

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

28 May 2025

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

# **RE:** Proposed Subdivision at Peverly Hill Road & Banfield Road, Tax Map 255, Lot 2; TAC Submission Update

Dear Mr. Stith:

Thank you for reaching out regarding the completeness of the TAC Submission for the abovementioned project, and the identification of some missing submission items. On behalf of Chinburg Development, we are pleased to update the record and submit herewith the attached information for review at your **June 3**, 2025, Meeting.

The following information and plans are included in our submission:

- Subdivision Plan Set The plan set remains as submitted, with the exception of the addition of the Utility Contacts on the Subdivision Site Plan, was well as the addition of professional seals
- Subdivision Plan Checklist
- Site Plan Checklist
- Trip Generation Report
- Preliminary Stormwater Management Plan

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

Sincerely,

John Chagnon, PE Project Manager

P:\NH\5010220-Chinburg\_Builders\001-Peverly Hill Rd. & Banfield Rd. - JHW\03-WIP\_Files\TAC Submission Letter 5-28-25.doc



May 21, 2025

Peter Stith, Planning Manager City of Portsmouth 1 Junkins Ave. Portsmouth, NH 03801 pmstith@portsmouthnh.gov

### Re: 0 Banfield Road – Chinburg Subdivision – Response to TAC Comments

Dear Peter,

We are pleased to submit this updated response letter and updated plans in response to staff comments made during our March TAC review meeting. The review comments are listed below in *Italics*, followed by our responses. Please let us know if you have any further questions or comments.

## 2-4-2025 Staff TAC Comments

## <u>O Banfield Road (LU-25-22)</u>

- Applicant must also apply for a site plan approval application. This needs to meet all site plan review requirements and a checklist must be completed.
   Understood. We are currently preparing the Site Plan application materials. We expect to complete the application once we have the design elements reviewed by TAC.
- 2. An existing conditions plan must be provided.

The existing conditions are included on the Subdivision Site Plan. Since our last TAC meeting, we have updated the topographic information within the developable portions of the site, existing utility locations (based on the City's plans for a new multi-use plan alongside Peverly Hill Road), and wetland delineation and buffer limits. We have attached a letter from Gove Environmental explaining their determination of the off-site wetland limits.

- 3. Proposed Lot 1 does not provide the required frontage (150'). The attached plans show the proper frontage for all of the Lots.
- Please correct the subdivision checklist to include sheet numbers. The subdivision checklist will be finalized when we complete the application process, after further TAC review.

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5. Please include the delineation for the wetland across the street on Map 254 Lot 4 and the associated 100' buffer and CWS stamp.

The wetlands across the street are now shown on our plans. Buffer areas associated with these wetlands have also been added. We have attached a letter from Gove Environmental explaining their determination of the off-site wetland limits.

- 6. *Please show where the proposed force main will connect to City sewer.* The proposed forcemain pipe connections are now shown on the attached plans.
- 7. Correct the layout of existing utilities. Location of 20" water main is incorrect and existing force main location is incomplete.We have updated the existing utilities locations on the attached plans.
- 8. Lots 1 and 2 show connection to a sewer force main headed north on Peverly Hill Road. No such force main exists. City suggests connecting the sewer services to the sewer force main to the south, or the gravity sewer main in the intersection of Peverly Hill and Mirona Road. The utility connections for each lot have been updated based on comments from the March TAC meeting.
- 9. Lots 1 and 2 share an EOne pump. Each lot needs its own separate pump system. The proposed utility connections for each lot have been updated.
- 10. EOne pumps do not require septic tanks before pump. Remove septic tanks. The proposed utility connections for each lot have been updated.
- 11. Provide detail on sewer service connection to sewer force main. Details have been added to the plans.
- 12. Electrical transformers at each property may not be necessary. Secondary power may be available directly from overhead wires.We have updated the utility connections for each lot.
- 13. Banfield Road was recently paved. Disturbances in Banfield Road will require full mill and overlay of disturbed area. Provide detail of mill and overlay. The limits of the full mill and overlay area has been included on the attached plans.
- 14. Each proposed lot will require a driveway permit.We will include driveway permit application materials in our permitting application process.

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- 15. Provide sight line information on driveways.Sight distances have been added to the attached plans.
- 16. Confirm each proposed lot conforms to stormwater regulations for new impervious surface area.

We have prepared a typical lot stormwater management plan design to illustrate the features that will allow each lot to comply with the stormwater regulations.

17. City is requesting easements from proposed lots 1 and 2 for the Peverly Hill multi-Use Path project.

When comparing the City's Multi-Use Trail design plans to our Subdivison Plans, we found two areas where the proposed grading is outside of existing Roadway and Slope Easements associated with Peverly Hill Road. We have shown these two areas as "Proposed Permanent Slope Easement" areas on the Subdivision Plan. The applicant is looking forward to working with the City to finalize the final easement placement and language.

Sincerely, Haley Ward, Inc.,

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Jon H. Whitten, Jr., PE (ME) Senior Project Manager

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### GOVE ENVIRONMENTAL SERVICES, INC.



May 21, 2025

- To: Jon Whitten Jr. Senior Project Manager Haley Ward
- Subject: Residential Subdivision 0 Banfield Road, Portsmouth, Tax Map 255 Lot 2

Re: Off-site Wetland Evaluation

Jon,

Per your request, this letter is provided to outline the justification for the established wetland boundaries in the off-site areas, as previously requested by the City of Portsmouth, along with a brief overview of the assessment methodology. The purpose of establishing these off-site boundaries was to determine whether any additional City or State wetland buffers might extend onto the subject property. Since the surrounding parcels are privately owned and not accessible for a typical field delineation, the City of Portsmouth permitted an alternative method using available GIS data to estimate these boundaries.

Two primary off-site areas were identified by the City as potentially contributing encroaching buffers onto the subject property. The first is located to the south, along the southern side of Banfield Road, where a pond is present with abrupt topographic changes near the roadway. The second is to the east, across Peverly Hill Road, where Sagamore Creek flows from the subject property to an off-site area across the road.

To estimate the wetland boundaries for these areas, we utilized a range of available GIS data layers, including multiple years of aerial imagery, infrared imagery, LiDAR topography, National Wetlands Inventory (NWI) data, soil surveys, and 2-foot contour data. Based on these datasets, we were able to establish wetland boundaries that we believe are within a reasonable margin of accuracy to support evaluation of potential wetland buffer impacts. This approach has been consistently used in our practice to provide clients with the most accurate representation of existing site conditions, especially when field access is not available. We find this method to be more reliable than relying solely on municipal GIS wetland layers, which we have found to vary in accuracy across New Hampshire.

In conclusion, the off-site wetland boundaries were delineated using best available data and accepted remote assessment techniques in coordination with the City of Portsmouth. While not a substitute for on-the-ground delineation, this method provides a reliable and practical means of evaluating potential wetland buffer encroachments onto the subject property when access is limited. The established boundaries for these off-site areas are considered sufficiently accurate for the purposes of planning, permitting, and identifying regulatory constraints, and reflect our



## GOVE ENVIRONMENTAL SERVICES, INC.

commitment to providing thorough and defensible environmental assessments under the circumstances presented.

If there are any questions on any of the information provided, or if you feel I can be of further assistance please feel free to contact me directly by email: <u>bwalden@gesinc.biz</u> or phone 207-710-7863.

Sincerely,

Brenden Walden President & NH CWS 297 Gove Environmental Services, Inc.



Attachments: Off-Site Wetland Sketch







# City of Portsmouth, New Hampshire

# Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

<sub>Owner:</sub> Walter Hett Trust	Date Submitted: 28 May 2025
Applicant: Chinburg Development	
Phone Number: 603-868-5995	<sub>E-mail:</sub> ssammis@chinburg.com
Site Address 1: 0 Banfield Road	Map: 255 Lot: 2
Site Address 2: Peverly Hill Road	Map: Lot: 2

	Application Requirements		
Ø	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
	Completed Application form. (III.C.2-3)	Online	N/A
	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)	Online	N/A

	Requirements for Preliminary/Final Plat			
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	N/A

Subdivision Application Checklist/January 2018

$\mathbf{\nabla}$	Required Items for Submittal	Item Location	Required for	Waiver
		(e.g. Page/line or Plan Sheet/Note #)	Preliminary / Final Plat	Requested
	Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2) Final Plat Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. (Section V.2)	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	N/A
	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	Subdivision Plan	<ul> <li>✓ Preliminary Plat</li> <li>✓ Final Plat</li> </ul>	N/A
	Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5) Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. (Section V.5)	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	N/A
	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6)	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	
	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. (Section V.6/ IV.7)	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	N/A
	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown.	Subdivision Plan	☑ Preliminary Plat ☑ Final Plat	

57	Requirements for Pro			
M	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. (Section IV.9/V.8)	Site Plan	☑ Preliminary Plat ☑ Final Plat	
	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	No new sheets	<ul> <li>✓ Preliminary Plat</li> <li>✓ Final Plat</li> </ul>	
	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	N/A	☑ Preliminary Plat ☑ Final Plat	
	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	Not in FHZ	☑ Preliminary Plat ☑ Final Plat	
	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV, 12/V, 12)	Subdivision Site Plan	☑ Preliminary Plat ☑ Final Plat	

Subdivision Application Checklist/January 2018

	Requirements for Pr	eliminary/Final Plat		
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	N/A	<ul> <li>□ Preliminary Plat</li> <li>☑ Final Plat</li> </ul>	
	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	Not in FHZ	□ Preliminary Plat ☑ Final Plat	
	Location of all permanent monuments. (Section V.12)	TBD- Final	<ul> <li>□ Preliminary Plat</li> <li>☑ Final Plat</li> </ul>	

T	Required Items for Submittal	Item Location	Waiver
		(e.g. Page/line or Plan Sheet/Note #)	Requested
	1. Basic Requirements: (VI.1)	Subdivision Plan	
	a. Contormity to Official Plan or Map		
i	D. Hazaros		
i I	d - Planned Unit Dovelanment		
	2. Lots: (VI.2)	Subdivision Plan	
{	a. Lot Arrangement		
1	U. LOUSIZES		
1	c. commercial and industrial Lots		
1	3. Streets: (VI.3)	N/A	
ł I	a. Relation to adjoining Street System		
	D. Street Rights-of-Way		
	c. Access d. Parallal Somian Ponda		
	u. Faldlel Service KOBOS e Street Intersection Angles		
j I	f. Merging Streets		
	g. Street Deflections and Vertical Alignment		
	h. Marginal Access Streets		
	i. Cul-de-Sacs		
	j. Rounding Street Corners		
	k. Street Name Signs		
	I. Street Names		
	m. Block Lengths		
{	n. Block Widths		
1	o. Grade of Streets		
1	p. Grass Strips		
	4. Curbing: (VI.4)	N/A	
	5. Driveways: (VI.5)	Utility Site Plan	
╢─	Oramage improvements: (VI.0)     Municipal Water Service: (VI.7)		
1	Nunicipal Sover Service: (VI.7)	Litility Site Plan	
i—	9. Installation of Utilities: (VI 9)		
1	a. All Districts	TBD	
jl	b. Indicator Tape		
1	10. On-Site Water Supply: (VI.10)	Ν/Δ	
j —	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
]	12. Open Space: (VI.12)	NI/A	
]	a. Natural Features		1
]	b. Buffer Strips		
1	c. Parks		
1	d. Tree Planting		
1	13. Flood Hazard Areas: (VI.13)	NI/A	
]	a. Permits	IN/A	
]	b. Minimization of Flood Damage		
	c. Elevation and Flood-Proofing Records		
]	d. Alteration of Watercourses		
<u>_</u>	14. Erosion and Sedimentation Control (VI.14)	TBD	
-1_			

Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	<ul><li>15. Easements (VI.15)</li><li>a. Utilities</li><li>b. Drainage</li></ul>	TBD	
	16. Monuments: (VI.16)	Final Plan	
	17. Benchmarks: (VI.17)	Final Plan	
	18. House Numbers (VI.18)	TBD	

		Design Standards		
		Required Items for Submittal	Indicate compliance and/or	Waiver
			provide explanation as to	Requested
			alternative design	
	1.	Streets have been designed according to the design	N/A	
		standards required under Section (VII.1).		
		a. Clearing		
		b. Excavation		
		c. Rough Grade and Preparation of Sub-Grade		11
		d. Base Course		
		e. Street Paving		
		f. Side Slopes		
		g. Approval Specifications		
		h. Curbing		
		i. Sidewalks		
		j. Inspection and Methods		
	2.	Storm water Sewers and Other Drainage Appurtenances	N/A	
		have been designed according to the design standards		
		required under Section (VII.2).		
		a. Design	<sup>24</sup> 90	
		b. Standards of Construction		
	3.	Sanitary Sewers have been designed according to the	N/A	
		design standards required under Section (VII.3).		
		a. Design		
		b. Lift Stations		
		c. Materials		
		d. Construction Standards		
	4.	Water Mains and Fire Hydrants have been designed	N/A	
		according to the design standards required under		
		Section (VII.4).		
		a. Connections to Lots		
		b. Design and Construction		
		c. Materials		
		d. Notification Prior to Construction		
Appli	cant's/R	epresentative's Signature:		y 2025

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



# City of Portsmouth, New Hampshire

# Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A preapplication conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Chinburg Development Date Submitted: 28 May 2025

Map: 255 Lot: 2

Application # (in City's online permitting): LU-25-22

Site Address: 0 Banfield Road

	Application Requirements		
Ø	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
	Complete <u>application</u> form submitted via the City's web-based permitting program (2.5.2.1 <b>(2.5.2.3A)</b>	Online	N/A
	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)	Online	N/A

	Site Plan Review Application Required Info	ormation	
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	TBD at Site Development	
	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	Building Permit Plan	N/A
	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Subdivision Plan	N/A

	Site Plan Review Application Required Information				
Ŋ	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requester		
	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	Subdivision Plan	N/A		
	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F)	Subdivision Plan	N/A		
	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	Subdivision Plan Utility Plan	N/A		
	List of reference plans. (2.5.3.1H)	Subdivision Plan	N/A		
	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1)	Subdivision Site Plan	N/A		

	Site Plan Specifications			
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested	
	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director (2.5.4.1A)	Required on all plan sheets	N/A	
	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A	
	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	2011 is current standard	N/A	
	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A	
	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	Certified Wetland Scientist Stamp	N/A	
	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Subdivision Plan	N/A	
	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	On Sheets	N/A	
	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A	
	Source and date of data displayed on the plan. (2.5.4.2D)	Subdivision Plan	N/A	

Site Plan Application Checklist/December 2020

Page 2 of 6

	Site Plan Specifications – Required Exhibits and Data				
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested		
	<ol> <li>Existing Conditions: (2.5.4.3A)         <ul> <li>Surveyed plan of site showing existing natural and built features;</li> <li>Existing building footprints and gross floor area;</li> <li>Existing parking areas and number of parking spaces provided;</li> <li>Zoning district boundaries;</li> <li>Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre;</li> <li>Existing impervious and disturbed areas;</li> <li>Limits and type of existing vegetation;</li> <li>Wetland delineation, wetland function and value assessment (including vernal pools);</li> <li>SFHA, 100-year flood elevation line and BFE data, as required.</li> </ul> </li> </ol>	Subdivision Plan			
	<ul> <li>2. Buildings and Structures: (2.5.4.3B)</li> <li>Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;</li> <li>Elevations: Height, massing, placement, materials, lighting, façade treatments;</li> <li>Total Floor Area;</li> <li>Number of Usable Floors;</li> <li>Gross floor area by floor and use.</li> </ul>	Grading plan Final TBD			
	<ul> <li>3. Access and Circulation: (2.5.4.3C)</li> <li>Location/width of access ways within site;</li> <li>Location of curbing, right of ways, edge of pavement and sidewalks;</li> <li>Location, type, size and design of traffic signing (pavement markings);</li> <li>Names/layout of existing abutting streets;</li> <li>Driveway curb cuts for abutting prop. and public roads;</li> <li>If subdivision; Names of all roads, right of way lines and easements noted;</li> <li>AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).</li> </ul>	N/A			
	<ul> <li>Parking and Loading: (2.5.4.3D)</li> <li>Location of off street parking/loading areas, landscaped areas/buffers;</li> <li>Parking Calculations (# required and the # provided).</li> </ul>	N/A			
	<ul> <li>5. Water Infrastructure: (2.5.4.3E)</li> <li>Size, type and location of water mains, shut-offs, hydrants &amp; Engineering data;</li> <li>Location of wells and monitoring wells (include protective radii).</li> </ul>	Utility Site Plan			
	<ul> <li>6. Sewer Infrastructure: (2.5.4.3F)</li> <li>Size, type and location of sanitary sewage facilities &amp; Engineering data, including any onsite temporary facilities during construction period.</li> </ul>	Utility Site Plan			

Ъ				
		7.	Utilities: (2.5.4.3G)	
-1		•	The size, type and location of all above & below ground utilities;	Utility Site Plan
		•	Size type and location of generator pads, transformers and other fixtures	
		8.	Solid Waste Facilities: (2.5.4.3H)	Curbside
	-+	•	The size, type and location of solid waste facilities.	
	_+			
	니	9.	Storm water Management: (2.5.4.3)	Grading Plan
			The location, elevation and layout of all storm-water drainage.	
			site snow removal provisions.	
		•	Location and containment measures for any salt storage facilities	
		•	Location of proposed temporary and permanent material storage	
			locations and distance from wetlands, water bodies, and	
			stormwater structures.	
		10.	. Outdoor Lighting: (2.5.4.3J)	N/A
		•	Type and placement of all lighting (exterior of building, parking lot	
			and any other areas of the site) and photometric plan.	
		11.	. Indicate where dark sky friendly lighting measures have	NI/A
-	_		been implemented. (10.1)	
		12.	. Landscaping: (2.5.4.3K)	N/A
			<ul> <li>Identify all undisturbed area, existing vegetation and that which is to be retained.</li> </ul>	
			<ul> <li>Location of any irrigation system and water source.</li> </ul>	
-		42	Contours and Elevations (2.5.4.21)	
1	ц	13.	. Contours and Elevation: (2.5.4.3L)	Grading Plan
			<ul> <li>Existing/Proposed contours (2 foot minimum) and finished grade elevations</li> </ul>	
ŀ		14	Open Space: (2.5.4.3M)	
	니	14	Type extent and location of all existing/proposed open space	N/A
			Type, extent and location of an existing, proposed open space.	
		15	. All easements, deed restrictions and non-public rights of	
			ways. (2.5.4.3N)	Subdivision Plan
		16	. Character/Civic District (All following information shall be	
			included): (2.5.4.3P)	
			• Applicable Building Height (10.5A21.20 & 10.5A43.30);	N/A
			Applicable Special Requirements (10.5A21.30);	
			Proposed building form/type (10.5A43);	
			<ul> <li>Proposed community space (10.5A46).</li> </ul>	
÷		17	Special Flood Hazard Areas (2.5.4.30)	
		.,	<ul> <li>The proposed development is consistent with the need to</li> </ul>	
			minimize flood damage;	N/A
			All public utilities and facilities are located and construction to	
			minimize or eliminate flood damage;	
			Adequate drainage is provided so as to reduce exposure to	
			flood hazards.	

Other Required Information					
Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested			
Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)	Submitted				
Indicate where Low Impact Development Design practices have been incorporated. (7.1)	Grading Plan- D1 Details				
Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	N/A				
Stormwater Management and Erosion Control Plan. (7.4)	Building Permit Plan				
Inspection and Maintenance Plan (7.6.5)	Building Permit Plan				

	Final Site Plan Approval Required Information			
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested	
	All local approvals, permits, easements and licenses required, including but not limited to: • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A)		2	
	<ul> <li>Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul> <li>Calculations relating to stormwater runoff;</li> <li>Information on composition and quantity of water demand and wastewater generated;</li> <li>Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>Estimates of traffic generation and counts pre- and post-construction;</li> <li>Estimates of noise generation;</li> <li>A Stormwater Management and Erosion Control Plan;</li> <li>Endangered species and archaeological / historical studies;</li> <li>Wetland and water body (coastal and inland) delineations;</li> <li>Environmental impact studies.</li> </ul> </li> </ul>			
	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)			

Site Plan Application Checklist/December 2020

	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)		
	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)		N/A
	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)		
	<ul> <li>Plan sheets submitted for recording shall include the following notes:</li> <li>a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds."</li> <li>b. "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."</li> </ul>		N/A
ppli	cant's Signature: Date:	5/28/2025	



May 28, 2025

Trip Generation Proposed Single-Family Residential Subdivision 0 Banfield Road Portsmouth, NH

On behalf of Chinburg Builders, LLC, we hereby submit the Trip Generation in support of the applicant's filing with TAC and City Planning Board for Subdivision Approval of a 5-lot Subdivision at 0 Banfield Road, Portsmouth, NH.

ITE's *Trip Generation* Manual, 11th Edition, states that Single-Family Detached Housing (Code 210) generates an average of 9.44 trips per lot on a weekday, which consists of an average of 0.76 trips per lot during the AM peak hour and 1.0 trip during PM peak hour. The trip generation for this code is based on the number of dwelling units. Since 5 lots are proposed, it can be assumed that there will be 5 single-family detached homes in the future. Using that description, the proposed use at the site will generate the following peak hour trips.

SINGLE FAMILY DETACHED HOUSING (CODE 210) ON TYPICAL WEEKDAY: Weekday AM Peak Hour: <u>4 Trips</u> (1 Trip In and 3 Trips Out) Weekday PM Peak Hour: <u>5 Trips</u> (3 Trips In and 2 Trips Out)

This number of trips can be considered negligible when compared to the amount of traffic on Peverly Hill Road and Banfield Road and as a result no significant negative impact to the performance of either roadway is anticipated.

We look forward to an in-person presentation to the Technical Advisory Committee and the review of this submission and feedback on the proposed design.

Sincerely,

John R. Chagnon, PE

P:\NH\5010220-Chinburg\_Builders\001-Peverly Hill Rd. & Banfield Rd. - JHW\03-WIP\_Files\Applications\City of Portsmouth Subdivision\06 Submission 5-28-25\Traffic Generation Letter.docx

Chinburg - Peverly Hill Road | 5.28.2025 | JN 5010220.001 | Page 1



## PRELIMINARY STORMWATER MANAGEMENT PLAN

Project Name:	5-Lot Residential Subdivision at 0 Banfield Road
Project Location:	0 Banfield Road, Portsmouth, New Hampshire 03870
Applicant:	Chinburg Builders
Report Prepared by:	Haley Ward, Inc., Attn: Drew Olehowski, PE
Date:	May 28, 2025

#### Introduction

This Preliminary Stormwater Management Plan (SMP) has been prepared to comply with the requirements outlined in Chapter 10.1018.10 of the City of Portsmouth Zoning Ordinance. The purpose of this SMP is to manage and treat stormwater runoff from the proposed development site in a manner that minimizes the potential for flooding, erosion, and water quality degradation. The design and implementation of the stormwater management practices will adhere to both local requirements and Best Management Practices (BMPs) to ensure minimal environmental impact. This SMP is to be considered "preliminary;" additional information and details as required by Chapter 10.1018.10 will be provided in a "Final" SWP with the building permit application.

#### **Project Description**

The proposed project consists of the creation of five (5) single-family residential lots at 0 Banfield Road. The creation of the lots will not in itself create new developed or impervious area. The eventual construction of residential scale buildings, driveways, utility connections and reasonable lawn areas will introduce new developed and impervious area on each lot.

The site is located at the intersection of Banfield Road and Peverly Hill Road and is currently undeveloped. There is a stream channel with associated wetlands that bisect the property. The site layout has been designed to avoid impacts to the wetland areas and stream.

#### Stormwater Management Practices:

The applicant is proposing to illustrate typical stormwater management practices to be used during the building permit process to minimize any potential impact of development on stormwater quality, quantity, and erosion and sedimentation. We have included a typical rain "garden "feature near each proposed single-family structure to meet the requirements of the Ordinance. These rain gardens are considered "Low-Impact Development (LID)" stormwater management facilities.

The use of rain garden LID features will mitigate the slight increase in stormwater runoff that is expected to be generated by new driveways and house structures. The rain gardens will collect, detain, and infiltrate runoff in an effort to minimize possible negative stormwater

Portsmouth TAC | 05.28.2025 | 5010220.001 | Page 1



runoff-related impacts from the proposed development. Runoff flow from the lots, and the raingarden overflows, will continue to flow to the existing wetlands and stream channel within the property limits. Runoff within the stream channel will continue to flow through the existing culverts under Peverly Hill Road.

#### **Erosion and Sediment Control**

The construction phase will include an Erosion and Sediment Control Plan to prevent sedimentation of watercourses and receiving bodies. Measures will include:

- Silt fences, sediment traps, and inlet protection at all stormwater discharge points.
- Temporary stabilization of disturbed areas during construction.
- Regular inspections and maintenance to ensure the effectiveness of all erosion control measures.

Erosion and sedimentation control features will be shown on the Building Permit plans.

#### Conclusion

By following the typical stormwater management plan described for this project, the proposed site improvements are expected to be minimal and are not anticipated to adversely impact downstream water bodies or abutters.

Please do not hesitate to contact our office with any questions or comments.

Haley Ward, Inc.

Drew Olehowski, PE Project Manager

DJO/jok Attachments

Portsmouth TAC | 05.28.2025 | 5010220.001 | Page 2



# UTILITY CONTACTS

## **ELECTRIC:**

EVERSOURCE 1700 LAFAYETTE ROAD PORTSMOUTH, N.H. 03801 Tel. (603) 436-7708, Ext. 555.5678 ATTN: NICHOLAS KOSKO

# SEWER & WATER:

PORTSMOUTH DEPARTMENT	OF	PUBLIC	WORKS
680 PEVERLY HILL ROAD			
PORTSMOUTH, N.H. 03801			
Tel. (603) 427-1530			
ATTN: DOÚG SPARKS		Ŷ	

![](_page_24_Figure_9.jpeg)

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

![](_page_25_Picture_0.jpeg)

![](_page_25_Picture_3.jpeg)

HALEY WARD ENGINEERING | ENVIRONMENTAL | SURVEYING

200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282

# NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

![](_page_25_Picture_10.jpeg)

3	GRADING/EASEMENTS	5/21/25	
2	UTILITY DESIGN	4/23/25	
1	LOTS	3/1/25	
0	ISSUED FOR COMMENT	2/12/25	
NO.	DESCRIPTION	DATE	
REVISIONS			

GRADING PLAN TAX MAP 255 - LOT 2 **OWNER:** WALTER D. HETT BANFIELD ROAD & PEVERLY HILL ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1

![](_page_26_Picture_0.jpeg)

![](_page_26_Picture_1.jpeg)

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> 200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282

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![](_page_26_Picture_8.jpeg)

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3	GRADING/EASEMENTS	5/21/25
2	UTILITY DESIGN	4/23/25
1	LOTS	3/1/25
0	ISSUED FOR COMMENT	2/12/25
NO.	DESCRIPTION	DATE
REVISIONS		

UTILITY SITE PLAN TAX MAP 255 – LOT 2 OWNER: WALTER D. HETT BANFIELD ROAD & PEVERLY HILL ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SCALE: 1"=60' FB 499 & PG 1

![](_page_27_Figure_0.jpeg)

![](_page_27_Figure_1.jpeg)

![](_page_27_Figure_2.jpeg)

![](_page_27_Figure_3.jpeg)

![](_page_27_Figure_6.jpeg)

![](_page_27_Figure_8.jpeg)

TYPICAL CULVERT INLET/OUTLET PROTECTION

![](_page_28_Figure_0.jpeg)

![](_page_28_Picture_1.jpeg)

E/ONE

The grinder pump is automatically activated and runs infrequently for very short periods. The annual energy consumption is typically that of a 40watt light bulb. Units are available for indoor and outdoor installations. Outdoor units are designed to accommodate a wide range of burial depths. **Operational Information** 1 hp, 1,725 rpm, high torque, capacitor 60 Hz, 1 phase Inlet Connections 4-inch inlet grommet standard for DWV able from the factory.

Pump discharge terminates in 1 1/4inch NPT female thread. Can easily be adapted to 1 1/4-inch PVC pipe or any other material required by local codes. Discharge\*

The maximum pressure that the pump tery. This model can generate is limited by the motor pressure well below the rating of the piping and appurtenances. The automatic reset feature does not require manual operation following overload.

![](_page_28_Picture_7.jpeg)

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200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282

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11 gpm at 40 psig (per pump) 7.8 gpm at 80 psig (per pump)

Control Panel This station is designed to use the Alternating Control Panel, MOD T260.

**Overload Capacity** 

51	<b>B01</b>	129	

![](_page_28_Picture_19.jpeg)

eone ENVIRONMENT ONE CORPORATION TRANSFORMER, BUCK BOOST 0.75KVA, PA0219P03

> LM000230 SHEET 1 OF 1 REV

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

1		
0	ISSUED FOR COMMENT	4/23/25
NO.	DESCRIPTION	DATE
REVISIONS		

![](_page_28_Picture_28.jpeg)

FB 499 PG 1

DETAILS

5010220