

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: April 20, 2023

Property Address: 96 Buckminster Way

Application #: LU-23-19

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: 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 the 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	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	Applicant is proposing to construct a new 12' x 16' shed that will be placed on a crushed stone base off the ground sitting on concrete blocks. This will allow for infiltration of stormwater from the shed below the footprint area of the shed. Most of this parcel is located within a 100' wetland buffer.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	The majority of the parcel that is located at or behind the principal structure is within the 100' wetland buffer, leaving no real alternative location outside of the buffer. The large size of the shed does not allow for a safer alternative location on the property.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The shed placement on concrete blocks above a crushed stone base will help to reduce impervious impacts from the shed roof by allowing for greater infiltration of stormwater.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
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 proposal does not indicate any removal of trees or vegetation, only placement of crushed stone as fill.
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	Given the nature of the project, significant impacts are not expected. Applicant should consider including native buffer plantings on the property to help offset the impacts from the 192 s.f. impact of the shed.
6	6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.	Meets Does Not Meet	Applicant is not proposing any disturbance or changes to the 25' vegetated buffer strip.
7	<u>Other Board Findings:</u>		



12'x16' Garage Shed Plan

12' x 16' Garage Shed Material List

Site Preparation

- Bricks

Bottom Frame

- Pressure-Treated Lumber
- Plywood

Wall Frames

- Pressure-Treated Lumber

Shed's Roof

- Pressure-Treated Lumber
- Pressure-Treated Board
- Plywood
- Building paper
- Asphalt shingles
- Metal drip edge

Shed's Door

- Pressure-Treated Lumber
- Wood siding boards
- Plywood

Fasteners & Hardware

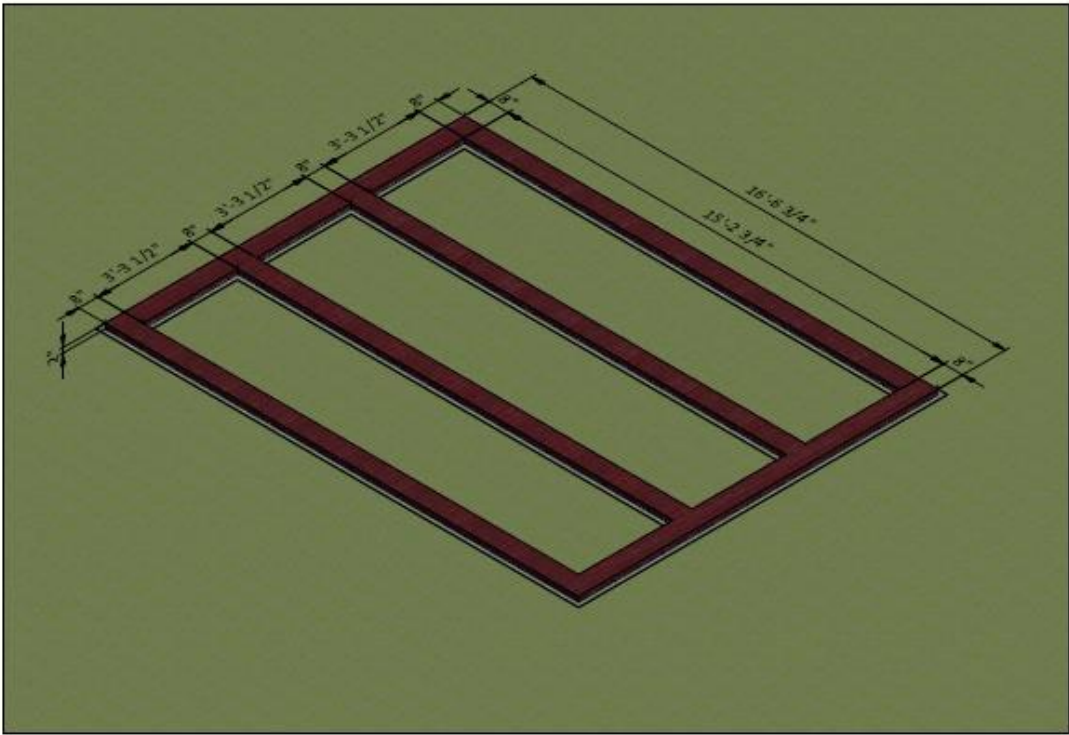
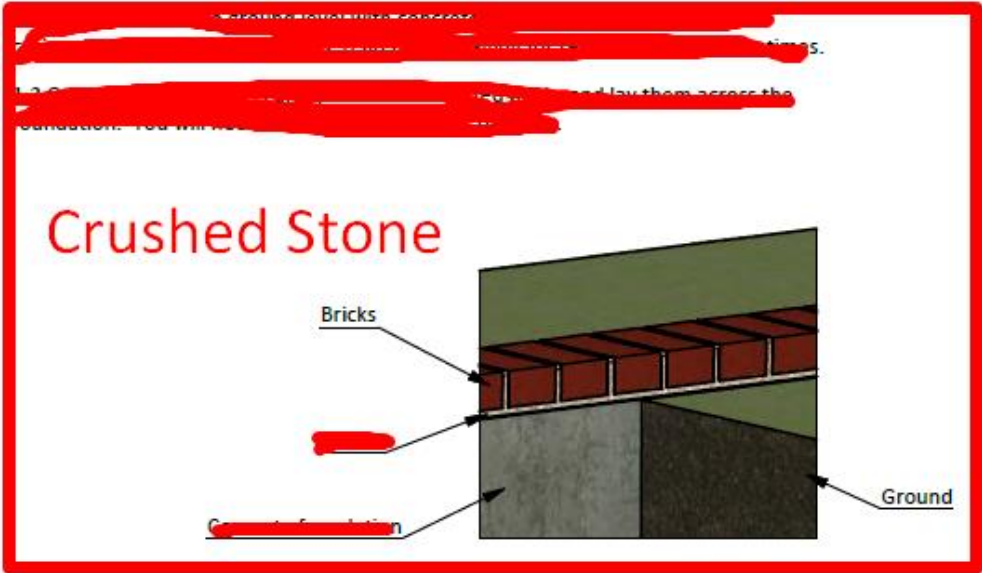
- Door hinges
- Door pulls
- Surface bolt
- Window lock
- Wood square louver gable vent
- Galvanized nails
- Wood screws

Shed's Window

- Pressure-Treated Lumber
- Window beading
- Glass

STEP 1

Foundation Preparation



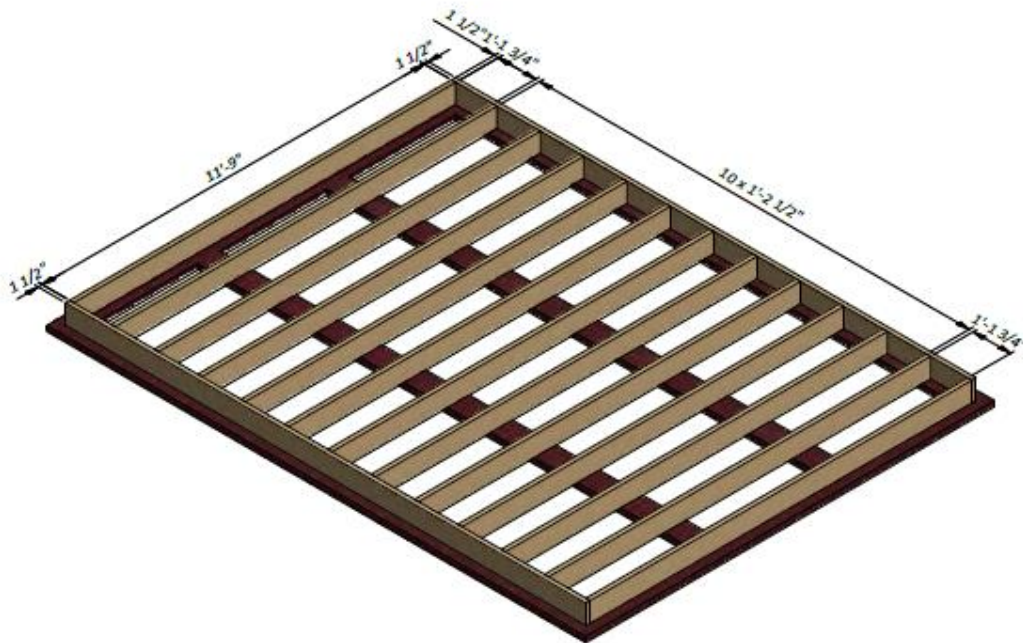
STEP 2

Framing the Floor

2.1 Assemble the frame using 1 1/2" x 7 1/4" pressure-treated lumber. You will need eleven boards cut to 11'-9" that will be the joist.

2.2 Secure the beams with 8x5" wood screws.

2.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



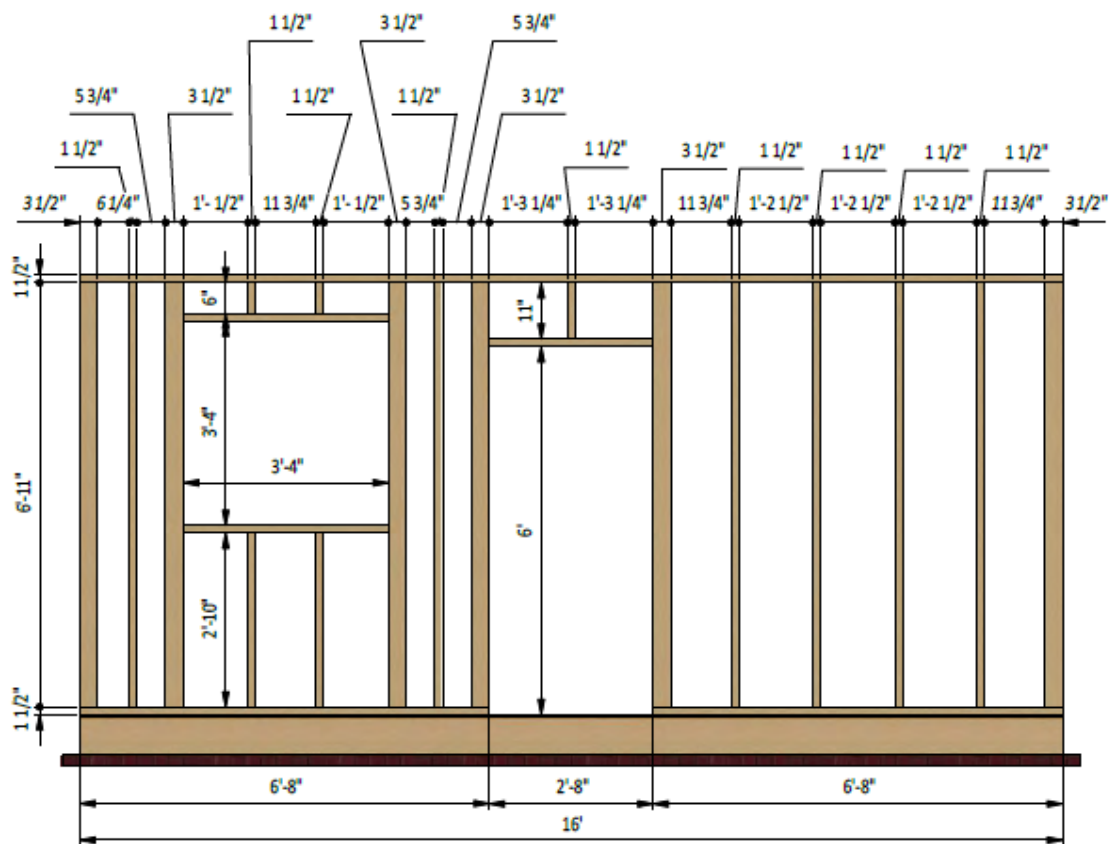
STEP 3

Assemble Front Wall Frame

3.1 Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct front wall frame using the drawing below as a reference. You will need one board cut to 11" and two boards cut to 6" that will be the cripple studs, one board cut to 2'-8" that will be the door header, two boards cut to 3'-4" that will be the window header and rough sill, twelve boards cut to 6'-11" and two boards to 2'-10" that will be the studs, two boards cut to 6'-8" that will be the bottom plates and one board cut to 16' that will be the top plate.

3.2 Connect the beams with 2x3" and 2x5" wood screws.

3.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



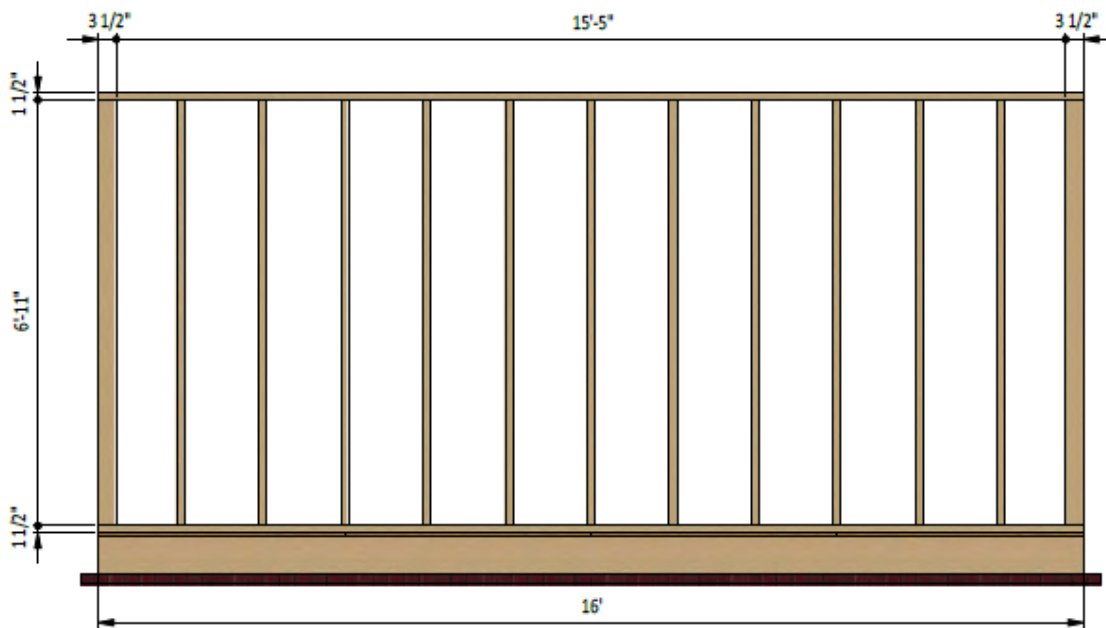
STEP 4

Assemble Back Wall Frame

4.1 Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct back wall frame using the drawing below as a reference. You will need thirteen boards cut to 6'-11" that will be the studs and two boards cut to 16' that will be the top and bottom plates.

4.2 Connect the beams with 2x3" wood screws.

4.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



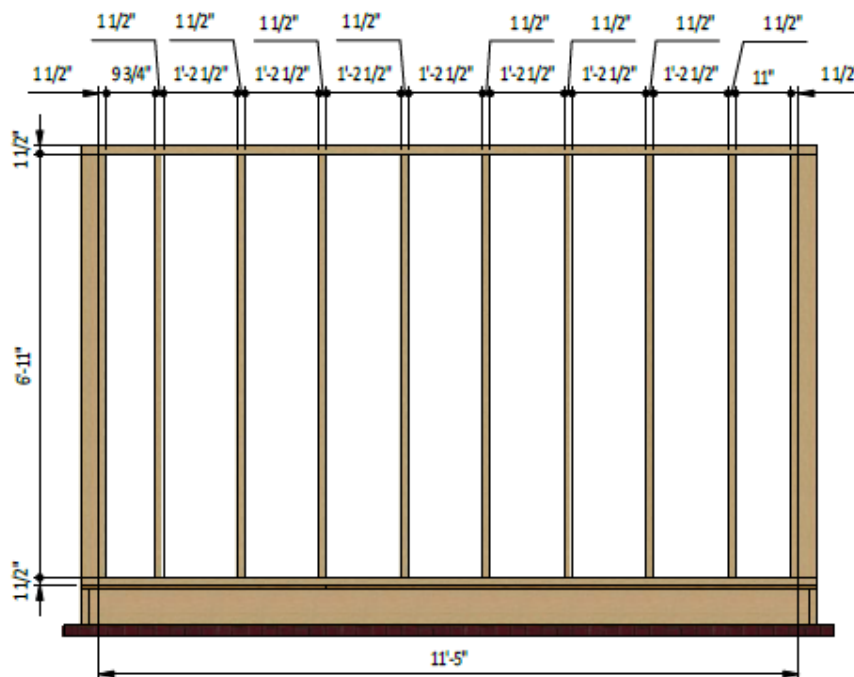
STEP 5

Assemble Right Wall Frame

5.1 Using 1 1/2" x 3 1/2" pressure-treated lumber, construct the right wall frame using the drawing below as a reference. You will need ten studs cut to 6'-11" that will be the studs and two boards cut to 11'-5" that will be the top and bottom plates.

5.2 Connect the beams with 2x3" wood screws.

5.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



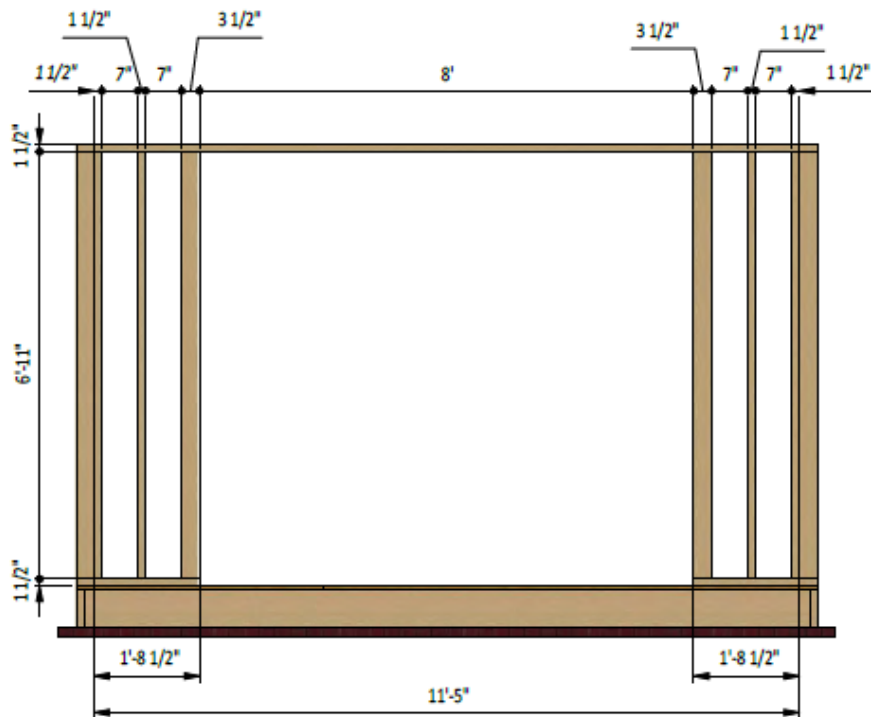
STEP 6

Assemble Left Wall Frame

6.1 Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct the left wall frame using the drawing below as a reference. You will need six boards cut to 6'-11" that will be the studs, two boards cut to 1'-8 1/2" that will be the bottom plates and one board cut to 11'-5" that will be the top plate.

6.2 Connect the beams with 2x3" wood screws.

6.3 Using a speed square or carpenter's square, check the corners to make sure they are 90°.



STEP 7

Assemble the Roof Frame

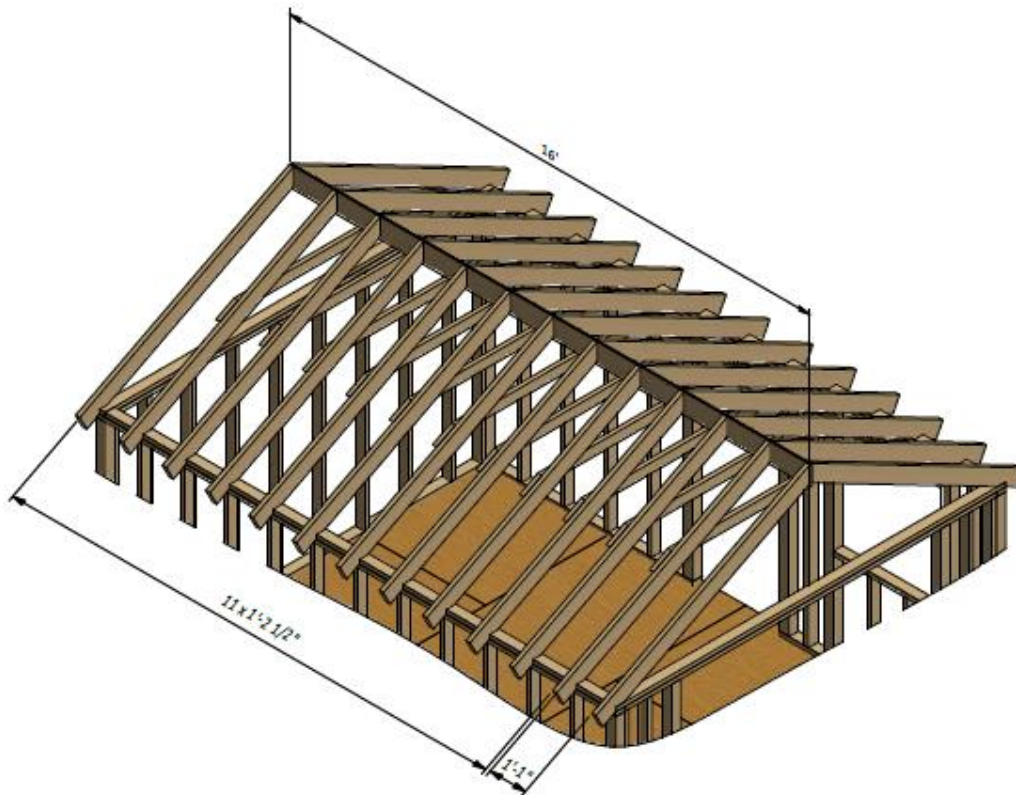
7.1 Using 1 1/2 " x 5 1/2 " pressure-treated lumber, cut twenty six rafters 7'-4 3/4" long according to the drawing below.

7.2 Using 1 1/2 " x 3 1/2 " pressure-treated lumber, cut eleven collar ties 7' long according to the drawing below.

7.3 Using 3/4 " x 7 1/4 " pressure-treated board, cut the ridge board 16' long according the illustration below.

7.4 While still on the ground assemble the ridge board along with the leftmost and rightmost rafters. Lift this construction and connect it on the top frame. Install the rest rafters to the ridge board one by one.

7.5 Connect the beams with 2x3" wood screws.



STEP 8

Assemble and Install Shed Door

8.1 Build the door frame for the shed using 1 1/2" x 3 1/2" pressure-treated lumber and secure with 5" wood screws. You will need two boards cut to 5'-11 3/4" that will be the vertical girts and two boards cut to 2'-3/4" that will be the horizontal girts.

8.2 Prepare the 5/8" plywood sheet with dimensions 2'-7 3/4" x 5'-11 3/4" for the door according to the drawing.

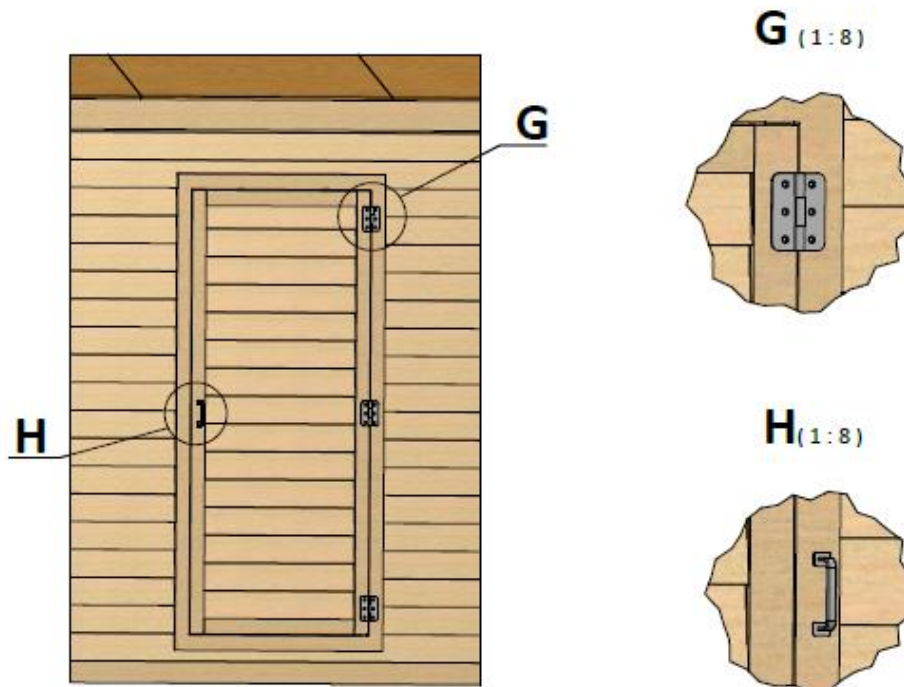
8.3 Use 3/4" x 2 1/2" pressure-treated lumber for the door trim and fasten with 2" wood screws. You will need two boards cut to 2'-2 3/4" and two boards cut to 5'-11 3/4".

8.4 Using 1/4" x 3/4" pressure-treated lumber, cut and install a starter course 2'-2 3/4" long.

8.5 For the exterior siding on the door, use 1/2" x 6" wood siding boards and the illustration below as a reference.

8.6 Assemble siding shields with 2" galvanized nails.

8.7 Install three 3" door hinges using 6x1" wood screws. Finish the doors installation by attaching 6" door pull (see nodes G, H).



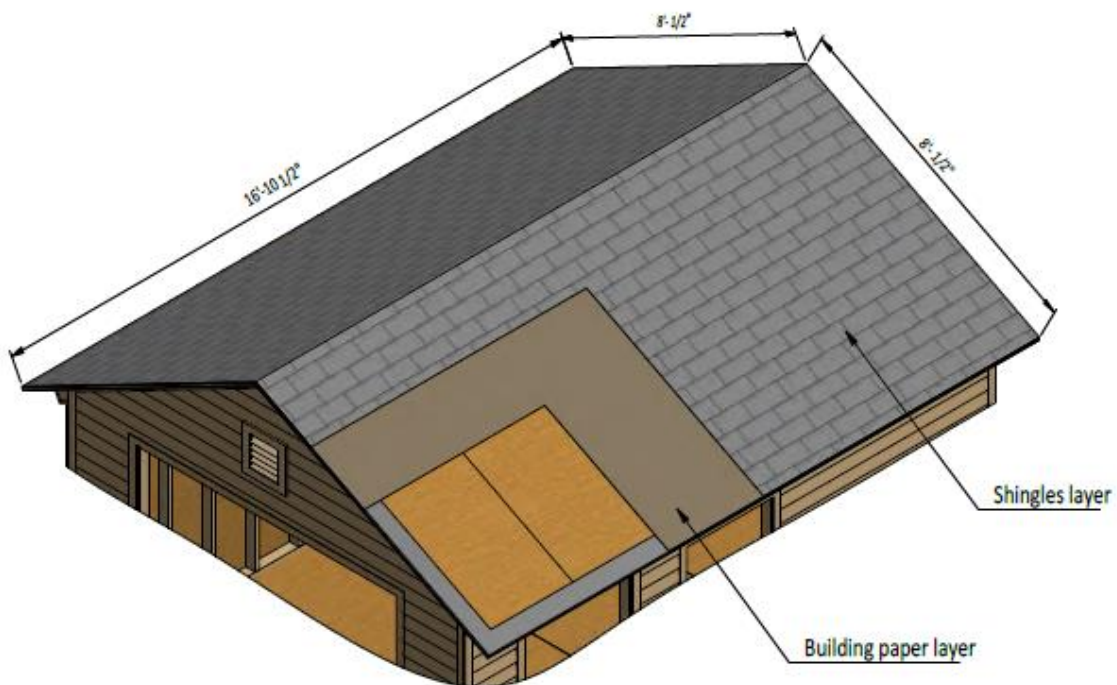
STEP 9

Roof Sheathing Installation

9.1 You will need 270 Sq Ft of building paper and asphalt shingle roofing.

9.2 Cover the plywood and drip edge with building paper. Try to install sheets with 1" overlapping. Use 2" nails to secure the sheets.

9.3 Install asphalt shingle roofing using an industrial stapler.



STEP 10

Window Installation for the Front Wall

10.1 Using 1 1/2" x 2 1/2" pressure-treated lumber, assemble the outer frame for the window as shown in the drawing below. You will need two boards cut to 3'-1" that will be the vertical girts and two boards cut to 3'-4" that will be the horizontal girts. Additionally, add vertical 2'-11 1/2" long and horizontal 3'-1" long supports using 3/4" x 1" lumber and cut the recesses for the window hinges.

10.2 Use 1 1/2" x 1 1/2" pressure-treated material to make the inner frame and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" that will be the vertical girts and two boards cut to 3'-3/4" that will be the horizontal girts.

10.3 Use 1 1/4" x 1 1/2" pressure-treated material to make the inner frame supports and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" and mill a recess for interconnection.

10.4 Prepare and install glass into inner frame groove and fasten it by window beading from four sides. Use 1/2" galvanized nails.

10.5 Install two hinges (3") with 6x1" wood screws and assemble the window. Install a lock on the inner side of the window (see nodes J, K)



J (1:12)



K (1:4)

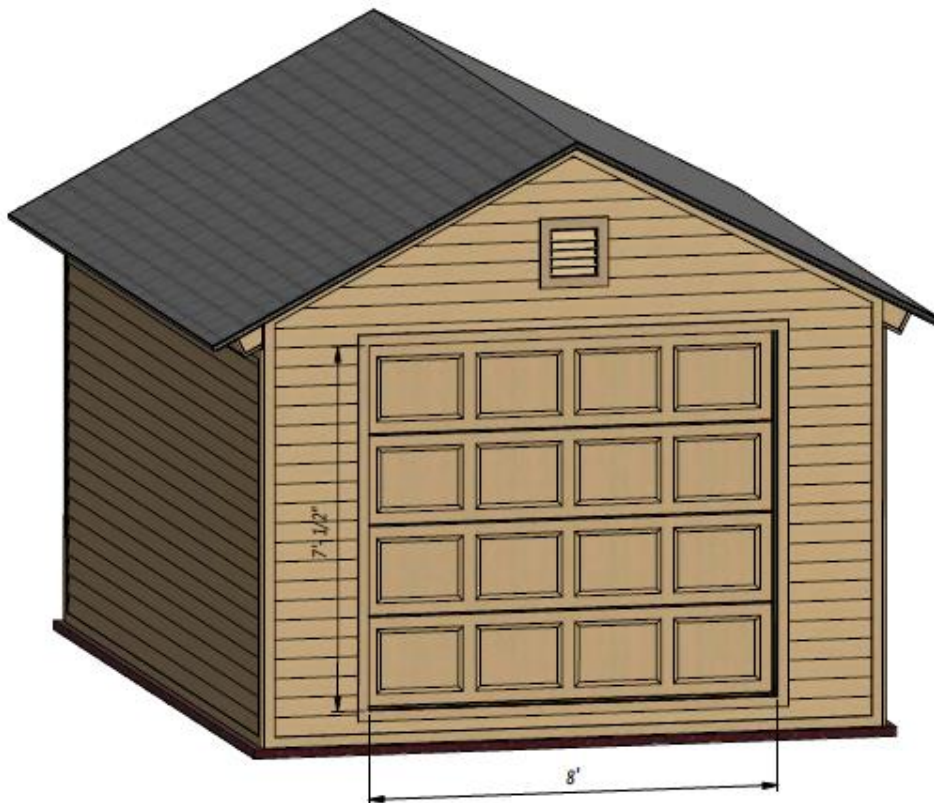


STEP 11

Assemble and Install Lifting Garage Door

11.1 As an alternative to a simple swing gate, you can install a lifting garage door. Before ordering, make sure that the width of the opening corresponds to the width of the gate.

11.2 Install all elements of the gate according to the instructions with self-tapping screws to the beams of the walls and roof.



STEP 12

Assemble and Install Door Ramp

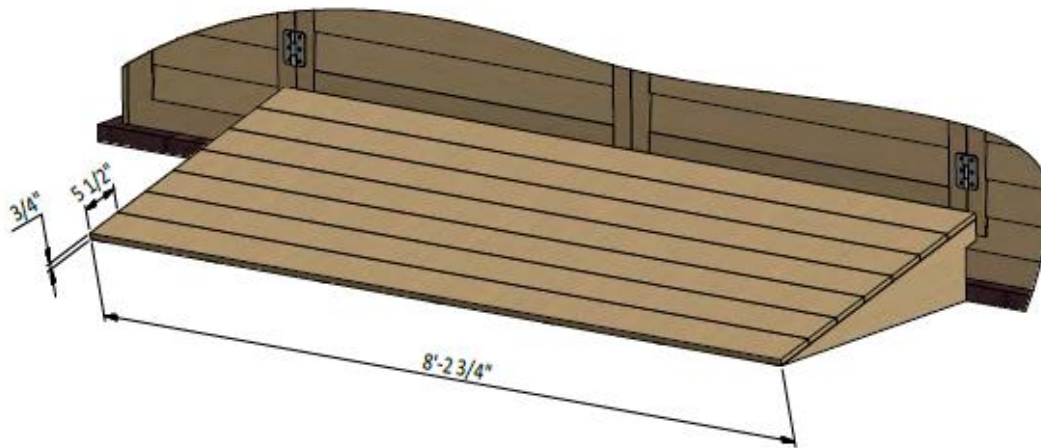
12.1 Assemble the seven door ramp frames from pressure-treated lumber and secure with 3" and 5" wood screws. For each frame you will need one 1 1/2" x 1 1/2" board cut to 1'-9 1/2"; one 1 1/2" x 2 1/2" board cut to 3'-2 1/2" and one 1 1/2" x 3 1/2" board cut to 6 1/4".

12.2 Connect and secure all frames using one 1 1/2" x 2 1/2" board 8'-1 1/2" long and 3" wood screws.

12.3 Using 3/4" x 5 1/2" pressure-treated lumber, prepare seven boards 8'-2 3/4" long and install with 2" wood screws to the frames.

12.4 Cut two 5/8" plywood sheets with dimensions 9 1/4" x 3'-1 1/4" for the sides.

12.5 Assemble siding shields with 2" galvanized nails.



Updates after Conservation Commission Meeting on 3/8/2023

1. Shed plans have been updated to reflect crushed stone base, approximate square footage of 288 sq ft.
2. 5 bushes will be planted approximately 5 feet behind the shed to help with water flow. Specific species still under evaluation but they will be native. 5 bushes will be planted in a row, 4 ft on center.
3. Owner agrees to maintain property following the NOFA standards.
4. 4 wetland boundary markers will be placed as per the image below.

