in context to the abutting properties.
- Existing Conditions Plan C1 - This plan shows the results of an on-site survey at the site.
- Demolition Plan C2 - This plan shows required site demolition.
- Site Plan C3 - This plan shows the proposed site development.
- Architectural Plans and Elevations 1.0-2.0 – These plans show the building development.
- Landscape Plan L1 - This plan shows the proposed site landscaping.
- Offsite Improvements Plan C4 - This plan shows changes to the driveway and sidewalk along Islington Street.
- Utility Plan C5 – This plan shows the utilities to serve the site development.
- Grading and Drainage Plan C6 - This plan shows proposed site grading and drainage improvements.
- Lighting Plan C7 - This plan shows the proposed site lighting.
- Detail Plans D1 – D4 – These plans show site construction details.

We look forward to an in-person presentation, and request that the Planning Board approval the project.

Sincerely,



John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\03-WIP_Files\921 Site Plan\Portsmouth Site Plan\Planning Board Submission Letter 9-24-25.doc

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: 10-1-2025
Property Address: 921 Islington Street
Application #: LU – 25-96
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

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

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding (Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations. Applicable standards:	**Meets** **Does Not Meet**	Applicable standards: In our opinion the Project complies with the intent and language of the Ordinance requirements; see Sheet C3 for details. Items that vary from codes have received Variances from the ZBA, also noted.
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	The site change has been vetted as safe. Construction safety will be developed in the CMMP process.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	The project proposes providing additional drainage structures interior to the project as well as directing run-off in the current directions. The site is becoming LESS impervious. The plans show the procedures that will be utilized to provide erosion control during construction.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	**Meets** **Does Not Meet**	Runoff is captured in city collection system. No groundwater withdrawal proposed as the water supply is city. No nearby production wells.
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	Water supply is Public - City. Supply confirmed by TAC review. Plumbing fixtures will be water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	Sewer connection is Public - City. Connection(s) reviewed by TAC.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	The proposed restaurant is similar to other adjacent restaurant uses and will not contribute in a significant manner to the types of impacts associated with the items listed. Stormwater collection has been reviewed and approved by TAC.
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	Building access reviewed by Portsmouth Fire Department at TAC and plans revised to meet expectations.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	Urban site, no wetlands or buffers. Excavation materials will be reviewed as needed prior to removal from site.
10	Adequate protection of historical features on the site.	**Meets** **Does Not Meet**	The existing building footprint will be preserved, and the building façade re-imagined to an earlier time.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	**Meets** **Does Not Meet**	The conversion to a restaurant does not create a traffic impact. The team has worked with TAC to address concerns regarding the closing of the wide-open curb cut and the location of the new access.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets** **Does Not Meet**	TAC review comments from the City's Traffic Engineer were all addressed.
13	Adequate insulation from external noise sources.	**Meets** **Does Not Meet**	Construction will match the required building code requirements.

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	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	**Meets** **Does Not Meet**	Trash will be collected in the proposed dumpster; ZBA granted location variance. TAC Review included Fire and Police Departments; all concerns addressed in design.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets** **Does Not Meet**	Site development increases and makes useable the open space – calculations provided. Improvements include off-site sidewalk and landscape improvements to public spaces.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets** **Does Not Meet**	Adequate access for the site development is provided from Islington Street and the adjacent driveway. Improvements include off-site sidewalk improvements.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	**Meets** **Does Not Meet**	Land is suitable for the intended purpose, currently used as gas station. The site is an urban building site, and plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets** **Does Not Meet**	Significant Landscaping improvements proposed, meeting open space requirements and improving the property.
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	See ZBA and TAC approvals.
	Other Board Findings:		

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Site Photographs









PORT ONE ARCHITECTS
959 Islington Street
Portsmouth, NH

August 13, 2025

Site Plan Review - Green Building Statement

Project: Ampet Adaptive Reuse
921 Islington Street
Portsmouth, NH

The proposed project consists of an adaptive reuse of an existing ~1,305 sf structure previously used for vehicle fueling station & repair to be converted for use as a restaurant (Assembly A-2).

The projected is not pursuing a certification, but will aim to meet or exceed sustainable industry standards through the following measures:

Site Redevelopment
- Decrease impervious surface areas
- Provide additional landscaping

Reuse of Existing Structure
- Existing CMU (concrete masonry unit) and steel primary structure to remain thereby reducing new materials required for construction

Water Efficiency
- Low-flow toilets
- Low Flow faucets

Energy Efficiency
- Meet or exceed IECC prescriptive method for new exterior and infill wall assemblies
- Exceed IECC prescriptive roof assembly R-value by 10%
- Reduced thermal bridging using continuous insulation at new and infill exterior assemblies
- LED lighting throughout
- Window units with less than 0.28 u-factor

Indoor Environment
- Low VOC paints & adhesives
- Flooring to be Floor Score certified

Mechanical Systems
- Mechanical systems to meet or exceed 2021 IMC, IEBC and ASHRAE standards
- Energy Recovery Ventilation

Respectfully Submitted,

Evan Mullen, AIA, NCARB
Principal
Port One Architects, Inc.
emullen@portonearchitects.com
603-436-8891, ext. 11

Book 1251 Page 0124

1251 124

KNOW ALL MEN BY THESE PRESENTS

That THE MORLEY COMPANY of Portsmouth, County of Rockingham, and The State of New Hampshire, for and in consideration of the sum of One Dollar to it in hand before the delivery hereof well and truly paid by ROBERT B. CASWELL of Portsmouth aforesaid, the receipt whereof it does hereby acknowledge, has given, granted, bargained, sold, and by these prosents does give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said ROBERT B. CASWELL and his heirs and assigns forever,

A certain Right of Way and Easement 30.3 feet wide at the entrance from Islington Street, Portsmouth aforesaid, and 125 feet long, more or less, for foot and vehicular traffic, for egress and ingress to the premises of the Grantee, his heirs and assigns, his and their servants and agents, invitees and licansees, in, over and upon a certain strip or parcel of land, situate on said Islington Street, adjacent to the easterly side of the premises of the Grantee, and westerly of the premises of the Islington Trust Company, bounded and described as follows:

> Commencing at a point on said Islington Street, at land of the Grantee aforesaid, thence running N 51° 16' W, 125 feet by and along said Grantee's land to other land of the Grantor; thence turning and running northeasterly in an extension of the rear boundary line of the Grantee's premises, 25 feet more or less to land of the said Islington Trust Company; thence turning and running S 53° 22' E by and along said Trust Company land to said Islington Street; thence turning and running S 43° 05' W, 30.3 feet, more or less, by and along said Islington Street to land of the Grantee and point of beginning.

For further identification of said Right of Way and Easement, see: "Plan of Land, Portsmouth, N. H., owned by Morley Company", dated November, 1948, made by John W. Durgin, Civil Engineer, File No. 28, Plan No. 9215, to be recorded herewith in Rockingham Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Robert W. Caswell, his heirs and assigns, to his and their use and behoof forever.

And it does covenant with the said Robert B. Caswell, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Robert B. Caswell to hold as aforesaid; and that it and its successors and assigns shall and will warrant and Defend the same to the said Robert B. Caswell, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, THE MORLEY COMPANY has caused these presents to be signed and the corporate seal hereunto affixed, by its President thereunto duly authorized, this 3 day of July, in the year of our Lord, one thousand nine hundred and fifty-two.

Signed, sealed and deliverod in the presence of:

John a Taylor

THE MORLEY COMPANY

BY Eugene B Whittemore
President

The State of New Hampshire
Rockingham, ss. July 3 1952

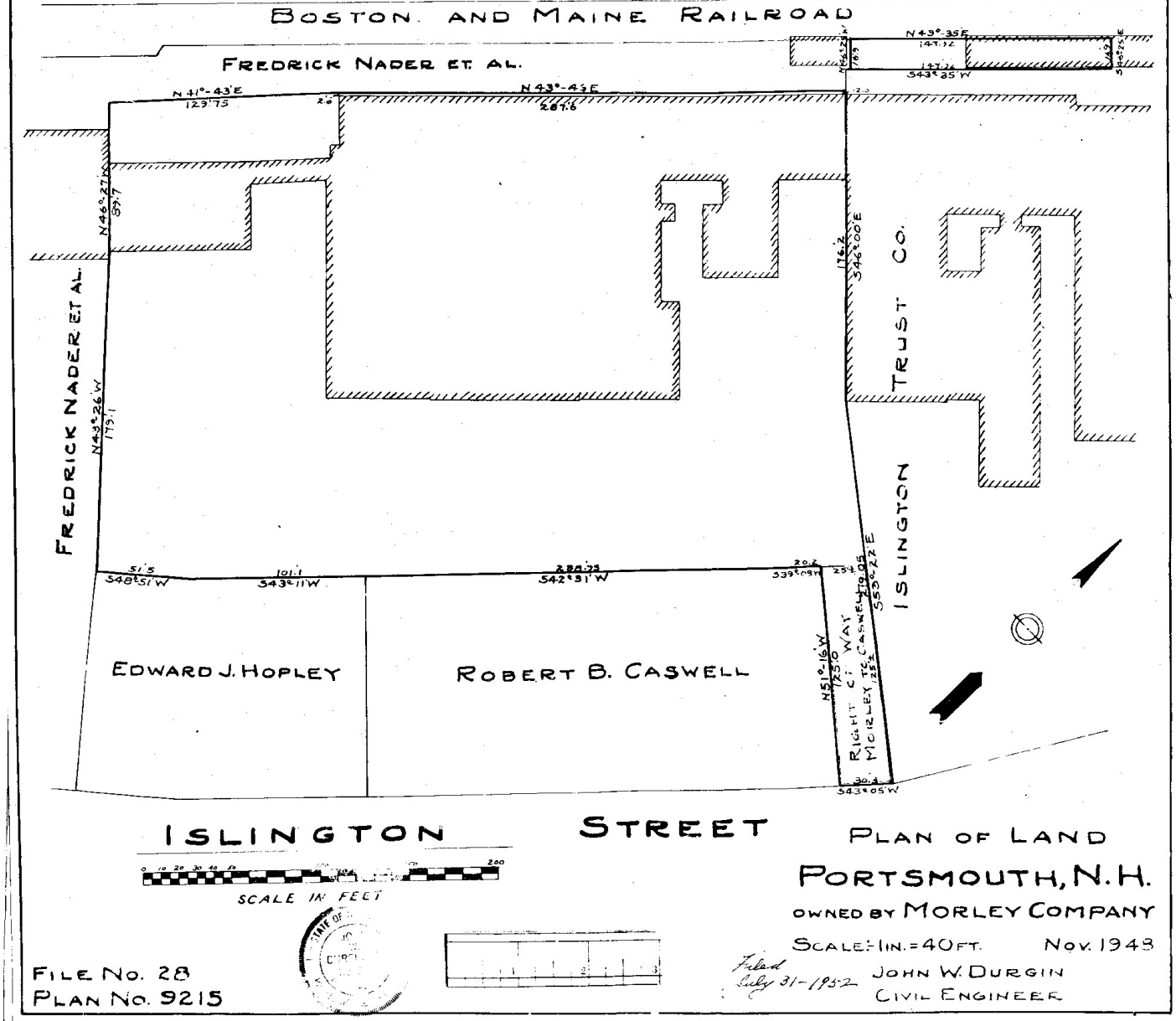
Personally appeared Eugene B. Whittemore, in his capacity as President of The Morley Company, and acknowledged the above instrument to be his free act and deed, and the free act and deed of The Morley Company.

Before me,

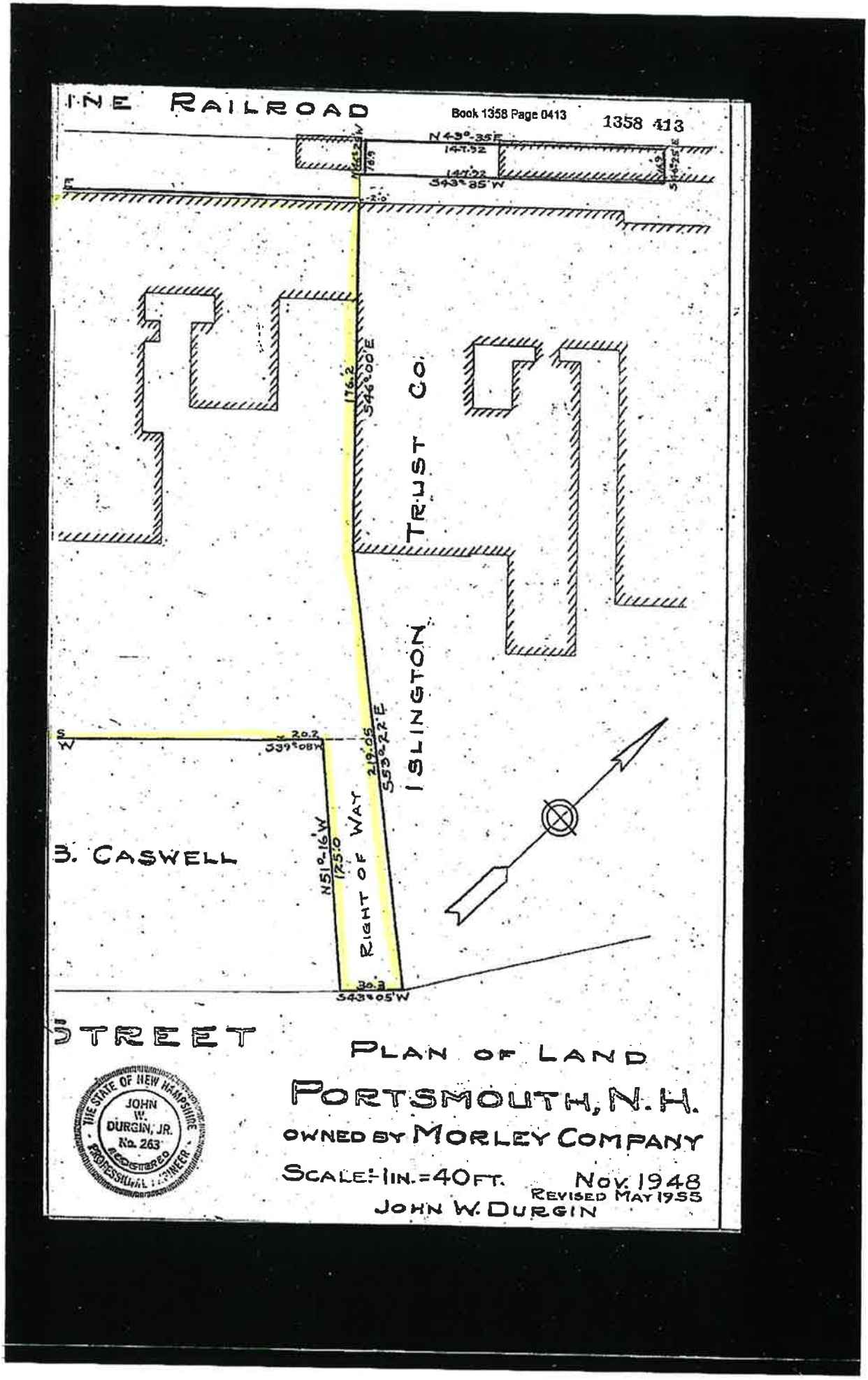
John a Taylor
Justice of the Peace.

Received and recorded
July 10, 10:30 A.M., 1952

01951


BOSTON AND MAINE RAILROAD
FREDRICK NADER ET AL.
N 43°-35'E
147.32
S 43°-35'W
N 41°-43'E
129.75
N 43°-43'E
287.6
N 46°-27'W
99.7
FREDRICK NADER ET AL.
N 43°-26'W
179.1
176.2
S 46°-00'E
TRUST CO.
ISLINGTON
S 48°-51'W
101.1
S 43°-11'W
S 42°-51'W
29.6
S 39°-09'E
S 50°-22'E
N 51°-16'W
125.0
RIGHT OF WAY
MORLEY TO CASWELL
EDWARD J. HOPLEY
ROBERT B. CASWELL
S 43°-05'W
ISLINGTON STREET
SCALE IN FEET
PLAN OF LAND
PORTSMOUTH, N.H.
OWNED BY MORLEY COMPANY
SCALE: 1 IN. = 40 FT.
NOV. 1948
Filed July 31-1952
JOHN W. DURGIN
CIVIL ENGINEER
FILE NO. 28
PLAN NO. 9215

1358-413


Book 1358 Page 0413
1358 413
N 43°-35 E
147.92
147.92
S 43°-25 E
S 43°-35 W
176.2
S 46°-00 E
TRUST CO.
ISLINGTON
S 39°-08 W
219.05
S 53°-22 E
B. CASWELL
N 51°-16 W
125.10
RIGHT OF WAY
S 43°-05 W
STREET
PLAN OF LAND
PORTSMOUTH, N.H.
OWNED BY MORLEY COMPANY
SCALE: 1 IN. = 40 FT.
NOV. 1948
REVISED MAY 1955
JOHN W. DURGIN
THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 263
REGISTERED PROFESSIONAL ENGINEER

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

BD

LSI Abolite® Deep Bowl

wet location



OVERVIEW	
Lumen Package (lm)	1,650 - 5,250
CCT (K)	27/30/35/40/50K
Wattage Range (W)	13 - 22

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun steel with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures
- Glass Globe required for outdoor applications
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) Input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30°C to +50°C (-22°F to +122°F)

Installation

- Pre-wired with 96" leads standard.
- Optional 10' prewired cord set and canopy available in black and white
- Optional 10' prewired cord set, aircraft wire, and canopy available in black and white
- Fixed hub tapped for 3/4" NPT conduit.
- Not designed for uplight applications.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- Suitable for wet locations

©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

BD LSI Abolite® Deep Bowl

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: BD 300 17L UNV 35 GPT LDS96WL

Prefix/Size	Lumen Package, Color Temperature & CRI	Voltage	Lens	Finish	Mounting
BD 100/8 **BD 200/10** **BD 300/12**	**FS2** (1650-2750, 2700-3000-3500-4000-5000K) **INC**- Medium E26 Socket 80 CRI min.	**UNV** - 120 - 277VAC	**Blank** - Flat lens clear/diffuse? **CGG6** - Clear Glass Globe 6 3/4" **FGG6** - Frosted Glass Globe 6 3/4" **PGG6** - Prismatic Glass Globe 6 3/4" **Colored globes by request***	**GWT** - Gloss White **GBK** - Gloss Black **GRD** - Gloss Red **BBL** - Bright Blue **DKG** - Dark Green **SLV** - Silver **MBK** - Matte Black **RST** - Rust **HCP** - Hammered Copper	**LDS96WL** - Pre wired leads

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information

Canopy Ordering Information (Accessories are field installed)	
Part Number	**Description**
BC600 3 GWT	3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White
BC585 ZINC	3/4" (19mm) Tap Round Box Cover Aligner - Zinc
BC585SQ ZINC	3/4" (19mm) Tap Square Box Cover Aligner - Zinc

Standard BC600 finish is Gloss White Powder; other RLM colors available.

Wire Guard Ordering Information (Accessories are field installed)	
Part Number	**Description**
COG 12 MSV	12" (304mm) Convex Wire Guard - Metallic Silver
COG 14 MSV	14" (356mm) Convex Wire Guard - Metallic Silver
COG 16 MSV	16" (406mm) Convex Wire Guard - Metallic Silver
COG 18 MSV	18" (457mm) Convex Wire Guard - Metallic Silver

Standard finish is Metallic Silver Powder; other RLM colors available.

Canopy Ordering Information (Accessories are field installed)	
Part Number	**Description**
GGDC6	6-3/4" Cast Aluminum Globe Guard
GGW6	6-3/4" Wire Globe Guard

Standard finish is Natural Aluminum; other RLM colors available

Stem Ordering Information (Accessories are field installed)	
Part Number	**Description**
ST 3 3 GWT	3/4" x 3" (19mm x 76mm) Aluminum Stem - Gloss White
ST 6 3 GWT	3/4" x 6" (19mm x 152mm) Aluminum Stem - Gloss White
ST 12 3 GWT	3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White
ST 18 3 GWT	3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White
ST 24 3 GWT	3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White
ST 36 3 GWT	3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White
ST 48 3 GWT	3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White
ST 60 3 GWT	3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White
ST 72 3 GWT	3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White
COP 3 GWT	3/4" (19mm) Alum. Stem Coupler - Gloss White

Standard finish is Gloss White Powder; other RLM colors available.
CA5 to be ordered for Stem mount applications.

Goose Neck Brackets Ordering Information (Accessories are field installed)	
Part Number	**Description**
GN A 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN B 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN C 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN E 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN F 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN G 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN H 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN K 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN P 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White
GN U 3 GWT	3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White

Standard finish is Gloss White Powder; other RLM colors available.

Wall Brackets Ordering Information (Accessories are field installed)	
Part Number	**Description**
CWBM 1 GWT	Contemporary Wall Bracket - Medium - Gloss White
CWBL 1 GWT	Contemporary Wall Bracket - Long - Gloss White
CRB GWT	Contemporary Wall Box - Gloss White
CA5 GWT	Wall Plate Bracket*

Standard finish is Gloss White Powder; other RLM colors available.
CA5 to be ordered for Stem mount applications.

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BD LSI Abolite® Deep Bowl

Type : _____

Have questions? Call us at (800) 436-7800

PERFORMANCE

Back to Quick Links

Delivered Lumens

Lumen Package	Distribution	Lens Type	CRI	2700K		3000K		3500K		4000K		5000K		Wattage
				Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
BD FS2(1650L LOW SET)	100	STD.	90	1389	109	1425	111	1461	115	1486	117	1527	120	13
BD FS2(1650L LOW SET)CGG6	100	CGG6	90	1462	112	1500	115	1538	118	1564	123	1607	124	13
BD FS2(1650L LOW SET)FGG6	100	FGG6	90	1190	92	1221	94	1252	96	1273	100	1308	101	13
BD FS2(1650L LOW SET)PGG6	100	PGG6	90	1494	115	1532	118	1571	121	1598	126	1642	126	13
BD FS2(2050L MED SET)	100	STD.	90	1739	109	1784	111	1829	114	1860	116	1911	119	16
BD FS2(2750L HIGH SET)	100	STD.	90	2318	105	2378	108	2438	111	2480	112	2548	116	22
BD FS2(1650L LOW SET)	200	STD.	90	1350	104	1385	107	1420	109	1444	113	1484	114	13
BD FS2(1650L LOW SET)CGG6	200	CGG6	90	1451	112	1488	114	1526	117	1552	121	1595	123	13
BD FS2(1650L LOW SET)FGG6	200	FGG6	90	1138	88	1168	90	1198	92	1218	95	1252	96	13
BD FS2(1650L LOW SET)PGG6	200	PGG6	90	1475	113	1513	116	1551	119	1578	123	1622	125	13
BD FS2(2050L MED SET)	200	STD.	90	1679	105	1722	108	1766	110	1796	112	1846	115	16
BD FS2(2750L HIGH SET)	200	STD.	90	2318	105	2378	108	2438	111	2480	112	2548	116	22
BD FS2(1650L LOW SET)	300	STD.	90	1356	104	1391	107	1427	110	1451	113	1491	115	13
BD FS2(1650L LOW SET)CGG6	300	CGG6	90	1439	111	1477	114	1514	116	1540	120	1582	122	13
BD FS2(1650L LOW SET)FGG6	300	FGG6	90	1134	87	1163	89	1193	92	1213	94	1246	96	13
BD FS2(1650L LOW SET)PGG6	300	PGG6	90	1460	112	1498	115	1536	118	1562	122	1605	123	13
BD FS2(2050L MED SET)	300	STD.	90	1691	106	1735	108	1779	111	1809	112	1859	116	16
BD FS2(2750L HIGH SET)	300	STD.	90	2251	102	2309	105	2367	108	2408	108	2474	112	22

Electrical Data*

Lumen Package	Wattage	120V	208V	240V	277V
12L	9.3	0.08	0.04	0.04	0.03
15L	10.9	0.09	0.05	0.05	0.04
17L	12.8	0.11	0.06	0.05	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance[1]

Ambient Temp C	Initial [2]	25k hr [2]	50k hr [2]	75k hr [3]	100k hr [3]
0 C	100%	98%	95%	93%	91%
10 C	100%	97%	94%	91%	89%
20 C	100%	96%	93%	90%	87%
25 C	100%	96%	92%	89%	85%
30 C	100%	95%	91%	88%	84%
40 C	100%	92%	87%	83%	78%

1 Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and in-situ testing.

2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

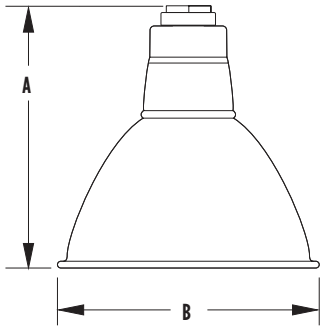
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

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PRODUCT DIMENSIONS

Back to Quick Links

Prefix	Height (A)	Diameter (B)
BD100	7″	8″
BD200	9”	10”
BD300	11″	12″



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Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

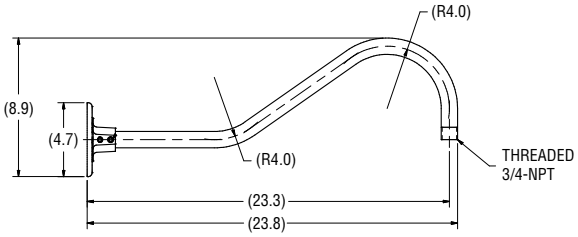
LSI Abolite Gooseneck and Wall Brackets

3/4” Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4” octagonal box (by other). Brackets are finished in gloss white powder, additional colors are available.

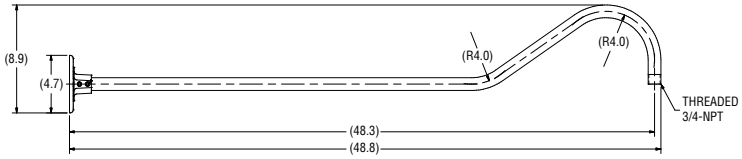
NOTE: Brackets feature 3/4” stems which slip fit into wall plate (wall end is unthreaded). Conduit may be cut down (in the field by other) to shorten bracket length. CA5 wall plate included with all goosenecks.

All dimensions displayed in inches.

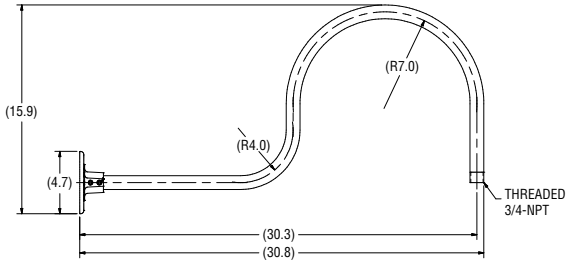
GB A 3 GWT



GB B 3 GWT

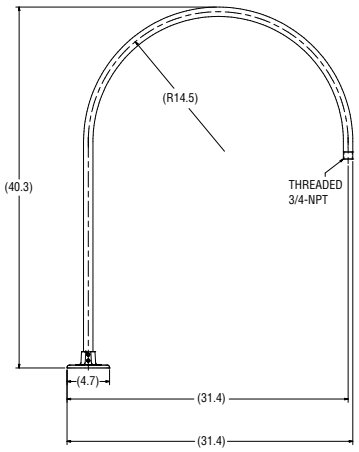


GB C 3 GWT

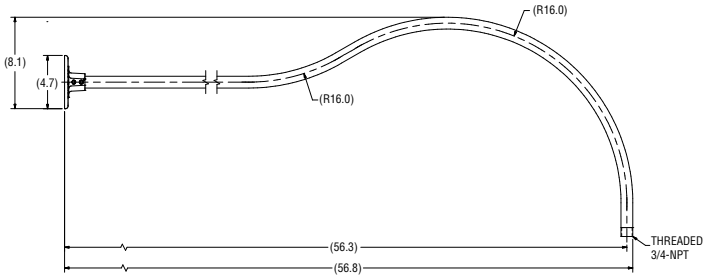


GB E 3 GWT

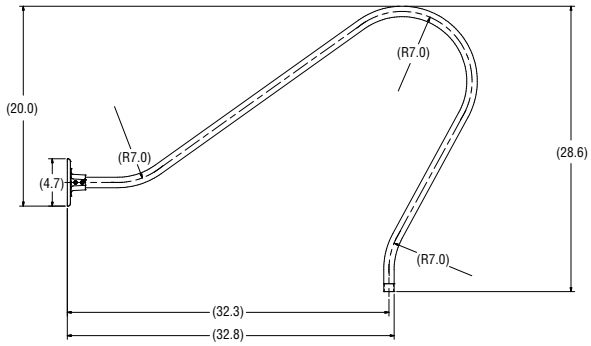
3/4” Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4” octagonal box (by other). The bracket is designed to be mounted to a horizontal surface, but could also be mounted to a wall. The bracket features a gloss white powder finish, additional colors available.



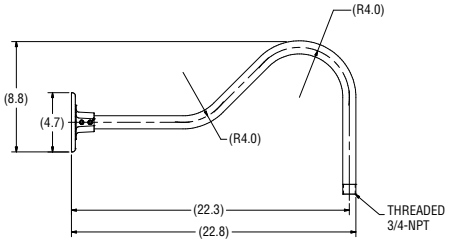
GB F 3 GWT



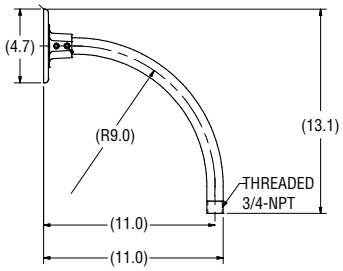
GB G 3 GWT



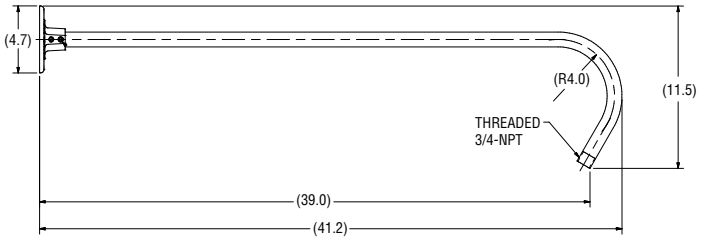
GB H 3 GWT



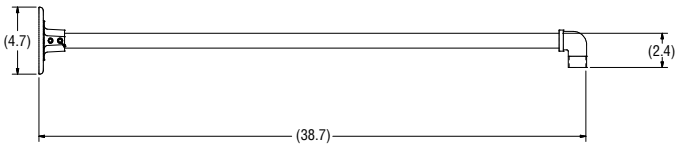
GB K 3 GWT



GB P 3 GWT

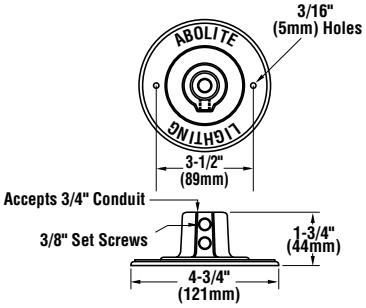


GB U 3 GWT



RECESSED CA-5

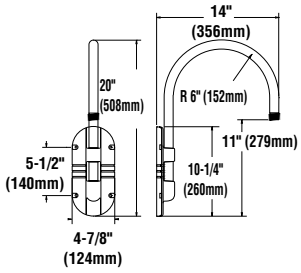
Gloss white powder finish (other colors available).
Mounts to recessed 4” octagon box (by others).



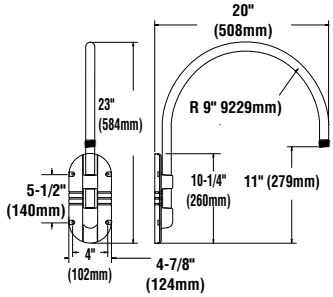
AR RA
Funding Compliant

CWBM 1 GWT and CWBL 1 GWT

Contemporary Wall Bracket with gloss white powder finish, additional colors available.



CWBM 1 GWT



CWBL 1 GWT

CASA
EW27905

WALL

PROJECT





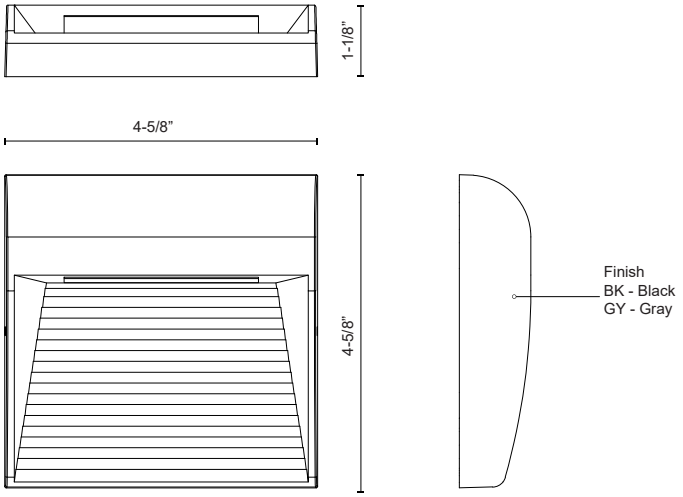
EW27905-GY
Gray



EW27905-BK
Black

DESCRIPTION

Newly re-designed Non-Climbable exterior wall-mounted fixtures. Light is directed downward from a recess, and the incline allows the glow to radiate gradually. Vanishingly thin and ideal for egress, courtesy, and grace lighting.



SPECIFICATION DETAILS

Fixture Dimensions	W4-5/8" x H4-5/8" x E1-1/8"
Height from center	2-1/2"
Light Source	AC LED Module
Wattage	11W
Total Lumens	850lm*
Delivered Lumens	BK-366lm; GY-414lm;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Glass
ADA Compliant	Yes
Location	IP65; Wet;
Illumination Direction	Down
Mounting Style	Wall Mount, Down Only
Material	Aluminum + Glass
Paint Finish	BK02; GY01;

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

c ETL LISTED US
Intertek

PRIME

PRIME 4” LED ARCHITECTURAL CYLINDER



GENERAL INFORMATION

USE OF PRODUCT
PRIME Cylinder Series may be used in hospitality, commercial, retail, and residential applications. This product will reduce energy consumption, emits little heat, and reduces cooling loads for added costs savings. Approximately 75% in energy savings compared to incandescent light source. This product is for indoor use only.

LED ENGINE
LED engine available with CREE LEDs in 2700K, 3000K, 3500K, or 4000K in standard 93+ CRI. 2 Step MacAdam ellipse allows for color consistency between fixtures. LED mounted to aluminum heat sink for maximum life output and thermal management.

HOUSING
Rugged aluminum housing.

LED DRIVER
Durable dimmable driver provides high power factor with optimum thermal management to prevent damage caused by high temperature.

OPTICS
Field replaceable optical lens available in 15°, 24°, 30°, 35°, 40°, 50° and 70°. Easily achieve narrow spot to wide flood beam pattern. Option for frosted, honeycomb, or solite filter (2 Maximum).

MOUNTING
The PRIME Cylinder Series may be cable hung, stem mount, surface mount or wall mounted.

DIMMING
Available in 8 driver selections. (ID) Standard all-inclusive ELV, Triac, and 0-10V dimming driver called Intelligent Drive, 120-277V. (PEQ0) Lutron Hi-Lume Premier Ecosystem 0.1% w/soft on, fade to black dimming, 120-277V. (PEQ1) Lutron Hi-Lume Premier Ecosystem 1% w/soft on, fade to black dimming, (LDE1) Lutron Hi-Lume 1% Ecosystem with soft on, fade to black dimming, 120-277V. (L3DA) Hi-lume 1% EcoSystem/3-Wire L3D Driver (EEI) eldoLED Eco 1% Dim (0-10V), 120-277V. (EDIO) eldoLED Solo 0.1% Dim(0-10V), 120-277V. (EDID) eldoLED Solo 0.1% Dim(DALI), 120-277V.

LABELS / COMPLIANCE
- CSA Listed for US and Canada
- Damp rated
- 5 year limited warranty.

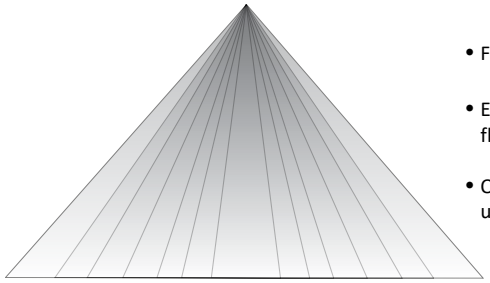
GENERAL PERFORMANCE CHART

*Detailed performance chart may be found on page 2

	6W	9W	12W	15W	20W	24W
Initial Lumens	955	1296	1618	2015	2422	2799
Delivered Lumens	650-829	891-1135	1129-1436	1404-1744	1706-2122	1986-2470

* Values are listed at 3000K, 90+ CRI with a white bevel & trim.
Delivered lumens range based on beam spread.
Performance may vary +/- 5%

BEAM SPREAD



Available optics: 15˚ 24˚ 30˚ 35˚ 40˚ 50˚ 70˚

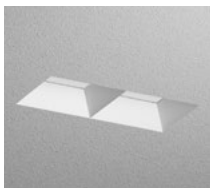
- Field replaceable TIR optics
- Easily achieve narrow spot to wide flood beam pattern
- Optional filters available upon request

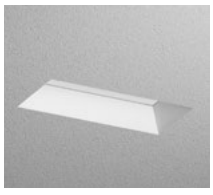
PRIME FAMILY OF PRODUCTS


Downlight


TechZone®


WoodWorks®


Multiple Dedicated Bevel


Multiple Open Bevel


Cylinder


Square Luminaire

Integer Lights continually works to improve products and reserves the right to make changes which may alter the performance, appearance or specification of products.

PRIME

ORDERING INFORMATION

Series	Diameter	Shape	Length	Directional	Wattage	Dimming	Color Temperature
RPA	**4** - 5"	**CY** - Cylinder	**10** - 10"	**DL** - Down Light **UL** - Up Light	**6W** - 6 Watt **9W** - 9 Watt **12W** - 12 Watt **15W** - 15 Watt **20W** - 20 Watt **24W** - 24 Watt	**ID**[1] Standard all-inclusive ELV, Triac, and 0-10V dimming driver (Intelligent Drive) **PEQ0** Lutron Hi-Lume Premier Ecosystem 0.1% w/ soft on, fade to black dimming **LDE1** Lutron Hi-Lume 1% Ecosystem with soft on, fade to black dimming **LDE5** Lutron Hi-Lume 5% Ecosystem **L3DA** Hi-lume 1% EcoSystem/3-Wire L3D Driver **EEI**[2,3] eldoLED Eco 1% Dim (0-10V) **EDIO**[2,3] eldoLED Solo 0.1% Dim (0-10V) **EDID**[2,3] eldoLED Solo 0.1% Dim (DALI)	**27K** - 2700K **30K** - 3000K **35K** - 3500K **40K** - 4000K

Optical Lens	Filter	Bevel Finish	Cylinder Finish	Mounting	Option
15[4]- 15° **24**[4]- 24° **30** - 30° **35** - 35° **40** - 40° **50** - 50° **70** - 70°	**None** - Leave blank **F** - Frosted Filter **H** - Honey comb **S** - Solite filter	**W** - White **B** - Black **H** - Haze **S** - Specular Clear **WE** - Wheat **MTO** - Made to order	**BL** - Black **WH** - White **SL** - Silver **MTO** - Made to order	**PH** - Pendant **SC** - Single Cable **DC** - Double Cable **TC** - Triple Cable **SM** - Surface Mount **WM** - Wall Mount	**EM8W**[5] - Emergency Battery **LAW** - Lutron Athena Wireless Node (RF only version)

Notes

1. Intelligent Drive is the standard driver.
2. Must specify logarithmic or linear eldoLED diver.
3. Confirm dimming curve: linear or logarithmic.
4. Without standard frosted acrylic diffuser
5. Emergency battery only available in remote mount.

PERFORMANCE CHART

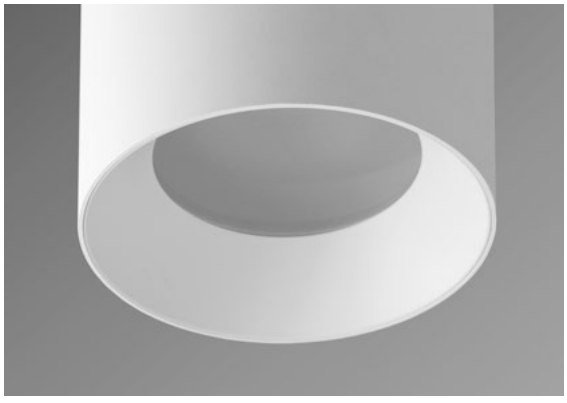
	Optics	[1]15°	[1]24°	30°	35°	40°	50°	70°
6W	Initial Lumens	955	955	955	955	955	955	955
	Delivered Lumens	803	829	748	771	785	713	650
9W	Initial Lumens	1296	1296	1296	1296	1296	1296	1296
	Delivered Lumens	1097	1135	1022	1055	1073	971	891
12W	Initial Lumens	1618	1618	1618	1618	1618	1618	1618
	Delivered Lumens	1387	1436	1285	1332	1347	1217	1129
15W	Initial Lumens	2015	2015	2015	2015	2015	2015	2015
	Delivered Lumens	1632	1744	1591	1644	1659	1481	1404
20W	Initial Lumens	2422	2422	2422	2422	2422	2422	2422
	Delivered Lumens	1976	2122	1933	2002	2017	1803	1706
24W	Initial Lumens	2799	2799	2799	2799	2799	2799	2799
	Delivered Lumens	2300	2470	2243	2333	2346	2101	1986

* Values are listed at 3000K, 90+ CRI with a white bevel & trim.

Notes

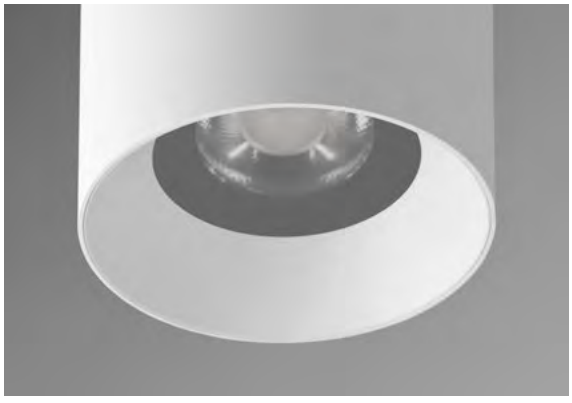
1. 15° and 24° spread without lens on trim

DIFFUSED LENS



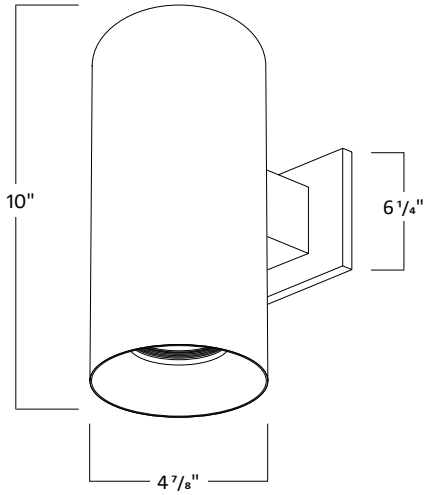
- Listed IES files are with diffused lens

OPTIONAL FIELD REMOVABLE LENS

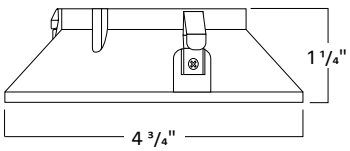


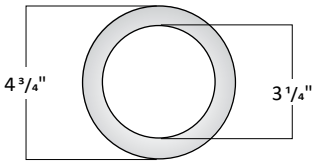
- Not suitable for wet locations
- Increase in lumens by approximately 7%

RPA4-CY-10 DIMENSIONS



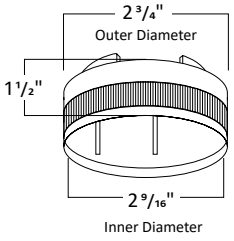
TRIM DIMENSIONS



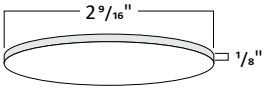


LED HOLDER AND FILTER DIMENSIONS

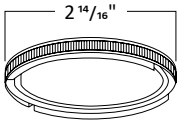




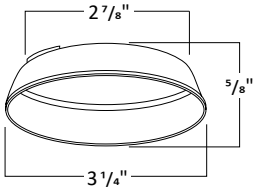
LED Holder (Body)



Filter

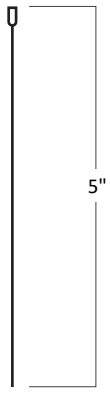


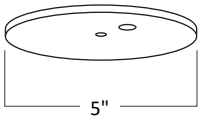
LED Holder (Body)



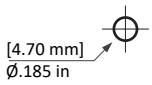
Light Enhancer

CABLE HUNG DIMENSIONS



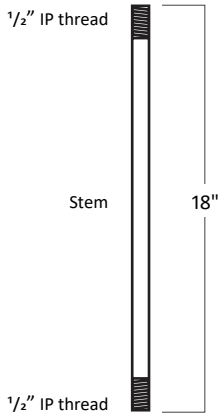


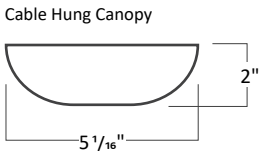
Cable Hung Canopy



3/64" Galvanized Cable Fuse Cut with Die Cast #1 Stop
Available in 24", 36", 50", 72", 100", 120", & 150" Lengths
7x7 Cable - MAX LOAD 270 lbs

STEM MOUNT DIMENSIONS





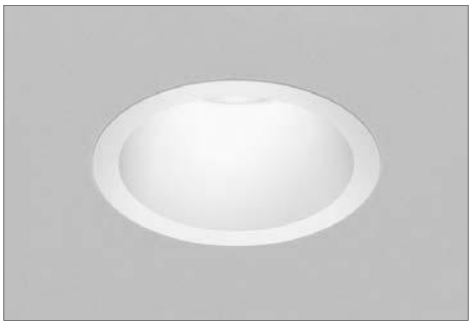
Integer Lights continually works to improve products and reserves the right to make changes which may alter the performance, appearance or specification of products.

BeveLED® 2.2 Complete
4.5" Round Deep Regress Downlight - B4RC

USAI® Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RCF



Trimless - B4RCL



Millwork - B4RCM



usailighting.com/beveled

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard + more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up 3-5/8" thick

COMPANION FAMILY PRODUCTS



Downlight - B4RD
usailighting.com/B4RD



Adjustable - B4RA
usailighting.com/B4RA



Wall Wash - B4RW
usailighting.com/B4RW

DEEP REGRESS PERFORMANCE DATA

See Page 5 for details

	LED COLOR CHOICES									
	Classic White						Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	**9W**	**12W**	**16W**	**24W**	**33W**	**36W**	**16W**	**32W**	**16W**	**32W**
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Delivered Lumens:	725 - 850	825 - 975	1100 - 1300	1525 - 1800	1900 - 2250	2050 - 2975	625 - 950	1050 - 1600	775 - 850	1375 - 1525

*Based on 3000K, 80+ CRI.

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications



Sloped Ceiling



BeveLED Block



Cylinders

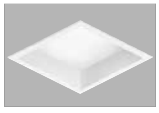
More Sizes and Shapes



BeveLED Micro



BeveLED Mini

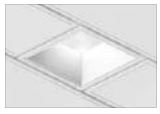


BeveLED 5.0

Armstrong® Ceiling Solutions Compatible



Trimless Acoustical



Connect TechZone



BeveLED Connect

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
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Revised 07/23/2025

BeveLED® 2.2 Complete
4.5" Round Deep Regress Downlight - B4RC with Integral Driver

USAI® Lighting

Specify fixture part number. (All boxes must be filled in to correctly order)

B4RC__

BeveLED Trim Style

F
Trimmed with Flange (use with all materials)

L
Trimless Spackle-in (use with sheetrock and plaster only) (15)

M
Millwork Knife-Edge (use with wood and stone) (15)

Wattage Options / LED Color Options / Beam Options

Classic White Light

Wattage Options	LED Color Options	Beam Options
09C3 9W LED	**27KS** 2700K, 80+ CRI	**25** 25° beam
12C3 12W LED	**27KH** 2700K, 90+ CRI	**40** 40° beam
16C3 16W LED	**30KS** 3000K, 80+ CRI	**70** 70° beam
24C3 24W LED	**30KH** 3000K, 90+ CRI	
33C3 33W LED	**35KS** 3500K, 80+ CRI	
36E1 36W LED	**35KH** 3500K, 90+ CRI	
	40KS 4000K, 80+ CRI	
	40KH 4000K, 90+ CRI	

Warm Glow Dimming

Wattage Options	LED Color Options	Beam Options
16WG2 16W LED	**2722KS** 2700K-2200K, 80+ CRI	**25** 25° beam
32WG2 32W LED	**2722KH** 2700K-2200K, 90+ CRI	**40** 40° beam
	3022KS 3000K-2200K, 80+ CRI	**65** 65° beam
	3022KH 3000K-2200K, 90+ CRI	

Color Select Tunable White

Wattage Options	LED Color Options	Beam Options
16CS1 16W LED	**6022KS** 6000K-2200K, Tunable White Light 80+ CRI	**30** 30° beam
32CS1 32W LED		**45** 45° beam
		70 70° beam

Note: Color Select option requires additional 0-10V dimming wires; see wiring diagrams for details. For more Color Select tunable white dimming and wiring options, visit our Color Select Digital spec sheets at: usailighting.com/b4rc-csd

Lens Options

S
Solite (provided standard)

SF
Solite Frosted

BF
Borosilicate Frosted

AS61
Linear Spread

CTS25
Solite lens with warm filter coating, 1/4 CTO Reduces output by ~15% and shifts CCT down by ~250K

HX
Hexcell Louver Trim Lens (15)

Bevel Trim Finish Options / *Flange/ Millwork Collar Finish

Bevel Trim Finish Options	*Flange/ Millwork Collar Finish
WH White	**WH** White
SC Conduit Silver	**SC** Conduit Silver
GR Grey	**GR** Grey
BL Black	**BL** Black
BZ Bronze	**BZ** Bronze
PR Primer Finish	**PR** Primer Finish
QW Antimicrobial Paint, White	**QW** Antimicrobial Paint, White
AC Clear Matte Anodized (15)	**WH** White **BL** Black **SC** Conduit Silver **BZ** Bronze
AB Piano Gloss Black (15)	**WH** White **GR** Grey **BL** Black **BZ** Bronze
RAL Custom Color Specify RAL #	**RAL** Custom Color Specify RAL #

*Leave blank for Trimless

Natatorium Corrosion Protection (optional)

NT
Natatorium triple-coat Corrosion resistant (available with "F" flanged trims and painted finishes only)

* Leave blank for non Natatorium trims

Housing Options

NCSM
New Construction Narrow Width

NC
New Construction

NCCP
Chicago Plenum (8)

NCIC
Insulation Contact Rated / Airtight (1, 8)

* See housing drawings for maximum ceiling thickness and collar extender accessories

Collar Extender Accessory for Thick Ceilings*

(leave blank for standard collar)

36
Extended collar accepts up to 3-5/8" thick ceilings maximum (NCSM housing only)

EXT12
Collar Extender accepts up to 1.5" thick ceilings maximum (16)

EXT16
Collar Extender accepts up to 2" thick ceilings maximum (16)

* See Details and separate ordering table on page 8

Voltage Options *Select one*

UNV
120V-277V

120V

Dimming Driver Options

For use with Universal Voltage 120V - 277V

No Additional Charge

D6E
EldoLED 0-10V, 1% (provided standard)

D6F
EldoLED 0-10V, 1%

D4H
Lutron H ECO, 1% Fade (2, 3, 4)

D4C
Lutron Ecosystem, 1% (9)

D6A
EldoLED 0-10V, 0.1%

D6B
EldoLED 0-10V, 0.1%

D7A
EldoLED DALI2, 0.1% (3)

D7B
EldoLED DALI2, 0.1% (3)

D7E
EldoLED DALI2, 1% (3)

D7F
EldoLED DALI2, 1% (3)

D28
EldoLED DMX, 0.1% (3)

D30
Lutron Athena wireless enabled with RF Node, 1% (2, 3, 6)

For use with 120V only

D29
ERP PHB Trimode (0-10V and Phase 2-wire), 1% (9)

D19
Phase 2-wire, 1% (1, 2, 3, 4, 5)

Emergency Battery (Optional)

EM5
Emergency Battery (7, 10)

EM5W
EM5W Emergency Battery with Remote dry/ damp/wet rated test switch (7, 12)

EM7C
Title 20 Compliant Emergency Battery with remote dry/ damp test switch (7, 11)

EM7CW
Title 20 Compliant Emergency Battery with remote dry/ damp/wet test switch (7, 11)

EMSH
Emergency Battery Shunt (6, 10, 13, 14)

Mounting Accessories (Optional*)

CB27
27" C-Channel Bars

CB32
32" C-Channel Bars

CB52
52" C-Channel Bars

B4-NCSM-DBX
Doubler Kit for NCSM housing, 7"/8"/9" on-center spacing

* Residential grade nailer bars provided standard

Notes:
1 Not available with 36E1LED
2 Not available for Warm Glow
3 Not available for Color Select
4 Not available with 9W
5 Not available with 33W
6 Not available with IC or CP rated housings
7 NCSM housing requires above ceiling access
8 EM options not available.
9 Not available with Classic White. Warm Glow and Color Select only.
10 NC housing can be serviced from below the ceiling
11 NC housing requires above ceiling access
12 Not available with NC housing. Test switch is integral to fixture and is already dry/damp/wet rated. Use EM5
13 For use with D30 driver option only
14 NCSM can be serviced from below the ceiling
15 Not available with natatorium finish
16 Not available with NCSM housing

TRIM FINISH OPTIONS


White


Grey


Black


Bronze


Clear Matte Anodized with White Flange


Custom RAL (example)

Custom colors and primer finish also available

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

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1126 River Road
New Windsor, NY 12553
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Revised 07/23/2025

SINGLE ADJUSTABLE FLOOD LIGHT

Endurance™ - WP-LED514

WAC LIGHTING
Responsible Lighting®

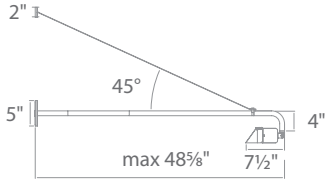


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Die cast aluminum factory sealed luminaire with patent pending design for a water and dust proof IP66 rated outdoor.

FEATURES

- Rotate to continuously adjust beam angles indexed at 15°, 25°, 40°, 60°
- IP66 and ETL & cETL Wet Location Listed
- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 120V Direct Wire - No Driver Needed
- Safety cable and canopy included
- Comes with extension rod kit to extend up to 44" total
- Detachable Shroud
- Safety cable recommended for extensions over 36"
- One 6", one 12", one 24" field interchangable rods included

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Line Voltage input (120V)

CRI: 85

Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer

Finish: Architectural Bronze, Black, Graphite and White

Operating Temp: -40˚F to 122˚F (-40˚C to 50˚C)

Standards: IP66, Wet Location, ETL & cETL Listed

Rated Life: 50,000 hours

ORDER NUMBER

	Power	*Comparable*	*Beam*	*Delivered Lumens*	*CBCP*	*Color Temp*		*Finish*	
WP-LED514 *Single*	*15W*	*150W PAR38*	*15˚* *60˚*	*600* *985*	*4145* *875*	**30**	*3000K*	**ABZ**	*Architectural Bronze*
								ABK	*Architectural Black*
								AGH	*Architectural Graphite*
			15˚ *60˚*	*695* *1140*	*4800* *1015*	**40**	*4000K*	**AWT**	*Architectural White*

Example: **WP-LED514-40-AGH**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

V-Locity Small (VALS)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	142 - 171
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic, board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: TBD lbs in carton.

Optical System

- State-of-the-Art acrylic optics delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3M, 3W, 4M, 4W, 4F, FTM, 5QN, 5QM, 5Q, 5QW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K and 4000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- REDiMount pole mount arm allows for a true one person installation.
- Side arm pole mount designed to mount to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2 3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection (side arm pole and mast arm mounting only).
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: VALS 18L 4W UNV 40K8 BLK SA ALBMR2LR IS

Prefix	Lumen Package	Distribution	Orientation[2]	Voltage	Color Temp /Rendering	Finish
VALS - V-Locity Area Light Small	**6L** - 6,000 lms, 36W **9L** - 9,000 lms, 54W **12L** - 12,000 lms, 74W **15L** - 15,000 lms, 91W **18L** - 18,000 lms, 111W **21L** - 21,000 lms, 130W **24L** - 24,000 lms, 155W **27L** - 27,000 lms, 178W Custom Lumen Packages[1]	**2** - Type 2 **3M** - Type 3 Medium **3W** - Type 3 Wide **4M**- Type 4 Medium **4F** - Type 4 Forward **4W** - Type 4 Wide **FTM** - Forward Throw Medium **5QN** - Type 5 Square Narrow **5QM** - Type 5 Square Medium **5Q** - Type 5 Square **5QW** - Type 5 Square Wide **AM**- Automotive Merchandise **WF** - 6x6 Wide Flood **LC** - Left Corner **RC** - Right Corner	**(Blank)** - Standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**50K7**- 5000 CCT - 70 CRI **50K8**- 5000 CCT - 80 CRI **40K7** - 4000 CCT - 70 CRI **40K8**- 4000 CCT - 80 CRI **35K8**- 3500 CCT - 80 CRI **30K8** - 3000 CCT - 80 CRI **27K8** - 2700 CCT - 80 CRI **AMB** - Phosphor Converted Amber	**BLK -** Black **BRZ -** Dark Bronze **GMG -** Gun Metal Gray **GPT -** Graphite **MSV -** Metallic Silver **PLP -** Platinum Plus **SVG -** Satin Verde Green **WHT -** White

Mounting	Controls (Choose One)		Options
SA - Universal Side Arm Pole Mount **SF** - Adjustable Slip Fitter **UA**- Universal Adjustable Pole Mount Arm **MA** - Mast Arm	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALSCS4 -** AirLink Synapse Control System with 20-40' MH Motion Sensor **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[4] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16-40' MH)[4]	**Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41[3] **IMSBTL1** - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[4] **IMSBTL2** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[4] **PCIU** - 120-277 Button Photocell **PCI347** - 347V Button Photocell	**IS -** Integral Shield[2] **TE** - Tooless Entry (Mast Arm Only)

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

Accessory Ordering Information[5]

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (120V) for use with CR7P	**122514**
Twist Lock Photocell (208-277) for use with CR7P	**122515**
Twist Lock Photocell (347V) for use with CR7P	**122516**
Twist Lock Photocell (480V) for use with CR7P	**1225180**
AirLink 5 Pin Twist Lock Controller	**661409**
AirLink 7 Pin Twist Lock Controller	**661410**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[7]	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	**Order Number**
1.5" External Shield	See Shielding Guide
3" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on Type 5 or wide flood distributions.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.

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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Bullhorn Bracket
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 adjustable slip fitter mount luminaires
Part Number: BKS PTB 2 CLR / BKS PTB 12 CLR (2 Luminaires)
Part Number: BKS PTB 3-30 CLR / BKS PTB 13-30 CLR (3 Luminaires)
Part Number: BKS PTB 4 CLR / BKS PTB 14 CLR (4 Luminaires)



Flood Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)
Part Number: BKS FMW 5 CLR (5" Straight Version)
Part Number: BKS FMW 18 CLR (18" Curved Version)



Bolt on Side Tenon Mount
Bolt on Side Tenon Mount
Part Number: BKSFBO 5 CLR (5" Straight Version)
Part Number: BKSFBO 18 CLR (18" Curved Version)
Part Number: BKSFBO 30 CLR (30" Dual Tenon Version)



Tenon / Slipfitter

Square Tenon Top
Allows to seamlessly integrate LSI luminaires to open top 4", 5" or 6" square poles with 11 ga. Or 7 ga. wall thickness
Part Number: BKA ISF10 _SQ CLR



Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires
Part Number: BKA XNM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires
Part Number: BKA X_ISF * CLR



Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)
Part Number: BKS XBO WM CLR



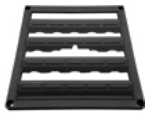
Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)
Part Number: BKS XBO WP CLR



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Shield for Asymmetric Distributions
Field Install Integral shield provides maximum backlight control by shiedling each individual row of LEDS with minimal impact on Streett/front side distribution
Part Number: TBD



Integral Shield for Left and Right Corner Distributions
Field install integral shield provides cutoff from two sides for maximum spill light control when utilizing LC or RC corner distributions
Part Number: TBD



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available
Part Number: TBD (1.5") / TBD (3")



Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction
Part Number: 4SQ/5SQ/6SQ



Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction
Part Number: 4RP/5RP



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction
Part Number: RTP



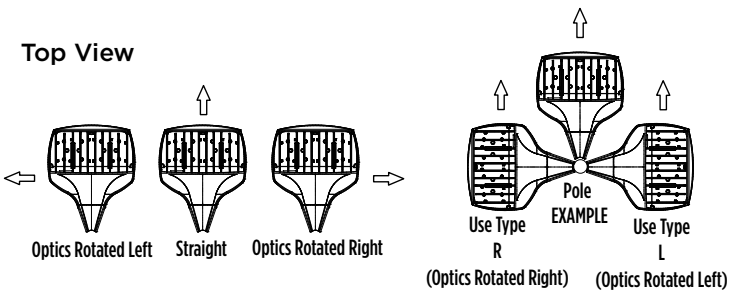
Misc.

Bird Spikes
10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool
Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636



1 Replace CLR with paint finish description
2 Repleace XX with SQ for square pole or RD for round pole (≥3" OD)
3 Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)
4 Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

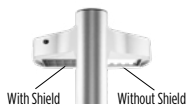


ACCESSORIES/OPTIONS

Integral Shield (IS)

Integral Shield (IS) available for improved backlight control without sacrificing Streett side performance. LSI's Integral Shield (IS) option delivers backlight control that significantly reduces spill light behind the pole for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Shields rotate with the optical distribution.

Integral Shield (IS)



Luminaire Shown with AirLink Blue Sensor Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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V-Locity Small (VALS) Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

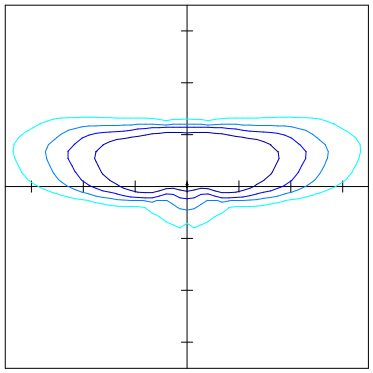
Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 2 40K8

V-LOCITY Area Small, 18,000lm, Type 2 Distribution



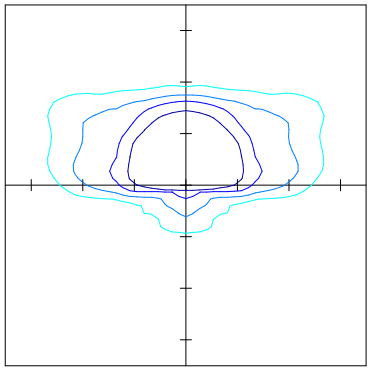
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	II Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	88.9%
House Side Lumen %	11.1%
Uplight %	0.0%

VALS 18L 3M 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Medium Distribution



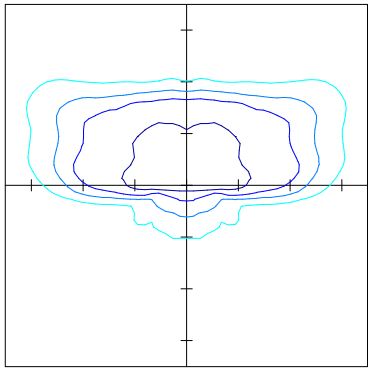
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B2-U0-G3
Street Side Lumen %	90.1%
House Side Lumen %	9.9%
Uplight %	0.0%

VALS 18L 3W 40K8

V-LOCITY Area Small, 18,000lm, Type 3 Wide Distribution



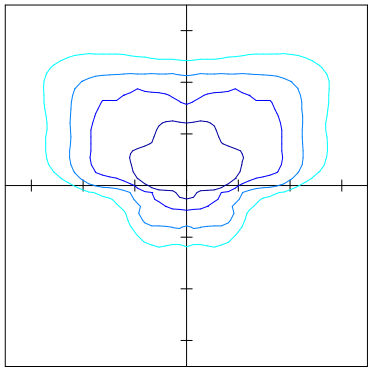
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G4
Street Side Lumen %	86.1%
House Side Lumen %	13.9%
Uplight %	0.0%

VALS 18L 4W 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Wide Distribution



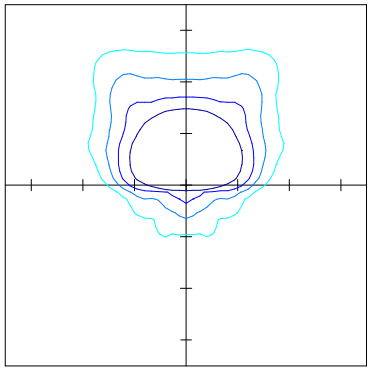
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Medium
BUG Rating	B2-U0-G5
Street Side Lumen %	86.3%
House Side Lumen %	13.7%
Uplight %	0.0%

VALS 18L 4M 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Medium Distribution



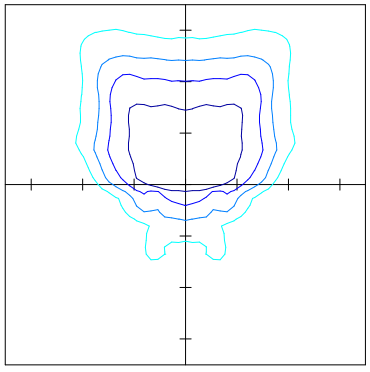
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Very Short
BUG Rating	B1-U0-G3
Street Side Lumen %	91.0%
House Side Lumen %	9.0%
Uplight %	0.0%

VALS 18L 4F 40K8

V-LOCITY Area Small, 18,000lm, Type 4 Forward Distribution



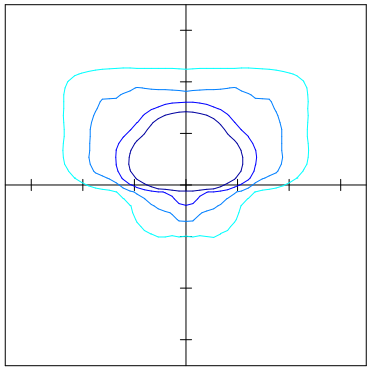
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	IV Short
BUG Rating	B2-U0-G4
Street Side Lumen %	87.9%
House Side Lumen %	12.1%
Uplight %	0.0%

VALS 18L FTM 40K8

V-LOCITY Area Small, 18,000lm, Forward Throw Medium Distribution



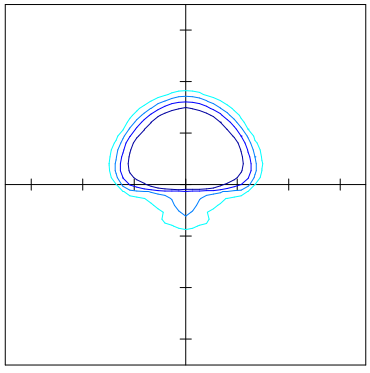
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	90.2%
House Side Lumen %	9.8%
Uplight %	0.0%

VALS 18L AM 40K8

V-LOCITY Area Small, 18,000lm, Automotive Merchandise Distribution



20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	III Very Short
BUG Rating	B1-U0-G2
Street Side Lumen %	94.1%
House Side Lumen %	5.9%
Uplight %	0.0%

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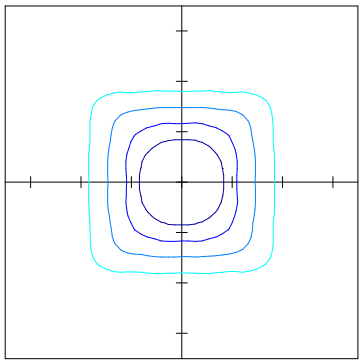
PHOTOMETRICS (CONTINUED)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

VALS 18L 5QN 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Narrow Distribution



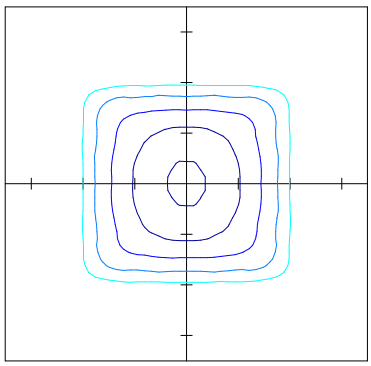
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Very Short
BUG Rating	B3-U0-G2
0 - 60° Zonal Lumens	73.8%
60 - 90° Zonal Lumens	26.2%
Uplight %	0.0%

VALS 18L 5QM 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Medium Distribution



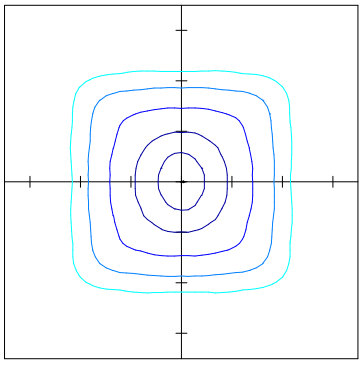
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Short
BUG Rating	B4-U0-G2
0 - 60° Zonal Lumens	51.0%
60 - 90° Zonal Lumens	49.0%
Uplight %	0.0%

VALS 18L 5Q 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Distribution



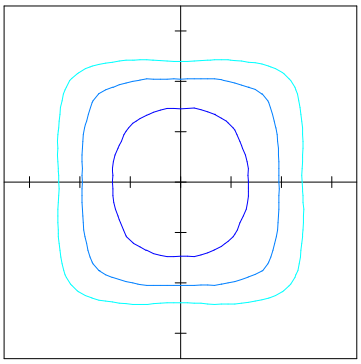
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	41.8%
60 - 90° Zonal Lumens	58.2%
Uplight %	0.0%

VALS 18L 5QW 40K8

V-LOCITY Area Small, 18,000lm, Type 5 Square Wide Distribution



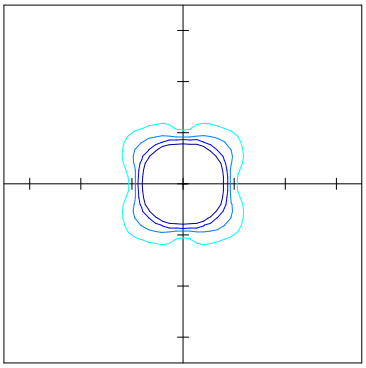
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	VS Medium
BUG Rating	B5-U0-G3
0 - 60° Zonal Lumens	33.7%
60 - 90° Zonal Lumens	66.3%
Uplight %	0.0%

VALS 18L WF 40K8

V-LOCITY Area Small, 18,000lm, Wide Flood Distribution



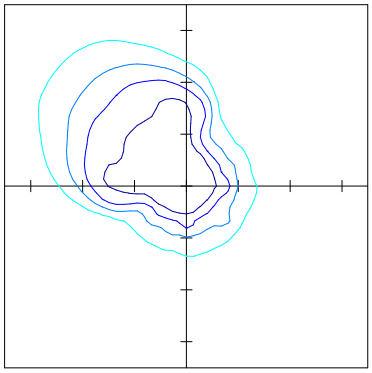
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

NEMA Type	6x6
Max Candela	9,352
Max Candela Angle	-19.5H x -29V
Beam Angle	80.7 x 90.0°
Field Angle	109.9 x 117.7°

VALS 18L LC 40K8

V-LOCITY Area Small, 18,000lm, Left Corner Distribution



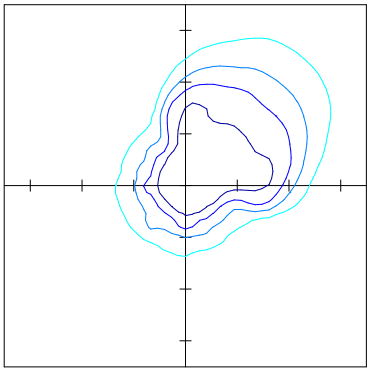
20' Mounting Height / 30' Grid Spacing

2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

VALS 18L RC 40K8

V-LOCITY Area Small, 18,000lm, Right Corner Distribution



20' Mounting Height / 30' Grid Spacing

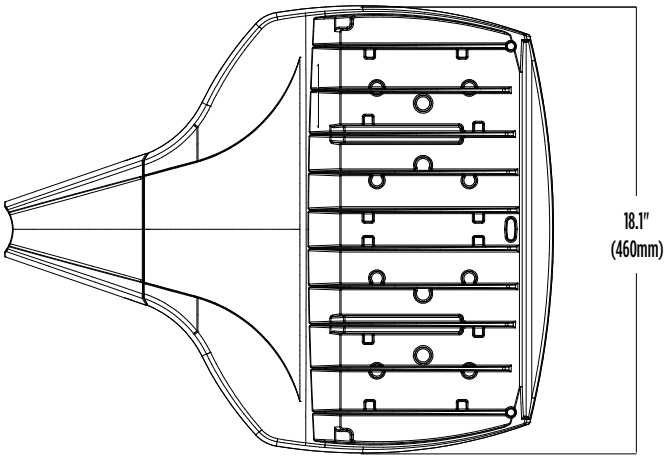
2 FC 1 FC 0.5 FC 0.2 FC

IES Type	N/A
BUG Rating	B3-U0-G4
Street Side Lumen %	74.3%
House Side Lumen %	25.7%
Uplight %	0.0%

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PRODUCT DIMENSIONS

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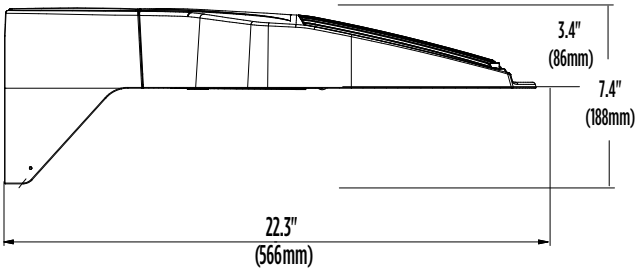
Luminaire EPA Chart - SA Side Arm		
Tilt Degree		0°
	Single	0.7
	D180°	1.3
	D90°	1.0
	T90°	1.4
	TN120°	1.5
	Q90°	1.4

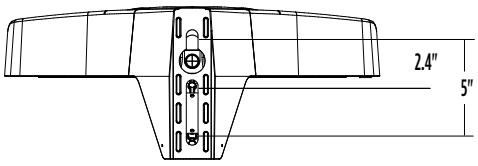
Luminaire EPA Chart - UA Universal Adjustable Arm						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.8	0.8	1.3	1.8	2.1
	D180°	1.5	1.9	2.5	3.2	3.8
	D90°	1.5	1.9	2.5	3.2	3.8
	T90°	1.8	2.1	2.7	3.2	3.8
	TN120°	1.8	2.3	3.4	4.3	5.0
	Q90°	1.8	2.1	2.7	3.2	3.8

Luminaire EPA Chart - MA Mast Arm		
Tilt Degree		0°
	Single	0.5

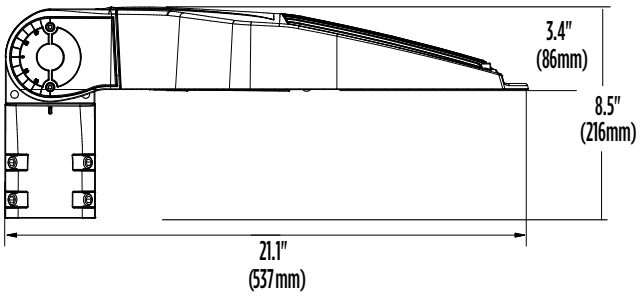
Luminaire EPA Chart - SF Adjustable Slip Fitter						
Tilt Degree		0°	15°	30°	45°	60°
	Single	0.7	1.3	1.4	1.8	2.2

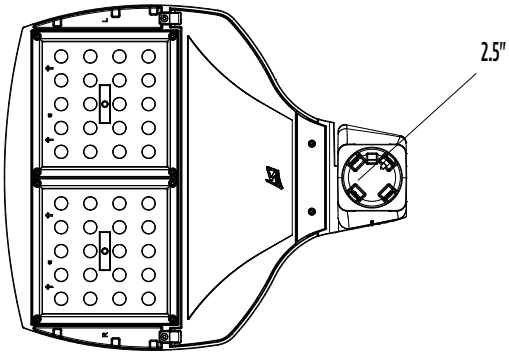
SA Universal Side Arm Mount



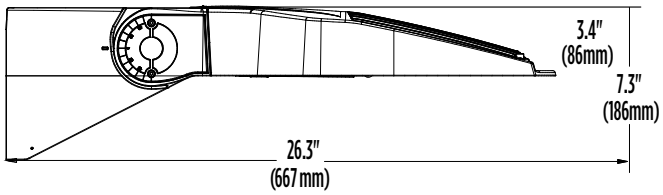


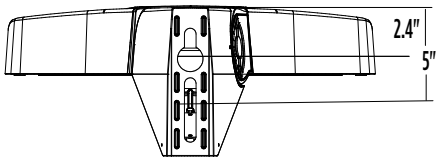
SF Adjustable Slipfitter



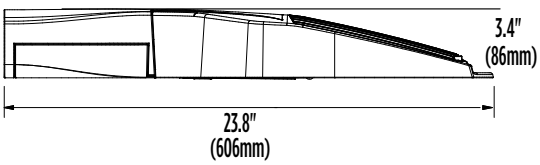


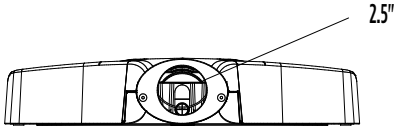
UA Universal Adjustable Arm





MA Mast Arm





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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight



QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4”, 5”, or 6” square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8” O.D. high-strength pipe. Tenon is 4-3/4” in length.

Hand-Hole

- Standard hand-hole location is 12” above pole base.
- Poles 22’ and above have a 3” x 6” reinforced hand-hole. Shorter poles have a 2” x 4” non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant

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Steel Poles - Square Straight

Type: _____

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ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: 4SQ B3 S11G 24 S PLP DGP

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole (New Build) **5SQ** - 5" x 5" Square Straight Pole (New Build) **6SQ** - 6" x 6" Square Straight Pole (New Build) **4SQU** - 4" x 4" Square Straight Pole (Retrofit) **5SQU** - 5" x 5" Square Straight Pole (Retrofit) **6SQU** - 6" x 6" Square Straight Pole (Retrofit)	**Bolt-On Mount**[1] - See pole selection guide for patterns and fixture matches **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Drilling Pattern **B2** - 2" Reduced Drilling Pattern **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches **I** - No Mounting Holes[1] - Use with: BKA-IFM4 - Flush Mount Adapter[7] Greenlee Lifestyle CH Mounting Style Enterprise, Lexington, Constitution PT Single Mounting[2]	**S11G** – 11 Ga. Steel (4SQ/4SQU and 5SQ/5SQU Only) **S07G** – 07 Ga. Steel	**8'** **10'** **12'** **13'** **14'** **15'** **16'** **17'** **17'6"** **18'** **20'** **22'** **22'6"** **23'** **24'** **25'** **26'** **27'** **28'** **30'** **32'** **35'** **39'**	**S** – Single/Parallel **D180** – Double **D90** – Double **DN90** – Double **T90** – Triple **TN120** – Triple **Q90** – Quad **QN90** – Quad **N** – Tenon Mount (Standard Tenon size is 2-3/8" O.D.)[8]	**BRZ** – Bronze **BLK** – Black **PLP** – Platinum Plus **WHT** – White **SVG** – Satin Verde Green **GPT** – Graphite **MSV** – Metallic Silver **BZA** – Alternate Bronze	**GA** – Galvanized Anchor Bolts **SF** – Single Flood[3] **DF** – Double Flood [3] **DGP** – DuraGrip® Plus **LAB** – Less Anchor Bolts **CRXX** - Conduit Raceway[4]

Need more information?
Click here for our glossary

Have additional questions?
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Accessory Ordering Information

DESCRIPTION	PART NUMBER
4BC – 4" Square Base Cover	122559CLR
5BC – 5" Square Base Cover	122561CLR
6BC – 6" Square Base Cover	122563CLR
5BC - 5' Square Universal Base Cover	132488CLR
6BC - 6' Square Universal Base Cover	131252CLR
ER2 – Weatherproof Duplex Receptacle	122566CLR
GFI – Ground Fault Circuit Interrupter	122567CLR
MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)	132336
MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)	681126
MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)	725841
Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
Vibration Damper - 6" Square Pole (bolt-on mount only)	178361

FOOTNOTES:
1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

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Steel Poles - Square Straight

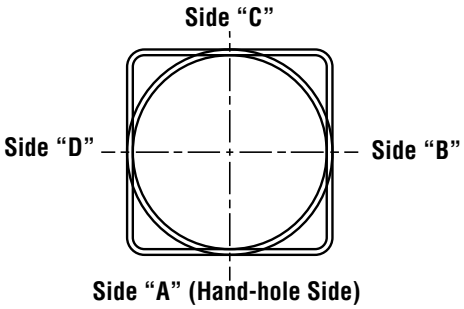
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DRILLING LOCATIONS

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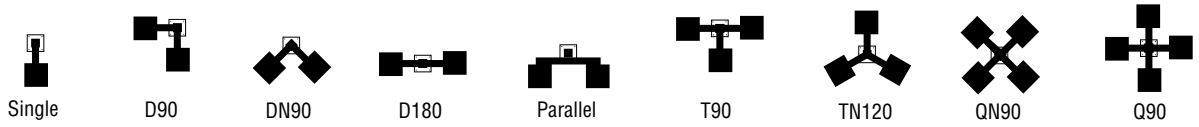
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90[1]				
T90	X	X		X
TN120[2]				
Q90	X	X	X	X
QN90[3]				
Single FBO	X			
Double FBO		X		X



NOTES:
1 - Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20’ poles. Maximum height for SF and DF pole preparations on 20’ poles is 13’ from the base.

FIXTURE CONFIGURATIONS



Steel Poles - Square Straight

Type: _____

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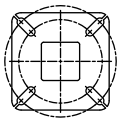
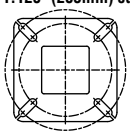
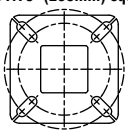
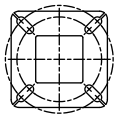
BOLT CIRCLE

STANDARD BASEPLATE

	4" (102mm) square 10-1/8" (257mm) sq.	**5" (127mm) square 10-1/8" (257mm) sq.**	**5" (127mm) square 10-1/8" (257mm) sq.**	**6" (152mm) square 12" (305mm) sq.**
	 **11" (279mm) Dia. Bolt Circle**	 **11" (279mm) Dia. Bolt Circle**	 **11" (279mm) Dia. Bolt Circle**	 **12" (305mm) Dia. Bolt Circle**
Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

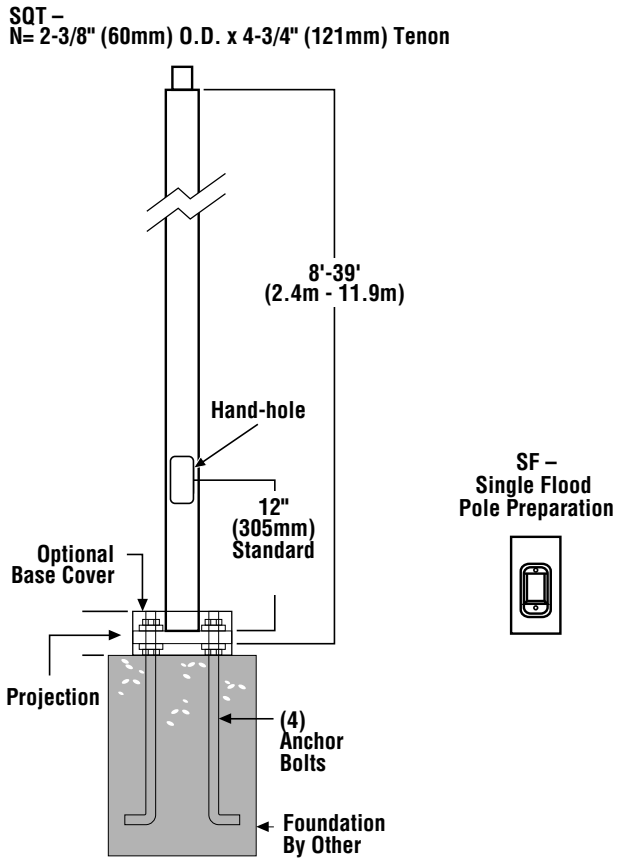
UNIVERSAL BASEPLATE

	4" (102mm) square 10.5" (267mm) sq.	**5" (127mm) square 11.125" (283mm) sq.**	**5" (127mm) square 11.75" (298mm) sq.**	**6" (152mm) square 12-1/2" (318mm) sq.**
	 **4SQ**	 **5SQ**	 **5SQ**	 **14" (356mm) Dia. Bolt Circle**
Bolt Circle Designator	E	F	G	H
Bolt Circle	Slotted 9"-12"	Slotted 10-13"	Slotted 10-13"	Slotted 11"-14" (279mm-356mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762 mm)	3/4x 30" (25mm x 914 mm)	1x 36" (25mm x 914 mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83 mm)	3-1/4" (83 mm)	4" (102 mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	5-1/8" (130 mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/2" sq. x 3/4" thk. (267 mm x 19 mm)	11-1/8 sq. x 3/4" thk. (283 mm x 19 mm)	11-3/4" sq. x 1" thk. (298 mm x 25 mm)	12 1/2" sq. x 1 1/8" thk. (318mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

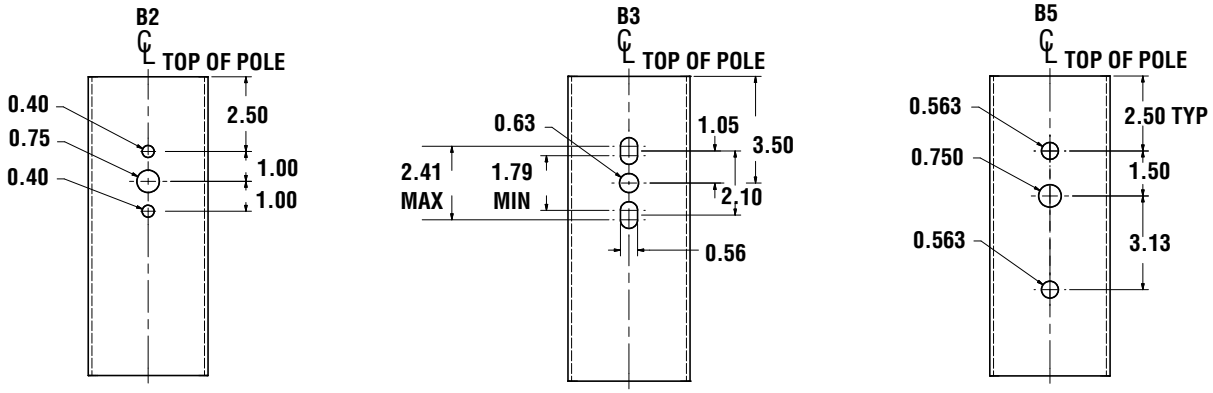
PRODUCT DIMENSIONS

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SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

Bolt-On Mount 2-Bolt Pattern



Steel Poles - Square Straight

Type: _____

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WIND SPEED

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EPA Information
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28'[2]	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30'[2]	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:
1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.
2- LSI Industries recommends a vibration damper be ordered with this length.

Steel Poles - Square Straight

Type: _____

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WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 11-ga x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 22'	22	11	F	11"	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5" x 11-ga x 22'	22	11	F	12"	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5" x 11-ga x 22'	22	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5" x 11-ga x 24'	24	11	F	11"	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5" x 11-ga x 24'	24	11	F	12"	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5" x 11-ga x 24'	24	11	F	13"	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5" x 11-ga x 26'	26	11	F	11"	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5" x 11-ga x 26'	26	11	F	12"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5" x 11-ga x 26'	26	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5" x 11-ga x 28'	28	11	F	11"	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5" x 11-ga x 28'	28	11	F	12"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5" x 11-ga x 28'	28	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	11"	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	12"	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5" x 7-ga x 20'	20	7	G	11"	0.75	19.0	17.0	15.0	12.2	9.7	7.8	6.2	5.0	3.8
5" x 7-ga x 20'	20	7	G	12"	0.75	21.4	19.1	17.1	13.8	11.2	9.1	7.3	5.9	4.7
5" x 7-ga x 20'	20	7	G	13"	0.75	21.4	19.2	17.2	13.9	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 20'	20	7	G	11"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 20'	20	7	G	13"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 22'	22	7	G	11"	0.75	16.0	14.1	12.5	9.8	7.6	5.9	4.4	3.3	2.3
5" x 7-ga x 22'	22	7	G	12"	0.75	17.7	15.9	14.2	11.2	8.7	7.0	5.4	4.1	3.0
5" x 7-ga x 22'	22	7	G	13"	0.75	19.9	17.3	15.6	12.6	10.0	8.0	6.3	5.0	3.8
5" x 7-ga x 22'	22	7	G	11"	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5" x 7-ga x 22'	22	7	G	12"	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5" x 7-ga x 22'	22	7	G	13"	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5" x 7-ga x 24'	24	7	G	11"	0.75	13.3	11.6	10.0	7.7	5.7	4.2	2.9	1.9	1.0
5" x 7-ga x 24'	24	7	G	12"	0.75	15.0	13.0	11.6	8.9	6.8	5.1	3.8	2.6	1.7
5" x 7-ga x 24'	24	7	G	13"	0.75	16.6	14.6	12.9	10.2	8.0	6.1	4.6	3.3	2.3
5" x 7-ga x 24'	24	7	G	11"	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5" x 7-ga x 24'	24	7	G	12"	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5" x 7-ga x 24'	24	7	G	13"	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5" x 7-ga x 26'	26	7	G	11"	0.75	10.9	9.3	8.0	5.9	4.1	2.7	1.6	0.6	-
5" x 7-ga x 26'	26	7	G	12"	0.75	12.4	10.9	9.5	7.0	5.1	3.6	2.3	1.3	-
5" x 7-ga x 26'	26	7	G	13"	0.75	14.0	12.3	10.7	8.1	6.0	4.4	3.1	2.0	1.0
5" x 7-ga x 26'	26	7	G	11"	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3

Steel Poles - Square Straight

Type: _____

Have questions? Call us at (800) 436-7800

WIND SPEED

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 7-ga x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5" x 7-ga x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5" x 7-ga x 28'	28	7	G	11"	0.75	8.9	7.4	6.3	4.3	2.7	1.4	-	-	-
5" x 7-ga x 28'	28	7	G	12"	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-
5" x 7-ga x 28'	28	7	G	13"	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-
5" x 7-ga x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5" x 7-ga x 28'	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5" x 7-ga x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5" x 7-ga x 30'	30	7	G	11"	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-
5" x 7-ga x 30'	30	7	G	12"	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-
5" x 7-ga x 30'	30	7	G	13"	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-
5" x 7-ga x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5" x 7-ga x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5" x 7-ga x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5" x 7-ga x 35'	35	7	G	11"	0.75	3.2	2.2	1.2	-	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6" x 7-ga x 24'	24	7	H	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6" x 7-ga x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6" x 7-ga x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6" x 7-ga x 26'	26	7	H	11"	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	-
6" x 7-ga x 26'	26	7	H	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6" x 7-ga x 26'	26	7	H	14"	1	19.6	17.3	15.2	11.7	8.9	6.7	5.0	3.5	2.2
6" x 7-ga x 28'	28	7	H	11"	1	11.0	9.3	7.8	5.5	3.5	1.9	0.6	-	-
6" x 7-ga x 28'	28	7	H	12-1/2"	1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6" x 7-ga x 28'	28	7	H	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6" x 7-ga x 30'	30	7	H	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	-	-	-
6" x 7-ga x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	-	-
6" x 7-ga x 30'	30	7	H	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6" x 7-ga x 32'	32	7	H	11"	1	7.0	5.5	4.2	2.0	-	-	-	-	-
6" x 7-ga x 32'	32	7	H	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	-
6" x 7-ga x 32'	32	7	H	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	-
6" x 7-ga x 34'	34	7	H	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6" x 7-ga x 34'	34	7	H	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6" x 7-ga x 35'	35	7	H	11"	1	4.2	3.0	1.8	-	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6" x 7-ga x 35'	35	7	H	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6" x 7-ga x 39'	39	7	H	11"	1	1.0	-	-	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	H	14"	1	4.6	3.3	2.0	-	-	-	-	-	-

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:

1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.

2- LSI Industries recommends a vibration damper be ordered with this length.

LIGHT STRING

Commercial Grade E26

PROJECT:	
TYPE:	
LOCATION:	
CATALOG NUMBER:	

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately



OUTDOOR RATED

RoHS COMPLIANT

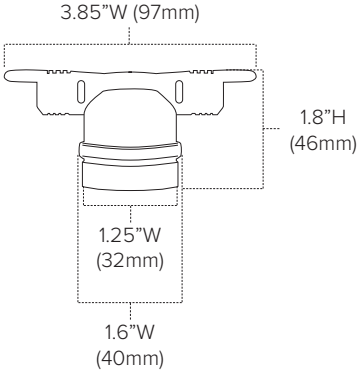
LS-M SERIES QUICK SPECS

SERIES	LS-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
SOCKET TYPE	cULus Listed for Wet locations
SOCKET SPACING	24”
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location

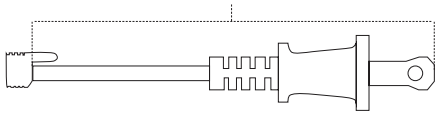
Interconnected strings must be properly sealed and strain relief protected with electrical tape at each connection point. For non-rated LS product, any cut ends must be sealed with LS-M/MS-END and/or electrical tape (ensure proper seal to preclude entrance of water).
Keep lamps at least 4.9m/16ft away from pools and spas.

LS-M SERIES QUICK DIMENSIONS

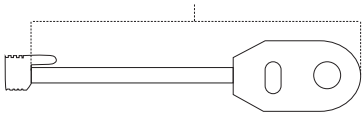
Socket Dimensions
Non-Suspended E26



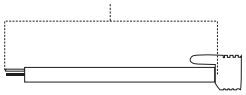
‘Cord and Plug’ set Lead Wire: 16”L (405mm)



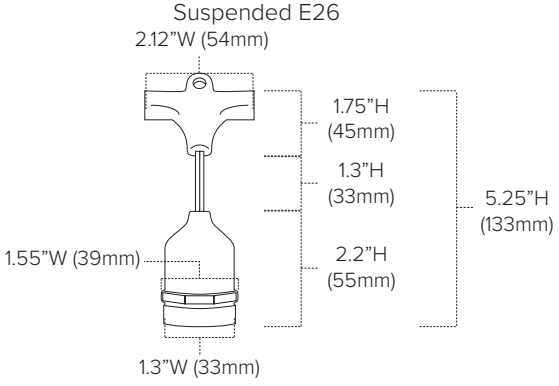
‘Cord and Plug’ set Tail Wire: 9”L (225mm)



‘330ft Reel’ Lead & Tail Wire: 72”L (182cm)



Socket Dimensions
Suspended E26



Sales@AmericanLighting.com | Denver, CO | 800.880.1180

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LS-M SERIES ORDERING INFORMATION

ITEM NUMBER	VOLTAGE	LENGTH	SOCKET TYPE	LED SPACING	COLOR	MAX RUN	IP RATING
LS-M-24-100-BK	120V AC	100ft (30m)	Non-Suspended E26	24”	Black	25W / Socket	IP64
LS-M-24-BK	120V AC	330ft (101m)	Non-Suspended E26	24”	Black	25W / Socket	IP64
LS-MS-24-100-BK	120V AC	100ft (30m)	Suspended E26	24”	Black	25W / Socket	IP64
LS-MS-24-BK	120V AC	330ft (101m)	Suspended E26	24”	Black	25W / Socket	IP64

100Ft reels Include: (1) 100ft length of commercial grade light string with 120V plug and terminated end
300Ft bulk reels Include: (1) 300ft length of commercial grade light string with bare wire lead and bare wire tail

*ASK VENDOR WHAT PARTS WILL BE NEEDED FOR LAYOUT SHOWN ON MARKED UP CIVIL PLAN

LS-M ACCESSORIES

ITEM NUMBER	DESCRIPTION
LS-M/MS-END	Black plastic end cap
COMPATIBLE LAMPS	Pro Decorative Series, C7 Standard LED Series, Incadescent B-Series
LS-CABLE-60	60ft Catenary Cable Kit
LS-CABLE-110	110ft Catenary Cable Kit
LS-CABLE-500	500ft Catenary Cable Bulk Reel Includes
LS-LOCK-4	(4) Heavy duty cable locks for 1/8” catenary cable
LS-TT	Tensioning Tool

Catenary Cable Kit Includes: (1) 1/8” diameter catenary/guide cable for light string installation, (2) Heavy duty cable locks, and (1) Cable release key


LS-M/MS-END


COMPATIBLE LAMPS


LS-CABLE-60BLE-60


LS-CABLE-500


LS-LOCK-4BLE-500


LS-TT

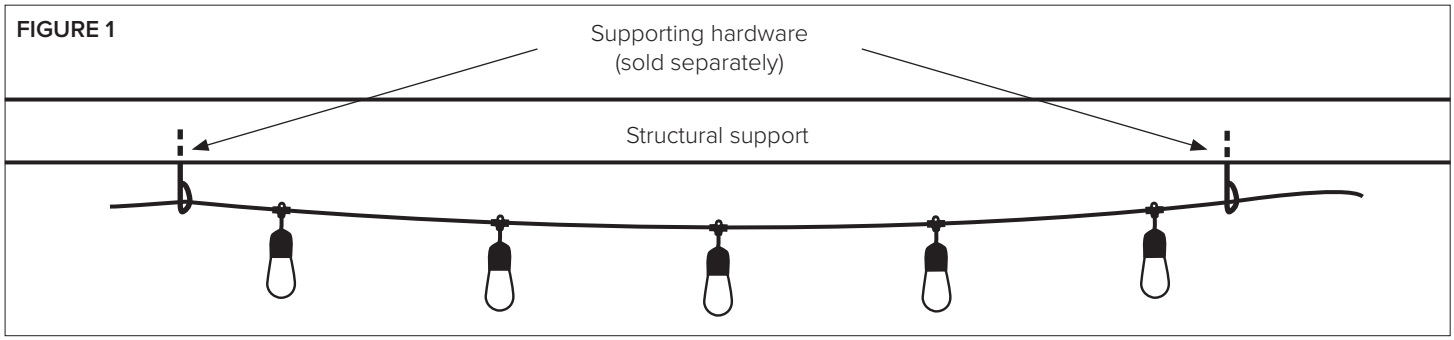
ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:

Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance for 48’ Cord & Plug Light String is 20 feet (10 sockets).
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



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AMERICAN LIGHTING WARRANTY

LIMITED WARRANTY FOR LED PRODUCTS: 1 YEAR

LIMITED PRODUCT WARRANTY

Our products are warranted to be free from defects in material and workmanship for the warranty period listed. Warranty periods begin from the date of shipment from American Lighting Inc's warehouse to the original purchaser. Products that prove to be defective during their specific warranty period will be either repaired or replaced, at the sole discretion of American Lighting Inc. Claims for defective products must be submitted in writing to American Lighting Inc's RGA Department within the warranty period. Upon approval of such return, American Lighting Inc reserves the right to inspect the product for misuse or abuse. Claims for indirect or consequential damages or for product that, in American Lighting Inc's opinion, has been misused will be denied. This is a warranty of product reliability only and not a warranty of merchantability or fitness for a particular purpose. American Lighting Inc shall have no liability whatsoever in any event for payment of incidental or consequential damages, including, without limitations, installation costs and/or damages for personal injury and/or property. These products may represent a possible shock or fire hazard if improperly installed or altered in any way. This warranty does not apply to any product that has not been properly installed in accordance with current local codes and/or the National Electrical Code. Products that require a transformer, driver, or power supply must be used in conjunction with American Lighting Inc's recommended power supply to ensure safety and retain product warranty.

PRODUCT SPECIFICATIONS

For the latest product information, updates, instructions and details concerning specifications, colors, finishes, performance, installation and design, visit www.americanlighting.com. Color may vary from the color printed herein due to limitations in photographic and printing processes. American Lighting Inc. reserves the right to change product specifications without notice. Other product specifications such as color temperature, wavelength characteristics and lumen output are subject to production limitations and may vary.
LED technology is changing rapidly, and not all color temperatures and performance levels can be duplicated at a later time. Best practices include purchasing 10-15% more for a particular project on the same initial order where white LED color temperatures must be maintained over project and product life. Eventual product replacement should be considered at layout and design stages. Best practices also include testing connections and product performance prior to mounting and/or installing.

AVERAGE LIFE

Average incandescent lamp life, rated life and average life are terms used to describe the number of hours at which half of the lamps have failed. For LEDs, the hours of rated life specify the point where 70% of original lumen output is reached. Below this point, the effective life is over, however, the LED may still emit light. Individual results may vary with actual environmental conditions including, but not limited to, proper installation, ambient temperature and/or input voltage fluctuations.

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HALEY WARD
200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

INSPECTION & LONG-TERM MAINTENANCE PLAN
for
Proposed Development

921 Islington Street
Portsmouth, NH

Introduction

The intent of this plan is to provide PWED2, LLC (herein referred to as "owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development. Specifically, the proposed catch and permeable patio pavers (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly and will help in maintaining a high quality of stormwater runoff to minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the Portsmouth DPW, as required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project may include but are not limited to:

- Dust control
- Sediment barriers
- Stabilized construction entrance
- Catch basin basket
- Dewatering control

Structural BMPs

Structural BMPs are more labor and capital-intensive structures or installations that require more specialized personnel to install. Examples on this project include but are not limited to:

- Catch Basin with sump and oil separator
- Closed Drainage System
- Permeable Pavers

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Catch Basin:** Clean the basin when accumulated sediment reaches one third the depth of the basin.
2. **Storm Drains:** Monitor accumulation of debris in drainage structures monthly or after significant rain events. Remove sediments when they accumulate within the outlet pipe. During construction, maintain inlet protection until all areas have been stabilized. Prior to the end of construction, inspect the drains and basins for accumulations and remove and clean by jet-vacuuming.
3. **Permeable Pavers:** Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary. Repair outlet structures and appurtenances, as necessary. Vacuum at least twice annually.

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system, and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

No on-site trash facility is provided until site construction is completed. The contractors are required to remove trash from the site. Hazardous material storage is prohibited.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

PERMEABLE PAVER LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Inspect pavement surface for the occurrence of sediment, trash, debris, or structural damage. *-Check pavement for surface ponding*	Frequently in first few months following construction, Bi-annually after	*-Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary.* *-Repair outlet structures and appurtenances, as necessary.* *-Vacuum pavement at least twice annually.* *-Prevent vehicles with muddy wheels from accessing permeable pavement.*
-No winter sanding permitted *-Minimize application of salt*	Continuous practice	

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

CATCH BASIN MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Check for damage to basin -Remove sediment from basin	Twice yearly; spring and fall	*-Repair as necessary to prevent particles from reaching drainage system, or to prevent site flooding.* *-Remove sediment as needed*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

Unitil
Northern Utilities, Inc.

August 21st, 2025

John Chagnon
Vice President/ Senior Project Manager
Haley Ward
200 Griffin Road Unit 14
Portsmouth, NH 03801

Natural Gas to New Restaurant at 921 Islington St., Portsmouth NH

Hello John.

Unitil/Northern Utilities Natural Gas Division has reviewed the requested site for natural gas Service.

Unitil hereby confirms that natural gas is available for the proposed restaurant at 921 Islington St., Portsmouth, NH.

If you have any questions, please contact me at 603-264-2033.

Sincerely,

Josh Wilk
Senior Business Development Rep
Unitil
T 603.227.4628
M 603.264.2033
F 603.294.5264
Email wilkj@unitil.com

PROPOSED DEVELOPMENT

921 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE PLAN

OWNER/APPLICANT:

PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857

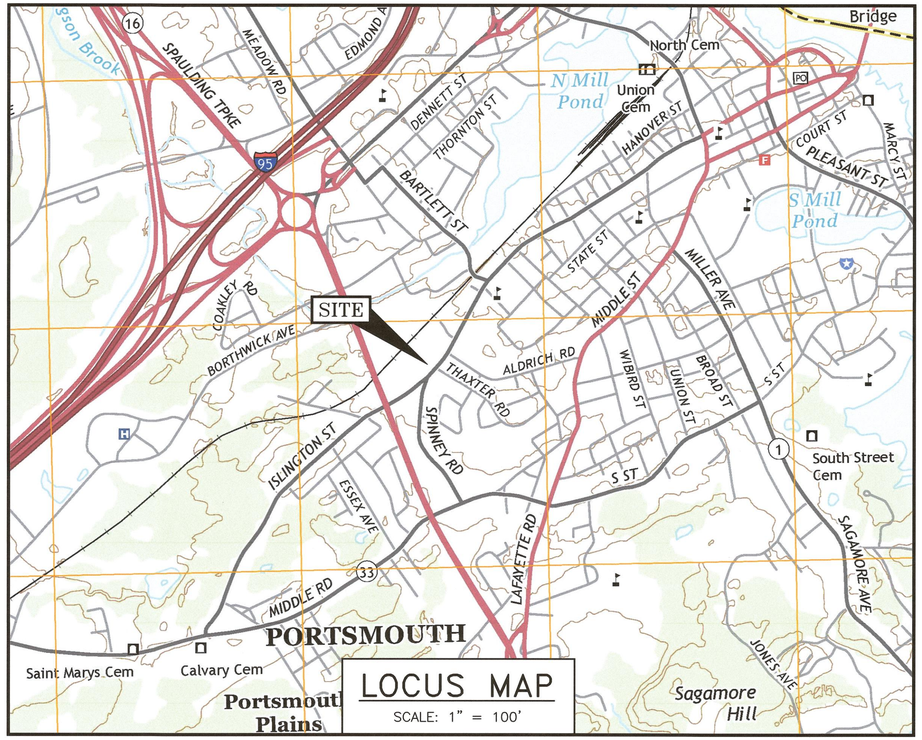
CIVIL ENGINEER/LAND SURVEYOR:

HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282

ARCHITECT:

PORT ONE ARCHITECTS
959 ISLINGTON ST
PORTSMOUTH, NH 03801
TEL. (603) 436-8891





LOCUS MAP
SCALE: 1" = 100'



MAP 10.5A21A
CHARACTER DISTRICTS AND CIVIC DISTRICTS

Character Districts

CD5	Character District 5
CD4	Character District 4
CD4-W	Character District 4-B
CD4-L1	Character District 4-L1
CD4-L2	Character District 4-L2

PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

INDEX OF SHEETS

DWG NO.	
S1	SITE ORTHOPHOTO
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
1.0-2.0	ARCHITECTUAL PLANS & ELEVATIONS
L1	LANDSCAPE PLAN
C4	OFFSITE IMPROVEMENTS PLAN
C5	UTILITY PLAN
C6	GRADING & DRAINAGE PLAN
C7	LIGHTING PLAN
D1-D4	DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708, Ext. 555.5678
ATTN: NICKOLAI KOSKO (MANAGER)

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 264-2033
ATTN: JOSH WILK

CABLE:
COMCAST
155 COMMERCE WAY
PORTSMOUTH, N.H. 03801
Tel. (603) 679-5695 (X1037)
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
BENJAMIN WILLS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525

DIG SAFE
ME - NH - RI - VT
1-888-344-7233
CALL TOLL FREE

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

PROPOSED REDEVELOPMENT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 24 SEPTEMBER 2025

5010220.1379

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\02-CAD_Files\Survey\5010220.1379 Cover.dwg, 9/24/2025 1:37:34 PM



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.

2) OWNER OF RECORD:
PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
11,569 S.F.
0.2654 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST END (CD4–W).

6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE AREA ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.

PWED2, LLC
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/14/25

REVISIONS

SCALE 1"=10' JANUARY 2025

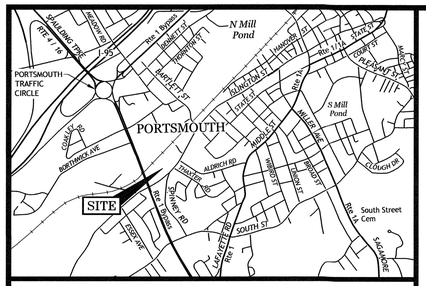
SITE
ORTHOPHOTO

S1

FB 332 & PG 57

5010220.1379

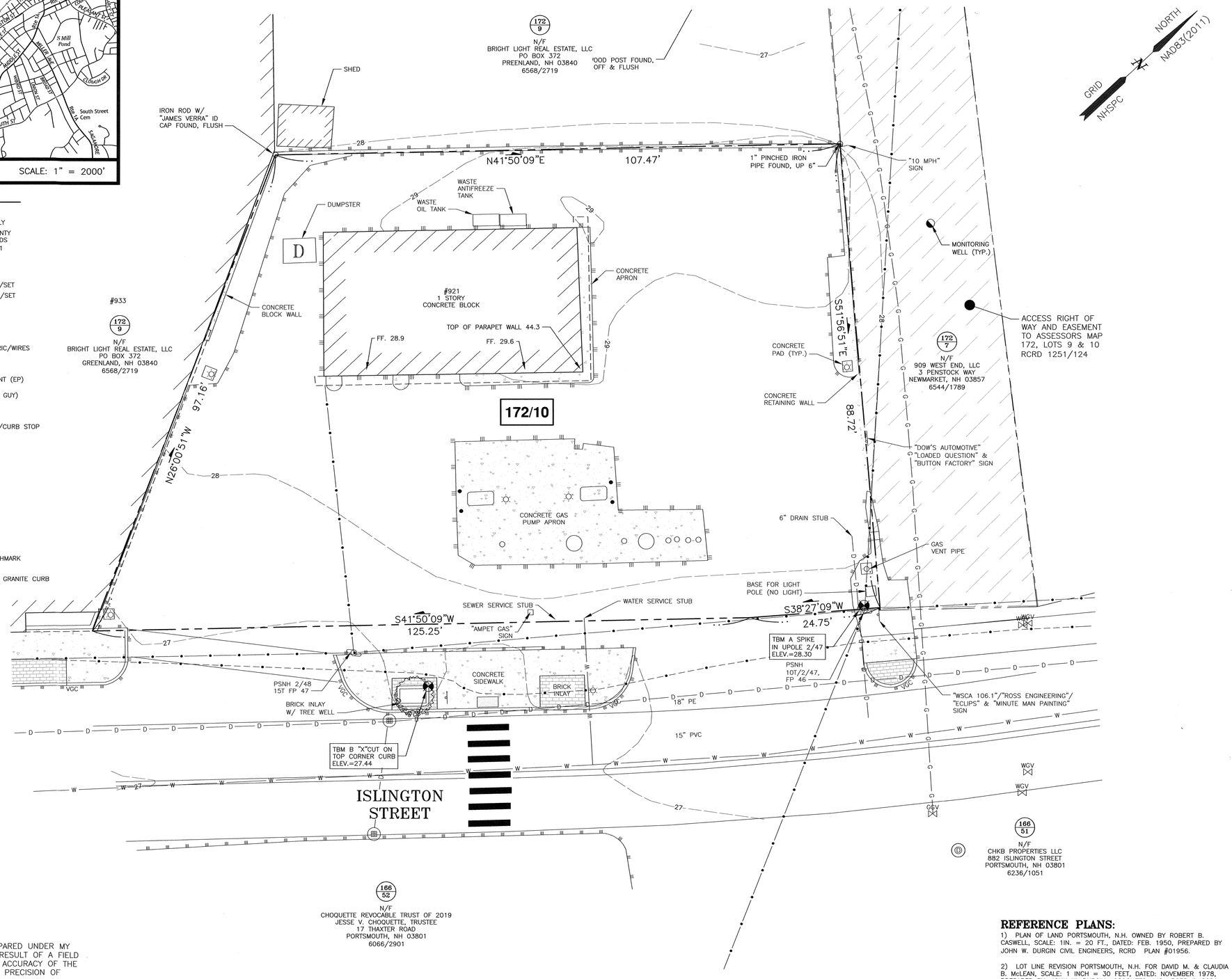
P:\Active\5010220 Chinburg, Ruberto\1379 999 Islington Street, Portsmouth, NH\04 Site Development\02-CAD_Files\Survey\1379 EXISTING_ORTHO 2025.dwg, 5/20/2025 12:58:34 PM, Darren Fullerton, Plotted



LOCATION MAP SCALE: 1" = 2000'

LEGEND:

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	IRON ROD FOUND/SET
	IRON PIPE FOUND/SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WS	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
	LIGHT POLE
	CATCH BASIN
S	SEWER MANHOLE
D	DRAIN MANHOLE
MW6	MONITORING WELL
	SIGNS
EL.	ELEVATION
F.F.	FINISHED FLOOR
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

STATE OF NEW HAMPSHIRE No. 1122 PHILLIP A. YETMAN LAND SURVEYOR

"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."

PHILLIP A. YETMAN, LLS 1122 — DATE 9/11/2025

REFERENCE PLANS:

1) PLAN OF LAND PORTSMOUTH, N.H. OWNED BY ROBERT B. CASWELL, SCALE: 1IN. = 20 FT., DATED: FEB. 1950, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD PLAN #01956.

2) LOT LINE REVISION PORTSMOUTH, N.H. FOR DAVID M. & CLAUDIA B. McLEAN, SCALE: 1 INCH = 30 FEET, DATED: NOVEMBER 1978, PREPARED BY: JOHN W. DURGIN ASSOCIATES, INC., RCRD C-8281.

3) PLAN OF LAND 933 ISLINGTYON STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S LOT 172-009, OWNER: EF II REALTY TRUST, SCALE: 1" 20', DATED: 9-3-2009, PREPARED BY: JAMES VERRA AND ASSOCIATES, INC., RCRD D-36191

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.

2) OWNER OF RECORD:
PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
11,569 S.F.
0.2654 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST END (CD4-W).

6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH GIS WEBSITE.

10) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

PWED2, LLC
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	EASEMENT	9/3/25
1	ISSUED FOR TAC APPROVAL	8/18/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

SCALE 1"=10' JANUARY 2025

EXISTING CONDITIONS PLAN

C1

FB 332 & PG 57

5010220.1379

DEMOLITION NOTES

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

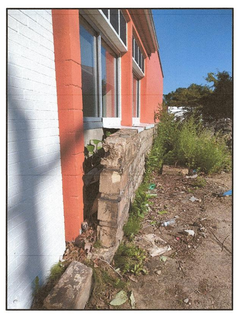
J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

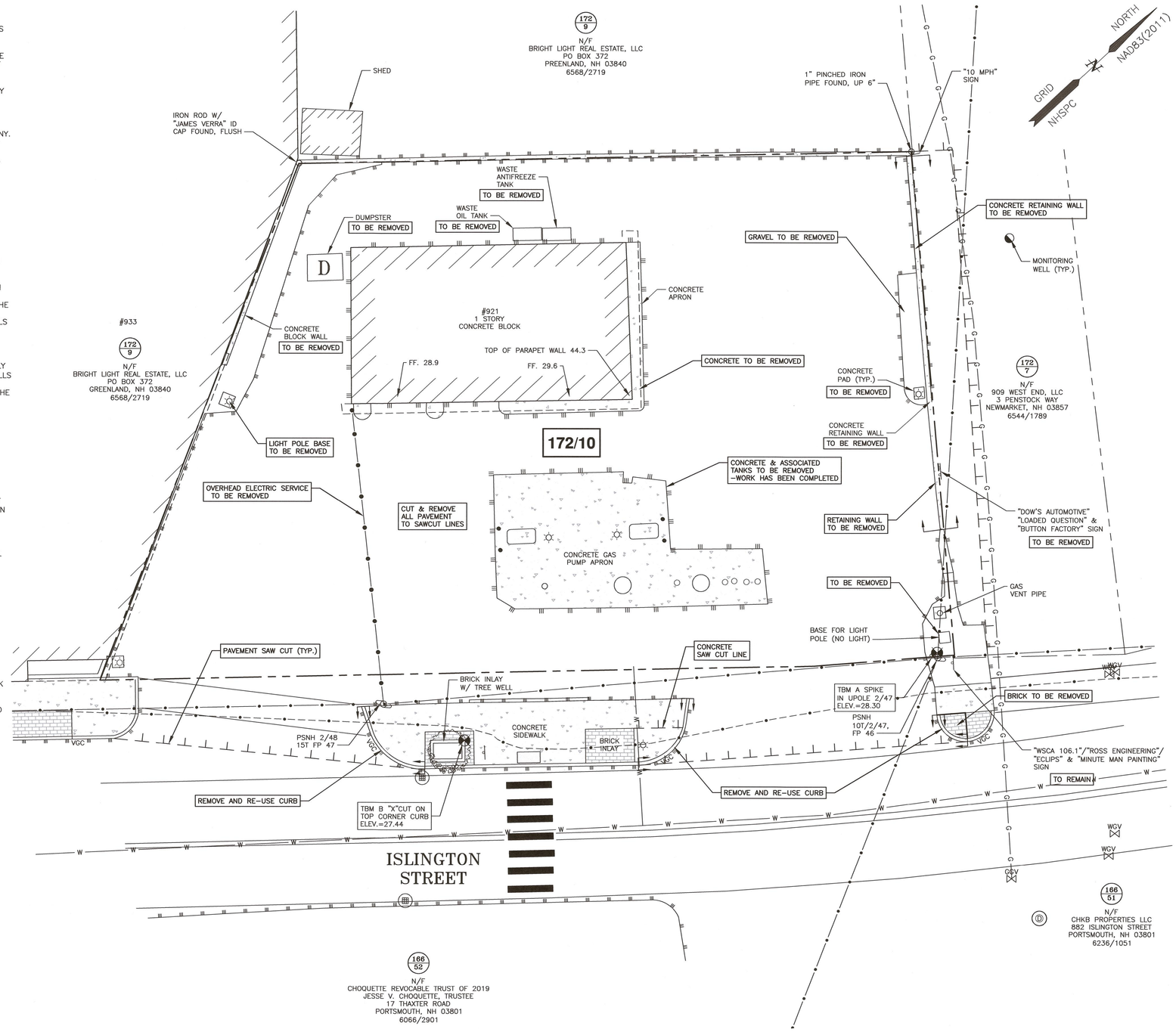
L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



CONCRETE BLOCK WALL
TO BE REMOVED



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	UPDATED SIGN NOTES	9/3/25
1	ISSUED FOR TAC APPROVAL	8/18/25
0	ISSUED FOR COMMENT	5/14/25

REVISIONS

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON NO. 7651 LICENSED PROFESSIONAL ENGINEER -

SCALE 1"=10' JANUARY 2025

DEMOLITION PLAN

C2

FB 332 & PG 57

5010220.1379

P:\NH\5010220-Chinburg_Builders\1379-909 islington Street, Portsmouth-\2024 Site Development\02-CAD_Files\Survey\5010220-1379-DEMO.dwg, 9/4/2025 10:52:04 AM, \\SVRFSM-FS01\Portsmouth Plotter Canon TX3000

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1341	1,494
CONCRETE	1,031	610
PAVEMENT	8,749	6,892
CONCRETE RETAINING WALL	78	20
PATIO	0	709
GRANITE CURB	0	95
TOTAL	11,199	9,820
LOT SIZE	11,569	11,569
% LOT COVERAGE	96.8%	84.9%

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N41°50'09"E	107.47'
L2	S51°56'51"E	88.72'
L3	S38°27'09"W	24.75'
L4	S41°50'09"W	125.25'
L5	N26°00'51"W	97.16'

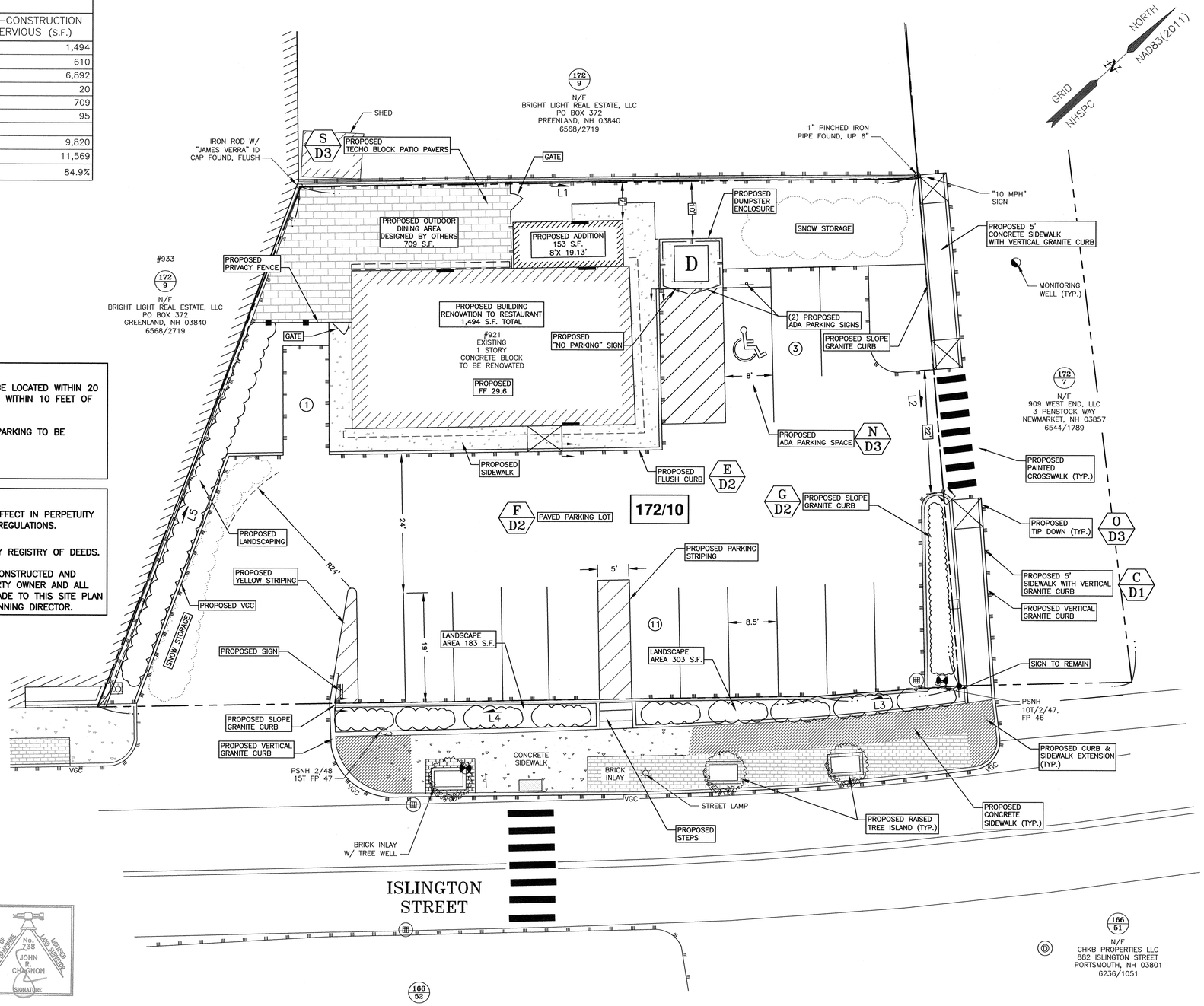
GRANTED VARIANCES:

1. **VARIANCE FROM SECTION 10.575 TO ALLOW A DUMPSTER TO BE LOCATED WITHIN 20 FEET OF A RESIDENTIAL OR MIXED RESIDENTIAL ZONED LOT OR WITHIN 10 FEET OF ANY LOT LINE.**
2. **VARIANCE FROM SECTION 10.1113.20 TO ALLOW OFF-STREET PARKING TO BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE STREET.**

APPROVED: JULY 22, 2025

APPROVED CONDITIONS:

1. **(2.5.4.2E): ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.**
2. **(2.13.3):**
   a. **THIS SITE SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.**
   b. **ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL THE FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.**



GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

"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 9.3.25

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN — DATE

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

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.

2) OWNER OF RECORD:
PWED2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
11,569 S.F.
0.2654 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST END (CD4-W).

6) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE REDEVELOPMENT ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARKING CALCULATION:

SECTION 9.10-9.50
ALL EATING AND DRINKING PLACES
1 SPACE PER 100 S.F. GFA

1,494 S.F./100 S.F. PER SPACE = 15 SPACES REQUIRED

15 SPACES PROVIDED

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
4	ADA PARKING SPACE	9/3/25
3	ISSUED FOR TAC APPROVAL	8/18/25
2	ADDITION & PARKING	8/1/25
1	ISSUED FOR APPROVAL	5/14/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

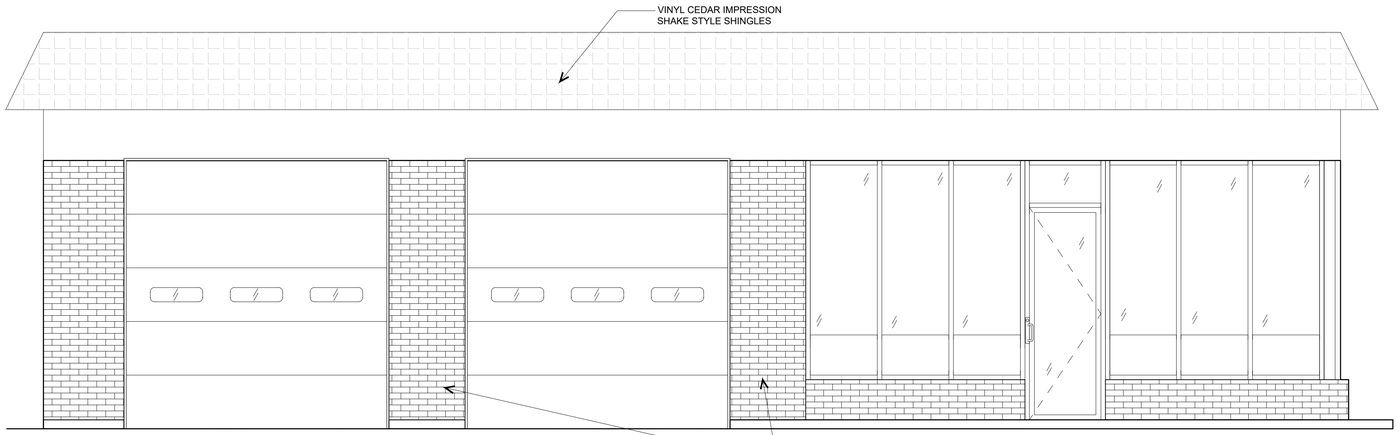
STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7861 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=10' — JANUARY 2025

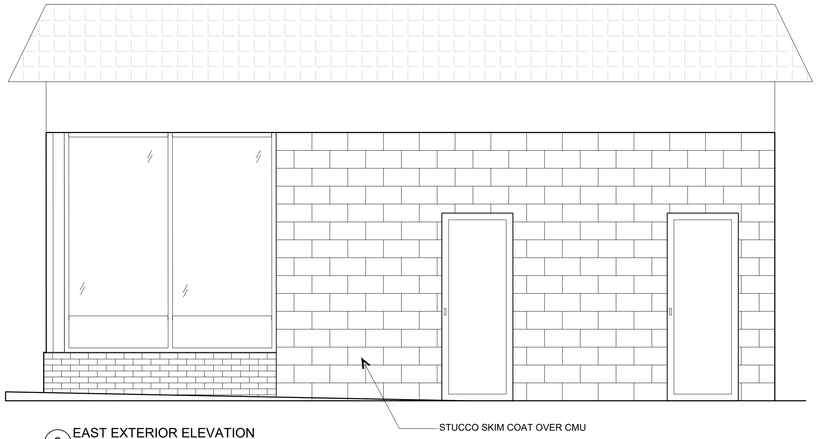
SITE PLAN — C3

FB 332 & PG 57 — 5010220.1379

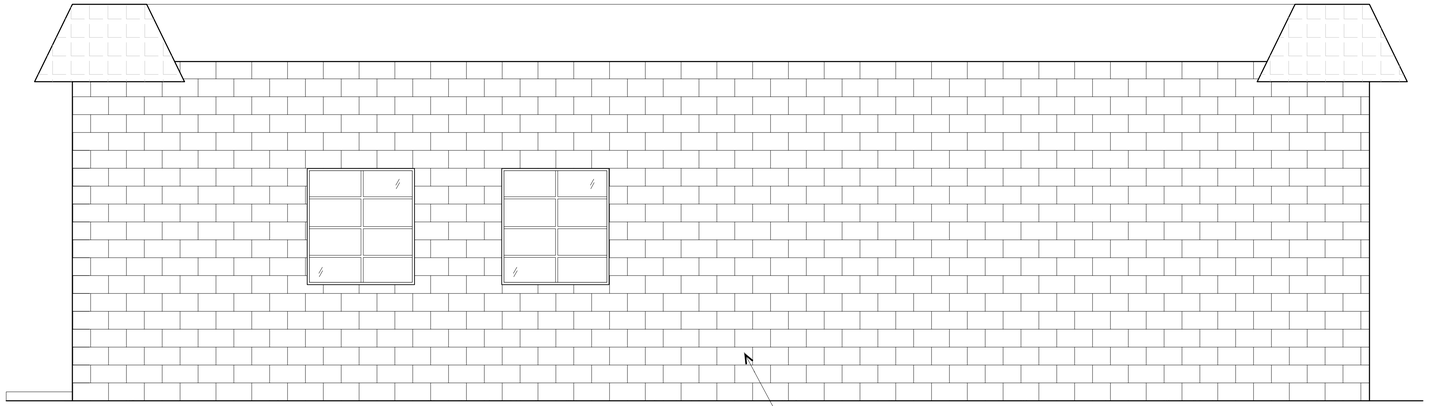
P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\02-CAD_Files\Survey\5010220-1379 SITE_2025.dwg, 9/4/2025 11:02:24 AM, \\SVRPSM-FS01\Portsmouth Plotter Canon TX3000



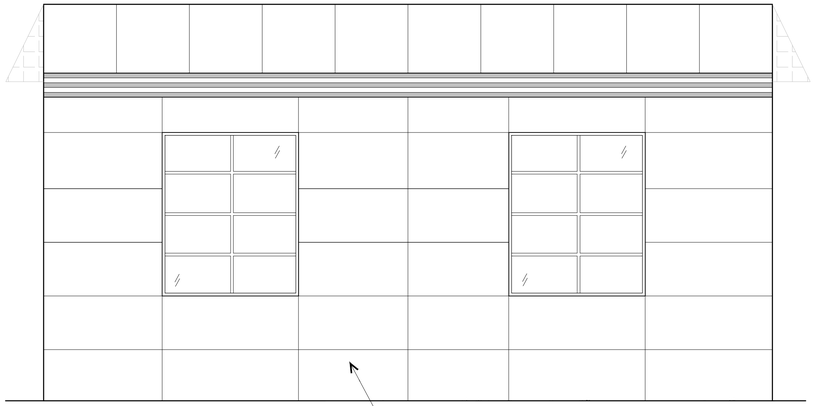
1 SOUTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



5 EXISTING CONDITIONS PHOTO (CIRCA 2010-PRESENT)
SCALE: NONE



6 EXISTING CONDITIONS PHOTO (CIRCA 2010-PRESENT)
SCALE: NONE



7 HISTORIC CONDITION PHOTO (CIRCA 1950-1960)
SCALE: NONE

(Not for Construction) PORTSMOUTH ZBA SUBMISSION FOR 06/18/25

CHINBURG

CHINBURG PROPERTIES
3 Penstock Way Newmarket, NH 03857
www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT

921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

Revisions:

No.	Rev. Note	Date

Project status: -%

ARCHITECTURE DRAFT FOR REVIEW

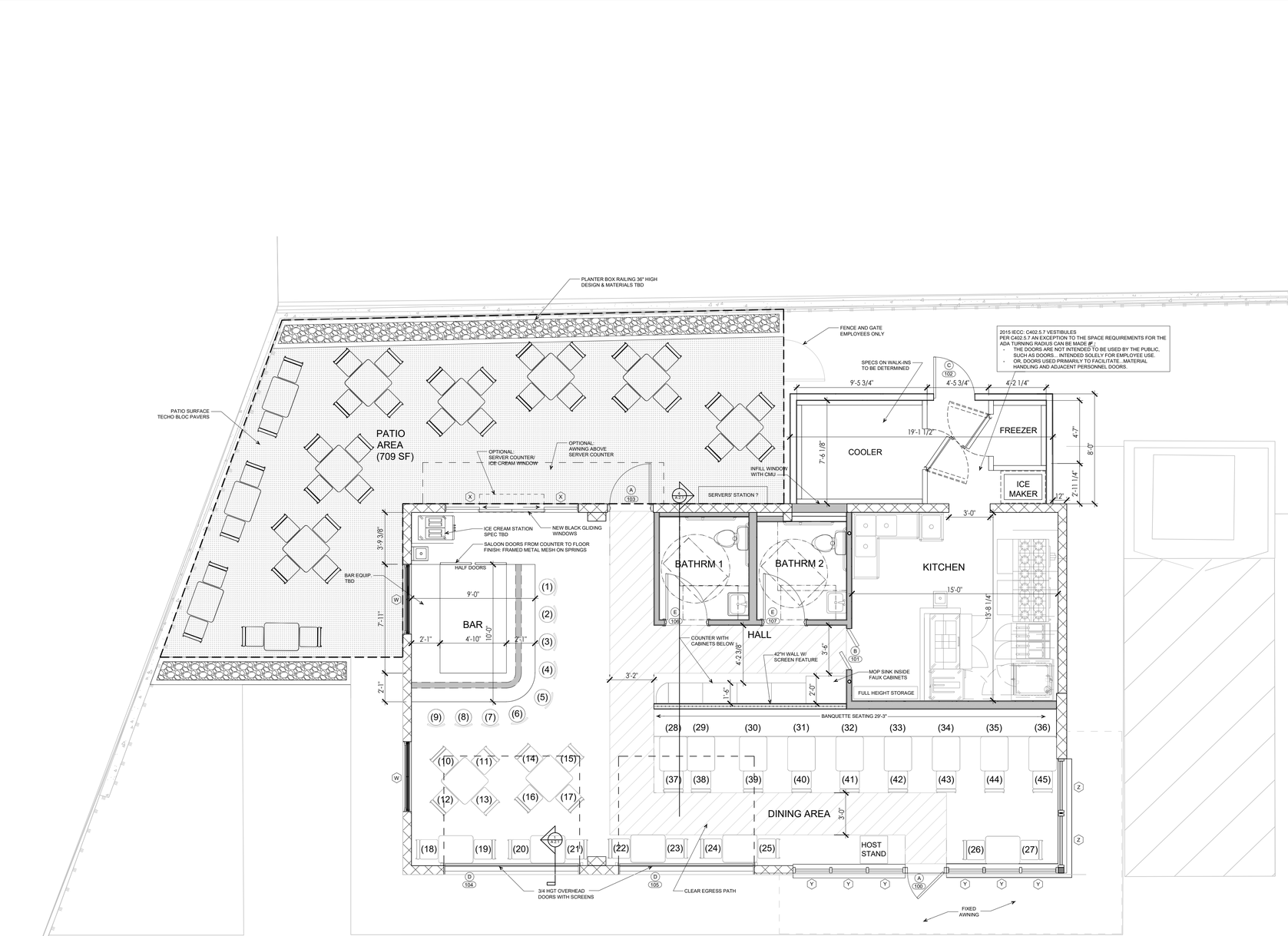
Project Date: 06-18-2025

Scale: AS NOTED | Drawn by: MS/KL/JW

Sheet Description:
EXISTING EXTERIOR ELEVATIONS

Sheet No:

EX 1.0



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. It is the responsibility of all contractors to carefully examine the drawings, specifications and job conditions in order to coordinate their work with that of other trades, through the general contractor's superintendent on the job, so as to avoid conflict in the placing of materials and equipment by the trades in the spaces shown.
2. Contractors to verify all dimensions and conditions in the field prior to commencing any work.
3. All cabinetry and special features should be site verified for critical dimensions prior to ordering materials, notify interior designer with any changes that may be required.
4. Provide blocking for all millwork, fixed furniture and wall or ceiling mounted equipment. All concealed lumber and blocking to be fire treated. Coordinate blocking requirements with furniture installers as required.
5. Finish HVAC diffusers, draper/shade pockets, speaker grills and other items located in ceiling to match adjacent finish.
6. All work is to be performed in accordance with all applicable state, local, and national codes, and OSHA requirements.

(Not for Construction - For final feedback and coordination) PERMIT SET

CHINBURG

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3 Penstock Way Newmarket, NH 03857
www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT

921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

Revisions:

No.	Rev. Note	Date

Project status: **95%**

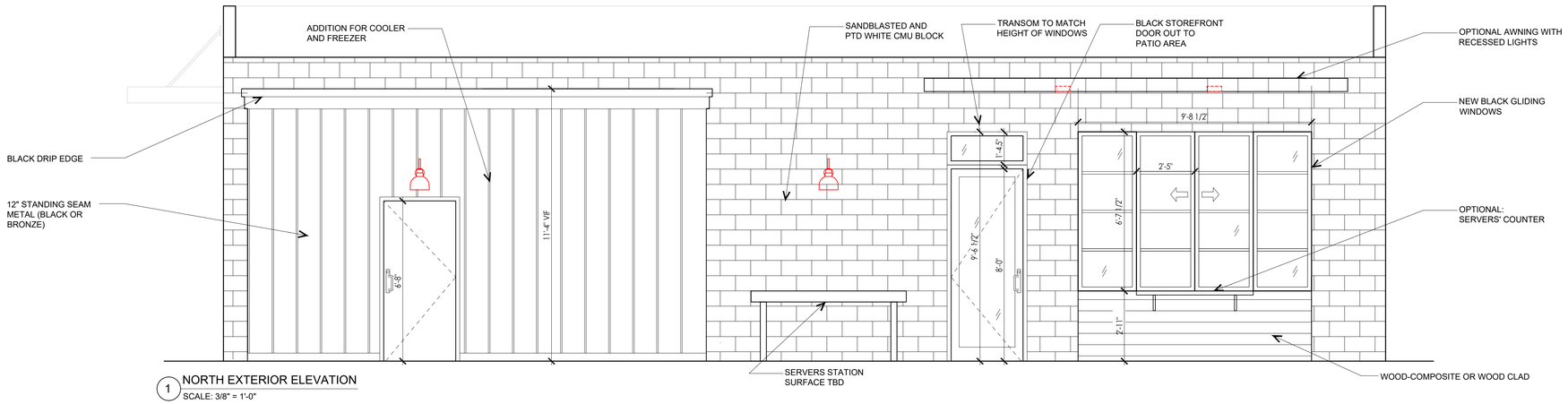
ARCHITECTURE
DRAFT FOR REVIEW

Project Date: **08-14-2025**

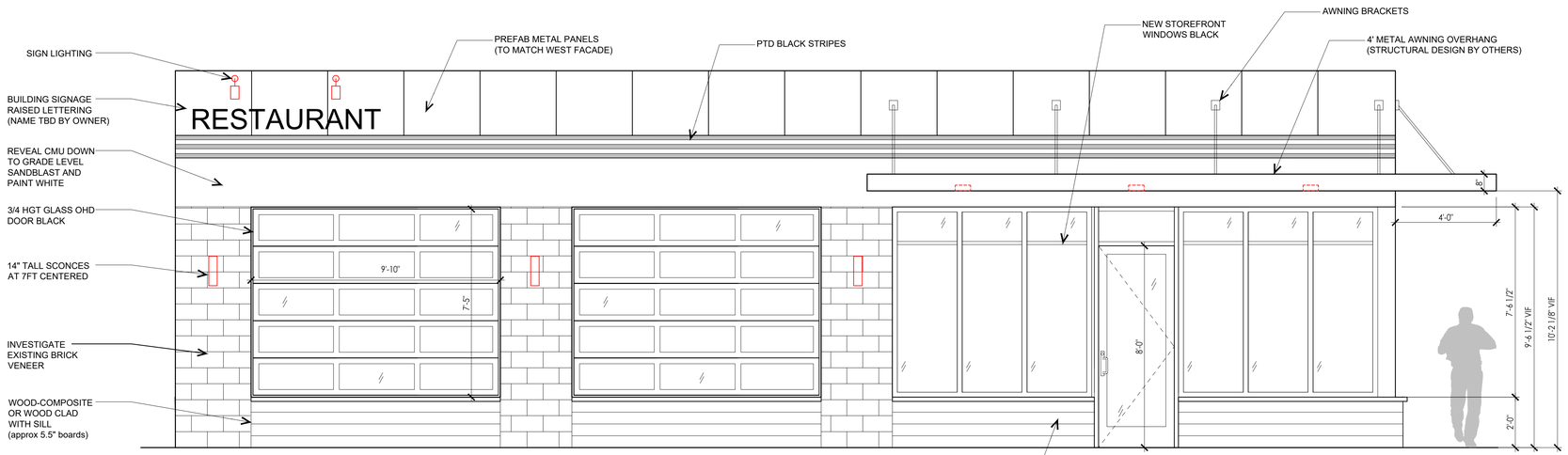
Scale: AS NOTED | Drawn by: MS/KL/JW

Sheet Description:
PROPOSED FLOOR PLAN

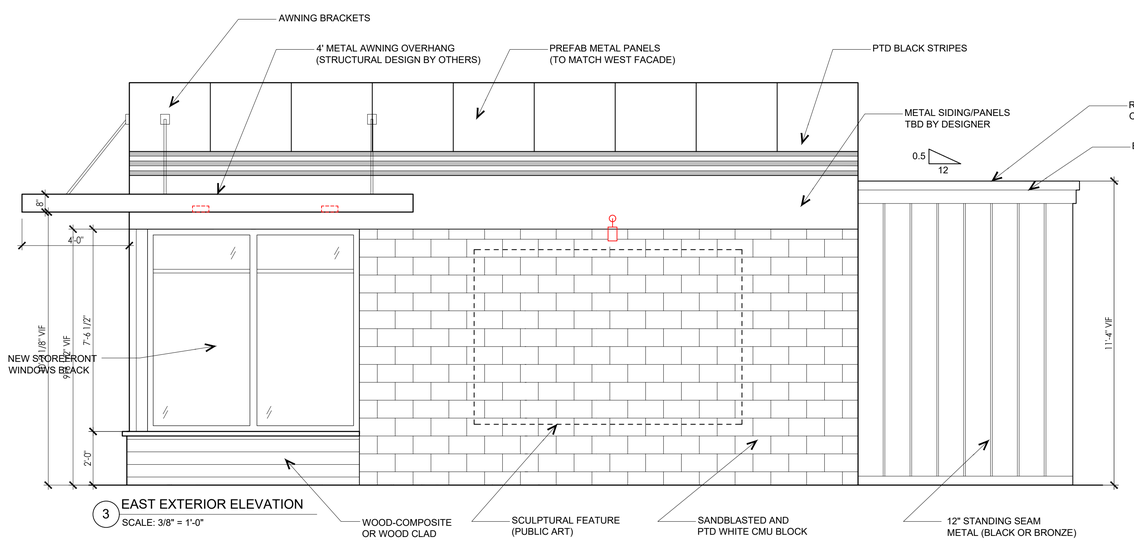
Sheet No:
A 1.0



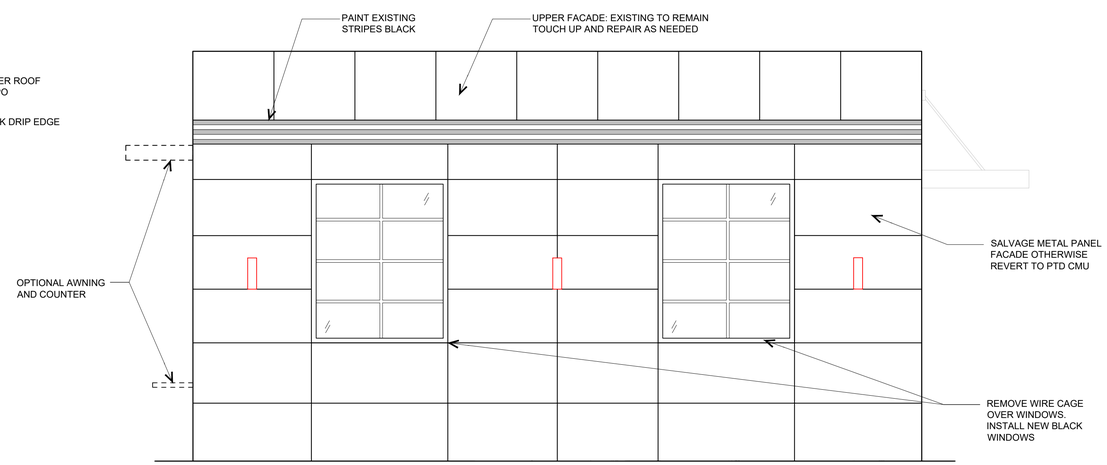
1 NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



3 EAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

(Not for Construction - For final feedback and coordination) PERMIT SET

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www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT
921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

Revisions:

No.	Rev. Note	Date

Project status: **95%**

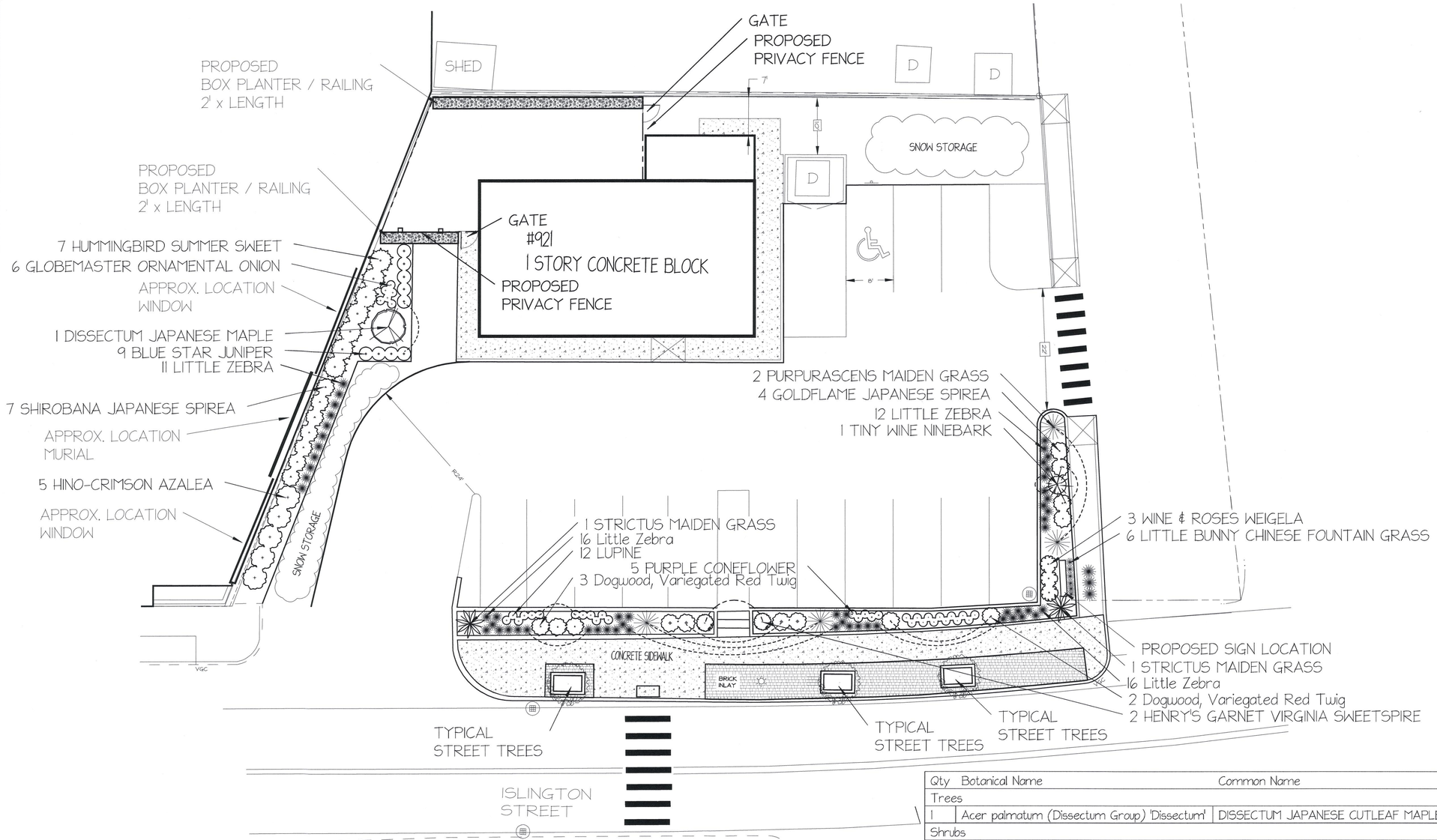
ARCHITECTURE DRAFT FOR REVIEW

Project Date: **08-13-2025**

Scale: AS NOTED | Drawn by: MS/KL/JW

Sheet Description:
PROPOSED EXTERIOR ELEVATIONS

Sheet No:
A 2.0



Qty	Botanical Name	Common Name	Remarks
Trees			
1	Acer palmatum (Dissectum Group) 'Dissectum'	DISSECTUM JAPANESE CUTLEAF MAPLE	
Shrubs			
5	CORNUS (SWIDA) alba 'Argenteo-marginata'	Dogwood, Variegated Red Twig	
7	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMER SWEET	
2	Itea virginica 'Henry's Garnet'	HENRY'S GARNET VIRGINIA SWEETSPIRE	
9	Juniperus squamata	BLUE STAR JUNIPER	
1	Physocarpus opulifolius 'TINY WINE'	TINY WINE NINEBARK	
5	Rhododendron (subgenus Azalea) 'Hino-crimson'	HINO-CRIMSON AZALEA	
4	Spiraea japonica 'Goldflame'	GOLDFLAME JAPANESE SPIREA	
7	Spiraea japonica 'Shiroband'	SHIROBANA JAPANESE SPIREA	
3	Weigela florida 'Alexandra'	WINE & ROSES® WEIGELA	
Ornamental Grasses			
55	MISCANTHUS sinensis 'Little Zebra'	Little Zebra	
2	Miscanthus sinensis 'Purpurascens'	PURPURASCENS MAIDEN GRASS	
2	Miscanthus sinensis 'Strictus'	STRICTUS MAIDEN GRASS	
6	Pennisetum alopecuroides 'Little Bunny'	LITTLE BUNNY CHINESE FOUNTAIN GRASS	
Perennials			
6	Allium 'Globemaster'	GLOBEMASTER ORNAMENTAL ONION	
5	Echinacea purpurea	PURPLE CONEFLOWER	
12	Lupinus polyphyllus	LUPINE	

CALL BEFORE YOU DIG

811 DigSafe MA-ME-NH-RI-VT
Dig Safe System, Inc.
It's Smart. It's Free. It's the Law.

1" = 10'
0 5 10 20
SCALE IN FEET

NOTES

No.	Date	Description

REVISIONS

921 ISLINGTON
PORTMOUTH, N.H.

PRELIMINARY
LANDSCAPE DRAWING

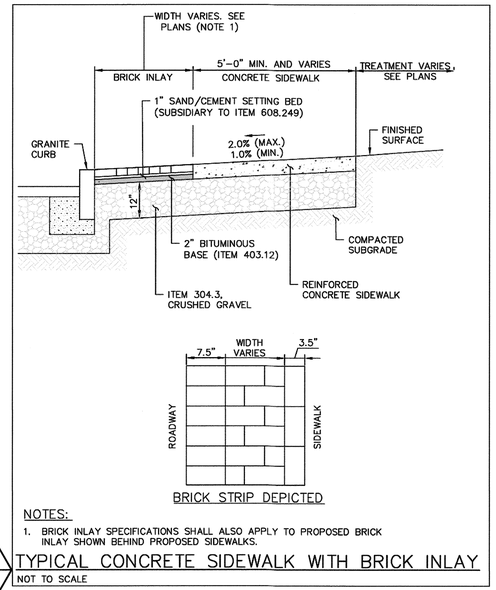
TRIMMERS LANDSCAPING, INC.

SCALE	1" = 10'
DRAWN BY	MIC
CHECKED BY	ES
DATE	08.13.25
DATE OF PRINT	

PROJECT NO.

SHEET NO. L-1

Powered by DynaCAMP



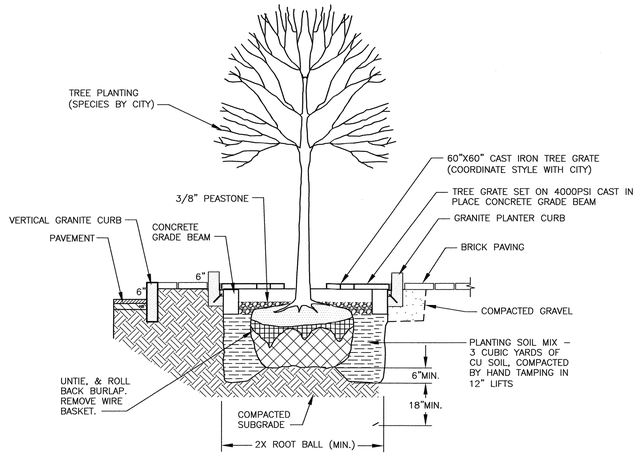
NOTES:

1. BRICK INLAY SPECIFICATIONS SHALL ALSO APPLY TO PROPOSED BRICK INLAY SHOWN BEHIND PROPOSED SIDEWALKS.

1/C4 TYPICAL CONCRETE SIDEWALK WITH BRICK INLAY

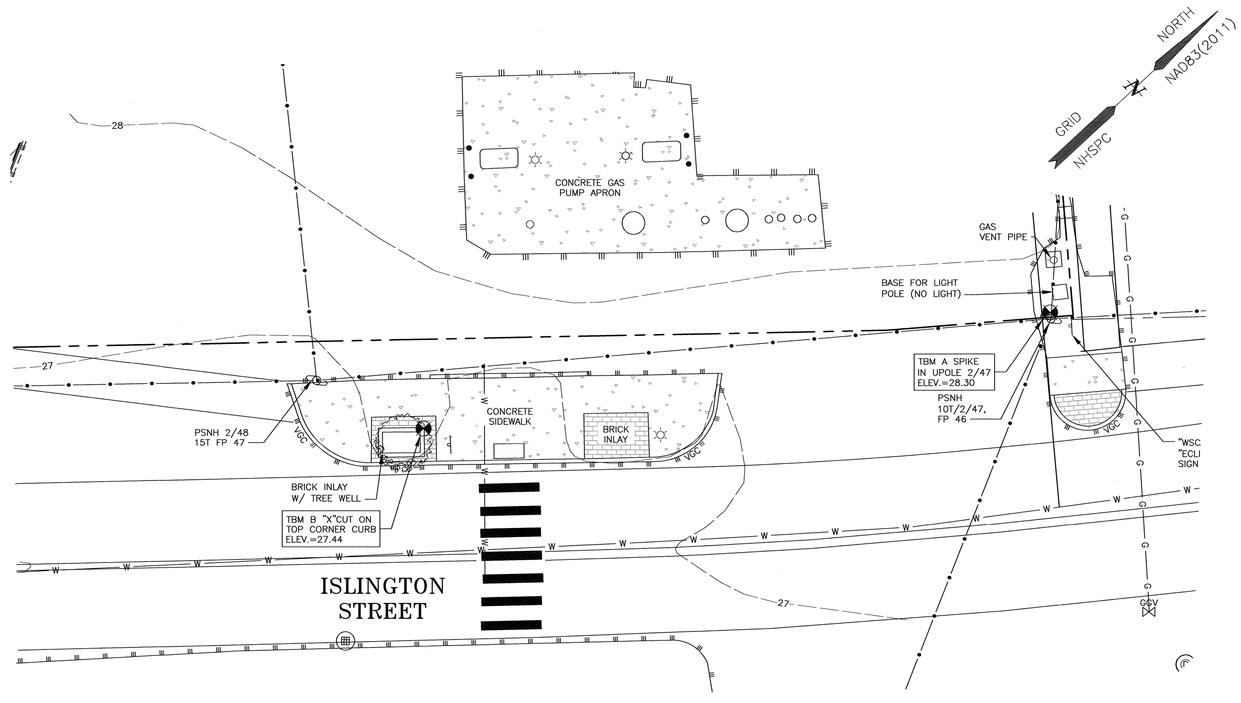
NOT TO SCALE

ISLINGTON STREET PROJECT DETAIL

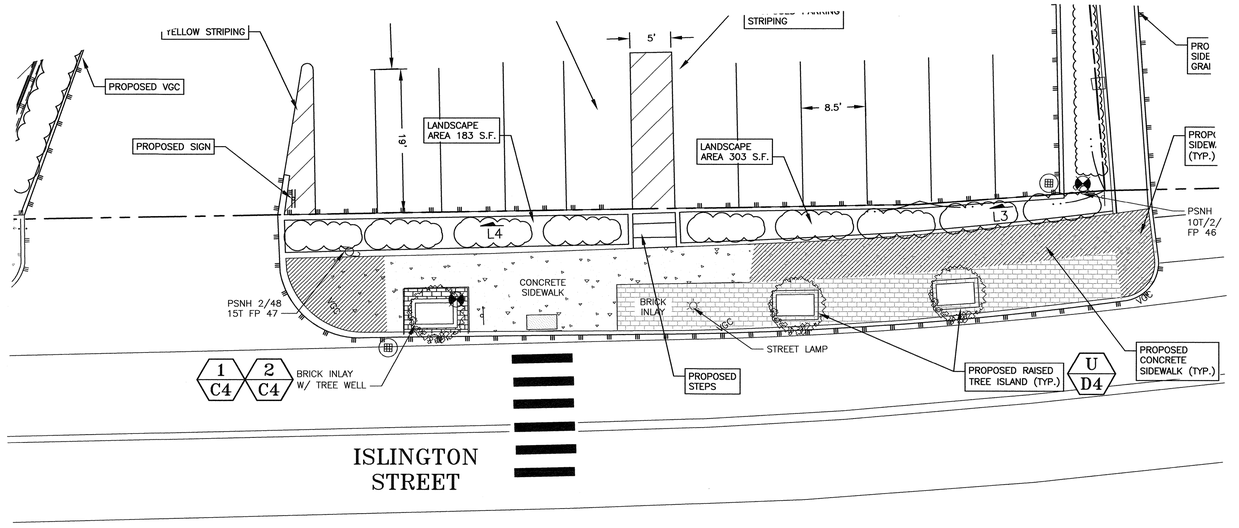


2/C4 TREE PLANTER

COORDINATE WITH CITY ARBORIST NTS



EXISTING SIDEWALK



PROPOSED SIDEWALK

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET

3 0 5 10 METERS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) THE PURPOSE OF THIS PLAN IS TO SHOW THE OFFSITE IMPROVEMENTS AT 921 ISLINGTON STREET.

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Portsmouth, New Hampshire 03801
603.430.9282
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PWED2, LLC
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	TREE ISLAND NOTE	9/3/25
1	ISSUED FOR APPROVAL	5/14/25
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON NO. 7681 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=10' JANUARY 2025

OFFSITE IMPROVMENTS PLAN

C4

FB 332 & PG 57

5010220.1379

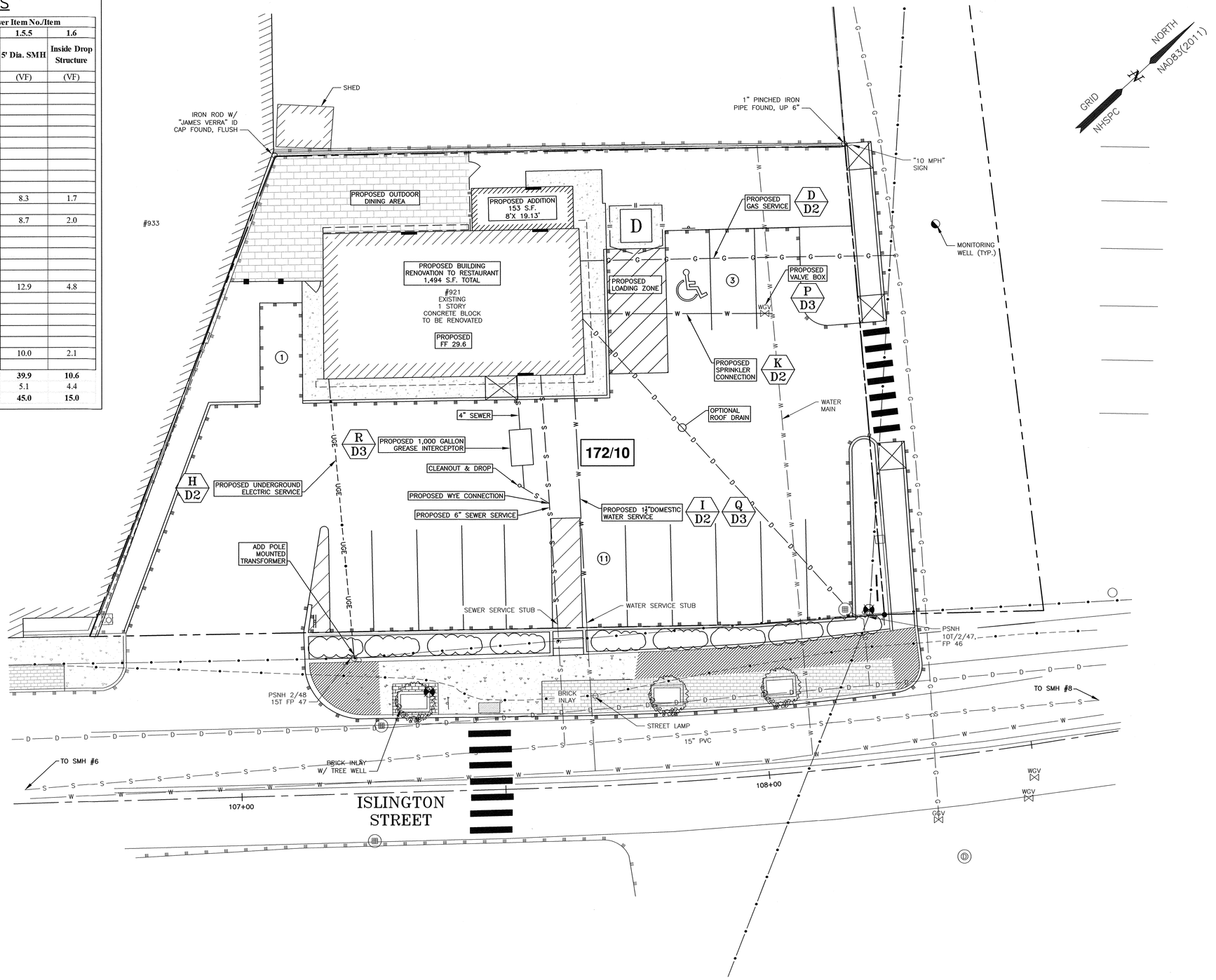
P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\02-CAD_Files\Survey\5010220-1379 SIDEWALK CONCEPT.dwg, 9/4/2025 10:49:32 AM, \\SVRFSM-FS01\Portsmouth Plotter Canon TX3000

SEWER STRUCTURES

Location ID			Sewer Item No./Item		
			1.5.4	1.5.5	1.6
Dwg. No.	SMH No.	Sta.	4' Dia. SMH	5' Dia. SMH	Inside Drop Structure
			(VF)	(VF)	(VF)
U4	1	101+65	11.8		
	2	103+95	10.1		
	3	103+98	9.0		
	4	103+98	10.1		
	5	104+36	9.9		
	6	106+36	8.8		
U5	7	108+96	9.3		
	8	108+96	10.7		
	9	111+09	10.8		
U6	10	114+15	8.6		
	11	116+48		8.3	1.7
	12	116+50	8.6		
U7	13	113+28		8.7	2.0
	14	113+30	9.9		
	15	121+34	9.8		
U8	16	123+00	13.7		
	17	125+12	14.9		
	18	126+86	14.0		
U9	19	129+23		12.9	4.8
	21	131+62	7.5		
	22	131+60	7.7		
U10	23	22+34	8.8		
	25	19+98	10.6		
	26	21+02	8.9		
	27	19+95		10.0	2.1
U11	24	30+34	7.5		
		Sub-Total:	**221.1**	**39.9**	**10.6**
		Rounding:	8.9	5.1	4.4
		Estimated Quantity:	**230.0**	**45.0**	**15.0**

PROPOSED SEWER CONNECTION:
ELEVATION AT STUB: 18.4±
47'X6" PVC @ S=0.089
INV. AT BUILDING 22.6

GREASE INTERCEPTOR:
INV. @ WYE CONNECTION 20.45
5'X4" PVC @ S=0.016
4' PIPE DROP
INV. IN 24.62
INV. OUT 21.25
5'X4" PVC S=0.016
INV. OUT 26.05 GI
INV. IN 26.30 GI
10'X4" PVC @ S=0.021
INV. @ BUILDING 26.60



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200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) SEWER FLOW (GALLONS PER DAY)
PROPOSED RESTURANT:
45 SEATS X 40GPD PER SEAT = 1800 GPD

5) GREASE TRAP – SEE SHEET D3

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR TAC APPROVAL	8/18/25
0	ISSUED FOR COMMENT	5/14/25

REVISIONS

STATE OF NEW HAMPSHIRE – JOHN CHAGNON No. 7851 LICENSED PROFESSIONAL ENGINEER

SCALE 1"=10' JANUARY 2025

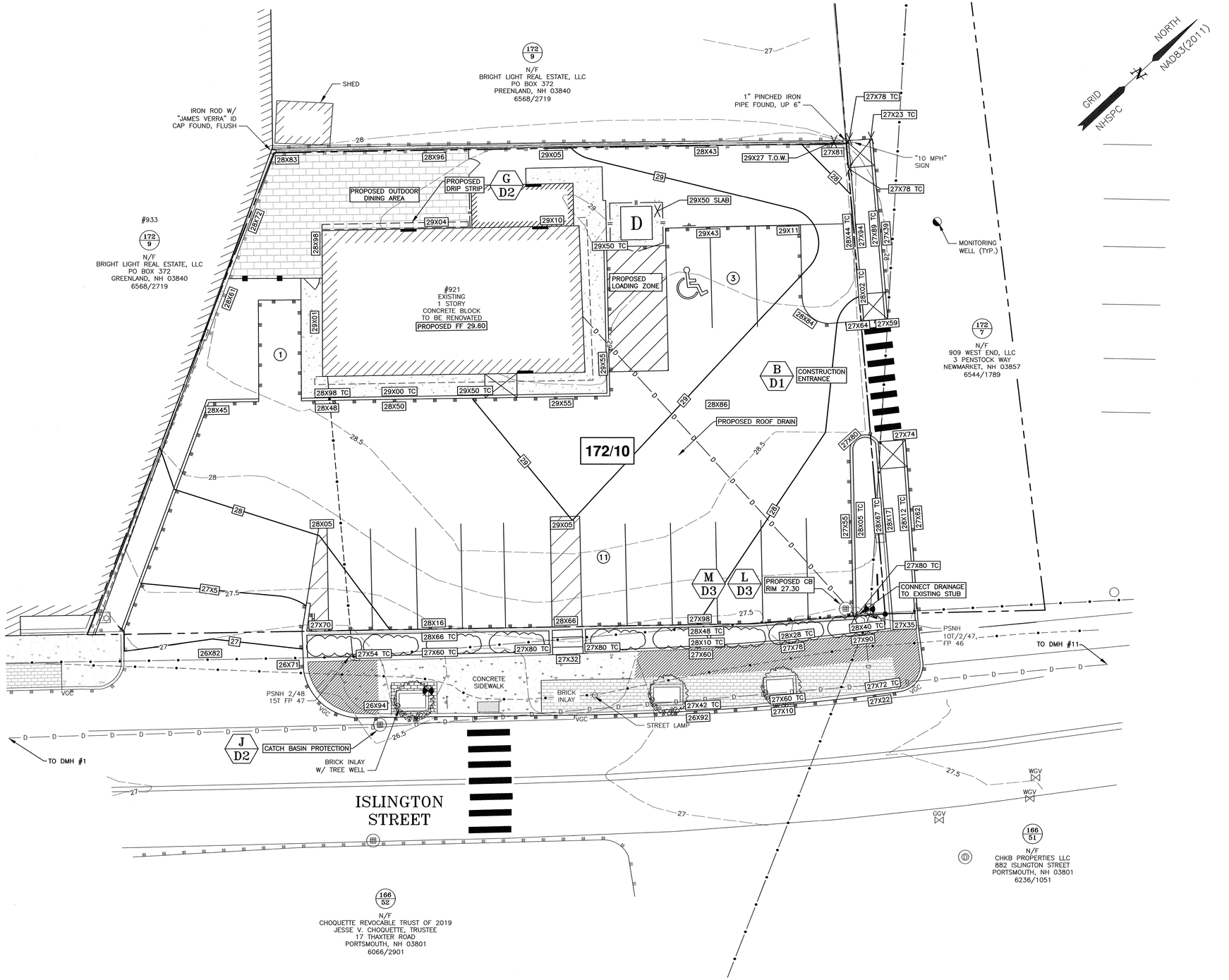
UTILITY PLAN

C5

FB 332 & PG 57

5010220.1379

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\02-CAD_Files\Survey\5010220-1379 SITE_2025.dwg, 8/15/2025 1:53:21 PM, \\SVRPSM-FS01\Portsmouth Plotter Canon TX3000



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4) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE PLAN ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY OF PORTSMOUTH.

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/14/25

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
NO. 7551
LICENSED
PROFESSIONAL ENGINEER

SCALE 1"=10' JANUARY 2025

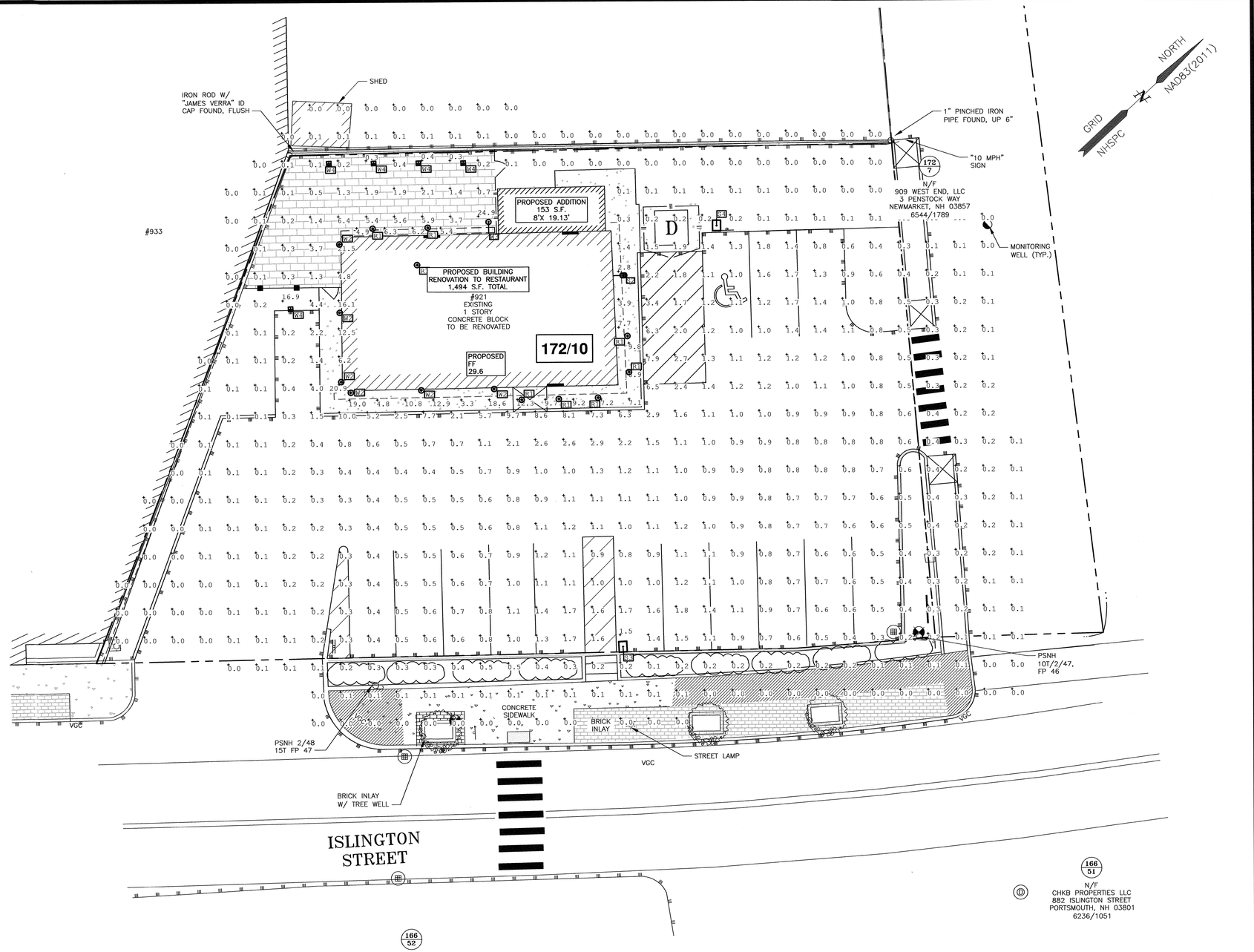
GRADING & DRAINAGE PLAN

C6

FB 332 & PG 57

5010220.1379

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\\S\XRP\M-F5010\Portsmouth Plotter Canon TX3000



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

LUMINAIRE SCHEDULE:

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER
⊕	7	R1	SINGLE	B4RC-12C3-30KS-70-S-WH-NC-UNV-D6E	USA ILLUMINATION, INC.
	1	S2	SINGLE	WP-LED514-30-ABK-2	WAC LIGHTING
	1	S3	SINGLE	VALS-06L-3W-UNV-30K8--SA-CXX-IS / 4SQ B3 S11G15 S CXX AB 4BC	LSI INDUSTRIES, INC.
	1	S4	SINGLE	VALS-06L-4F-UNV-30K8-SA-CXX-IS / 4SQ B3 S11G15 S CXX AB 4BC	LSI INDUSTRIES, INC.
⊕	6	W2	SINGLE	RPA-4-CY-10-DL-12W-ID-30K-70-W-BL-WM	INTEGER
	1	W3	SINGLE	BD 200/10 FS2 UNV MBK / GB A 3 MBK	LSI INDUSTRIES, INC.
	5	W4	SINGLE	EW27905 - BK	KUZCO LIGHTING

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Portsmouth, New Hampshire 03801
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4) ALL LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS AND DIRECT GLARE BEYOND THE PROPERTY.

5) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.

6) LIGHTING LAYOUT & FIXTURE SPECIFICATIONS DESIGNED/PROVIDED BY: EXPOSURE 2 LIGHTING. CONTACT: KEN SWEENEY 603-601-8080.

PROPOSED RESTAURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/18/2025

REVISIONS

SCALE 1"=10' JANUARY 2025

LIGHTING PLAN

C7

FB 332 & PG 57

5010220.1379

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EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

REMOVE DEBRIS AND RUBBISH AS REQUIRED. PERFORM DEMOLITION.

ROUGH GRADE SITE. PERFORM OFF-SITE WORK PER CITY TIMING.

LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

REMODEL BUILDING. CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT AND CONSTRUCT SIDEWALK.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER.

FINISH ALL REMAINING LANDSCAPED WORK.

FINISH PAVE PARKING AND COMPLETE SIDEWALKS.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.328 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO THE NORTH MILL POND.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:
- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

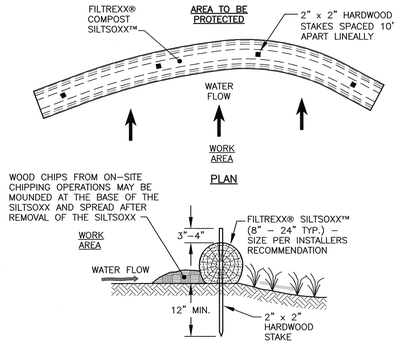
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

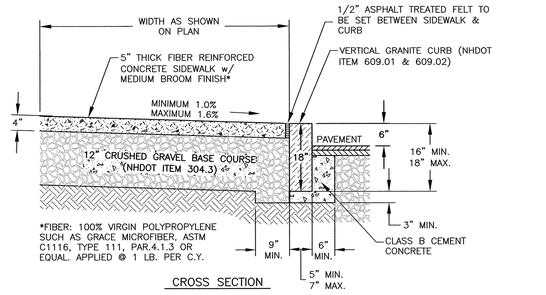
BLASTING NOTES

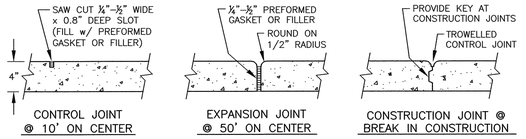
1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A C6 FILTREXX® SILTSOXX™ FILTRATION SYSTEM (IF NEEDED) NTS





C C3 CONCRETE SIDEWALK GRANITE CURB NTS

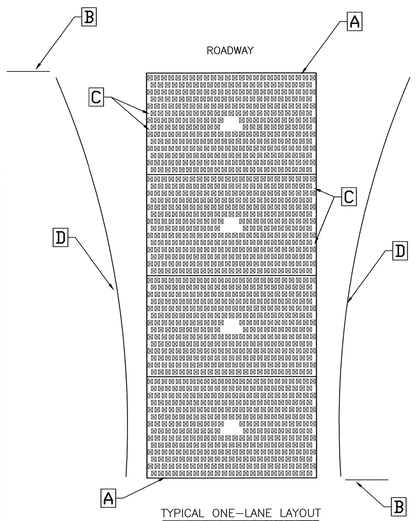
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

B C6 FODS (USE AS REQUIRED) NTS

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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

PROPOSED RESTURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	8/18/25

REVISIONS



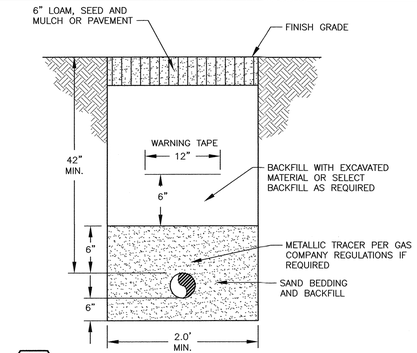
SCALE: AS SHOWN MAY 2025

EROSION PROTECTION NOTES AND DETAILS — **D1**

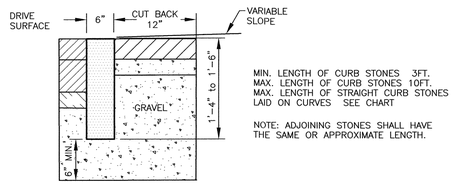
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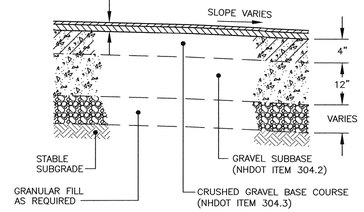
D C5 GAS SERVICE TRENCH NTS



MIN. LENGTH OF CURB STONES 3FT.
MAX. LENGTH OF CURB STONES 10FT.
MAX. LENGTH OF STRAIGHT CURB STONES LAID ON CURVES SEE CHART

NOTE: ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

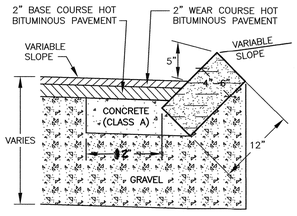
E C3 FLUSHED GRANITE CURB NTS



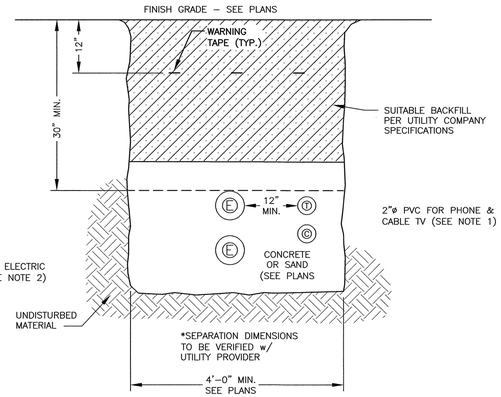
F C3 TYPICAL PAVEMENT CROSS–SECTION NTS

MIN. LENGTH OF STRAIGHT CURB STONES: 18"
MAX. LENGTH OF STRAIGHT CURB STONES: 8FT.
MAX. LENGTH OF STRAIGHT STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

Radius for stones with square joints	Maximum length
16' – 28'	6" to 1'
29' – 41'	2'
42' – 55'	3'
56' – 68'	4'
69' – 82'	5'
83' – 96'	6'
97' – 110'	7'
over 110'	8'



G C3 SLOPED GRANITE CURBING NTS



NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.

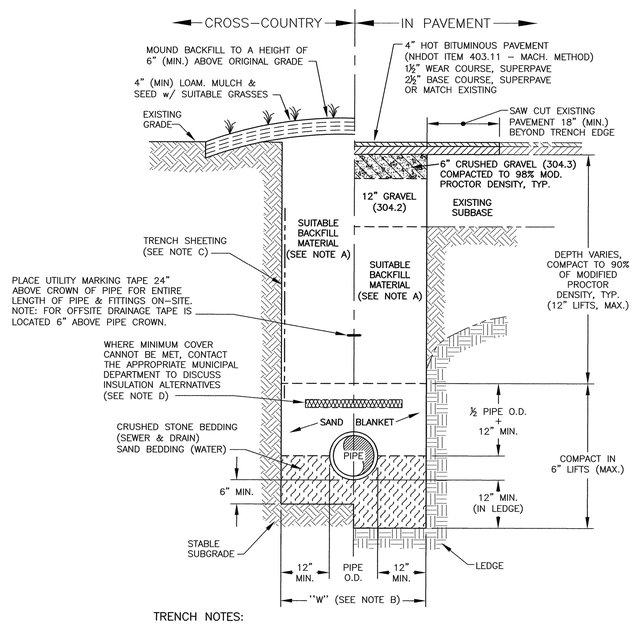
2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.

3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

H C5 BURIED ELEC/COMM CABLE NTS



TRENCH NOTES:
A) TRENCH BACKFILL:
– IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

– IN CROSS–COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

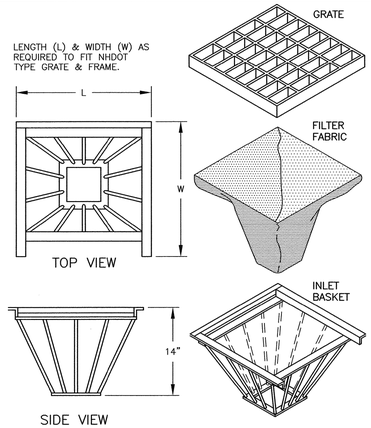
B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFE EXCAVATION PRACTICES.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
- 5' MINIMUM FOR SEWER (IN PAVEMENT)
- 4' MINIMUM FOR SEWER (CROSS COUNTRY)
- 3' MINIMUM FOR STORMWATER DRAINS
- 5' MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

I C5 TYPICAL PIPE TRENCH NTS



1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

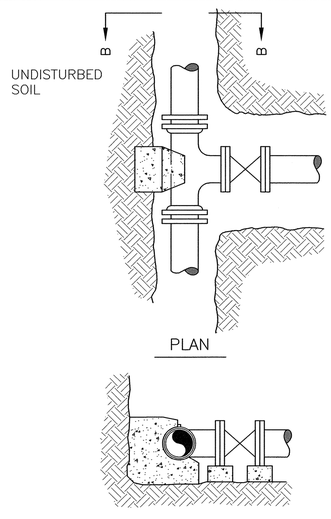
3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- –RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- –MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.–1 FROM ASTM 54491–85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

J C6 CATCH BASIN INLET BASKET NTS



NOTES:
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
2) ALL JOINTS SHALL BE MECHANICAL.
3) "CLEAR" DIMENSIONS SHOWN ATE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

K C5 TAPPING SLEEVE AND GATE
INSTALL PER PORTSMOUTH REQUIREMENTS NTS

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

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PROPOSED RESTURANT
921 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR APPROVAL	8/18/25

REVISIONS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7651 – LICENSED PROFESSIONAL ENGINEER

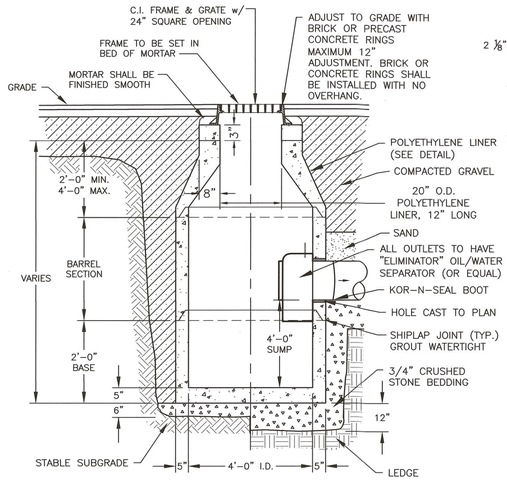
SCALE: AS SHOWN MAY 2025

DETAILS D2

FB 332 PG 57

5010220.1379

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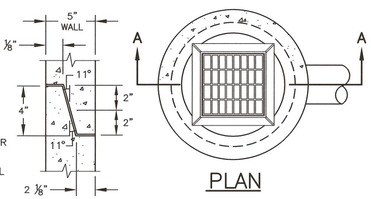
SECTION A – A

L / C6 CATCH BASIN DETAIL

NTS

CATCH BASIN POLYETHYLENE LINER NOTES:

1. POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
7. PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
8. SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS," FOR ADDITIONAL INFORMATION.
9. CATCHBASINS WITHIN CITY RIGHT OF WAY SHALL HAVE A POLYETHYLENE LINER.



PLAN

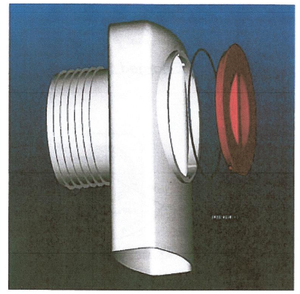
DETAIL OF SHIPLAP JOINT

NOTES:

1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
5. RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
6. THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
8. FITTING FRAME TO GRADE MAY BE DONE WITH PREFABRICATED ADJUSTMENT RINGS OR CLAY BRICKS (2 COURSES MAX.).
9. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC, OR FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
10. PIPE ELEVATIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.

OUTSIDE EDGES OF PIPES SHALL PROJECT NO MORE THAN 3" BEYOND INSIDE WALL OF STRUCTURE.

11. PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4" HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING AN APPROVED FLEXIBLE SEALANT IN JOINTS.
12. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
13. "ELIMINATOR" OIL/WATER SEPARATOR SHALL BE INSTALLED TIGHT TO INSIDE OF CATCHBASIN.



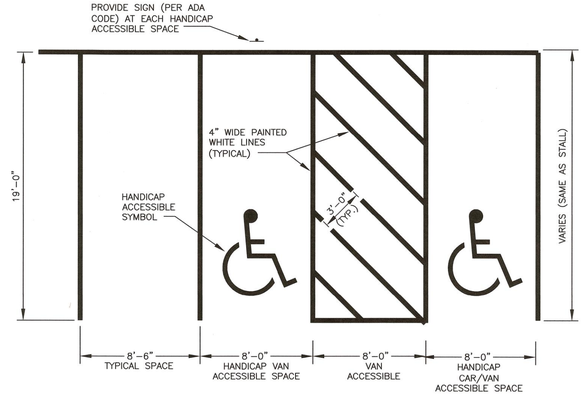
NOTES:

1. ALL CATCH BASIN OUTLETS TO HAVE "ELIMINATOR" OIL AND FLOATING DEBRIS TRAP MANUFACTURED BY KLEANSTREAM (NO EQUAL)
2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE.
3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP.

M / C6 CATCH BASIN OIL TRAP

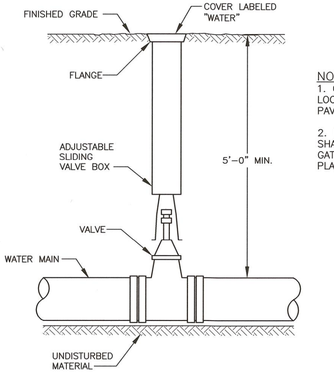
THE "ELIMINATOR"

NTS



N / C3 H/C PARKING STALL-VAN

NTS

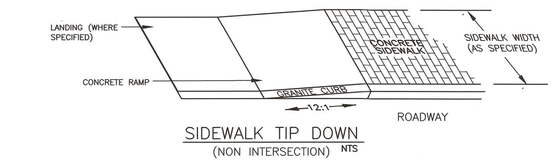


NOTES:

1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE.
2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS.

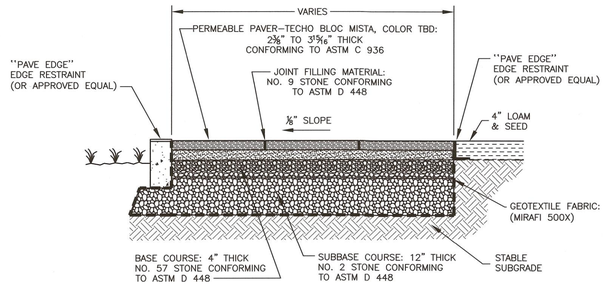
P / C5 VALVE AND BOX DETAIL

NTS



SIDEWALK TIP DOWN
(NON INTERSECTION) NTS

0 / C3 TYPICAL SIDEWALK TIP DOWNS

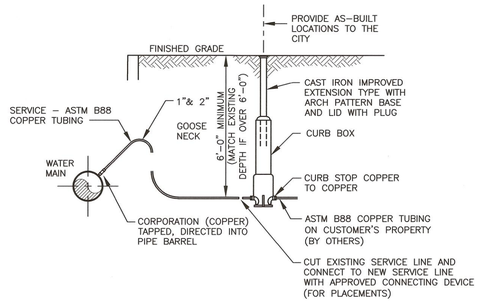


NOTES:
1) TECHO-BLOC (OR APPROVED EQUAL).
2) INSTALLED PER MANUFACTURERS INSTRUCTIONS.
3) PEDESTRIAN TRAFFIC ONLY.

S / C3 TECHO-BLOC® POROUS PATIO

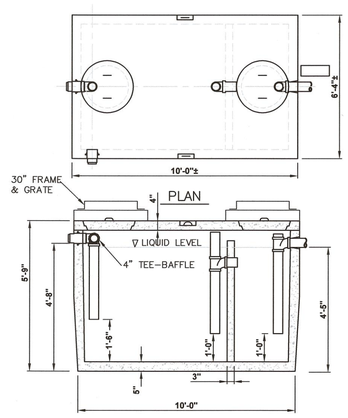
HARDSCAPE DESIGN & INSTALLATION
1-410-969-9260

NTS



Q / C5 TYPICAL WATER SERVICE CONNECTION

NOTE:
PROVIDE WATER SERVICE SHUTOFF BOXES PER CITY STANDARDS.



SPECIFICATIONS:

1. REINFORCING STEEL SHALL CONFORM TO LATEST ASTM SPECIFICATIONS ASTM-A615 GRADE 60.
2. CONCRETE SHALL HAVE A DESIGN STRENGTH OF 5,000psi AT 28 DAYS MINIMUM w/ AIR ENTRAINMENT OF 4% TO 6%.
3. DESIGN LOAD SHALL BE AASHTO-HS20-44, ASTM C-890-06.
4. DESIGN SHALL COMPLY WITH ASTM C-1227-08 AND ASTM C-913-08.
5. TANK PENETRATIONS SHALL BE INTEGRALLY CAST.
6. FLEXIBLE SLEEVES SHALL BE PROVIDED AT ALL PIPE CONNECTIONS.
7. JOINTS SHALL BE SEALED WITH TWO LAYERS OF BUTYL RUBBER SEALANT.
8. INLET SHALL PENETRATE A MINIMUM OF 6" BELOW THE LIQUID LEVEL, BUT NOT DEEPER THAN THE OUTLET BAFFLE.
9. OUTLET SHALL EXTEND BELOW THE SURFACE OF THE LIQUID LEVEL EQUAL TO 40% OF THE LIQUID LEVEL DEPTH (19").
10. TANK SHALL BE PUMPED AS NEEDED.
11. TANK SHALL BE VACUUM TESTED PRIOR TO OPERATION.

NOTES:

1. DETAIL PROVIDES GENERAL REQUIREMENTS BY THE CITY OF PORTSMOUTH.
2. COORDINATE WITH CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS FOR THE FOLLOWING ITEMS (BUT NOT LIMITED TO): APPROVALS, TESTING, INSTALLATION, INSPECTIONS, PUMPING & MAINTENANCE, AND LOCATION OF INSTALLATION.
3. FRAMES AND COVERS: ~~MANHOLE FRAMES AND COVERS WITHIN THE CITY RIGHT-OF-WAY SHALL BE CITY STANDARD HINGED COVERS MANUFACTURED BY E.J. CONTACT CITY DPW FOR FULL REQUIREMENTS. ALL OTHER~~ MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30" CLEAR OPENING. A 3-INCH (MIN. HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.

SECTION

GREASE INTERCEPTOR LIQUID CAPACITY:

D x GL x ST x (HR/2) x LF = LIQUID CAPACITY

D = NUMBER OF SEATS IN DINING AREA;	45 SEATS
GL = GALLONS OF WASTE WATER PER MEAL; 5 GALLONS TYPICAL	5.0 GALLONS
ST = STORAGE CAPACITY FACTOR; MINIMUM 1.2, ON-SITE DISPOSAL 2.5,	1.7
HR = NUMBER OF HOURS OPEN;	10 HOURS
LF = LOADING FACTOR;	0.5

1.25 - INTERSTATE FREEWAY
1.0 - OTHER FREEWAY
1.0 - RECREATION HIGHWAY
0.8 - MAIN HIGHWAY
0.5 - OTHER HIGHWAY

45.0 x 5.0 x 1.7 x (10/2) x 0.5 = 956.25

LIQUID CAPACITY REQUIRED = 956.25 GALLONS

R / C5 GREASE INTERCEPTOR – TWO COMPARTMENT 1000 GALLON

NTS

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200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

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PROPOSED RESTURANT
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NO.	DESCRIPTION	DATE
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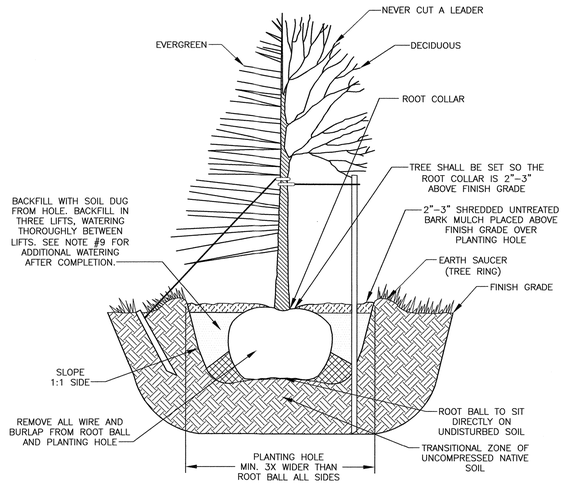
SCALE: AS SHOWN — MAY 2025

DETAILS — D3

FB 332 PG 57

5010220.1379

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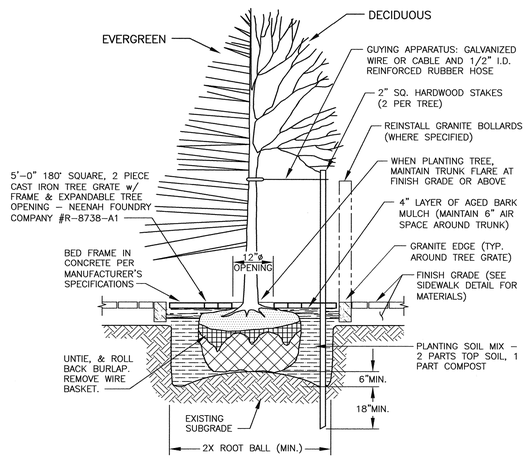
CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS

THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

1. ALL PLANTING HOLES MUST BE DUG BY HAND– NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
2. ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
3. THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
4. THE ROOT COLLAR OF THE TREE SHALL BE 2"–3" ABOVE GRADE OF PLANTING HOLE FOR FINISHED DEPTH.
5. ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
6. ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS– NO EXCEPTIONS.
7. AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
8. 2"–3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
9. AT THE TIME THE PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL, AND MULCH LAYER.
10. STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON–DAMAGING TO THE TREE.
11. ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

U C4 TREE PLANTING

NTS



U C4 URBAN TREE PLANTING

NTS

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200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
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NO.	DESCRIPTION	DATE
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REVISIONS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON NO. 7651 LICENSED PROFESSIONAL ENGINEER –

SCALE: AS SHOWN MARCH 2025

DETAILS D4

FB 444 PG 1

5010135.2977

P:\NH\5010220-Chrisburg, Builders\1379-909 Islington Street, Portsmouth-2024 Site Development\02-CAD_Files\1379 Details 2025.dwg, 8/15/2025 10:35:36 AM, \\SVRPSM-FS01\Portsmouth Plotter Canon TX3000

HALEY WARD
200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

25 September 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Outdoor Dining Conditional Use Permit (CUP) Approval at 921 Islington Street, Tax Map 172, Lot 7

Dear Mr. Chellman and Planning Board Members:

On behalf of PWED2, LLC, and Chinburg Development, we are pleased to submit the attached plans and supporting documents for **CUP Outdoor Dining Planning Board Approval** for the above-mentioned project and request that we be placed on the agenda for your **October 16, 2025, Planning Board Meeting**. The project is the reconstruction of the existing structure on the parcel to accommodate a Proposed Restaurant, with the associated and required site improvements. The building footprint will remain unchanged, and an addition added on the back. The prior gas station use has been discontinued, and the storage tanks have been removed.

We submit that the restaurant will complement the surrounding commercial and mixed-use environment. Its design will blend seamlessly with the existing architecture, and no significant alterations to the building's footprint are proposed, with the exception of added accessory space. Since the applicant is proposing an outdoor seating area, the application requires a Conditional Use Permit from the Planning Board. Currently the Site Plan Application for this project is also pending, and we ask that these applications be taken together. We submit that the CUP Outdoor Dining application conforms to the Portsmouth Ordinance Section 10.243 criteria, subject to Planning Board concurrence. The Ordinance requirements are repeated below with comments in **bold** text, as follows:

> Section 10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area. **The scale of the site redevelopment to a Restaurant is in keeping with the surrounding properties. The existing structure will be re-used, with a small addition for some restaurant support space. The project design accommodates the required parking as well as the required site infrastructure. Included in the proposal are sidewalk and landscaping improvements to the Islington Street corridor. The developer is working with the abutting property owner to maintain light and air. The location of the patio is consistent with the surrounding development.**

Section 10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use. **The project has been reviewed by the City's Technical Advisory Committee (TAC) and services needed to accommodate the Restaurant have been reviewed and are available. The addition of outdoor dining will enhance the experience for the customer while not requiring additional utility services.**

Section 10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan. **The adjacent street network is capable of servicing the proposed restaurant. Adding outdoor dining does not require additional infrastructure support.**

Section 10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. **There would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. Adding outdoor dining to the restaurant may add some light and occasional noise impact to the abutting property. The area adjacent to the outdoor dining is used for loading and unloading, which casts light and noise on to the 921 Islington site.**

Section 10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat. **The site is urbanized, with no adjacent natural or scenic resources present.**

Section 10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties. **The re-use of this site from a gas station to a restaurant will have a positive impact on the values of the surrounding properties.**

We look forward to an in-person presentation and Planning Board review of this submission, and request that the Conditional Use Permit be granted.

Sincerely,



John Chagnon, PE
Senior Project Manager

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\03-WIP_Files\921 Site Plan\Portsmouth Conditional Use Permit Outdoor Dining\Planning Board CUP Outdoor Dining Submission Letter 9-25-25.doc

Findings of Fact | Outdoor Dining Conditional Use Permit
City of Portsmouth Planning Board

Date: 9-25-25
Property Address: 921 Islington Street
Application #: LU -25 - 96
Decision: □ Approve □ Deny □ Approve with Conditions

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

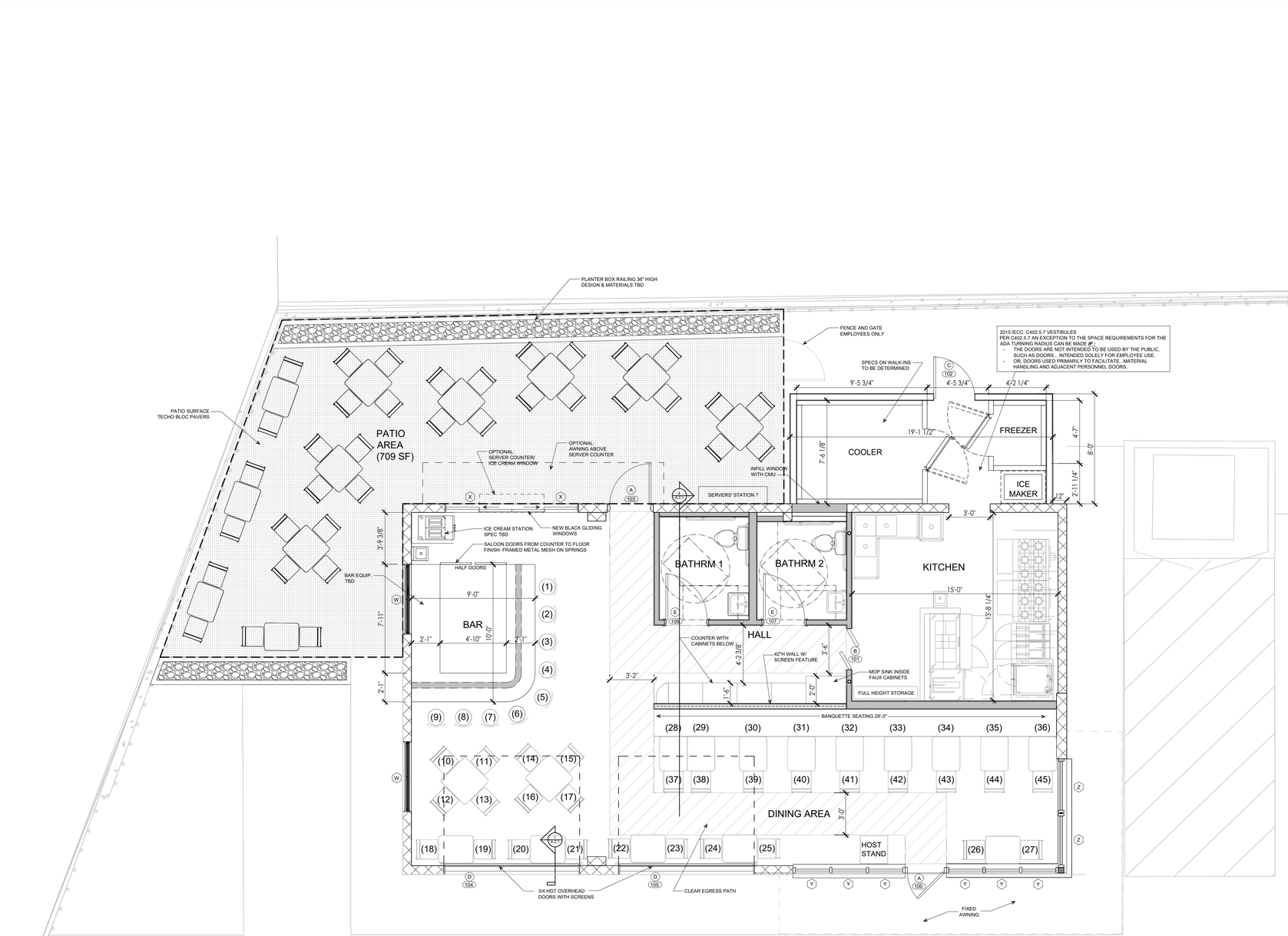
Outdoor Dining Conditional Use Permit
10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	Outdoor Dining Conditional Use Permit 10.243 Requirements	**Finding** (Meets Criteria/Requirement)	**Supporting Information**
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	**Meets** **Does Not Meet**	**The scale of the site redevelopment to a Restaurant is in keeping with the surrounding properties. The existing structure will be re-used, with a small addition for some restaurant support space. The project design accommodates the required parking as well as the required site infrastructure. Included in the proposal are sidewalk and landscaping improvements to the Islington Street corridor. The developer is working with the abutting property owner to maintain light and air. The location of the patio is consistent with the surrounding development.**
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	**Meets** **Does Not Meet**	**The addition of outdoor dining will enhance the experience for the customer while not requiring additional utility services.**

DRAFT

	Outdoor Dining Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
3	10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.	**Meets** **Does Not Meet**	**The adjacent street network is capable of servicing the proposed restaurant. Adding outdoor dining does not require additional infrastructure support.**
4	10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.	**Meets** **Does Not Meet**	**There would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. Adding outdoor dining to the restaurant may add some light and occasional noise impact to the abutting property. The area adjacent to the outdoor dining is used for loading and unloading, which casts light and noise on to the 921 Islington site.**
5	10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.	**Meets** **Does Not Meet**	**The site is urbanized, with no adjacent natural or scenic resources present.**
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	**Meets** **Does Not Meet**	**The re-use of this site from a gas station to a restaurant will have a positive impact on the values of the surrounding properties.**
6	**Other Board Findings:**		
7	**Additional Conditions of Approval:**		

DRAFT



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. It is the responsibility of all contractors to carefully examine the drawings, specifications and job conditions in order to coordinate their work with that of other trades, through the general contractor's superintendent on the job, so as to avoid conflict in the placing of materials and equipment by the trades in the spaces shown.
2. Contractors to verify all dimensions and conditions in the field prior to commencing any work.
3. All cabinetry and special features should be site verified for critical dimensions prior to ordering materials, notify interior designer with any changes that may be required.
4. Provide blocking for all millwork, fixed furniture and wall or ceiling mounted equipment. All concealed lumber and blocking to be fire treated. Coordinate blocking requirements with furniture installers as required.
5. Finish HVAC diffusers, draper/shade pockets, speaker grills and other items located in ceiling to match adjacent finish.
6. All work is to be performed in accordance with all applicable state, local, and national codes, and OSHA requirements.

(Not for Construction - For final feedback and coordination) PERMIT SET

CHINBURG

CHINBURG PROPERTIES
3 Penstock Way Newmarket, NH 03857
www.chinburg.com | (603) 868-5995

PROPOSED RESTAURANT

921 ISLINGTON STREET, PORTSMOUTH, NH, 03801

Revisions:

No.	Rev. Note	Date

Project status: **95%**

ARCHITECTURE
DRAFT FOR REVIEW

Project Date: **08-14-2025**

Scale: AS NOTED | Drawn by: MS/KL/JW

Sheet Description:
PROPOSED FLOOR PLAN

Sheet No:
A 1.0

LETTER OF TRANSMITTAL

Date:	9/24/2025
To:	Peter Stith Peter Britz Planning Department City of Portsmouth
CC:	
From:	Tracy Kozak
Via:	Courier
Re:	14 Market Square, Change of Use: Planning Board Application

Remarks

Hardcopy for Planning Board application for October, as uploaded to City's PointCloud website on 9/24/2025. This application is for a CUP for change of use, from Office to Coliving.

- (1 copy) – 14 Market Square

ARCOVE
ARCHITECTS

24 September 2025

Rick Chellman, Planning Board, Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for Conditional Use Permit for Change of Use from Office to Co-Living at 14 Market Square

Dear Mr. Chellman and Planning Board Members:

On behalf of John Galt LLC, we are pleased to submit the attached application for a **Conditional Use Permit** and request that we be placed on the **October 16, 2025** Planning Board Meeting agenda. The property is located at 14 Market Square, with frontage on Daniel Street and Pleasant Street, and is within the Character District 5 (CD5), Historic District and Downtown Overlay Zoning District as shown on the City of Portsmouth Assessors Map 0107 as Lot 0029. The existing building is built on the lot lines and the site has no open space. This project was previously approved by HDC, and Building Permit BLDG-23-1155 was issued on December 12, 2024 for renovating the second and third floor office space, adding a penthouse and roof deck, and a mechanical platform at the rear roof.

Project Overview:

This proposal requests a change of use for the second and third floors from office space to co-living on the third floor and four apartments on the second floor. No changes are proposed at the first floor restaurant or basement support space.

The proposed third floor co-living was designed in accordance with Section 10.815 of the Zoning Ordinances and will have 8 sleeping units each having a private bathroom, clustered around shared common area. Maximum occupants with double occupancy is 16 people. The co-living suite also has exclusive access to the roof deck. The proposed co-living suite does not provide the minimum common area square footage required for co-living thereby requesting the following waiver.

- Common Area required by zoning: 1,200 sf + 20 sf per sleeping unit.
- Required: (1 suite * 1,200 sf) + (20*8) = 1,360 sf minimum
- Proposed: 792 sf (does not comply, ***a waiver is requested***)

Sleeping units range in size from 170 sf to 362 sf, which includes private bathrooms in every sleeping unit. Although the common area is less than the minimum required in the ordinance, every sleeping unit is oversized, some substantially, and all bedrooms have private bathrooms. Total area of sleeping units exceeds the minimum required by 921 sf. The common area deficit is 568 sf, leaving a net total excess of space of 353 sf. Additionally, there is a shared open-air common space at the roof deck.

Vehicular Circulation:

A parking needs analysis is attached, demonstrating the proposed change in use going from office space to residential results in no increase to required parking. The parking demand for office space requires 15.4 parking spaces and our application requires 4.0 parking spaces resulting in a decrease of 11.4 parking spaces and a requirement to provide 0 parking spaces after deducting the 4 parking space credit for being located in the Downtown Overlay District.

The building is located approximately 330 feet from the High Hanover Parking Garage which satisfies the requirement to be within 600 feet of a municipal parking garage thereby requiring no parking, as shown on attached locus map.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,

Tracy Kozak, AIA
Principal
ARCove Architects

Findings of Fact | Coliving Conditional Use Permit
City of Portsmouth Planning Board

Date: October 7, 2025
Property Address: 14 Market Square
Application #: LU-25-142
Decision: □ Approve □ Deny □ Approve with Conditions

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

Coliving Conditional Use Permit
10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	Coliving Conditional Use Permit 10.243 Requirements	**Finding** **(Requirement)**	**Supporting Information**
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	**Meets** **Does Not Meet**	The project site is a previously developed site with a current structure. This proposal requests a change of use for the second and third floors from office space to coliving on the third floor, and four apartments on the second floor. The plans involve interior remodeling with a rooftop addition so there is only a minor change to the height and scale with a use compatible to the surrounding properties.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	**Meets** **Does Not Meet**	The changes to infrastructure needs are minimal with the conversion when compared to the existing available infrastructure.

DRAFT

	Coliving Conditional Use Permit 10.243 Requirements	Finding (Requirement)	Supporting Information
3	10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.	**Meets** **Does Not Meet**	The parking demand for office space requires 15.4 parking spaces and the change requires 4.0 parking spaces resulting in a decrease of 11.4 parking spaces. After deducting the 4-parking space credit for being located in the Downtown Overlay District the project requires 0 parking spaces. The adjacent and surrounding streets and sidewalks have the capacity to handle the change.
4	10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.	**Meets** **Does Not Meet**	The proposed coliving residential use will not contribute the types of impacts associated with the items listed.
5	10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.	**Meets** **Does Not Meet**	Urban site, no wetlands or buffers. The property is not in a flood zone.
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	**Meets** **Does Not Meet**	Building is suitable for the intended purpose, currently used as an urban building site. The use will match adjacent property uses and not impact values.
6	**Other Board Findings:**		
7	**Additional Conditions of Approval:**		

DRAFT

14 Market Square

Area Program & Parking Analysis

9/24/2025

Character District CD-5
Downtown Overlay District
Historic Overlay District

Parking Analysis

Existing Layout						Parking spaces required		
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size	Gross floor area per parking space	Office parking spaces	Apartment parking spaces	TOTAL
3	Office	2,699	-	-	350	7.7	-	7.7
2	Office	2,688	-	-	350	7.7	-	7.7
Subtotal Required (existing)		9,212				15.4	-	**15.4**
DOD deduct						(15.4)	-	(15.4)
Total DOD Required (existing) rounded up						0	-	**0**

Proposed Layout						Parking spaces required		
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size (sf)	Parking spaces per area or unit	Office parking spaces	Apartment parking spaces	TOTAL
3	Coliving 301	2,699	8	varies	0.0	-	0.0	0.0
2	Apartment 203	473	1	473	1.0	-	1.0	1.0
2	Apartment 202	729	1	729	1.0	-	1.0	1.0
2	Apartment 201	596	1	596	1.0	-	1.0	1.0
2	Apartment 200	645	1	645	1.0	-	1.0	1.0
Subtotal Required (proposed)		5,142.0	**5.0**			0.0	4.0	**4.0**
DOD Apartments Visitor: 1 space per 5 dwelling units						-	0.0	-
DOD deduct						0.0	(4.0)	(4.0)
Total DOD Required (Proposed)						0	0	**0.00**
Total DOD Required (Proposed) rounded up								**0**

Net Change (reduction)	**(11)**
Net Change , adjusted for DOD	**0.0**

Bicycle Parking Required		
use	spaces required per use	total required
apartments	1 bicycle for every 5 dwelling units	-
TOTAL bicycles storage required - rounded up		**0**
Total bicycles storage provided on site		0
Total bicycles storage provided adjacent to site (city rack)		12

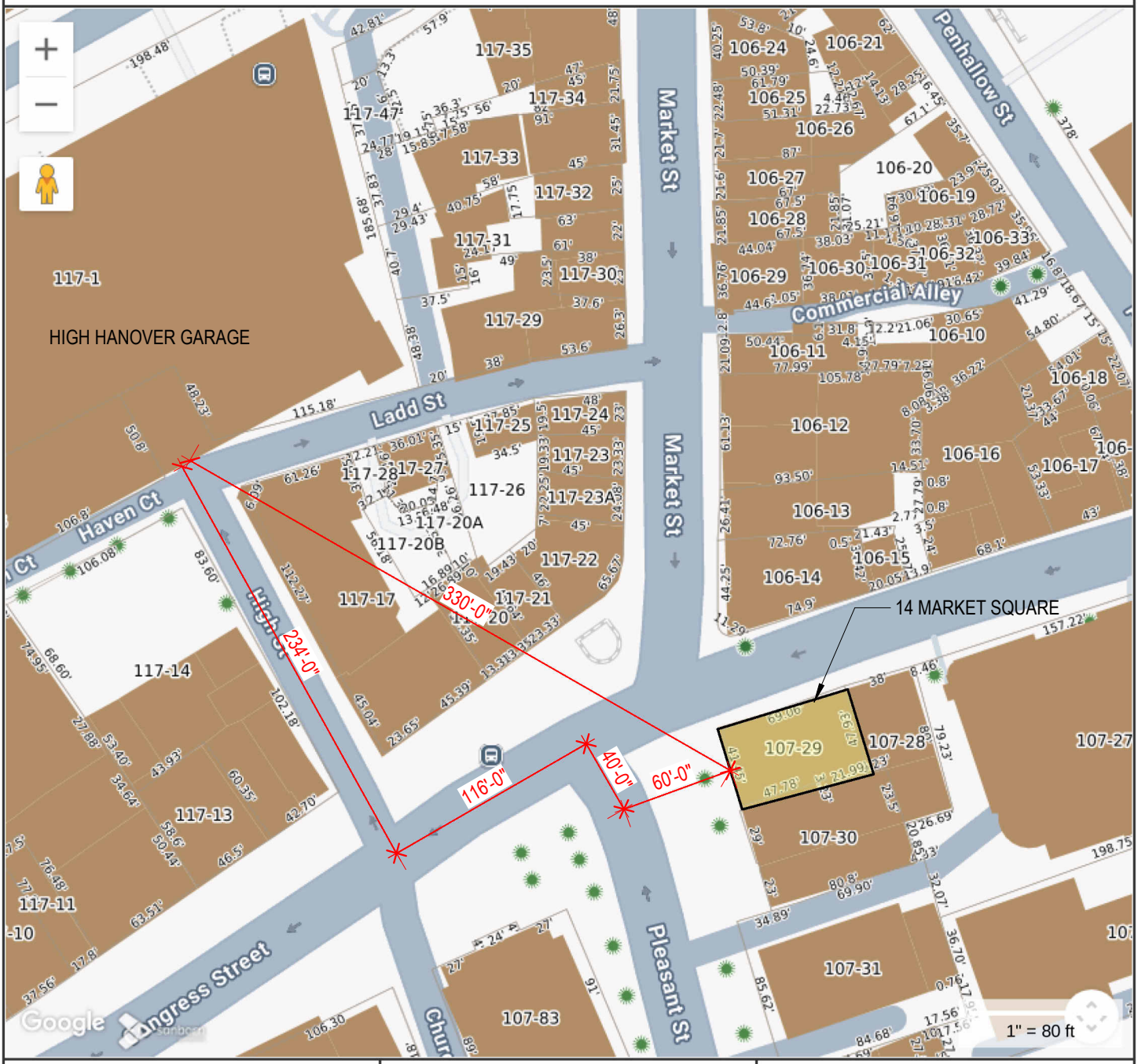
Coliving Space Analysis

Sleeping Unit	area (sf)
1	362
2	261
3	187
4	170
5	193
6	209
7	310
8	189
total sleeping unit area provided	1,881
Sleeping unit area required, minimum 120 sf/unit	960
Excess Area, sleeping units	921

Common Space	Area (sf)
Common Area Required	1,360
Common Area Provided	792
Deficit Common area	(568)

Summary	
Total Area Required (sleeping + common)	2,320
Total Area Provided	2,673
Excess Space Provided	353

tax map 14ms to hhg



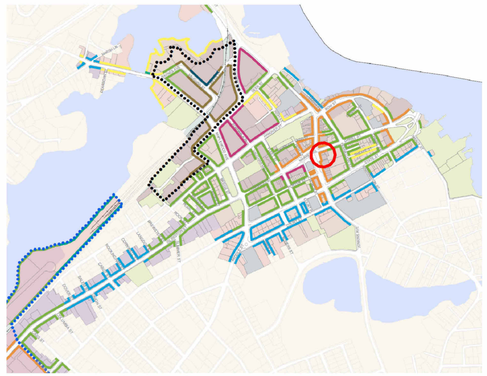
1 **hh garage locus map**
1" = 80'-0"

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 09/26/2024

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



ZONING SUMMARY

CHARACTER DISTRICT CD-5

DOWNTOWN OVERLAY DISTRICT
HEIGHT -

PLEASANT STREET: 2-3 STORIES (SHORT 4TH), 45'
DANIEL STREET: 2-3 STORIES (SHORT 4TH), 45'

CURRENT USE:
FIRST FLOOR - RESTAURANT
SECOND & THIRD FLOOR - OFFICE
ATTIC - STORAGE

PROPOSED USE:
FIRST FLOOR - RESTAURANT
SECOND, THIRD, & ATTIC - RESIDENTIAL

Legend

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.

1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below, or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirementstandard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

H0.1

6/16/2023
PROJECT NO:1014



300' RADIUS GIS MAP



DRAWING LIST

0.1 - COVER SHEET
1.1 - FLOOR PLAN
1.2 - FLOOR PLANS
2.1 - ELEVATIONS
3.1 - PERSPECTIVE VIEWS

14 MARKET SQUARE

PORTSMOUTH, NEW HAMPSHIRE, 03801

PLANNING BOARD
SEPTEMBER 24, 2025

PROJECT NO: 1014

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

14 MARKET SQUARE
14 MARKET SQUARE
PORTSMOUTH, NH 03801

PROJECT NO: 1014

CLIENT
John Galt, LLC
McNabb Properties Ltd

JSN ASSOCIATES, INC
STRUCTURAL ENGINEERING
11 AUTUMN ST
PORTSMOUTH NH 03801
603.436.8639

DESIGN DAY S MECHANICAL, INC
MEP/FP ENGINEERING
65 OL DCENTER RD
DEERFIELD NH 03037
603.436.1086

LICENSED ARCHITECT
TRACY S. KOZAK
No. 2662
THE STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

REVISIONS

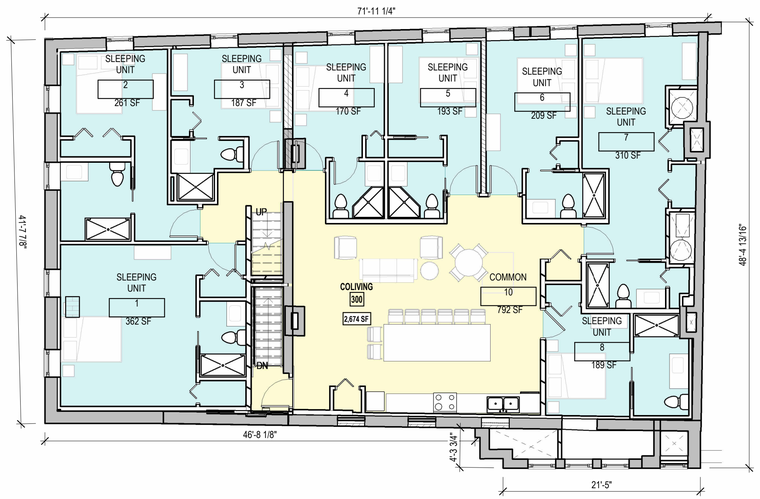
NO.	DATE	DESCRIPTION

COVER SHEET

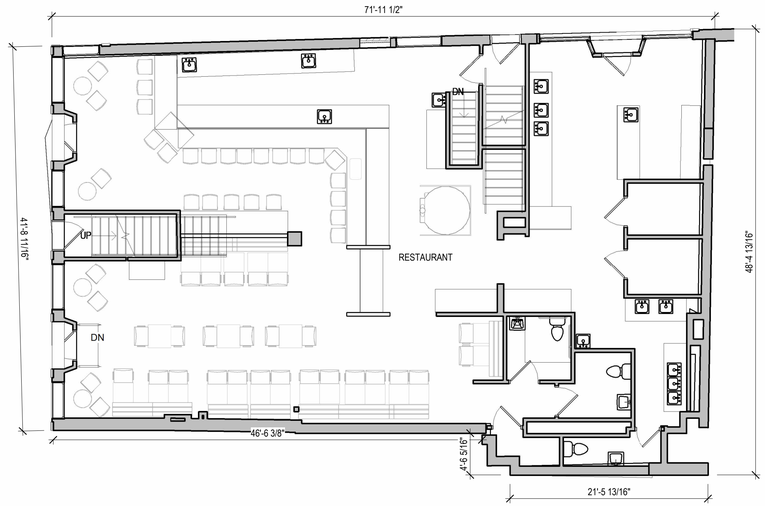
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DATE: 09/24/2025
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CHECKED: TK

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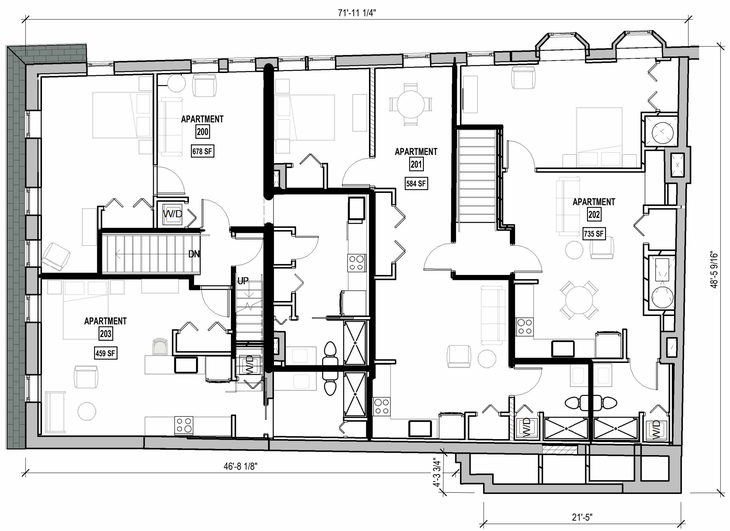
COPYRIGHT ©2025



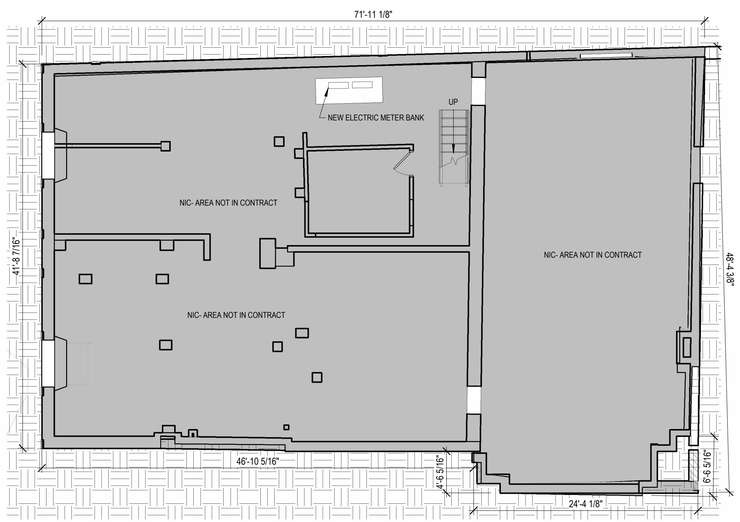
4 **THIRD FLOOR**
1/8" = 1'-0"



2 **FIRST FLOOR**
1/8" = 1'-0"



3 **SECOND FLOOR**
1/8" = 1'-0"



1 **BASEMENT**
1/8" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
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603.988.0042
www.ARCove.com

14 MARKET SQUARE

14 MARKET SQUARE
PORTMOUTH, NH 03801

PROJECT NO: 1014

CLIENT

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McNabb Properties Ltd

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REVISIONS

NO.	DATE	DESCRIPTION

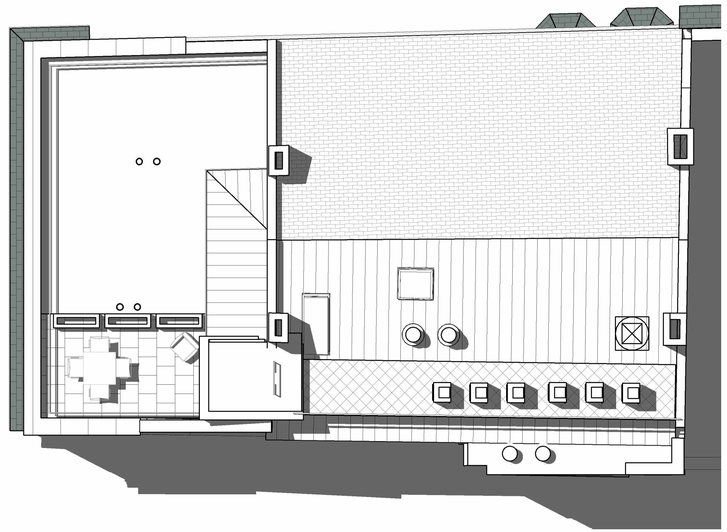
FLOOR PLANS

N

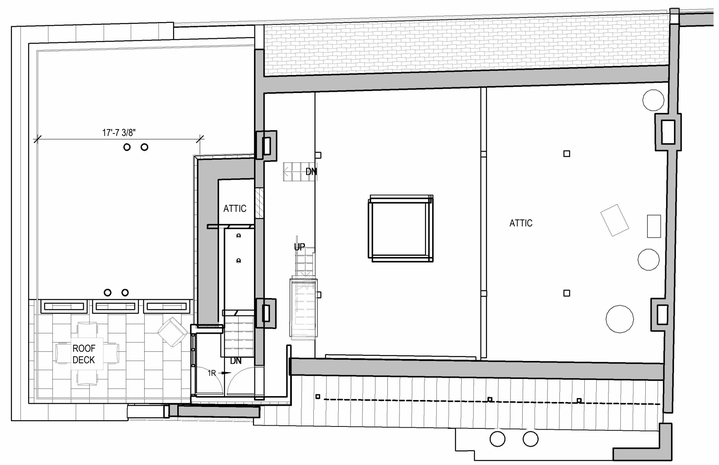
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DATE: 09/24/2025
DRAWN: Author
CHECKED: Checker

1.1

COPYRIGHT ©2025



2 ROOF
1/8" = 1'-0"



1 ATTIC
1/8" = 1'-0"

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3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
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www.ARCove.com

14 MARKET SQUARE

14 MARKET SQUARE
PORTMOUTH, NH 03801

PROJECT NO: 1014

CLIENT

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LICENSED ARCHITECT
TRACY S. KOZAK
No. 2662
THE STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLANS

N

SCALE: 1/8" = 1'-0"
DATE: 09/24/2025
DRAWN: Author
CHECKED: Checker

1.2

COPYRIGHT ©2025



3 **NORTH ELEVATION - DANIEL STREET**
3/16" = 1'-0"



2 **SOUTH ELEVATION**
3/16" = 1'-0"



1 **WEST ELEVATION - PLEASANT STREET**
3/16" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

14 MARKET SQUARE

14 MARKET SQUARE
PORTMOUTH, NH 03801

PROJECT NO: 1014

CLIENT

John Galt, LLC
McNabb Properties Ltd

JSN ASSOCIATES, INC
STRUCTURAL ENGINEERING
11 AUTUMN ST
PORTSMOUTH NH 03801
603.436.8639

DESIGN DAY S MECHANICAL, INC
MEP/FP ENGINEERING
65 OL DCENTER RD
DEERFIELD NH 03037
603.436.1086

LICENSED ARCHITECT
TRACY S. KOZAK
No. 2662
THE STATE OF NEW HAMPSHIRE

CONSTRUCTION DOCUMENTS

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

SCALE: 3/16" = 1'-0"
DATE: 08/18/2025
DRAWN: Author
CHECKED: Checker

2.1

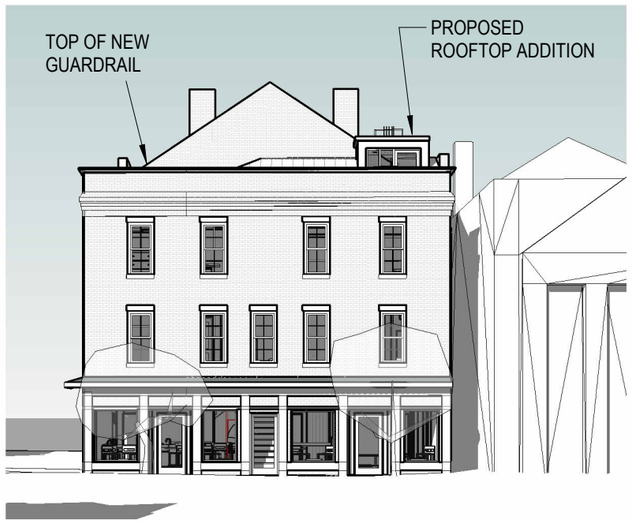
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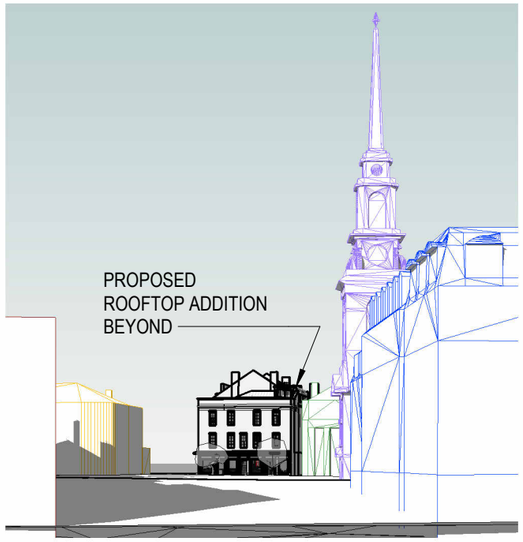
1 FROM PLEASANT STREET AT STONEWALL KITCHEN



2 FROM CONGRESS STREET AT BUS STOP



3 FROM CONGRESS ST IN FRONT OF POPOVERS



4 FROM CONGRESS ST AT FLEET STREET



5 FROM DANIEL STREET LOOKING SOUTH

ARCOVE ARCHITECTS

From: Peter M. Stith
To: Kimberli Kienia
Subject: FW: FOFs 48 Langdon
Date: Monday, October 6, 2025 3:02:46 PM
Attachments: FOF_SitePlanReview_DRAFT_48_Langdon.doc
FOF_SubdivisionReview_DRAFT_48_Langdon.doc

Postponement for 48 Langdon.

Peter Stith, AICP
Planning Manager
Planning & Sustainability Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.portsmouthnh.gov

-----Original Message-----
From: Jason Cook <jcook@tfmoran.com>
Sent: Monday, October 6, 2025 2:52 PM
To: Peter M. Stith <pmstith@portsmouthnh.gov>
Cc: J. Corey Colwell <ccolwell@tfmoran.com>
Subject: RE: FOFs 48 Langdon

You don't often get email from jcook@tfmoran.com. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good afternoon Peter,

Please see the attached Finding of Fact sheets for both the subdivision and site plan for 48 Langdon Street. If you have any questions, please let me know.

On another note, we attended the Parking and Traffic Safety Committee meeting last week and will be conducting a site walk at the end of the month and attending the November PTS committee meeting as well. Because of this, we ask that we be placed on the November Agenda for Planning Board rather than the October Agenda to allow for the remaining items associated with the PTS to be addressed prior to meeting with the Planning Board. If you need any additional items to related to the meeting change request, please let me know.

Thank you,

Jason Cook

Jason Cook, EIT

Civil Project Engineer

<http://www.tfmoran.com/>

From: Peter M. Stith <pmstith@portsmouthnh.gov <mailto:pmstith@portsmouthnh.gov> >
Sent: Wednesday, October 1, 2025 11:42 AM
To: J. Corey Colwell <ccolwell@tfmoran.com <mailto:ccolwell@tfmoran.com> >; Jack McTigue <jmctigue@tfmoran.com <mailto:jmctigue@tfmoran.com> >
Subject: FOFs 48 Langdon

Corey and Jack,

Please fill out the far-right column of the Finding of Fact sheets for subdivision and site plan for this project and return to me by end of day next Tuesday, the 7th.

Thanks,

Peter Stith, AICP

Planning Manager

Planning & Sustainability Department

City of Portsmouth

1 Junkins Avenue

Portsmouth, NH 03801

603.610.4188

www.portsmouthnh.gov <http://www.cityofportsmouth.com/>

Notice: Email Address Change

Our email domain has changed. Please use @portsmouthnh.gov instead of @cityofportsmouth.com for future

communications. Thank you for your attention!

Sept 5, 2025

To: Attorney Trevor McCourt
Kelli Barnaby ~~Irene Filbrook~~ City Clerk

RECEIVED
SEP 05
By City Clerk

Jessica Griffin – City manager's office.

This is a request to be removed from the Dennett Street HDC this month.

I own and have maintained this property for 20+years, and as a senior citizen have limited resources. I have paid 1/3 of the contract price and want to be removed from the Dennett HDC area in order to seal my house against thee elements of winter.

Briefly I was misinformed by the Planning Department and therefore understood I was NOT within this historic district. I contracted with Roofing King to reside my house in a sustainable vinyl of era appropriate color in August 2025. King Co. started renovation and now holds my construction materials as inventory.

HDC was notified (see Izak in Planning for original material submitted for the August 6th meeting) and I was refused to continue restoration of my residence at this hearing.

Please submit my request for removal from HDC 03801 for your September 24th meeting.

I am available for ANY detail or questions required at terrapaws1@gmail.com OR 306 715 6720. Thank you for your submission of my rather desperate appeal.

Regards, Lynn Raeburn

M E M O R A N D U M

TO: Karen Conard, City Manager

FROM: Izak Gilbo, Planner 1

DATE: September 16, 2025

RE: Historic District Boundary Revision

The Historic District Commission Chair, Reagan Ruedig identified that the existing boundary lines for the Historic District did not align with typical district boundary standards. The existing Historic District boundary lines along Islington Street and Middle Street contain parcels that sit behind the street facing parcels. Whereas South Street and New Castle Avenue have bisected parcels that do not match the property boundary. The revisions presented to the Historic District boundary lines remove the parcels that are street facing and those of which that are bisected. This will create a more cohesive Historic District boundary for the City. The attached parcel list demonstrates which parcels will remain in the district, which will be removed, and which parcels need a boundary revision.

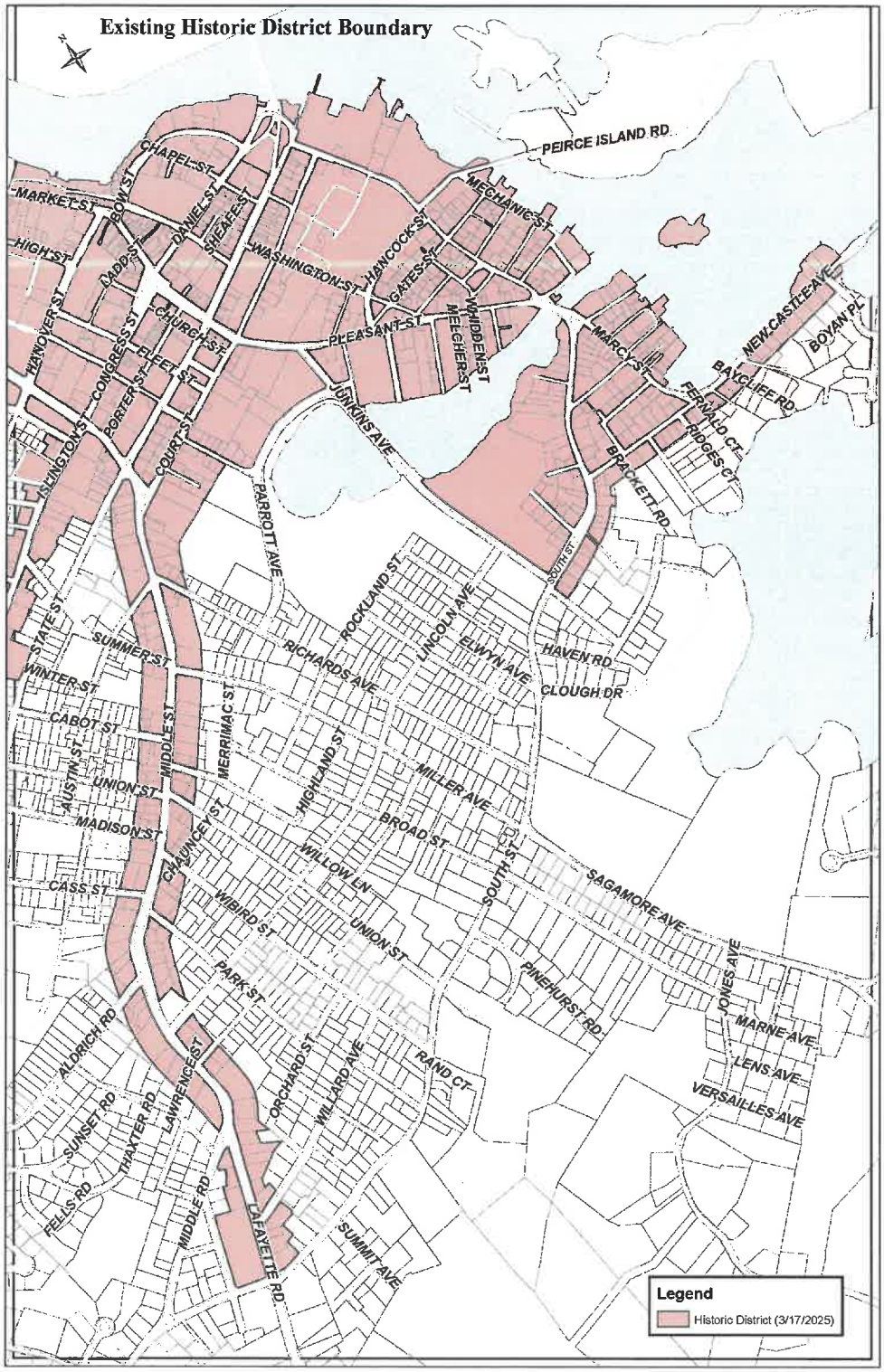
Background

May 07, 2025, the Historic District Commission members reviewed the boundary changes for the first time and noted further revisions to a small grouping of parcels.

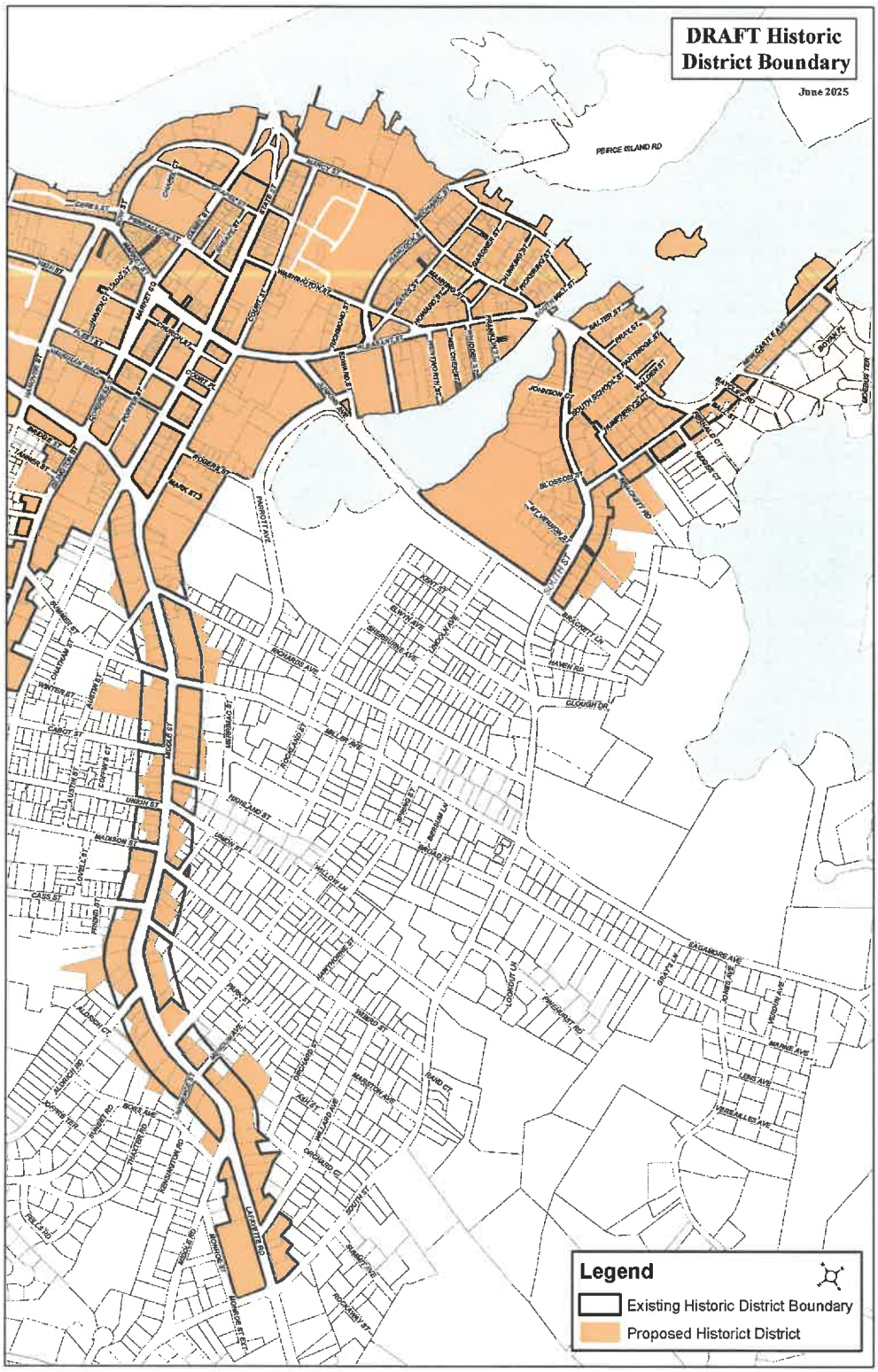
June 04, 2025, the Historic District Commission members voted to approve the final draft boundary revisions as presented.

Recommendation:
I would recommend the City Council vote to refer this request for a Zoning Map change to the Planning Board for a report back to the City Council.

Existing Historic District Boundary:



Proposed Historic District Boundary:



Boundary Lines to Correct:

152-1 (in)

149-63 (in)

149-42 (out)

149-43 (out)

149-62 (in)

149-60 (out)

152-47 (in)

152-50 (out)

148-22-2 (out)

148-20 (out)

153-8 (in)

153-9 (in)

148-38 (out)

148-43 (out)

148-42 (out)

148-26 (out)

148-28 (out)

148-44 (out)

148-29 (in)

148-30 (in)

147-18 (in)

147-19 (in)

147-25 (out)

147-24 (out)

147-22 (out)

148-45 (out)

148-63 (out)

147-13 (out)

147-14 (out)

134-38 (out)

147-9 (out)

135-39 (out)

135-40 (out)

135-22 (out)

134-30 (in)

134-31 (out)

134-32 (out)

134-33 (out)

134-34 (out)

135-70 (out)

135-71 (out)

135-48 (out)

135-47 (out)

135-46 (out)

135-13 (out)

135-10 (out)

135-6 (out)

135-5 (out)

135-3 (in)

135-2 (in)

135-1 (in)

136-20 (in)

136-40 (out)

136-41 (out)

136-42 (out)

136-22 (in)

136-24 (out)

136-17 (in)

136-16 (in)

136-14 (out)

136-5 (out)

136-1 (out)

127-27 (out)

127-28 (in)

128-2 (out)

128-1 (out)

127-8 (in)

127-16 (in)

127-15 (in)

127-13(in)

207-55 (out)

207-54 (out)

207-52 (out)

207-40 (out)

Extend HD Boundary line to rear property line:

111-13

111-12

111-11

111-10

111-9

111-8

111-6

111-5

111-4

111-3

111-2

111-1

101-34

101-33

101-30

101-29

101-28

101-27

101-25

207-50

207-44

207-37

207-73

207-36

207-6

ORDINANCE #

THE CITY OF PORTSMOUTH ORDAINS

That Chapter 10, ZONING ORDINANCE, CITY OF PORTSMOUTH ZONING MAP of the Ordinances of the City of Portsmouth, be amended to change the zoning designation of the following parcel pursuant to Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10 of the Zoning Ordinance as follows:

That the Zoning Map be amended to change the boundary of the Historic District (HD) along Middle Street, South Street and New Castle Avenue to add, remove or add in its entirety the following parcels:

The following parcel is proposed to be added to the HD:

Assessor Map 152 Lot 47

The following parcels are proposed to be removed from the HD:

Assessor Map	Lot
127	27
128	2
128	3
134	31
134	33
134	32
134	34
134	38
135	46
135	15
135	22
135	14
135	13
135	40
135	10
135	39
135	6
135	5
135	47
135	48
135	71
135	70
136	41
136	2

DRAFT

136	25
136	24
136	5
136	1
136	42
136	40
136	38
147	13
147	24
147	8
147	25
147	22
147	9
147	14
148	22
148	63
148	42
148	28
148	43
148	44
148	38
148	20
148	19
148	26
148	45
149	60
149	42
149	43
152	50
153	1
207	52
207	54
207	40
207	55

DRAFT

The following parcels are proposed to be added in their entirety to the HD.

Assessor Map	Lot
101	29
101	28
101	27
101	25
101	30
101	33
101	34
111	10
111	13
111	12
111	11
111	9
111	8
111	5
111	6
111	1
111	3
111	4
127	28
127	16
127	8
127	15
127	13
135	1
135	3
135	2
136	20
136	16
136	17
136	22
147	19
147	18
148	29
148	30
148	24
149	62
152	44
153	8

DRAFT

153	9
207	37
207	36
207	73
207	50
207	44

The City of Portsmouth Zoning Map will be amended and reissued by the Planning Board to incorporate this amendments pursuant to Chapter 10, Article 4, ZONING AND DISTRICT USE REGULATIONS, Section 10.421, District Location and Boundaries, Section 10.421.10 of the Zoning Ordinance.

The City Clerk shall properly alphabetize and/or re-number the ordinances as necessary in accordance with this amendment.

All ordinances or parts of ordinances inconsistent herewith are hereby deleted.

This ordinance shall take effect upon its passage.

APPROVED:

_____

Deaglan McEachern, Mayor

ADOPTED BY COUNCIL:

_____

Kelli L. Barnaby, City Clerk

DRAFT

Blue Ribbon Housing Committee Supporting information for motions on floor.

A.

Currently multi-unit projects must meet parking requirements as shown in the zoning ordinance section 10.1112.31. The Planning Board has debated changing the code to make these part of site review. Doing so would avoid projects going to the ZBA for any exceptions or Planning Board for Conditional Use. Having parking in site review regs would allow an applicant to request a waiver from the requirements when seeking site plan approval. The Housing Committee reviewed this change and recommends the Planning Board move forward and draft the appropriate deletions and additions to the code to present to the City Council for approval. Putting parking into site review would eliminate costly and lengthy ZBA review, allow shared use between commercial and residential in the same or nearby buildings, and enable the economics of the project to dictate parking supply versus regulation. In Housing Committee interviews with developers, the current parking component of the zoning process came up as one of top barriers to multi-family housing projects.

Example: The Gateway Neighborhood Overlay District (GNOD) was approved by the City Council to incentivize more housing. The overlay zone deliberately allows parking to be shared between buildings, and between commercial and residential uses. The above action would duplicate this opportunity throughout the city.

10.1112.31 Parking Requirements for Residential Uses

10.1112.311 The required minimum number of **off-street parking** spaces for **use**s 1.10 through 1.90, including **dwelling unit**s in mixed-use developments, shall be based on the gross floor area of each **dwelling unit**, as follows:

Dwelling Unit Floor Area	Required Parking Spaces
Less than 500 sq. ft.	0.5 spaces per unit
500-750 sq. ft.	1.0 space per unit
Over 750 sq. ft.	1.3 spaces per unit

10.1112.312 In addition to the **off-street parking** spaces provided in accordance with Sec. 10.1112.311, any **dwelling** or group of **dwelling**s on a **lot** containing more than 4 **dwelling unit**s shall provide one visitor parking space for every 5 **dwelling unit**s or portion thereof.

B.

The Housing Committee recommends the following parcels be changed to Gateway zoning to allow housing. These are a second tranche of areas to rezone as identified by the Land Use Committee in 2024. These were held back until the first large tranche of conversions was done. The rezoning would create housing opportunity in 40.14 acres.

Map Changes

The Land Use Committee compiled a list of map changes that included changes that were agreed upon to move forward and other potential changes that warranted more discussion. The first group moved forward and the map was amended in 2024. The parcels that were not moved forward are included in the list below. Since this time, the Gateway Neighborhood Overlay District (GNOD) was adopted, thus the reason for some of the parcels crossed out below.

To Gateway? Key= GA/MH (garden apartment/mobile home park) I (Industrial) OR (office research) GB (general business)

	Property	Map-Lot	Size of Lot	Current Zone	Future Zone	Current Development
3	55 Heritage Ave	0285-0004-0000	2.85	I	G1	Warehouse building
4	70 Heritage Ave	0285-0011-000B	7.44	I	G1	Storage Units/Com
5	100 Heritage Ave	0285-0011-00A2	4.79	I	G1	Storage Units
6	Constitution Ave	0285-0016-3000	8.47	I	G1	Office type buildings
16	2059 Lafayette Rd	0268-0013-0000	.30	MRB	G1 or G2	Office building
17	0000 Lafayette Rd	0268-0012-0000	.62	MRB	G1 or G2	Vacant land
19	2 Mirona Rd	0253-0006-0000	1.13	I	G2	Auto Repair
20	11 Mirona Rd	0253-0008-0000	4.07	I	G2	Auto Repair
21	1 Mirona Rd	0253-0007-0000	1.83	I	G2	Glass Company
46	Commerce Way	0216-0001-0001	4.11	OR	G1	Vacant land
47	~~135 Commerce Way~~	~~0216-0001-0011~~	~~5.39~~	~~OR~~	~~G1~~	~~Office building~~
48	~~155 Commerce Way~~	~~0216-0001-0010~~	~~5.49~~	~~OR~~	~~G1~~	~~Office building~~
49	~~175 Commerce Way~~	~~0216-0001-0009~~	~~4.07~~	~~OR~~	~~G1~~	~~Office building~~
50	~~170 Commerce Way~~	~~0216-0001-0002~~	~~6.86~~	~~OR~~	~~G1~~	~~Office buildings~~
51	~~195 Commerce Way~~	~~0216-0001-0008~~	~~2.82~~	~~OR~~	~~G1~~	~~Office building~~
52	~~215 Commerce Way~~	~~0216-0001-008A~~	~~8.82~~	~~OR~~	~~G1~~	~~Office buildings~~
53	~~210 Commerce Way~~	~~0216-0001-0004~~	~~4.24~~	~~OR~~	~~G1~~	~~Office building~~
54	~~230 Commerce Way~~	~~0216-0001-0005~~	~~5.62~~	~~OR~~	~~G1~~	~~Office buildings~~
55	Shearwater Drive	0217-0002-1975	4.53	OR	G1	Vacant land
57	1000 Market St	0219-0063-0001 & 3	Unknown	OR	G2	Office bldg. hotel

Example: the Housing Committee discussed the property now housing the post office building at 345 Heritage Road,which went up for sale in 2016. Had it been zoned Gateway, some or all of this 33 acres could have been used for housing.

C.

The Housing Committee previously recommended allowing conversion of existing homes to more units within the same house. This is a way to increase density in the same streetscape. The current zoning places extreme limits on such action. This motion requests they look at this and report back with appropriate language for the council to vote on.

Examples: the committee discussed the many older houses in Islington Street that have been converted to multiple units. Currently such conversions are not allowed in most other residential zones.

CITY OF PORTSMOUTH

Legal Department
Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
tmccourt@portsmouthnh.gov
(603) 610-7234

Trevor P. McCourt
Deputy City Attorney

Date: October 10, 2025

To: Peter Stith, Planning Manager

From: Trevor P. McCourt, Deputy City Attorney

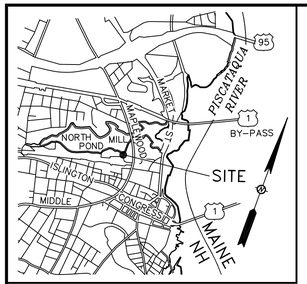
Re: Maplewood Avenue Drain Line Project
Recommendation to the City Council

The City of Portsmouth is undertaking a sewer separation project designed to separate stormwater from the sanitary sewer system in the Fleet Street, Vaughn Mall, and Congress Street area, in order to comply with an EPA Consent Decree. This project will increase stormwater flow entering the North Mill Pond through an existing outfall that is undersized and unable to accommodate the additional volume.

To address this, the City plans to redirect stormwater beneath Maplewood Avenue, along the railroad tracks, and discharge it through a new outfall on the North Mill Pond, replacing the existing infrastructure. An easement plan is attached, depicting the relevant property interests. To complete this work, the City requires authorization from CSX, Inc. (the railroad owner) and from 90 Maplewood Avenue LLC, the owner of the salt shed property located at 90 Maplewood Avenue (Tax Map 125, Lot 19). The City has reached agreement with CSX on the terms of a license and has agreed in principle to both temporary and permanent easements with 90 Maplewood Avenue LLC. The property owner at 90 Maplewood Avenue has conditioned conveyance of the easement on the City entering into a lot line agreement with CSX, resolving the boundary line between the North Cemetery and the railroad property.

Accordingly, the Legal Department and the Department of Public Works request that the Planning Board recommend acceptance by the City Council of a license from CSX, Inc. and an easement from 90 Maplewood Avenue LLC in support of the North Mill Pond stormwater outfall improvements.

Attachment (1)



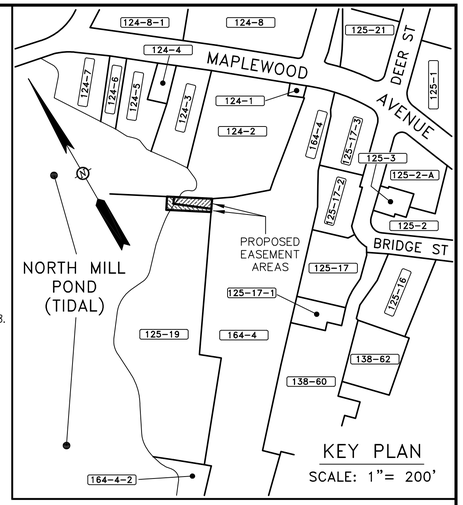
NOTES:

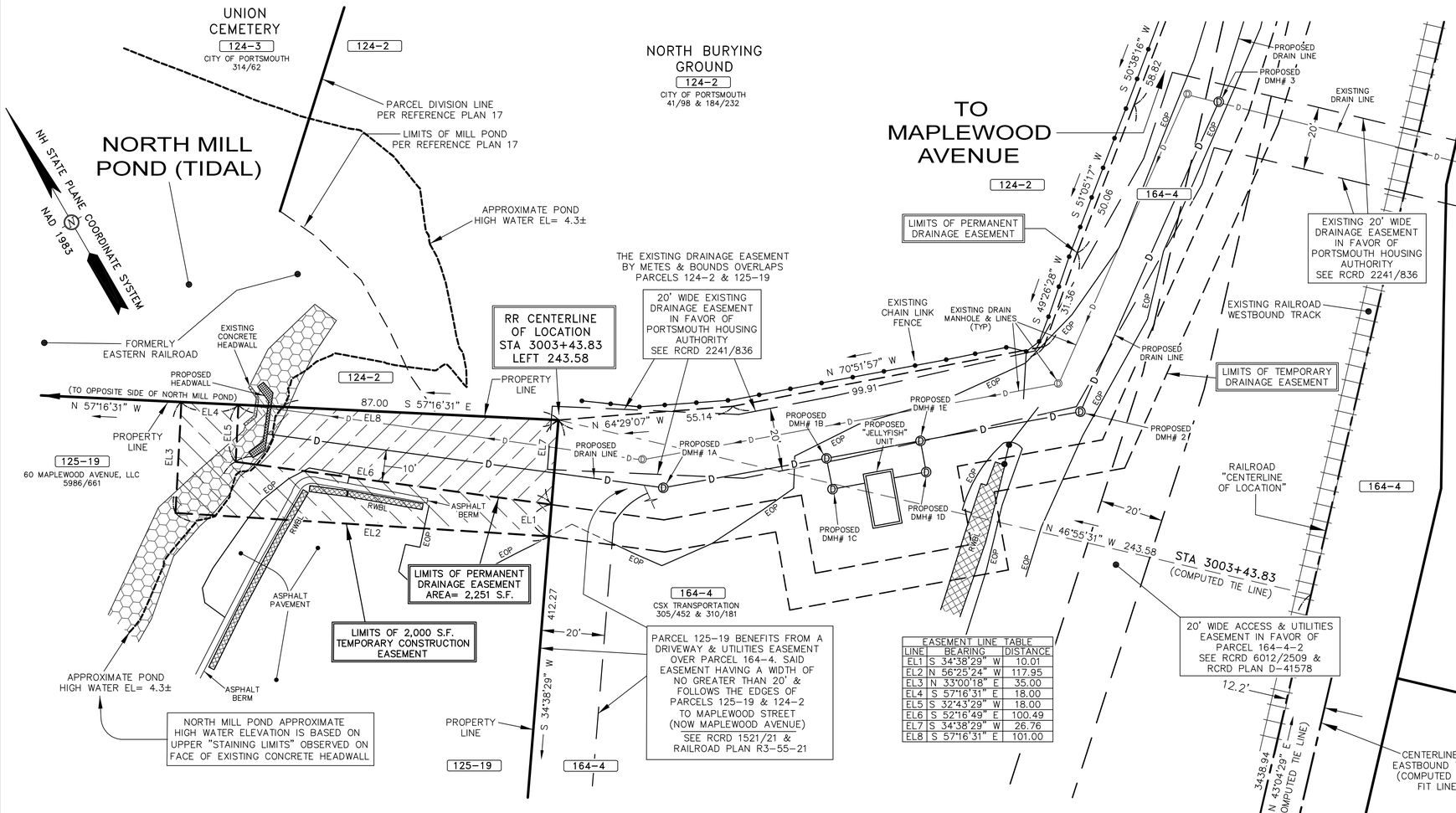
1. *OWNER OF RECORD..... 90 MAPLEWOOD AVENUE, LLC*
   ADDRESS..... 27 AUSTIN ST, PORTSMOUTH, NH 03801
   DEED REFERENCE..... 5986/661
   TAX SHEET / LOT..... 125-19
2. *THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. 12/2019-6/2022. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE) VERTICAL DATUM: NAVD 1988 PRIMARY BM: CITY CONTROL POINT "ALBA" UNITS: US SURVEY FOOT*
3. *THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.*

   NOTE: VERY LITTLE UNDERGROUND UTILITY MARKING WAS COMPLETED PRIOR TO THE FIELD SURVEY.
4. *THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.*

REFERENCE PLANS:

1. *VAUGHAN STREET PROJECT, PROJECT NO. R-10, PLAN OF PERIMETER SURVEY, FOR PORTSMOUTH HOUSING AUTHORITY, PORTSMOUTH, N.H., SCALE: 1"= 40', REVISED TO 7/10/1969, BY JOHN W. DURGIN, CIVIL ENGINEER, NOT RECORDED.*
2. *DISPOSITION MAP, VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, N.H., BY ANDERSON-NICHOLS & CO., INC., REVISED TO 11/5/1970, RCRD PLAN D-2408.*
3. *DISPOSITION MAP, PARCEL 4, VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, N.H., BY ANDERSON-NICHOLS & CO., INC., REVISED TO 8/11/1972, RCRD PLAN C-3525.*
4. *DISPOSITION MAP, PARCEL 4, VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, N.H., BY ANDERSON-NICHOLS & CO., INC., DATED 10/1973, RCRD PLAN C-4116.*
5. *REVISED DISPOSITION MAP, PARCEL 2C, VAUGHAN STREET URBAN RENEWAL PROJECT, N.H. R-10, PORTSMOUTH, N.H., BY ANDERSON-NICHOLS & CO., INC., DATED 7/1974, RCRD PLAN C-4701.*
6. *SKETCH, RAILROAD PROPERTY LINES - WEST OF DEPOT, PORTSMOUTH, N.H., SCALE: 1"= 30', DATED 4/1938, VAL. SEC. 3, MAP 55 (M222-48), NOT RECORDED.*
7. *LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO CITY CONCRETE CO., INC., SCALE: 1"= 80', RR PLAN: R3-55-21, DATED 1/1955, NOT RECORDED.*
8. *LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO RAYLEEN REALTY COMPANY, RR PLAN: R3-55A-2, DATED 7/1960, RCRD PLAN 03276.*
9. *LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION, RR PLAN: R3-54-6, DATED 2/1961, RCRD PLAN 00160.*
10. *LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO RAYLEEN REALTY COMPANY, RR PLAN: R3-55-27, DATED 4/1961, RCRD PLAN 03226.*
11. *BOUNDARY LINE AGREEMENT PLAN & CORRECTIVE PLAN OF LAND FOR THE GAGE COMPANY, DEER STREET ASSOCIATES AND B&M CORPORATION, PORTSMOUTH, N.H., DATED 9/1996, RCRD PLAN D-25007.*
12. *LOT LINE RELOCATION PLAN, LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE CORPORATION TO DEER STREET ASSOCIATES, BRIDGE, DEER & HILL STREETS, REVISED TO 5/5/2015, RCRD PLAN D-38906.*
13. *CONSOLIDATION & SUBDIVISION PLAN, DEER STREET ASSOCIATES, BRIDGE, DEER & HILL STREETS, PORTSMOUTH, N.H., REVISED TO 5/18/2016, RCRD PLAN D-39699.*
14. *LOT LINE RELOCATION PLAN, BOSTON AND MAINE CORPORATION & IRON HORSE PROPERTIES, LLC, PROPERTY LOCATED BETWEEN BARTLETT STREET & MAPLEWOOD AVENUE, PORTSMOUTH, N.H., REVISED TO 5/30/2019, RCRD PLAN D-41570.*
15. *PROPOSED EASEMENT PLAN, BOSTON & MAINE CORPORATION TO BENEFIT IRON HORSE PROPERTIES, LLC, PROPERTY LOCATED BETWEEN BARTLETT STREET & MAPLEWOOD AVENUE, PORTSMOUTH, N.H., REVISED TO 6/27/2019, RCRD PLAN D-41578.*
16. *STATION MAP-LANDS, BOSTON AND MAINE RAILROAD, V3NH/SL55, REVISED TO 8/2004.*
17. *PLAN OF THE NORTH BURYING GROUND, IN THE TOWN OF PORTSMOUTH, DATED 1850, NOT RECORDED, ON FILE AT THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.*





EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S 34°38'29" W	10.01
EL2	N 56°25'24" W	117.95
EL3	N 33°00'18" E	35.00
EL4	S 57°16'31" E	18.00
EL5	S 32°43'29" W	18.00
EL6	S 52°16'49" E	100.49
EL7	S 34°38'29" W	26.76
EL8	S 57°16'31" E	101.00

LEGEND:

- 110-5 ..... TAX SHEET - LOT NUMBER
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- ●-●-● ..... CHAIN LINK FENCE
- RWBL ..... MODULAR BLOCK RETAINING WALL
- ☼ ..... LIGHT POLE
- ⌀ ..... UTILITY POLE W/TRANSFORMER
- Ø ..... UTILITY POLE
- ▤ ..... CATCH BASIN
- Ⓓ ..... DRAIN MANHOLE
- ⊛ ..... DECIDUOUS TREE
- —D— ..... DRAIN LINE
- ▨ ..... CEMENT CONCRETE
- ▩ ..... RETAINING WALL
- ▦ ..... RIP RAP

STATE OF NEW HAMPSHIRE — NO. 625 JAMES VERRA — LICENSED LAND SURVEYOR — SIGNATURE

PURSUANT TO RSA 676:18,III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA — *12/26/2023* DATE

REV. NO.	DATE	DESCRIPTION	APPR'D
3	12/26/2023	REVISE PER PROJECT SURVEYOR COMMENTS	JV
2	12/21/2023	MODIFY BOUNDARY LINE LANGUAGE	JV
1	8/8/2023	MODIFY TEMPORARY CONSTRUCTION EASEMENT PER ENGINEER	JV

EASEMENT PLAN
off MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE
NORTH MILL POND DRAINAGE OUTFALL
over land of 90 MAPLEWOOD AVENUE, LLC
ASSESSOR'S PARCEL 125-19
for UNDERWOOD ENGINEERS, INC.

JAMES VERRA and ASSOCIATES, INC.
101 SHATTUCK WAY
SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557

JV — PROJECT MGR
JCS — DRAWN BY

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DATE:	3/16/2023
JOB NO:	23824-2
SCALE:	1" = 20'
DWG NAME:	23824-ESMT
PLAN NO:	23824-ESMT
SHEET:	1 OF 1

10.122 Sustainability Objectives

This Ordinance is intended to promote **sustainable** and balanced **development** in support of the following **sustainability** objectives:

1. Reduce dependence upon fossil fuels, extracted underground metals and minerals and promote the use of alternative energy sources such as solar and wind;
2. Reduce dependence on chemicals and other manufactured substances that accumulate in nature;
3. Reduce dependence on activities that harm life-sustaining ecosystems; and
4. Meet the hierarchy of present and future human needs fairly and efficiently.

Section 10.810 Residential and Institutional Residence or Care Uses

10.811 Accessory Uses to Permitted Residential Uses

10.811.10 The following **use**s are permitted as **accessory use**s to permitted residential **use**s, in addition to those **accessory use**s listed in Section 10.440:

(a) The keeping of dogs and cats and other **household pet**s, but not including **kennel**s.

(b) **Yard sale**.

(c) The **outdoor storage** of one travel trailer or camper that is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper for any continuous period exceeding 48 hours shall be prima facie evidence that it is being used for habitation or business purposes.

(d) Roadside stand or display area in conjunction with a farm for the sale of products raised on the premises by the owner or lessee thereof provided that all the following conditions are met:

(1) Such stand or display area shall not cover more than 150 square feet of **gross floor area** or ground area.

(2) Such stand or display area shall be located at least 30 feet from the **street** right-of-way.

(3) Adequate **off-street parking** shall be provided and arranged in such a way that vehicles will not back into the **street**.

(e) EV fueling space A.

(f) Roof-mounted Solar Energy Systems, less than or equal in area to 100% of the roof area of the principal **structure** on the **lot**.

(g) Ground-mounted Solar Energy Systems, provided: 1) Its solar panels are less than or equal in area to 25% of the footprint (SF) of the principal **structure** on the **lot;** and that the area for the structural portion attached directly to the ground, together with the other coverage for existing and any proposed buildings and structures, does not exceed the maximum lot coverage allowed in that zone..

10.5A43.30 Building and Story Heights

10.5A43.32 A roof appurtenance may exceed the maximum allowed building height as specified on Map **10.5A21B** (Building Height Standards) by 10 feet, subject to the following:

(a) All roof appurtenances and other features that exceed the allowed building height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators, stair towers, and decorative railing no taller than four feet in height, shall be set back at least 10 feet from any edge of the roof.

(b) Outside the Historic District, **Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback~~. provided that they are not visible from a point 20 feet above the edge of the street right-of-way on the opposite side of the street~~.

(c) Inside the Historic District**, Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback.

(d) The area of roof appurtenances that comply with this section shall not be considered as part of the building's gross floor area calculations.

10.517 Roof Appurtenances and Other Rooftop Features

10.517.30 All roof appurtenances and other features that exceed the allowed structure height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators and stair towers, shall be set back at least 10 feet from any edge of the roof.

10.517.31

(a) Outside the Historic District**, Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback. ~~provided that they are not visible from a point 20 feet above the edge of the street right-of-way on the opposite side of the street~~.

(b) Inside the Historic District, **Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback

Add to Article 15 - Definitions

Building coverage

The aggregate horizontal area or percentage (depending on context) of a lot or development site covered by all **buildings** and **structures** on the **lot**, excluding

(a) gutters, **cornices** and eaves projecting not more than 30 inches from a vertical wall, and

(b) **structures** less than 18 inches above ground level (such as decks and patios);

(c) balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;

(d) fences; and

(e) mechanical system (i.e. HVAC, power generator, etc.) ~~that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet~~.

Roof appurtenance

A device or **structure** not designed for human occupancy, attached to the exterior of the roof of a **building**, such as a stair or elevator tower, cooling tower, mechanical equipment housing, storage tank, antenna, **roof-mounted solar energy system** or similar equipment.

Solar Energy Systems

Any device or structural design feature, including accessory equipment associated with the system, whose primary purpose is to provide for the collection, generation, storage, or distribution of solar energy. This includes **Roof-mounted Solar Energy Systems** and **Ground-mounted Solar Energy Systems**.

Roof-mounted Solar Energy System

A solar energy system that is structurally mounted to the roof of a building or structure.

Ground-mounted Solar Energy System

A solar energy system that is structurally mounted to the ground and is not roof-mounted. The horizontal setback requirement shall be to that part of the **Ground-Mounted Solar Energy System** nearest to a property line, but not less than the vertical height of the highest element of the **Ground-Mounted Solar Energy System**.

Structure (including **roof structure**)

Any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. **Structure**s include, but are not limited to, **building**s, fences over 4 feet in height, **sign**s, swimming pools and **Ground-mounted Solar Energy Systems**. (See also: **temporary structure**.)

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
15. Transportation and Utilities																		
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building																		
15.11 Essential to service the area in which it is located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
15.12 Providing community-wide or regional service	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	S	S	

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MROCD4-CD4-L2 L1	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	
15.20 Heliport or helipad																	
15.21 Helipad, as an accessory use to a permitted hospital use	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	
15.22 Heliport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
15.30 **Ground-mounted Solar Energy System**	CU	CU	N	N	N	N	CU	N	CU	CU	CU	N	N	CU	CU	CU	Installations that exceed the footprint area of the principal structure on a lot or those installed as a principal use.

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
1. Residential Uses																		
1.20 **Accessory dwelling unit (Attached or Detached) up to 750 sq. ft. GLA**	P	P	P	P	N	P	P	P	P	N	P	P	N	N	N	N	N	10.814 (Accessory Dwelling Units)
~~1.21 **Attached accessory dwelling unit (AADU)**~~																		
~~1.211 Up to 750 sq. ft. **GLA** and entirely within an existing **single-family dwelling**~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~N~~	~~AP~~	~~AP~~	~~AP~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.212 Up to 750 sq. ft. **GLA** and in an expansion of an existing **single-family dwelling**~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
~~1.22 **Detached accessory dwelling unit (DADU)**~~																		
~~1.221 Up to 600 sq. ft. **GLA** and entirely within an existing **accessory building** that conforms with the dimensional requirements of this Ordinance.~~	~~CU~~	~~CU~~	~~AP~~	~~AP~~	~~N~~	~~AP~~	~~AP~~	~~AP~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.222 Up to 750 sq. ft. **GLA** and entirely within an existing **accessory building** that conforms with the dimensional requirements of this Ordinance.~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.223 Up to 600 sq. ft. **GLA** in an existing **accessory building** that does not conform with the dimensional requirements of this Ordinance or includes the expansion of the existing **accessory building**.~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.224 Up to 750 sq. ft. **GLA** on a lot and in a new **building** that complies with all **lot** and **building** dimensional standards of this Ordinance for a **single-family dwelling**~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	

10.814 Accessory Dwelling Units

10.814.10 Purpose and Eligibility

10.814.11 The purpose of this section is to provide for additional **dwelling unit**s within single-family neighborhoods in order to: increase the supply of smaller, more affordable housing units with less need for more municipal infrastructure or further land development; contribute to local housing needs; and provide opportunities for adapted reuse of existing **accessory structure**s. The standards in this section are intended to integrate more housing options into the community with minimal impact on the surrounding neighborhood.

10.814.12 Only one **accessory dwelling unit (ADU)** (either an **attached accessory dwelling unit (AADU) or a detached accessory dwelling unit (DADU))** shall be allowed on any **lot** containing a **single-family dwelling**. An **accessory dwelling unit** shall not be allowed under this Section 10.814 on a **lot** that contains more than one **dwelling unit**, multi-family dwellings or on rented or leased land.

10.814.13 Except as provided elsewhere in this Section 10.814, in order for a **lot** to be eligible for an **accessory dwelling unit**, the **lot** and all proposed **structure**s and additions to existing **structure**s shall conform to all zoning regulations as follows:

10.814.131 Any municipal regulation applicable to **single-family dwelling**s shall also apply to the combination of a **principal dwelling unit** and an **accessory dwelling unit**. However, an **accessory dwelling unit** shall be allowed without additional requirements for **lot area**, **lot area** per dwelling unit, or frontage beyond those required for a **single-family dwelling** without an **ADU** in the same zoning district.

10.814.132 An **attached accessory dwelling unit** is permitted on existing **nonconforming lots** and within an existing **nonconforming building** provided no increased or new nonconformity is created.

10.814.133 Newly constructed **detached accessory dwelling unit**s shall be governed by the provisions of this Ordinance and the **side** and **rear yard** requirements for the applicable zoning or Character District.

10.814.14 Notwithstanding all of the above provisions, an **accessory building** existing on the effective date of this ordinance may be converted to a **detached accessory dwelling unit** as provided in this Ordinance.

10.814.20 Standards for All Accessory Dwelling Units

All **accessory dwelling unit**s shall comply with the following standards:

10.814.21 The **principal dwelling unit** and the **accessory dwelling unit** shall not be separated in ownership (including by condominium ownership).

10.814.22 Either the **principal dwelling unit** or the **accessory dwelling unit** shall be occupied by the owner's principal place of residence. The owner shall provide documentation demonstrating compliance with this provision to the satisfaction of the City.

10.814.221 When the property is owned by an entity, one of the **dwelling unit**s shall be the principal place of residence of one or more principals of that entity, such as a member or beneficiary.

10.814.23 **Accessory dwelling units** shall not have more than two bedrooms.

10.814.24 Neither the **principal dwelling unit** nor the **accessory dwelling unit** shall be used for any business, except that the property owner may have a **home occupation** use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.

10.814.25 Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.

10.814.26 1 **off-street parking** space shall be provided for an **ADU** in addition to the spaces that are required for the principal **single-family dwelling**.

10.814.27 **Accessory dwelling units** shall comply with the drainage requirements of this Ordinance.

10.814.28 **Accessory dwelling units** shall comply with the lighting requirements of this Ordinance.

10.814.29 **Accessory dwelling units** located in the Historic District are subject to review and approval by the Historic District Commission.

~~**10.814.30 Additional Standards for Attached Accessory Dwelling Units**~~

~~The following standards are intended to ensure proportionality and aesthetic continuity between the **AADU** and the principal **dwelling unit**.~~

~~An **attached accessory dwelling unit** (**AADU**) shall comply with the following additional standards:~~

10.814.30~~1~~ An **attached accessory dwelling unit** shall have either an independent means of ingress and egress or ingress and egress through a common

shared space with the principal dwelling. ~~interior door shall be provided between the **principal dwelling unit** and the **AADU**.~~

10.814.3~~1~~2 All **accessory dwelling units** ~~The **AADU**~~ shall not be larger than 750 sq. ft.in **gross living area (GLA)**. For the purpose of this provision, the **gross living area** of the **AADU** shall not include storage space, shared entries, or other spaces not exclusive to the **AADU**.

10.814.3~~2~~ A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater. ~~The **AADU** shall be subordinate to the principal **dwelling unit** in scale, height and appearance, as follows:~~

~~10.814.331 If there are two or more doors in the front of the principal **dwelling unit**, one door shall be designed as the principal entrance and the other doors shall be designed to appear to be secondary.~~

~~10.814.332 An addition to or expansion of an existing **building** for the purpose of creating an **AADU** shall be recessed or projected at least 18 inches from the existing front wall of the principal **dwelling unit**. Where the addition includes the construction of an attached, street-facing garage, it shall be set back at least 10 feet from the front wall of the principal **dwelling unit**.~~

~~10.814.333 The **building height** of any addition or expansion that includes an increase in **building footprint** shall be no greater than 75% of the height of the existing **building**. In the case of a single-story **building**, an addition or expansion may include either an additional story to the existing **building** or a single-story addition at the same height as the existing **building**.~~

~~10.814.40 Additional Standards for Detached Accessory Dwelling Units~~

~~The following standards are intended to ensure proportionality and aesthetic continuity between the DADU and the principal dwelling unit.~~

~~A **detached accessory dwelling unit** (**DADU**) shall comply with the following additional standards:~~

~~10.814.41 The **DADU** shall not be larger than 750 sq. ft. in **gross living area.**~~

~~10.814.411 A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard**~~

requirements shall not exceed 750 sq. ft. in **gross living area.**

10.814.42 A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard** requirements shall comply with the following additional requirements:

10.814.421 The existing **accessory building** shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50 sq. ft., or a side or rear deck not to exceed 300 sq. ft.; except that the Planning Board may grant a conditional use permit to allow the **gross living area** of the **accessory building** to be expanded up to a total of 600 sq. ft. as provided in this Ordinance.

10.814.422 A **DADU** that is within a required **side yard** or **rear yard** setback for the zoning district shall not have any windows, balconies, or doors higher than eight feet above grade facing adjacent property.

10.814.43 The **DADU** shall be subordinate to the principal **single-family dwelling** in scale, height and appearance as follows:

10.814.431 The front wall of a **DADU** that is not created within an existing **accessory building** shall be **set back** at least 10 feet further from the **front lot line** than the existing front wall of the principal **dwelling unit**.

10.814.432 The **building height** of the **building** containing the **DADU** shall be no greater than 22 feet.

10.814.433 When the **building** containing the **DADU** is taller than the **principal building**, its required setback from all property lines shall be increased by the difference in **building height** between the **DADU** and the **principal building**.

10.814.434 The **building footprint** of the **building** containing the **DADU** shall be no greater than 750 sq. ft.

10.814.435 The **gross floor area** of the **building** containing the **DADU** shall be no greater than 1,600 sq. ft. **gross floor area** or 75 percent of the **gross floor area** of the principal **dwelling unit**, whichever is less.

10.814.436 The **DADU** may include roof dormers provided they are located outside the required setbacks from all property lines and occupy no greater than 33% of any individual roof plane.

10.814.437 The **DADU** shall comply with the drainage requirements of this Ordinance.

10.814.438 The **DADU** shall comply with the lighting requirements of this Ordinance.

10.814.44 A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater.

10.814.50 Architectural Design Standards

Where the creation of an **accessory dwelling unit** involves the construction of a new **building** or an addition to or expansion of an existing **building**, the exterior design shall be architecturally consistent with or similar in appearance to the **principal building** using the following design standards:

10.814.51 The new **building**, addition or expansion shall be architecturally consistent with or similar in appearance to the existing **principal building** with respect to the following elements:

- Massing, including the shape and form of the **building footprint**, roof or any projecting elements;
- Architectural style, design, and overall character;
- Roof forms, slopes, and projections;
- Siding material, texture, and profile;
- Window spacing, shapes, proportions, style and general detailing;
- Door style, material and general detailing;
- Trim details, including window and door casings, cornices, soffits, eaves, dormers, shutters, railings and other similar design elements;
- Exposed foundation materials and profiles.

10.814.52 If provided, the following elements shall be architecturally consistent with or similar in appearance to the corresponding elements on the **principal building** in terms of proportions, materials, style and details:

- Projections such as dormers, porticos, bays, porches and door canopies;
- Chimneys, balconies, railings, gutters, shutters and other similar design elements.

10.814.53 If provided, all street-facing garage doors shall be limited to 9 feet in width.

10.814.60 Review and Approval Process

10.814.61 When Section 10.440 indicates that an **attached** or **detached ADU** is permitted by administrative approval ("AP"), the following shall apply:

10.814.611 For a period of at least 30 days following the date of application to the City, the applicant shall post a notice, in the form of a sign provided by the city, that describes the proposed **ADU** application subject to the following:

(1) Such sign(s) shall be located on the perimeter of the **lot** where it can easily be viewed and readable from all abutting public ways.

(2) The applicant shall also provide the sign notice information to the City. The City shall send notice by certified mail to all owners of any property located within 100 feet of the **lot**.

10.814.612 Any person may submit written comments on the **ADU** application. In order to be considered by the Planning Director, such comments shall be submitted to the Planning Director within the 30-day notice period, which begins on the date the certified mailing is sent by the City.

10.814.613 The determination as to whether the **ADU** complies with all requirements shall be made as an Administrative Approval by the Planning Director. The Planning Director may approve, deny, or request additional information from the applicant. The Planning Director may refer the application to the Planning Board for a conditional use permit, if appropriate.

10.814.614 The Planning Director shall not approve an application for an **ADU** until the conclusion of the 30-day notice period.

10.814.62 When Section 10.440 requires a conditional use permit for an **attached** or **detached ADU**, the Planning Board shall make the following findings before granting approval:

10.814.621 The **ADU** complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.

10.814.622 The exterior design of the **ADU** is architecturally consistent with or similar in appearance to the existing **principal dwelling** on the **lot**.

10.814.623 The site plan provides adequate and appropriate **open space** and landscaping for both the **ADU** and the principal

~~**dwelling unit** and complies with the **off-street parking** requirements of Section 10.814.26.~~

~~10.814.624 The **ADU** will maintain a compatible relationship with the character of **adjacent** and neighborhood properties in terms of location, design, and **off-street parking** layout, and will not significantly reduce the privacy of **adjacent** properties.~~

~~10.814.63 In granting a conditional use permit for an **accessory dwelling unit**, the Planning Board may modify a specific standard set forth in Sections 10.814.26 and 10.814.30 through 10.814.50 (except the size and height of any **ADU**), including requiring additional or reconfigured **off-street parking** spaces, provided that the Board finds such modification will be consistent with the required findings in Section 10.814.62.~~

~~10.814.70 Post-Approval Requirements~~

~~10.814.71 Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal **dwelling unit** or the **accessory dwelling unit** will be occupied by the owner of the **dwelling** as the owner's principal place of residence, as required by Section 10.814.22.~~

10.814.33 A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner-occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.

10.814.34 The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.

10.1112.30 Off-Street Parking Requirements

10.1112.31 Parking Requirements for Residential Uses

10.1112.311 The required minimum number of **off-street parking** spaces for **use**s 1.10 through 1.90, including **dwelling unit**s in mixed-use developments, shall be based on the gross floor area of each **dwelling unit**, as follows:

Dwelling Unit Floor Area	Required Parking Spaces
Less than 500 sq. ft.	0.5 spaces per unit
Over 500~~–750~~ sq. ft.	1.0 space per unit
~~Over 750 sq. ft.~~	~~1.3 spaces per unit~~

The Revised Law on Accessory Dwelling Units – 2025 Edition
Updated Version
August 12, 2025

This guidance document is an updated version of the original guidance NHMA issued on accessory dwelling units in July 2025.

Governor Ayotte signed House Bill 577 on July 15, 2025, relative to accessory dwelling units, substantially amending RSA 674:71 to :73. This document provides local officials with guidance on how to interpret and implement the new law.

The Revised Law

The New Basic Requirement. A municipality that adopts a zoning ordinance shall allow accessory dwelling units in all zoning districts that permit single-family dwellings. One accessory dwelling unit, **which may be either attached or detached**, shall be allowed as a matter of right, and **municipalities may no longer require either a conditional use permit or special exception for an ADU.**

Revised Definitions:
"Accessory dwelling unit" means a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.

"Attached unit" means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure.

"Detached unit" means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.

Effective Date. The new law took effect on July 1, 2025. (The Governor did not sign the bill until July 15, 2025.)

Where to Begin?

Does your zoning ordinance already address ADUs?

- If your zoning ordinance expressly **allows ADUs, both attached and detached, without limitation**, then you may not need to do anything, because your ordinance may already comply with the new law. However, please keep reading, because your ordinance may contain a limitation that doesn't *seem* like a limitation.

- The municipality shall allow one accessory dwelling unit without additional requirements for lot size, setbacks, aesthetic requirements, design review requirements, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an accessory dwelling unit. However, the municipality is not required to allow more than one accessory dwelling unit for any single-family dwelling.

- If your zoning ordinance contains no provisions pertaining to accessory dwelling units, then

one accessory dwelling unit shall be deemed a permitted accessory use, as a matter of right, to any single-family dwelling in the municipality, and no municipal permits or conditions shall be required other than building permits, if required by statute.

What *Can* You Do?

Here are some of the conditions a zoning ordinance may impose:

One ADU per dwelling. A municipality is not required to allow more than one attached or detached ADU per single-family dwelling. A one-ADU limit should be stated in the ordinance if a municipality wishes to implement a limit. Of course, the municipality may allow more than one ADU per principal dwelling unit, if it chooses.

ADU's may be prohibited for multi-family uses, or on rented or leased land. The municipality may prohibit accessory dwelling units associated with multiple single-family dwellings attached to each other, such as townhouses. The municipality may prohibit accessory dwelling units associated with rented or leased land.

Sale of an ADU through condominium conveyance is prohibited. Subsequent condominium conveyance of any accessory dwelling unit separate from the principal dwelling unit shall be prohibited, notwithstanding the provisions of RSA 356-B:5, unless allowed by the municipality.

Attached ADU's - manner of access. Attached accessory dwelling units shall have either an independent means of ingress and egress or ingress and egress through a common space shared

with the principal dwelling. However, the municipality shall not limit the choice of ingress and egress.

Owner occupancy. The ordinance may require owner occupancy of either the principal or the accessory dwelling unit, but it cannot specify which unit the owner must occupy. A municipality may require that the owner demonstrate that one of the units is his or her principal place of residence, and the municipality may establish reasonable regulations to enforce such a requirement.

Combined principal dwelling & ADU shall otherwise comply with municipal zoning regulations. Any municipal regulation applicable to single-family dwellings shall also apply to the combination of a principal dwelling unit and an accessory dwelling unit, including but not limited to lot coverage standards and standards for maximum occupancy per bedroom consistent with policy adopted by the United States Department of Housing and Urban Development, provided that such municipal regulations shall not be more restrictive for accessory dwelling units than for any single-family use in the same zoning district.

Aesthetic Standards. A municipality may apply aesthetic standards to accessory dwelling units only if it has also applied such standards to the principal dwelling unit.

Minimum and maximum sizes. The ordinance may establish size limits for ADUs, but it may not limit an ADU to less than 750 square feet. The total living space of the accessory dwelling unit shall not exceed 950 square feet unless otherwise authorized by the municipality.

What *Can't* You Do?

Here are some conditions that the ordinance may *not* impose:

Septic system/wastewater requirements/water supply. The municipality may not impose greater requirements for a septic system for a single-family home with an accessory dwelling unit than is required by the Department of Environmental Services. The applicant for a permit to construct an accessory dwelling unit shall make adequate provisions for water supply and sewage disposal for the accessory dwelling unit in accordance with RSA 485-A:38, but separate systems shall not be required for the principal and accessory dwelling units. Prior to constructing an accessory dwelling unit, an application for approval for a sewage disposal system shall be submitted in accordance with RSA 485-A as applicable. The approved sewage disposal system shall be installed if the existing system has not received construction approval and approval to operate under current rules or predecessor rules, or the system fails or otherwise needs to be repaired or replaced.

Parking. Only if existing municipal regulations impose off-street parking requirements for the principal dwelling unit can the municipality require up to one additional parking space for each accessory dwelling unit. Required parking spaces may be provided either on-site or at a legally dedicated off-site location, at the property owner's discretion.

Familial Relationships. A municipality "may not require a familial relationship between the occupants of an accessory dwelling unit and the occupants of a principal dwelling unit." Some municipalities have this restriction built into their existing ADU definition; that will need to change.

Bedroom limit. A municipality "may not limit an accessory dwelling unit to only one bedroom." This means, of course, that it may impose a *two*-bedroom limit.

Electric Service. A municipality shall not deny the establishment of a separate electrical panel and separate electrical service for the accessory dwelling unit.

What *Must* You Do?

The ordinance ***shall* permit the following:**

ADU in Nonconforming Structures. Under RSA 674:72, XI, a municipality shall allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, regardless of whether such structures violate current dimensional requirements for setbacks or lot coverage.

NHMA offers the following suggestions for interpreting and applying Paragraph XI of 674:72. This section of the statute is ambiguous, and so municipalities are encouraged to consult with their own legal counsel as to how to proceed on any building permit applications that fall under this section of the law.

1. In order for a structure to be an "existing structure" under this provision, it had to exist on or before July 1, 2025, the effective date of HB 577.

2. For any structure that was in existence prior to July 1, 2025, the municipality could determine eligibility for placement of an ADU within that existing structure where the existing structure does not comply with dimensional requirements for setbacks and lot coverage based on one of the following possible procedures, which should be reviewed and approved by the municipality's regular municipal legal counsel:

a. The existing structure could be required to demonstrate that it qualifies as a pre-existing, nonconforming structure exempt from the currently applicable dimensional requirements for setbacks and lot coverage according to RSA 674:19 or any local zoning regulation protecting non-conforming structures, or;

b. The existing structure received a prior zoning approval or determination it was exempt from the current dimensional requirements for setbacks and lot coverage, or;

c. Deem the provisions of Paragraph XI of amended 674:72 as essentially granting a blanket zoning exemption from dimensional requirements for setbacks and lot coverage for any existing structure that seeks a building permit to place an ADU in that existing structure.

Changes to Planning & Zoning Laws in 2025
A Guide for Municipalities

Revised August 13, 2025

This is an updated version of the Changes to Planning & Zoning Laws in 2025 Guide, published in July 2025.

Summary of Changes Pursuant to HB 577

HB 577 (see separate guidance document)

Summary of Changes Pursuant to HB 631

HB 631 creates two new zoning mandates. First, the new law requires municipalities to allow multi-family residential development on commercially zoned land, provided that adequate infrastructure is available to support that development. Municipalities may still restrict residential development in zones where industrial and manufacturing uses are permitted "which may result in impacts that are incompatible with residential use, such as air, noise, odor, or transportation impacts." Nevertheless, municipalities may require that the ground floor space in the commercially zone property may be required to be dedicated in whole or in part to retail or similar uses.

Second, where an existing building is being repurposed for adaptive reuse for residential purposes, municipalities are required to afford exemptions to setbacks, height or frontage of a building, provided the dimensional elements of the building do not change.

When implementing this new mandate locally, the definitions in the statute must be adhered to in determining whether the proposed use must be permitted; however, municipalities are not required to update their zoning ordinances with these definitions.

The statute does not prevent application of dimensional and other similar requirements to developments proposed under this statute. Furthermore, to

determine whether proposed development under these statutes must be allowed, municipalities will need to understand their infrastructure capacity and whether the infrastructure is adequate to sustain proposed development.

Although perhaps seemingly straightforward at first read, HB 631 contains many ambiguities and will require local officials to work with legal counsel to interpret and then implement the new requirements. Below are the major questions raised by this new law.

What is "commercially zoned land"?

The new law defines "commercially zoned land" as "land zoned for such commercial activities as retail and office space." Each municipality will need to determine which zones are "commercial," which should be based on the definition of a "commercial use" in the zoning ordinance. Municipalities are advised to carefully review their definition of "commercial use" to ensure the definition is clear and specific.

What is "infrastructure" under this new statute?

The new statute does not define "infrastructure," but RSA 674:21, V, which provides an exclusive list of allowable purposes for a impact fees, may be instructive:

> As used in this section "impact fee" means a fee or assessment imposed upon development, including subdivision, building construction, or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the municipality, **including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; municipal road systems and rights-of-way; municipal office facilities; public school facilities; public works facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing, and disposal facilities; public library facilities; and public recreational facilities not including public open space.**

Who decides whether there is adequate infrastructure?
The new law does not say what local official or local body makes these infrastructure capacity determinations. Possibilities include:

1. The planning board could review and make infrastructure capacity determinations when exercising site plan review authority.
2. The select board could be responsible for assessing infrastructure capacities of water, sewer, roads, etc. The select board may also wish to undertake studies about capacity before any application is presented. For example, the select board could commission a study to determine the maximum additional load the public water sewer system can handle.
3. The code enforcement/building code officer could be responsible for the determination as part of the building permit review and issuance process.
4. A combination of more than one, depending on the circumstances. For example, since roads are within the purview of the select board, they may need to weigh in on whether a new development exceeds the capacity of the road impacted by the development.

What does "multi-family" mean?
The statute does not define this term. However, two existing statutes may be instructive: Site plan review for multi-family homes is triggered when the proposed project contains three or more units. RSA 674:43, I. On the other hand, the workforce development statute defines "multi-family housing" as five or more units. RSA 674:58, II.

How does the new requirement for allowing "adaptive reuse" factor in?
The adaptive reuse requirement is related, but ultimately separate, from the requirement to allow multi-family development in commercially zoned areas. This portion of the bill focuses on the conversion of existing *buildings* to residential uses. The law does not limit the mandate for allowing adaptive reuse to commercially zoned areas only; instead, it presumably requires a municipality to allow the conversion of an existing commercial building, wherever located, for adaptive reuse, exempting the conversion from "setbacks, height, or frontage" if the building is being "converted to multi-family or mixed-use through adaptive reuse," as long as the "building's floor area, height, and setbacks do not change." In other words, it appears that the conversion must be permitted as long as the footprint of the building is not changed.
Effective Date: July 1, 2026
Statutes Adopted: RSA 674:79; RSA 674:80

Summary of Changes Pursuant to SB 284

SB 284 prohibits municipal zoning ordinances from requiring more than one residential parking space per unit. This amendment to RSA 674:16 does not affect the power to regulate parking at land uses other than residential uses. This amendment should be presumed to mean that when determining how much parking will be required for a residential use of land under a municipal zoning ordinance, each unit of housing can only be required to have one parking space.

Effective Date: September 13, 2025

Statute Amended: RSA 674:16, VII

Summary of Changes Pursuant to HB 457

HB 457 prohibits municipal zoning ordinances from restricting the number of occupants of any dwelling unit to less than 2 occupants per bedroom. In addition, any existing zoning ordinance that restricts the number of occupants per bedroom to less than 2 occupants can no longer be enforced by the governing body. Furthermore, municipal zoning ordinances based on the familial or non-familial relationships or marital status, occupation, employment status, or educational status, including but not limited to scholastic enrollment, or academic achievement at any level among, the occupants shall not be enforced.

Effective Date: September 13, 2025

Statute Amended: RSA 674:16 by inserting new paragraph VIII

Summary of Changes Pursuant to SB 283

SB 283 enacts new statutes, RSA 674:77 and RSA 674:78 that will require municipalities to exclude from floor-area-ratio (FAR) calculations any part of a building that is entirely or partially below ground level, including basements, cellars and sublevels. Below-grade areas may be utilized for parking, storage, mechanical spaces and additional facilities without affecting FAR calculations.

Effective Date: 60 Days after passage

Statutes Adopted: RSA 674:77 and RSA 674:78

Summary of Changes Pursuant to SB 282

SB 282 will permit residential buildings up to four floors above grade to have only one stairway under conditions to be established by the state building code review board (BCRB). Conditions must be set by the BCRB because the current state building code requires more than one stairway.

Effective Date: September 13, 2025

Statute Amended: RSA 155-A:2, XII

Summary of Changes Pursuant to SB 281

SB 281 amends RSA 674:41, by permitting the issuance of building permits on Class VI roads without requiring approval from the governing body. Instead, in order to get a building permit for erection of a building a Class VI road the applicant will need only sign and record at the registry of deeds a liability waiver acknowledging: that the municipality will not maintain the road nor provide services to any lot accessible by the road; that the municipality will not be responsible for losses or damages caused by lack of services; and, that the responsibility for such services falls solely on the applicant. Prior to the issuance of the building permit, the applicant shall prove that the lot and any buildings thereon are insurable. We recommend that select boards prepare a standard liability waiver that is used for applicants under this statute. The municipality must verify that the waiver has been recorded.

The statute does not prohibit municipalities from establishing separate road frontage requirements for new construction. Therefore, a municipal zoning ordinance can require frontage (of a certain length) on a Class V or better road. However, the municipal ordinance must clearly state this requirement by defining the road as "Class V or better." If the zoning ordinance does require frontage of a Class V or better road, a variance from the ZBA would still be required to build on a Class VI road. Because the statute is not effective until July 1, 2026, municipalities have time to amend their zoning ordinances if desired.

Effective Date: July 1, 2026

Statute Amended: RSA 674:41, I (c)

Summary of Changes Pursuant to HB 296

HB 296 amends RSA 674:41, building and subdivision on Class VI and Private Roads, and RSA 676:5, appeals to the Zoning Board of Adjustment. Currently, a building permit for the erection of a building on a Private Road can only be authorized by the local governing body after review and comment by the planning board. This amendment to RSA 674:41, I (d)(1) will allow as an alternative to going to the planning board for review and comment the applicant can instead establish that the private road identifies and complies with a policy adopted by the governing body. Therefore, if the governing body adopts a policy for building on private roads, and the applicant complies with that policy, then planning board input is not required.

In addition, this bill modifies the statute governing the time for appealing to the Zoning Board of Adjustment. Currently, RSA 676:5, I, states that appeals to the

Zoning Board of Adjustment will be taken within a reasonable time as provided by the rules of the board. This amendment changes that appeal period to a standard 30-day period.
Effective Date: September 13, 2025
Statute Amended: RSA 674:41, I (d)(1)

Summary of Changes Pursuant to HB 92
HB 92 mandates that a Zoning Board of Adjustment member shall recuse himself or herself from voting on matters previously voted upon by the same member while serving as a member of the planning board in a quasi-judicial capacity.
Effective Date: July 23, 2025
Statute Amended: RSA 673:3 by inserting new paragraph V

Summary of Changes Pursuant to HB 413
HB 413 extends the vesting time periods that protect approved subdivision and site plans from changes in local planning and zoning regulations. Currently, approved plans are vested from subsequently enacted local zoning and planning amendments if active and substantial work commences within 24 months of approval, and the development project is substantially completed within 5 years of approval. HB 413 extends these time periods so that substantial work shall commence within 3 years of approval, and the project shall be substantially completed within 7 years of approval. The 7-year and 3-year exemption periods shall apply to any planning board approval granted on or after July 1, 2023. HB 413 also limits the authority of the Zoning Board of Adjustment or Select Board when acting as the building code board of appeals to only hearing appeals involving local amendments to the state building code or state fire code, with all other appeals shall be made to the state building code board of review. Furthermore, in matters involving a possible appeal to the Housing Appeals Board involving final decisions of a local building code board of appeals, the matter would first have to be appealed to the building code board of review and thereafter could then be appealed to the superior court or the Housing Appeals Board.
Effective Date: July 1, 2025
Statutes Amended: RSA 674:39; RSA 674:34, I; RSA 155-A:11-b; RSA 478:1-a; RSA 679:5, IV; RSA 673:3, IV.