



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

POST APPROVAL WAIVER REQUEST

August 12, 2026

**Re: Assessor's Map 230, Lot 22 and 22-1
409 and 411 Lafayette Road
Altus Project No. 5698**

On behalf of William and Niccola Douglas Owner and Applicant, Altus Engineering, LLC respectfully requests the following waiver from the City of Portsmouth Subdivision Rules and Regulations

SECTION IX - DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

1. Improvements and Installation Bonds

The Board will consider approval of the final plat for record only after monuments have been installed in accordance with the specifications given hereunder and after there shall have been filed with the Board:

A certificate from the Director of Public Works that all streets shown on the plat have been graded and approved, and all sewerage, water utilities, curbing, and street markers have been installed in accordance with the City specifications and all lands dedicated as open areas or public land and a duly completed and executed bond issued by a surety company authorized to do business in the State of New Hampshire, certified by the City Attorney as valid and enforceable by the City Attorney and in the amount and with surety satisfactory to the Board, securing the making installation of these improvements, utilities, and facilities within the period fixed by the Board; or

A certified check, drawn on an approved bank and available to the City and adequate for the completion of these improvements utilities and facilities.

Said bond or certified check shall be in the amount representing one hundred percent (100%) of the cost for the completion of the streets and the installation of the sewer and water utilities and facilities according to the specifications given hereunto. Upon inspection of a partial completion of a subdivision, the City Manager may authorize, in writing, a pro-rated reduction in the certified check or performance bond; but in no case shall more than fifty percent (50%) of said performance bond or said certified check be released until the entire subdivision has been completed to the satisfaction of the Board and written approval by said Board has been executed.

The development is a two-lot subdivision with an existing home on one parcel. No new public infrastructure will be constructed. The front parcel already has utilities on it. They were recently upgraded. The rear parcel

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will require new utilities to be constructed within the Lafayette Road right-of-way. The work will be no different than any other utility work in the right-of-way where an excavation permit from the City will be required. The roadway and sidewalks will need to be repaired to the satisfaction of the Department of Public Works. Requiring the bond would be an excessive cost to the applicant would be a redundant requirement

For these reasons, Altus respectfully requests that the waiver is approved administratively.

Respectfully submitted by,

ALTUS ENGINEERING, LLC



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