

Conservation Commission

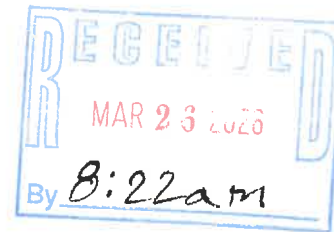
John Chagnon

April 8

From: John Chagnon
Sent: Wednesday, March 25, 2026 2:39 PM
To: kehomet@portsmouthnh.gov
Cc: james Dumont; Michael Griffin (mjggipper@aol.com); Keegan Feero
Subject: Elks Club - 500 Jones Avenue
Attachments: 500 Jones Avenue Elks Lodge Work Session Plan 3-25-26.pdf

Kate,
Thanks for the return phone call. Please add 500 Jones Avenue, the Elks Club, to the Agenda for the April 8 Conservation Commission meeting. We are preparing an application to repair the shoreline and want to review in a Work Session.
Existing plan with location attached.

Sincerely,



John Chagnon, PE, CFS, LLS
Senior Project Manager | Vice President
t: 603.430.9282 dd: 603.766.2988
a: 200 Griffin Rd Unit 14, Portsmouth, NH 03801

Chat With Me On Teams



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PLAN REFERENCES:

1) "BOUNDARY SURVEY LOCATED IN PORTSMOUTH, NH." PREPARED FOR TIDEWATCH ASSOCIATES INC. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE: 1"=100', DATED: MARCH 19, 1986. RCRD D-14771.

2) "AS-BUILT PLAN FOR ORDER OF THE ELKS LODGE #97 JONES AVE COUNTY OF ROCKINGHAM PORTSMOUTH, NH." PREPARED BY: MILLETTE, SPRAGUE, & COLWELL, INC, SCALE: 1"=40', DATED: SEPTEMBER 19, 1994 AND REVISED MARCH 30, 1999. RCRD D-27545.

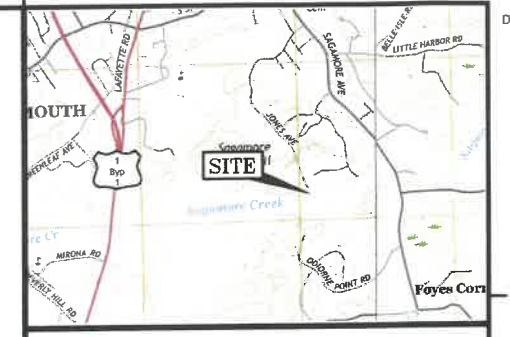
3) "PLAN OF PROPERTY IN PORTSMOUTH, NH" OWNED BY: HARTLEY W MASON. PREPARED BY: WILLIAM GROVER, SCALE: 1"=40', DATED: DECEMBER 1908. RCRD #0254.

228
1
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
2237/1506
RCRD #0254

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N00°35'01"W	24.5'±
L2	N12°39'36"W	43.86'
L3	N13°24'28"W	55.98'
L4	N14°11'26"W	53.13'
L5	N76°15'31"E	62.46'
L6	N75°28'09"E	36.73'
L7	N72°56'38"E	34.85'

NORTH
NAD83(2011)
GRID
NHSPC



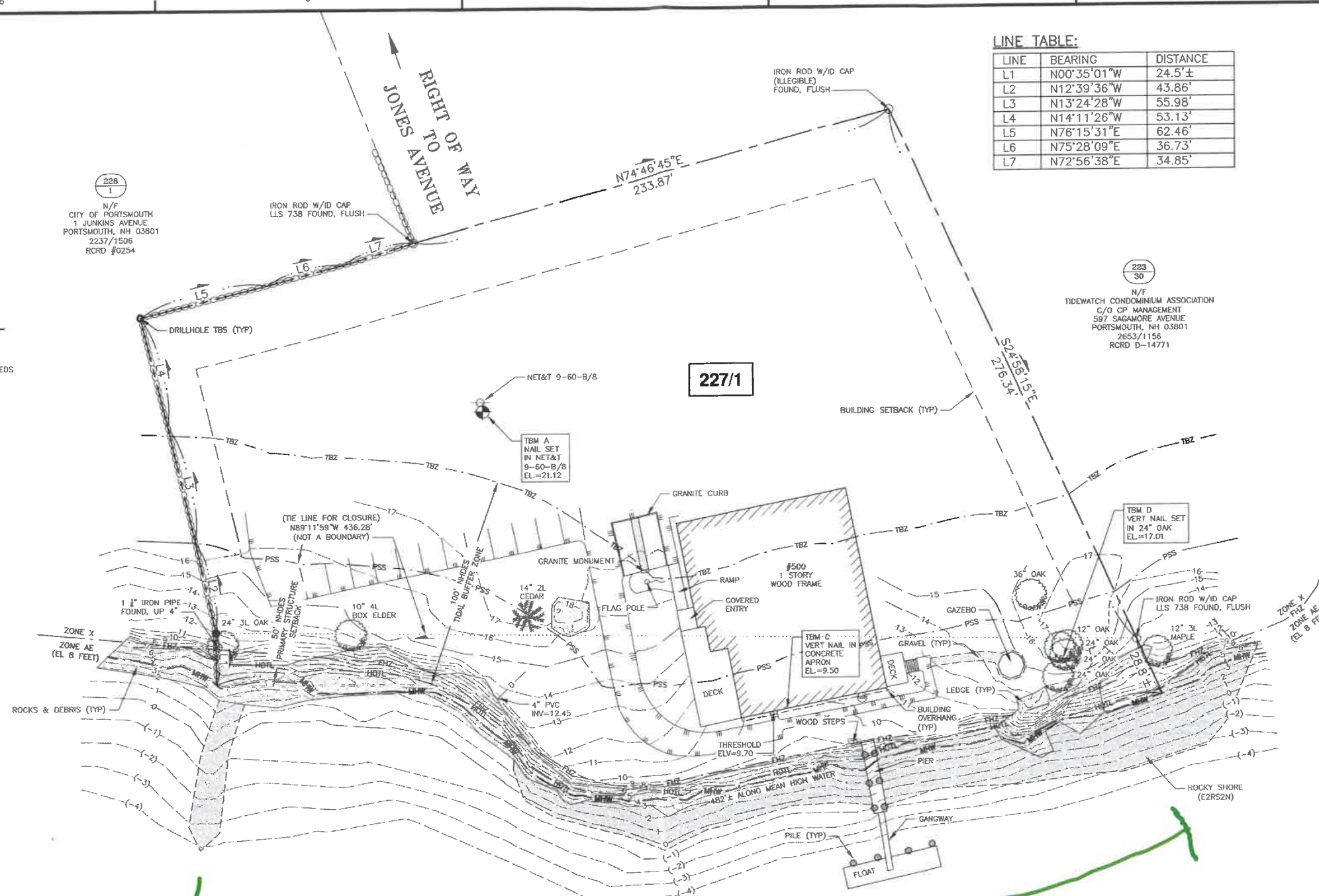
LOCATION MAP 1" = 2000'

NOTES:

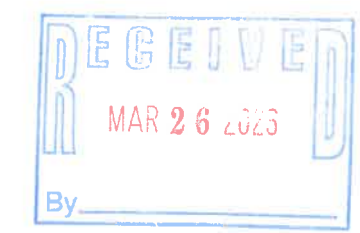
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 227 AS LOT 1.
- 2) OWNERS OF RECORD:
PORTSMOUTH LODGE #97 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS
500 JONES AVENUE
PORTSMOUTH, NH 03801
2785/1590, 2785/1587, & 1408/85
- 3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 8) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
104,242± S.F. TO MEAN HIGH WATER
2,3931± ACRES TO MEAN HIGH WATER
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 43,560 S.F.
FRONTAGE: 150 FEET
DEPTH: 200 FEET
SETBACKS: FRONT 30 FEET, REAR 20 FEET, SIDE 40 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 227 LOT 1 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.
- 9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 (NAVD88) PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.
- 10) PARCEL IS SUBJECT TO AND BENEFITED BY A LICENSE AGREEMENT AND UTILITY EASEMENTS WITH THE TIDEWATCH CONDOMINIUM ASSOCIATION, SEE RCRD 5680/725 & 3429/25.
- 11) PARCEL IS BENEFITED BY A RIGHT TO PASS AND REPASS BY THE COMMON WAY NOW IN USE TO AND FROM JONES AVENUE.

LEGEND:

- | | |
|-------|-------------------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| 11/27 | MAP 11 / LOT 21 |
| ○ | RAILROAD SPIKE FOUND |
| ○ | IRON ROD/IRON PIPE FOUND |
| ○ | IRON PIPE FOUND |
| ○ | STONE/CONCRETE BOUND FOUND |
| ○ | RAILROAD SPIKE SET |
| ○ | IRON ROD SET |
| ○ | DRILL HOLE SET |
| ○ | GRANITE BOUND SET |
| ○ | BOUNDARY |
| --- | BUILDING SETBACK |
| --- | MEAN HIGH WATER LINE |
| --- | HOTL |
| --- | HIGHEST OBSERVABLE TIDE LINE |
| --- | NH DES PRIMARY STRUCTURE SETBACK |
| --- | NH DES TIDAL BUFFER ZONE |
| --- | NH DES NATURAL WOODLAND BUFFER |
| --- | NH DES PROTECTED SHORELAND |
| --- | FRESHWATER WETLAND LINE |
| --- | WETLAND BUFFER LINE |
| --- | OVERHEAD ELECTRIC/WIRES |
| --- | CONTOUR |
| --- | SPOT ELEVATION |
| --- | EDGE OF PAVEMENT (EP) |
| --- | WOODS / TREE LINE |
| --- | UTILITY POLE (w/ GUY) |
| --- | METER (GAS, WATER, ELECTRIC) |
| --- | EDGE OF WETLAND FLAGGING |
| --- | SWAMP / MARSH |
| --- | ELEVATION |
| --- | EDGE OF PAVEMENT |
| --- | FINISHED FLOOR |
| --- | INVERT |
| --- | TEMPORARY BENCHMARK |
| --- | TYPICAL |
| --- | LANDSCAPED AREA |

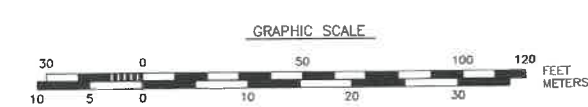
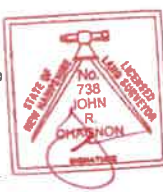


Proposed Shoreline Stabilization
SAGAMORE CREEK (TIDAL)



"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 2-19-24



ADDITIONAL ABUTTERS:

- 224 1 N/F 175 GOSPORT ROAD LLC 175 GOSPORT ROAD PORTSMOUTH, NH 03801 5651/1589
- 224 10-18 N/F ZACHARY RYAN SHORE JULIANA SOUZA SHORE PORTSMOUTH, NH 03801 6335/151
- 227 2 N/F CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 5358/2357
- 251 1 N/F STATE OF NEW HAMPSHIRE PO BOX 856 CONCORD, NH 03301 2260/1484
- 227 3 N/F JUDY M WILBUR-ALBERTSON REVOCABLE TRUST DONAVON R ALBERTSON TRUSTEE 345 ODIORNE POINT ROAD PORTSMOUTH, NH 03801 4127/2477

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/30/24 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, NEWPPC 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) HOTL LINE FIELD LOCATED BY HALEY WARD, INC.

0	2/19/24	ISSUED FOR COMMENT	RJB	JRC
No.	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
SITE SURVEY				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282 WWW.HALEYWARD.COM				
PROJECT				
ORDER OF THE ELKS LODGE #97 500 JONES AVENUE PORTSMOUTH, NH				
TITLE				
EXISTING CONDITIONS SURVEY				
DATE	FEBRUARY 2024	SCALE	1" = 30'	
DRAWN BY	RJB	DESIGNED BY	—	
CHECKED BY	JRC			
PROJECT NO.	6010293-3593	FIELD BOOK & PAGE	FB 413 PG 37	
SHEET NO.				DWG NO.
SHEET 1 C1				