

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 17, 2023

Portsmouth Technical Advisory Committee  
Attn: Board Members  
1 Junkins Avenue, Suite 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**RE: Subdivision Application**  
**375 Banfield Road, Portsmouth, NH**  
**Tax Map 266, Lot 7**  
**JBE Project No. 19190.2**

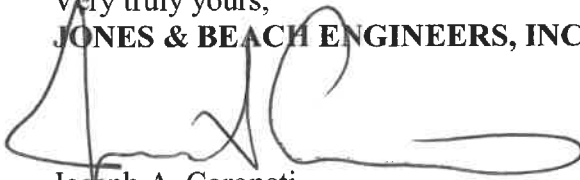
Dear Board Members,

Jones & Beach Engineers, Inc., respectfully submits a Subdivision Plan application on behalf of the applicant, Banfield Realty, LLC. The intent of this application is to subdivide the lot into two separate parcels. The new lot 7-1 will be a non-building lot and is being subdivided for financing reasons. Since this lot will not have any construction proposed on it, we are not applying for a Conditional Use Permit. The following items are provided in support of this application:

1. Completed Subdivision (submitted online) and Checklist.
2. Letter of Authorization.
3. Current Deed.
4. One (1) Full Size Plan (Folded).

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Joseph A. Coronati  
Vice President

cc: Rob Graham, Banfield Realty, LLC (via email)  
Cindy Nix, Banfield Realty, LLC (via email)  
Lynn Preston, Esq (via email)  
Bill Wilcox, Wilcox & Barton (via email)



## 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.

Owner: Banfield Realty LLC Date Submitted: 7/17/2023

Applicant: Same as Owner

Phone Number: 603-479-3666 E-mail: rob@grahm-consult.com

Site Address 1: 375 Banfield Road Map: 266 Lot: 7

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

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

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	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. <b>(Section IV.1/V.1)</b>	A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> 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. <b>(Section V.2)</b></p>	A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	A1, Note 2	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> 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 may either affect or be affected by the proposed development. <b>(Section V.5)</b></p>	A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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. <b>(Section IV.6)</b>	A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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. <b>(Section V.6/ IV.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	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. <b>(Section IV.8/V.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>	A1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> 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. <b>(Section IV.10)</b> <b>Final Plat</b> 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. <b>(Section V.9)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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. <b>(Section IV.10)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>	A1, Note 4	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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. <b>(Section IV.12/ V.12)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>	A1, Note 13	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	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. <b>(Section V.11)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	A1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	



<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>15. Easements (VI.15)</b>		
<input checked="" type="checkbox"/>	a. Utilities	A1	
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	A1	
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>		
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>		

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

Applicant's/Representative's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

7/17/2023

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

**Letter of Authorization**

I, Banfield Realty, LLC, 304 Maplewood Avenue, Portsmouth, NH 03801, owner of property located in Portsmouth, NH, known as Tax Map 266, Lot 7, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 375 Banfield Road in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Cynthia Hix  
Witness

[Signature]  
Banfield Realty, LLC

7-23-20  
Date





Return to:



LCHIP	ROA480986	25.00
TRANSFER TAX	RO094654	18,000.00
RECORDING		30.00
SURCHARGE		2.00

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that we, **William E. Copeland** a married man of 26 Constitution Way, Dover, NH 03820, **Jack Copeland** a single man of 245 Middle Street, Apartment #227, Portsmouth, NH 03801, **Kevin Copeland** a single man of P.O. Box 4213, Valley Village, CA 91617, **Joseph P. Copeland**, married man of 142 Dennett Road, Kittery, ME 03904, and **Roeseland Holdings 5, LLC**, a New Hampshire limited liability company with an address of 21 Moody Point Drive, Newmarket, NH 03857, grant to **Banfield Realty LLC**, a New Hampshire limited liability company with an address of 304 Maplewood Avenue, Portsmouth, NH 03801, with warranty covenants, all our right, title and interest in the following described premises:

A certain lot or parcel of land together with the buildings thereon situated on the Southeasterly sideline of Banfield Road in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Commencing at a point on said Southeasterly sideline of Banfield Road at the intersection of two stone walls and at land now or formerly of one Barratt; thence running in a Southeasterly direction by and along an old stone wall and land now or formerly of said Barratt, Thompson, Pickering, Iafolla, Wood and Myers, a total distance of Two Thousand Six Hundred Sixty-Three feet (2,663') more or less to a point at the intersection of two stone walls; thence turning and running by and along a stone wall and land of Myers N 58° 22' E, a distance of One Hundred Twenty-Eight feet (128') to other land of Iafolla; thence turning and running by and along another stone wall and land of Iafolla, S 18° 21' E, a distance of Three Hundred Twenty feet (320'); thence turning and running by and along another stone wall S 54° 8' 30" W, a distance of Thirty feet (30'); thence turning and running by a stone wall S 47° 49' 30" E, a distance of One Hundred Seven feet (107') to a point adjoining land of Peverly Hill Corp., thence turning and running S 70° 15' W, a distance of Five Hundred Thirty-Three feet (533') to a point; thence turning and running N 25° 11' W, a distance of Three Hundred Twenty-Five feet (325') to a point at an old stone wall; thence turning and running in a Southwesterly direction by and along said stone wall and land of said Peverly Hill Corp. and also by land of Stef, a distance of Four Hundred Forty-Six feet (446') to a point; thence turning and running in a Northwesterly direction by a stone wall and land of Stef, a distance of One Thousand Four Hundred Ninety-Five feet (1,495') more or less to a point; thence turning and running S 65° 16' W, a distance of Ninety-Two feet (92') also by land of Stef to a point adjoining land now or formerly of Dow; thence turning and running N 25° 31' W, a distance of One Hundred Seventy-Five feet (175') to a point; thence continuing N 33° 50' W, a distance of Three Hundred and Eighteen feet (318') to a point; thence continuing N 35° 25' W, a distance of

Four Hundred Five feet (405') to a point adjoining land of Copeland; thence turning and running N 64° 17' E, a distance of Three Hundred Sixty feet (360') to a point; thence turning and running N 33° 21' W, a distance of Two Hundred feet (200'), the last two courses by land of Copeland, to a point at an old stone wall on the Southeasterly sideline of Banfield Road; thence turning and running by said stone wall N 63° 50' E, a distance of One Hundred Twenty-Nine feet (129'); thence continuing N 60° 28' E, a distance of Three Hundred Ten feet (310'); thence continuing N 61° 1' E, a distance of One Hundred Twenty-One feet (121') to the stone wall and point of beginning.

Excepting and excluding from this conveyance that portion of the above-described premises previously conveyed by warranty deed of William H. Copeland and Virginia A. Copeland to John Iafolla Co., Inc. dated September 3, 1963, recorded in Rockingham County Registry of Deeds at Book 1686, Page 133.

Subject to a right of way Fifty feet (50') in width lying along the Northeasterly sideline of the premises herein conveyed, and adjoining a stone wall designating said boundary, for access from Banfield Road to property conveyed by William H. Copeland and Virginia A. Copeland to John Iafolla Co., Inc. by warranty deed dated September 3, 1963, recorded in Rockingham County Registry of Deeds at Book 1686, Page 133.

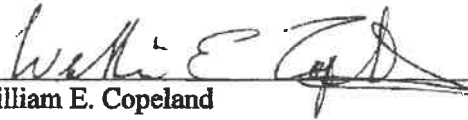
Meaning and intending to describe and convey a portion of the same premises conveyed by Harry Zaitland and Irving Zaitland to William H. Copeland and Virginia A. Copeland by warranty deed dated September 3, 1963, recorded in Rockingham County Registry of Deeds at Book 1686, Page 128. William H. Copeland conveyed his interest in the premises to Virginia A. Copeland by quitclaim deed dated March 15, 2001, recorded in Rockingham County Registry of Deeds at Book 3555, Page 0083. Virginia A. Copeland died on September 10, 2008. See Estate of Virginia A. Copeland, 10<sup>th</sup> Circuit – Probate Division – Brentwood, Case No. 318-2008-ET-01202. Virginia A. Copeland's interest in the premises passed to the grantors William E. Copeland, Jack Copeland, Kevin Copeland and to James R. Copeland, who died on June 4, 2018. See Estate of James R. Copeland, 10<sup>th</sup> Circuit – Probate Division – Brentwood, Case No. 318-2018-ET-01138. James R. Copeland's interest in the premises passed to his sons, Joseph P. Copeland and James W. Copeland. James W. Copeland conveyed his portion of the premises to Roeseland Holdings 5, LLC, by Quitclaim Deed dated May 7, 2019, recorded in Rockingham County Registry of Deeds at Book 5998, Page 2778.

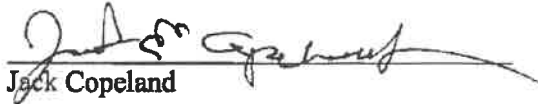
The premises conveyed hereby is not homestead property of the Grantors.

Executed this 5<sup>th</sup> day of February, 2020.

*[Signature Page Attached]*

[Signature Page to Warranty Deed]

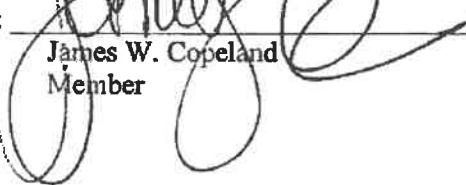
  
William E. Copeland

  
Jack Copeland

\_\_\_\_\_  
Kevin Copeland

  
Joseph P. Copeland

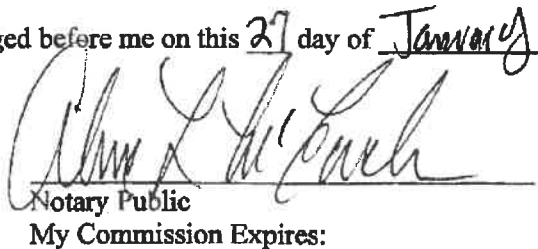
Roeseland Holdings, LLC

By:   
James W. Copeland  
Its: Member

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on this 27 day of January  
2020, by William E. Copeland.



  
Notary Public  
My Commission Expires:

[Signature Page to Warranty Deed]

\_\_\_\_\_  
William E. Copeland

\_\_\_\_\_  
Jack Copeland

\_\_\_\_\_  
Kevin Copeland

\_\_\_\_\_  
Joseph P. Copeland

Roeseland Holdings 5, LLC

By: \_\_\_\_\_  
James W. Copeland

Its: Member

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_  
2020, by William E. Copeland.

~~See attached certificate.~~

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on this 28 day of January  
2020, by Jack Copeland.



Alec L. McEachern  
Notary Public

My Commission Expires:

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

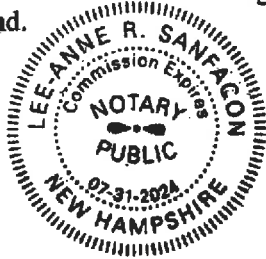
The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_  
2020, by Kevin Copeland.

**See attached certificate.**

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of February  
2020, by Joseph P. Copeland.

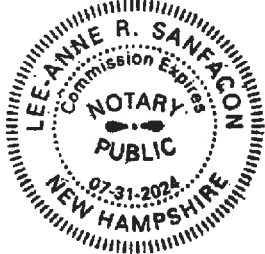


Lee Anne R. Sanfacon  
Notary Public

My Commission Expires:

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of February  
2020, by James W. Copeland in his capacity as Member of Roeseland Holdings 5, LLC.



Lee Anne R. Sanfacon  
Notary Public

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1180

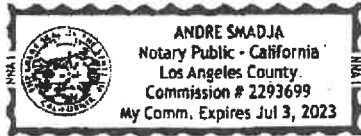
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )
On 01/27/2020 before me, ANDRE SMADJA, Notary Public.
Date Here Insert Name and Title of the Officer
personally appeared KEVIN COLEMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED
Document Date: 01/27/2020 Number of Pages: 4
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer -- Title(s):
Partner -- Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

**FEE SCHEDULE  
 Planning Department  
 Effective 07/01/23 – 06/30/24**

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**PLANNING BOARD**

**Subdivision:**

Subdivision		
Residential .....	\$600.00 plus \$200.00 per lot	
Non-Residential.....	\$800.00 plus \$300.00 per lot	\$1,400.00

Subdivision Amendment:

Administrative approval .....	\$200.00
TAC or Planning Board approval.....	\$500.00

Lot line revision/verification .....\$250.00

Lot Line Revision Amendment

Administrative approval .....	\$200.00
TAC or Planning Board approval.....	\$250.00

Lot Consolidation – No Subdivision.....\$175.00

Restoration of Involuntarily Merged Lots ....\$300.00

Preliminary Conceptual Consultation .....\$200.00

Design Review.....\$500.00

**Site Plan Review:**

All developments.....	\$600.00	
	plus \$5.00 per \$1,000 of site costs only	
	plus \$10.00 per 1,000 s.f. of site development area	

Total fee not to exceed (cap).....\$20,000.00

Site Plan Minor Amendment:

Administrative approval .....	\$400.00
Administrative approval after	
work has been done .....	\$500.00
TAC or Planning Board approval.....	\$800.00

Preliminary Conceptual Consultation .....\$200.00

Design Review.....\$500.00

**Planning Department Fee Schedule (Effective 07/01/23 – 06/30/24)**

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**Wetlands Conditional Use Permit:**

Area of disturbance in wetland or wetland buffer:

Up to 250 sq. ft. ....	\$100.00
Up to 1,000 sq. ft.....	\$500.00
Greater than 1,000 sq. ft.....	\$1,300.00

**Conditional Use Permit (Non-Wetland):**

Conditional Use Permit (Non-Wetland).....	\$500.00
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**Courier Fees:**

Mylar Recording.....	\$150.00
Deed Recording.....	\$100.00

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**BOARD OF ADJUSTMENT**

**Residential Applications**

1-2 dwelling units .....	\$200.00
3-4 dwelling units .....	\$300.00 plus \$50.00 for each unit over 4
Total fee not to exceed (cap).....	\$3,000.00

Residential accessory structure only .....	\$50.00
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**Non-Residential Applications .....** \$400.00 plus \$5.00 per \$1,000 of valuation of new construction

Total fee not to exceed (cap).....	\$3,000.00
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<b>Signs .....</b>	\$200.00
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<b>Appeal of Administrative Decision .....</b>	\$50.00
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**HISTORIC DISTRICT COMMISSION**

<b>Work Session (prior to application for approval) .....</b>	\$200.00 per work session
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**Residential Applications**

1 dwelling unit .....	\$100.00
2 dwelling units .....	\$100.00
3 dwelling units .....	\$250.00
4 dwelling units and over.....	\$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap).....	\$5,000.00

Accessory structure, mechanical equipment or replacement of doors/windows only .....	\$100.00
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**Planning Department Fee Schedule (Effective 07/01/23 – 06/30/24)**

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<b>Non-Residential Applications</b> .....	\$500.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap).....	\$5,000.00
Accessory structure, mechanical equipment or replacement of doors/windows only .....	\$100.00
<b>Signs</b> .....	\$100.00
<b>Amendment to Certificate of Approval:</b>	
Administrative approval .....	\$100.00
Administrative approval after work has been done .....	\$500.00
Commission approval .....	\$800.00

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**ZONING PERMITS**

Certificate of conformity .....	\$50.00
Letter of interpretation.....	\$100.00

Please note: Costs associated with third party review and technical assistance may apply, including but not limited to costs associated with review and recordation of documents at the registry.

**PLAN REFERENCES:**

- "PLAN OF LAND IN PORTSMOUTH, N.H. OWNED BY PEVERLY HILL CORPORATION AND JOHN IAFOLLA COMPANY INC." DATED DECEMBER 1975. PREPARED BY FRANCIS BARRETT. R.C.R.D. 5657.
- "PLAN OF LAND FOR MICHAEL R. IAFOLLA & FERRIS G. BAWCOHL." DATED MAY 2, 1983. PREPARED BY KIMBALL CHASE COMPANY, INC. R.C.R.D. 11561.
- "SUBDIVISION PLAN FOR JOHN IAFOLLA COMPANY, INC. PEVERLY HILL ROAD / BANFIELD ROAD, PORTSMOUTH, N.H." DATED OCTOBER 11, 1996. R.C.R.D. 25153.
- "BOUNDARY PLAN, TAX MAP R66, LOT 4." DATED JUNE 1997. PREPARED BY LITTLE RIVER SURVEY COMPANY. R.C.R.D. 26190.
- "LOT LINE ADJUSTMENT, JOHN IAFOLLA COMPANY, INC. AND CITY OF PORTSMOUTH." DATED NOVEMBER 16, 1997. R.C.R.D. 26202.
- "LOT LINE REVISION PLAN, CAMPUS DRIVE, BANFIELD & PEVERLY HILL ROADS, PORTSMOUTH, NEW HAMPSHIRE." DATED OCTOBER 24, 2016. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 39897.

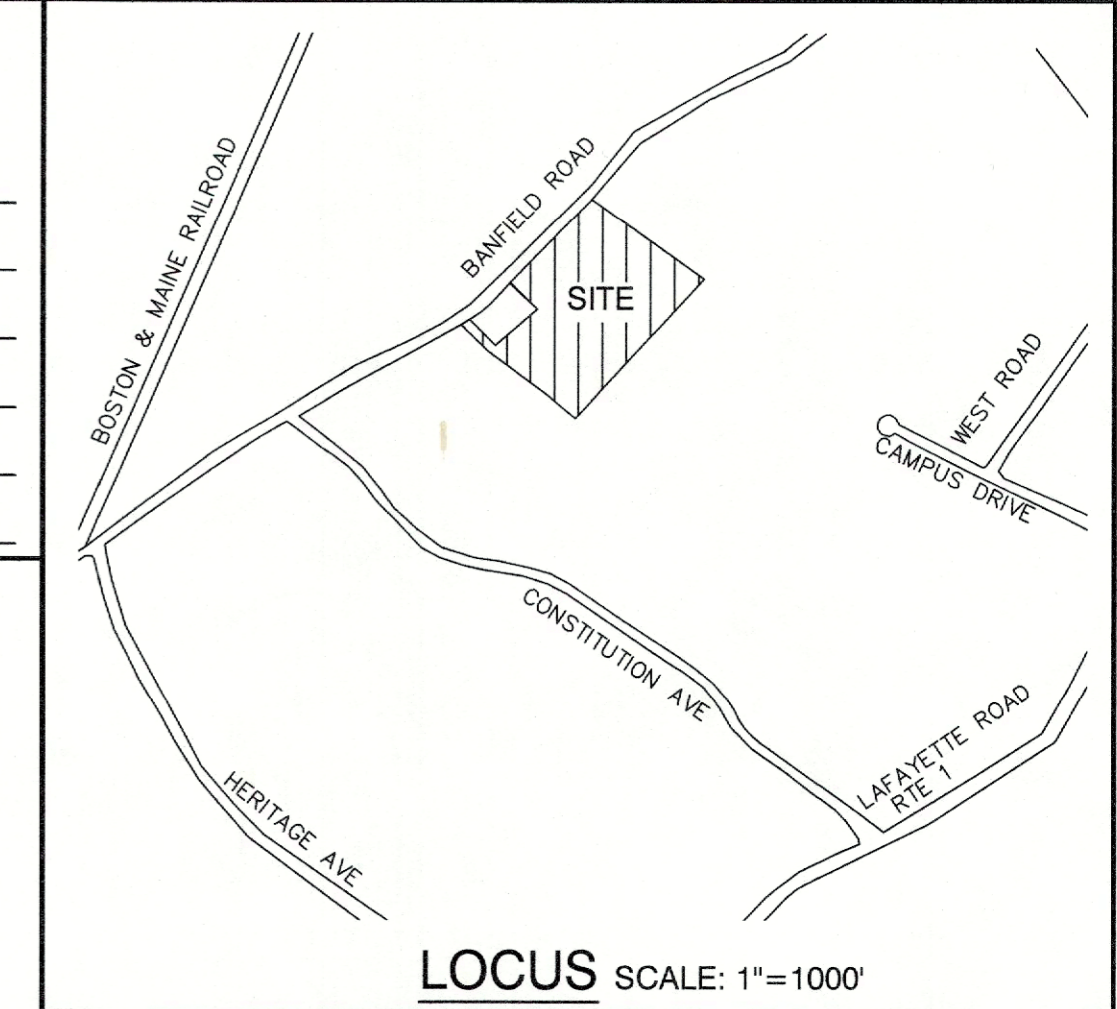
**MAP 265 LOT 2A**  
DAVID W. ECKER  
875 BANFIELD RD  
PORTSMOUTH, NH 03801  
BK 6091 PG 374

**MAP 256 LOT 1**  
SWIFT WATER GIRL SCOUT COUNCIL  
ONE COMMERCE DR  
BEDFORD, NH 03110

**MAP 265 LOT 4**  
PORTSMOUTH NH GIRL SCOUT COUNCIL  
ONE COMMERCE DR  
BEDFORD, NH 03110  
BK 1602 PG 19

APPROVED - PORTSMOUTH, NH  
PLANNING BOARD

DATE: \_\_\_\_\_



**GENERAL LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLAND LINE
---	---	STONEWALL
---	---	FENCE
---	---	SOIL BOUNDARY
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	BENCHMARK (TBM)
---	---	FRESHWATER WETLANDS

APPROVED 1,910 S.F. WETLAND FILL NHDES PERMIT #2021-00240

**MAP 266 LOT 5**  
HOPE FOR TOMORROW FOUNDATION  
1 STONERIDGE DR  
RYE, NH 03870  
BK 5783 PG 602

EXISTING 50' RIGHT OF WAY FOR ACCESS TO BENEFIT TAX MAP 266, LOT 84 BK 1686 PG 133

**SUBDIVISION NOTES:**

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 266, LOT 7 INTO TWO (2) LOTS.
- ZONING DISTRICT: INDUSTRIAL  
LOT AREA MINIMUM = 2 ACRES  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 70'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'  
MAX. BUILDING HEIGHT = 70'  
MAX. BUILDING COVERAGE = 50%  
MIN. OPEN SPACE = 20%  
OPEN SPACE PROVIDED = 161,600 S.F. = 55.8% OF LOT 7; 346,620 S.F. = 100% OF LOT 7-1  
BUILDING COVERAGE PROVIDED = 75,000 S.F. = 25.9% OF LOT 7; 0 S.F. = 0% OF LOT 7-1
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD AREA DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 33015C00270E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- ALL MONUMENTS TO BE SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., DURING MARCH 2020, AND LOCATED BY THIS OFFICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ADJUTING OWNERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF PORTSMOUTH ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- NHDES ALTERATION OF TERRAIN PERMIT NO. A07-2040, DATED 10/28/2021  
NHDES SEPTIC SYSTEM APPROVAL FOR CONSTRUCTION NO. ECA2021102913, DATED 10/29/2021  
NHDES WETLANDS BUREAU PERMIT NO. 2021-00240, DATED 12/06/2021

**CERTIFICATION:**

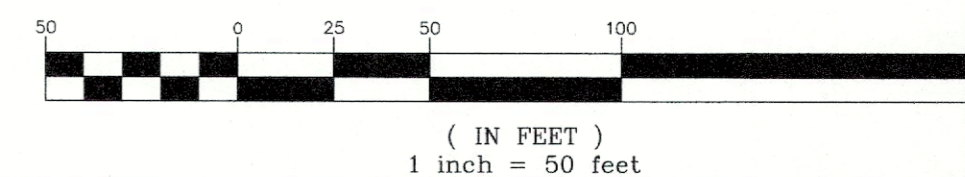
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

DAVID M. COLLIER, LLS 892  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 7/12/2023

GRAPHIC SCALE



**TOTAL LOT AREA**  
636,237 S.F.  
14.61 ACRES

**MAP 266 LOT 84**  
FOUNDATION FOR SEACOAST HEALTH  
100 CAMPUS DRIVE, SUITE 1  
PORTSMOUTH, NH 03801  
BK 3276 PG 2980

TAX MAP 266, LOT 7-1  
NON-BUILDING LOT  
PROPOSED AREA:  
346,620 S.F.  
7.96 AC.  
FRONTAGE=200.00'

75,000 S.F.  
INDUSTRIAL  
WAREHOUSE &  
OFFICE BUILDING  
F.F. = 54.0

TAX MAP 266, LOT 7  
EXISTING AREA:  
636,237 S.F.  
14.61 AC.  
PROPOSED AREA:  
289,617 S.F.  
6.65 AC.  
FRONTAGE=354.41'

**MAP 266 LOT 84**  
FOUNDATION FOR SEACOAST HEALTH  
100 CAMPUS DRIVE, SUITE 1  
PORTSMOUTH, NH 03801  
BK 3276 PG 2980

Design: JAC	Draft: DJM	Date: 04/21/20
Checked: JAC	Scale: AS-NOTED	Project No.: 19190.2
Drawing Name: 19190-PLAN-NEW-LAYOUT.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	7/17/23	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION AND EASEMENT PLAN</b> TAX MAP 266, LOT 7
Project:	<b>INDUSTRIAL WAREHOUSE</b> 375 BANFIELD ROAD, PORTSMOUTH, NH 03801
Owner of Record:	BANFIELD REALTY LLC 304 MAPLEWOOD AVENUE, PORTSMOUTH, NH 03801

DRAWING No.  
**A1**  
SHEET 1 OF 1  
JBE PROJECT NO. 19190.2

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