JONES & BEACH ENGINEERS INC.
100 Domain Drive, Suite 201, Exeter, NH 03833
603.772.4746 – JonesandBeach.com

October 26, 2026

Portsmouth Conservation Commission
Attn: Samantha Collins, Chair
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: Conservation Commission Work Session
182 Birch Street, Portsmouth, NH
Tax Map 218, Lot 5
JBE Project No. 23152

Dear Mr. Britz,

Jones & Beach Engineers, Inc., on behalf of our client, Green & Company, request to be heard at the Conservation Commission meeting on November 18, 2026 regarding the above-mentioned property. This property currently has a house and a detached garage within the wetland buffer. The City of Portsmouth owns the abutting property. The current landowner has a large collection of junk and debris all over the property currently.

Green & Company would like to remove all the debris and the existing structures on the site. They would then like to construct a new house on the lot, which will be partially within the wetland buffer, but moved further from the wetlands. The wetlands are offsite on the City property, but the 100' buffer extends on this piece. The new house would be connected to City water and sewer, and the existing septic system would be abandoned.

We had a meeting with the Technical Advisory Committee to discuss the extent of what would be required for access to this lot. They requested that we continue the construction of Birch Street at 20'wide to just past the driveway to the new house. This will provide the Commission with better access to monitor your property, which we understand has been challenging in the past. These improvements will require a conditional use permit from the Planning Board, and it is our goal that we can discuss this with your commission so when we come back with surveyed and designed plans, they will incorporate the items from this discussion to save time modifying the plans.

The following ae included with this request:

1. Conceptual Design Plan.
2. Photos of the property in current state.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Joseph Coronati
Vice President

cc: Green & Company (via email)
Peter Britz, City Planner (via email)



Aerial view of debris with septic tank location, leachfield location unknown



Photo of front yard



Driveway to 182 Birch Street from end of recently paved roadway



Driveway to 182 Birch Street and abutters yard



Septic tank between house & garage. Located in wetland buffer



House, garage, paved driveway & debris in wetland buffer

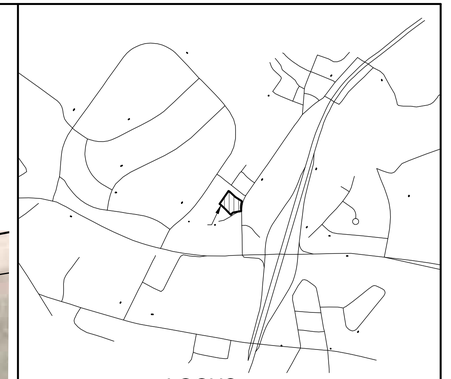


Front Yard



Front Yard





NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL RESIDENCE WITH DRIVEWAY AND ACCESS ROAD ON PORTSMOUTH NH TAX MAP 218, LOT 3.
2. CURRENT OWNER OF RECORD:
   DAVID T MURRAY
   182 BIRCH STREET
   PORTSMOUTH, NH 03801
   BK 3432 PG 2644
3. ZONING DISTRICT: SINGLE RESIDENCE B
   LOT AREA MINIMUM = 15,000 SF
   LOT FRONTAGE MINIMUM = 100'
   MIN. YARD DIMENSIONS:
   FRONT = 30'
   SIDE = 10'
   REAR = 30'
   MAX. BUILDING HEIGHT = 35' (SLOPED ROOF) / 30' (FLAT ROOF)
   MAX. BUILDING COVERAGE = 20%
   PROP. BUILDING COVERAGE = 17.9%
   MIN. OPEN SPACE = 40%
   PROP. OPEN SPACE = 77.3%
4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS BASED ON DATA OBTAINED FROM EXISTING MUNICIPAL RECORDS AND AERIAL IMAGERY. ON-SITE FIELD SURVEY HAS NOT YET BEEN PERFORMED.

WETLAND BUFFER IMPACTS:

- TEMPORARY WETLAND BUFFER IMPACT TOTAL = 4,330 S.F.
- PERMANENT WETLAND BUFFER IMPACT TOTAL = 868 S.F.

GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 inch = 20 feet

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Design: JAC	Draft: GDR	Date: 11/9/26	
Checked: JAC	Scale: AS SHOWN	Project No.: 23152	
Drawing Name: 23152-CONCEPT7-LOTS 3-4.dwg			

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REV.	DATE	REVISION	BY
1	11/9/26	CONCEPT 7	KDR
0	10/27/26	ISSUED FOR REVIEW	GDR

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
100 Domain Drive
Suite 201
Exeter, NH 03833
603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN
Project:	182 BIRCH STREET, PORTSMOUTH NH TAX MAP 218 LOT 3
Applicant:	BIRCH REAL ESTATE, LLC 11 LAFAYETTE ROAD, NORTH HAMPTON, NH 03862 BK 6538 PG 2767

DRAWING No.

CP7

SHEET 1 OF 1
JBE PROJECT NO. 23152