PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

6:00 (Item I) – Work Session
7:00 (Item II) - Public Hearings begin **June 18, 2026**

AGENDA

REGULAR MEETING 7:00pm

I. WORK SESSION WITH HISTORIC DISTRICT COMMISSION

II. APPROVAL OF MINUTES

A. Approval of the May 21, 2026 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. WITHDRAWN The request of **Brora LLC (Owner),** for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval. **WITHDRAWN**

B. REQUEST TO POSTPONE The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval. **REQUEST TO POSTPONE**

IV. 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A. WITHDRAWN The request of **Brora LLC (Owner),** for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts. **WITHDRAWN** (LU-25-114)

B. REQUEST TO POSTPONE The request of **Regan Electric CO INC (Owner),** and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. **REQUEST TO POSTPONE** (LU-25-175)

V. 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 **Liberty Mutual Insurance Company (Owner)**, for property located at **0 Borthwick Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for maintenance of a stormwater detention pond at the Liberty Mutual property. This project includes replacement of a failed 24" culvert along with removing 2 feet of sediment from the existing detention pond, unburying two existing culverts which will be cleaned and reset, and removing/trimming vegetation. The total surface area impacts within the prime wetland buffer include approximately 9,500 s.f. of temporary impacts for dredging work, 700 s.f. of wetland buffer disturbance for replacement of the culvert and 225 s.f. of direct prime wetland impacts. Said property is located on Assessor Map 240 Lot 3 and lies within the Office Research (OR) District. (LU-26-9)

B. The request of **The City of Portsmouth/New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for work within the 100' wetland buffer area in conjunction with building additions to the New Franklin Elementary School. This project proposes a site increase of 535 s.f. of permanent impervious impacts within the wetland buffer area. Additional stormwater infrastructure has been added to offset the increase in impacts within the buffer. Said property is located on Assessor Map 220 Lot 2 and lies within the Municipal (M) and Highway Noise Overlay Districts. (LU-26-37)

VI. OTHER BUSINESS

A. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 US Route 1 Bypass** requesting a fourth 1-Year Extension to the Site Plan Approval originally granted on June 23, 2022. The third extension will expire on June 23, 2026.

B. Planning Board Rules and Procedures

1. DRAFT Revisions for continuance applications

C. Chairman updates and discussion items

D. 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_scJEEVexTcWiqgjMAsXPaQ

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

Memorandum

To: Planning Board

From: Peter Stith, AICP
Assistant Planning Director

Date: June 12, 2026

Re: Recommendations for the June 18, 2026 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the May 21, 2026 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 May 21, 2026 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. **WITHDRAWN** The request of **Brora LLC (Owner),** for property located at **150 Portsmouth Boulevard** requesting Site Plan Review Approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements. **WITHDRAWN**

B. **REQUEST TO POSTPONE** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval. **REQUEST TO POSTPONE**

Planning Department Recommendation

Vote to determine that Items A and B are complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV 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.

A. **WITHDRAWN** The request of **Brora LLC (Owner),** for property located at **150 Portsmouth Boulevard** requesting Site Plan Review Approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts. **WITHDRAWN** (LU-25-114)

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. REQUEST TO POSTPONE The request of **Regan Electric CO INC (Owner),** and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District.

IV. PUBLIC HEARINGS – NEW BUSINESS

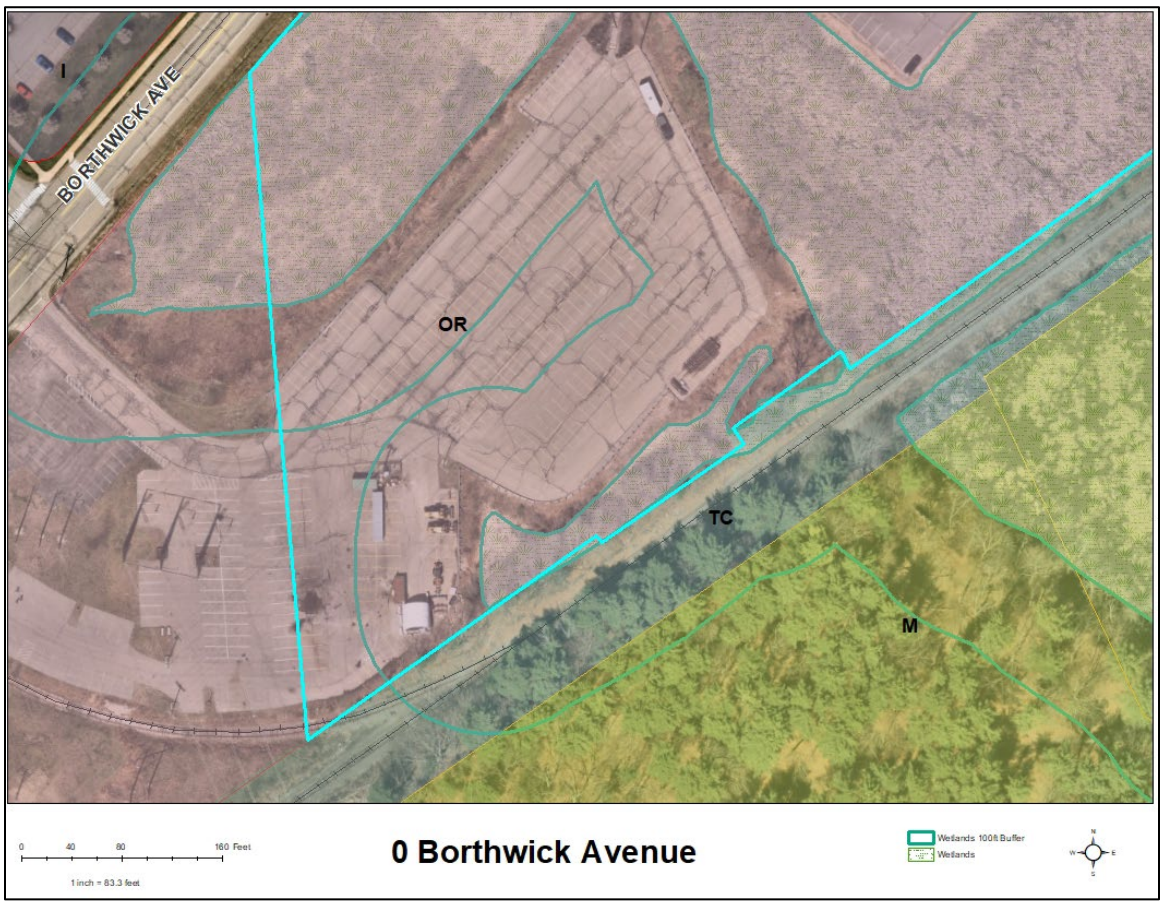
The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

A. The request of **Liberty Mutual Insurance Company (Owner)**, for property located at **0 Borthwick Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for maintenance of a stormwater detention pond at the Liberty Mutual property. This project includes replacement of a failed 24" culvert along with removing 2 feet of sediment from the existing detention pond, unburying two existing culverts which will be cleaned and reset, and removing/trimming vegetation. The total surface area impacts within the prime wetland buffer include approximately 9,500 s.f. of temporary impacts for dredging work, 700 s.f. of wetland buffer disturbance for replacement of the culvert and 225 s.f. of direct prime wetland impacts. Said property is located on Assessor Map 240 Lot 3 and lies within the Office Research (OR) District.

Project Background

The application is for a Wetland Conditional Use Permit for maintenance and repair of an existing stormwater detention pond system located behind the existing Liberty Mutual parking lot. The project includes removal of approximately two feet of accumulated sediment from a 9,500 square foot detention pond, replacement of a failed 24-inch culvert, cleaning and resetting additional outfalls, and selective vegetation clearing, including invasive species removal. The work will restore proper stormwater flow and function to the system. The site is within the 100-foot wetland buffer.

The applicant has indicated that impacts have been minimized to the extent practicable by limiting work to the existing stormwater infrastructure footprint, utilizing erosion and sediment controls, and restoring disturbed areas following construction. The project is exempt from New Hampshire Department of Environmental Services wetlands permitting as maintenance of a man-made stormwater facility; however, a local Conditional Use Permit is required due to impacts within the wetland buffer.



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 area is an existing stormwater detention pond with failing culverts and outlet infrastructure. This is considered maintenance work with the exception of a culvert replacement.

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

This area is an existing stormwater system that collects and releases stormwater coming from the parking lots across the street from Liberty Mutual. There is already significant stormwater infrastructure in place both beneath the parking lot and in the area of work that was put in place to remediate sheet flow from the parking lot into the wetland and wetland buffer. Moving this project to a new location outside of the buffer would create an even greater disturbance size to the buffer and prime wetland.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.
If the area of work is contained to the current extent and construction equipment and debris can be cleaned and moved off site to limit the spread of invasive species, it will reduce the risk of harm to the nearby prime wetland. This has been noted on the updated Grading & Drainage Plan (C-103). The project will improve stormwater management by restoring proper flow and treatment capacity, which is expected to benefit wetland functions over the long term.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.
The plans do not detail the existing vegetation on site, but plans propose trimming and removal of vegetation in an area outside of proposed dredging and the removal of 16 trees on site. The applicant should note on plans and in the invasive management plan what the long-term maintenance plans are for these areas (ex. Routine trimming, mowing, planting, leaving undisturbed, etc.). In addition, the applicant should consider planting additional trees along the detention pond as part of this project to offset the loss of trees.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.
This area of work appears to be minimized in order to avoid additional impacts to the prime wetland and wetland buffer. The restoration of the existing failing stormwater system should reduce current impacts from stormwater coming off the adjacent parking lot.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.
Information is lacking on proposed vegetation in this area. The applicant should provide information on the routine vegetation maintenance within 25’ of wetland edge. All temporarily disturbed buffer areas will be restored through seeding, mulching, and stabilization measures following construction. Invasive species removal is also proposed, which may enhance long-term vegetative quality.

Project Review, Decisions, and Recommendations

The project was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, April 8, 2026 and the Commission unanimously (7-0) to recommend approval with following condition:

1. Applicant shall provide a planting plan to the Planning Board which should replace the number of trees to be removed with the same number of trees to be planted on the parcel.

2. 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. It is recommended for this location that wetland boundary markers be considered along the guardrail or behind the guardrail on top of the bank. These should be placed every 50' within the wetland buffer and should not go outside of the area of site work.

3. The maintenance plan shall be entered into the chain of title for the property in a recorded document, approved by the Planning and Legal Departments, and recorded at the Rockingham County Registry of Deeds.

4. Applicant shall consider a more frequent monitoring schedule to ensure the stormwater system is checked more than once per year.

The condition above have been 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 Conditional Use Permit with the following conditions:

2.1 Applicant shall provide a planting plan to the Planning Board which should replace the number of trees to be removed with the same number of trees to be planted on the parcel. The planting plan shall be provided to the Planning &

Sustainability Department for review and approval.

2.2 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. It is recommended for this location that wetland boundary markers be considered along the guardrail or behind the guardrail on top of the bank. These should be placed every 50' within the wetland buffer and should not go outside of the area of site work.

2.3 The maintenance plan shall be entered into the chain of title for the property in a recorded document, approved by the Planning and Legal Departments, and recorded at the Rockingham County Registry of Deeds.

2.4 Applicant shall develop a more frequent monitoring schedule to ensure the stormwater system is checked more than once per year and provide to the Planning & Sustainability Department.

IV. PUBLIC HEARINGS – NEW BUSINESS

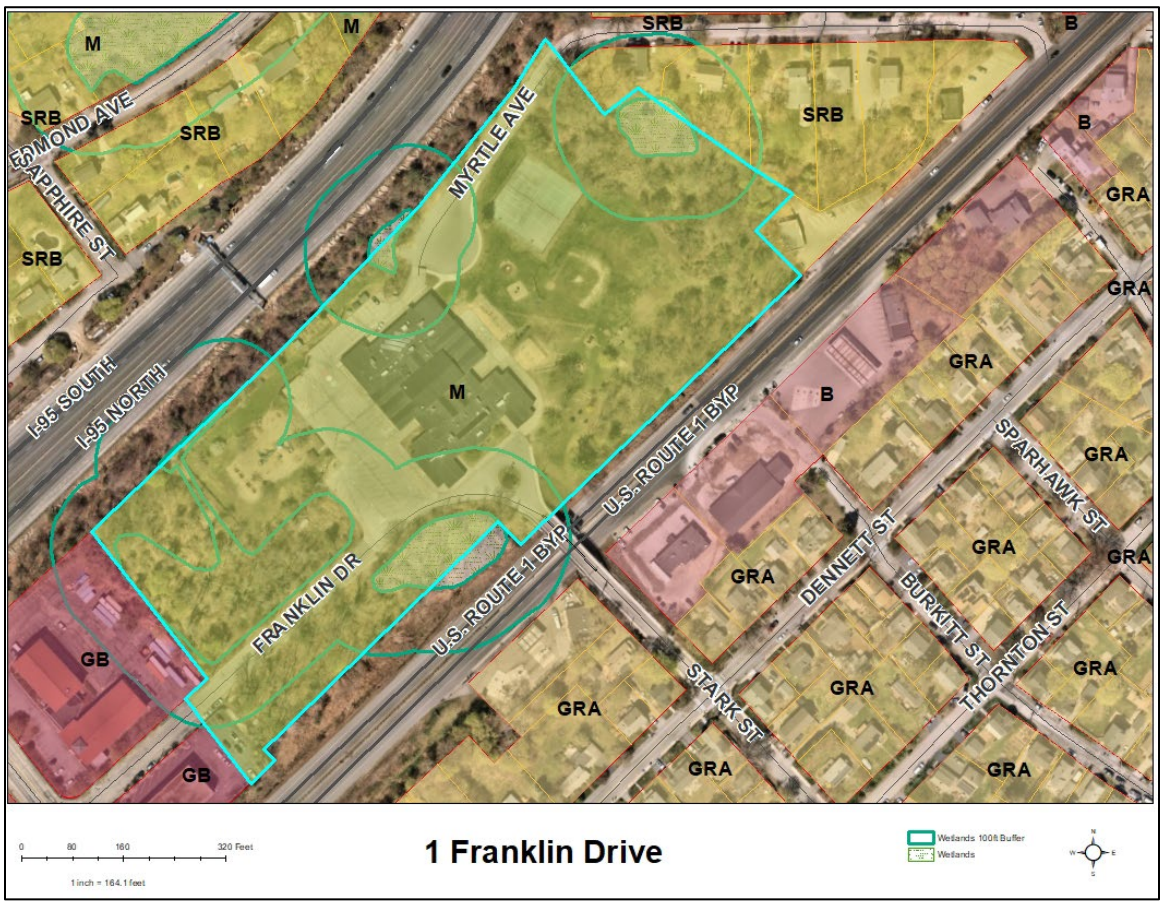
The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

B. The request of **The City of Portsmouth/New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for work within the 100' wetland buffer area in conjunction with building additions to the New Franklin Elementary School. This project proposes a site increase of 535 s.f. of permanent impervious impacts within the wetland buffer area. Additional stormwater infrastructure has been added to offset the increase in impacts within the buffer. Said property is located on Assessor Map 220 Lot 2 and lies within the Municipal (M) District.

Project Background

The City of Portsmouth School Department is seeking a Wetland Conditional Use Permit to support three proposed additions at the New Franklin Elementary School. The project includes the construction of three building additions totaling approximately 8,800 square feet, along with associated site, drainage, accessibility, and utility improvements. A portion of the work is located within the 50- to 100-foot wetland buffer to jurisdictional wetlands on-site, which are already largely disturbed by existing pavement, playground, and maintained lawn. This proposal results in a net increase of approximately 535 square feet of impervious surface within the buffer, primarily associated with building expansion and reconfigured parking; however, parking has been reduced and relocated to minimize impacts.

Stormwater management improvements are proposed with this project, including deep sump catch basins with oil/water separator hoods to capture and redirect runoff away from wetlands. Disturbed buffer areas will be stabilized and restored with a conservation seed mix, and no work is proposed within the 25-foot vegetated buffer.



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 is currently a school property and functions as an elementary school. This project is proposing expanding the use of the school into the wetland buffer and a partially existing impervious area.

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

Of the additions, only addition #2 appears to impact the wetland buffer and does so minimally. The majority of impacts appear to be for egress and driving aisles. This is a tight location with minimal maneuverability. Alternative locations for the drive aisles do not appear to be feasible. In addition, porous pavement is required but the applicant has demonstrated that this requirement is not structurally feasible in this location due to impacts from soil saturation.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.
This application proposes a modest impervious surface increase within the wetland buffer. While the applicant is not proposing any plantings to help mitigate these impacts, they are proposing an enhancement of the buffer with a wetland/conservation seed mix within the 25' vegetated buffer.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.
This project appears to be removing a majority of existing disturbed areas in addition to lawn. The applicant should call out on plans any trees or existing vegetation to be removed as part of this project if applicable.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.
This proposal increases permanent impacts to the wetland buffer, but the project is working within a constrained space with minimal alternative locations. A wetland buffer enhancement plan was not provided but applicant has supplemented with a commitment to seed mix and will be implementing a new stormwater management system to capture parking lot sheet flow before entering the wetland. These additional improvements help to mitigate the increased impervious.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.
This application does not increase impervious surfaces within the vegetated buffer strip.

Project Review, Decisions, and Recommendations
The applicant was before the Conservation Commission. See below for details.

Conservation Commission
The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, May 13, 2026, the Commission voted unanimously (7-0) to recommend approval with the following condition:

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. It is recommended that markers be placed along the existing fenceline that runs alongside the jurisdictional wetland but final

determination of placement and number of markers shall be done in collaboration with Planning & Sustainability Department staff.

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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 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. It is recommended that markers be placed along the existing fenceline that runs alongside the jurisdictional wetland but final determination of placement and number of markers shall be done in collaboration with Planning & Sustainability Department staff.

V. OTHER BUSINESS

A. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 US Route 1 Bypass** requesting a fourth 1-Year Extension to the Site Plan Approval originally granted on June 23, 2022. The third extension will expire on June 23, 2026.

On June 23, 2022, the Planning Board granted Site Plan approval for the project referenced above. The applicant has yet to obtain a building permit and has requested the one-year extension per Section 2.14 of the Site Plan Regulations below. A one-year extension was granted on June 15, 2023. A second extension requires the applicant to go before the Technical Advisory Committee and Planning Board. In May of 2024, the Planning Board granted Site Plan Approval for the adjacent site at 822 Route 1 Bypass. The drainage design for that project resulted in changes for this property, thus the request for amended site plan approval based on the revised drainage design. A second one-year extension and amended site plan approval was granted on June 20, 2024 and third extension was granted on June 18, 2025. The project has not started and is set to expire on June 23, 2026.

The applicant was before TAC at their June 2, 2026 meeting and TAC voted unanimously to recommend another 1-year extension of the project as nothing has changed since the extension and amended plan approval in 2024 with the exception of minor changes including an 8-foot vinyl fence in place of the original chain link fence.

The process for considering a second one-year extension (or additional extensions thereafter) is below from Section 2.14 of the Site Plan Review Regulations. The request cannot be denied without having held a public hearing.

Section 2.14 Approval Expiration and Extension

1. Site plan approval by the Planning Board shall expire unless used (obtain a Building Permit) within a period of one (1) year from the date granted.

2. The Planning Board may, for good cause shown, extend such period by as much as one (1) year if requested and acted upon prior to the expiration date.

3. If additional one (1) year extensions are requested, the owner will be required to have the previously approved plans reviewed by the TAC and the Planning Board. For this review the owner shall provide to the Planning Department the previously approved plans and supporting data.

4. Upon review of a request for an extension, the Planning Board shall have the authority to amend or deny a previously approved application. This review shall not require an application fee; however, the Planning Board and/or TAC may, if deemed necessary by either chair, conduct a public hearing at the owner's expense.

Planning Department Recommendation

Vote to grant a one-year extension of the site plan approval to June 23, 2027.

B. Planning Board Rules and Procedures

Included in the packet are draft revisions to the Rules and Procedures related to requests for a continuance for applications before the Board.

Planning Department Recommendation

Vote to adopted the Rules and Procedures as presented/amended.

C. Chairman's Updates and Discussion Items

D. Board Discussion of Regulatory Amendments and Other Matters

VI. ADJOURNMENT

PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM Public Hearings begin **May 21, 2026**

MEMBERS PRESENT: Rick Chellman, Chairman; 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, Assistant Planning Director

MEMBERS EXCUSED: Vice-Chair Anthony Coviello

Chair Chellman called the meeting to order at 7:00 p.m. Alternate Mr. Perier took a voting seat in place of Vice-Chair Coviello.

I. APPROVAL OF MINUTES

A. Approval of the **April 16, 2026** meeting minutes.

*Mr. Giuliano moved to **approve** the April 16 minutes as presented. Ms. Conard seconded. The motion passed with all in favor.*

Councilor Moreau moved to suspend the rules to take up requests to postpone. Mr. Samonas seconded. The motion passed with all in favor.

Councilor Moreau moved to postpone Old Business Item B, 150 Portsmouth Blvd, to the June 18th meeting. Mr. Samonas seconded. The motion passed with all in favor.

Councilor Moreau moved to postpone New Business Item C, 94 Langdon Street, to the June 18th meeting. Mr. Almeida seconded. The motion passed with all in favor.

II. DETERMINATIONS OF COMPLETENESS [Timestamp 7:23]

SUBDIVISION REVIEW

A. The request of **Jeannette McDonald (Owner) Flipping Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval.

Mr. Giuliano moved that the Board determine that Item A is complete according to the Subdivision Review Regulations (contingent on the granting of any required waivers under

Section IV of the agenda) and to accept the applications for consideration. Ms. Conard seconded. The motion passed with all in favor, with Mr. Samonas recused.

SITE PLAN REVIEW

A. REQUEST TO POSTPONE TO JUNE The request of Brora LLC (Owner), for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval. **REQUEST TO POSTPONE TO JUNE**

The petition was postponed to the June 18th meeting.

B. The request of **Jeannette McDonald (Owner) Flipping Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Site Plan Review approval.

C. The request of **304 Maplewood LLC (Owner)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan Review approval.

Mr. Giuliano moved that the Board determine that Items B, C are complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the applications for consideration. Councilor Moreau seconded. The motion passed with all in favor.

D. REQUEST TO POSTPONE The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval. **REQUEST TO POSTPONE**

The petition was postponed to the June 18th meeting.

III. PUBLIC HEARINGS -- OLD BUSINESS [Timestamp 9:28]

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LU-25-138)

Mr. Almeida recused himself, and Mr. Logan took a voting seat. Chair Chellman noted that at the previous meeting, the Board discussed three options for the petition. He said two options were explored and rejected by the applicant, and the third option to leave the drive-thru facility in the existing building was accepted by the applicant, which would be the change presented that evening. He noted that the change would also change the Staff Memo recommendation as well. He said the applicant Mark McNabb informed him of this decision at an open house and that it was the only information pertaining to the petition that was discussed.

SPEAKING TO THE PETITION [Timestamp 11:34]

Project engineer John Chagnon was present on behalf of the applicant, along with landscape architect Terrence Parker, project architect Tracy Kozak, and traffic engineer Rebecca Brown. Mr. Chagnon confirmed what Chair Chellman said, noting that Mr. McNabb wanted to reapportion the interior space to keep the bank in the same location and therefore keep the drive-thru as a preexisting nonconforming use. He said the relocation of the bank facility would allow for less traffic because it was a bit smaller. He said there would be no changes to the site plan except for a few notes about the use descriptions in Buildings A and B. He asked to go forward with the understanding that a condition of approval would be that the plans be revised to reflect keeping the bank use in the existing footprint that it is now used.

[Timestamp 14:31 Chair Chellman asked if there would be a change to the parking. Mr. Chagnon said the parking requirement would go down, so there would be a further excess in the number of provided parking spaces on site. Chair Chellman said that was the sort of thing that could be a condition subject to Staff Review of the revised plans when prepared. Mr. Bowen clarified that the exit was not across the Parrott Lot but out to Pleasant Street. Mr. Chagnon said they had redesigned the site to egress and ingress to Pleasant Street. Mr. Bowen asked whether the stormwater was nailed down. Mr. Chagnon said it was not and that the Board should be taking a vote on the Conditional Use Permit portion of the application, which was that the stormwater connection that had not changed. Chair Chellman verified that there was no change to the site plans other than the change and location of the bank in connection with the drive-thru. Mr. Chagnon agreed. He said Buildings A and B would denote a different use. He said the footprint would remain the same. It was further discussed. Mr. Chagnon said the Staff Memo included the Planning Department's recommendations for conditions of approval as they were stated the previous month, and those conditions were acceptable to the applicant. Chair Chellman noted that there was a small mistake in the packet due to the public comment material from the abutters included in that evening's packet that was copied over, so it was not new information.

There was no public hearing. Deputy Attorney Trevor McCourt was present and stated that at the last Planning Board meeting, the public hearing was closed and that it was not made clear that it would be continued to the present meeting. He said no notice was made, so it would not be appropriate for the Board to take new evidence into the record.

DECISION OF THE BOARD [Timestamp 21:40]

Site Plan Review Approval

1) Councilor Moreau 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 amended noting the banking operation will be located in the existing building. Mr. Giuliano seconded. The motion passed with all in favor (with Mr. Almeida recused and Mr. Logan voting).

*2) Councilor Moreau moved 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) Applicant will provide revisions to the site and floor plans in conformance with the stated changes with the banking remaining in the existing building along with stated changes to parking and traffic, ensuring there is no increase in impacts. Plans shall be reviewed and approved by Planning & Sustainability Staff.

2.2) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.3) 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.

2.4) 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

2.5) The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments unless City staff determines that such plan is not needed.

2.6) 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.

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

2.7) 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;

2.8) 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.

Mr. Giuliano seconded. The motion passed with all in favor.

Referral to City Council

1) *Councilor Moreau moved that the Board voted to recommend that the City Council approve a license and/or easement for a private stormwater pipe and related drainage*

infrastructure to cross City-owned property within the Parrott Avenue municipal parking lot area, as shown on the off-site grading and drainage plans submitted for 134 Pleasant Street, with the condition that the City shall retain the authority to require the removal, modification, or relocation of the stormwater infrastructure at any time, at the sole expense of the property owner, should the City determine such action is necessary for municipal purposes, public improvements, or changes to City operations, and subject to final legal review by the City Attorney and the Department of Public Works.

Mr. Giuliano seconded. The motion passed with all in favor.

[Timestamp 27:26] Mr. Chagnon then asked if the Board could hear Public Hearings, New Business Item B, **Double MC LLC (Applicant)**, and **The City of Portsmouth (Owner),** for property located at **0 Parrott Avenue** requesting a Wetland Conditional Use Permit.

Ms. Conard moved to suspend the rules to bring forth New Business Item B, seconded by Mr. Samonas. The motion passed with all in favor. (See Page 8).

B. REQUEST TO POSTPONE TO JUNE - The request of **Brora LLC (Owner),** for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts. **REQUEST TO POSTPONE TO JUNE** (LU-25-114)

Councilor Moreau moved to postpone the request to the June 18th meeting. Mr. Samonas seconded. The motion passed with all in favor.

IV. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Jeannette McDonald (Owner),** and **Flippin Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-26-16)

Mr. Samonas recused himself from the petition, and Mr. Logan took a voting seat.

SPEAKING TO THE PETITION [Timestamp 34:34]

Eric Weinrieb of Altus Engineering was present on behalf of the owner Jeannette McDonald, along with the applicant Brett Berger. Mr. Weinrieb said they proposed a 3-lot residential subdivision, with two homes to be built on 86 Farm Lane. He said they received zoning relief from the Board of Adjustment (BOA) in May 2025 to have the parcels with less than the required lot area and to keep the existing home to have less than the minimum rear yard and lots

with 75 ft of frontage where 100 ft is required. Following the zoning relief, he said the owner Ms. McDonald chose to work with Mr. Berger to develop the property. He said there was a partially-developed public right-of-way along Meadow Lane and that it was discovered that there were two sewer pipes there, so BOA zoning relief was received to construct the homes off the existing right-of-way. He explained why the roadway was shifted to the east toward Ms. McDonald's house, which took some right-of-way off her property near the house. He said it was doubtful that the roadway would ever be continued to Betty's Dream, so instead of a cul-de-sac, they requested and received a waiver to build a "hammerhead" that would be on one of the lots for emergency vehicles to turn around in. He said they received approval from Fire and Safety and the Technical Advisory Committee for a 22-ft wide paved surface. He said they proposed a new hydrant at the front of Farm Lane and the roadway, and a smaller service for the two homes. He said they were proposing a new utility pole on their side of the road and underground utilities that would go into the site near the hammerhead. He said they were not proposing overhead utilities, so there was an error in the Staff Memo about a request for a waiver on overhead utilities. He reviewed the existing site topography, the stormwater design plan, and the requested waivers. He said City Staff recommended that the site plan be recorded, but he said the site plan was almost the same as the subdivision's and did not have any pertinent information that would cause concern 5-50 years from now. It was further discussed.

[Timestamp 47:23] Councilor Moreau said the subdivision plan that would get recorded could have a note stating that the site plan is on record at City Hall. She wanted to ensure that any notes relating to drainage would be on the subdivision plan. Mr. Weinrieb said it would also be in the deeds and that there were drainage easements, and there would also be a recorded homeowner's association on the deeds. Chair Chellman asked if the long culvert existed. Mr. Weinrieb agreed and explained that it was a cross culvert that went across the existing right-of-way and the end of the proposed road. He said they just needed permission to do a drainage connection. He noted that there was a debate in the Legal Department about whether the road was a private or public one, and he said it is a public road. It was further discussed. Mr. Giuliano asked if there was any other hardship that would be experienced by strict conformity. Mr. Weinrieb said there would be confusion and that it would serve no real purpose because the depicted houses were conceptual. Chair Chellman said they could be called potential building envelopes. It was further discussed. The site plan was further discussed.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 55:46]

Catherine Gray of 32 Farm Lane said there was a fire hydrant on Farm Lane. She said the project was fine but recommended increasing the police enforcement in that area because Farm Lane was known as "Indy 500 Lane'.

Julie Brittell of 71 Meadow Road (via Zoom) said she owned Property No. 4 sited within the plan. She said she made several points in her objection letter that she submitted earlier but that her main concern was the wetlands area. She said the sewer system in the neighborhood was old and that most of her neighbors were hesitant about adding two more houses to an already-

stressed system. She said she wanted to know what the capacity of the sewers would be. She said the road was overgrown and not walkable, so putting a pipe like the one described would impact the surrounding area much more than what was being recorded. She said she would like an analysis of how it would affect the wetlands area and the sewer.

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

DECISION OF THE BOARD [Timestamp 1:00:30]

Subdivision Waiver

*1) Councilor Moreau moved that the Board **grant** the requested waivers from Subdivision Ordinance for a hammerhead instead of a cul-de-sac and for a road width of 22 feet of pavement instead of 32 feet.*

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

2) Councilor Moreau moved that the Board grant the requested waiver to not record the Site Plan with the condition that a note be added to the Subdivision Plan that the full site plan is on file in the Planning & Sustainability Department.

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

Subdivision

1) Councilor Moreau moved that the Board find that the Subdivision Application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented.

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

2) Councilor Moreau moved that the Board grant Preliminary and Final Subdivision approval with the following conditions:

2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

2.3) Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.4) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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

Site Plan Review Approval

1) Councilor Moreau 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.

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

*2) Councilor Moreau moved 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) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) Applicant shall contact DPW prior to any work in the right of way and when working with the Municipally owned utilities.

2.3) 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:

2.4) 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.

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

B. The request of **Double MC LLC (Applicant)**, and **The City of Portsmouth (Owner),** for property located at **0 Parrott Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the installation of a new treated stormwater pipe below the Parrott Avenue parking as part of the redevelopment at 134 Pleasant

Street. There will be 601 square feet of disturbance within the wetland buffer area which is located beneath the existing parking lot. Said property is located on Assessor Map 115 Lot 4-1 and lies within the Municipal (M) and Historic Districts. (LU-26-60)

SPEAKING TO THE PETITION [Timestamp 27:53]

John Chagnon of Altus Engineering was present on behalf of the applicant, along with the applicant Mark McNabb. Mr. Chagnon said the project was associated with the 134 Pleasant Street development in order to apply appropriate stormwater infrastructure and separate stormwater and sewer flows. He said the application was referred to the Department of Public Works via the TAC process to a stormwater pipe connection that would be the closest location of a separated stormwater pipe. He said the work was within 100 feet of the Mill Pond and therefore in the City's buffer, so the applicant was requesting a wetland Conditional Use Permit. He noted that the five criteria were addressed in the application package. He said the Conservation Commission reviewed the project on April 8th and recommended approval subject to the addition of the wetland signage stamp, which he said was added.

[Timestamp 30:19] Mr. Samonas asked why it was not feasible to go west and then down to the newly-created road instead of bisecting the Parrott Avenue lot. Mr. Chagnon said the original design of the offsite connection went to the west and along the Courthouse driveway, but the connection there was not stormwater separated, so the applicant was asked to move to the proposed location. Councilor Moreau asked how long the project would take and how many parking spots might be out of service. Mr. Chagnon said the project would take about 3-4 days and would not impact the entire lot. He said probably ten parking spaces would be cut off.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE BOARD [Timestamp 33:08]

Wetland Conditional Use Permit

1) Mr. Giuliano 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. Ms. Conard seconded. The motion passed with all in favor.

3) Mr. Giuliano moved that the Board grant the Conditional Use Permit as presented. Ms. Conard seconded. The motion passed with all in favor.

C. REQUEST TO POSTPONE The request of **Regan Electric CO INC (Owner),** and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval to merge the two lots,

demolish the existing buildings, and construct three (3) single-family dwellings with associated site improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. **REQUEST TO POSTPONE** (LU-25-175)

*Councilor Moreau moved to **postpone** the request to the June 18th, 2026 meeting. Mr. Almeida seconded. The motion passed with all in favor.*

D. The request of **Society for the Protection of Forests (Owner**), for property located at **400 Little Harbor Road** requesting a Wetland Conditional Use Permit from Section 10.1015.50 for the construction of two sections of existing shoreline trails at the Creek Farm Property. The project will rebuild 300 linear feet of eroded trail approximately 5 feet wide for a total of 1,500 square feet of permanent impact area. Said property is located on Assessor Map 203 Lot 8 and lies within the Rural (R) District. (LU-26-26)

SPEAKING TO THE PETITION [Timestamp 1:08:35]

Dylan Summers, Stewardship Projects Manager for the Society for the Protection of Forests, was present. He noted that Eric Weinrieb of Altus Engineering provided pro bono advice and support for the project. He said they were proposing a trail maintenance project on the Little Harbor Loop Trail that was part of the Carey Cottage summer estate. He said decades of high use resulted in impacts that degraded the trail conditions, and a 300-ft section had been through a combination of erosion and compaction. He said they would repair that section of the trail with a structured called a turnpike, by which they would use fill to create a raised trail surface above the depression and which would restore more natural drainage to the site. He said that section of the trail was in the 100-ft buffer of the tidal wetland and that the project would follow the standards for construction of a turnpike as outlined in the NH Best Management Practices for Trail Construction and Maintenance Manual. He said their modified version of a turnpike would not require retaining walls on either side. He said they originally proposed the project to be about 270 feet in two sections that were not connected, which is what the Conservation Commission recommended for approval in April, but since then it was decided to include the center 30 feet, which would make the total addressed section 300 linear feet and 1,500 square feet wide. He noted that there was a parking area used by the nearby apartments, so material stockpiling would be done on the lawn, and a third of that area was inside the 100-ft buffer so there would be additional temporary impacts. He said they would use silt fencing to contain the stockpile area.

[Timestamp 1:17:49] Mr. Giuliano said there was an extra 150 square feet that was not presented to the Conservation Commission, but that they made a few recommendations and conditions mitigating the use of the existing trail along the shoreline in future planning efforts to reduce buffer impacts. He asked if Mr. Summers thought the extra 150 square feet was aligned with what the Conservation Commission suggested. Mr. Summers said the Conservation Commission was concerned about other sections of the trail, and in that recommendation they were really talking about future planning for the trail and how to approach future maintenance. He said they wanted the Society to consider the possibility of relocation or doing something differently in managing that area in the future if changes were made, but he said the Society did not plan to

make any changes. He said the impact would not spread beyond the existing trail footprint, and the inclusion of more fill would not change the footprint dramatically. Given the potential for future impacts, he said their proposed change did not have a substantial impact and was offset by the protection they would provide to the surrounding areas. Councilor Moreau noted that Mr. Summers said they would also add temporary impacts along the buffer in the parking areas but he did not say that they would restore those areas if damaged. Mr. Summers said they would restore those areas to their original condition after the project was over. Mr. Samonas asked what the anticipated life span of the trail was. Mr. Summers said the life span was indefinite with maintenance. He said the best season to do the work was the driest season but that they planned to do it in late summer or fall. Councilor Moreau asked Mr. Summers if they would use silt socks in addition to a silt fence. Mr. Summers said they would use silt socks, which was a more natural method of erosion for that area. He said the silt fence would only be along the stockpiles.

Chair Chellman opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION [Timestamp 1:24:25]

Eric Weinrieb of 9 Middle Road said he did volunteer work for the Society and that he strongly supported the application. He said adding the extra area that was not mentioned to the Conservation Commission would be appropriate because it was a discontinuous area and would have been further disturbed by going back and forth with the equipment.

SPEAKING IN OPPOSITION OR SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE BOARD [Timestamp 1:25:45]

Wetland Conditional Use Permit

1) Mr. Giuliano 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) Mr. Guiliano moved to **grant** the Conditional Use Permit with the following **condition**:*

2.1) Applicant shall work with Planning & Sustainability staff to install or update signage where appropriate to include education on wetland systems and sensitivities.

2.2) Any areas used of temporary impacts will be returned to original condition.

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

E. The request of **304 Maplewood LLC (Owner)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is located on Assessor Map 140

Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-26-5)

SPEAKING TO THE PETITION [Timestamp 1:27:06]

Project engineer Joe Coronati and Rob Graham representing the owners were present. Mr. Coronati said the building was currently an office building and the owners wanted to place an addition in the rear. He said all the setbacks, open space and building coverage requirements for the zone were met. He said the property was in the Historic District and that the project architects received approval for the building design from the Historic District Commission. He said the building was also located in the 250-ft shoreland protection setback but they received a Shoreland Protection Permit from the State. He said they addressed the comments from TAC And that there would be no change to the front of the site.

[Timestamp 1:29:08] Councilor Moreau asked about the abutter's claim that there was a fence put over the property line. Mr. Coronati said that, on the east side of the lot, there was a chain-link fence running along a portion of the property line and that there may be some discrepancy as to where the property line was. He said the applicant wanted to remove the fence and build a new stockade fence, but the owners decided to leave the chain-link fence. He said the applicant would add a stockade fence on their side of the property line so that it would not disrupt the abutter. Chair Chellman asked if the parking calculations changed with the addition. Mr. Coronati said they had enough parking on site to accommodate the parking requirement and that the existing use on the property did not require more parking.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE BOARD [Timestamp 1:32:04]

Site Plan Review Approval

1) *Mr. Giuliano 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) Mr. Giuliano moved 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) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) 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.

2.3) Applicant shall contact DPW prior to any work in the right of way and when working with the Municipally owned utilities.

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

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

V. OTHER BUSINESS [Timestamp 1:33:03]

A. The request of **Sea Level LLC (Owner)**, for property located at **185-187 Wentworth Roa**d requesting a one-year extension the Wetland Conditional Use Permit granted on June 18, 2025.

*1) Ms. Conard moved to **grant** a one-year extension of the Wetland Conditional Use Permit to **June 25, 2027.** Mr. Samonas seconded. The motion passed with all in favor.*

B. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting a one-year extension the Site Plan approval granted on August 21, 2025.

Planning Department Recommendation

*1) Mr. Giuliano moved to **grant** a one-year extension of the Site Plan Approval to **August 21, 2027.** Mr. Almeida seconded. The motion passed with all in favor, with Councilor Moreau recused.*

C. Chairman Updates and Discussion Items [Timestamp 1:34:52]

Chair Chellman said the meeting with the Historic District Commission to discuss the Historic District and the Master Plan that was scheduled for the following week would not take place. The Board decided to hold the meeting an hour before the June 18th Planning Board meeting.

Chair Chellman said he spoke with the Master Plan consultants and that they were preparing a series of questions they want to post on the City's website for FlashVote polling of residents and that they would circulate those draft questions to the Planning Board and City Staff for input before posting. Ms. Conard asked if there would be time for someone to sign up as an official FlashPoint voter. It was further discussed. Mr. Bowen asked about the status of the infrastructure in the outer Woodbury Avenue and Market Street area. He said there would be about 1,000 new residents in that area due to projects that were underway and that he did not understand the

implications for roadways potentially for sewer, water, and recreation in that area. Chair Chellman said the street issue would be covered by a traffic study. Ms. Conard suggested that Mr. Bowen review the May 13 public budget work session meeting online that spoke to the use, availability and capacity of water and sewer. It was further discussed.

Ms. Wolf said the representation of people in Portsmouth in terms of responding to the Master Plan survey had been problematic, noting that only 16 percent of the responders were renters and that over half the City's residents were renters. She said renters did not always understand that they had a voice, and she asked if there was a way to ensure that the City was promoting that fact. She said the Master Plan meeting was held during the opening of baseball season and the week before the school vacation, so many parents did not attend, and she thought posting it online would help. She asked if it was possible to send out a message on Brightwheel, the preschool and childcare management system. Chair Chellman said it would help with the process. He said he discussed the issue of outreach with the Master Plan consultants, who felt there were holes in the data. He said it was a reason to do an extended FlashVote system and would help to get more inputs from more people.

D. Board Discussion of Regulatory Amendments & Other Matters

There was no discussion.

VI. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

K-0076-065

6/4/2026

Mr. Peter Britz
Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Site Plan Review & Conditional Use Permits Review
Map 213 Lot 12 – 150 Portsmouth Boulevard
Proposed Multi-Family Development (LU-25-114)

Dear Peter,

On behalf of Brora, LLC (Owner) and The Kane Company (Applicant), we respectfully request to withdraw the application for the above-referenced project from the Planning Board agenda scheduled for June 18th, 2026.

The development team, along with its consultants, is continuing to coordinate through elements of the project design, conditions associated with the Gateway Neighborhood Overlay District requirement, and the project's overall financial feasibility. In order to be respectful of City Staff and the Planning Board's time, the project team has concluded it is prudent to withdraw the application from the current agenda, with the intent to resubmit revised materials and return before the Board as early as July 2026.

If you have any questions or need any additional information, please contact Neil Hansen by phone at (603) 294-9213 or by email at nahansen@tighebond.com.

Sincerely,

Tighe & Bond, Inc.

Neil A. Hansen, PE
Project Manager

Patrick M. Crimmins, PE
Vice President

Copy: Brora, LLC
The Kane Company

J:\K\K0076 The Kane Company - General Proposals\0076-0065 GNOD Hillside Lot\Reports\Applications\City of Portsmouth\20260604_PB_Request to Withdraw\20260604_PB_Request to Withdraw.docx

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

TIGHEBOND.COM

HALEY WARD

June 5, 2026

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

RE: Request for Postponement of Site Plan Review
94 Langdon Street & 98 Cornwall Street
Land Use Application LU-25-175
Proposed Multifamily Development

Dear Mr. Chellman and Planning Board Members,

On behalf of Chinburg Development, we respectfully request postponement of the above referenced Site Plan Review Application to the July 16, 2026 Planning Board meeting. The team would like more time to prepare for the Planning Board meeting and address abutter comments.

We look forward to the Planning Boards's review of this submission and to presenting the project in person at your July meeting.

Sincerely,
Haley Ward, Inc.

Shawn Tobey, PE
Southern Maine & New Hampshire Land Development Manager

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Project Narrative – Borthwick Avenue (Liberty Mutual Parking Lot)

Portsmouth Land Use Application #: LU-26-9

The project proposes maintenance of a stormwater detention pond at the Liberty Mutual property along existing paved parking lot (Liberty Mutual). Project will include replacement of failed 24" culvert 1. Work includes removing 2 feet of sediment from the detention pond (9,500 sq. ft., proposed pond bottom elevation: 28 ft above sea level), replacing the existing 24" HDPE culvert ("Culvert 1"), and removing/trimming vegetation. The replacement of Culvert 1 proposes temporary wetland impacts of 225 sq. ft. at the outfall in the adjacent City of Portsmouth Prime Wetland. The project also proposes 50 sq. ft. of permanent and 5,850 sq. ft. of temporary impacts to the City of Portsmouth 100-foot buffer. Culvert 1 is buried and flow is restricted, requiring removal and replacement.

Culvert 2, 3, and 4 outfalls into stormwater treatment area are to be cleaned and reset. Clearing of vegetation along banks, berm and along the stomwater area is also proposed. Approximately 2 feet of sediment which has accumulated within bottom of stormwater area is to be removed. Wetland area adjacent to the proposed impact is noted as a prime wetland, likely within very poorly drained soil areas. NHDES wetland staff have review proposed work plan and have noted no wetland permit is required per the exemption in the statute to maintenance dredge a man-made pond and replacing that outlet: RSA 482-A:3 IV. (b). Impacts to the Prime Wetland and City of Portsmouth Wetland Buffer have been minimized to the maximum extent possible.

A total fee of $1,300 is due for this application as impacts greater than 1,000 sq. ft. are proposed. The fee of $500 was submitted with the original application. An additional fee of $800 was submitted on March 24, 2026 (Check #296).

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

Date: June 18, 2026
Property Address: 0 Borthwick Avenue
Application #: LU-26-9
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**	This area is an existing stormwater detention pond with failing culverts and outlet infrastructure. This is considered maintenance work with the exception of a culvert replacement.
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 area is an existing stormwater system that collects and releases stormwater coming from the parking lots across the street from Liberty Mutual. There is already significant stormwater infrastructure in place both beneath the parking lot and in the area of work that was put in place to remediate sheet flow from the parking lot into the wetland and wetland buffer. Moving this project to a new location outside of the buffer would create an even greater disturbance size to the buffer and prime wetland.

	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**	If the area of work is contained to the current extent and construction equipment and debris can be cleaned and moved off site to limit the spread of invasive species, it will reduce the risk of harm to the nearby prime wetland. This has been noted on the updated Grading & Drainage Plan (C-103). The project will improve stormwater management by restoring proper flow and treatment capacity, which is expected to benefit wetland functions over the long term.
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 plans do not detail the existing vegetation on site, but plans propose trimming and removal of vegetation in an area outside of proposed dredging and the removal of 16 trees on site. The applicant should note on plans and in the invasive management plan what the long-term maintenance plans are for these areas (ex. Routine trimming, mowing, planting, leaving undisturbed, etc.). In addition, the applicant should consider planting additional trees along the detention pond as part of this project to offset the loss of trees.
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**	The area of work appears to be minimized in order to avoid additional impacts to the prime wetland and wetland buffer. The restoration of the existing failing stormwater system should reduce current impacts from stormwater coming off the adjacent parking lot.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	Information is lacking on proposed vegetation in this area. The applicant should provide information on the routine vegetation maintenance within 25' of wetland edge. All temporarily disturbed buffer areas will be restored through seeding, mulching, and stabilization measures following construction. Invasive species removal is also proposed, which may enhance long-term vegetative quality.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
7	<u>Other Board Findings:</u>		

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: Liberty Mutual Date Submitted: 1/28/2026

Application # (in City's online permitting): _____

Site Address: Borthwick Avenue - Liberty Mutual Parking Lot Map: 240 Lot: 3

☑	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	
✔	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.	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	Existing conditions plan Proposed conditions Plan - FR Env dated 1 28 2026
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Existing conditions plan Proposed conditions Plan - FR Env dated 1 28 2026
✔	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)**	NA
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	NA

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	NA
✔	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	NA
✔	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)**	NA
✔	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	NA
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Existing conditions plan Proposed conditions Plan - FR Env dated 1 28 2026
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	NA
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	NA
✔	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)**	Existing conditions plan Proposed conditions Plan - FR Env dated 1 28 2026
☑	**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.	Existing conditions plan Proposed conditions Plan - FR Env dated 1 28 2026
✔	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.	Not required per RSA 482-A:3 IV(b)

Applicant's Signature: Damon E. Burt **Date:** 1/28/2026

FRAGGLE ROCK ENVIRONMENTAL, LLC
Damon E. Burt, CWS, CPESC
38 Garland Road, Strafford, NH 03884
(603) 969-5574
FREnvironmental@gmail.com

January 27, 2026

TO: Liberty Mutual Insurance
C/O Tyler Munger
175 Berkley Street
Boston, MA 02116

RE: Letter of Authorization to Submit City of Portsmouth CUP
Subject Property: Borthwick Avenue, Portsmouth, NH (Tax Map 240, Lot 3)

Mr. Munger,

The City of Portsmouth requires authorization from the property owner for the acting representative to prepare and submit a Conditional Use Permit for the required work at the subject property.

Please print your name, sign, and date below to indicate you authorize Damon E. Burt of Fraggle Rock Environmental to act on your behalf to prepare, submit, and represent the Conditional Use Permit (CUP) application to the City of Portsmouth.

Owner Name: Liberty Mutual

Owner Signature: Olivia Connors **Date:** 1/28/2026

Sincerely,

Damon E. Burt

Damon E. Burt
Fraggle Rock Environmental, LLC

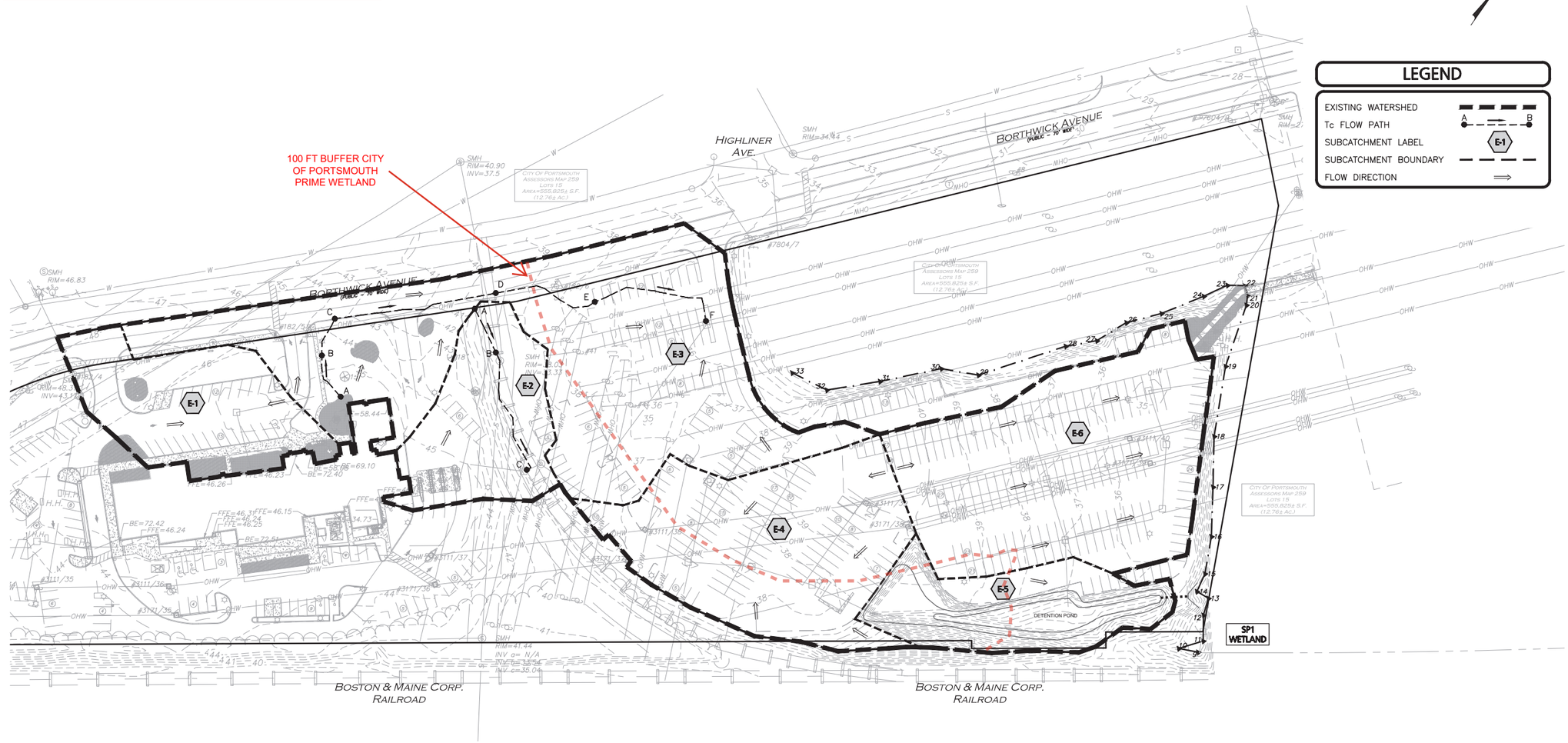
FRAGGLE ROCK ENIVRONMENTAL
CITY OF PORTSMOUTH CONDITIONAL USE PERMIT

EXISTING CONDITIONS

BORTHWICK AVENUE PORTSMOUTH, NH
(MAP 240, LOT 3)

JANUARY 28, 2026
UPDATED MARCH 20, 2026

BASE PLAN:ALLEN & MAJOR ASSOCIATES, INC.
PROPERTY OWNER: LIBERTY MUTUAL INSURANCE



LEGEND

- EXISTING WATERSHED
- Tc FLOW PATH (A – B)
- SUBCATCHMENT LABEL (E-1)
- SUBCATCHMENT BOUNDARY
- FLOW DIRECTION

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. IN JUNE OF 2024, AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF PORTSMOUTH AND OTHER SOURCES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

R:\PROJECTS\3250-02\CIVIL\DRAWINGS\CURRENT\C-3250-02_WATERSHED-EXISTING.DWG

ISSUED FOR REVIEW
OCTOBER 10, 2024

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD, STE 170
ROSEMONT, IL 60018

PROJECT:

100 BORTHWICK AVENUE
PORTSMOUTH, NH

PROJECT NO.	3250-02	DATE:	10-10-24
SCALE:	1" = 60'	DWG. NAME:	C3250-02
DESIGNED BY:	JRG	CHECKED BY:	BDJ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE:

EXISTING WATERSHED PLAN

SHEET No.

WS-1

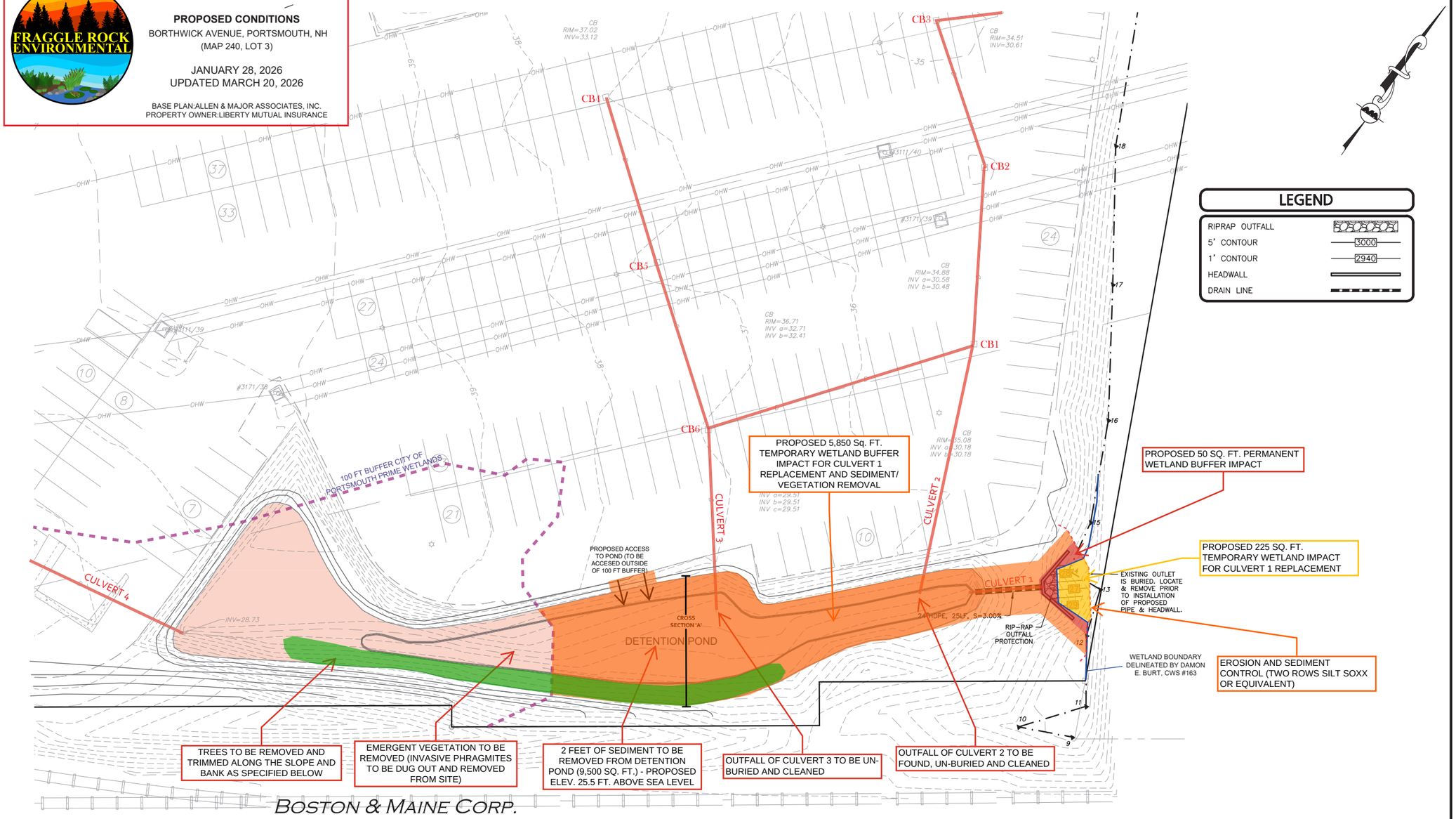
FRAGGLE ROCK ENIVRONMENTAL
CITY OF PORTSMOUTH CONDITIONAL USE PERMIT

PROPOSED CONDITIONS

BORTHWICK AVENUE, PORTSMOUTH, NH
(MAP 240, LOT 3)

JANUARY 28, 2026
UPDATED MARCH 20, 2026

BASE PLAN:ALLEN & MAJOR ASSOCIATES, INC.
PROPERTY OWNER:LIBERTY MUTUAL INSURANCE



LEGEND

RIPRAP OUTFALL	
5' CONTOUR	3000
1' CONTOUR	2940
HEADWALL	
DRAIN LINE	

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

Wetlands on-site were delineated by Damon E. Burt, NH CWS #13, on October 14, 2025 to the following standards.
1) U.S. Army Corps of Engineers. (1987). *Corps of Engineers Wetland Delineation Manual* (ER/EL-87-1). U.S. Army Engineer Waterways Experiment Station. 2) U.S. Army Corps of Engineers. (2012). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)* (ERDC/EL TR-12-1). U.S. Army Engineer Research and Development Center. 3) Federal Geographic Data Committee. (2013). *Classification of wetlands and deepwater habitats of the United States.* FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC. 4) United States Department of Agriculture, Natural Resources Conservation Service. (2024). *Field Indicators of Hydric Soils in the United States* (Version 9.0). 5) New England Hydric Soils Technical Committee. (2017). *Field Indicators for Identifying Hydric Soils in New England* (Version 4). New England Interstate Water Pollution Control Commission, Lowell, MA. 6) U.S. Army Corps of Engineers. (2016). *National Wetland Plant List/State List* (Version 3.3). 7) NH Revised Statutes. (2024). Title L - Water Management and Protection, Chapter 482-A - Fill and Dredge in Wetlands. 8) NH Code of Administrative Rules (Env-Wt 100-900).

PROJECT NARRATIVE:

1) Plans shall be reviewed by site personnel.
2) Sediment and erosion controls (two rows of silt soxx or equivalent) will be installed as noted on the site plans.
3) Invasive species (*Phragmites australis*) shall be removed from the site as described in the Invasive Species Management and Site Maintenance Plan prepared by Fraggle Rock Environmental, dated March 20, 2026.
4) Culvert 1 will be removed. Work will only be completed within the permitted wetland and wetland buffer impact areas, with special care not to impact the adjacent City of Portsmouth Prime Wetland.
5) Excess sediment will be removed from the detention pond and adjacent to Culvert 1 to restore flow and remove any restriction. Culvert 2 and 3 outlets will be cleared of sediment. Sediment will be removed from the project site. Riprap at Culvert 2, 3, and 4 outfalls shall be restored as needed.
6) Vegetation will be removed and trimmed within the detention pond as described on the site plan and with direction from the monitoring wetland scientist
7) Culvert 1 will be installed as shown. Culvert 1 elevations shall be field verified to ensure appropriate flow. Riprap shall be restored at culvert outfall.
8) Disturbed areas will be seeded and mulched with straw.
9) All construction equipment shall be cleaned after work is completed to reduce the spread of invasives.

TREES TO BE REMOVED:
1) Three (3) red maple – 8" DBH (dead), 5" DBH, 3" DBH
2) Two (2) white pine – 2" DBH & 4" DBH
3) Eleven (11) quaking aspen – 6" (dead), 10 x 4-8"

Total: 16 trees to be removed
TREES TO REMAIN: Many red maple, white pine, and quaking aspen

	PERMANENT	TEMPORARY
WETLAND IMPACT	0	225 SQ. FT.
WETLAND BUFFER IMPACT	50 SQ. FT.	5,850 SQ. FT.

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. IN JUNE OF 2024, AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF PORTSMOUTH AND OTHER SOURCES.
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GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ISSUED FOR REVIEW
OCTOBER 10, 2024

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

APEX DESIGN BUILD
9550 W. HIGGINS ROAD, STE 170
ROSEMONT, IL 60018

PROJECT:

100 BORTHWICK AVENUE
PORTSMOUTH, NH

PROJECT NO.	3250-02	DATE:	10-10-24
SCALE:	1" = 20'	DWG. NAME:	C3250-02
DESIGNED BY:	JRG	CHECKED BY:	BDJ

PREPARED BY:

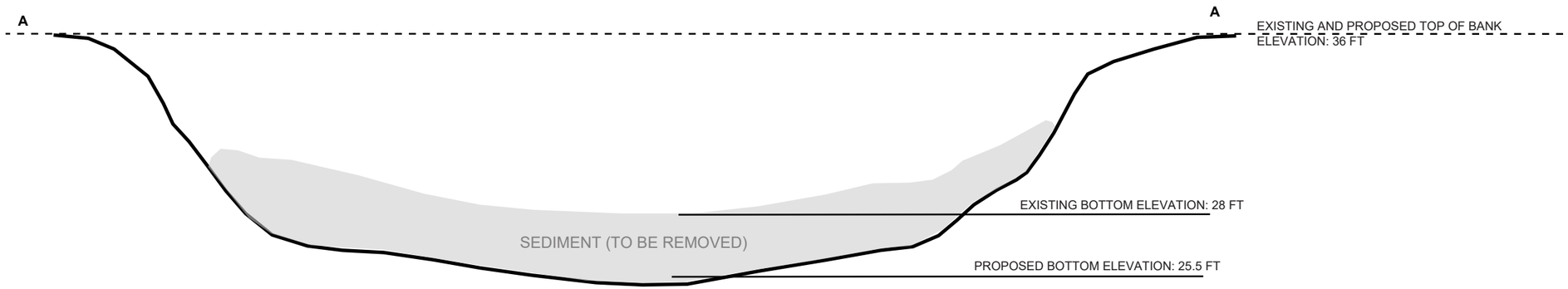
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE: GRADING & DRAINAGE PLAN

SHEET No. C-103

R:\PROJECTS\3250-02\CIVIL\DRAWINGS\CURRENT\C-3250-02A_GRADING & DRAINAGE.DWG

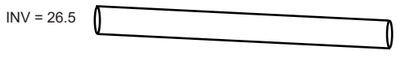
STORMWATER DETENTION POND PROFILE VIEW: 'CROSS SECTION A'
(NOT TO SCALE)



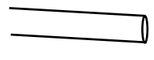
EXISITNG AND PROPOSED CULVERT ELEVATIONS:
(NOT TO SCALE)

CULVERT 1 EXISTING:

CULVERT 1 PROPOSED:



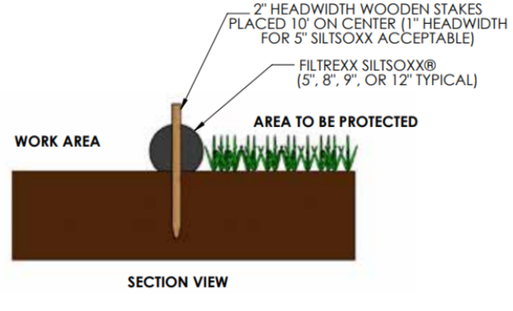
CULVERT 2 OUTFALL EXISTING & PROPOSED:



CULVERT 3 OUTFALL EXISTING & PROPOSED:

CULVERT 4 OUTFALL EXISTING & PROPOSED:

FILTREXX SILTSOXX®



FRAGGLE ROCK ENIVRONMENTAL
CITY OF PORTSMOUTH CONDITIONAL USE PERMIT

DETAIL PLAN
BORTHWICK AVENUE, PORTSMOUTH, NH
(MAP 240, LOT 3)

MARCH 20, 2026

BASE PLAN:ALLEN & MAJOR ASSOCIATES, INC.
PROPERTY OWNER:LIBERTY MUTUAL INSURANCE

INVASIVE SPECIES MANAGEMENT AND STORMWATER MAINTENANCE PLAN

LIBERTY MUTUAL
Borthwick Avenue
Portsmouth, NH
Map 240, Lot 3

Prepared for:
Liberty Mutual Insurance
225 Borthwick Avenue
Portsmouth, NH 03801

Prepared by:
Fraggle Rock Environmental
Damon E. Burt, CWS, CPESC
Briana B. Stringer, WSA
38 Garland Road
Strafford, NH 03884

March 22, 2026

PART 1: PROJECT INFORMATION

1.1 PROJECT NAME AND LOCATION		
PROJECT NAME: Liberty Mutual Insurance		
SITE OWNER: Liberty Mutual Insurance Company		
PROJECT STREET ADDRESS: Borthwick Avenue – Liberty Mutual Lot		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT/UNIT: Tax Map 240, Lot 3		

1.2 WILDLIFE BIOLOGIST INFORMATION		
NAME: Damon E. Burt		
COMPANY NAME: Fraggle Rock Environmental		
ADDRESS: 38 Garland Road		
TOWN/CITY: Strafford	STATE: NH	ZIP CODE: 03884
PHONE: (603) 969 – 5574		
EMAIL: FREnvironmental@gmail.com		

1.3 SITE PLANS/MAPS/ATTACHMENTS

1) Methods for Disposing Non-Native Invasive Plants – UNH Cooperative Extension

2) City of Portsmouth Conditional Use Permit Proposed Conditions Plan – Prepared by Fraggle Rock Environmental – Updated March 20, 2026

3) Site Photos taken by Fraggle Rock Environmental documenting proposed impacts and site maintenance

PART 2: INVASIVE SPECIES IDENTIFICATION

The site was reviewed on June 5, 2025, October 14, 2025, and March 20, 2026 by Damon E. Burt, of Fraggle Rock Environmental, for the presence of invasive species. The following species were identified on the project parcel:

1. Common Read (*Phragmites australis*)

Phragmites were observed within the stormwater detention pond on site.

PART 3: PROPOSED ON-SITE MANAGEMENT FOR INVASIVE SPECIES

1. Contractor and all personnel involved with clearing and grubbing of the site should review and be familiar with invasive species and project-specific recommendations for invasive removal and control on-site.

2. **To remove *phragmites,* all plant material, including roots, should be removed from the site with a separate dump truck to be disposed of separately.** The *phragmites* disposal material and soil material should be kept separate from other soil material and covered during transport. Material will be trucked off the Liberty Mutual Campus. The disposal site shall be determined by the contractor and coordinated with the monitoring environmental scientist. The contractor shall not stockpile *Phragmites* waste soil material, but will it bury at least 4 feet below ground within areas outside of wetlands and wetland buffers.

    a. Proposed removal of invasive *Phragmites* within should be completed before the seed head has developed, if possible. Invasives shall be managed as described in detail above.
    b. No work shall be completed in areas containing invasive species until the plant has been removed and dealt with.

3. Any new sprouting material should be removed when observed.

4. Vehicles and equipment used during the removal of invasive species will need to be carefully cleaned and cleared of invasive species and/or seeds before leaving the site.

5. Presence/return of invasive *Phragmites* should be reviewed by an environmental monitor annually and removal shall be repeated as described above if needed.

PART 4: PROPOSED STORMWATER MONITORING

1. Culvert 1 inlet and outlet, and Culvert 2, 3, and 4 outlets shall be monitored to ensure they remain clean and in good working order.

2. Stormwater area shall be monitored to assess the success of the culvert restoration, sediment removal, and vegetation clearing. The goal is to ensure stormwater flow can enter the detention pond, sediment is able to settle, and the outlet of the pond is not restricted (Culvert 1).

3. The following general site questions shall be answered during the site assessment and the systems detailed below shall be reviewed:

General Site Questions	
1	Is the site permanently stabilized with no open disturbed areas?
2	Is stormwater flow entering the detention pond as intended via culverts or overland flow with no restrictions or noticeable clogs?
3	Do culvert inlets into the Stormwater Area remain free of debris or excess sediment?
4	Do culverts appear to remain undamaged?
5	Is the stormwater area adequately able to hold excess stormwater as intended?
6	Are invasive species, such as *Phragmites*, present within or adjacent to the detention pond?
7	Is excess woody vegetation present within the detention pond?
8	If applicable, is snow storage located outside of wetlands, the stormwater detention pond, and the 100-foot City of Portsmouth wetland buffer as required? Please reference the snow and ice management plan prepared by Liberty Mutual Insurance and dated March of 2026.

Inspection & Maintenance Checklist		
BMP/System	Inspection Requirements	Maintenance
Stormwater Area	• Check for trash and debris • Check for sediment buildup at culvert inlets/outlets • Check for excess woody vegetation growth • Check for invasive species	• Remove trash and debris • Remove excess sediment and vegetation • Remove invasive species as described in detail above
Culverts and Riprap Outlet Protection	• Check for sediment Build up and/or structure damage	• Remove Excess sediment • Clear clogs • Repair damage

PART 5: MONITORING SCHEDULE

Annual monitoring shall be completed by an environmental scientist to document the progress/success of the invasive removal and to ensure the stormwater area is in good working condition. A monitoring report shall be prepared documenting the findings detailed in Part 3 and Part 4 above after the site review. The report shall include action items as needed and/or descriptions of work completed. The initial monitoring report shall be prepared by June 30, 2027.

Sincerely,

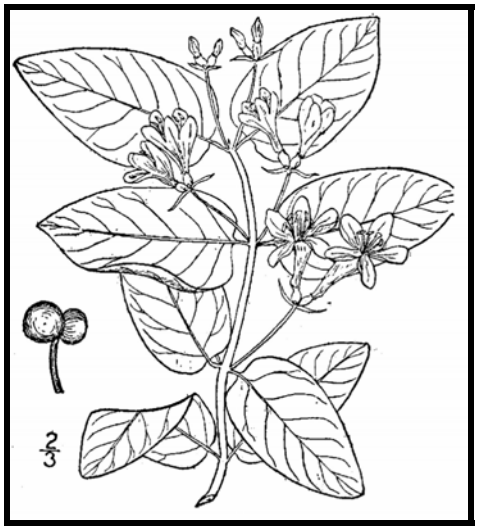
Damon E. Burt

Damon E. Burt
Fraggle Rock Environmental
NH Certified Wetland Scientist #163
Certified Professional in Erosion and Sediment Control (CPESC #3213)

University of New Hampshire Cooperative Extension

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

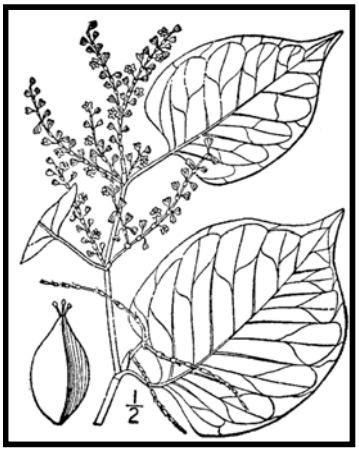
Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

<table>
<tr><th>Woody Plants</th><th>Method of Reproducing</th><th>Methods of Disposal</th></tr>
<tr><td rowspan="2">Norway maple
(Acer platanoides)
European barberry
(Berberis vulgaris)
Japanese barberry
(Berberis thunbergii)
autumn olive
(Elaeagnus umbellata)
burning bush
(Euonymus alatus)
Morrow's honeysuckle
(Lonicera morrowii)
Tatarian honeysuckle
(Lonicera tatarica)
showy bush honeysuckle
(Lonicera x bella)
common buckthorn
(Rhamnus cathartica)
glossy buckthorn
(Frangula alnus)</td><td rowspan="2">Fruit and Seeds
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Use as firewood.
▪ Make a brush pile.
▪ Chip.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip once all fruit has dropped from branches.
▪ Leave resulting chips on site and monitor.</td></tr>
<tr><td rowspan="2">oriental bittersweet
(Celastrus orbiculatus)
multiflora rose
(Rosa multiflora)</td><td rowspan="2">Fruits, Seeds, Plant Fragments
  </td><td>Prior to fruit/seed ripening
Seedlings and small plants
▪ Pull or cut and leave on site with roots exposed. No special care needed.
Larger plants
▪ Make a brush pile.
▪ Burn.</td></tr>
<tr><td>After fruit/seed is ripe
Don't remove from site.
▪ Burn.
▪ Make a covered brush pile.
▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.</td></tr>
</table>

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard *(Alliaria petiolata)* spotted knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort *(Cynanchum rossicum)* giant hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket *(Hesperis matronalis)* perennial pepperweed *(Lepidium latifolium)* purple loosestrife *(Lythrum salicaria)* Japanese stilt grass *(Microstegium vimineum)* mile-a-minute weed *(Polygonum perfoliatum)*	**Fruits and Seeds** 	**Prior to flowering** Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. **During and following flowering** Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (*Phragmites australis*) Japanese knotweed *(Polygonum cuspidatum)* Bohemian knotweed *(Polygonum x bohemicum)*	**Fruits, Seeds, Plant Fragments** Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	**Small infestation** ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. **Large infestation** ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

Photo 1 – Liberty Mutual – View looking east along the parking lot which drains toward the Stormwater Area (Photo taken 3/20/2026).

Photo 2 – Liberty Mutual – View looking southwest at the maintenance area (Photo taken 3/20/2026).

Photo 3 – Liberty Mutual – View looking southeast along the parking lot toward the Stormwater Area where impacts are proposed (Photo taken 3/20/2026).

Photo 4 – Liberty Mutual – View looking west along edge of the parking lot and the Stormwater Area (Photo taken 3/20/2026).

Photo 5 – Liberty Mutual – View looking east along the Stormwater Area (Photo taken 3/20/2026).

Photo 6 – Liberty Mutual – View looking west along the Stormwater Area along the edge of parking lot (Photo taken 3/20/2026).

Photo 7 – Liberty Mutual – View looking toward the Stormwater Area and towards the inlet of Culvert #1 (Photo taken 3/20/2026).

Photo 8 – Liberty Mutual – View looking at outlet area of Culvert #1 from the Stormwater Area (Photo taken 3/20/2026).

Photo 9 – Liberty Mutual – View looking north along the edge of the Stormwater area along proposed tree clearing (Photo taken 3/20/2026).

Photo 10 – Liberty Mutual – View looking along the Stormwater Area (Photo taken 3/20/2026).

Photo 11 – Liberty Mutual – View looking west within the Stormwater Area and towards the outlet of Culvert $4 (Photo taken 3/20/2026).

Photo 12 – Liberty Mutual – Another View looking towards the edge of parking lot (Photo taken 3/20/2026).

Photo 13 – Liberty Mutual – View looking east along the Stormwater Area (Photo taken 6/5/2025).

Photo 14 – Liberty Mutual – View of the outlet of Culvert #1 (Photo taken 6/5/2025)

Photo 15 – Liberty Mutual – View west within the Stormwater Area (Photo taken 6/5/2025)

Photo 16 – Liberty Mutual – View looking south along the existing slopes of the Stormwater Area (Photo taken 6/5/2025)

Snow and Ice Management Plan

Properties: 225 & 100 Borthwick Avenue
Location: Portsmouth, New Hampshire
Last Updated: February 2026
Prepared By: Olivia Connors

Plan Summary

This plan describes snow plowing, snow storage, deicing practices, and stormwater protection measures for a wetlands-adjacent commercial property. The intent is to maintain safe access while minimizing impacts to adjacent wetlands and the stormwater system.

1. Purpose

The purpose of this Snow and Ice Management Plan is to establish consistent winter maintenance practices at 225 & 100 Borthwick Avenue:

- Maintain safe pedestrian and vehicular access (including accessible/ADA routes).
- Prevent snow placement, sediment, and deicing materials from entering adjacent wetlands or stormwater structures.
- Minimize chloride use through calibrated application and anti-icing/best management practices.
- Provide clear roles, documentation, and annual review procedures.

2. Site Description

The property consists of a commercial office building and associated surface parking areas. The site is adjacent to wetlands. Stormwater runoff is managed through on-site catch basins and drainage infrastructure before discharge.

100-foot wetland boundary and any applicable buffer limits are identified on Exhibit A. No snow storage, salt storage, or waste disposal is permitted within wetlands or within the delineated 100-foot wetland buffer.

3. Responsible Parties

Role	Organization/Name	Phone	Email

Property Owner	Liberty Mutual	N/A	N/A
Site Representative	Olivia Connors	603-812-3165	olivia.connors@libertymutual.com
Snow/Ice Contractor	Elf's Landscaping	603-332-8324	N/A
After-hour emergency	On-site Security	603-245-3137	N/A

4. Pre-Season Preparation

- Hold a pre-season site walk with the contractor to review Exhibit A (wetlands, buffers, storm drains, no-push zones, and snow storage areas).
- Mark 100-foot wetland buffer limits and sensitive edges in the field as needed (stakes/flags) for plow visibility.
- Inspect and repair pavement/curbing that could direct snowmelt to wetlands or block drainage paths.
- Calibrate all spreaders/dispensers at least annually; retain calibration documentation.
- Confirm spill kits are available in contractor vehicles and on-site maintenance areas.

5. Service Triggers and Priorities

- Plowing begins when snowfall accumulation reaches approximately 1–2 inches, or earlier if conditions warrant.
- Pedestrian routes and building entrances are treated as needed to maintain safe access.
- Accessible parking spaces, ramps, and primary walk routes receive priority during and after storms.

6. Snow Plowing Procedures

Plowing priorities generally follow this order:

- Emergency access routes and fire lanes
- Building entrances and accessible/ADA routes
- Primary driving aisles
- Remaining parking areas

Wetland and stormwater protection requirements:

- Do not push, pile, or throw snow into wetlands or within the delineated 100-foot wetland buffer.
- Do not place snow where meltwater will flow directly to wetlands, drainage swales leading to wetlands, or stormwater outfalls.
- Keep catch basins clear; do not bury storm drains under snow piles where practicable.

- Avoid creating windrows that redirect runoff toward wetlands or block drainage flow paths.

7. Snow Storage and Off-Site Removal

Snow storage areas are in upland portions of the site away from wetlands, stormwater outfalls, and drainage paths that flow directly to wetlands.

Snow storage controls:

- Maintain maximum practical separation from wetlands and stormwater discharge points.
- Do not store snow in landscaped areas that drain to wetlands unless specifically designated.
- Do not store snow where it blocks sight lines, pedestrian routes, fire lanes, or stormwater structures.
- If on-site storage capacity is exceeded, remove snow off-site to an approved upland facility, document dates and destination.

8. Ice Control and Deicing Practices

Deicing materials may include sodium chloride (rock salt), treated salt, or other City/State-acceptable alternatives. Materials and application practices are selected to balance safety and environmental protection.

Salt minimization and controls:

- Use calibrated spreaders; avoid over-application and “insurance salting.”
- Where feasible, use anti-icing (e.g., brine or treated salt) to reduce total chloride application.
- Adjust application based on pavement temperature and forecast; do not apply ineffective amounts.
- Use spot-treatments on high-risk areas (entrances, ramps, crosswalks) rather than broadcast application.
- Clean up spills immediately; do not load/unload salt adjacent to catch basins.
- On-site salt storage (if used): Salt supplies may be stored temporarily during winter months in a covered structure on an impervious surface and protected from runoff. Stockpiles are removed from the site when not in use.

9. Stormwater Protection Measures

- Inspect catch basins during prolonged storms and after plowing operations; clear as needed to maintain drainage.

- Minimize sand use; if sand is used for traction, sweep promptly after winter conditions end.
- Conduct spring sweeping as soon as practical to remove accumulated sand/sediment and prevent discharge.
- Inspect and clean catch basins after the season (or more frequently if heavy sand use occurs).

10. Spill Prevention and Response

In the event of a fuel, hydraulic fluid, or material spill, stop the source, contain the spill immediately, and prevent discharge to storm drains or wetlands. Notify the Site Representative and follow applicable reporting requirements.
Recommended additions for your internal version: list emergency numbers (contractor dispatch, City, and NHDES spill reporting).

9. Recordkeeping

Records shall be maintained for a minimum of three (3) years and include:

- Dates/times of plowing and treatment events
- Weather conditions (optional but recommended)
- Material type and estimated quantities applied
- Off-site snow removal documentation (if applicable)
- Season-end sweeping and catch basin cleaning documentation

10. Annual Review

This plan will be reviewed annually before the winter season and updated as necessary to ensure compliance with City of Portsmouth and NHDES requirements and industry best practices.

Exhibit A: Attach a site plan or aerial map showing at minimum: 100-foot wetland boundary and buffer, stormwater structures (catch basins/outfalls), approved snow storage areas, and salt storage location (if applicable).

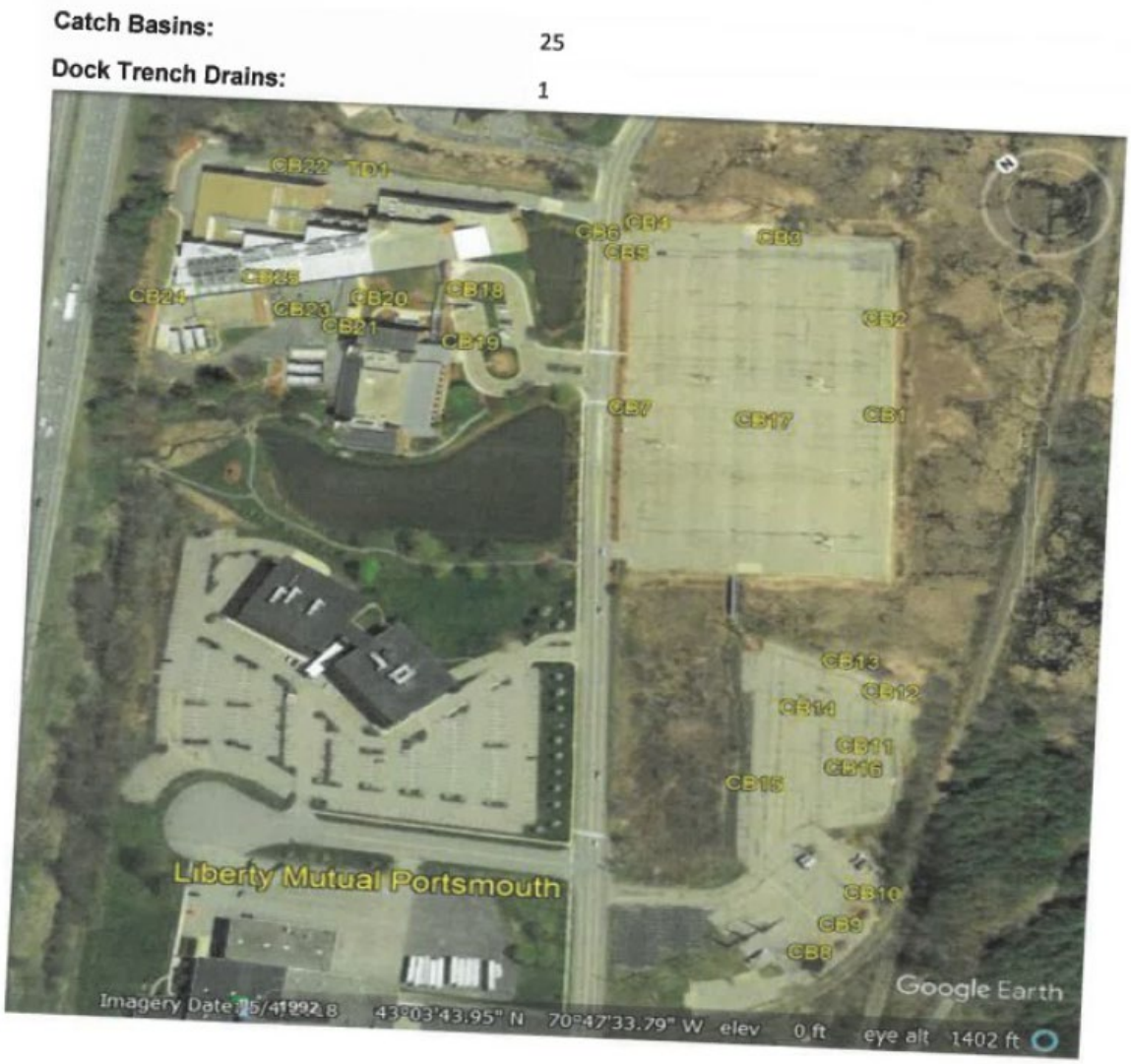
- **Parking lot outline:**

A) Campus:
225 Borthwick Ave – Map Lot: 0240-0001-0000

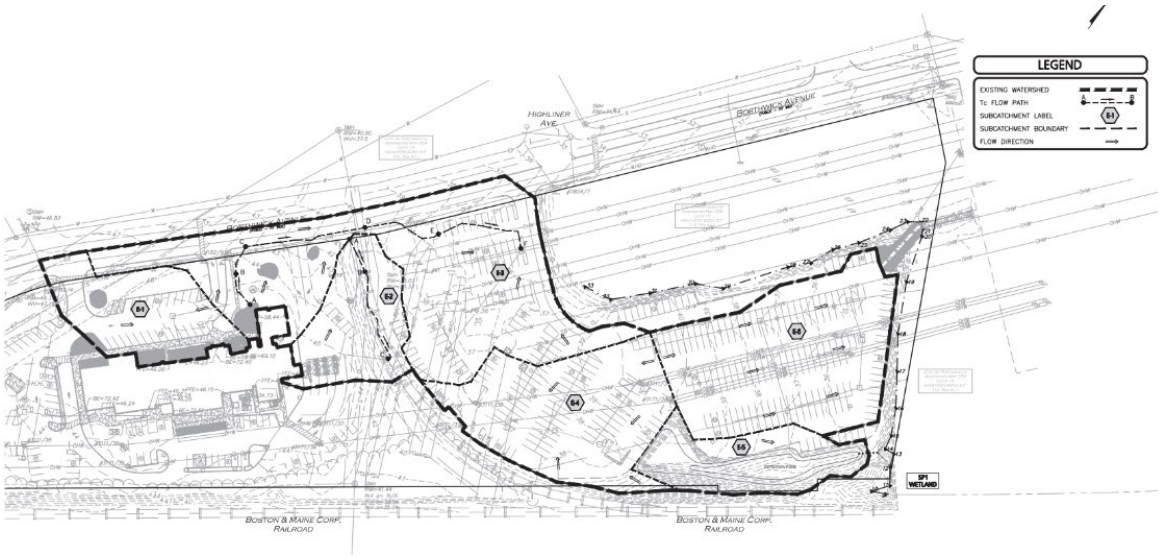
B) Primary Parking Lot
225 Borthwick Ave – Map Lot: 0240-0003-0000

C) Auxiliary Parking Lot
100 Borthwick Ave – Map Lot: 0259-0015-0000

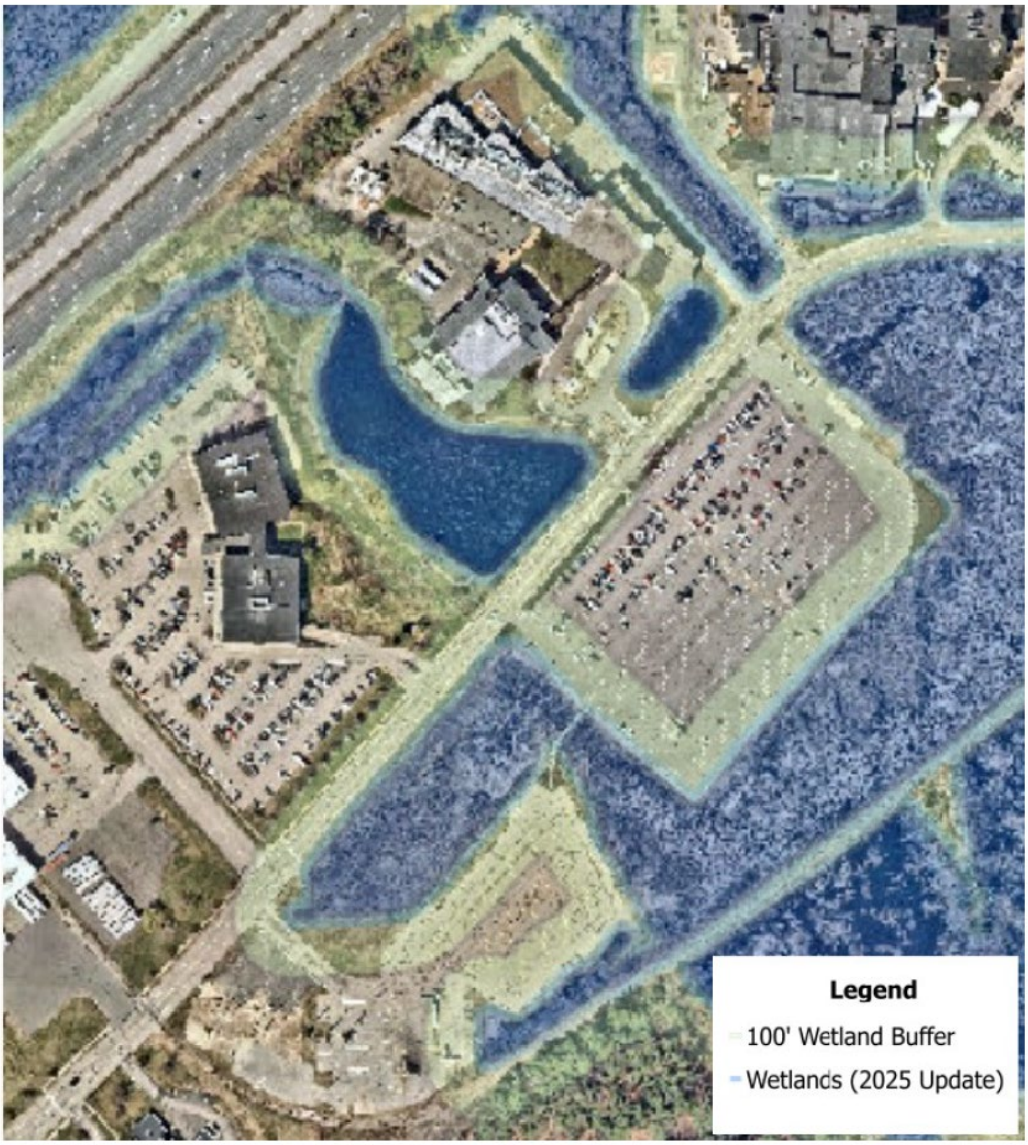
- **Stormwater Structures map:**



- **Stormwater outfalls map:**



- **100-foot Wetland boundary and buffer map (2025):**



- **Proposed snow and salt storage locations:**

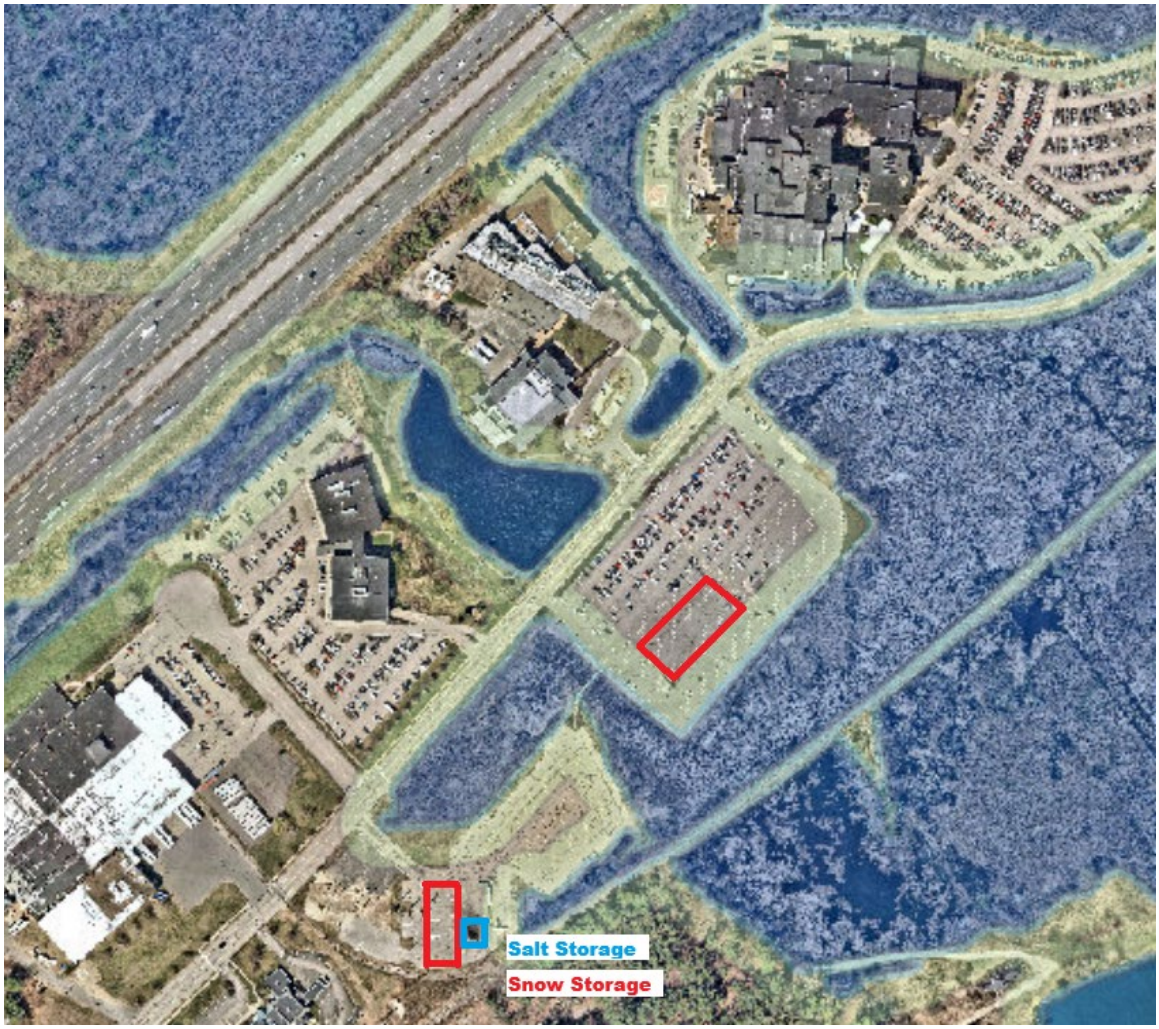


Exhibit B: Site de-icing log

Site De-Icing Log

The owner or owner's representative shall keep a log of de-icing activities to trach the amount of de-icing materials applied to the site.			
Date:	**De-Icing Material:**	**Amount:**	**Notes:**

P0766-0009

May 20, 2026

Mr. Rick Chellman, Planning Board Chair
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Wetlands Conditional Use Permit Review
1 Franklin Ave – New Franklin School Upgrades

Dear Chair Chellman:

On behalf of The Portsmouth School Department/SAU 52, we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support the request for a Wetland Conditional Use Permit for the above referenced project.

- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, Last Revised May 20, 2026;
- Request for Information Memo, dated May 8, 2026;
- Wetland Buffer Exhibit, dated May 8, 2026;
- Wetland Buffer Surface Cover Exhibit, dated May 8, 2026
- Drainage Analysis, dated May 8, 2026;
- Wetland Conditional Use Permit Checklist, dated May 8, 2026;
- Owner Authorization, dated March 19, 2026

Project Summary

The proposed project is located at 1 Franklin Ave which is identified as Map 220 Lot 2 on the City of Portsmouth Tax Maps. The proposed project consists of the construction of three (3) additions to the existing New Franklin Elementary School. The first addition, approximately 500 square feet, will function as a vestibule entrance to serve student drop-off activities. The second addition, approximately 2,350 square feet, will provide an additional kindergarten classroom and a loading zone. The third addition, approximately 6,000 square feet, will accommodate new third- and fourth-grade classrooms.

The project also includes associated site, grading, drainage, and utilities improvements. These improvements consist of the installation of an accessible path of egress around the eastern building addition, as well as the creation of an accessible pathway at the main entrance located southwest of the existing building. The 18 additional parking spaces north of the building have been reduced to 14 spaces and relocated to reduce proposed impacts to the 100' wetland buffer. Water, sewer, and electrical utilities will be relocated as required to allow for the proposed building expansions.

177 Corporate Drive
Portsmouth, NH 03801

T 603.433.8818

TIGHEBOND.COM

Wetland Buffers

The proposed project results in work between the 50 to 100-foot wetland buffer. Therefore, a Wetland Conditional Use Permit is required for demolition and construction activities.

Wetlands are located on the parcel (Map 220 Lot 2). Some wetland areas exceed 10,000 square feet which classify them as Jurisdictional Areas per City of Portsmouth Zoning Ordinance, Section 10.1013.10. This subjects them to the 100 foot wetland buffer. The area within the 100 foot buffer currently consists of paved parking and playground areas, maintained lawn areas, as well as a small, wooded area and upland wetland vegetation. See Figure 2- "Wetland Buffer Surface Cover Exhibit" for existing surface covers within the 100 foot wetland buffer. Gas, water, and overhead electrical services pass through the buffer to service the existing building. Stormwater flow from this section of the 100 foot buffer currently sheet flows into the wetlands from the northwest parking area.

Existing impervious areas within the buffer can be seen on the "Wetland Buffer Area Exhibit" included under this submission.

Existing impervious areas within the buffer include paved parking and play areas, concrete pads, and a temporary storage shed. Impervious areas under the proposed condition within the buffer include a small corner of the proposed kindergarten building addition, a small portion of the proposed accessible ramp servicing the kindergarten building addition and proposed paved parking and drive isles to maintain fire apparatus movement around the building. A comparison of the existing and proposed impervious areas within the buffer are numerically summarized in the following table (Table 1).

TABLE 1: NEW FRANKLIN SCHOOL, WETLAND BUFFER IMPERVIOUS SURFACES

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	586	586
25-50 feet	4,681	4,681
50-100 feet	16,869	17,404
Total	22,136	22,671
Net Impervious Surface	**535 SF**	

The proposed site development includes a net increase in impervious areas within the 100 foot buffer of approximately 535 square feet. In order to help offset impacts associated with the increase in impervious area, additional stormwater structures have been designed to collect and re-direct runoff from the proposed building and parking area to closed drainage network, utilizing deep sump catch basins with oil/water separator hoods, reducing the amount of runoff from impervious areas sheeting directly into the existing wetlands on site. Additionally, seeding with a conservation mix is proposed within the 25' vegetated buffer to restore the surrounding wetland area. Due to project budget constraints, additional plantings and wetland restoration are not being proposed at this time.

Land Use Permit Applications

The proposed project will require the following site-related approvals from the Planning Board:

- Wetland Conditional Use Permit

To date the applicant has attended the following meetings with the local land-use boards related to the Site Plan:

- April 7, 2026 – Technical Advisory Committee Meeting
- May 6, 2026 – Conservation Commission Site Walk
- May 13, 2026 – Conservation Commission Meeting

Wetland Conditional Use Permit

Jurisdictional wetland areas are located on this property (Map 220, Lot 2). The associated wetland buffer extends to the Northeast, within the proposed limits of redevelopment. A Conditional Use Permit for Wetland Buffer Impact will be required for the project for on-site work within the 100 foot wetland buffer.

Wetland Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the proposed project warrants the granting of a Wetland Conditional Use Permit by addressing the following six (6) criteria for approval in Section 10.1017.50 of the Zoning Ordinance:

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

   The subject property at 1 Franklin Ave is an existing, developed site currently occupied by the New Franklin Elementary School. The site has long been used for educational purposes and is served by existing municipal infrastructure, including water, sewer, drainage, and utilities. The proposed additions represent a continuation and modest expansion of this established institutional use.

   The areas within the 100 foot wetland buffer that will be affected by the proposed work are already disturbed and maintained as part of the overall school campus, currently consisting primarily of lawn, pavement, and managed landscape areas. These portions of the buffer do not function as undisturbed natural resource areas and have limited ecological value relative to the adjacent wetland resource areas.

   Based on the existing developed condition of the site, the continuation of its long-standing educational use, and the lack of reasonable alternatives outside the buffer, the land is considered reasonably suited to the proposed additions and associated site improvements.

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

   The existing New Franklin Elementary School occupies a constrained parcel with established building footprints, play areas, access drives, and required life-safety circulation. Areas outside of the wetland buffer are already committed to essential school functions, including student drop-off and pick-up, playgrounds, emergency access, and required setbacks.

The project team evaluated multiple alternatives for locating the proposed additions and site work outside of the 100 foot wetland buffer. Due to the fully developed nature of the existing school site, there are no feasible and reasonable locations that would accommodate the programmatic needs of the school while avoiding buffer encroachment.

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

   The portions of the buffer subject to alteration are currently maintained as lawn, pavement, or other managed landscapes associated with the existing school and do not provide significant wildlife habitat, flood storage, or other high-value wetland functions. No alteration to vegetated wetland areas, surface water bodies, or hydrologic connections is proposed. To protect wetland interests during construction, the project includes a comprehensive set of erosion and sedimentation controls, including the installation of perimeter erosion control, inlet protection barriers, and clearly defined limits of disturbance. These measures will prevent sediment transport and protect adjacent wetland resource areas during construction.

   Post-construction, the project will maintain and, where practicable, improve existing drainage patterns. Stormwater runoff from new impervious surfaces will be managed in accordance with applicable standards to prevent increases in runoff volume, rate, or pollutant loading to adjacent wetlands. Based on the avoidance of direct wetland impacts, the limited and previously disturbed nature of the buffer areas affected, and the incorporation of appropriate stormwater and erosion control measures, the proposed project will not adversely impact the wetland functional values of the site or surrounding properties.

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

   No clearing of undisturbed woodland or natural vegetative communities is proposed as a part of this project. Where minor vegetation removal is necessary, it will be targeted and controlled, with clearly established limits of disturbance to prevent unnecessary impacts.

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

   The proposed project represents the alternative with the least adverse impacts to the wetland buffer zone, based on a comprehensive evaluation of site constraints, programmatic needs, and design options while staying within the approved municipal budget.

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

   There is no proposed work within the 25’ vegetated buffer strip as a part of this project. Additional measures to restore the 25’ wetland buffer are being proposed by including conservation seed mix restoration to replace the existing maintained lawn area. Due to budgetary constraints, additional plantings within the wetland outside of the limit of work, were not proposed as a part of this project.

The Conservation Commission, at its regularly scheduled meeting on May 13, 2026, voted to recommend approval of this application to the Planning Board with one stipulation:

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. It is recommended that markers be placed along the existing fenceline that runs alongside the jurisdictional wetland but final determination of placement and number of markers shall be done in collaboration with Planning & Sustainability Department staff.*

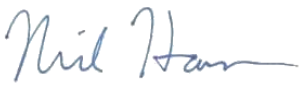
   Site note #15 has been added to Sheet C-300 to address this stipulation.

Conclusion

The proposed additional impervious area within the wetland buffer is in the best interest of the public as the proposed project will address existing student overcrowding issues at the New Franklin School.

We respectfully request to remain on the Planning Board meeting agenda for June 18, 2026.

Sincerely,
Tighe & Bond, Inc.



Neil A Hansen, PE
PROJECT MANAGER

J:\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Reports\Planning Board Submission\P0766-0009 PB Cover Letter.docx

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

Date: June 18, 2026
Property Address: 1 Franklin Drive
Application #: LU-26-37
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**	This is currently a school property and functions as an elementary school. This project is proposing expanding the use of the school into the wetland buffer and a partially existing impervious area.
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**	Of the additions, only addition #2 appears to impact the wetland buffer and does so minimally. The majority of impacts appear to be for egress and driving aisles. This is a tight location with minimal maneuverability. Alternative locations for the drive aisles do not appear to be feasible. In addition, porous pavement is required but the applicant has demonstrated that this requirement is not structurally feasible in this location due to impacts from soil saturation.

	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**	This application proposes a modest impervious surface increase within the wetland buffer. While the applicant is not proposing any plantings to help mitigate these impacts, they are proposing an enhancement of the buffer with a wetland/conservation seed mix within the 25' vegetated buffer.
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**	This project appears to be removing a majority of existing disturbed areas in addition to lawn. The applicant should call out on plans any trees or existing vegetation to be removed as part of this project if applicable.
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**	This proposal increases permanent impacts to the wetland buffer, but the project is working within a constrained space with minimal alternative locations. A wetland buffer enhancement plan was not provided but applicant has supplemented with a commitment to seed mix and will be implementing a new stormwater management system to capture parking lot sheet flow before entering the wetland. These additional improvements help to mitigate the increased impervious.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	This application does not increase impervious surfaces within the vegetated buffer strip.
7	**<u>Other Board Findings:</u>**		

Technical Memorandum

1 Franklin Ave – Request for Information

To: Kate Homet, Environmental Planner & Sustainability Coordinator

From: Neil A. Hansen, PE – Tighe & Bond

Date: May 8, 2026

Please see below for responses to comments received via email on May 1st, 2026 in reference to the New Franklin School Upgrades Conditional Use Permit application:

1. **Section 10.1017.22 (3) of the City of Portsmouth Zoning Ordinance requires you to provide the following info: *More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.***

   See "Wetland Buffer Surface Cover Exhibit". The existing 100' wetland buffer within the subject area consists primarily of maintained lawn/grass with impervious parking areas, and a small area of existing trees, upland wetland vegetation, and a small area identified as green ash.

2. **Has not demonstrated compliance with 10.1017.24: *If it is not feasible to remove impervious surfaces from the wetland buffer at least equal in area to the area of new impervious surface impact, the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.***

   Notes will be added to the plan indicating areas to be disturbed within the wetland buffer, which, for this project, is limited to the area between the 50' Limited Cut buffer, and the 100' Wetland Buffer, will be restored. Following construction, all disturbed soils will be regraded and stabilized to prevent erosion. Temporary erosion and sediment controls will remain in place until vegetation is fully established. Where soils have been compacted, they will be loosened or amended as necessary to restore infiltration capacity and support plant growth. Mulching and watering will be provided as needed during the establishment period. Areas disturbed within the buffer will be restored to the maximum extent feasible and planted with a conservation seed mix.

   The scope of the project has been evaluated in relation to the City's available funding and it has determined that there is insufficient budget to undertake additional enhancements to the wetland buffer to offset the increase in impervious area within the buffer. As a result, a separate landscape restoration or enhancement plan has not been included as part of this project.

   The current project is limited to essential infrastructure improvements, and available resources have been allocated accordingly. Should additional funding become available in the future, the City may consider opportunities for supplemental restoration or enhancement initiatives at that time

3. **Has not demonstrated compliance with 10.1017.25: We understand that stormwater improvements are planned but our regs require a combination of *new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protective easements provided offsite* if a wetland buffer enhancement plan is required.**

   See response to Comment 2., Invasive species were not observed within the 100' wetland buffer in the vicinity of the project area. Therefore, no removal is proposed to enhance the wetland buffer. To improve the 25' vegetated buffer adjacent to the project area, additional wetland seeding is proposed. A conservation seed mix will be used within the project vicinity to enhance the 25' vegetated buffer without disturbing the existing play area on site.

4. **Please include a detail sheet for the planned erosion controls.**

   Please see sheet C-600 "Erosion Control Notes & Details Sheet" included in the original submission.

5. **Please demonstrate compliance with 10.1018.31**

   Existing site conditions do not support the use of porous pavement. Due to the proximity of the parking area to the wetland, saturated soil conditions would limit the efficiencies of porous pavement which could lead to clogging, backup, or potential failure.

   In the existing condition, water sheets directly from the proposed impervious parking area into adjacent wetlands. In the proposed condition, catch basins have been proposed to collect and redirect stormwater from the proposed impervious surface to an existing closed drainage network directing flow away from the wetlands to mitigate the effects of the additional impervious runoff within the wetland buffer.

6. **Please demonstrate compliance with 10.1018.32**

   A pavement maintenance plan was not prepared because porous pavement is not being proposed for this project.

7. **Please demonstrate compliance with 10.1018.40**

   Wetland boundary markers can be added to the plan prior to submission to the Planning Board in a location coordinated with the Conservation Commission and City Planning & Sustainability Department.

CITY OF PORTSMOUTH, NH

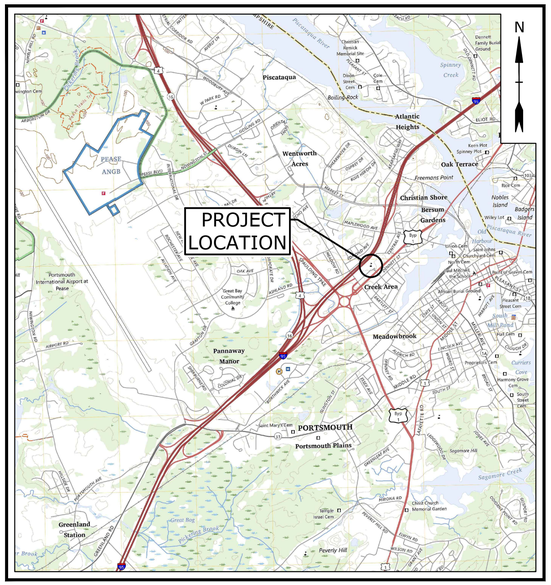
NEW FRANKLIN SCHOOL

P-0766-009

APRIL 29, 2026

LAST REVISED MAY 20, 2026

LIST OF DRAWINGS	
DRAWING NO.	DRAWING TITLE
G-001	COVER SHEET
CIVIL	
1 OF 1	EXISTING CONDITIONS PLAN
C-100	WETLANDS DELINEATION PLAN
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C-500	UTILITIES PLAN
C-600	EROSION CONTROL NOTES & DETAILS SHEET
C-601	DETAILS SHEET
C-602	DETAILS SHEET
C-603	DETAILS SHEET
C-700	FIRE TRUCK TURNING PLANS
C-800	PRE-DEVELOPMENT WATERSHED PLAN
C-801	POST DEVELOPMENT WATERSHED PLAN
ARCHITECTURAL	
TAC100	FLOOR PLAN DATA
TAC200	ELEVATION DATA
ELECTRICAL	
PH	PHOTOMETRIC PLAN FOR BUILDING ADDITIONS



SITE LOCATION MAP
SCALE: 1"=1000'

PREPARED BY:

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/20/2026

NEIL A HANSEN

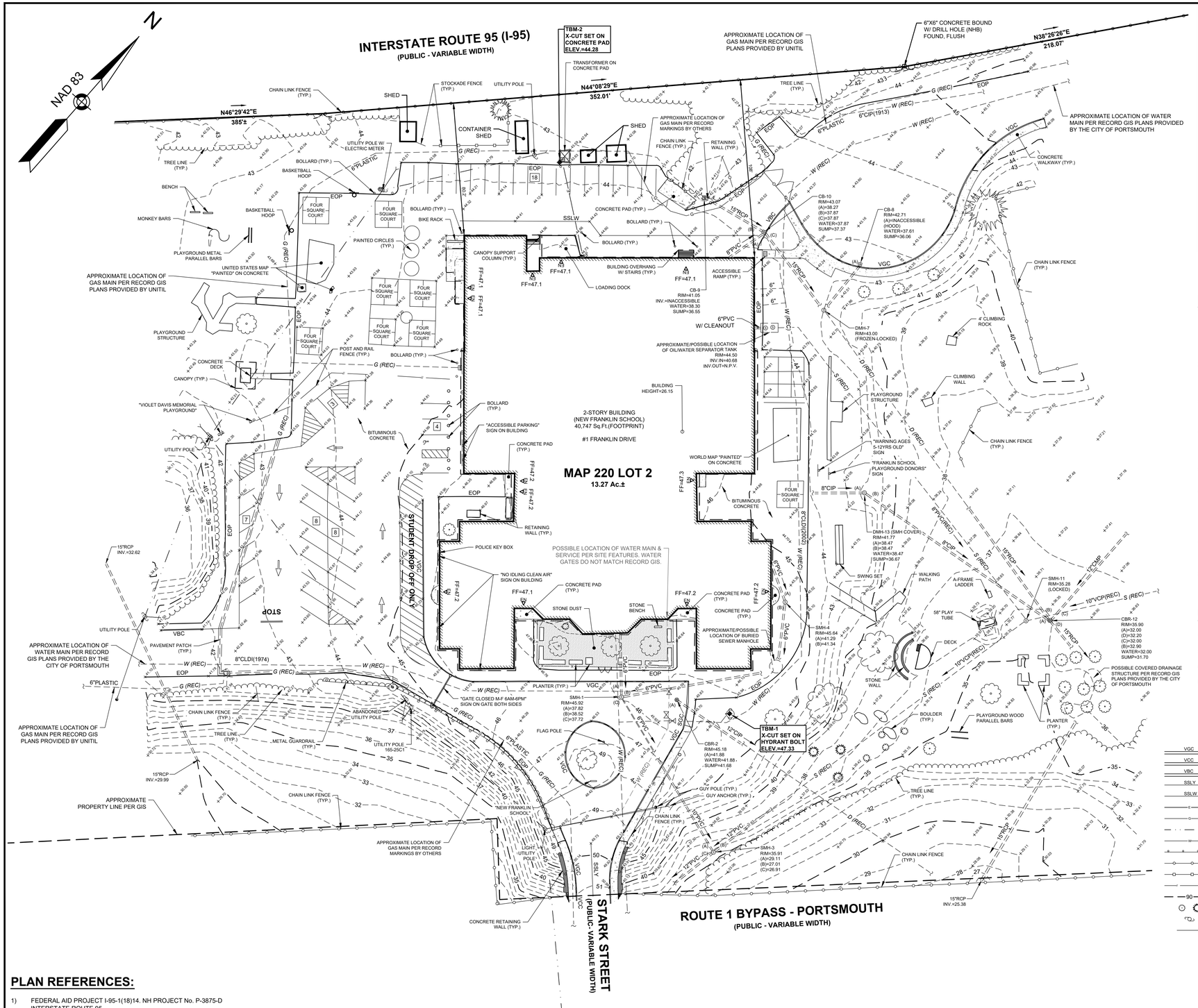
OWNER:
PORTSMOUTH SCHOOL DEPARTMENT, SAU52
1 JUNKINS AVE, SUITE 402
PORTSMOUTH, NH 03801
T: (603) 436-0910

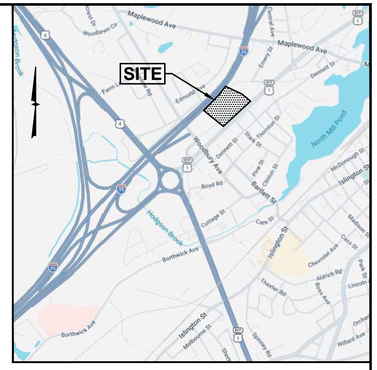
SURVEYOR
GREENMAN PEDERSEN, INC,
44 STILES ROAD, SUITE ONE
SALEM, NH, 03079
T: (603) 893-0720

ARCHITECT:
BANWELL ARCHITECTS
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448-3778

ELECTRICAL:
SEACOAST CONSULTING ENGINEERS, LLC
261 JENNIE LANE
ELLIOT, MAINE 03903
T: (207) 475-7054

PLANNING BOARD SUBMISSION
COMPLETE SET 17 SHEETS





LOCATION MAP
(NOT TO SCALE)

NOTES:

1) OWNER OF RECORD OF MAP 220 LOT 2:
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802
DEED REFERENCE: BOOK UNKNOWN PAGE UNKNOWN
ROCKINGHAM COUNTY REGISTRY OF DEEDS

2) ZONE: MUNICIPAL DISTRICT (M)

REFER TO THE CITY OF PORTSMOUTH, NH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JANUARY 20TH AND JANUARY 22, 2026.

4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 21, 2026. PROPERTY LINES SHOWN ON THIS DRAFT ARE APPROXIMATE ONLY PER GIS.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 21, 2026.

6) LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).

7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

8) A TOTAL OF 48 (46 STANDARD, 2 MARKED AS ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

UTILITY NOTES:

WATER SERVICE - PUBLIC WATER - MUNICIPAL

SEWER SERVICE - PUBLIC SEWER - MUNICIPAL

GAS SERVICE - NATURAL GAS - UNITIL

ELECTRICAL SERVICE - UNKNOWN

LEGEND

VERTICAL GRANITE CURB	TREELINE
VERTICAL CONCRETE CURB	PULL BOX/HAND HOLE
VERTICAL BITUMINOUS CURB	SIGN
SINGLE SOLID LINE YELLOW	SPOT ELEVATION
SINGLE SOLID LINE WHITE	DRAIN MANHOLE
ELECTRIC UTILITY	CATCH BASIN
GAS UTILITY	ROOF DRAIN
OVERHEAD UTILITY	SEWER MANHOLE
WATER UTILITY	GAS SHUT OFF
METAL GUARDRAIL	WATER VALVE
CHAIN LINK FENCE	FIRE HYDRANT
STOCKADE FENCE	BOLLARD
POST & RAIL FENCE	GAS METER
CONTOUR ELEVATION	ELECTRIC METER
TREE	LIGHT POLE
UTILITY POLE	EASEMENT LINE
GUY WIRE	PROPERTY LINE

0 30 60 100
SCALE: 1" = 30'

PLAN REFERENCES:

1) FEDERAL AID PROJECT I-95-1(18)14. NH PROJECT No. P-3875-D
INTERSTATE ROUTE 95.

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
TIGHE & BOND
177 CORPORATE DRIVE
PORTSMOUTH, NH

ASSESSOR MAP 220 LOT 2
1 FRANKLIN DRIVE
PORTSMOUTH, NH

STATE OF NEW HAMPSHIRE — No. 1019 — SCOTT M. L'ITALIEN — LICENSED LAND SURVEYOR
2/27/2026

NO.	REVISION	DATE

FEBRUARY 27, 2026

DRAWN/DESIGN BY	CHECKED BY
JMS/CSS	DPD/AKC

PARTIAL EXISTING CONDITIONS PLAN

SCALE: 1"=30'

NEX-2200150.65

1 OF 1

WETLAND NOTES:

1. EXISTING CONDITIONS ARE BASED ON AN-ON-THE GROUND FIELD SURVEY PERFORMED BY GREENMAN PEDERSEN, INC (GPI), BETWEEN JANUARY 20 AND JANUARY 22, 2026, PLAN DATED FEBRUARY 27, 2026.
2. WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO NH ADMINISTRATIVE RULES CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON APRIL 23, 2026 USING THE FOLLOWING METHODOLOGY AND STANDARDS:
   - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
   - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   - U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WETLAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, VICKSBURG, MS. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/
   - NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019.

STATE OF NEW HAMPSHIRE
STEFANIE M. TETREAULT
No. 315
CERTIFIED WETLAND SCIENTIST
04/29/2026

LEGEND

- LIMIT OF WETLAND
- 25 FT VEGETATED WETLAND BUFFER
- 50 FT LIMITED CUT BUFFER
- 100 FT JURISDICTIONAL WETLAND BUFFER

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

POSSIBLE LOCATION OF WATER MAIN & SERVICE PER SITE FEATURES. WATER GATES DO NOT MATCH RECORD GIS.

STUDENT DROP OFF ONLY

FOUR SQUARE COURT

"WARNING AGES 5-12YRS OLD" SIGN

"FRANKLIN SCHOOL PLAYGROUND DONORS" SIGN

LIMITS OF WETLAND (TYP.)

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

0 30' 60'
SCALE: 1" = 30'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	LAA
CHECKED BY:	SMT
APPROVED BY:	SMT

WETLANDS DELINEATION PLAN

SCALE: AS SHOWN

C-100

Last Saved: 4/28/2026
Printed: Apr 29, 2026 - 10:11am By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
8. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
10. THE CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY ARE ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
13. 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.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
15. THE CONTRACTOR SHALL COORDINATE; REMOVAL, RELOCATION, DISPOSAL, ABANDONMENT, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
16. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
17. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
18. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
19. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
20. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
22. WHEN WORKING IN THE RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS, AND COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, THE CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
23. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
24. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
25. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
26. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
27. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
28. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
29. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION
30. BEFORE ANY DEWATERING IS PERFORMED A TEMPORARY DISCHARGE PERMIT FROM THE NHDES IS REQUIRED.
31. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
32. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
33. REMOVAL OR CUTTING OF VEGETATION WITHIN WETLAND BUFFER AREAS SHALL ONLY BE COMPLETED UNDER THE REQUIREMENTS AND RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.1018.23.
34. THE USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES WITHIN WETLAND BUFFER AREAS SHALL BE LIMITED BY THE RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTIONS 10.1018.24 AND 10.1018.25

LEGEND

- PROPERTY LINE
- LIMIT OF WORK (APPROX)
- LIMIT OF SAWCUT (APPROX)
- LIMIT OF EROSION CONTROL (APPROX)
- LIMIT OF WETLAND
- 100' JURISDICTIONAL WETLAND BUFFER
- 50' LIMITED CUT BUFFER
- 25' VEGETATED WETLAND BUFFER
- EXISTING DRAIN LINE
- APPROXIMATE LOCATION OF EXISTING DRAIN LINE
- EXISTING SEWER LINE
- APPROXIMATE LOCATION OF EXISTING SEWER LINE
- EXISTING WATER SERVICE
- APPROXIMATE LOCATION OF EXISTING WATER SERVICE
- EXISTING GAS SERVICE
- APPROXIMATE LOCATION OF EXISTING GAS SERVICE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- INLET PROTECTION BARRIER
- PAVEMENT / CONCRETE SECTION TO BE REMOVED (APPROX)
- LIMIT OF CLEARING & GRUBBING (APPROX)
- LIMIT OF BUILDING(S) / STRUCTURE(S) TO BE REMOVED (APPROX)
- LIMIT OF UTILITY / SITE FEATURE TO BE REMOVED (APPROX)
- APPROXIMATE BORING LOCATION
- APPROXIMATE PROBE LOCATION

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

MAP 220 LOT 2
13.27 Ac.±

STUDENT DROP OFF ONLY

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)
#1 FRANKLIN DRIVE
BUILDING HEIGHT=26.15

PHASE 1 LIMIT OF WORK
PHASE 2 LIMIT OF WORK

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

ERIC S. DOREMUS No. 16308 — STATE OF NEW HAMPSHIRE — LICENSED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DEMOLITION PLAN

SCALE: AS SHOWN

C-200

SCALE: 1" = 20'

Last Saved: 4/29/2026
Plotted: Apr 29, 2026-11:48am By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

SITE NOTES:

1. PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - ALL ON-SITE PAVEMENT MARKINGS EXCEPT CENTERLINES, MEDIAN ISLANDS, FOG/SHOULDER LINES, AND LANE LINES SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
   - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE ARCHITECTURAL BARRIERS ACT (ABA), AS APPLICABLE.
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED.
6. COORDINATE ALL WORK ADJACENT TO BUILDINGS WITH BUILDING DRAWINGS/CONTRACTOR.
7. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
10. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
13. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
14. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
15. WETLAND BOUNDARY MARKERS SHALL BE PLACED ALONG EXISTING FENCE LINE RUNNING ALONGSIDE THE JURISDICTIONAL WETLAND. FINAL DETERMINATION OF PLACEMENT, AND NUMBER OF MARKERS SHALL BE COORDINATED WITH PLANNING & SUSTAINABILITY DEPARTMENT STAFF.

LEGEND

- EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PAVEMENT SECTION
- PROPOSED BITUMINOUS SIDEWALK
- PROPOSED FIRE LANE
- PROPOSED CONCRETE SECTION
- PROPOSED BUILDING ADDITION
- VGC — VERTICAL GRANITE CURB
- 5'R — PROPOSED CURB RADIUS
- PROPOSED BOLLARD
- PROPOSED SIGN

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

END VERTICAL GRANITE CURB WITH 6' TIP DOWN
PROPOSED 8.5' X 18' DUMPSTER PAD WITH CHAIN LINK FENCE ENCLOSURE (SEE DETAILS)
PROPOSED 12' WIDE FIRE LANE (SEE SPECIFICATION 33 17 23 PAVEMENT MARKINGS)
BEGIN VERTICAL GRANITE CURB WITH 6' TIP DOWN
PROPOSED BOLLARD (COORDINATE SPACING AND QUANTITY WITH UTILITY COMPANY AND LOCATION OF EXISTING GAS LINE)
LIMITS OF WETLAND (<10,000 SF)
6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH
BEGIN VERTICAL GRANITE CURB WITH 6' TIP DOWN
PROPOSED 8' X 7.5' CONCRETE TRANSFORMER PAD
PROPOSED 4" SSWL PAVEMENT STRIPING (TYP.)
END VERTICAL GRANITE CURB WITH 6' TIP DOWN
PROPOSED TREELINE (TYP.)
PROVIDE KNOX BOX AT EXISTING GATE (COORDINATE WITH OWNER AND FIRE DEPARTMENT)
BUILDING ADDITION 2 2,340 SF
PROPOSED BUILDING ENTRANCE AND STAIR (SEE BUILDING DRAWINGS)
25' VEGETATED BUFFER
50' LIMITED CUT BUFFER
PROPOSED ACCESSIBLE RAMP (SEE BUILDING DRAWINGS)
PROPOSED LOADING ZONE BOLLARD (TYP. OF 2)
PHASE 1 LIMIT OF WORK
"NO PARKING FIRE LANE" SIGN, BUILDING MOUNTED (TYP. OF 4)
100' JURISDICTIONAL WETLAND BUFFER
MEET EXISTING SIDEWALK
PHASE 2 LIMIT OF WORK
PROPOSED BITUMINOUS SIDEWALK (COORDINATE WITH BUILDING DRAWINGS)
PROPOSED BITUMINOUS PAVEMENT SECTION
PROPOSED ADA PAVEMENT MARKING (TYP OF 2)
PHASE 1 LIMIT OF WORK
END VERTICAL GRANITE CURB
PROPOSED PAVEMENT STRIPING, MEET EXISTING
PROPOSED ACCESSIBLE TIP DOWN RAMP WITH DETECTIBLE WARNING STRIP
BEGIN VERTICAL GRANITE CURB, MEET EXISTING
BUILDING ADDITION 1 515 SF
PROPOSED CONCRETE WALK (COORDINATE WITH BUILDING DRAWINGS)
BUILDING ADDITION 3 5,970 SF
LIMITS OF WETLAND (TYP.)
STUDENT DROP OFF ONLY
STOP
2-STORY BUILDING (NEW FRANKLIN SCHOOL) 40,747 Sq.Ft.(FOOTPRINT)
#1 FRANKLIN DRIVE
BUILDING HEIGHT=26.15
MAP 220 LOT 2
13.27 Ac.±
"GATE CLOSED M-F 6AM-6PM" SIGN ON GATE BOTH SIDES
4' CLIMBING ROCK
CHAIN LINK FENCE (TYP.)
58" PLAY TUBE
DECK
STONE WALL
WALKING PATH
A-FRAME LADDER
STONE BENCH
STONE DUST
CONCRETE PAD (TYP.)
APPROXIMATE/POSSIBLE LOCATION OF BURIED SEWER MANHOLE
"NO IDLING CLEAN AIR" SIGN ON BUILDING
POLICE KEY BOX
PROPOSED BITUMINOUS PAVEMENT SECTION
PLANTER (TYP.)

SCALE: 1" = 20'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
05/20/2026

New Franklin School Upgrades

Portsmouth School Department SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
2	5/20/2026	PB-SUBMISSION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

SITE PLAN

C-300

Last Saved: 5/20/2026
Plotted: Wednesday, May 20, 2026 - 9:50am By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\~0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

GRADING AND DRAINAGE NOTES:

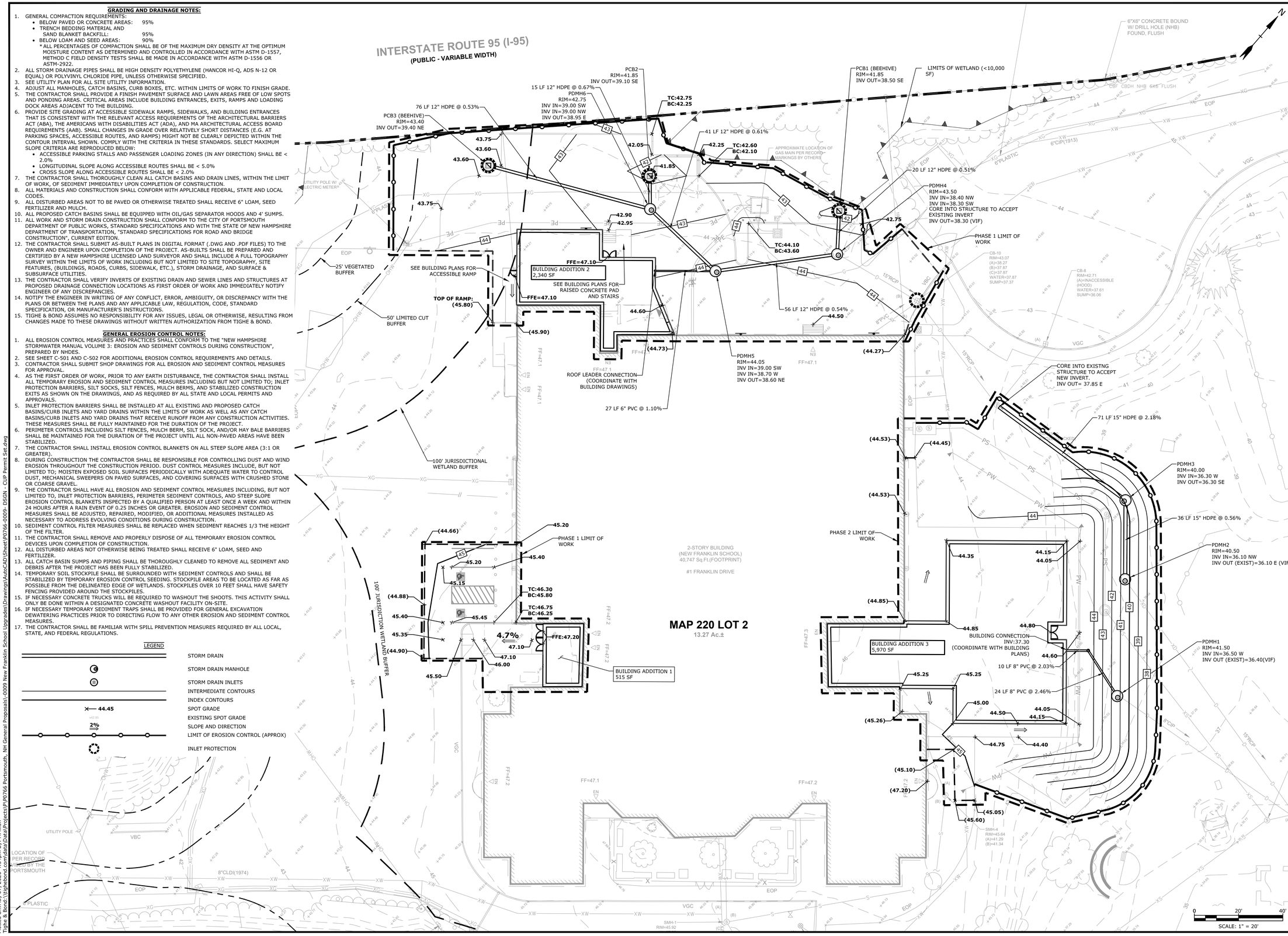
1. GENERAL COMPACTION REQUIREMENTS:
   - BELOW PAVED OR CONCRETE AREAS: 95%
   - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95%
   - BELOW LOAM AND SEED AREAS: 90%
   - * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR POLYVINYL CHLORIDE PIPE, UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. PROVIDE SITE GRADING AT ACCESSIBLE SIDEWALK RAMPS, SIDEWALKS, AND BUILDING ENTRANCES THAT IS CONSISTENT WITH THE RELEVANT ACCESS REQUIREMENTS OF THE ARCHITECTURAL BARRIERS ACT (ABA), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MA ARCHITECTURAL ACCESS BOARD REQUIREMENTS (AAB). SMALL CHANGES IN GRADE OVER RELATIVELY SHORT DISTANCES (E.G. AT PARKING SPACES, ACCESSIBLE ROUTES, AND RAMPS) MIGHT NOT BE CLEARLY DEPICTED WITHIN THE CONTOUR INTERVAL SHOWN. COMPLY WITH THE CRITERIA IN THESE STANDARDS. SELECT MAXIMUM SLOPE CRITERIA ARE REPRODUCED BELOW:
   - ACCESSIBLE PARKING STALLS AND PASSENGER LOADING ZONES (IN ANY DIRECTION) SHALL BE < 2.0%
   - LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 5.0%
   - CROSS SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 2.0%
7. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL WORK AND STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
13. THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN AND SEWER LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS AS FIRST ORDER OF WORK AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
14. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
15. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

GENERAL EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION", PREPARED BY NHDES.
2. SEE SHEET C-501 AND C-502 FOR ADDITIONAL EROSION CONTROL REQUIREMENTS AND DETAILS.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
4. AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, SILT FENCES, MULCH BERMS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
5. INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT.
6. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
7. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
8. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
9. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
10. SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
11. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
12. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
13. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY STABILIZED.
14. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS. STOCKPILES OVER 10 FEET SHALL HAVE SAFETY FENCING PROVIDED AROUND THE STOCKPILES.
15. IF NECESSARY CONCRETE TRUCKS WILL BE REQUIRED TO WASHOUT THE SHOOTS. THIS ACTIVITY SHALL ONLY BE DONE WITHIN A DESIGNATED CONCRETE WASHOUT FACILITY ON-SITE.
16. IF NECESSARY TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED FOR GENERAL EXCAVATION DEWATERING PRACTICES PRIOR TO DIRECTING FLOW TO ANY OTHER EROSION AND SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

LEGEND

- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- 44.45 SPOT GRADE
- EXISTING SPOT GRADE
- 2% SLOPE AND DIRECTION
- LIMIT OF EROSION CONTROL (APPROX)
- INLET PROTECTION



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STATE OF NEW HAMPSHIRE - NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER -
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: AS SHOWN

C-400

UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
4. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - NATURAL GAS - UNITIL (888)-301-7700
   - WATER - PUBLIC WATER - MUNICIPAL (603)-427-1530
   - SEWER - PUBLIC SEWER - MUNICIPAL (603)-427-1530
   - ELECTRIC - EVERSOURCE (800) 662-7764
5. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
6. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
7. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
8. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
9. ALL BELOW GRADE WATER VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINT (MJ) ENDS. RESTRAIN ALL WATER VALVES AND FITTINGS JOINTS WITH RETAINER GLANDS, OR AS REQUIRED BY THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
10. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
11. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
12. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
13. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
14. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
15. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
16. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
17. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
18. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
20. THE CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
21. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
22. THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
23. THE CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
24. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
25. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DEPARTMENT.
26. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
27. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
28. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
29. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
30. THE CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
31. THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING SEWER LINES AND STRUCTURES AT PROPOSED SEWER CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
32. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
33. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

LEGEND

PS — PS	PROPOSED SANITARY SEWER
G	SANITARY SEWER STRUCTURES
PW — PW	WATER SERVICE
WV, Hydrant, Thrust Block	WATER SERVICE STRUCTURES
PE — PE	UNDERGROUND ELECTRIC
	PROPOSED RELOCATED TRANSFORMER PROPOSED FUTURE CONNECTION FOR ELECTRIC VEHICLE CHARGING
	PROPOSED HANDHOLE

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

THREE 5" SCHEDULE 40 PVC CONDUITS, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE AND ELECTRICAL DRAWINGS)

EXISTING TRANSFORMER TO BE RESET

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

ALTERNATE 1: CUT AND CAP CONDUITS AT GRADE FOR FUTURE CONNECTION (TYP. OF 2)

ALTERNATE 1: ONE 1" SCHEDULE 80 PVC CONDUIT, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

UTILITY POLE W/ ELECTRIC METER

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

BUILDING ADDITION 2
2,340 SF

THREE 4" SCHEDULE 80 PVC CONDUITS (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

ALTERNATE 1:PROPOSED 3'X3' HANDHOLE

ALTERNATE 1: ONE 2" SCHEDULE 80 PVC CONDUIT, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

PROPOSED ELECTRICAL BUILDING SERVICE CONNECTION (COORDINATE WITH BUILDING DRAWINGS)

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

"ACCESSIBLE PARKING" SIGN ON BUILDING

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

POLICE KEY BOX

"NO IDLING CLEAN AIR" SIGN ON BUILDING

POSSIBLE LOCATION OF WATER MAIN & SERVICE PER SITE FEATURES. WATER GATES DO NOT MATCH RECORD GIS.

CONNECT TO EXISTING WATER LINE (COORDINATE WITH CITY OF PORTSMOUTH)

TIE INTO EXISTING SEWER WITH CLEAN OUT
INV = 40.00 (VIF)

75.2 LF 8" PVC @ 5.99%

6"PVC W/ CLEANOUT

APPROXIMATE/POSSIBLE LOCATION OF OIL/WATER SEPARATOR TANK
RIM=44.50
INV.IN=40.68
INV.OUT=N.P.V.

PSMH1
RIM=42.50
INV IN=35.50 W
INV OUT=35.90 SE

12' (MIN.) (C-C)

44.0 LF 8" PVC @ 6.73%

PSMH2
RIM=42.50
INV IN=32.95 NW
INV OUT (EXIST)=32.85 E (VIF)

PROPOSED 8" DI WATER MAIN

PROPOSED THRUST BLOCK (TYP.)

CONNECT TO EXISTING WATER LINE (COORDINATE WITH CITY OF PORTSMOUTH)

SMH-4
RIM=45.64
(A)=41.29
(B)=41.34

SMH-1
RIM=45.92

UTILITY POLE

LOCATION OF ... PER RECORD ... MAINTAINED BY THE PORTSMOUTH

8"CLDI(1974)

0 20' 40'
SCALE: 1" = 20'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

UTILITIES PLAN

SCALE: AS SHOWN

C-500

Last Saved: 5/7/2026
Plotted: 5/8/2026-4:35pm By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\PV\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

GENERAL PROJECT INFORMATION

PROJECT OWNER: PORTSMOUTH SCHOOL DEPARTMENT/SAU52
PO BOX 628
PORTSMOUTH, NH 03801
PROJECT NAME: NEW FRANKLIN SCHOOL UPGRADES
PROJECT ADDRESS: 1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801
PROJECT MAP / LOT: MAP 220 / LOT 02
PROJECT LATITUDE: 43°-4'-37.848"N
PROJECT LONGITUDE: 70°-46'-35.724"W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF 3 BUILDING ADDITIONS TO EXPAND THE FOOTPRINT OF THE EXISTING NEW FRANKLIN SCHOOL. THE PHASE 1 WORK IS ANTICIPATED TO START IN APRIL 2026, AND BE COMPLETED BY OCTOBER 2026.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.98 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND SOILS WHICH ARE WELL DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING(S) OF A.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO A CLOSED DRAINAGE NETWORK, AND OFF SITE.

CONSTRUCTION SEQUENCE PLAN OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY AND PERMANENT PERIMETER EROSION CONTROLS, SEDIMENT CONTROLS AND DETENTION MEASURES, PRIOR TO ANY EARTH MOVING OPERATIONS THAT MAY AFFECT STORMWATER RUNOFF SUCH AS:
   - DISPOSAL OF SEDIMENT SPOIL, STUMPS, DEMOLITION DEBRIS, AND OTHER SOLID WASTE
   - CONTROL OF DUST
   - CONSTRUCTION OF DRIVES, PARKING AREAS, AND OTHER IMPERVIOUS SURFACES
   - INSTALLATION OF UTILITIES, BUILDINGS, AND PLAYGROUND EQUIPMENT
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
1. DEMOLISH ALL SITE FEATURES AS DIRECTED ON THE DRAWINGS. CLEAR AND DISPOSE OF DEBRIS IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
2. CUT AND CLEAR TREES ACROSS SITE. (GRUBBING SHALL NOT OCCUR UNTIL AFTER THE INSTALLATION OF PERIMETER CONTROLS.)
3. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRETY OF CONSTRUCTION. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS NEEDED.
4. NOTE THAT ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS SHALL BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
5. CONSTRUCT TEMPORARY CULVERTS, DIVERSION CHANNELS, AND/OR BASINS AS REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
6. COMPLETE MASS GRADING AND EARTHWORK IN ORDER TO ESTABLISH SITE SUBGRADE ELEVATIONS, AS WELL AS EXCAVATION NECESSARY TO CONSTRUCT FOUNDATIONS FOR PROPOSED STRUCTURES.
7. CONSTRUCT UNDERGROUND DRAINAGE, UTILITY AND LIGHTING INFRASTRUCTURE NECESSARY TO SUPPORT TEMPORARY AND PERMANENT CONDITIONS. ALL TRENCHES TO BE BACKFILLED IN ACCORDANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS.
8. ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE, BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR. ALL AREAS OF TEMPORARILY STABILIZED SOIL SHALL PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
9. CONSTRUCT BASE COURSE GRAVELS FOR ALL DRIVES AND PARKING AREAS. ALL DRIVES AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES THAT HAVE NOT BEEN OTHERWISE STABILIZED BY GRAVELS SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
12. FINISH PAVING ALL DRIVES, AND PARKING AREAS. CONSTRUCT ALL HARDSCAPE, FIELD SURFACES AND SITE AMENITIES/FEATURES.
13. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
14. REMOVE TRAPPED SEDIMENTS FROM ALL EROSION CONTROL MEASURES AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL , LATEST EDITION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
3. AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
4. INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT.
5. PERIMETER CONTROLS INCLUDING SILT SOCK SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
7. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
8. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
9. SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

1. THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
      a. IN AREAS TO BE PAVED, “STABLE” MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ITEM 304.2 HAVE BEEN INSTALLED.
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
3. ALL ROADS, DRIVES AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
4. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE 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;
   B. 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;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD, DRIVES, 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;
   D. FOR OVER-WINTER PROTECTION, A DOUBLE ROW OF SEDIMENT BARRIERS (SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX, ETC.) SHALL BE PLACED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE AREA.
3. 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:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. 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 AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. 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 SILT FENCES, 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.

DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

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.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION EXIT(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. APPLY FERTILIZER AT THE RATE OF 600 POUNDS PER ACRE OF 10-10-10. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF THREE (3) TONS PER ACRE;
   B. SEEDING:
      a. UTILIZE ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE;
      b. WHERE THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF TWO (2) INCHES BEFORE APPLYING FERTILIZER, LIME AND SEED;
      c. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). HYDROSEEDINGS, WHICH INCLUDE MULCH, MAY BE LEFT ON SOIL SURFACE. SEEDING RATES MUST BE INCREASED 10% WHEN HYDROSEEDING;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED. AT A MINIMUM, 95% OF THE SOIL SURFACE SHOULD BE COVERED BY VEGETATION. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES USED IN THE INTERIM (MULCH, FILTER BARRIERS, CHECK DAMS, ETC.).
2. PERMANENT MEASURES AND PLANTINGS:
   A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
   B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
   C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
   D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
   E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
   G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

   IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
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:

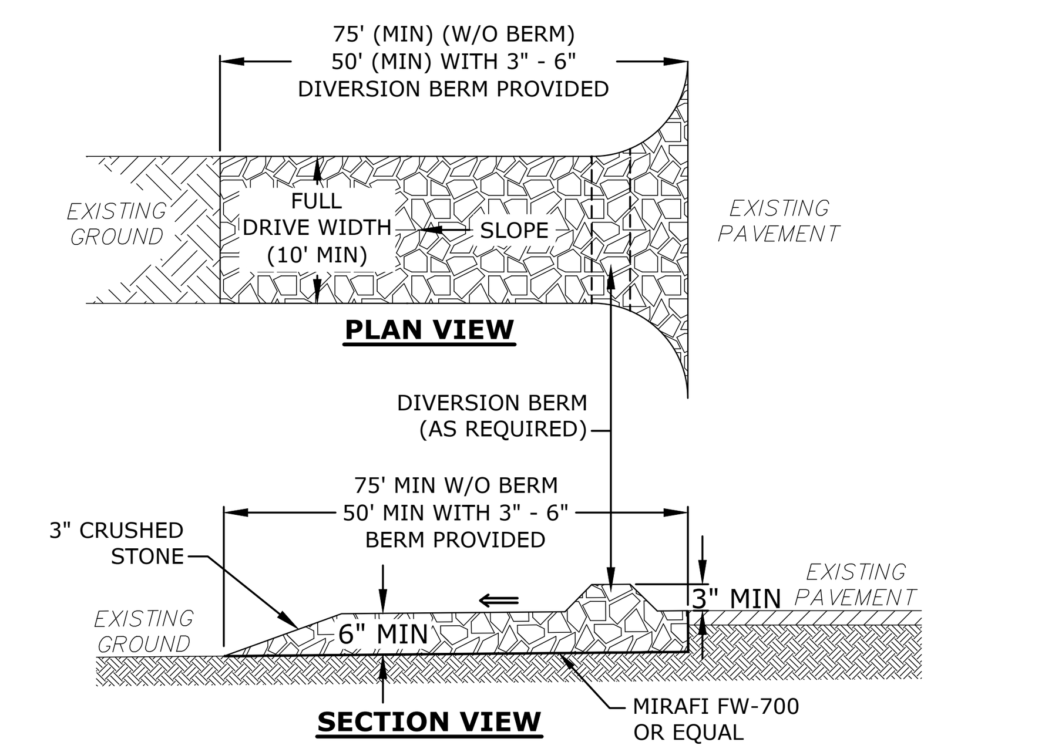
1. THE FOLLOWING ARE THE ONLY STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. FIRE-FIGHTING ACTIVITIES;
   B. FIRE HYDRANT FLUSHING;
   C. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
   D. WATER USED TO CONTROL DUST;
   E. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
   F. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
   G. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
   H. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
   I. UNCONTAMINATED GROUND WATER OR SPRING WATER;
   J. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
   K. UNCONTAMINATED EXCAVATION DEWATERING;
   L. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

1. WASTE MATERIAL:
   A. 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;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

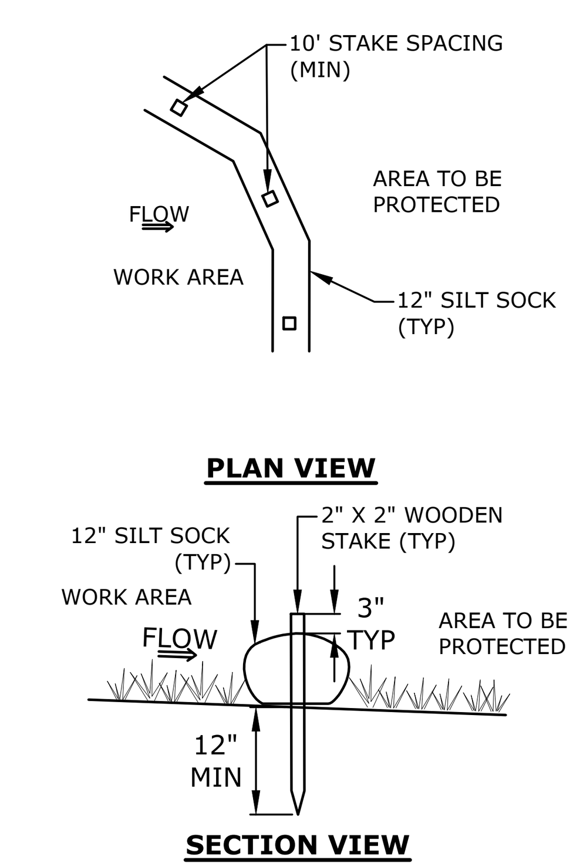
SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE AND FEDERAL REGULATIONS. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
      g. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
         - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
         - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
         - SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
         - INSPECT FUEL STORAGE AREAS WEEKLY;
         - WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
         - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
         - SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
         - THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
           (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
           (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
           (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
           (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
           (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
         - FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.
           https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-22-6.pdf
      b. FERTILIZERS:
         - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
         - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
         - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
         - PAINTS:
         - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
         - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
         - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
   D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
      a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
      b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
      c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
      d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
      e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
      f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
   E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
      a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
      b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
      c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
      d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
      e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
      f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.



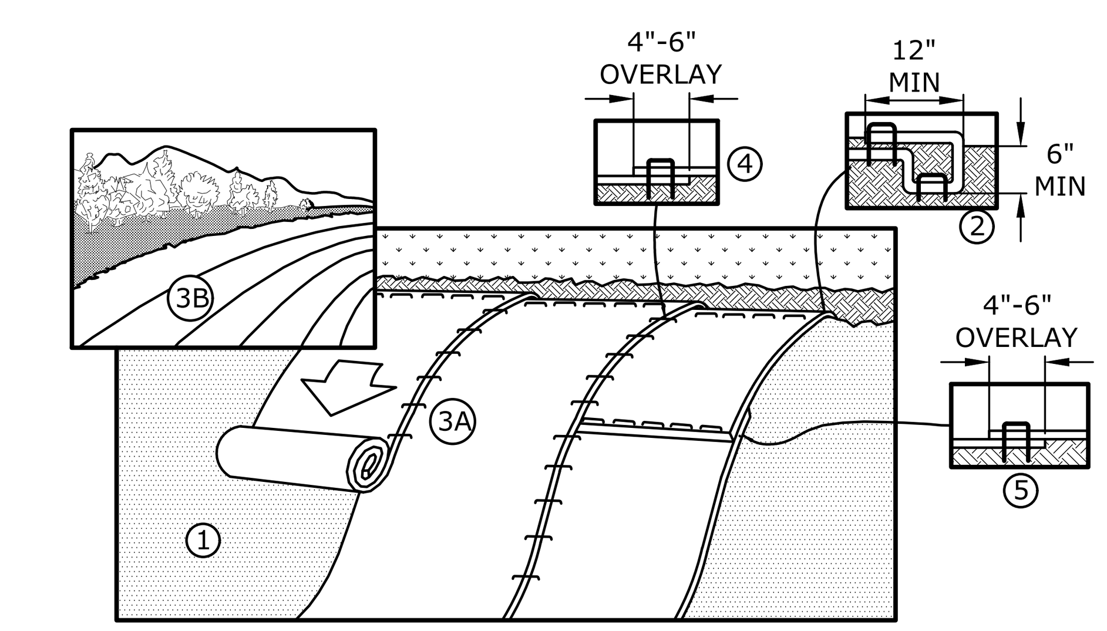
NOTES
1. THE EXIT SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY.
2. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHOULD BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL, RE-GRADED ON SITE, AND STABILIZED PRIOR TO RECONSTRUCTING THE EXIT.
3. THE CONTRACTOR SHOULD SWEEP THE PAVEMENT AT EXITS WHENEVER SOIL MATERIALS ARE TRACKED ONTO THE ADJACENT PAVEMENT OR TRAVELED WAY.
4. WHEN WHEEL WASHING IS REQUIRED, IT SHOULD BE CONDUCTED ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE.
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS TO THE GREATEST EXTENT PRACTICAL.
6. NATURAL DRAINAGE THAT CROSSES THE LOCATION OF THE STONE PAD SHOULD BE INTERCEPTED AND PIPED BENEATH THE PAD, AS NECESSARY, WITH SUITABLE OUTLET PROTECTION.

STABILIZED CONSTRUCTION EXIT
NO SCALE



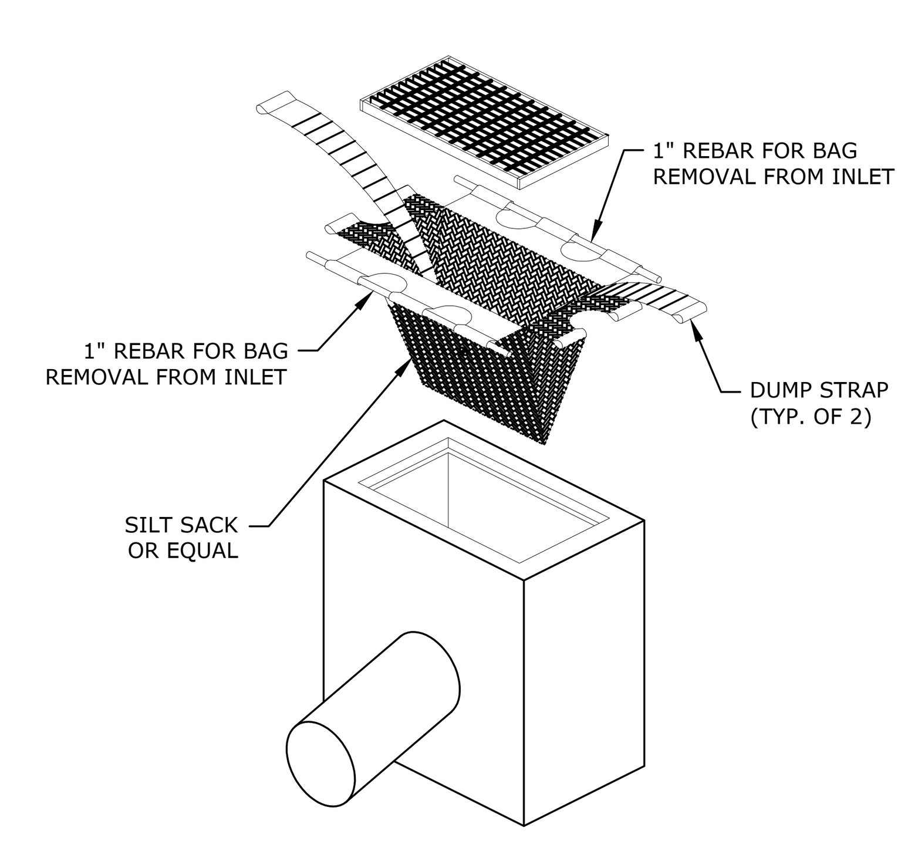
NOTES
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR EQUAL.
2. SILT SOCK SHALL BE FILLED WITH A CERTIFIED COMPOST FILTERMEDIA BY FILTREXX OR EQUAL.
3. WHERE TWO SILT SOCKS ARE JOINED, A MINIMUM OF 2 FEET OF OVERLAP SHALL BE MAINTAINED.
4. CONTRACTOR SHALL INSTALL SILT SOCK IN "J-HOOK" OR "SMILE" CONFIGURATION TO LIMIT CONCENTRATION OF STORMWATER RUNOFF AT A SINGLE DISCHARGE POINT AS PER RECOMMENDATIONS IN THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCT".
5. SILT SOCKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

SILT SOCK
NO SCALE



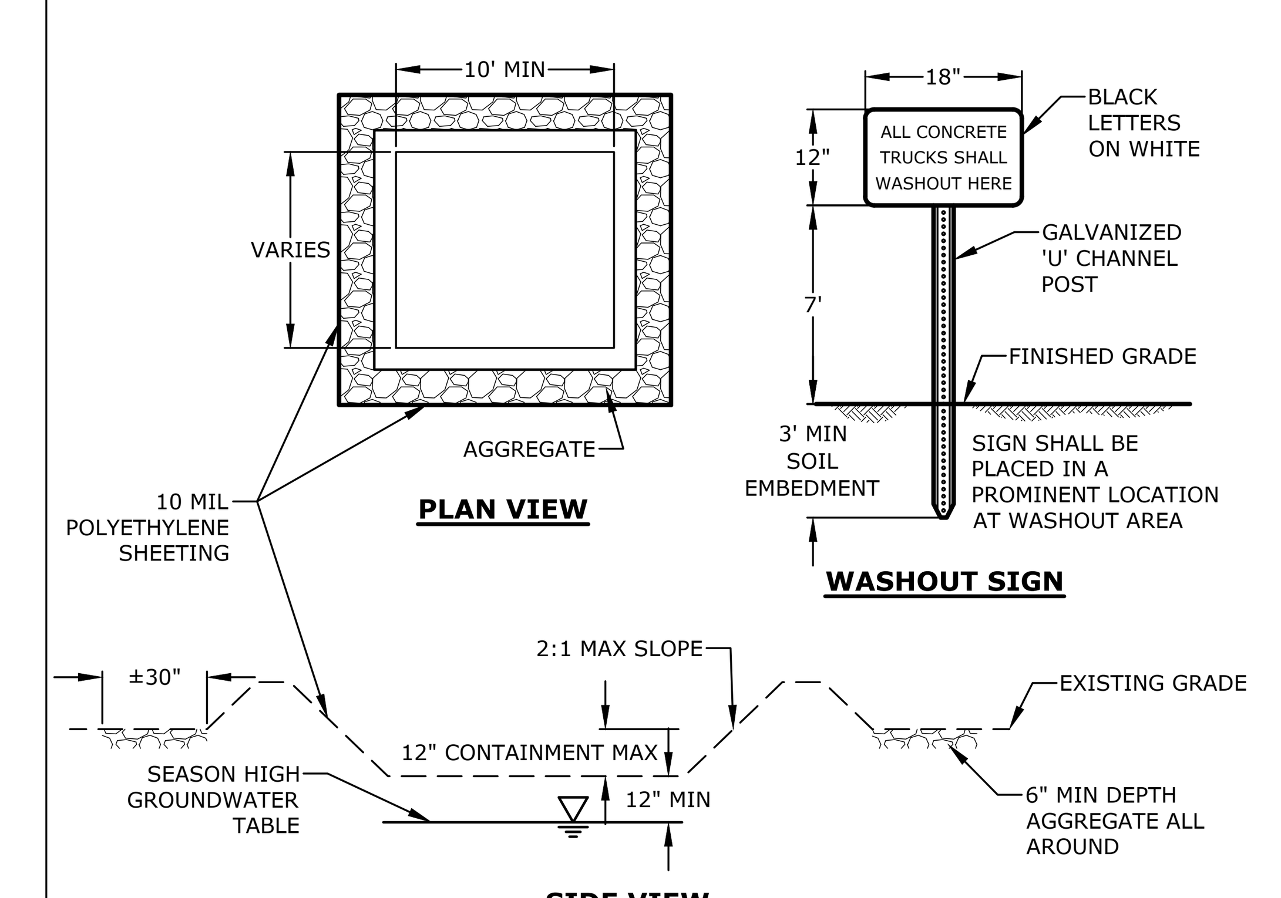
NOTES
1. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
2. PRIOR TO INSTALLATION SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. PERMANENT SEEDING SHALL BE PLACED PRIOR TO INSTALLING BLANKETS.
4. BLANKETS SHALL BE LOOSELY LAID AND STAKED/STAPLED TO MAINTAIN DIRECT CONTACT WITH THE SOIL. BLANKETS SHALL NOT BE STRETCHED.
5. EROSION CONTROL BLANKET SHALL BE 'EAST COAST EROSION CONTROL ECC-2B™' OR EQUAL AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

EROSION CONTROL BLANKET
NO SCALE



NOTES:
1. INLET PROTECTION BARRIER SHALL BE SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INLET PROTECTION BARRIER SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS LOCATED WITHIN THE LIMIT OF WORK.
3. SILT SACK SHALL BE INSPECTED REGULARLY AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

INLET PROTECTION BARRIER
NO SCALE



NOTES:
1. CONTAINMENT SHALL BE STRUCTURALLY SOUND AND LEAK FREE AND CONTAIN ALL LIQUID WASTES.
2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT QUANTITY OR VOLUME TO COMPLETELY CONTAIN THE LIQUID WASTES GENERATED.
3. WASHOUT SHALL BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY TO USE ONCE WASHOUT IS 75% FULL.
4. WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS
5. ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.

CONCRETE WASHOUT AREA
NO SCALE

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STATE OF NEW HAMPSHIRE – ERIC G. DOREMUS No. 16308 – LICENSED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department SAU 52

Portsmouth, New Hampshire

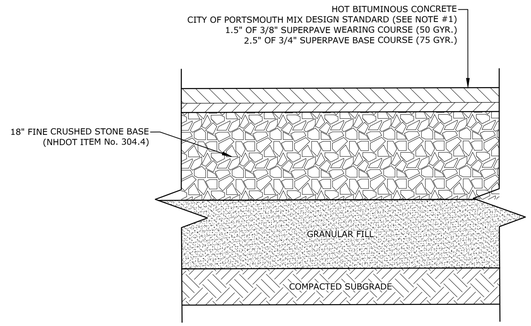
MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

EROSION CONTROL NOTES & DETAILS SHEET

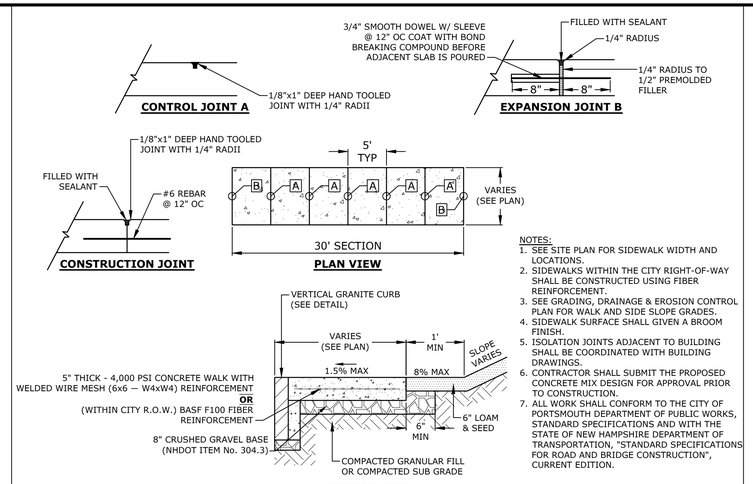
SCALE: AS SHOWN

C-600



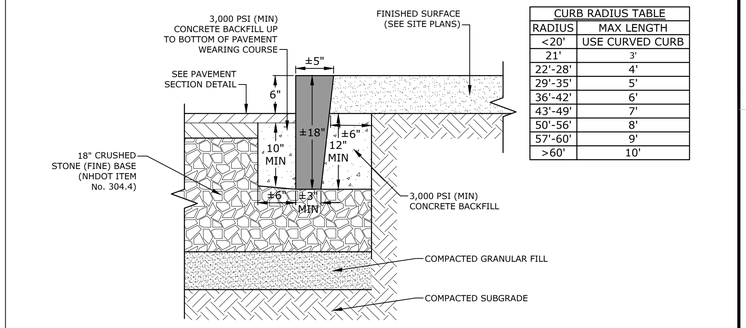
NOTES:
1. PAVEMENT MIX DESIGN WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF PORTSMOUTH MIX DESIGN STANDARD WITH A MAXIMUM OF 10% RAP. CONTRACTOR SHALL SUPPLY MIX DESIGNS TO DPW FOR APPROVAL PRIOR TO INSTALLATION.
2. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
3. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
4. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

TYPICAL STANDARD DUTY PAVEMENT SECTION
NO SCALE



NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SIDEWALKS WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED USING FIBER REINFORCEMENT.
3. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.
4. SIDEWALK SURFACE SHALL GIVEN A BROOM FINISH.
5. ISOLATION JOINTS ADJACENT TO BUILDING SHALL BE COORDINATED WITH BUILDING DRAWINGS.
6. CONTRACTOR SHALL SUBMIT THE PROPOSED CONCRETE MIX DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.

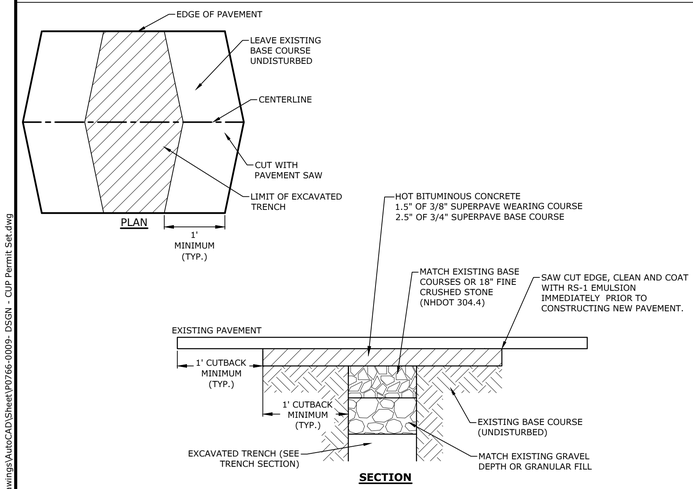
CONCRETE SIDEWALK
NO SCALE



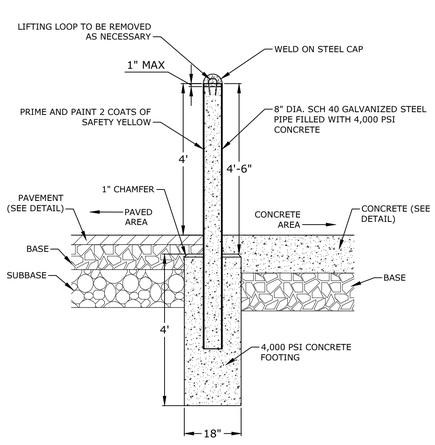
CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES
1. SEE SITE PLANS FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

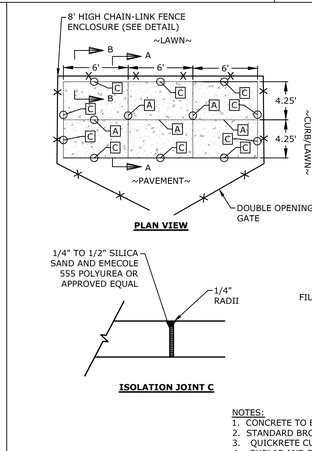
VERTICAL GRANITE CURB
NO SCALE



DIAMOND ROADWAY TRENCH PATCH
NO SCALE

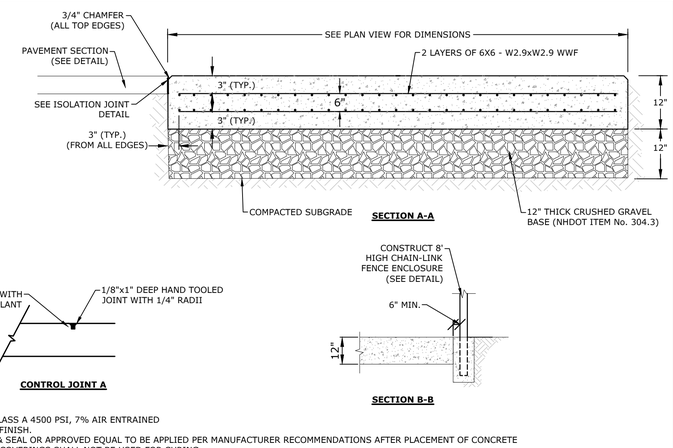


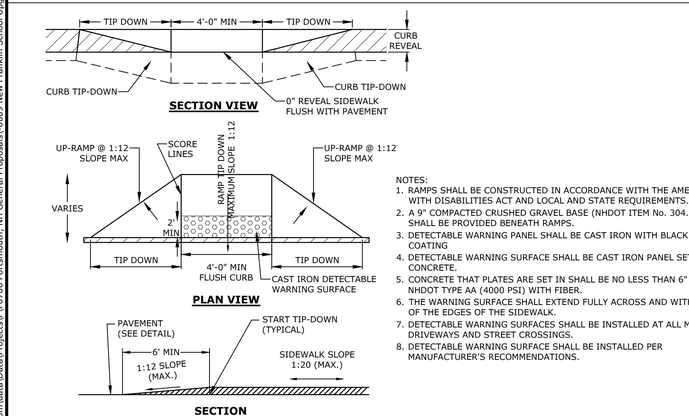
8" PIPE BOLLARD
NO SCALE



NOTES:
1. CONCRETE TO BE CLASS A 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.
3. QUICKRETE CURE & SEAL OR APPROVED EQUAL TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS AFTER PLACEMENT OF CONCRETE
4. BURLAP AND POLY COVERINGS SHALL NOT BE USED FOR CURING.

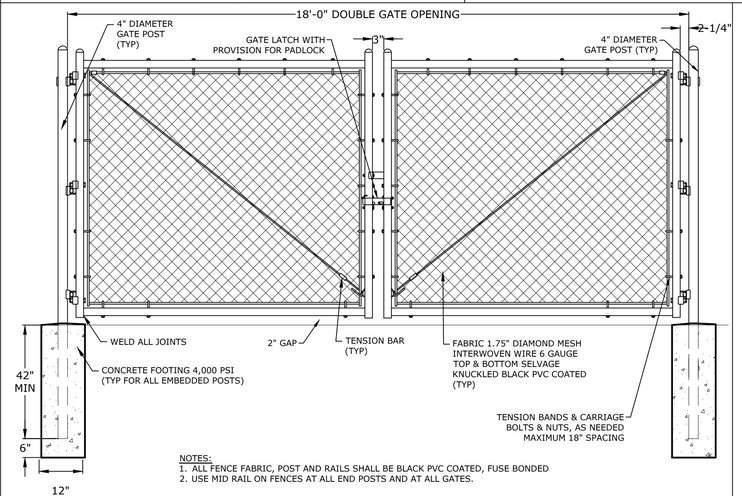
DUMPSTER PAD
NO SCALE





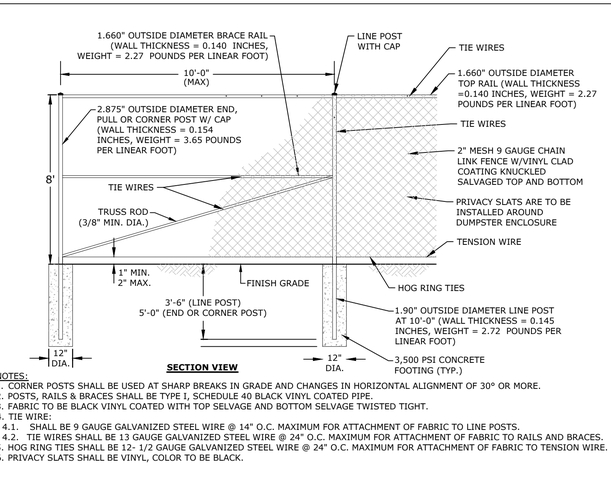
NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 9" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
3. DETECTABLE WARNING PANEL SHALL BE CAST IRON WITH BLACK COATING
4. DETECTABLE WARNING SURFACE SHALL BE CAST IRON PANEL SET IN CONCRETE.
5. CONCRETE THAT PLATES ARE SET IN SHALL BE NO LESS THAN 6" THICK, NHDOT TYPE AA (4000 PSI) WITH FIBER.
6. THE WARNING SURFACE SHALL EXTEND FULLY ACROSS AND WITHIN 2" OF THE EDGES OF THE SIDEWALK.
7. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL MAJOR DRIVEWAYS AND STREET CROSSINGS.
8. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SIDEWALK TIP-DOWN RAMPS WITH DETECTIBLE WARNING SURFACE
NO SCALE



NOTES:
1. ALL FENCE FABRIC, POST AND RAILS SHALL BE BLACK PVC COATED, FUSE BONDED
2. USE MID RAIL ON FENCES AT ALL END POSTS AND AT ALL GATES.

DOUBLE SWING GATE FOR DUMPSTER ENCLOSURE
NO SCALE



NOTES:
1. CORNER POSTS SHALL BE USED AT SHARP BREAKS IN GRADE AND CHANGES IN HORIZONTAL ALIGNMENT OF 30° OR MORE.
2. POSTS, RAILS & BRACES SHALL BE TYPE I, SCHEDULE 40 BLACK VINYL COATED PIPE.
3. FABRIC TO BE BLACK VINYL COATED WITH TOP SELVAGE AND BOTTOM SELVAGE TWISTED TIGHT.
4. TIE WIRE:
   4.1. SHALL BE 9 GAUGE GALVANIZED STEEL WIRE @ 14" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO LINE POSTS.
   4.2. TIE WIRES SHALL BE 13 GAUGE GALVANIZED STEEL WIRE @ 24" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO RAILS AND BRACES.
5. HOG RING TIES SHALL BE 12- 1/2 GAUGE GALVANIZED STEEL WIRE @ 24" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO TENSION WIRE.
6. PRIVACY SLATS SHALL BE VINYL, COLOR TO BE BLACK.

CHAIN LINK FENCE ENCLOSURE FOR DUMPSTER PAD
NO SCALE

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STATE OF NEW HAMPSHIRE
ERIC S. DOREMUS No. 16308
REGISTERED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

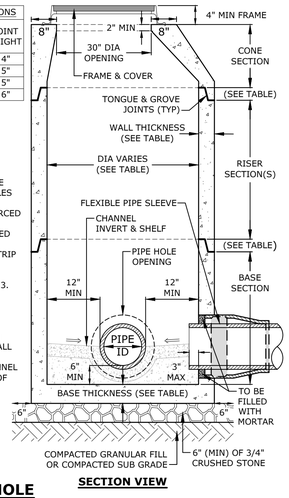
SCALE: AS SHOWN

C-601

Last Saved: 4/29/2026
Plotted: 4/29/2026 11:48am By: MFillion
Tighe & Bond:\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

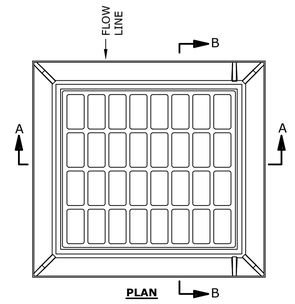
MANHOLE DIMENSIONS			
DIA	WALL & BASE THICKNESS		JOINT HEIGHT
	WALL	BASE	
4'	5"	6"	4"
5'	6"	8"	5"
6'	7"	8"	5"
8'	9"	10"	6"

NOTES
1. ALL PRECAST SECTIONS SHALL BE 4,000 PSI (MIN) CONCRETE DESIGNED FOR AASHTO H-20 LOADING CONFORMING TO ASTM C-478 AND AASHTO M-199.
2. STEEL REINFORCEMENT SHALL BE 0.12-IN^2/LF AND 0.12-IN^2 (BOTH WAYS) BASE BOTTOM CONFORMING TO ASTM A-615 AND ASTM A-185.
3. FRAMES AND COVERS SHALL BE AS FOLLOWS:
   - PER THE CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS STANDARDS, FOR ALL MANHOLES WITHIN PUBLIC RIGHT OF WAYS OR EASEMENTS.
   - CAST IRON, DESIGNED FOR AASHTO H-20 LOADING, HAVING A 30" CLEAR OPENING, WITH THE WORD "DRAIN" IN A 3" LETTERING CAST INTO THE CENTER OF EACH COVER, FOR ALL MANHOLES WITHIN THE PROJECT SITE.
4. ADJUSTING FRAMES AND COVERS TO FINISHED GRADE SHALL BE DONE USING PRECAST REINFORCED CONCRETE GRADE RINGS OR CLAY BRICKS.
5. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC (TYP). FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE.
6. HORIZONTAL SECTION JOINTS SHALL BE TONGUE AND GROOVE JOINTS SEALED WITH ONE (1) STRIP OF FLEXIBLE BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.
   - JOINT SEALANT SHALL BE CONSEAL CS-102 (OR EQUAL).
5. PIPE TO MANHOLE CONNECTION JOINTS SHALL BE FLEXIBLE SLEEVE CONFORMING TO ASTM C-923.
   - FLEXIBLE SLEEVES SHALL BE KOR-N-SEAL (OR EQUAL).
6. PIPE HOLE OPENING(S) WITHIN PRECAST SECTIONS VARIES DEPENDING ON PIPE SIZE. PIPE OPENING SIZES SHALL BE COORDINATED WITH PRECASTER AND FLEXIBLE PIPE SLEEVE MANUFACTURERS.
7. MANHOLES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES WITHIN 3" OF HORIZONTAL SECTION JOINTS.
8. CHANNEL INVERT SHALL BE A SMOOTH CONTINUATION OF THE DRAIN LINE INVERT(S). ALL CHANNEL INVERTS AND SHELVES SHALL BE CONSTRUCTED PER THE CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS STANDARDS.

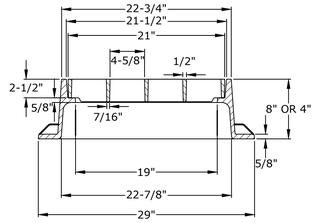


SECTION VIEW

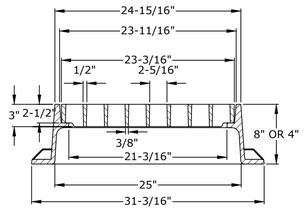
TYPICAL DRAIN MANHOLE
NO SCALE



PLAN



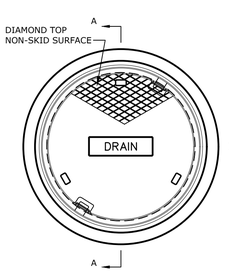
SECTION B-B



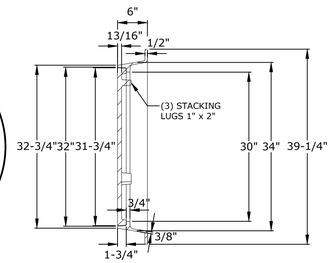
SECTION A-A

NOTES:
1. ALL DIMENSIONS ARE NOMINAL
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   2.a. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   2.b. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   2.c. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. FRAME AVAILABLE IN 4" OR 8" HEIGHTS
4. FREE OPEN AREA = 2.55 SQ. FT.
5. USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.

CATCH BASIN FRAME AND GRATE (NHDOT TYPE "B")
NO SCALE



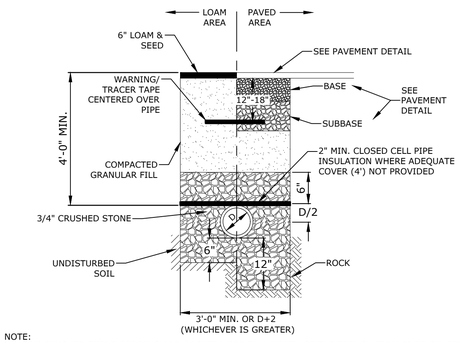
PLAN



SECTION A-A

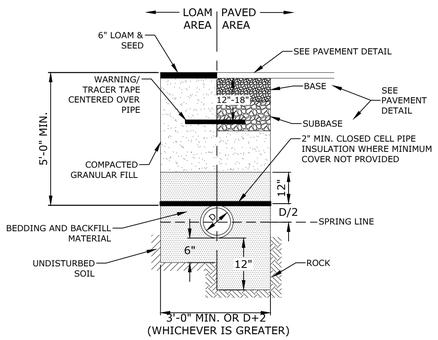
NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME AND COVER
NO SCALE



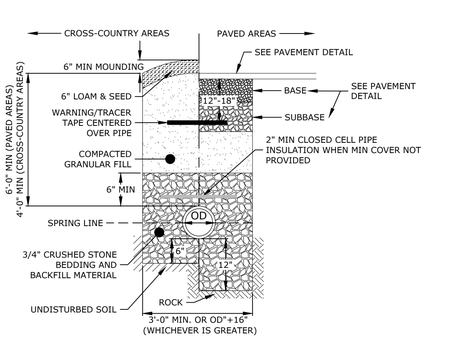
NOTE:
1. 3/4" CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.
3. DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6' OF COVER IN PAVED AREAS AND LESS THAN 4' OF COVER IN NON-PAVED AREAS.

STORM DRAIN TRENCH
NO SCALE



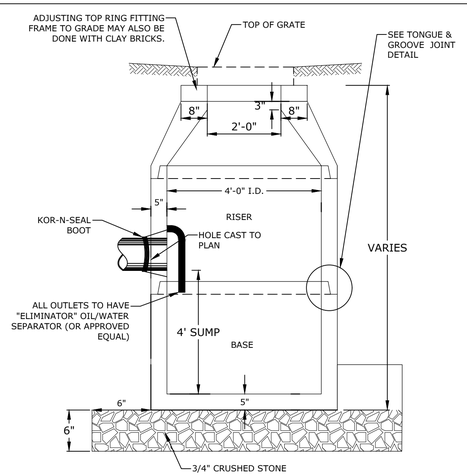
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE

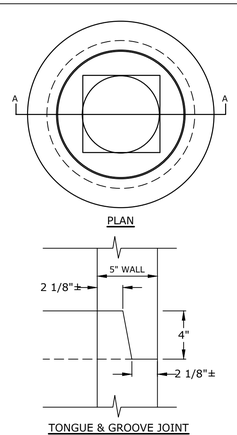


NOTES:
1. 3/4" CRUSHED STONE BEDDING AND BACKFILL MATERIAL FOR FULL WIDTH OF THE TRENCH FROM MINIMUM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO MINIMUM OF 6" OVER THE TOP OF THE PIPE.
2. SANITARY SEWER SHALL BE INSTALLED PER THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

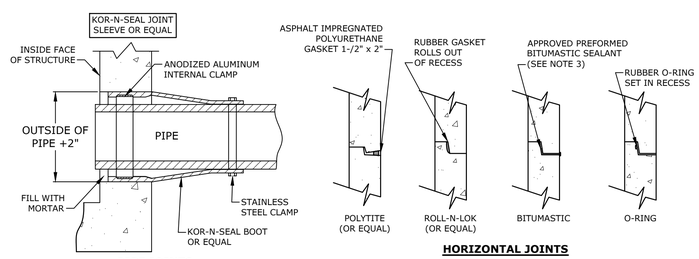
SEWER TRENCH
NO SCALE



4' DIAMETER CATCH BASIN
NO SCALE



NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3', & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGN FOR H2O LOADING.
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.



PIPE JOINTS

HORIZONTAL JOINTS

NOTES
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

STRUCTURE JOINTS
NO SCALE

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

ERIC S. DOREMUS No. 16308 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

SCALE: AS SHOWN

C-602

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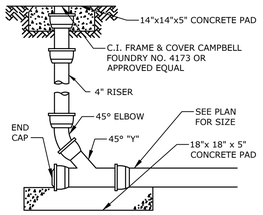
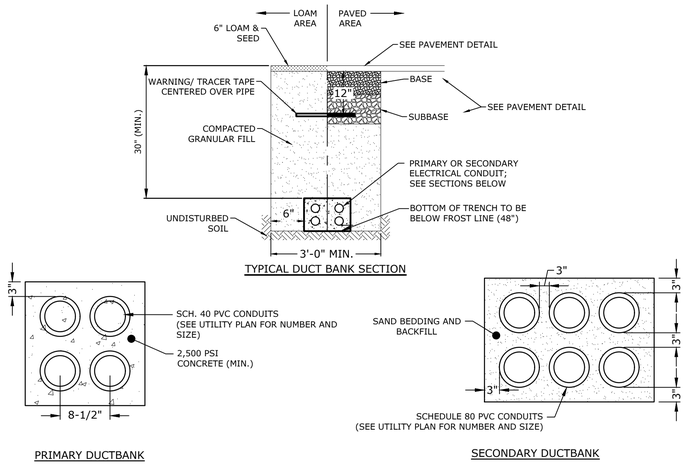
Tighe & Bond \\tighebond.com\data\Data\Projects\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

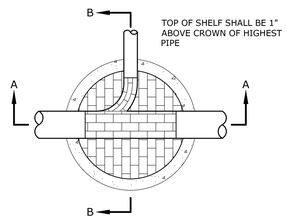


CLEAN OUT DETAIL
NO SCALE

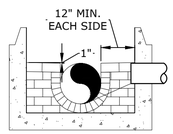


NOTES:
1. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
2. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
3. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
4. SEE UTILITY PLAN FOR LIMITS.
5. ALL ELECTRICAL CONDUIT PENETRATING VAULTS AND FOUNDATION WALLS OR TRANSITIONING OUT OF A CONCRETE DUCT BANK SHALL BE RIGID GALVANIZED WITH TWO COATS OF CARBOLINE BITUMASTIC 300M COAL TAR EPOXY FOR PROTECTION.
6. PRIMARY ELECTRICAL CONDUITS SHALL BE SCH. 40 PVC IN A CONCRETE DUCT BANK. SECONDARY ELECTRICAL SHALL BE SCH. 40 PVC WITH SAND BEDDING AND BACKFILL.
7. PROVIDE 3" MIN. CONCRETE COVER OVER PRIMARY CONDUITS. SIDES OF CONCRETE DUCTBANKS SHALL BE FORMED VERTICAL. TOPS OF DUCTBANKS SHALL BE BULL-FLOATED.
8. EV CHARGER CONDUITS SHALL BE CONCRETE ENCASED.

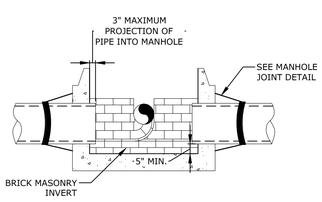
ELECTRICAL TRENCH DETAIL
NO SCALE



PLAN

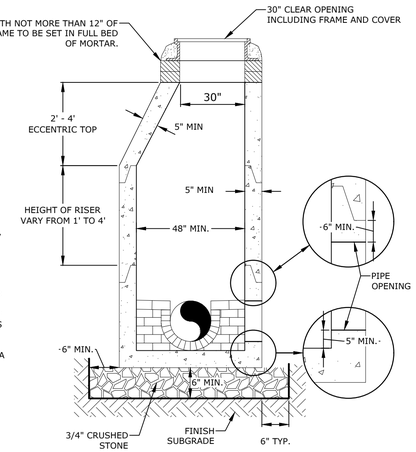


SECTION B-B



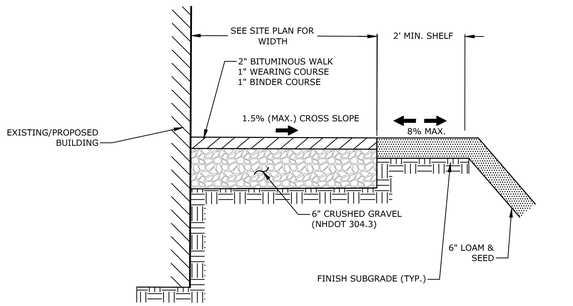
SECTION A-A

NOTES:
1. ALL SEWER MANHOLES, AS WELL AS ASSOCIATED PIPES AND APPURTENANCES, SHALL BE CONSTRUCTED TO CITY AND STATE STANDARDS.
2. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
4. INVERT BRICKS SHALL BE LAID ON EDGE.
5. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
8. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.



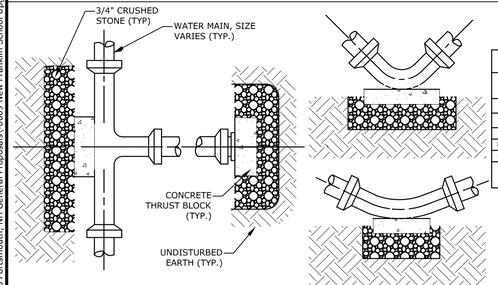
TYPICAL SECTION

SEWER MANHOLE
NO SCALE



NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH, AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDESLOPE GRADES.

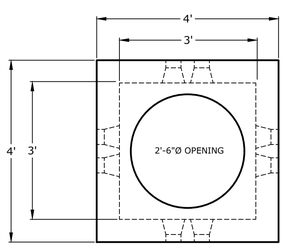
BITUMINOUS CONCRETE SIDEWALK
NO SCALE



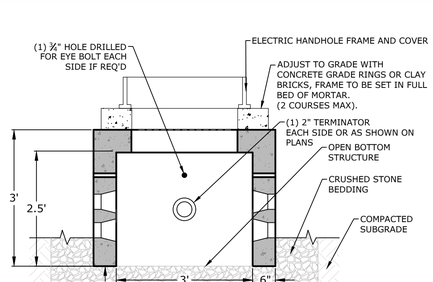
SQUARE FEET OF MINIMUM BEARING AREA						
NOMINAL DIA. (in)	PIPE SIZE					
	4"	6"	8"	10"	12"	16"
PIPE FITTINGS	"	"	5.18	7.96	11.43	20.29
A 90°	"	4.11	7.33	11.26	16.17	28.69
C 45°	"	"	"	6.10	8.75	15.53
D 22-1/2°	"	"	"	"	4.46	7.92
E 11-1/4°	"	"	"	"	"	"
*SEE NOTE 2	SYSTEM PRESSURE: 125 psi SAFETY FACTOR: 1.5 SOIL BEARING CAPACITY: 2,000 psf					

NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4 SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
6. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
7. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
8. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
9. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
10. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE



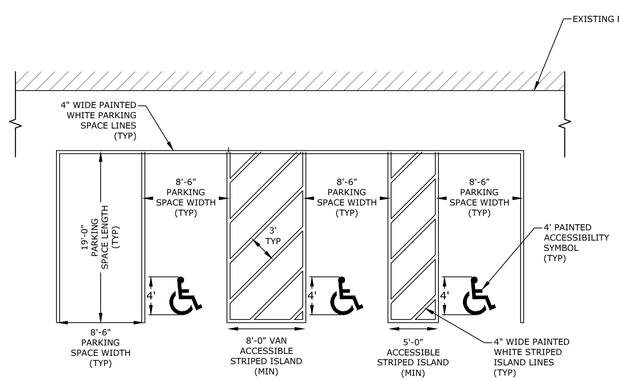
PLAN VIEW



SECTION A-A

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN LOADING: AASHTO HS-20-44.
3. STEEL REINFORCEMENT CONFORMS TO ASTM A615, GRADE 60.
4. MINIMUM STEEL COVER 1".

3' x 3' HANDHOLE
NO SCALE



NOTES
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS.
2. SYMBOLS & PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ALL STATE AND LOCAL REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

TYPICAL PARKING SPACE STRIPING AND ACCESSIBLE ACCESS LAYOUT
NO SCALE

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
ERIC S. DOREMUS
No. 16308
REGISTERED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

SCALE: AS SHOWN

C-603

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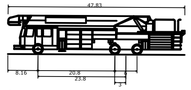

Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

CBF CBDH NHB 6X6 FLUSH

LIMITS OF WETLAND (<10,000 SF)

EOP

6"CIP(1913)

VGC

UTILITY POLE W/ ELECTRIC METER

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

BUILDING ADDITION 2
2,340 SF

FF=47.1

100' JURISDICTIONAL WETLAND BUFFER

VBC

6"

"VIOLET DAVIS MEMORIAL PLAYGROUND"

LIMITS OF WETLAND (TYP.)

UTILITY POLE

100' JURISDICTION WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

"ACCESSIBLE PARKING" SIGN ON BUILDING

MAP 220 LOT 2
13.27 Ac.±

FF=47.2

BUILDING ADDITION 1
515 SF

FF=47.3

BUILDING ADDITION 3
5,970 SF

STUDENT DROP OFF ONLY

POLICE KEY BOX

"NO IDLING CLEAN AIR" SIGN ON BUILDING

STOP

LOCATION OF UTILITY PER RECORD INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH

8"CLDI(1974)

0 20' 40'
SCALE: 1" = 20'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
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APPROVED BY:	NAH

FIRE TRUCK TURNING PLAN

SCALE: AS SHOWN

C-700

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PRE-DEVELOPMENT WATERSHED LEGEND

PRE-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

PRE 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

LIMITS OF WETLAND (TYP.)

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

799

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

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ERIC S. DOREMUS No. 16308 — STATE OF NEW HAMPSHIRE — LICENSED PROFESSIONAL ENGINEER
Eric Doremus 04/29/2026

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PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-800

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POST-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

POST 1.0 — POST DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

BUILDING ADDITION 2
2,340 SF

POST 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

LIMITS OF WETLAND (TYP.)

25' VEGETATED WETLAND BUFFER

50' LIMITED CUT BUFFER

LIMIT OF WETLAND

799

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

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New Franklin School Upgrades

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APPROVED BY:	NAH

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

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1 BUILDING PLAN - FOR TAC REVIEW
Scale: NTS

TAC INFORMATION:

GROSS AREA (BUILDING ONLY)
(NEW) PHASE 1: 3,281 SF
(NEW) PHASE 2: 6,063 SF
TOTAL: 9,344 SF

(EXISTING) PHASE 3: 40,506 SF

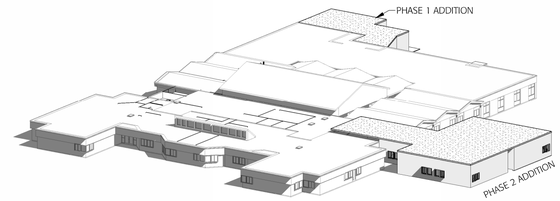
GRAND TOTAL (NEW + EXISTING): 49,850 SF

STATEMENT OF USES:
BUILDING IS A SINGLE STORY ELEMENTARY SCHOOL (EDUCATIONAL OCCUPANCY) W/ BUSINESS (OFFICES), ASSEMBLY (GYM, CAFETERIA), STORAGE, AND MECHANICAL SUPPORT SPACES.

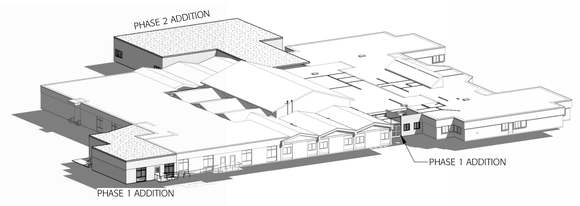
OVERHANGS:
PROPOSED OVERHANGS NOT SHOWN. SOFFIT PROJECTIONS = 4"
EXISTING OVERHANGS NOT SHOWN. SOFFIT PROJECTIONS RANGE FROM 2" TO 20".

FIRST FLOOR ELEVATION:
SEE CIVIL PLAN / SURVEY FOR FIRST FLOOR ELEVATION AND GRADE PLANE.

MASSING:



2 MASSING FOR TAC 1
Scale:



3 MASSING FOR TAC 2
Scale:

banwell ARCHITECTS
THE CARRIAGE HOUSE
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448 3778

CONSULTANTS / DESIGN TEAM:

OWNER:
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PORTSMOUTH, NH 03801
T: (603) 436-0910

CONSTRUCTION MANAGER:
ENERGY EFFICIENT INVESTMENTS, INC.
19D STAR DRIVE
MERRIMACK, NH 03054
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ARCHITECT:
BANWELL ARCHITECTS
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LEBANON, NH 03766
T: (603) 448-3778

CIVIL:
TIGHE & BOND
177 CORPORATE DRIVE
PORTSMOUTH, NH 3801
T: (603) 294-9208

STRUCTURAL:
SIG ENGINEERING, LLC
6 GOLDEN GATE DRIVE
HOOKSETT, NH 03106
T: (207) 752-5274

ELECTRICAL:
SEACOAST CONSULTING ENGINEERS, LLC
261 JENNIE LANE
ELLIOT, MAINE 03903
T: (207) 475-7054

MECHANICAL/PLUMBING:
ENERGY EFFICIENT INVESTMENTS, INC.
296 AVENUE D
WILLISTON, VT 05495
T: (603) 423-6000

FIRE PROTECTION:
DEFERRED SUBMITTAL

VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

REVISION	DATE	COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT:
NEW FRANKLIN ELEMENTARY SCHOOL - PHASE 1
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801

ISSUED:
TAC REVIEW

DRAWING
FLOOR PLAN DATA

PROJECT NO: 19-602 DATE: 3/23/2026

SHEET NUMBER:
TAC 100

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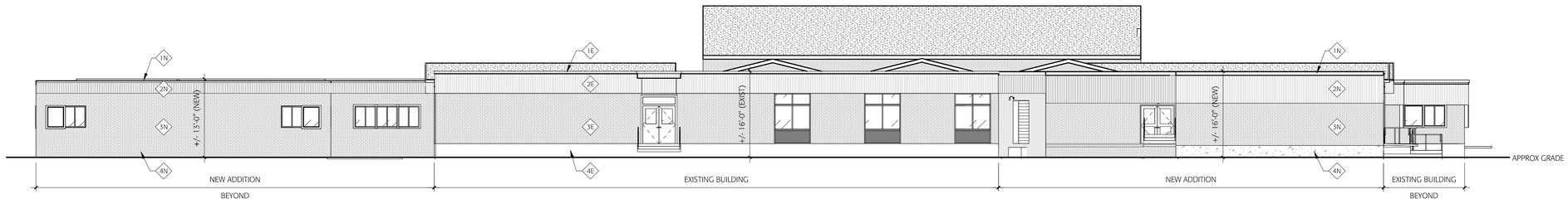
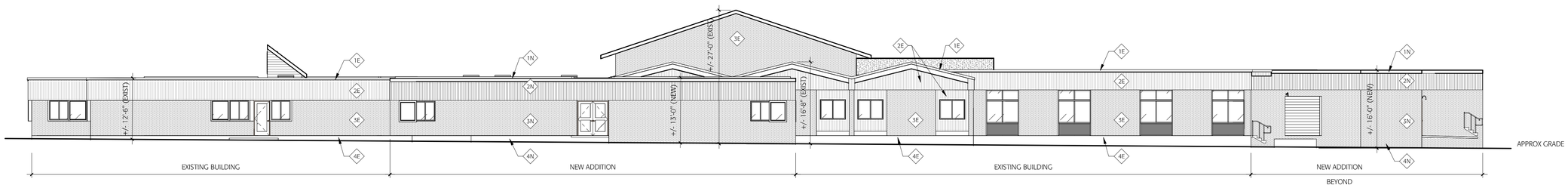
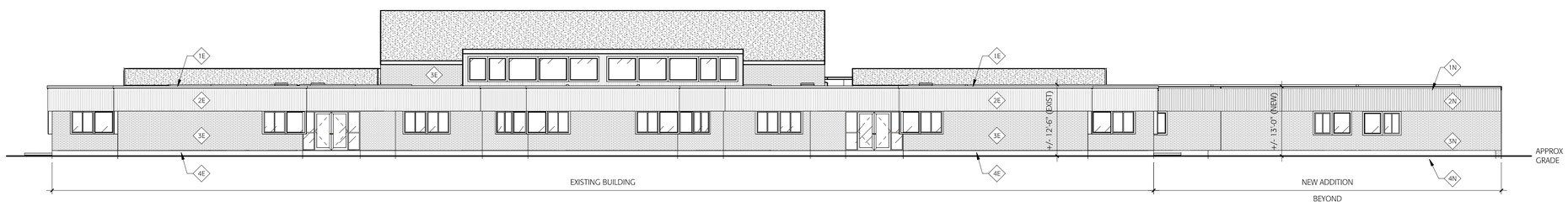


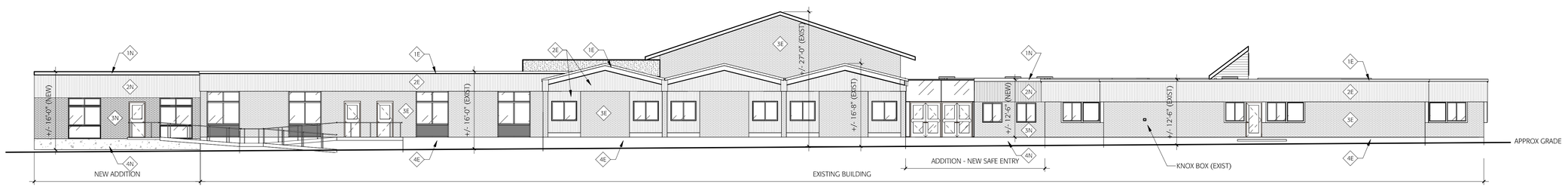
1 ELEVATION - NORTH (P)
NTS



2 ELEVATION - EAST (P)
NTS



3 ELEVATION - SOUTH (P)
NTS



4 ELEVATION - WEST (P)
NTS

MATERIALS LEGEND KEY:

1E	METAL DRIP EDGE (EXISTING)
1N	METAL DRIP EDGE (NEW)
2E	VERTICAL VINYL SIDING (EXISTING)
2N	VERTICAL VINYL SIDING (NEW)
3E	BRICK VENEER (EXISTING)
3N	BRICK VENEER (NEW)
4E	CONCRETE FOUNDATION (EXISTING)
4N	CONCRETE FOUNDATION (NEW)

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REVISION	DATE	COMMENTS

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PROJECT:
NEW FRANKLIN ELEMENTARY SCHOOL - PHASE 1
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801

ISSUED:
TAC REVIEW

DRAWING TITLE:
ELEVATION DATA

PROJECT NO: 19-602 DATE: 3/23/2026

SHEET NUMBER:
TAC200

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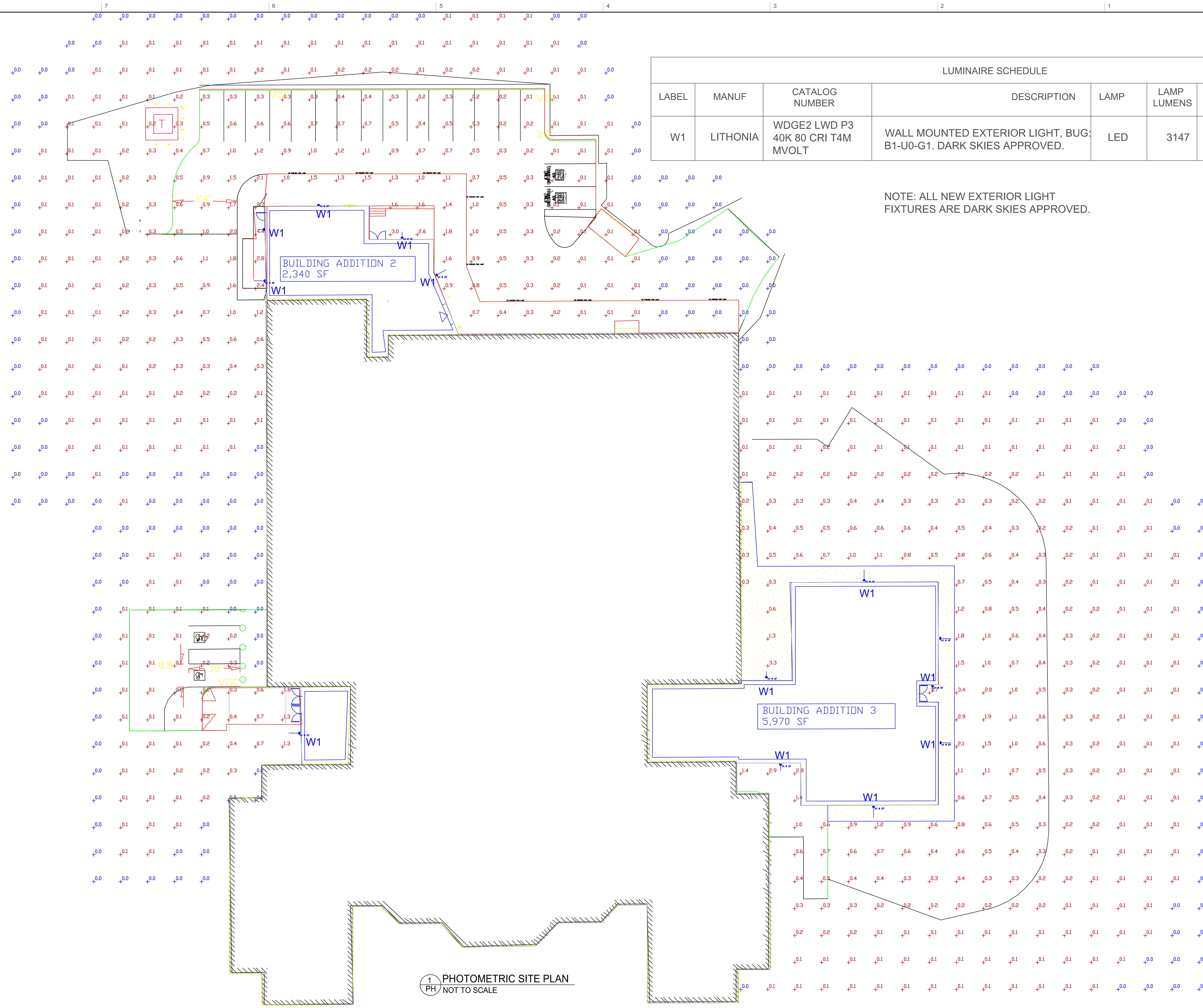

1 PH PHOTOMETRIC SITE PLAN
NOT TO SCALE

LUMINAIRE SCHEDULE						
LABEL	MANUF	CATALOG NUMBER	DESCRIPTION	LAMP	LAMP LUMENS	WATTS
W1	LITHONIA	WDGE2 LWD P3 40K 80 CRI T4M MVOLT	WALL MOUNTED EXTERIOR LIGHT, BUG: B1-U0-G1. DARK SKIES APPROVED.	LED	3147	32

NOTE: ALL NEW EXTERIOR LIGHT FIXTURES ARE DARK SKIES APPROVED.

THE CARRIAGE HOUSE
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261 JENNIE LANE
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MECHANICAL/PLUMBING:

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REVISION	DATE	COMMENTS

PROJECT:
NEW FRANKLIN ELEMENTARY SCHOOL
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801

ISSUED:
CONSTRUCTION DOCUMENTS

DRAWING TITLE:
PHOTOMETRIC PLAN FOR BUILDING ADDITIONS

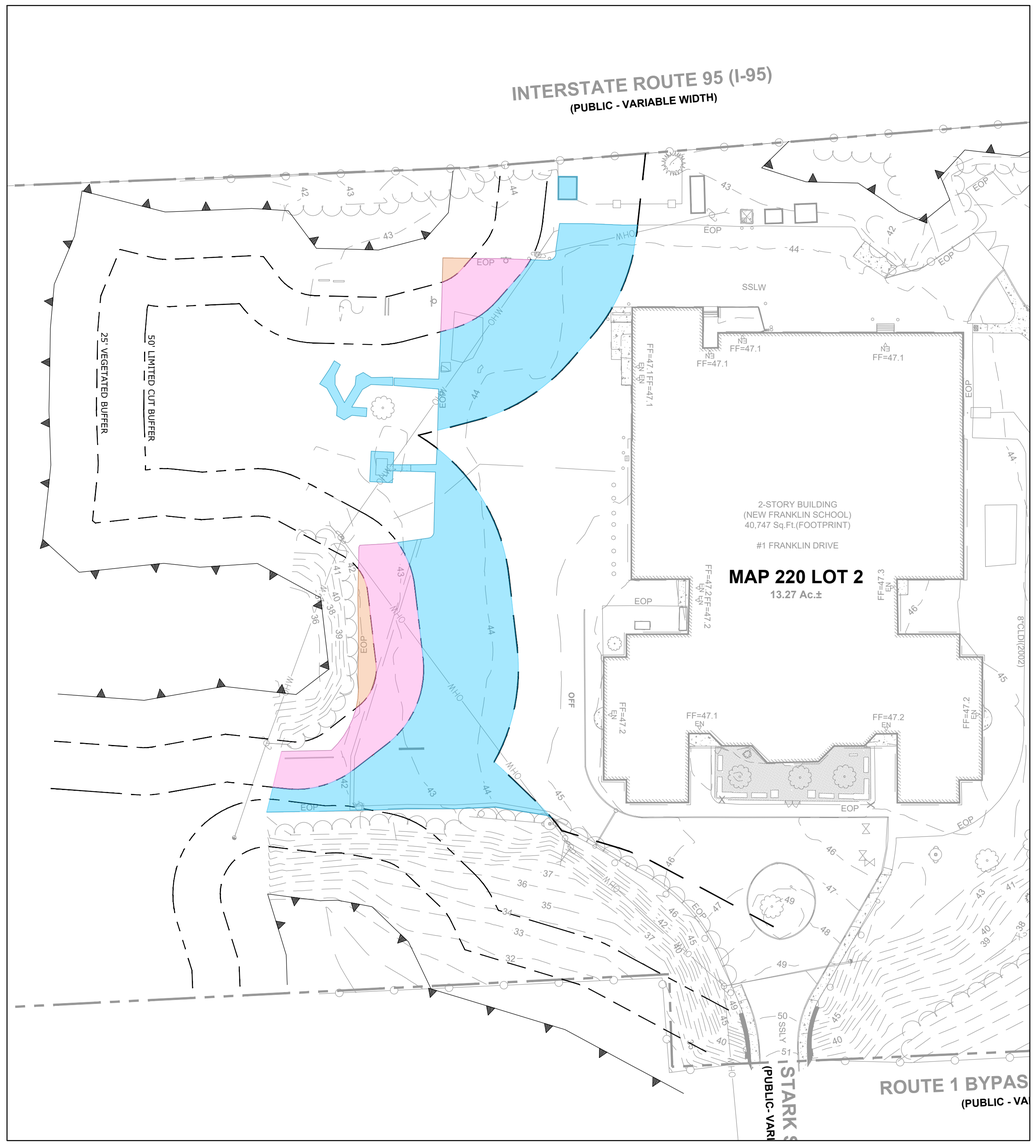
PROJECT NO: 19-602 | DATE: 3/20/2026

SHEET NUMBER:
PH

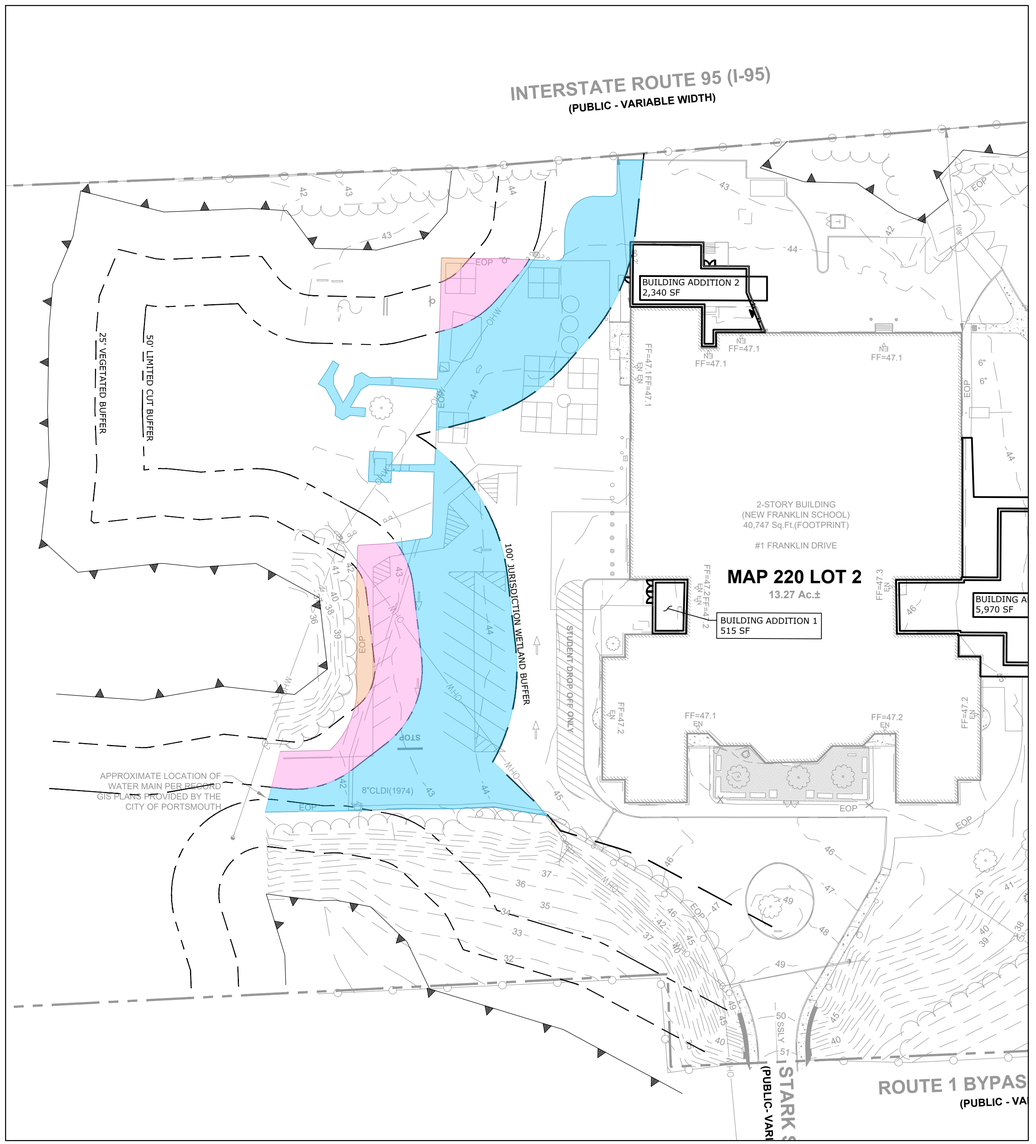
NEW FRANKLIN SCHOOL UPGRADES
1 FRANKLIN DRIVE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS SURFACE EXHIBIT

Impervious Surface Within Buffer Area		
Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Condition
0 - 25 FT	586 SF	586 SF
25 - 50 FT	4,681 SF	4,681 SF
50 - 100 FT	16,869 SF	17,404 SF
Total Impervious Surface	**22,136 SF**	**22,671 SF**
Net Impervious Surface	**+535 SF**	



EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'

0 40' 80'
SCALE: 1" = 40'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

WETLAND BUFFER AREA EXHIBIT

SCALE: AS SHOWN

Figure 1

Last Saved: 5/7/2026
Plotted: Thursday, May 07, 2026 9:38am By: MFillion
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NEW FRANKLIN SCHOOL UPGRADES
1 FRANKLIN DRIVE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER SURFACE COVER EXHIBIT

LEGEND

- WETLAND AREA
- IMPERVIOUS AREA
- MAINTAINED GRASS/LAWN COVER
- GREEN ASH (*fraxinus pennsylvanica)*
- UPLAND VEGETATION
- RESTORED 25' VEGETATED WETLAND BUFFER

100' Buffer Existing Surface Cover Summary

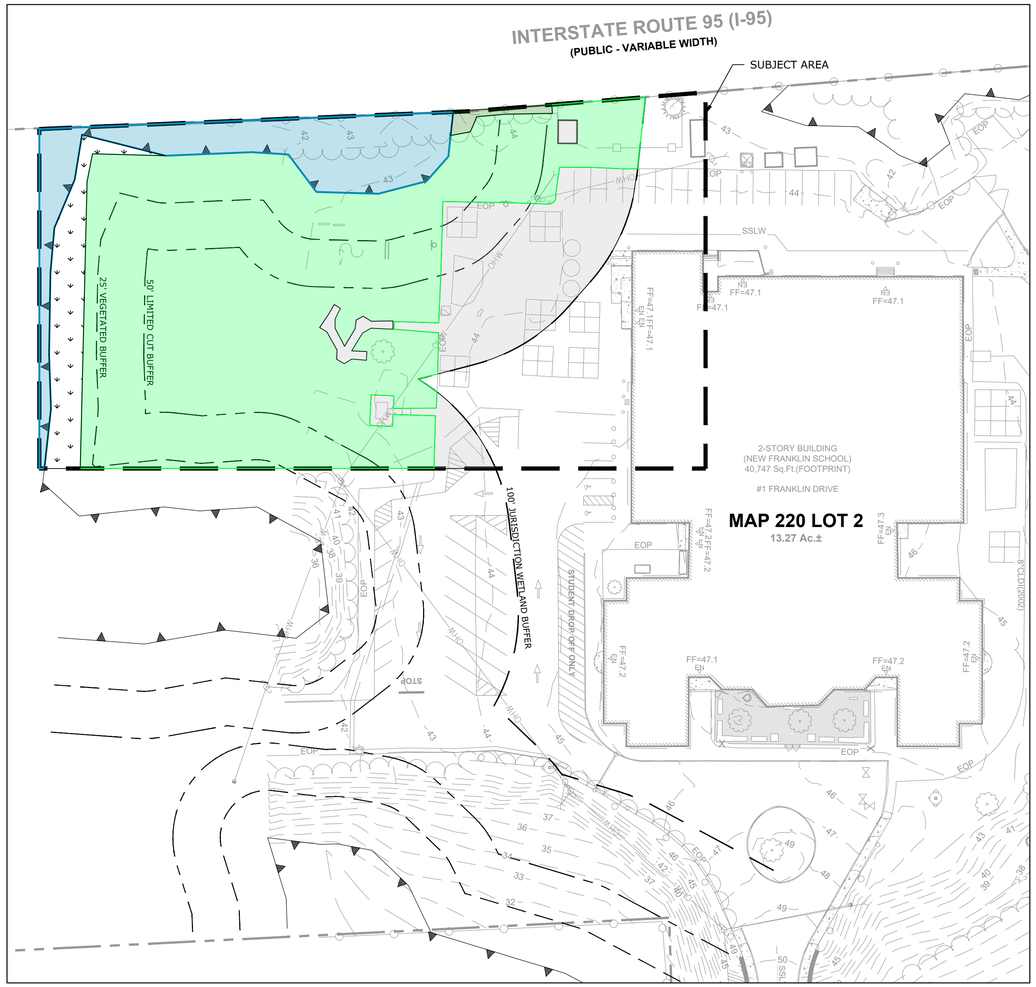
Surface Cover	Area	Percentage of Subject Area
Impervious	8,748 SF	19.47%
Maintained Grass/Lawn	33,031 SF	73.51%
Green Ash (*fraxinus pennsylvanica*)	292 SF	0.65%
Upland Vegetation	2,860 SF	6.37%
Total Area:	**44,931 SF**	

NOTES:
1. IMPERVIOUS COVER INCLUDES PAVED PARKING AREA, EXISTING SHED, AND PLAYGROUND EQUIPEMENT.
2. INVASIVE SPECIES WERE NOT OBSERVED WITHIN 100' BUFFER OF WETLAND LOCATED IN SUBJECT AREA.

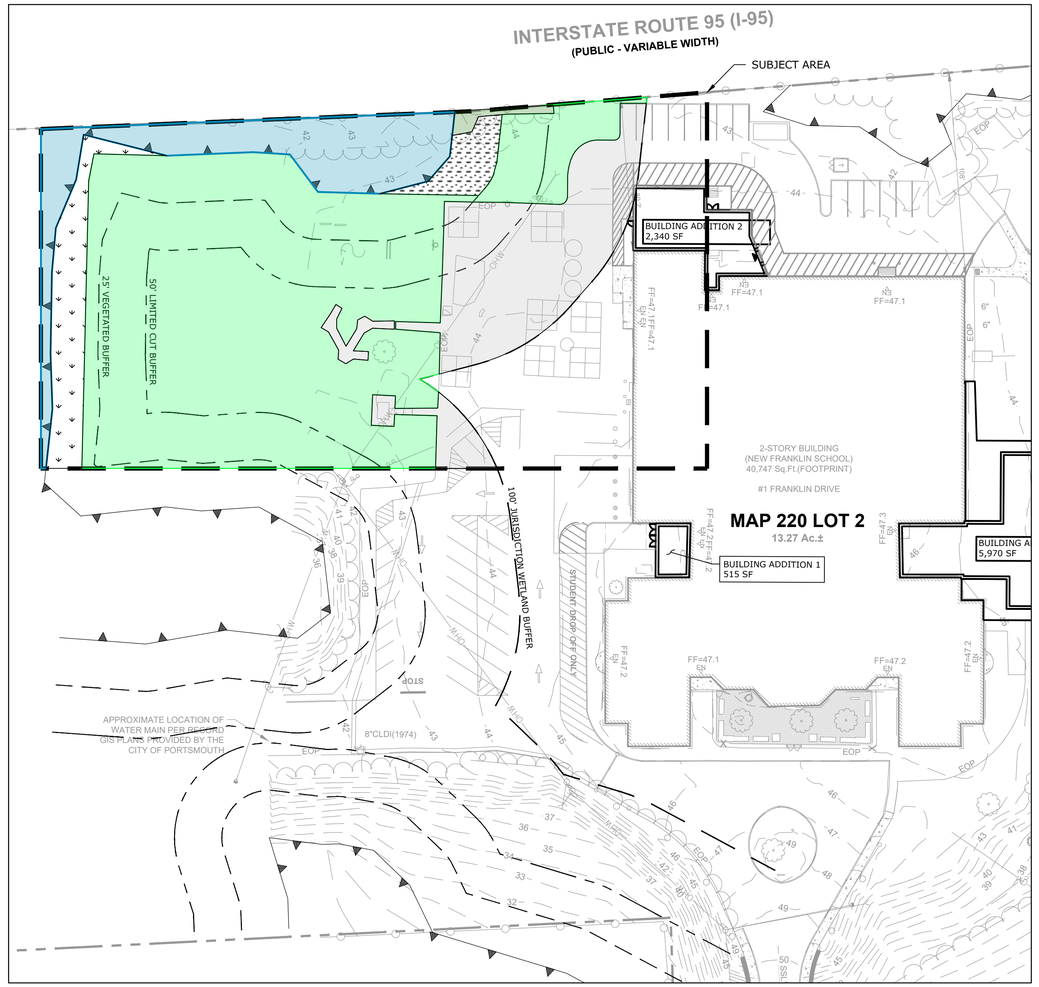
100' Buffer Proposed Surface Cover Summary

Surface Cover	Area	Percentage of Subject Area	Change
Impervious	9,283 SF	20.66%	+535 SF (1.19%)
Maintained Grass/Lawn	31,371 SF	69.82%	-1,660 SF (-3.69%)
Green Ash (*fraxinus pennsylvanica*)	292 SF	0.65%	0
Restored 25' Vegetated Wetland Buffer	1,125 SF	2.50%	+1,125 SF (+2.50%)
Upland Vegetation	2,860 SF	6.37%	0
Total Area:	**44,931 SF**		

NOTES:
1. IMPERVIOUS COVER INCLUDES PAVED PARKING AREA, EXISTING SHED, AND PLAYGROUND EQUIPEMENT.
2. INVASIVE SPECIES WERE NOT OBSERVED WITHIN 100' BUFFER OF WETLAND LOCATED IN SUBJECT AREA.
3. RESTORED 25' VEGETATED WETLAND BUFFER SHALL BE PLANTED WITH CONSERVATION SEED MIX, AND MAINTAINED ACCORDINGLY.



EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'

0 40' 80'
SCALE: 1" = 40'

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New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

WETLAND BUFFER SURFACE COVER EXHIBIT

SCALE: AS SHOWN

Figure 2

Last Saved: 5/7/2026
Printed: May 08, 2026-9:33am By: MFillion
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Tighe & Bond

Partnership with purpose

New Franklin School
1 Franklin Ave
Portsmouth, NH 03801

Drainage Analysis

Prepared For:

City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

May 8, 2026

TECHNICAL MEMORANDUM

Drainage Analysis

TO: City of Portsmouth Conservation Commission

FROM: Neil Hansen, PE

COPY: Portsmouth School Department | SAU 52

DATE: May 8, 2026

1.0 Project Description

The project site is located at 1 Franklin Avenue and is identified as Map 220, Lot 2 on the City of Portsmouth Tax Maps.

The proposed project consists of the construction of three (3) additions to the existing New Franklin Elementary School. The first addition, approximately 500 square feet, will function as a vestibule entrance to serve student drop-off activities. The second addition, approximately 2,350 square feet, will provide an additional kindergarten classroom and a loading zone. The third addition, approximately 6,000 square feet, will accommodate new third- and fourth-grade classrooms.

The project also includes associated site, grading, drainage, and utilities improvements. These improvements consist of the installation of an accessible path of egress around the third building addition, as well as the creation of an accessible pathway at the main entrance located southwest of the existing building. The relocation of water, sewer, and electrical utilities will be required to allow for the proposed building expansion.

2.0 Drainage Analysis

The proposed project will create approximately 6,330 square feet of additional impervious surface compared to existing conditions. Currently, stormwater runoff from the existing Northwest parking area flows northwest toward an adjacent wetland, where it is collected by an existing catch basin and conveyed through a closed drainage system before discharging off-site.

To improve upon these existing conditions, runoff from the proposed parking area and building will be intercepted by new curbing and redirected to deep sump catch basins equipped with oil-water separator hoods. The additional proposed roof runoff will be discharged directly to a closed drainage system. This system will provide an additional level of pre-treatment prior to discharge into the existing closed drainage network and subsequent off-site conveyance.

Due to project budget constraints, full stormwater quality treatment and detention for the proposed impervious surfaces is not being proposed at this time. However, the selected design approach represents a practical and cost-effective improvement over existing conditions by reducing the direct discharge of untreated runoff to the wetland.

Overall, the proposed improvements will limit the amount of untreated impervious surface runoff reaching the wetland while enhancing stormwater management relative to the current site conditions.

2.1 Pre- and Post-Development Comparison

The pre-development and post-development watershed areas have been evaluated using a single point of analysis, designated as PA-1. This point is located at the connection between the proposed drainage system and the existing catch basin, prior to discharge off-site.

The location of PA-1 remains unchanged between pre- and post-development conditions. Additionally, the overall contributing sub-catchment areas to this point will remain consistent under both scenarios.

The post-development watershed will largely reflect existing site conditions, with the primary changes consisting of proposed building additions and a reconfigured parking area. These modifications will result in an increase of approximately ±6,330 square feet of impervious surface within the watershed.

2.2 Peak Rate Comparison

The peak discharge rates at these points of analysis were determined by analyzing Type III, 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University.

The following table summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis.

Table 2.2 – Comparison of Pre- and Post- Development Flows

Point of Analysis	Pre/**Post** 2-Year Storm (cfs)	Pre/**Post** 10-Year Storm (cfs)	Pre/**Post** 25-Year Storm (cfs)	Pre/**Post** 50-Year Storm (cfs)
PA1	2.11/**2.89**	5.43/**6.67**	8.39/**9.94**	11.23/**13.13**

PRE-DEVELOPMENT WATERSHED LEGEND

PRE-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

PRE 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

LIMITS OF WETLAND (TYP.)

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

799

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

Tighe & Bond
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Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-800

Last Saved: 5/7/2026
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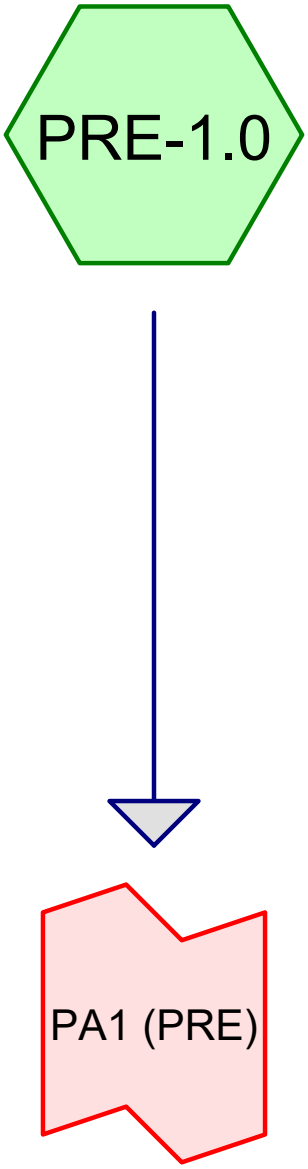


Subcat Reach Pond Link

Routing Diagram for Pre-Development Model
Prepared by Tighe & Bond, Printed 5/8/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type II 24-hr		Default	24.00	1	3.20	2
2	10-yr	Type II 24-hr		Default	24.00	1	4.86	2
3	25-yr	Type II 24-hr		Default	24.00	1	6.16	2
4	50-yr	Type II 24-hr		Default	24.00	1	7.38	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.087	49	50-75% Grass cover, Fair, HSG A (PRE-1.0)
0.673	98	Paved parking, HSG A (PRE-1.0)
1.761	**68**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.761	HSG A	PRE-1.0
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.761		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.087	0.000	0.000	0.000	0.000	1.087	50-75% Grass cover, Fair	PRE-1.0
0.673	0.000	0.000	0.000	0.000	0.673	Paved parking	PRE-1.0
1.761	**0.000**	**0.000**	**0.000**	**0.000**	**1.761**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>0.65"
Flow Length=568' Tc=6.1 min CN=68 Runoff=2.11 cfs 0.095 af

Link PA1 (PRE): Inflow=2.11 cfs 0.095 af
Primary=2.11 cfs 0.095 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.65"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af, Depth> 0.65"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.20"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 0.65" for 2-yr event
Inflow = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af
Primary = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>1.62"
Flow Length=568' Tc=6.1 min CN=68 Runoff=5.43 cfs 0.237 af

Link PA1 (PRE): Inflow=5.43 cfs 0.237 af
Primary=5.43 cfs 0.237 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.237 af Average Runoff Depth = 1.62"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af, Depth> 1.62"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.86"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 1.62" for 10-yr event
Inflow = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af
Primary = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>2.51"
Flow Length=568' Tc=6.1 min CN=68 Runoff=8.39 cfs 0.369 af

Link PA1 (PRE): Inflow=8.39 cfs 0.369 af
Primary=8.39 cfs 0.369 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.369 af Average Runoff Depth = 2.51"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af, Depth> 2.51"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=6.16"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 2.51" for 25-yr event
Inflow = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af
Primary = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>3.43"
Flow Length=568' Tc=6.1 min CN=68 Runoff=11.23 cfs 0.503 af

Link PA1 (PRE): Inflow=11.23 cfs 0.503 af
Primary=11.23 cfs 0.503 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.503 af Average Runoff Depth = 3.43"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

[47] Hint: Peak is 133% of capacity of segment #3

Runoff = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af, Depth> 3.43"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-yr Rainfall=7.38"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 3.43" for 50-yr event
Inflow = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af
Primary = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

POST-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

POST 1.0 — POST DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

BUILDING ADDITION 2
2,340 SF

POST 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

LIMITS OF WETLAND (TYP.)

25' VEGETATED WETLAND BUFFER

50' LIMITED CUT BUFFER

LIMIT OF WETLAND

799

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

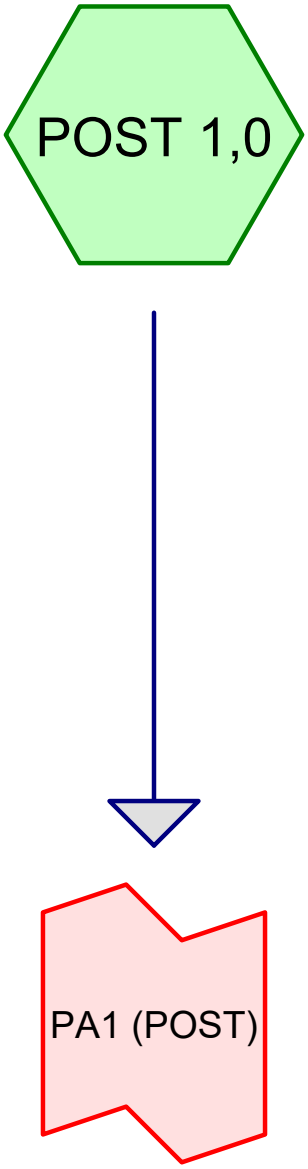
PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

Last Saved: 5/7/2026 2:26:5:15pm By: MFillion
Plotted: 05/07/2026 2:26:5:15pm By: MFillion
Tighe & Bond:\\tighebond.com\data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg



Subcat Reach Pond Link

Routing Diagram for Pre-Development Model
Prepared by Tighe & Bond, Printed 5/8/2026

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type II 24-hr		Default	24.00	1	3.20	2
2	10-yr	Type II 24-hr		Default	24.00	1	4.86	2
3	25-yr	Type II 24-hr		Default	24.00	1	6.16	2
4	50-yr	Type II 24-hr		Default	24.00	1	7.38	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.953	49	50-75% Grass cover, Fair, HSG A (POST 1,0)
0.818	98	Paved parking, HSG A (POST 1,0)
1.771	**72**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.771	HSG A	POST 1,0, POST 1,0
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.771		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.953	0.000	0.000	0.000	0.000	0.953	50-75% Grass cover, Fair	POST 1,0
0.818	0.000	0.000	0.000	0.000	0.818	Paved parking	POST 1,0
1.771	**0.000**	**0.000**	**0.000**	**0.000**	**1.771**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>0.83"
Flow Length=567' Tc=5.0 min CN=72 Runoff=2.89 cfs 0.123 af

Link PA1 (POST): Inflow=2.89 cfs 0.123 af
Primary=2.89 cfs 0.123 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.123 af Average Runoff Depth = 0.83"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 115% of capacity of segment #3

Runoff = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af, Depth> 0.83"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.20"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 0.83" for 2-yr event
Inflow = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af
Primary = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>1.91"
Flow Length=567' Tc=5.0 min CN=72 Runoff=6.67 cfs 0.282 af

Link PA1 (POST): Inflow=6.67 cfs 0.282 af
Primary=6.67 cfs 0.282 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.282 af Average Runoff Depth = 1.91"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 265% of capacity of segment #3

Runoff = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af, Depth> 1.91"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.86"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 1.91" for 10-yr event
Inflow = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af
Primary = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>2.88"
Flow Length=567' Tc=5.0 min CN=72 Runoff=9.94 cfs 0.425 af

Link PA1 (POST): Inflow=9.94 cfs 0.425 af
Primary=9.94 cfs 0.425 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.425 af Average Runoff Depth = 2.88"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 395% of capacity of segment #3
[47] Hint: Peak is 126% of capacity of segment #4

Runoff = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af, Depth> 2.88"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=6.16"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 2.88" for 25-yr event
Inflow = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af
Primary = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>3.85"
Flow Length=567' Tc=5.0 min CN=72 Runoff=13.13 cfs 0.568 af

Link PA1 (POST): Inflow=13.13 cfs 0.568 af
Primary=13.13 cfs 0.568 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.568 af Average Runoff Depth = 3.85"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 521% of capacity of segment #3
[47] Hint: Peak is 166% of capacity of segment #4

Runoff = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af, Depth> 3.85"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-yr Rainfall=7.38"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 3.85" for 50-yr event
Inflow = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af
Primary = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Appendix A – Web Soil Survey

Soil Map—Rockingham County, New Hampshire
(New Franklin School - Web Soil Survey Map)

Map Scale: 1:2,780 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

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 Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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 28, Sep 9, 2025

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
799	Urban land-Canton complex, 3 to 15 percent slopes	15.0	100.0%
Totals for Area of Interest		**15.0**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Rockingham County, New Hampshire

799—Urban land-Canton complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9cq0
Elevation: 0 to 1,000 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent
Canton and similar soils: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton

Setting

Parent material: Till

Typical profile

H1 - 0 to 5 inches: gravelly fine sandy loam
H2 - 5 to 21 inches: gravelly fine sandy loam
H3 - 21 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 5 percent
Hydric soil rating: No

Squamscott and scitico

Percent of map unit: 4 percent
Landform: Marine terraces
Hydric soil rating: Yes

Boxford and eldridge

Percent of map unit: 4 percent
Hydric soil rating: No

Walpole

Percent of map unit: 4 percent

Landform: Depressions
Hydric soil rating: Yes

Scituate and newfields
Percent of map unit: 4 percent
Hydric soil rating: No

Chatfield
Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Appendix B – Rainfall Data

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.077 degrees North
Longitude	70.777 degrees West
Elevation	10 feet
Date/Time	Thu Mar 19 2026 16:53:08 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.80	3.21	3.93	4.54	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.51	1.94	2.48	3.20	3.56	**2yr**	2.84	3.43	3.93	4.67	5.32	**2yr**
5yr	0.37	0.58	0.73	0.97	1.24	1.60	**5yr**	1.07	1.46	1.88	2.42	3.13	4.06	4.57	**5yr**	3.59	4.39	5.03	5.92	6.69	**5yr**
10yr	0.41	0.65	0.82	1.11	1.45	1.88	**10yr**	1.25	1.72	2.22	2.88	3.74	4.86	5.52	**10yr**	4.30	5.31	6.07	7.09	7.96	**10yr**
25yr	0.48	0.76	0.96	1.33	1.77	2.33	**25yr**	1.52	2.13	2.76	3.62	4.73	6.16	7.09	**25yr**	5.45	6.81	7.78	9.00	10.03	**25yr**
50yr	0.53	0.85	1.09	1.53	2.06	2.74	**50yr**	1.78	2.52	3.27	4.31	5.64	7.38	8.57	**50yr**	6.53	8.24	9.39	10.78	11.96	**50yr**
100yr	0.59	0.96	1.24	1.76	2.40	3.24	**100yr**	2.07	2.96	3.88	5.13	6.75	8.84	10.36	**100yr**	7.82	9.96	11.34	12.93	14.25	**100yr**
200yr	0.67	1.09	1.41	2.03	2.80	3.81	**200yr**	2.42	3.50	4.59	6.10	8.05	10.59	12.52	**200yr**	9.37	12.04	13.70	15.50	16.99	**200yr**
500yr	0.79	1.30	1.70	2.46	3.45	4.73	**500yr**	2.97	4.35	5.72	7.66	10.18	13.46	16.11	**500yr**	11.91	15.49	17.59	19.72	21.46	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.73	0.88	1yr	0.63	0.87	0.92	1.32	1.67	2.22	2.49	1yr	1.96	2.40	2.85	3.16	3.87	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.34	3.05	3.45	2yr	2.70	3.32	3.82	4.54	5.07	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.12	2.74	3.78	4.19	5yr	3.35	4.03	4.71	5.52	6.23	5yr
10yr	0.38	0.59	0.73	1.02	1.32	1.60	10yr	1.14	1.56	1.81	2.39	3.07	4.37	4.86	10yr	3.86	4.67	5.43	6.40	7.19	10yr
25yr	0.44	0.67	0.83	1.18	1.56	1.90	25yr	1.34	1.86	2.10	2.77	3.55	4.68	5.89	25yr	4.14	5.66	6.64	7.78	8.67	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.17	50yr	1.52	2.12	2.35	3.09	3.95	5.28	6.80	50yr	4.67	6.54	7.71	9.03	10.01	50yr
100yr	0.54	0.81	1.01	1.46	2.01	2.47	100yr	1.73	2.41	2.62	3.43	4.37	5.92	7.85	100yr	5.24	7.55	8.97	10.49	11.54	100yr
200yr	0.59	0.89	1.13	1.63	2.28	2.82	200yr	1.96	2.75	2.93	3.81	4.82	6.63	9.07	200yr	5.86	8.72	10.41	12.20	13.34	200yr
500yr	0.68	1.02	1.31	1.90	2.71	3.37	500yr	2.34	3.29	3.41	4.35	5.50	7.69	10.96	500yr	6.81	10.54	12.69	14.92	16.15	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	1yr	0.77	1.06	1.26	1.74	2.21	2.99	3.15	1yr	2.64	3.03	3.58	4.37	5.04	1yr
2yr	0.33	0.52	0.64	0.86	1.06	1.27	2yr	0.92	1.24	1.48	1.96	2.51	3.42	3.69	2yr	3.03	3.55	4.08	4.83	5.63	2yr
5yr	0.40	0.61	0.76	1.05	1.33	1.62	5yr	1.15	1.58	1.88	2.53	3.24	4.33	4.95	5yr	3.83	4.76	5.36	6.36	7.14	5yr
10yr	0.47	0.72	0.89	1.24	1.60	1.97	10yr	1.38	1.92	2.28	3.10	3.94	5.33	6.18	10yr	4.72	5.94	6.79	7.81	8.73	10yr
25yr	0.57	0.87	1.08	1.55	2.04	2.56	25yr	1.76	2.50	2.94	4.06	5.13	7.81	8.31	25yr	6.91	7.99	9.10	10.30	11.38	25yr
50yr	0.67	1.01	1.26	1.82	2.44	3.11	50yr	2.11	3.04	3.58	4.98	6.28	9.78	10.41	50yr	8.66	10.01	11.37	12.68	13.92	50yr
100yr	0.78	1.18	1.48	2.14	2.94	3.78	100yr	2.53	3.70	4.36	6.13	7.71	12.25	13.04	100yr	10.84	12.54	14.20	15.63	17.04	100yr
200yr	0.92	1.38	1.74	2.53	3.52	4.62	200yr	3.04	4.51	5.31	7.55	9.46	15.38	16.36	200yr	13.62	15.73	17.77	19.27	20.86	200yr
500yr	1.13	1.69	2.17	3.15	4.49	5.99	500yr	3.87	5.85	6.89	9.96	12.43	20.81	22.08	500yr	18.42	21.23	23.91	25.40	27.27	500yr

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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: Liberty Mutual Portsmouth School Department Date Submitted: 1/28/2026 04/29/2026

Application # (in City's online permitting): _____

Site Address: 1 Franklin Ave Portsmouth, NH 03801 Northwick Avenue - Liberty Mutual Parking Lot Map: 220 240 Lot: 2 3

☑	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	
✔	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.	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	
✔	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)**	NA
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	NA

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	
✔	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	
✔	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)**	
✔	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	
✔	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)**	
☑	**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.	
✔	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.	Not required per RSA 482-A:3 IV(b)

Applicant's Signature: _____ **Date:** _____

Owner Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of Portsmouth School Department/SAU 52 (Owner/Applicant), applications and materials in all site design and permitting matters for the proposed *New Franklin School Addition Project* located at 1 Frankin Drive in Portsmouth, New Hampshire on parcel of land identified as Map 220 Lot 2. This project includes the construction of three separate additions to the existing school and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signature	Zachary J. McLaughlin Print Name	3/19/26 Date

Ross Engineering, LLC
Civil / Structural Engineering

650 Islington Street **603-433-7560**
Portsmouth, NH 03801 **alexross@comcast.net**

May 15, 2025

City of Portsmouth
Planning Department
1 Junkins Ave
Portsmouth, NH 03801

Extension Request
806 Route 1 Bypass
Tax Map 161, Lot 43
Land Use Application 22-81

The original Site Plan Approval for this site was granted on June 29, 2022 by the Planning Board. An extension to this site plan approval was granted on June 22, 2023.

In 2024, an amended site plan approval was requested to tie in the drainage improvement work for 806 Route 1 Bypass to the drainage improvement work on 822 Route 1 Bypass (LU-23-209). This required an additional extension to the original approval. A second extension and an amended site plan approval was granted on June 27, 2024.

In order to keep the business open and allow safe flow of traffic while constructing the drainage improvements, the work needed to be done in stages. A third extension was granted on June 25, 2025 in order to complete the on-going drainage improvement work before completing other items.

This drainage improvement work was completed over the past year and the owner is ready to complete the remaining work from the 2022 approval. Due to the expiration of the site plan approval occurring on June 23, 2026, another extension is necessary as the work cannot be completed prior to that date. A summary of the original work and amended work is listed below along with which items have been completed, as well as which items are remaining.

Administrative Approval was requested on 4-15-2026 to replace a fence that was damaged over the winter in the same location with the fence type matching the same fence installed on 822 Route 1 Bypass. The plan set attached to this extension request is dated 4-15-2026, which shows the proposed fence replacement. No other changes from the approved amended set dated 6-11-2024 have been proposed.

Original Improvements (Approved on June 29, 2022)

- Construct a new walk-in cooler addition
- Install 3 wall lights on walk-in cooler addition.
- Install a new gas meter on walk-in cooler addition
- Install 3 new lights on existing light poles.
- Install new drainage line and drainage structures to re-route drainage line that previously was located below the building.
- Install new sewer lateral from Stark St main.
- Re-stripe parking to create an ordinance conforming parking lot.
- Install a fence for new dumpster location.
- Install landscaping

Ross Engineering, LLC
Civil / Structural Engineering

650 Islington Street **603-433-7560**
Portsmouth, NH 03801 **alexross@comcast.net**

Amended Site Plan Improvements (Approved on June 27, 2024)

- Remove proposed landscaping in the US Route 1 Bypass ROW as per NHDOT request.
- Re-Route proposed drainage line to the north to connect to drainage improvements on 822 US Route 1 Bypass.

Work Completed

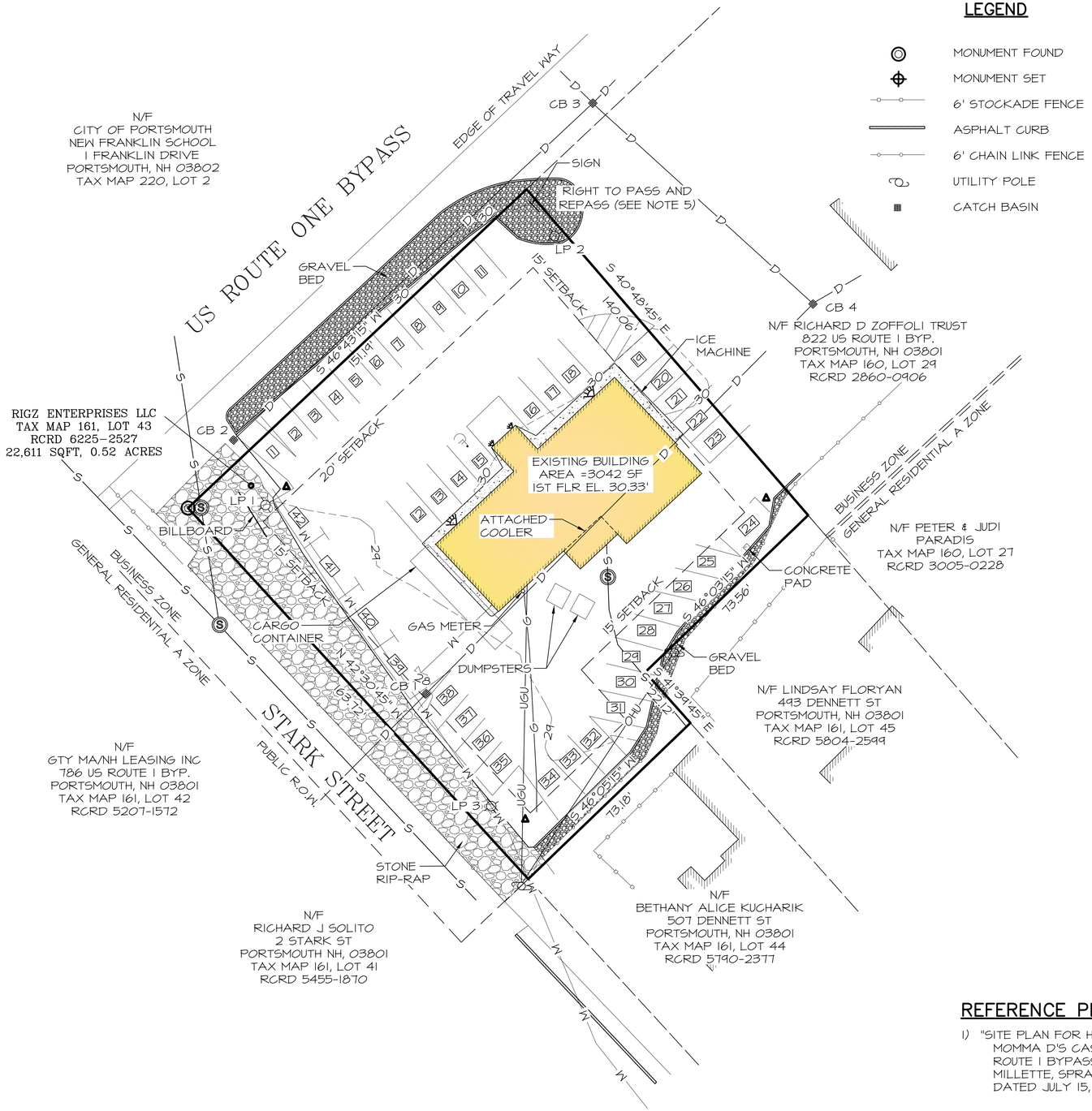
- Installed new drainage line and drain manholes to relocate line from under the building at 806 and connect to 822.
- Installed a new sewer lateral from the Stark St main.
- Installed a new light on LP2.

Work Remaining

- Construct a new walk-in cooler addition
- Install 3 wall lights on walk-in cooler addition
- Install new gas meter on walk-in cooler
- Install 2 new lights on LP1 and LP3.
- Re-stripe parking lot
- Install a new fence and relocate dumpsters to approved location.
- Install landscaping minus the proposed landscaping in the NHDOT ROW.

Sincerely

Alex Ross, P.E., L.L.S.



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN

NOTES

1) OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES

2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.

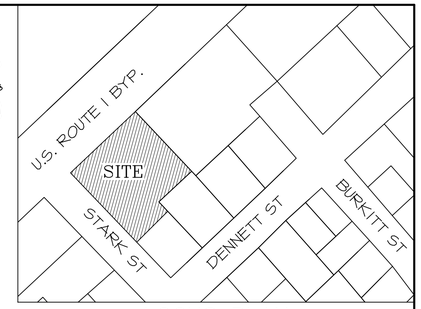
3) PARCEL IS IN BUSINESS ZONE (B):

MINIMUM LOT AREA	20,000 SF
MIN. LOT AREA PER DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	100 FT
MINIMUM DEPTH	80 FT
SETBACKS:	
FRONT	20 FT
SIDE	15 FT
REAR	15 FT
MAXIMUM BUILDING HEIGHT	50 FT
MAXIMUM BUILDING COVERAGE	35%
MINIMUM OPEN SPACE	15%

4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

5) A RIGHT TO PASS AND REPASS FROM THE INTERSTATE HIGHWAY USING THE EXITS IN COMMON WITH OTHERS LOCATED ON LAND FORMERLY OF D. RICHARD ZOFFOLI FOR PURPOSES OF PASSING AND REPASSING TO THE INTERSTATE HIGHWAY EXISTS TO THE BENEFIT OF LOT 43 OVER LAND OF LOT 29. SEE RCRD 2781-1490.

6) THE CITY PLANNING BOARD GRANTED SITE PLAN APPROVAL FOR THIS PROPERTY ON JUNE 23, 2022. A ONE YEAR EXTENSION WAS GRANTED AT THE JUNE 15, 2023 PLANNING BOARD MEETING. (LU-22-81)



LOCUS PLAN
N.T.S.

EXISTING STRUCTURES
CATCH BASIN

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE

CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE

CB 3
RIM EL. 29.19
INV. IN 22.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE

CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

REFERENCE PLANS

1) "SITE PLAN FOR HENRY S. DUTKOWSKI MOMMA D'S CASA DI PASTA, 806 US ROUTE 1 BYPASS & STARK STREET" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED JULY 15, 2004.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

ISS.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB

SCALE 1" = 20'
CHECKED A.ROSS
DRAWN I.C.A.
CHECKED

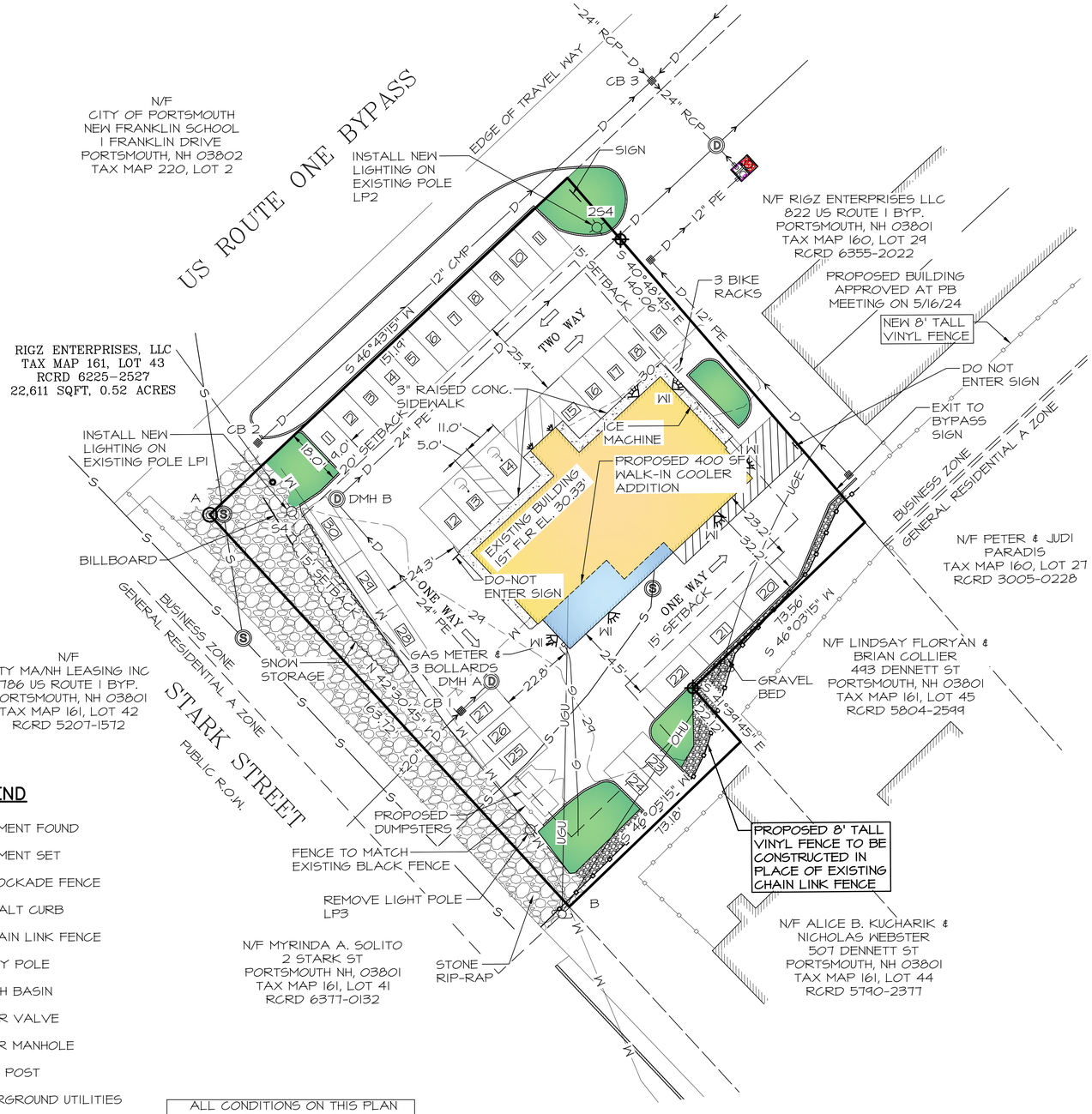
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
EXISTING CONDITIONS PLAN
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

STATE OF NEW HAMPSHIRE · R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER	DWG. NO.	ISSUE
21-072	1 OF 7	9



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- WATER VALVE
- SEWER MANHOLE
- LAMP POST
- UNDERGROUND UTILITIES
- GAS LINE
- DRAIN LINE
- WATER LINE
- SEWER LINE
- LIGHT
- CLEANOUT

ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
SCALE: 1" = 20'

NOTES

1) OWNER OF RECORD:
RIGZ ENTERPRISES
18 DIXON LANE
DERRY, NH 03038

TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES

2) PARCEL IS IN BUSINESS ZONE (B):

MINIMUM LOT AREA	20,000 SF
MIN. LOT AREA PER DWELLING UNIT	2,500 SF
MINIMUM FRONTAGE	100 FT
MINIMUM DEPTH	80 FT
SETBACKS:	
FRONT	20 FT
SIDE	15 FT
REAR	15 FT
MAXIMUM BUILDING HEIGHT	50 FT
MAXIMUM BUILDING COVERAGE	35%
MINIMUM OPEN SPACE	15%

3) COVERAGES:

BUILDING COVERAGE

EXISTING BUILDING COVERAGE

BUILDING & COOLER	3,042 SF
EXISTING STRUCTURE	3,042 SF

BUILDING COVERAGE= 3,042 / 22,611 = 13.5%

PROPOSED BUILDING COVERAGE

BUILDING & COOLER	3,442 SF

BUILDING COVERAGE 3,442 / 22,611 = 15.2%

OPEN SPACE

EXISTING OPEN SPACE

BUILDING COVERAGE	3,042 SF
CONCRETE SIDEWALK	455 SF
ASPHALT PARKING	15,958 SF
ASPHALT CURB	83 SF
CONCRETE PAD	3 SF
TOTAL LOT COVERAGE	19,541 SF

EXISTING OPEN SPACE= 22,611-19,541 = 3,070 SF
EXISTING OPEN SPACE= 3,070 / 22,611 = 13.6%

PROPOSED OPEN SPACE

BUILDING COVERAGE	3,442 SF
CONCRETE SIDEWALK	457 SF
ASPHALT PARKING	14,500 SF
ASPHALT CURB	171 SF
TOTAL LOT COVERAGE	18,570 SF

PROPOSED OPEN SPACE=22,611-18,570= 4,041 SF
PROPOSED OPEN SPACE = 4,041 / 22,611 = 17.9%

4) PARKING SPACES:
AS PER PORTSMOUTH ZONING ORDINANCE 10.1112.321, PARKING SPACES FOR RETAIL USE SHALL BE 1 SPACE PER 300 SF GROSS FLOOR AREA.

3,442 SF / 300 SF/SPACE = 11.47 = 12 SPACES
12 SPACES REQUIRED
30 SPACES PROVIDED

5) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

6) 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.

7) ALL PROPOSED CURBING TO BE ASPHALT AND MATCH EXISTING. MINIMUM 5" REVEAL.

8) GIS COORDINATES OF TWO LOT CORNERS

	NORTHING	EASTING
A - NW CORNER	211322.113	1222327.652
B - SW CORNER	211202.419	1222439.356

9) PLANNING BOARD APPROVAL FOR 822 US ROUTE 1 BYPASS WAS GRANTED ON MAY 16, 2024 AND IS SHOWN IN A NOTICE OF DECISION LETTER DATED MAY 23, 2024. ACCESS WAY AND DRAINAGE EASEMENTS FOR THIS PROPERTY ARE SHOWN IN THE APPROVED PLAN SET. MEASURES SHALL BE TAKEN BY THE OWNER TO ENSURE THAT ALL DRAINAGE AND ACCESS EASEMENTS ON BOTH 806 AND 822 US ROUTE 1 BYPASS WORK IN CONJUNCTION WITH EACH OTHER AND ARE PROPERLY RECORDED.

WAIVERS

1) A WAIVER WAS GRANTED BY THE PORTSMOUTH PLANNING BOARD ON JUNE 23, 2022 FROM THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS SECTION 9.3.5, TO LOCATE A DUMPSTER 12.2' FROM THE WESTERN PROPERTY LINE WHERE 20' IS REQUIRED.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON DATE

STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

ISS.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
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5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB

SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

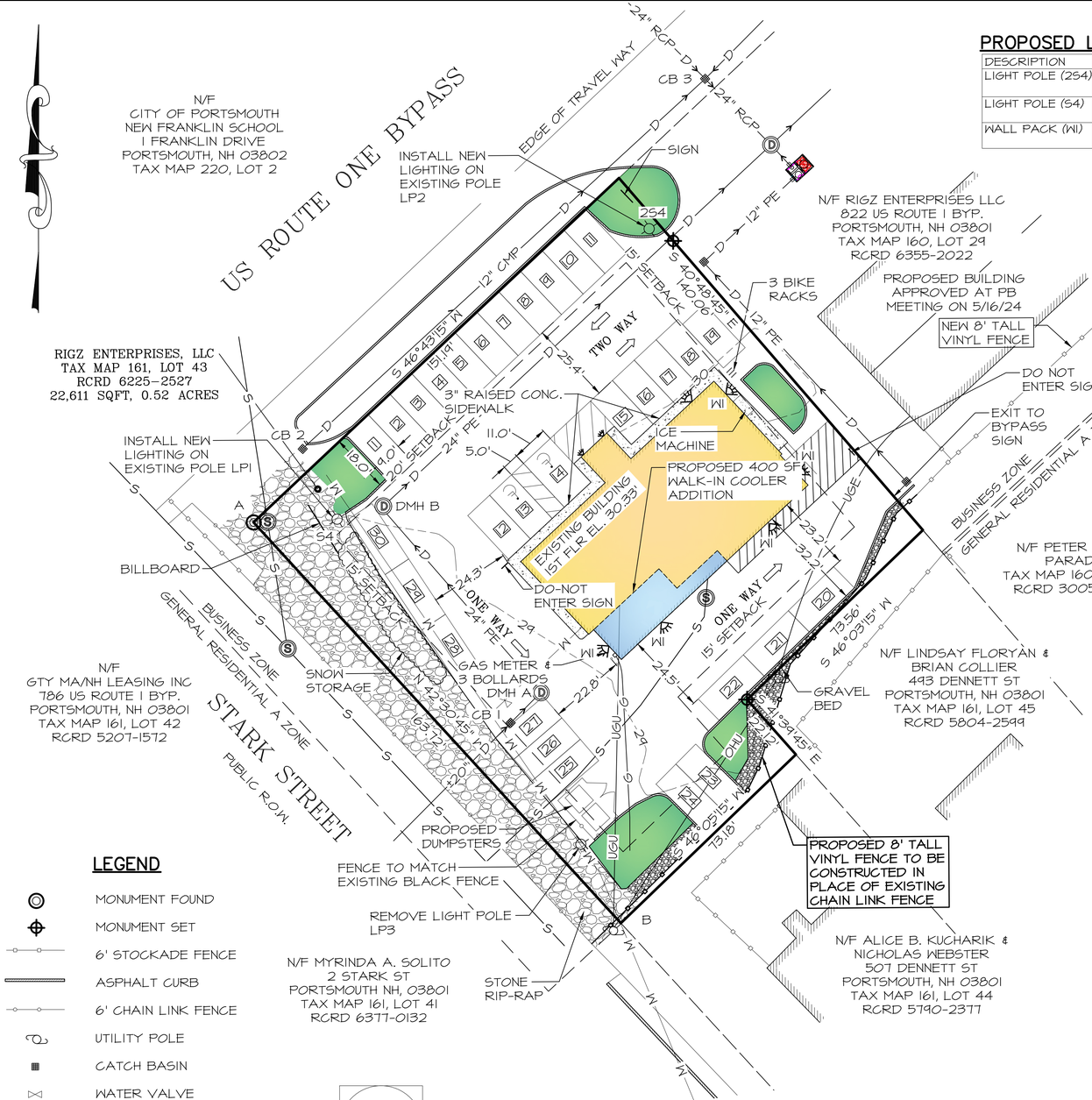
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE

SITE PLAN

806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER 21-072 | DWG. NO. 2 OF 7 | ISSUE 9



PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QTY
LIGHT POLE (254)	LITHONIA LIGHTING - DSXO LED P4 30K 80CRI TFTM MVOLT SPA DDBXC WITH SSS 18 4C DM29AS DDBXD	1
LIGHT POLE (54)	LITHONIA LIGHTING - DSXO LED P4 30K 80CRI TFTM MVOLT SPA DDBXD WITH SSS 18 4C DM19AS DDBXD	1
WALL PACK (W1)	LITHONIA LIGHTING - WDGE1 LED P1 30K 80CRI VM MVOLT SRM DDBXD	6

UTILITIES:

CONTACT LIST:

GAS: UNITIL: SUSAN L. DUPLISEA.....603-294-5147
WATER: PORTSMOUTH DPW: 603-427-1530
SEWER: PORTSMOUTH DPW: 603-427-1530
STORMWATER: PORTSMOUTH DPW: 603-427-1530
ELECTRIC: EVERSOURCE: CASEY MCDONALD.....603-436-7708 EXT 5641

PROPOSED UTILITIES:

1. STORMWATER:
   EXISTING DRAINAGE LINE UNDER THE BUILDING TO BE TAKEN OUT OF SERVICE AND FILLED WITH FLOWABLE FILL CONCRETE.

   INSTALL DMH A & DMH B WITH 24" PE PIPING CONNECTING CB 1 TO THE DRAINAGE IMPROVEMENTS ON LOT 29.

   SILTSACKS TO BE INSTALLED ON CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION. SILTSACKS TO REMAIN IN PLACE UNTIL DRAINAGE SYSTEM IS FULLY OPERATIONAL.

   3 NEW CATCH BASINS TO BE INSTALLED ON 822 US ROUTE 1 BYPASS AS PART OF DRAINAGE IMPROVEMENTS. SILTSACKS TO BE INSTALLED ON THESE CATCH BASINS DURRING CONTRUCTION UNTILL DRAINAGE SYSTEM IS FULLY OPERATIONAL..

2. GAS:
   A NEW METER WILL BE INSTALLED ON THE SIDE OF THE WALK-IN COOLER. THE EXISTING GAS LINE WILL BE RE-ROUTED TO THE NEW METER.

3. LIGHTING:
   INSTALL THE LIGHTS SHOWN ON THE PROPOSED LIGHTING TABLE ONTO EXISTING POLES LP1 AND LP2.
   REMOVE EXISTING LIGHT POLE LP3.

4. SEWER:
   ACCORDING TO DPW, THE EXISTING SEWER LINE TRAVELS TOWARDS DENNETT STREET. A NEW SEWER LINE SHALL BE INSTALLED TO THE LATERAL BY PARKING SPACE 25. PROPER SIZE, TYPE, AND CONNECTION AS PER CITY DPW.

   EXISTING SEWER SERVICE TO DENNETT STREET SHALL BE DISCONNECTED AND CAPPED. THIS SHALL BE DONE BEHIND THE CURB SO AS NOT TO DISTURB THE PAVEMENT ON DENNETT ST. CONTRACTOR TO COORDINATE WITH DPW ON DISCONNECTION.

EXISTING STRUCTURES

CATCH BASIN

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 20.58 (±20" PIPE) NE

CB 2
RIM EL. 29.46
INV. OUT 25.81 (12" CMP) SE

CB 3
RIM EL. 29.19
INV. IN 23.84 (12" CMP) SW
INV. IN 22.74 (12" CMP) NE
INV. IN 22.83 (24" RCP) NW
INV. OUT 22.66 (24" RCP) SE

CB 4
RIM EL. 30.48
INV. IN 18.20 (±20") SW
INV. IN 18.20 (24" RCP) NW
INV. OUT 18.15 (24") NE

PROPOSED STRUCTURES

CATCH BASIN

CB 1
RIM EL. 27.93
INV. IN 21.61 (±20" PIPE) SW
INV. OUT 21.50 (24" PE) NE - PROPOSED LINE

DRAIN MANHOLE

DMH A
RIM EL. 28.50
INV. IN 21.44 (24" PE) SW
INV. OUT 21.40 (24" PE) NW
STRUCTURE: 5' Ø CONCRETE BASIN

DMH B
RIM EL. 29.17
INV. IN 21.00 (24" PE) SE
INV. OUT 20.96 (24" PE) NE
STRUCTURE: 5' Ø CONCRETE BASIN

EXISTING LIGHT POLE HEIGHTS

LP 1 - 19.6'
LP 2 - 28.41'
LP 3 - 27.9'

PROPOSED LIGHTING

DESCRIPTION	CATALOG NUMBER	QUANTITY
WALL LIGHT (LP4)	KT-WPLED60-M2-8XX-VDIM	3
LIGHT POLE (LP1-LP3)	KT-ALED140-MI-X-NM-8XX-VDIM	3

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- WATER VALVE
- SEWER MANHOLE
- LAMP POST
- UNDERGROUND UTILITIES
- GAS LINE
- DRAIN LINE
- WATER LINE
- SEWER LINE
- LIGHT

R5-1
30"x30"
RED & WHITE

CUSTOM
20"x20"
BLACK & WHITE

SIGN DETAILS

SCALE: NTS

GENERAL NOTES

1) CONTRACTOR TO REVIEW ALL SURFACING TYPES, AND MATERIAL SPECIFICATIONS WITH COMMISSIONER OF PUBLIC WORKS.
2) ALL NECESSARY NHDOT, NHDES & TOWN PERMITS MUST BE OBTAINED.
3) ALL CONSTRUCTION SHALL BE PER NH-DOT, STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. LATEST REVISION.
4) CONTRACTOR SHALL MEET STATE AND TOWN REQUIREMENTS. TO ASSURE TYPE, SEPARATION, COVER, ETC. ALWAYS CALL DIGSAFE PRIOR TO DIGGING. UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED.
5) SIZE ALL LINES AS PER REQUIREMENTS AND ASSURE THAT PROPOSED LOADING AND PRESSURE DEMANDS WILL BE MET.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
SCALE: 1" = 20'

STATE OF NEW HAMPSHIRE
R. ALEX ROSS
No. 9409
LICENSED
PROFESSIONAL ENGINEER

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SCALE 1" = 20'
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Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

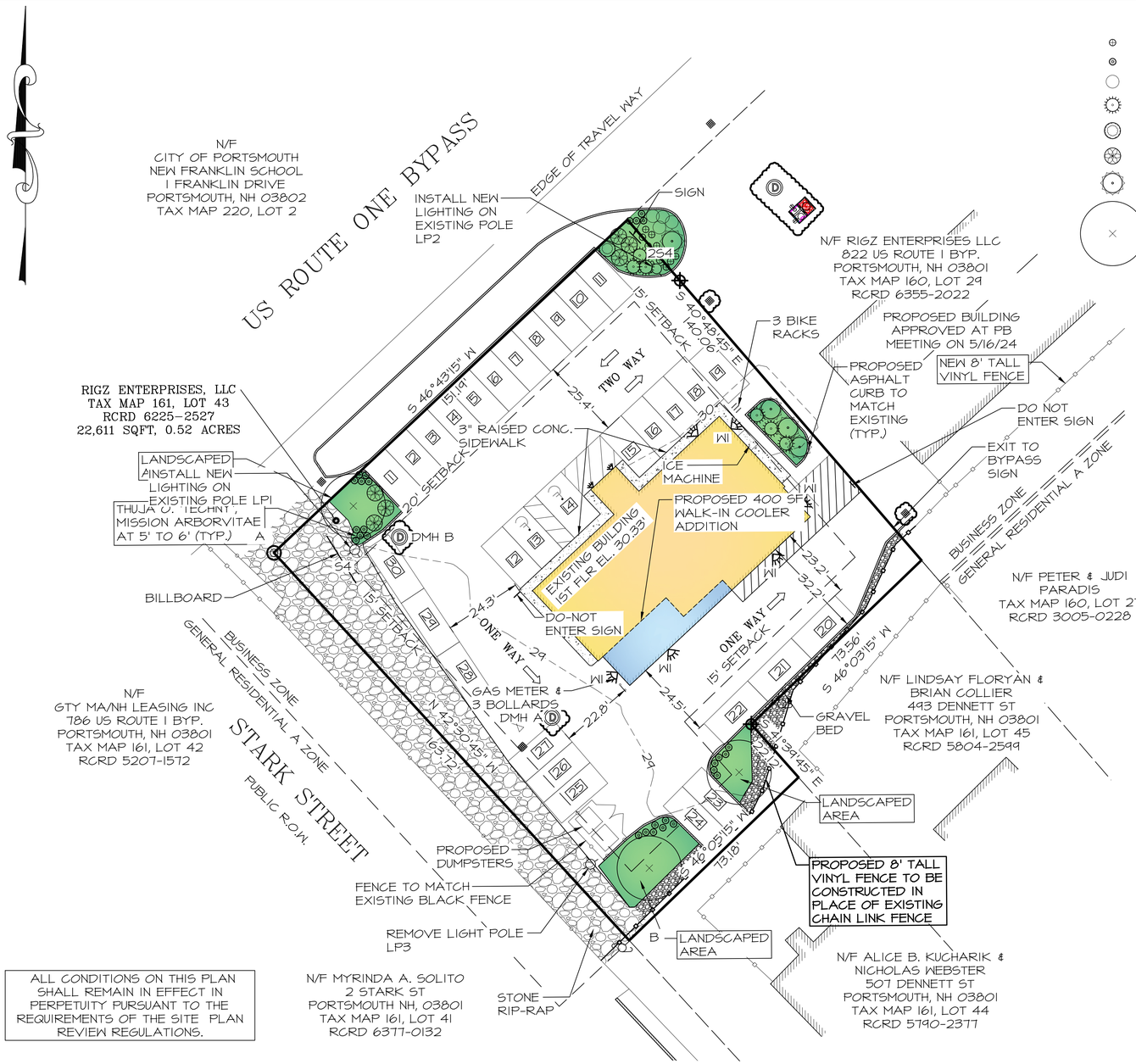
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE

UTILITY PLAN

806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

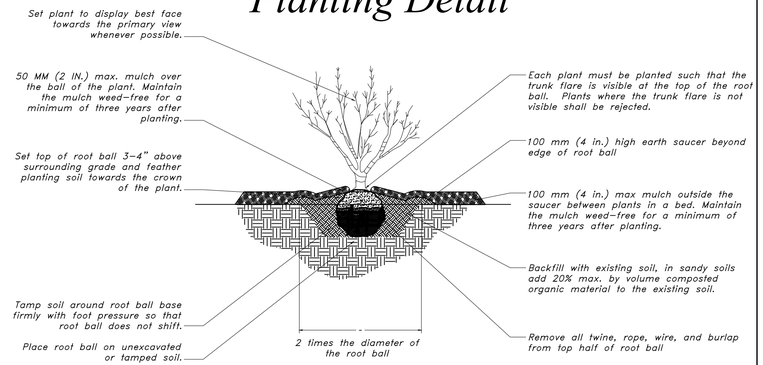
JOB NUMBER 21-072 | DWG. NO. 3 OF 7 | ISSUE 9



LEGEND

- SEDUM 'AUTUMN JOY'
- HEMEROCALLIS
- ARCTOSTAPHYLOS UVA-URSI
- CALAMAGROSTIS
- ROSA RUGOSA
- SYRINGA MEYERI 'PALIBIN'
- JUNIPERUS HORIZONTALIS
- GLEDITSIA

Planting Detail



PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
2. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
3. AFTER PLANTING, ALL PLANTS SHALL BE FLOODED AT THE BASE WITH WATER FROM A SLOW-RUNNING HOSE FOR 5 MINUTES EACH.
4. ALL PLANTS SHALL BE INSTALLED BEFORE ANY GRASS IS SEEDED.
5. ALL SHRUBS AND PLANTING BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN AGED BARK MULCH AS A FINAL STEP. MULCH MUST BE KEPT 2" AWAY FROM BASE OF EACH PLANT.
6. THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
7. ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT FREE OF REFUSE AND DEBRIS. ALL REQUIRED FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMOVE AND REPLACE DEAD OR DISEASED PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SIZE, AND QUANTITY OF PLANT MATERIALS AS ORIGINALLY INSTALLED, UNLESS ALTERNATIVE PLANTINGS ARE REQUESTED, JUSTIFIED, AND APPROVED BY THE PLANNING BOARD OR PLANNING DIRECTOR.
9. MULCH USED WILL BE NON-COMBUSTIBLE OR APPROVED BY THE PORTSMOUTH FIRE DEPARTMENT.

NOTES

1) THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

2) 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.

INSTALLATION REQUIREMENTS:

1. THE INSTALLATION OF A DRIP IRRIGATION SYSTEM IS RECOMMENDED TO ASSURE WELL GROWN PLANTS.
2. IN CASE OF DROUGHT (DEFINED AS TWO WEEK PERIOD WITHOUT RAIN) ALL NEW PLANTS SHALL BE WATERED THROUGH NOVEMBER 1ST DURING THE FIRST SEASON IN WHICH THE ARE INSTALLED. THEY SHALL BE WATERED ONE TIME PER DAY FOR THE FIRST WEEK AFTER INSTALLATION AND THREE TIMES PER WEEK FOR THE REMAINDER OF THE SEASON. AFTER THE FIRST SEASON WHEN THE ROOTS OF THE PLANTS ARE ESTABLISHED THEY WILL NOT REQUIRE WATERING.
3. SOAKER HOSES WOUND THROUGH THE BED NEAR THE BASE OF EACH PLANT ARE THE RECOMMENDED METHOD OF WATERING DURING THE FIRST SEASON. THESE CA BE REMOVED AFTER NOVEMBER 30TH WHEN THE PLANTS ARE ESTABLISHED.

ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

BOTANICAL NAME	COMMON NAME	SIZE	QTY:
SEDUM 'AUTUMN JOY'	STONECROP	1 QT	11
HEMEROCALLIS 'ROSY RETURNS'	REBLOOMING DAYLILY	1 QT	27
ARCTOSTAPHYLOS UVA-URSI 'BEARBERRY'	BEAR BERRY	1 GAL	4
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	6
ROSA RUGOSA	SALT SPRAY ROSE	1 GAL	1
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 GAL	6
JUNIPERUS HORIZONTALIS 'BAR HARBOR'	'BAR HARBOR' GROUND-COVER JUNIPER	1 GAL	4
GLEDITSIA T.I. 'STREET KEEPER'	'STREET KEEPER' HONEY LOCUST TREE	2-3" C	3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

SCALE: 1" = 20'

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- ASPHALT CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- WATER VALVE

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON DATE

STATE OF NEW HAMPSHIRE R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

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SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

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Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

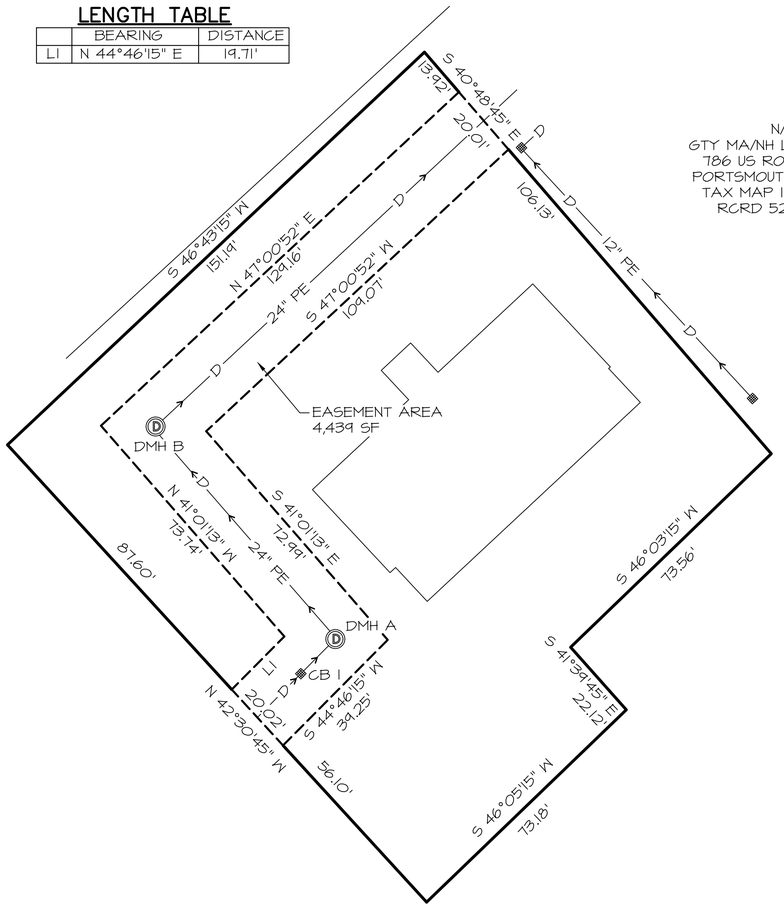
CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

TITLE
LANDSCAPE PLAN
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

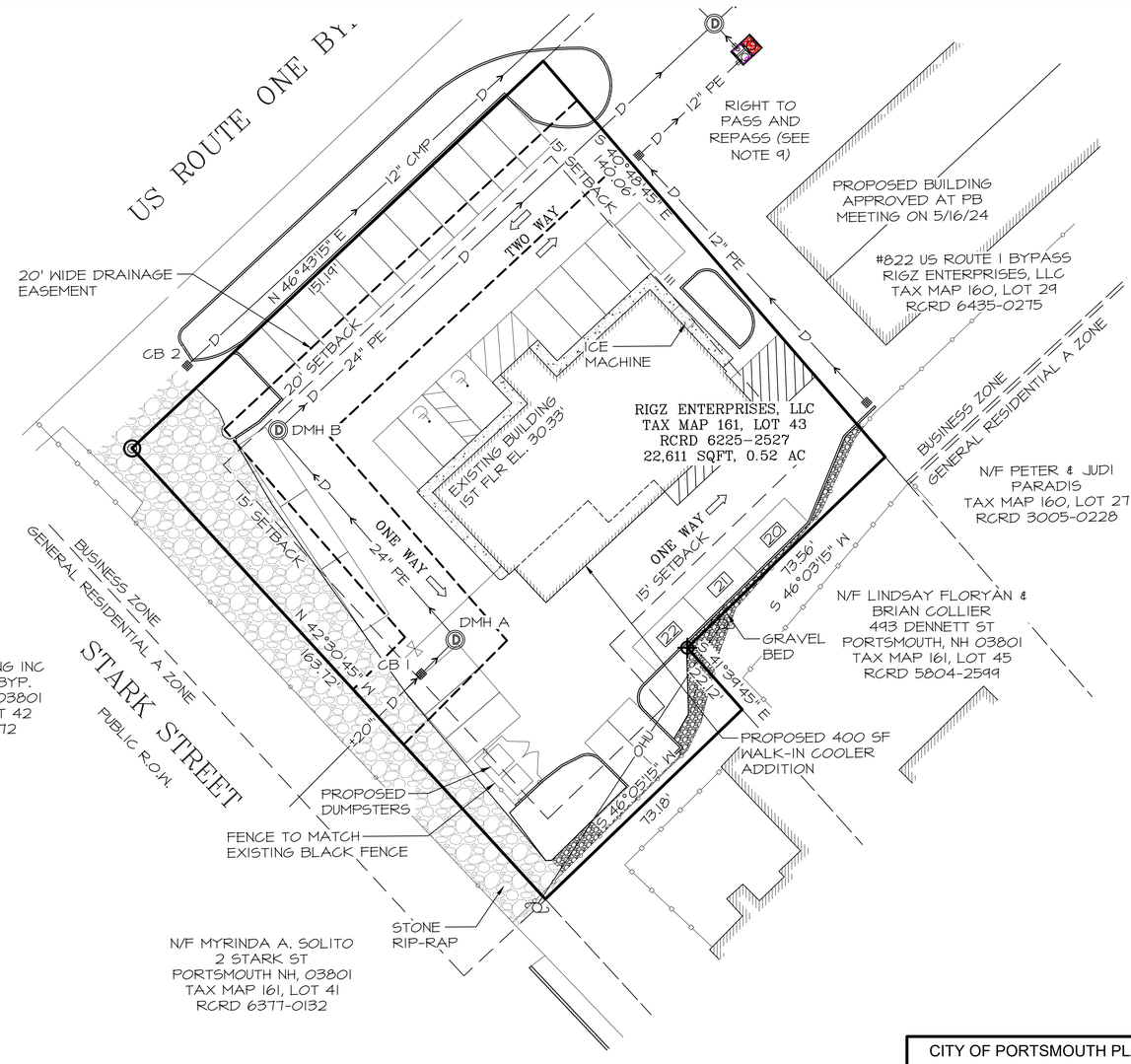
JOB NUMBER	DWG. NO.	ISSUE
21-072	4 OF 7	9

LENGTH TABLE

	BEARING	DISTANCE
L1	N 44°46'15" E	19.71'



EASEMENT PLAN



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- 6' STOCKADE FENCE
- VERTICAL GRANITE CURB
- 6' CHAIN LINK FENCE
- UTILITY POLE
- CATCH BASIN
- DRAIN MANHOLE
- DRAIN LINE

NOTES

1) OWNER OF RECORD:
RIGZ ENTERPRISES, LLC
18 DIXON LANE
DERRY, NH 03038

SITE INFORMATION:
TAX MAP 161, LOT 43
806 US ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
RCRD: 6225-2527
AREA: 22,611 SF, 0.52 ACRES

2) THE PURPOSE OF THIS PLAN IS TO DEPICT A 4,439 SF DRAINAGE EASEMENT ACROSS LOT 43 TO THE BENEFIT OF THE CITY OF PORTSMOUTH FOR PURPOSES OF INSTALLING, MAINTAINING, INSPECTING, REMOVING, REPAIRING THE DRAINAGE PIPE & DRAINAGE STRUCTURES THAT DRAIN FROM OFF-SITE THROUGH LOT 43 TO LOT 29 TO BURKITT ST. EASEMENT TO BE 20' WIDE, CENTERED ON THE CENTERLINE OF THE PROPOSED DRAINAGE PIPE.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON DATE

I ALEX ROSS, HEREBY CERTIFY:

A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING JULY OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

R. ALEX ROSS DATE

R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

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EASEMENT PLAN
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	5 OF 7	9

TRENCH NOTES - STORM DRAIN:

1) BEDDING: BEDDING FOR PIPES SHALL CONSIST OF PREPARING THE BOTTOM OF THE TRENCH TO SUPPORT THE ENTIRE LENGTH OF THE PIPE AT A UNIFORM SLOPE AND ALIGNMENT. CRUSHED STONE SHALL BE USED TO BED THE PIPE TO THE ELEVATION SHOWN ON THE DRAWINGS. NORMAL PIPE BEDDING IS CRUSHED STONE TO THE HAUNCH OF THE PIPE AND SAND BEDDING 6" ABOVE THE CROWN. IF THE TOP OF THE PIPE IS LESS THAN 30" FROM FINISH GRADE, BED PIPE COMPLETELY IN STONE UP TO 6" ABOVE PIPE CROWN. UNDERDRAIN TO HAVE 4" MIN' OF STONE OVER PIPE OR AS NECESSARY TO BE IN CONTACT WITH GRAVEL LAYER OF SELECTS ABOVE. FILTER FABRIC TO BE PLACED IN BETWEEN ALL STONE BEDDING MATERIAL AND SUBSEQUENT LAYERS OF FILL MATERIAL.

2) COMPACTION: ALL BACKFILL SHALL BE COMPACTED AT OR NEAR OPTIMUM MOISTURE CONTENT BY PNEUMATIC TAMPERS, VIBRATORY COMPACTORS OR OTHER APPROVED MEANS. BACKFILL BENEATH PAVED SURFACES SHALL BE COZMPACTED TO NOT LESS THAN 95 PERCENT OF AASHTO T99, METHOD C.

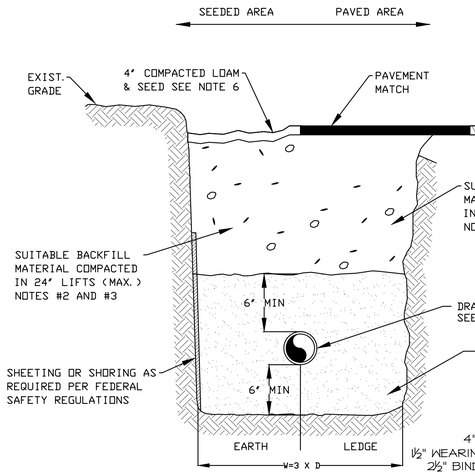
3) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ROCKS OVER 6 INCHES IN LARGEST DIMENSION; FROZEN EARTH AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

   IN SEEDED AREAS, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, ROCKS UNDER 12", FROZEN EARTH OR CLAY, IF HE/SHE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EAST ACCESS TO THE PIPE WILL BE PRESERVED.

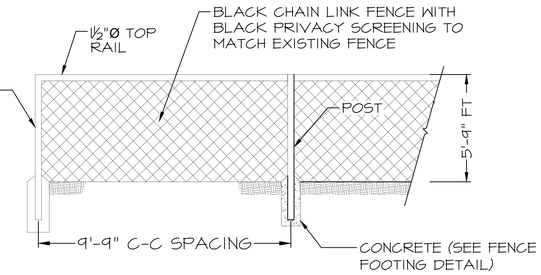
4) BASE COURSE AND PAVEMENT: SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.

5) DRAINAGE PIPE: PIPE MATERIALS SHALL BE POLYETHYLENE (SEE SPECIFICATIONS).

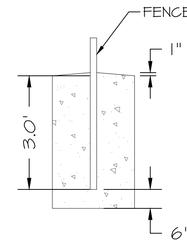
6) W=MAXIMUM ALLOWABLE TRENCH WIDTH: W SHALL BE THE MAXIMUM PAYMENT WIDTH FOR ROCK EXCAVATION (TRENCH) AND FOR ORDERED EXCAVATION BELOW GRADE.



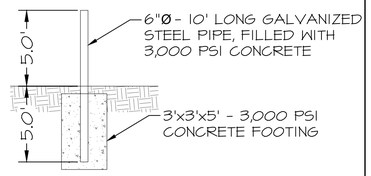
TRENCH DETAIL-STORM DRAIN
Scale : N.T.S.



CHAIN LINK FENCE DETAIL
SCALE: NTS



FENCE FOOTING DETAIL
SCALE: NTS



BOLLARD DETAIL
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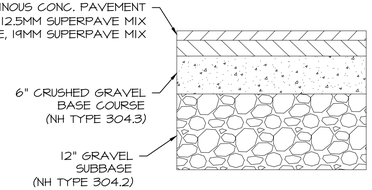
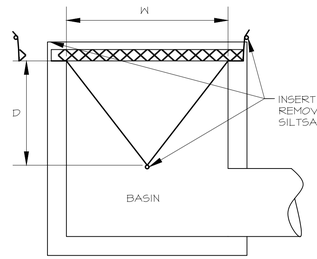


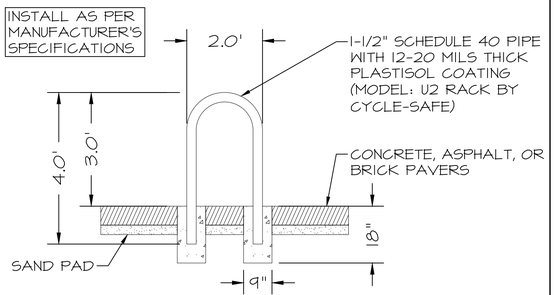
ASPHALT PAVEMENT DETAIL
Scale : N.T.S.



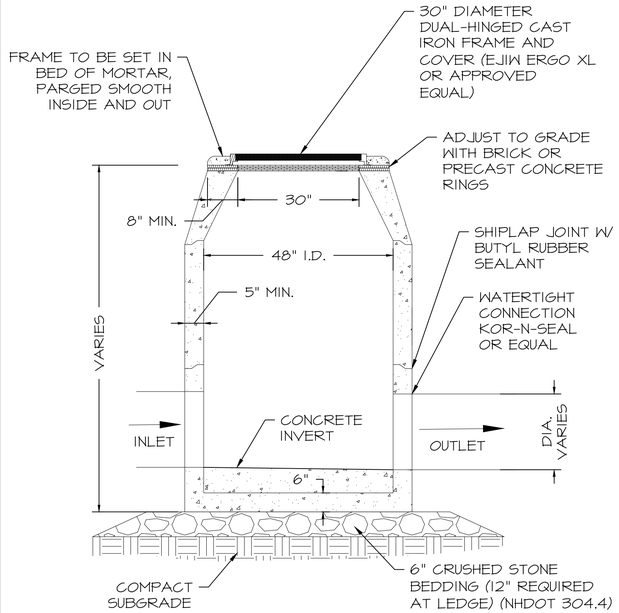
SILTSACK IS TO BE SECURED BY WEIGHT OF BASIN GRATE TO PREVENT SEDIMENT FROM ENTERING THE DRAIN LINE

INSTALL SILTSACK TO CATCH BASINS 1 & 4 PRIOR TO CONSTRUCTION & TO CATCH BASINS A, B, & C DURING CONSTRUCTION. DO NOT REMOVE SILTSACK UNTIL CONSTRUCTION IS COMPLETE AND DRAINAGE LINE IS FULLY OPERATIONAL (SEE SHEET 3)

Siltsack
N.T.S.



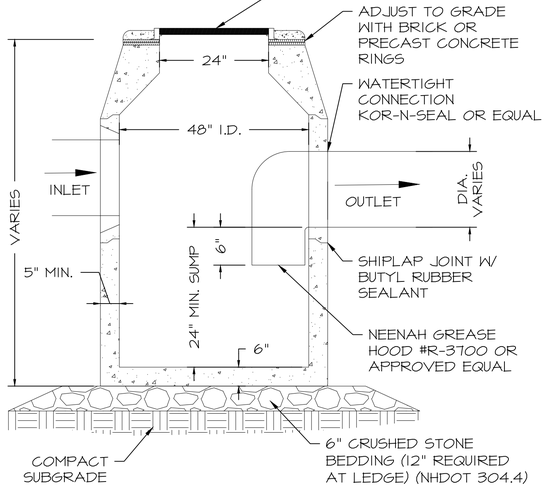
UPTURNED "U" BICYCLE RACK
SCALE: NTS



PROPOSED DRAIN MANHOLE (TYP)
N.T.S.

NOTES

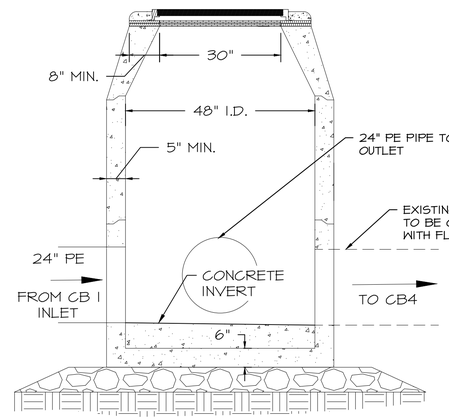
1) ALL SECTIONS SHALL BE DESIGNED FOR H20 LOADING.
2) CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
3) JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
5) THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ IN PER LINEAR FT.
6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.



PROPOSED CATCH BASIN (TYP)
N.T.S.

NOTES

1) ALL SECTIONS SHALL BE DESIGNED FOR H20 LOADING.
2) CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
3) JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN PER LINEAR FT. IN ALL SECTIONS & SHALL BE PLACED IN THE CENTER THIRD OF WALL.
5) THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ IN PER LINEAR FT.
6) EACH CASTING TO HAVE LIFTING HOLES CAST IN.



DRAIN MANHOLE A DETAIL
N.T.S.

AMENDED DETAILS PLAN

- MANHOLE & CATCH BASIN DETAILS REVISED

STATE OF NEW HAMPSHIRE — R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

ISS.	DATE	DESCRIPTION OF ISSUE
9	4/15/2026	REVISIONS
8	6/11/2024	REVISIONS
7	6/4/2024	REVISIONS
6	5/17/2024	REVISIONS
5	5/22/2023	REVISIONS
4	5/25/2022	FOR PB

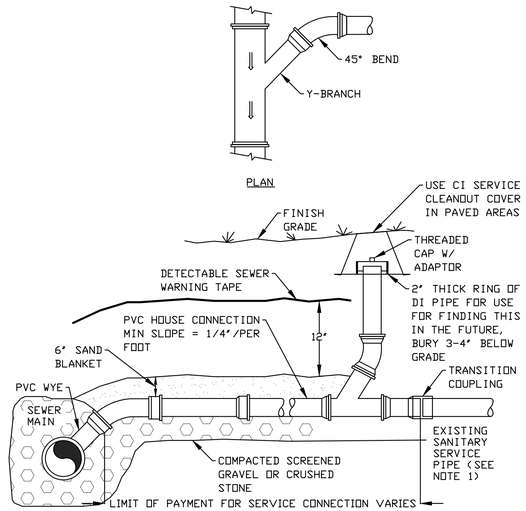
SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
RIGZ ENTERPRISES LLC
18 DIXON LANE
DERRY, NH 03038

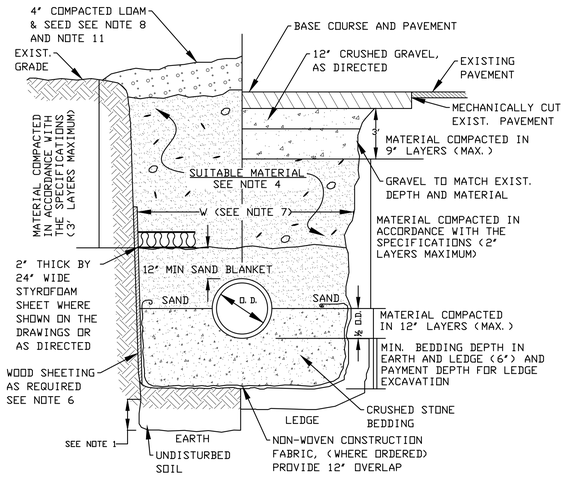
TITLE
NOTES & DETAILS
806 US-1 BYP.
PORTSMOUTH, NH 03801
TAX MAP 161, LOT 43

JOB NUMBER	DWG. NO.	ISSUE
21-072	6 OF 7	9



TYPICAL SERVICE CONNECTION

Scale : N.T.S.



TRENCH DETAIL- GRAVITY SEWER

Scale : N.T.S.

GRAVITY SEWER TRENCH NOTES:

1) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWINGS.

2) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33. STONE SIZE NO. 67.
   100% PASSING 1 INCH SCREEN
   0-10% PASSING #4 SIEVE
   90-100% PASSING 3/4 INCH SCREEN
   0-5% PASSING #8 SIEVE
   20-55% PASSING 3/8 INCH SCREEN
   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.

3) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. NO STONE LARGER THAN 2" SHOULD BE IN CONTACT WITH THE PIPE.

4) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS; PIECES OF PAVEMENT; ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. 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 AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WILL BE PRESERVED.

5) BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY AND LOCAL REGULATION.

6) WOOD SHEATHING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, NUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

7) W = MAXIMUM ALLOWABLE TRENCH PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 12 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH.

8) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

9) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 520, (NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

10) CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

11) GRAVEL DRIVEWAY AND SHOULDER RESTORATION: CRUSHED GRAVEL IN DRIVEWAYS AND ROAD SHOULDERS SHALL MATCH EXISTING WITH A MINIMUM OF 12". GRAVEL REPLACEMENT SHALL BE SUBSIDIARY TO SEWER CONSTRUCTION AND WILL NOT BE MEASURED FOR PAYMENT.

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806 US-1 BYP.
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TAX MAP 161, LOT 43

STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER	DWG. NO.	ISSUE
21-072	7 OF 7	9

CITY OF PORTSMOUTH, NEW HAMPSHIRE
PLANNING BOARD

RULES AND PROCEDURES

ADOPTED FOLLOWING A PUBLIC HEARING: September 28, 2000

Last Amended by the Planning Board: January 28, 2024

TABLE OF CONTENTS

PLANNING BOARD RULES AND PROCEDURES

A. Adoption and Purpose.

These rules of procedure have been adopted at a regular meeting of the planning board on the most recent date noted on the cover page. Any changes to these rules of procedure shall be adopted at a regular meeting of the board by majority vote and shall be placed on file with the City clerk for public inspection. (NH RSA 676:1)

These Rules and Procedures have also been adopted by the Board as an aid for better understanding the responsibilities of the Planning Board and its methods of conducting business.[1]

B. Board Membership and Officers.

1. Membership: The Planning Board shall consist of nine voting members and two alternates. Board Membership, selection, qualification, term, removal of Members and filling of vacancies shall conform to the City Charter and applicable City Ordinances and Regulations.[2]

2. Officers: Board members shall elect annually from its membership in January of each year a Chair and Vice-Chair. The votes shall be public votes. The concurring votes of five members in attendance at a meeting shall be necessary to elect each Officer.

3. Duties of the Chair: The Chair shall:

a) Preside at all meetings.

b) Assist in the preparation of the agenda for each meeting in consultation with City staff,

c) Sign Board letters of decision, and Board approved plans for recording at the registry of deeds.

d) Have authority to sign agreements with consultants to the Planning Board only after: 1) a majority vote by the Planning Board specifically granting such authority; and, 2) the approval of the City Council to expend funds for a consultant.

e) Appoint alternate Board Members to sit in the absence of regular Board members.

f) Have complete voting privileges on all matters, including the election of officers.

[1] NH RSA 676:1

[2] The Board composition is set forth in City Ordinance, Article I, Chapter I, Section 1.303.

g) Report any discussion or action relative to the Board that has taken place since the last meeting.

h) Receive, review and refer appropriate questions from the Board members to staff.

i) Represent the Planning Board outside Planning Board meetings, including before the City Council

4. Duties of the Vice-Chair: The Vice-Chair shall assist the Chair and, in the absence of the Chair, shall have all the powers and duties of the Chair.

5. In the absence of the Chair and Vice-Chair, Board members present and constituting a quorum shall appoint a member of their group as Acting-Chair for purposes of conducting business at that meeting.

6. Duties of Alternate Board Members: An alternate shall sit in the absence, for whatever reason, of a Board Member and shall have all responsibilities becoming of a Board Member in that instance. Additionally, it is the Board's practice to include Alternate members in all Board proceedings so that they may be available to participate as may be required. When serving as an Alternate, the Alternate Member may participate in Board deliberations, once a motion is formally placed on the table. Alternate Members shall only have voting authority when replacing a Board member.

7. Duties of the Secretary: The Secretary[3] shall be the Director of Planning and Sustainability, or their designee. The Secretary shall cause to be kept a complete and accurate record of proceedings of all meetings; record the roll; conduct Board correspondence and fulfill such duties as the Chair and the Board may request. Pursuant to City Ordinances, the Secretary shall act as advisor to the Board on matters coming before it. In this capacity, the Secretary shall work on materials[4] that will further the City's Master Plan and its Master Planning Process. These materials include such other reports, studies or other topical items that come before the Board and which are deemed to be appropriate to be so included in the Master Planning Process.

C. Meetings – Controlling Length of, Types of and Scheduling.

At the start of a Regular Meeting, if an Agenda has not been previously divided by the Chair, any Board Member may request a polling of the membership to determine whether the Agenda should immediately be divided at some designated

[3] The Director of Planning and Sustainability, or designee, shall act as the Board's Secretary but shall be without vote.
[4] Including but not limited to the following: studies, reports, plans, maps and similar work products.

point. On an affirmative vote, the Board shall then act to ascertain if a consensus exists to divide the Agenda in order that the public may be informed, before the meeting formally starts.

If a decision is not made to divide an Agenda, and the Board's business continues to 10:00 PM, the Board shall immediately determine by majority vote, whether to remain working past 10:30 PM and complete the Agenda or to continue any business, which has been not yet been considered before 10:30 PM to a date and time certain (usually, the next Regular Meeting of the Board). One exception to this rule shall be to allow the Board to consider any time sensitive materials as which may be identified by the Chair.

1. Notice of Regular Meetings: Regular Meetings shall be held monthly, the date and time to be selected by majority vote of the Board.[5] The Board's Secretary shall make notice of such meetings by sending out a written notice to all Members at least three days before the meeting indicating the time and the place of the meeting.

2. Special Meetings: These may be called by the Chair, or the Chair at the request of three or more Members, or by the Secretary and the Chair or Vice Chair. The Chair shall select the date, time and place of the Special Meeting. The Secretary shall give at least twenty-four hour written notice of the meeting.

3. The Secretary shall provide a meeting Agenda and a briefing on that agenda to each Board member.[6] The Secretary shall make these materials available for public inspection in the Planning Department Office following delivery to the Board.

D. General Order of Proceedings.

At each Regular Meeting the following Agenda format shall be followed; unless, otherwise modified by the Board.

1. Approval of Minutes.

2. Unfinished Business.

3. Public Hearings.

4. New Business.

5. City and Board Business.

[5] Usually, the Board's regular meeting is on the third Thursday of the month. If another meeting is necessary to complete the Board's business, it is usually scheduled either for the next regular Board meeting or for some other day (usually the fourth Thursday of the month).

[6] Agenda items, other than applications requiring a Public Hearing, should be submitted to the Planning Department at least five days before the meeting.

6. Communications and Other Business.

7. Adjournment.

E. Quorum Requirements.

1. Five Board members must be physically present in attendance at a meeting (except in case of emergency) to form a quorum. No Board member shall leave a meeting without the permission of the Chair if such presence is necessary to maintain a quorum.

Remote participation: Where in-person attendance is not reasonably practical for a Board member who requests to participate remotely, that participation may be allowed with a finding of necessity and a concurring vote of a majority of members physically present. Otherwise, a member's absence shall be covered by an alternate appointed to sit by the Chair.[7]

F. Brief Overview of the Statutory Duties of the Planning Board.

1. To prepare and amend a Master Plan for the City and as may be appropriate for areas lying within the City.[8] In this capacity the Board has the "responsibility" for promoting the public's "interest in" and "understanding of" the Master Plan (RSA 674:1 (a)).

2. The Board has the authority to make any investigations, maps and reports and recommendations "which relate to the planning and development of the municipality (RSA 674:1 (b))."

3. To report and formulate recommendations to appropriate public officials and agencies programs for development of the City, programs for the "erection of public structures" and programs for municipal improvements. In this capacity the Board shall consult with appropriate officials, the public and provide financing recommendations.[9]

4. To "attend municipal planning conferences or meetings, or hearings upon pending municipal planning legislation."

5. On the performance of these duties, Board members may make site inspections, examinations and surveys "as are reasonably necessary" to complete these responsibilities.

6. To make recommendations to the legislative body (City Council) of amendments of the Zoning Ordinance or Zoning Map.

---

[7] NH RSA 91-A:2,III

[8] The Master Plan initiates the Board's process of preparing/adopting conforming Bylaws. These consist of the following: Zoning Ordinance and Zoning Map; Subdivision Rules and Regulations; Site Review Regulations; an annual Capital Improvement Plan; and an Official Map. (In Portsmouth, the Official Map is usually deemed to be the Zoning Map.)

[9] The Board's annual Capital Improvement Plan addresses this responsibility.

7. The City Council may grant to the Board such powers "as may be necessary to enable it to fulfill its function, promote municipal planning, or carry out the purposes of this Title" (Title LXIV, Planning and Zoning).[10]

8. Subdivisions. To "approve or disapprove, in its discretion, plats and to approve or disapprove plans showing the extent to which and the manner in which streets within subdivisions shall be graded and improved and to which streets, water, sewer and other utility mains, piping, connections or other facilities within subdivisions shall be installed."[11]

9. Site Plan Review. To "review and approve or disapprove site plans for the development or change or expansion of use of tracts for nonresidential uses or for multi-family dwelling units … whether or not such development includes a subdivision or resubdivision of the site".[12]

10. To exercise any other authority or responsibility contemplated by State or local law.

11. Pursuant to the direction of the City Council, to represent the City before the Rockingham Regional Planning Commission.

G. General Procedures.

1. The Board intends to review, consider and efficiently act on completed applications. To accomplish thesesis intentions, the Board's application process and calendar areis readily available to the public.[13] The Board's regulations specify what constitutes a completed application sufficient for the Board to invoke jurisdiction. Applicants are encouraged to make the original application as complete as possible and to avoid submitting new materials.[14]

2. Once an application has been submitted and placed on the Board's agenda, applicants are allowed one continuance for any reason to the next meeting of the Board. Applicants are allowed to request one additional continuance for just cause, stated in writing to the Board. The Board shall consider any such cause shown for a continuance and act accordingly on the request. If the Board grants this additional continuance, the abutters shall be re-notified at the applicant's expense. No more than two continuances shall be allowed. If an applicant is unable to proceed with an application, for any reason, beyond the allowed continuances, the applicant may withdraw the application without prejudice and resubmit the application when it and the applicant are ready to proceed. If the applicant does not withdraw an application still pending after the allowed continuance(s), the Board shall vote to deny the application without prejudice.

3.

~~1.~~4. City staff Memoranda shall be considered City work products and shall not constitute new information.

~~2.~~5. Each application shall be considered and acted upon immediately following the close of its presentation and Public Hearing.

~~3.~~6. A motion shall be carried by a majority of Members present and voting in the affirmative unless other rules should require a greater number voting in the majority.[15]

[10] NH RSA 674:1
[11] NH RSA 674:35
[12] NH RSA 674:43
[13] See City's Web page located at: https://www.cityofportsmouth.com/
[14] See appropriate time requirements contained in the Subdivision Regulations and Site Review Criteria.
[15] For example, the waiving of a requirement in the Board's Subdivision Rules and Regulations require a two-thirds majority vote of the Board (at least six votes in support).

~~4.~~7. When a question is put to the Board, each member present shall vote; except, if such vote would be excluded by a conflict of interest as defined by State Statute and City ordinance.

~~5.~~8. Roll call votes shall be taken at the request of the Chair, a Board member, or the applicant.

~~6.~~9. With these Rules and Procedures, the Board shall conduct its business generally in accord with Roberts Rules of Order; except, when these rules or other laws would dictate otherwise.

~~7.~~10. Planning Board members shall advise the Membership of any contact with an applicant or a representative of the applicant before the initiation of an action on that matter. If a Board member has any questions concerning a contact, these should be discussed immediately with the Chair.

~~8.~~11. Procedure for Public Hearings

a) Public hearings of the Board shall follow the following procedures:

(1) Presentation by the proponent

(2) Questions by Planning Board members

(3) Public comment limited to comments to, for or against the application or proposal:

(a) Anyone providing public comment shall provide their name and address for the record.

(b) Anyone wishing to speak during public comment must speak during the first round and only first round speakers may speak in subsequent rounds.

(c) All comment shall be directed to the Chair

(d) First round: maximum of 3 minutes per person; oral comment only

(e) Second round: maximum of 5 minutes per person; may include presentations

(f) Third round: maximum of 5 minutes per person; oral comment only. This time may, in the Board's discretion, be extended at the request of the speaker and the approval of the Board.

(4) Chair closes public hearing

(5) Discussion on Findings of Fact

(6) Motion(s) on Findings of Fact

(7) Discussion on Motion(s) on Findings of Fact

(8) Vote on Findings of Fact

(9) Motion(s) on the application or proposal

(10) Discussion on the motion(s)

(a) No further public comment

(b) No addition by the applicant or proponent unless in answer to a question from the Board

(11) Vote on the motion(s)

b) If the public hearing is continued to a subsequent meeting of the Board, the procedure outlined above shall also be followed at the continued hearing.

~~9.~~12. Electronic or Multimedia Presentations

a) The Planning Board encourages (and, in some cases, requires) applicants to provide their materials in electronic format (PDF). The purpose of this is twofold: to publish application materials on the Planning Department's website for public review, and to project the application materials on a screen in the hearing room so that it can be more easily seen by Board members and the public. Applicants for subdivision or site plan approval must submit their materials at the same time as their paper applications.

b) In addition, applicants are allowed to submit modified plans as PowerPoint, PDF or multimedia presentations in a format that is easier to display or view (for example, colored site plans and renderings). Any such presentations must be submitted to the Planning Department by the close of business on the day preceding the public hearing.

c) Members of the public may use PowerPoint, PDF or multimedia presentations in a public hearing during the second round of public comment, subject to the 5-minute time limit specified above. Any such presentation must be submitted to the Planning Department by the close of business on the day preceding the public hearing, as is required of the applicant.

d) Other presentation formats may be permitted during a public hearing subject to the prior approval by the Director of Planning and Sustainability.

H. General Practice and Guidelines.

1. Board members shall not text each other during public hearings or board deliberations. All deliberations must be done in public.

2. When, for purposes of conducting a Public Hearing, Board attendance at the meeting is five members, the applicant shall be afforded the opportunity to request that the application or item be rescheduled to the next available meeting. Any such rescheduling shall not count against any time standards requiring the Board to act.

3. Board Decisions and Motions:

a) The Board shall decide to either Approve, Conditionally Approve or Disapprove an application pursuant to State Law. Board decisions are not final until one of these decisions has been reached.

b) A motion that receives a tie vote of the Board means the motion fails to pass.

c) A motion shall receive a majority vote of the Board members present to pass.

d) The Board shall issue a written Letter of Decision to the Applicant, including Findings of Fact conforming with the Board's decision and signed by the Chair pursuant to State Law.

I. Definitions.

1. **Bylaw:** The term when used in reference to legislative action taken by a city, town, county or village district shall have the same meaning as an ordinance and shall be subject to the same procedures for enactment.[16]

2. **Conflict of Interest:** Disqualification of Member. No member of the Planning Board "shall participate in deciding or shall sit upon the hearing of any question which the board is to decide in a judicial capacity if that member has a direct personal or pecuniary interest in the outcome which differs from the interest of other citizens, or if that member would be disqualified for any cause to act as a juror upon the trial of the same matter

[16] NH RSA 21:45

in any action at law … When uncertainty arises as to the application (of the above) to a board member in particular circumstances, the board shall, upon the request of that member or another member of the board, vote on the question of whether that member should be disqualified. Any such request and vote shall be advisory and nonbinding, and may not be requested by persons other than board members, except as provided by local ordinance or by a procedural rule …"[17]

3. **Ex Officio Member:** Any member who holds office by virtue of an official position and who shall exercise all the powers of regular members of a local land use board.[18]

4. **Local Governing Body:** The City Council .[19]

[18] NH RSA 672:5
[19] NH RSA 672:6

[17] NH RSA 673:14

[18] NH RSA 672:5
[19] NH RSA 672:6