

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

2:00 PM

March 4, 2025

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of minutes from February 4, 2025 Site Plan Review Technical Advisory Committee Meeting.

II. NEW BUSINESS

- A. The request of **Walter D. Hett Trust (Owner)**, for property located at **0 Banfield Road** and **Pevery Hill 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)

III. 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_fJfW-kUSgq4FNqw_-gbLg

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

February 4, 2025

MEMBERS PRESENT:

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Vincent Hayes; Planner I

MEMBERS ABSENT:

Mike Maloney; Deputy Police Chief

**ADDITIONAL
STAFF PRESENT:**

Stefanie Casella, Planner II; Kate Homet, Environmental Planner

MINUTES

[3:33] Chairman Stith opened the meeting.

I. APPROVAL OF MINUTES

- A. Approval of minutes from November 21, 2024 Site Plan Review Technical Advisory Committee Meeting.
- B. Approval of minutes from December 3, 2024 Site Plan Review Technical Advisory Committee Meeting.

[3:47] P. Britz made a motion to recommend approval of the November minutes and P. Stith noted a typo on the agenda, the minutes were from November 5th not November 21st. P. Britz also added the December meeting minutes to the motion to be approved as presented. P. Howe seconded the motion. The motion passed unanimously.

II. OLD BUSINESS

- A. The request of **One Market Square (Owner)**, for property located at **1 (15) Congress Street**. The applicant requested, and received, a 1-year extension to the Site Plan approval

from the Planning Board on November 16, 2023. The purpose of this submission is to request an additional 1-year extension of the February 2023 approval to February 16, 2025.

[5:02] John Chagnon of Haley Ward, came to present this application and noted that they needed an extension and noted that their intent is to follow through with the approved 115 Congress plans due to the appeal period for that project still being open. He noted that the comments received by DPW were acceptable and could be part of the record that goes to the Planning Board. A discussion continued about the DPW comments regarding sewer manholes. Mr. Chagnon noted the dates of the approved plan sets and stated that nothing had been changed on the plans. He had prepared a PTAP report and did some minor revisions to the drainage analysis, but they had not been submitted. Offsite improvements to the 115 Congress site were discussed and a set of offsite improvement plans had not yet been approved by DPW.

[9:55] P. Britz made a motion to recommend an approval for granting an additional 1-year extension as presented. D. Desfosses seconded the motion. The motion passed unanimously.

III. ADJOURNMENT

The meeting adjourned at 2:07 p.m.



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: 14 FEB 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:

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. (III.C.2-3)	ONLINE	N/A
<input checked="" type="checkbox"/>	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				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	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 (SP)	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	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)	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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 may either affect or be affected by the proposed development. (Section V.5)	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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)	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	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)	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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)	SP	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. (Section IV.9/V.8)	SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	NOT IN FHE	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	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)	SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

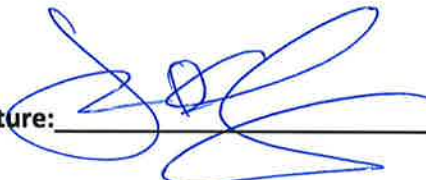
Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. (Section V.12)	TBD-FINAL	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	1. Basic Requirements: (VI.1) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	SP	
<input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	SP	
<input type="checkbox"/>	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	
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input type="checkbox"/>	5. Driveways: (VI.5)	UTILITY SITE PLAN	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	N/A	
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)	UTILITY SP	
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	UTILITY SP	
<input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape	TBD	
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input type="checkbox"/>	12. Open Space: (VI.12) a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	
<input type="checkbox"/>	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	
<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	TBD	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15)		
<input type="checkbox"/>	a. Utilities	TBD	
<input type="checkbox"/>	b. Drainage		
<input type="checkbox"/>	16. Monuments: (VI.16)	FINAL	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	FINAL	
<input type="checkbox"/>	18. House Numbers (VI.18)	TBD	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	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	
<input type="checkbox"/>	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	
<input type="checkbox"/>	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	
<input type="checkbox"/>	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: 12.14.25

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/January 2018



HALEY WARD

AUTHORIZATION
Chinburg Development Subdivision
Peeverly Hill & Banfield Road, Portsmouth, New Hampshire

I, Shawna Sammis, of Chinburg Development, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits from, for the above referenced property, and to submit any and all applications and materials related thereto on our behalf. I am the holder of a valid purchase and sales agreement on the property.

Date: 1/28/2025

Shawna Sammis

Shawna Sammis



AUTHORIZATION
Chinburg Development Subdivision
Peverly Hill & Banfield Road, Portsmouth, New Hampshire

I, Walter D. Hett, Trustee, of the Walter D. Hett, Trust, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits from for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

Date:

1/29/25

Walter D. Hett, Trustee



HALEY WARD

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

14 February 2025

Peter Stith, TAC Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Review at Peverly Hill Road & Banfield Road, Tax Map 255, Lot 2

Dear Mr. Stith and TAC Members:

On behalf of Chinburg Development, we are pleased to submit the attached plan set for **Technical Review** for the above-mentioned project and request that we be placed on the agenda for your **March 4, 2025**, Meeting. The project is the subdivision of an existing parcel into five new residential lots with the associated and required site improvements. As required under the Portsmouth Subdivision Ordinance we are required to bring the project to the Technical Advisory Committee (TAC) as a part of the approval process.

The site is currently 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 wetland and wetland buffer. Two proposed lots would access Peverly Hill Road, and three would access Banfield Road. 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.

The following plans are included in our submission:

- Subdivision Plan – This plan shows the proposed lot lines.
- Subdivision Site Plan - This plan shows the site building envelopes.
- Utility Site Plan - This plan shows proposed utility connections

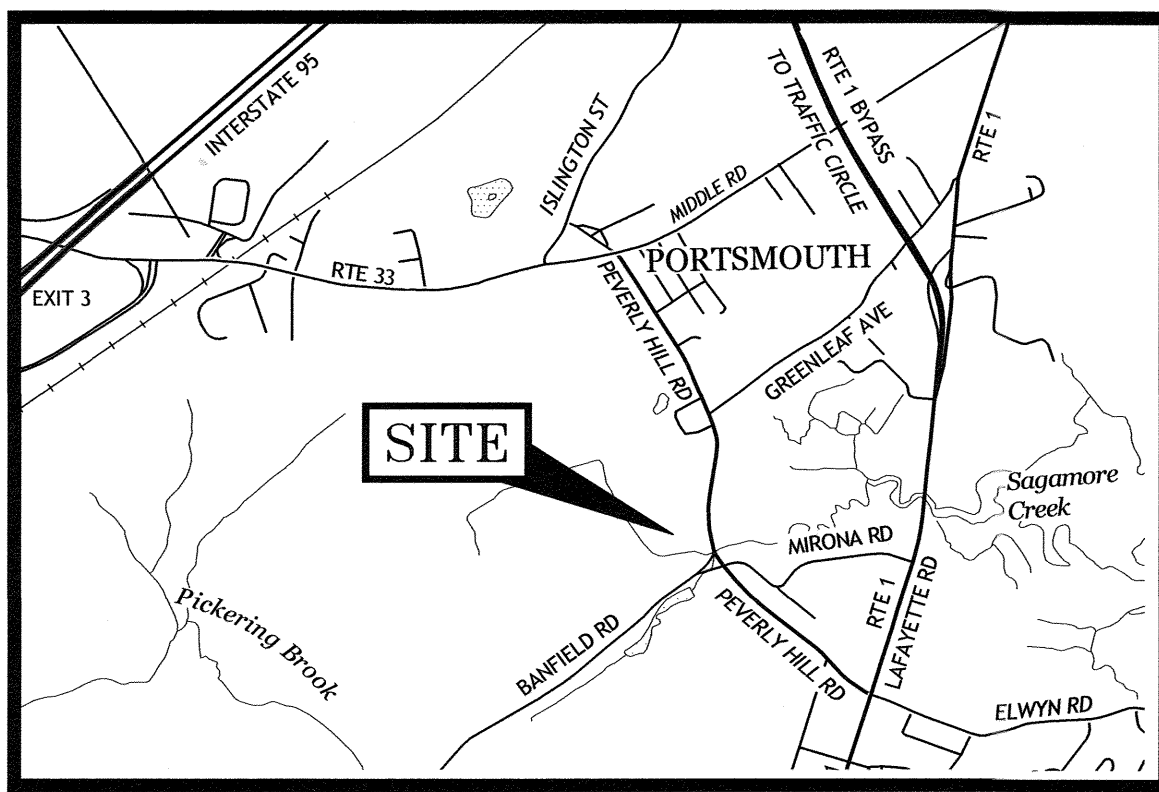
We look forward to an in-person presentation and TAC review of this submission.

Sincerely,

Jon Whitten, Jr., PE (Maine)

Senior Project Manager

P:\NH\5010220-Chinburg_Builders\001-Peverly Hill Rd. & Banfield Rd. - JHW\03-WIP_Files\TAC Submission Letter 2-14-25.doc



LOCATION MAP SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
(11/21)	REGISTRY OF DEEDS
	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	EVE SOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
⊠	ELECTRIC METER
EL	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
W	FRESH WATER WETLAND
TBS	TO BE SET

LINE TABLE

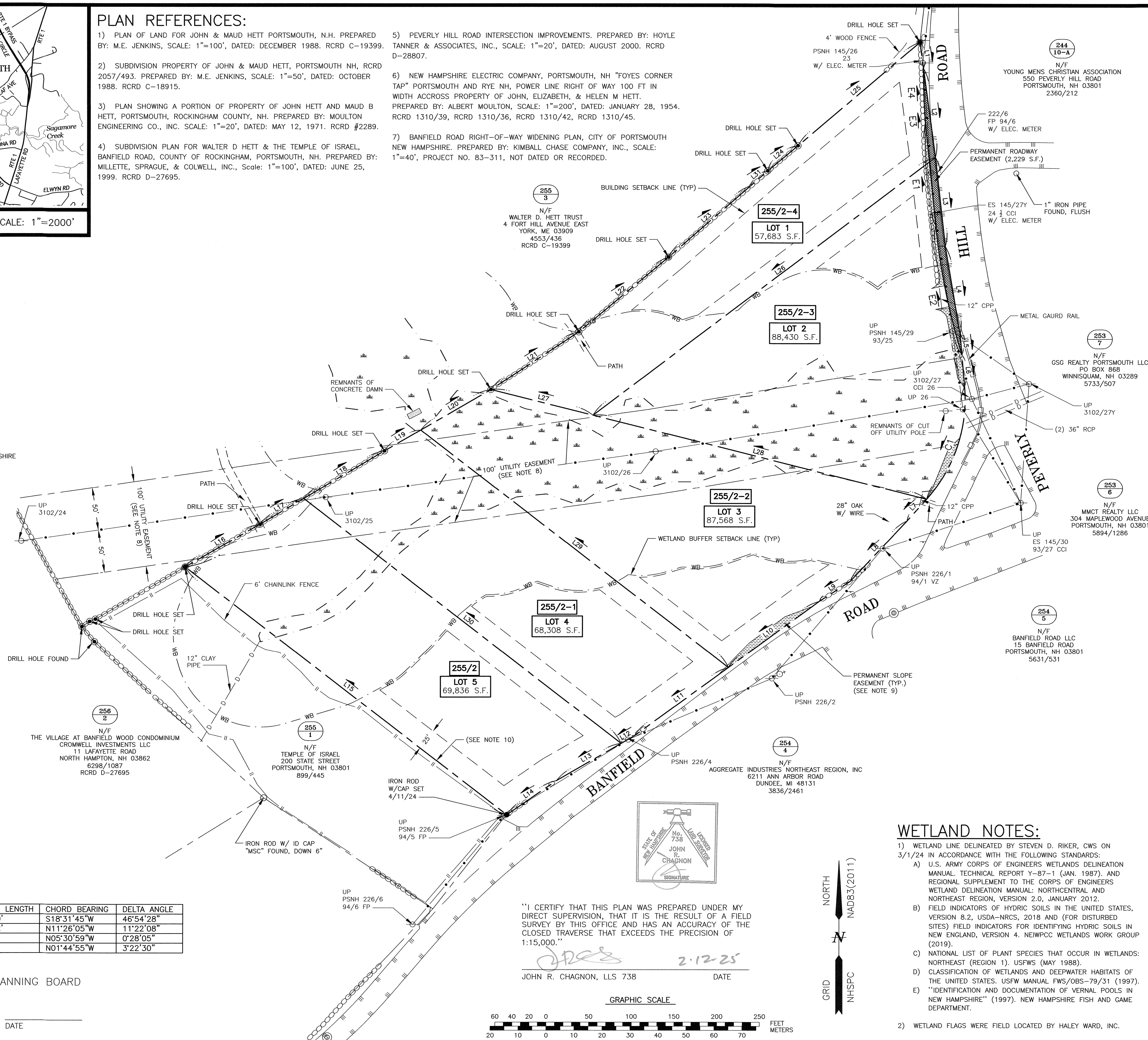
LINE	BEARING	DISTANCE
L1	S 07°44'22" E	30.73'
L2	S 07°44'20" E	105.29'
L3	S 06°18'17" E	105.22'
L4	S 09°33'00" E	104.35'
L5	S 05°03'09" E	24.11'
L6	S 04°55'29" E	37.13'
L7	S 41°59'00" W	34.17'
L8	S 43°13'04" W	97.52'
L9	S 57°03'33" W	42.99'
L10	S 53°54'24" W	131.92'
L11	S 53°54'24" W	136.18'
L12	S 60°03'05" 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	502.60'
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'
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"

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.

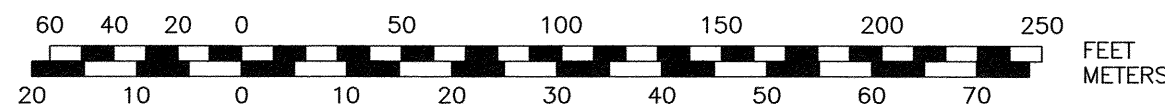


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS 738

DATE

GRAPHIC SCALE



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - 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. NEWPPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

NOTES:

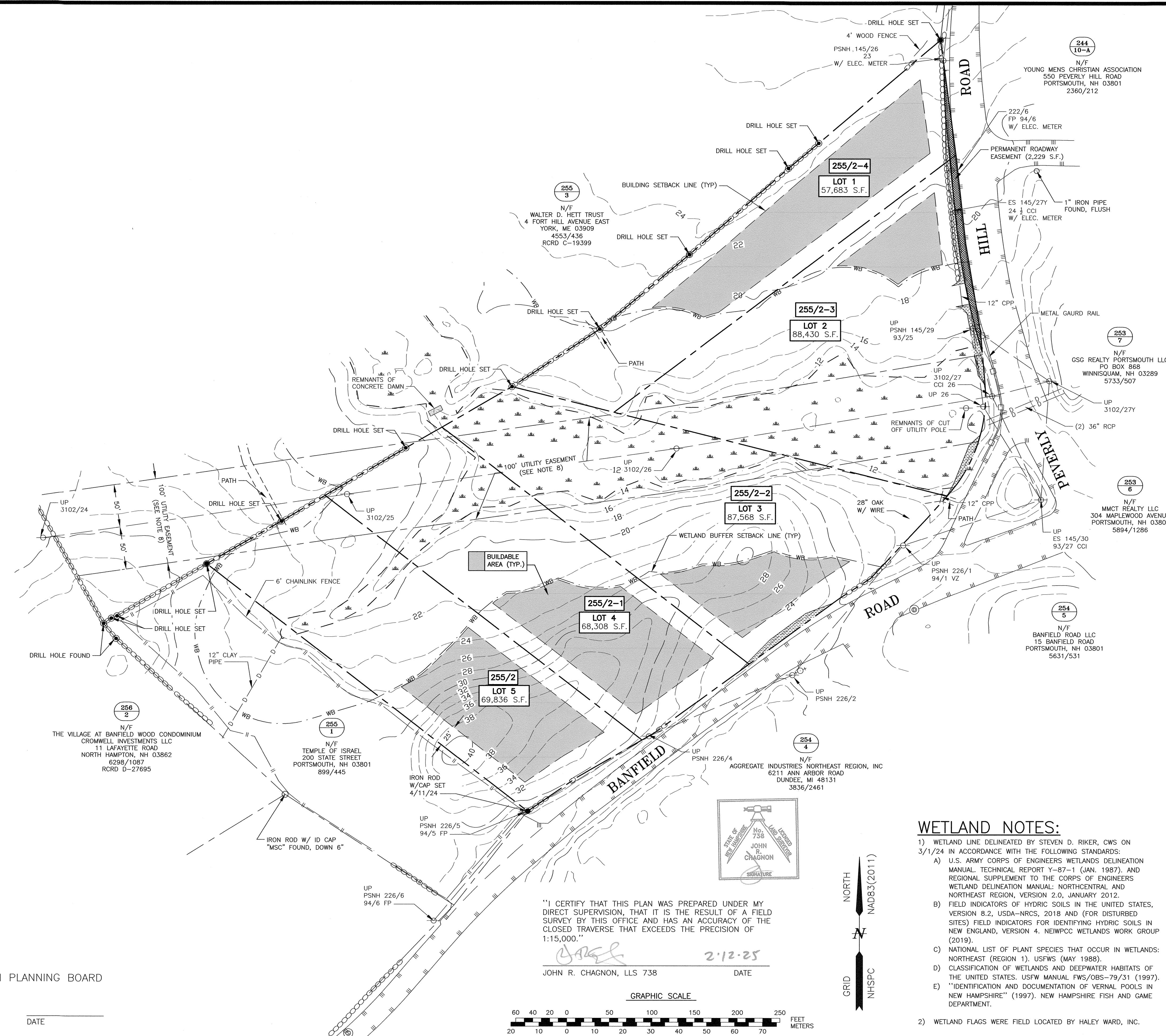
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.
- 2) OWNERS OF RECORD:
WALTER D. HETT TRUST
WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 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 GRANIT.

NO.	DESCRIPTION	DATE
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

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

- 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)
 - 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.

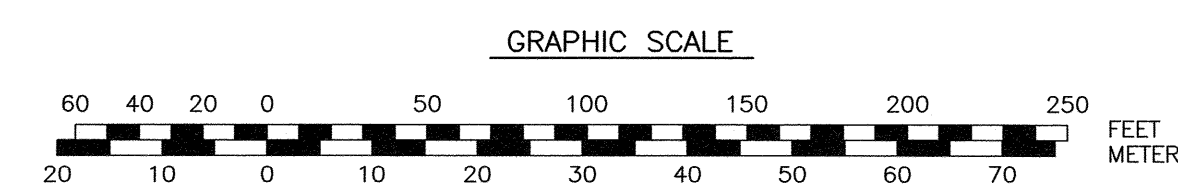


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

"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
 JOHN R. CHAGNON, LLS 738
 DATE 2/12/25



- WETLAND NOTES:**
- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 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: NORTH-CENTRAL AND NORTH-EAST 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. NEWPPCC WETLANDS WORK GROUP (2019).
 C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTH-EAST (REGION 1), USFWS (MAY 1988).
 D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
 - 2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

NO.	DESCRIPTION	DATE
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

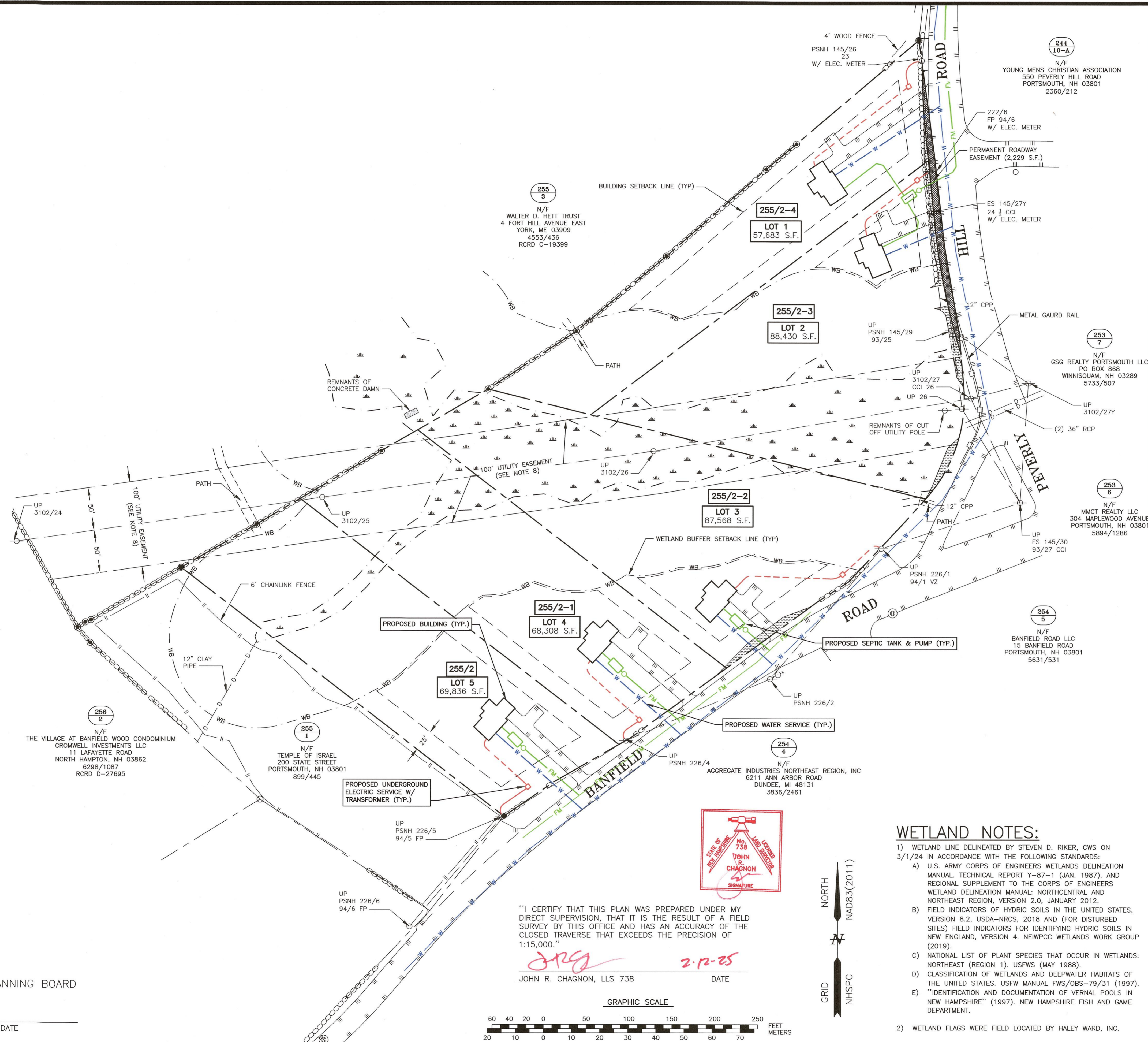
SUBDIVISION SITE PLAN
TAX MAP 255 - LOT 2

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

SCALE: 1"=60'
 JANUARY 2025

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).

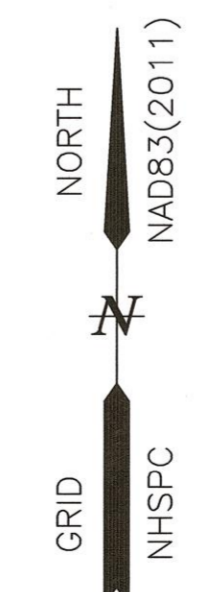
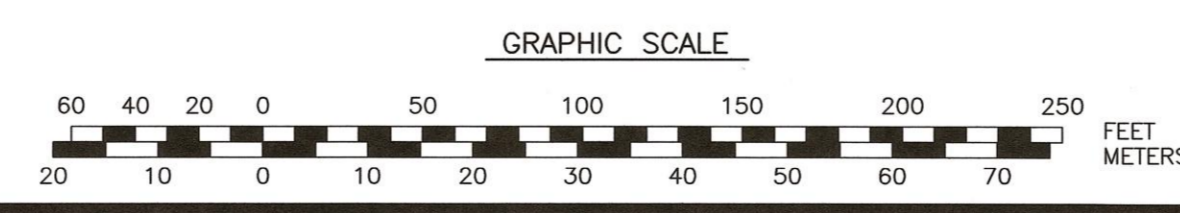


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

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JRC 2.12.25
 JOHN R. CHAGNON, LLS 738 DATE



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NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/12/25
REVISIONS		

**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