



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

January 18, 2021

Juliet T. H. Walker, Planning Director
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Application for Subdivision
“Watson’s Landing”
Assessor’s Map 209, Lot 33
1 Clark Drive
Altus Project No. 5090**

Dear Juliet,

On behalf of the Applicant, Fredrick W. Watson Revocable Trust, Robert D. Watson, Trustee, Altus Engineering, Inc. respectfully submits an application for a four-lot residential subdivision located at 1 Clark Drive that we have christened “Watson’s Landing”. In addition to four home sites, this project entails the construction of a new cul-de-sac from Cutts Street, an upgraded sidewalk connection to the existing pedestrian corridor to Market Street, a new DPW accessway to an existing City sewer easement and associated utilities and drainage infrastructure.

We are requesting a waiver of Subdivision Regulation Section VI.2.A, Lot Arrangement. As shown on the Subdivision Plan Sheet C-2, the lot line between proposed Lots 2 and 3 does not technically meet the intent of the regulation. Although radial to the right of way for approximately 4’, the line then jogs approximately 90-degrees to the south east towards the water. This was done with the intent of making the four lots as perpendicular to each other as possible and to make the lots better fit the existing topography of the site. It is our opinion that this allows a more logical layout and provides desirable water frontage to each lot.

A second waiver from the Residential Street Minimum Standards diagram in the Subdivision Regulations is also needed for roadway width. We are proposing 20’ on the main roadway and 24’ on the cul-de-sac where 32’ is required. This is being done to reduce speed, impervious surfaces and runoff as well as construction costs.


This project also requires two Conditional Use Permits. The first involves impacts to the 100’ wetland buffer for demolition of the existing house and pool, construction of the aforementioned sewer accessway and installation of utilities and stormwater facilities. Despite there being no direct wetland impacts, this work will also require a wetland permit from NHDES for disturbance within the State’s 100’ tidal buffer.

The second Conditional Use Permit is required for a noise sensitive land use (housing with outdoor activity areas) within the Highway Noise Overlay District. In support of this, the Applicant commissioned a noise analysis per Zoning Section 10.675 that shows the entirety of the development is outside the applicable 65 dB sound contour as required. Should you require testimony from the consultant who prepared this work, please let me know and I will arrange to have him available for TAC and/or the Planning Board.

Please call me if you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING, INC.

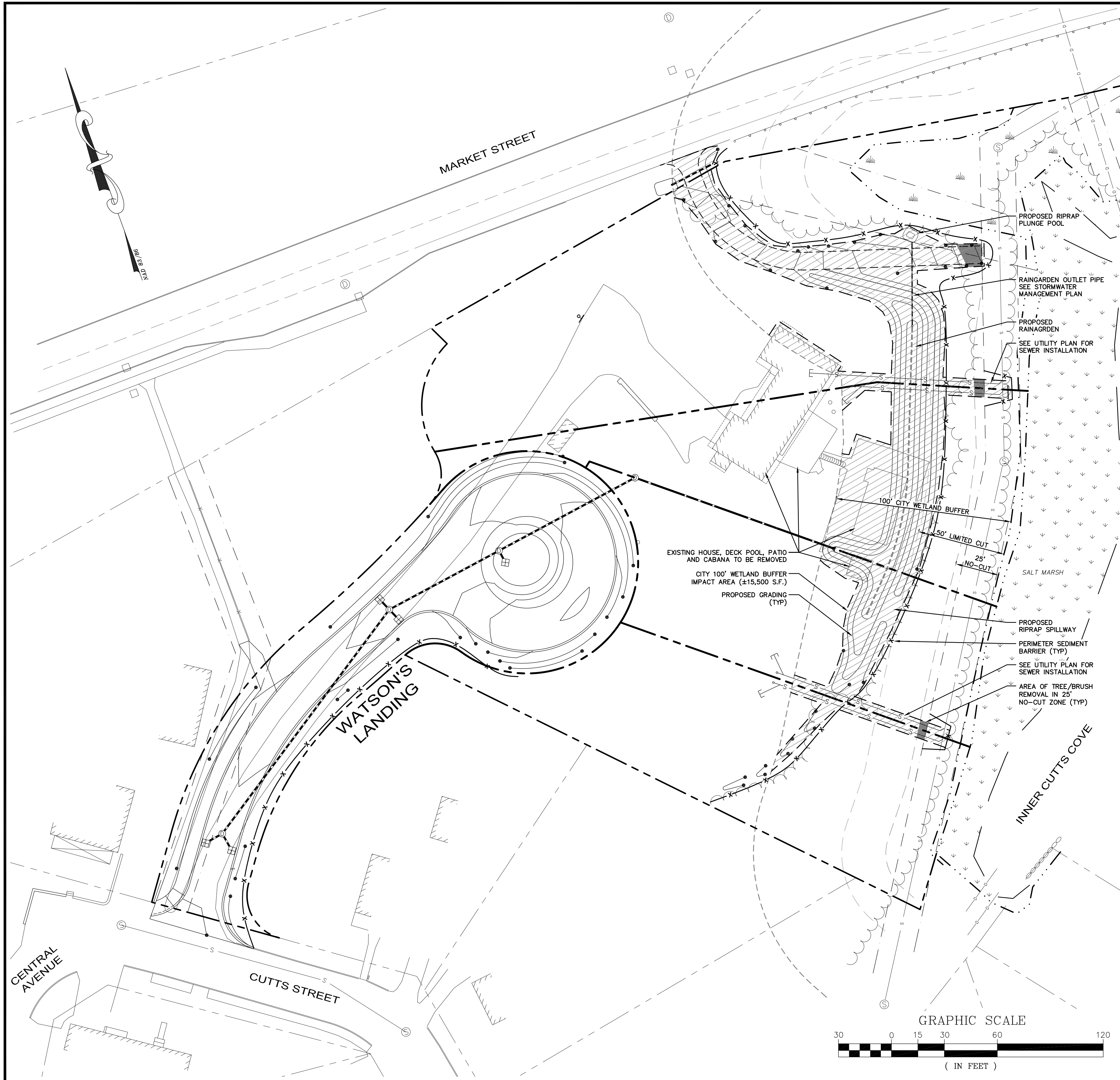


Erik B. Saari
Vice President

ebs/5090-APP-PB-CovLtr-011821

Enclosures

eCopy: Robert Watson
Eric Reuter

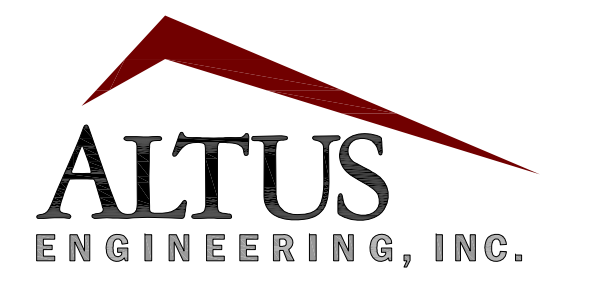


CONDITIONAL USE PERMIT NOTES

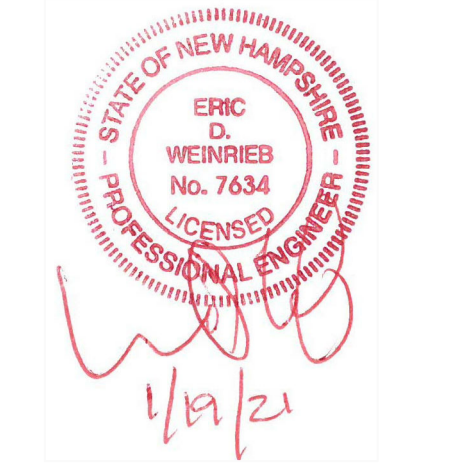
- ZONING SECTION 10.1016 – CONDITIONAL USE PERMIT REQUIRED FOR EARTH DISTURBANCE IN THE 100' CITY WETLAND BUFFER.
- PROJECT PARCEL: MAP 209 LOT 33, 135,176 S.F. (3.10 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
- WETLAND AREA ON LOT: ±16,397 S.F. (±0.38 ACRES)
- 100' WETLAND BUFFER ANALYSIS:
LAWN: ±23,540
BRUSH/WOODLAND: ±20,735 S.F.
IMPERVIOUS: ±3,326 S.F.
TOTAL BUFFER: ±47,601 S.F. (±1.09 ACRES)
- AREA OF 100' WETLAND BUFFER IMPACT:
ONSITE: ±15,125 S.F.
OFFSITE: ±375 S.F. (MARKET STREET RIGHT OF WAY)
TOTAL: ±15,500 S.F. (±0.36 ACRES)
- AREA OF TREE/BRUSH REMOVAL IN BUFFER:
0-25': ±252 S.F.
25'-50': ±252 S.F.
50'-100': ±756 S.F.
TOTAL: ±1,260 S.F.
- PROPOSED IMPERVIOUS SURFACES IN BUFFER: 0 S.F.
- PROPOSED WETLAND IMPACT: 0 S.F.
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO, NH CERTIFIED SOILS SCIENTIST #006 AND NH CERTIFIED WETLANDS SCIENTIST #004, ON SEPTEMBER 15, 2020.
- CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.

LEGEND

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - 100' CITY WETLAND SETBACK
- - - - - 50' CITY WETLAND SETBACK (LIMITED CUT)
- - - - - 25' CITY WETLAND SETBACK (NO-CUT)
- - - - - 100' STATE TIDAL BUFFER
- · - · - · FRESHWATER WETLAND BOUNDARY
- · - · - · TIDAL WETLAND BOUNDARY
- VGC — SGC — EXISTING PAVEMENT/CURB
- S — S — EXISTING SEWER/MANHOLE
- X — X — SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- · — · — EXISTING TREE LINE/BRUSH LINE
- [Hatched Box] PROPOSED DISTURBANCE IN WETLAND BUFFER
- [Dotted Box] FRESHWATER WETLAND
- [Wavy Box] SALTMARSH



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: JANUARY 18, 2021

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	TAC		EBS	01/18/21

DRAWN BY: EBS
APPROVED BY: EDW
DRAWING FILE: 5090-SITE.dwg

SCALE:
22" x 34" 1" = 30'
11" x 17" 1" = 60'

OWNER:
**FREDERICK W. WATSON
REVOCABLE TRUST,
ROBERT D. WATSON,
TRUSTEE**
53 SLEEPY HOLLOW DRIVE
GREENLAND, NH 03840

APPLICANT:
**FREDERICK W. WATSON
REVOCABLE TRUST,
ROBERT D. WATSON,
TRUSTEE**
53 SLEEPY HOLLOW DRIVE
GREENLAND, NH 03840

PROJECT:
WATSON'S LANDING
TAX MAP 209, LOT 33
1 CLARK DRIVE
PORTSMOUTH, NH 03801

TITLE:
**CONDITIONAL USE
PERMIT PLAN**

SHEET NUMBER:
C-6

P5090