


STATEMENT OF AUTHORIZATION

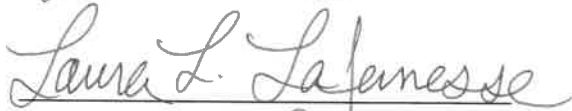
The undersigned, JAMES W. LAJEUNESSE, AND LAURA L .LAJEUNESSE trustees of the James and Laura LaJeunesse Family Trust, owner of property at 161 Thornton Street, Portsmouth, NH, do hereby authorize Bernard W. Pelech, as attorney, to prepare and file any and all applications for the City of Portsmouth Zoning Board of Adjustment, and Planning Board in regards to an application for a Lot Line Revision and further authorize Bernard W. Pelech to represent my interests before the Zoning and Planning Board with regard to the property located at 161 Thornton Street.

Dated: July 7, 2020

By:


James W. LaJeunesse, trustee

By:

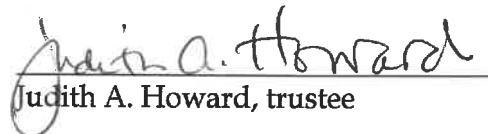

Laura L. LaJeunesse, trustee

STATEMENT OF AUTHORIZATION

The undersigned, JUDITH A. HOWARD, trustee of the JUDITH A. HOWARD REVOCABLE TRUST, owner of property at 80 Burkitt Street, Portsmouth, NH, does hereby authorize Bernard W. Pelech, as attorney, to prepare and file any and all applications for the City of Portsmouth Zoning Board of Adjustment, and Planning Board in regards to an application for a Lot Line Revision and further authorize Bernard W. Pelech to represent my interests before the Zoning and Planning Board with regard to the property located at 80 Burkitt Street.

Dated: July 7, 2020

By:


Judith A. Howard, trustee

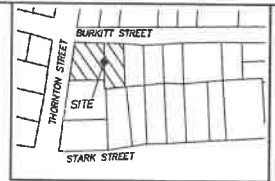
169-20
ALEX JIM
KATHLEEN SMITH
140 THORNTON STREET
PORTSMOUTH, NH 03801
549/2771

169-20
PETER W. & AMELIA L. JONES
130 THORNTON STREET
PORTSMOUTH, NH 03801
452/2550

169-21
URSULA M. BOARDMAN
77 BURKITT STREET
PORTSMOUTH, NH 03801
574/7302

169-22
EILEEN S. SREZLEY
80 BURKITT STREET
PORTSMOUTH, NH 03801
576/2813

LINE	BEARING	DISTANCE
1	S 88° 15' 00" W	100.00
2	S 88° 15' 00" W	100.00
3	S 88° 15' 00" W	100.00
4	S 88° 15' 00" W	100.00
5	S 88° 15' 00" W	100.00
6	S 88° 15' 00" W	100.00
7	S 88° 15' 00" W	100.00
8	S 88° 15' 00" W	100.00
9	S 88° 15' 00" W	100.00
10	S 88° 15' 00" W	100.00
11	S 88° 15' 00" W	100.00
12	S 88° 15' 00" W	100.00
13	S 88° 15' 00" W	100.00
14	S 88° 15' 00" W	100.00
15	S 88° 15' 00" W	100.00
16	S 88° 15' 00" W	100.00
17	S 88° 15' 00" W	100.00
18	S 88° 15' 00" W	100.00
19	S 88° 15' 00" W	100.00
20	S 88° 15' 00" W	100.00



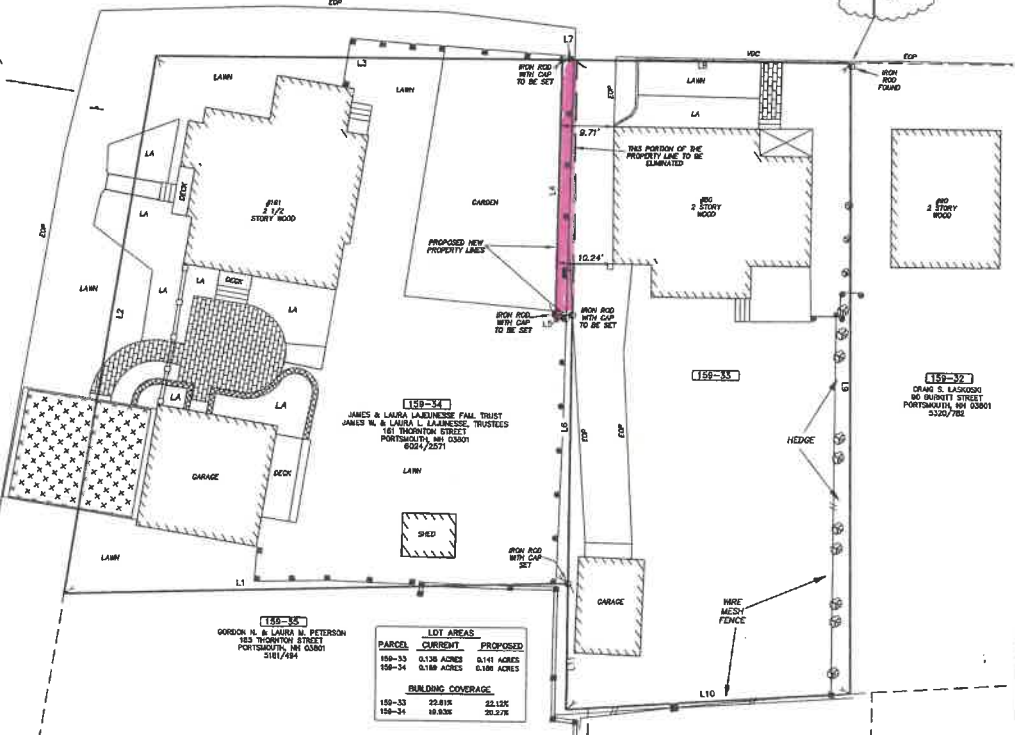
LOCUS
(N.T.S.)

BURKITT ST. (A PUBLIC WAY)

169-21
BARBARA F. FRENCH
111 BOWSETT HILL ROAD
ROSELAND, NH 03069
348/3041

(A PUBLIC WAY)

THORNTON ST.



169-34
JAMES & LAURA LAJEUNESSE FAMIL TRUST
JAMES W. & LAURA L. LAJEUNESSE, TRUSTEES
161 THORNTON STREET
PORTSMOUTH, NH 03801
624/2271

169-35

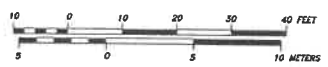
169-37
DANE S. LAJONCORS
80 BURKITT STREET
PORTSMOUTH, NH 03801
532/7162

169-35
GORDON N. & LAURA M. PETERSON
163 THORNTON STREET
PORTSMOUTH, NH 03801
576/1644

169-37
JOHN D. & CHRISTINE M. KNESSL
101 STARK STREET
PORTSMOUTH, NH 03801
458/8202

PARCEL	CURRENT	PROPOSED
169-33	0.138 ACRES	0.114 ACRES
169-34	0.188 ACRES	0.188 ACRES

BUILDING COVERAGE	
169-33	23.81%
169-34	18.83%



NOTES:

- OWNER OF RECORD.....JUDITH A. HOWARD, REVO. TRUST
ADDRESS.....80 BURKITT STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5713/2820
TAX SHEET / LOT.....169-33
PARCEL AREA.....SEE TABLE
- OWNER OF RECORD.....JAMES & LAURA LAJEUNESSE, FAMILY TRUST
ADDRESS.....161 THORNTON STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....6024/2271
TAX SHEET / LOT.....169-34
PARCEL AREA.....SEE TABLE
- ZONED.....GENERAL RESIDENCE A FRONT YARD SETBACK.....15'
MINIMUM LOT AREA, 7,500 S.F. SIDE YARD SETBACK.....10'
FRONTAGE.....100' REAR YARD SETBACK.....20'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY IN WRITING SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED BY FLOOD INSURANCE RATE MAPS, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301SC0225G, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011) (EPSG: 2010,000), US SURVEY FOOT. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA".

REFERENCE PLANS:

- MONUMENTATION SKETCH, 80 BURKITT ST., PORTSMOUTH, NH FOR JUDITH HOWARD DATED 8-24-04 BY JAMES VERRA AND ASSOCIATES, NOT RECORDED.
- STREET PLAN OF SPANHAM, BURKITT, STARK, CLINTON & PINE STREETS, IN PORTSMOUTH, NH, DATED JULY 1980 BY JOHN W. BURGON ASSOCIATES, PLAN 5874-SP.

APPROVED FOR THE RECORD:

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

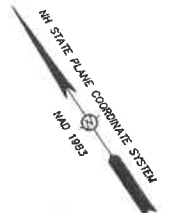
PRELIMINARY
SUBJECT TO CHANGE

REV. NO.	DATE	REVISION FOR CLIENT REQUEST	BY	DATE

LOT LINE REVISION PLAN
80 BURKITT ST. & 161 THORNTON ST.
PORTSMOUTH, NEW HAMPSHIRE
ASSESSOR'S PARCELS 169-33 & 169-34
for:
JUDITH A. HOWARD REVO. TRUST
JAMES & LAURA LAJEUNESSE FAMILY TRUST
JAMES VERRA AND ASSOCIATES, INC.

DATE: PRELIMINARY
JOB NO.: 21815-2
SCALE: 1" = 10'
DWG NAME: 21815-2
PLAN NO.: 21815-2
SHEET: 1 of 1

PROJECT MAN: JAMES VERRA
COPYRIGHT © 2010 BY JAMES VERRA AND ASSOCIATES, INC.



- LEGEND:**
- IRON ROD (AS NOTED)
 - △ SURVEY NAIL (AS NOTED)
 - CHAIN LINK FENCE
 - WOOD FENCE
 - WOOD FENCE POST
 - CEMENT CONCRETE PAD
 - U UTILITY POLE
 - W UTILITY POLE W/TRANSFORMER
 - GUT
 - OHW OVERHEAD WIRES
 - OHE OVERHEAD ELECTRIC
 - OMC OVERHEAD COMMUNICATION WIRES
 - ACRO ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - 116-51 TAX SHEET / LOT NO.
 - EQP EDGE OF PAVEMENT
 - LA LANDSCAPED AREA
 - RWB LANDSCAPE BLOCK RETAINING WALL
 - VFC VERTICAL FACED GRANITE CURB
 - CATCH BASIN

APPLICATION OF JUDITH A. HOWARD, TRUSTEE
JUDITH A. HOWARD REVOCABLE TRUST

And

JAMES W. LAJEUNESSE and LAURA L. LAJEUNESSE, TRUSTEES
JAMES AND LAURA LAJEUNESSE FAMILY TRUST

80 BURKITT STREET AND 161 THORNTON STREET

APPLICANT'S NARRATIVE REGARDING LOT LINE REVISION

I. THE PROPERTIES.

The property at 80 Burkitt Street is shown on Assessor's Plan 159 as Lot 33. 161 Thornton Street is shown as Lot 34 on Map 159. The two parcels abut one another with 80 Burkitt Street's right sideline being the rear lot line of 161 Thornton Street

The proposed Lot Line Revision would transfer a rectangular parcel of land 2.5' - 3.1' in Width by 49' in Length from 161 Thornton to 80 Burkitt.

As can be seen from the submitted plans and photos the property at 80 Burkitt has a very narrow right side yard which does not allow access by vehicle from Burkitt St. to the garage at the rear of the property

The proposed Lot Line Revision will increase the right side yard at 80 Burkitt to 9'-10' which will allow a vehicle to access the garage location.

161 Thornton is a conforming lot as to its area, (8'232 sq. ft. where 7,500 sq. ft. is required, and will remain in conformity after the lot line revision, as approximately 140 sq. ft. of land is involved.

80 Burkitt is nonconforming as to lot size (6,011 sq. ft.) but will become less nonconforming by the addition of 140 sq. ft.

161 Thornton has a conforming rear yard which will remain in conformity, while 80 Burkitt's non conforming right yard will become more conforming by the addition of 2.5'-3' of width.

If the Lot Line Revision is approved Ms. Howard has plans to replace the impervious existing paved driveway with pervious pavers and ultimately, to also replace and relocate the nonconforming existing garage.

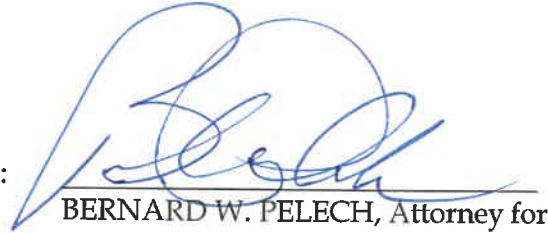
II. ACTION REQUESTED.

In order to allow 80 Burkitt to fully utilize its rear yard the Applicants request that the Board approve the proposed Lot Line Revision.

Respectfully submitted,

Dated: July 10, 2020

By:

A handwritten signature in blue ink, appearing to read "B. Pelech", is written over a horizontal line.

BERNARD W. PELECH, Attorney for applicants



80 BURKITT ST

Location 80 BURKITT ST

Mblu 0159/ 0033/ 0000/ /

Acct# 34928

Owner HOWARD JUDITH A
REVOCABLE TRUST

PBN

Assessment \$472,300

Appraisal \$472,300

PID 34928

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$224,100	\$248,200	\$472,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$224,100	\$248,200	\$472,300

Owner of Record

Owner HOWARD JUDITH A REVOCABLE TRUST
Co-Owner HOWARD JUDITH A TRUSTEE
Address 80 BURKITT ST
PORTSMOUTH, NH 03801

Sale Price \$0
Certificate
Book & Page 5713/2920
Sale Date 05/13/2016
Instrument 44

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOWARD JUDITH A REVOCABLE TRUST	\$0		5713/2920	44	05/13/2016
HOWARD JUDITH A	\$85,000		3402/0485	0	06/25/1999

Building Information

Building 1 : Section 1

Year Built: 1881
Living Area: 1,578

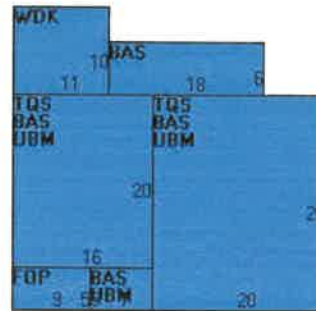
Replacement Cost: \$281,886
Building Percent Good: 79
Replacement Cost Less Depreciation: \$222,700

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/A00\00\99\47.JPG>)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/34928_3)

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	C+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	6
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	963	963
TQS	Three Quarter Story	820	615
FOP	Porch, Open	45	0
UBM	Basement, Unfinished	855	0
WDK	Deck, Wood	110	0
		2,793	1,578

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 1010
Description SINGLE FAM MDL-01
Zone GRA
Neighborhood 131
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.14
Frontage
Depth
Assessed Value \$248,200
Appraised Value \$248,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			216 S.F.	\$1,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$199,900	\$225,600	\$425,500
2017	\$199,900	\$225,600	\$425,500
2016	\$177,400	\$172,100	\$349,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$199,900	\$225,600	\$425,500
2017	\$199,900	\$225,600	\$425,500
2016	\$177,400	\$172,100	\$349,500

161 THORNTON ST

Location 161 THORNTON ST

Mblu 0159/ 0034/ 0000/ /

Acct# 34929

Owner LAJEUNESSE JAMES AND
LAURA FAMILY TRUST

PBN

Assessment \$560,200

Appraisal \$560,200

PID 34929

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$298,900	\$261,300	\$560,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$298,900	\$261,300	\$560,200

Owner of Record

Owner	LAJEUNESSE JAMES AND LAURA FAMILY TRUST	Sale Price	\$699,000
Co-Owner	LAJEUNESSE JAMES W AND LAURA L TRUSTEES	Certificate	
Address	161 THORNTON ST PORTSMOUTH, NH 03801	Book & Page	6024/2571
		Sale Date	08/09/2019
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAJEUNESSE JAMES AND LAURA FAMILY TRUST	\$699,000		6024/2571	00	08/09/2019
MCLAUGHLIN SEAN R	\$0		5458/2041		07/10/2013
MCLAUGHLIN SEAN R	\$375,000		5351/2992	99	09/04/2012
MOLLE NANCY L	\$0		5166/0526		11/17/2010
MAYER DORIS T REVOC TRUST OF 2001	\$0		4664/1950		06/06/2006

Building Information

Building 1 : Section 1

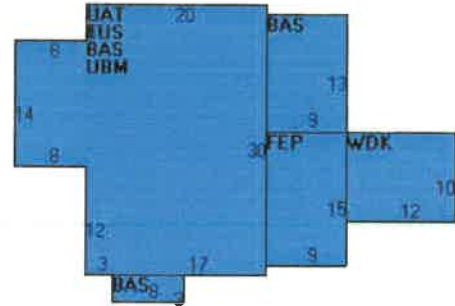
Year Built: 1895
Living Area: 1,565
Replacement Cost: \$353,696
Building Percent Good: 79
Replacement Cost Less Depreciation: \$279,400

Building Photo



(<http://images.vgsi.com/photos2/PortsmouthNHPhotos/A00100199/49.JPG>)

Building Layout



(http://images.vgsi.com/photos2/PortsmouthNHPhotos/Sketches/34929_3)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	853	853	
FUS	Upper Story, Finished	712	712	
FEP	Porch, Enclosed	135	0	
UAT	Attic	712	0	
UBM	Basement, Unfinished	712	0	
WDK	Deck, Wood	120	0	
		3,244	1,565	

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings	0
Bsmt Garage	

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 1010
 Description SINGLE FAM MDL-01
 Zone GRA
 Neighborhood 131
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.18
 Frontage
 Depth
 Assessed Value \$261,300
 Appraised Value \$261,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			80 S.F.	\$500	1
FGR1	GARAGE-AVE	02	DETACHED	484 S.F.	\$16,900	1
SL18	SOLAR 2018			4200 WATTS	\$2,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$268,100	\$237,500	\$505,600
2017	\$266,000	\$237,500	\$503,500
2016	\$237,500	\$188,200	\$425,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$268,100	\$237,500	\$505,600
2017	\$266,000	\$237,500	\$503,500
2016	\$237,500	\$188,200	\$425,700



019024

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Judith A. Howard, a single woman, of 80 Burkitt Street, Portsmouth, County of Rockingham, State of New Hampshire, 03801 for consideration paid, grant to Judith A. Howard, Trustee of the Judith A. Howard Revocable Trust u/t/a dated May 4, 2016, of 80 Burkitt Street, Portsmouth, County of Rockingham, State of New Hampshire, 03801, with QUITCLAIM COVENANTS:

A certain parcel of land situated in Portsmouth, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

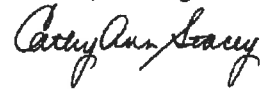
Bounded on Burkitt Street fifty (50) feet; on land now or formerly of Solomon H. Mayers and land now or formerly of W. Pendergast fifty-two (52) feet; and on other land now or formerly of Solomon H. Mayers one hundred sixteen (116) feet, the shape of said parcel being nearly that of a parallelogram.

Meaning and intending to convey the same premises conveyed to the Grantor by Warranty Deed of Jacqueline A. Hoy a/k/a Jacqueline A. Hoy Marston dated June 24, 1999 and recorded in the Rockingham County Registry of Deeds at Book 3402, Page 0485. Also see Affidavit as to Homestead Estate/Interest dated November 12, 2002 and recorded in the Rockingham County Registry of Deeds at Book 3888, Page 1965.

Grantor expressly does not release homestead rights, pursuant to New Hampshire RSA Section 480:9.


No Title Search was requested. This is a non-contractual transfer.

2016 MAY 13 AM 10: 04



LCHIP	ROA457223	25.00
TRANSFER TAX	RO090322	10,485.00
RECORDING		14.00
SURCHARGE		2.00



Return to: 
James and Laura LaJeunesse
161 Thornton Street
Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Sean R. McLaughlin** and **Sarah Walker-McLaughlin**, A Married Couple, of 161 Thornton Street, Portsmouth, NH 03801 and **Joan M. Walker**, Single, of 128 Elm Hill Rd, Peterborough, NH 03801, for consideration paid grant to **James W. LaJeunesse and Laura L. LaJeunesse, A Married Couple, Trustees of the James and Laura LaJeunesse Family Trust Dated July 3, 2017**, of 1050 Station Loop Road, Park City, UT 84098, with WARRANTY COVENANTS:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Burkitt and Thornton Streets, in the City of Portsmouth, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

- Northeasterly by Burkitt Street, 77 feet more or less;
- Southeasterly by land now or formerly of Clarence W. and Lillian M. Marston, 96 feet, more or less;
- Southwesterly by land now or formerly of James Y. Watt, 91 feet, more or less; and
- Northwesterly by Thornton Street, 100 feet, more or less.

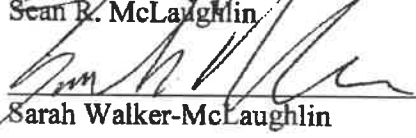
Meaning and intending to describe and convey the same premises conveyed to Sean R. McLaughlin, Sarah Walker-McLaughlin and Joan M. Walker by virtue of a Deed from Sean R. McLaughlin and Joan M. Walker, dated July 3, 2013 and recorded in the Rockingham County Registry of Deeds in Book 5458, Page 2041.

We, the grantors hereby release all rights of homestead in the above described premises.

Executed this 8th day of August, 2019.



Sean R. McLaughlin



Sarah Walker-McLaughlin



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: Judd Howard Date Submitted: 7/9/2018
JAMES AND LAURA LAJEUNESSE

Applicant: _____

Phone Number: _____ E-mail: _____

Site Address 1: 80 BUNKITT Map: 159 Lot: 33

Site Address 2: 161 THORNTON Map: 159 Lot: 34

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. (III.C.2-3)		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)		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
<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. (Section IV.1/V.1)		<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"/>	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)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	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. (Section IV.4/V.4)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	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 may either affect or be affected by the proposed development. (Section V.5)		<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. (Section IV.6)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. (Section V.6/ IV.7)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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. (Section IV.8/V.7)		<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. (Section IV.9/V.8)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	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)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. (Section IV.10)		<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. (Section IV.11)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. (Section IV.12/ V.12)		<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. (Section V.10)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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. (Section V.11)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	1. Basic Requirements: (VI.1)	N/A	
<input type="checkbox"/>	a. Conformity to Official Plan or Map		
<input type="checkbox"/>	b. Hazards		
<input type="checkbox"/>	c. Relation to Topography		
<input type="checkbox"/>	d. Planned Unit Development		
<input checked="" type="checkbox"/>	2. Lots: (VI.2)		
<input checked="" type="checkbox"/>	a. Lot Arrangement		
<input checked="" type="checkbox"/>	b. Lot sizes		
<input checked="" type="checkbox"/>	c. Commercial and Industrial Lots		
<input type="checkbox"/>	3. Streets: (VI.3)	N/A	
<input type="checkbox"/>	a. Relation to adjoining Street System		
<input type="checkbox"/>	b. Street Rights-of-Way		
<input type="checkbox"/>	c. Access		
<input type="checkbox"/>	d. Parallel Service Roads		
<input type="checkbox"/>	e. Street Intersection Angles		
<input type="checkbox"/>	f. Merging Streets		
<input type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/>	h. Marginal Access Streets		
<input type="checkbox"/>	i. Cul-de-Sacs		
<input type="checkbox"/>	j. Rounding Street Corners		
<input type="checkbox"/>	k. Street Name Signs		
<input type="checkbox"/>	l. Street Names		
<input type="checkbox"/>	m. Block Lengths		
<input type="checkbox"/>	n. Block Widths		
<input type="checkbox"/>	o. Grade of Streets		
<input type="checkbox"/>	p. Grass Strips		
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input checked="" type="checkbox"/>	5. Driveways: (VI.5)		
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	N/A	
<input checked="" type="checkbox"/>	7. Municipal Water Service: (VI.7)	N/A	
<input checked="" type="checkbox"/>	8. Municipal Sewer Service: (VI.8)	N/A	
<input type="checkbox"/>	9. Installation of Utilities: (VI.9)		
<input type="checkbox"/>	a. All Districts		
<input type="checkbox"/>	b. Indicator Tape		
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input type="checkbox"/>	12. Open Space: (VI.12)		
<input checked="" type="checkbox"/>	a. Natural Features		
<input checked="" type="checkbox"/>	b. Buffer Strips		
<input checked="" type="checkbox"/>	c. Parks		
<input type="checkbox"/>	d. Tree Planting		
<input type="checkbox"/>	13. Flood Hazard Areas: (VI.13)	N/A	
<input type="checkbox"/>	a. Permits		
<input type="checkbox"/>	b. Minimization of Flood Damage		
<input type="checkbox"/>	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/>	d. Alteration of Watercourses		
<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)		

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

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). 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	N/A	
<input type="checkbox"/>	2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). a. Design b. Standards of Construction	N/A	
<input type="checkbox"/>	3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	
<input type="checkbox"/>	4. Water Mains and Fire Hydrants have been designed 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	N/A	

Applicant's/Representative's Signature: _____



Date: _____

7/09/20

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/April 2019