



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801  
Phone (603) 430-9282

2 June 2025

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

**RE: Request for TAC Review at 58 Humphrey's Court, Subdivision of Tax Map 101, Lot 47**

Dear Mr. Stith and TAC Members:

On behalf of the Robert M. Snover Trust, we are pleased to submit the attached plan set for **Technical Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **June 10, 2025**, Meeting. The project is the subdivision of an existing parcel into two new residential lots with the associated and required site improvements. As required under the Portsmouth Subdivision Ordinance we are required to bring the project to the Technical Advisory Committee (TAC) as a part of the approval process.

The site is currently a 10,005 square foot parcel developed with a single-family residence that is located within the General Residence B (GRB) and Historic Overlay Zoning Districts. The proposed lots would require the removal of the existing structure. The lots meet the frontage and area requirements of the Portsmouth Ordinance. There is an odd, proposed lot line angle from the street, which is explained in the attached development concept plans. The applicant is proposing to connect each lot to the public sewer, water, and power and communications systems located Humphrey's Court.

The following plans and additional information are included in our submission:

- Historic Lot Plan with current Tax Map overlay – this exhibit shows that the original subdivision plan contemplated two lots at this corner. The Tax Map exhibit shows the original subdivision plan lot(s) overlayed on to the current developed lots.
- Concept Site Layouts – these plans show two version of the site development; a joint driveway or a combined driveway.
- Standard Boundary and Topographic Survey Plan – this plan shows the existing boundary and site features.
- Preliminary Subdivision Plan – This plan shows the proposed lot lines.

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

Sincerely,

John Chagnon, PE  
Senior Project Manager



OWNER AUTHORIZATION  
Snover Subdivision  
Humphreys Court, Portsmouth, New Hampshire

I, Robert Snover, hereby authorize representatives of Haley Ward, Inc. to represent my interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits for the above-mentioned property subdivision, and to submit any and all applications and related application materials thereto.

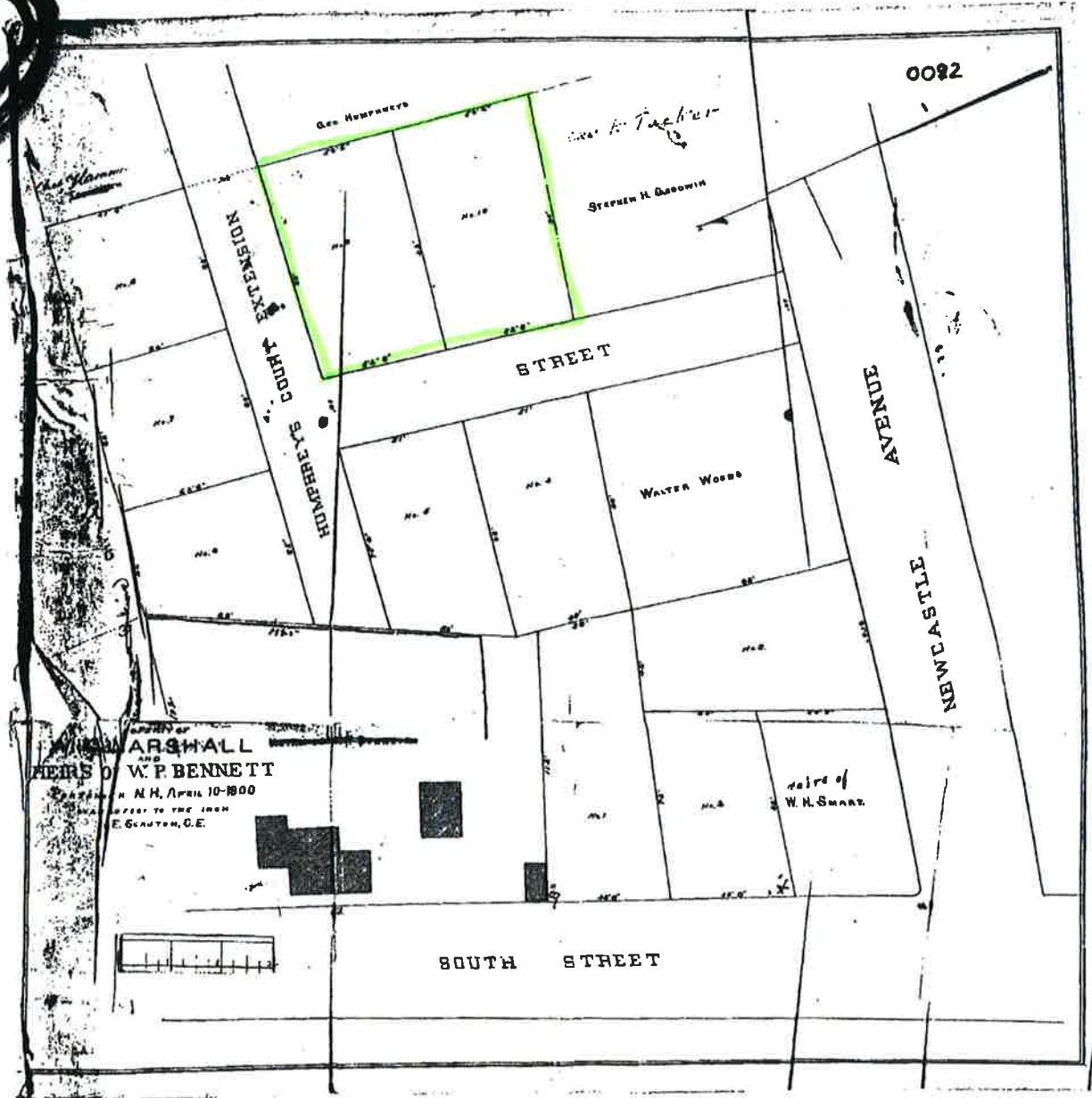
A handwritten signature in blue ink, appearing to be "R. Snover", is written over a horizontal line.

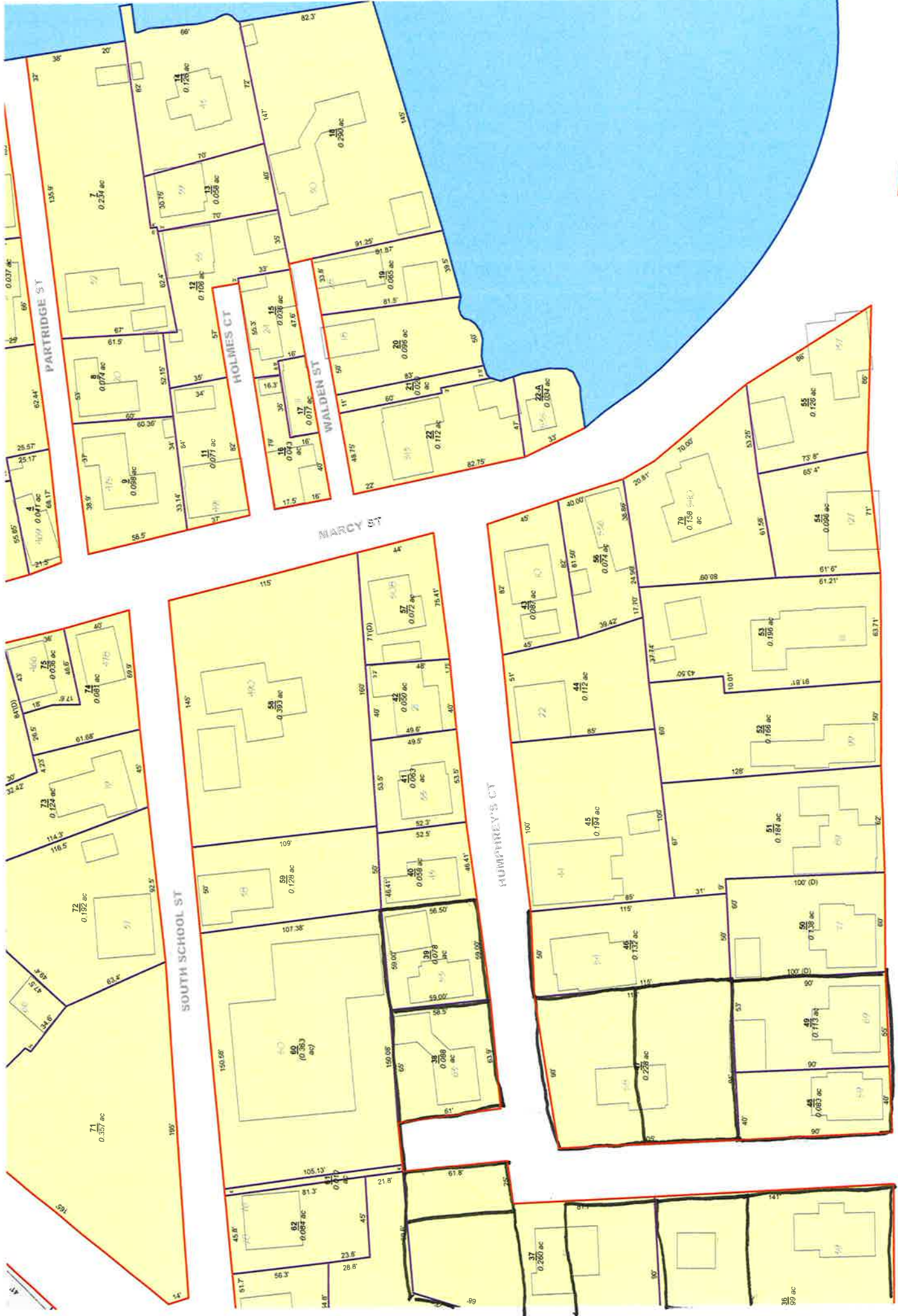
MAY 22, 2025

Robert Snover, Trustee

Date

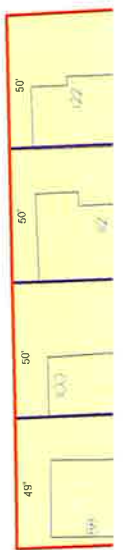
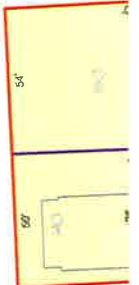
#0092





NEW CASTLE AVE

RPD #0092 LOTS





HUMPHREYS COURT

SHARED  
DRIVEWAY

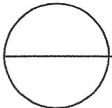
LOT 1

RET-WALL

LOT 2

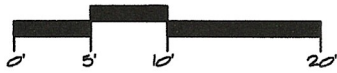
GARAGE

BARN



CONCEPT SITE LAYOUT

SCALE : 1" = 10'



VERSION 1

6/2/25

HUMPHREYS COURT

LOT 1

LOT 2

DRIVEWAY

GARAGE

BARN

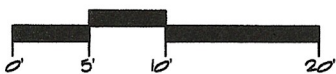
RET-WALL

Dimensions:

- Lot 1: 38' x 22' x 18.5' x 20'
- Lot 2: 40' x 50' x 12' x 18'
- Driveway: 10' wide
- Garage: 12' wide
- Barn: 12' wide

CONCEPT SITE LAYOUT  
SCALE : 1" = 10'

VERSION 2  
6 / 2 / 25



6 / 2 / 25

LEGEND:

DESCRIPTION

SYMBOL

ASSESSOR'S MAP & LOT

BENCHMARK

FINISHED FLOOR

HYDRANT

IRON ROD/IRON PIPE FOUND

RAILROAD SPIKE SET

NOW OR FORMERLY

SEWER MANHOLE

SPOT ELEVATION

TEMPORARY BENCHMARK

TREE

UTILITY POLE

WATER GATE VALVE

WATER SHUT OFF

EDGE OF GRAVEL

EDGE OF PAVEMENT

FENCE

MINOR FOOT CONTOUR

MAJOR FOOT CONTOUR

OVERHEAD UTILITY LINE

APPROXIMATE ABUTTER'S PROPERTY LINE

PROPERTY LINE

STONE WALL

TIE / REFERENCE LINE

101  
39

F.F.

N/F

10.2  
x

TBM

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

NORTH  
NAD83(2011)

GRID  
N  
NHSPC

101  
37  
N/F  
JAMES C. BAXTER &  
AMY M. BAXTER  
75 HUMPHREYS COURT  
PORTSMOUTH, NH 03801  
4911/695

#75

GARAGE

101  
36

N/F  
ELIZABETH ANN CUMMINGS  
HAROLD CUMMINGS  
MARTHA ANN CUMMINGS  
520 SAGAMORE AVENUE  
PORTSMOUTH, NH 03801  
2533/324

101  
48

N/F  
WHITNEY WARREN &  
KATHERINE HARNSWORTH-MORRISSEY  
128 KENT STREET  
BROOKLINE, MA 02445  
6159/2077

101  
49

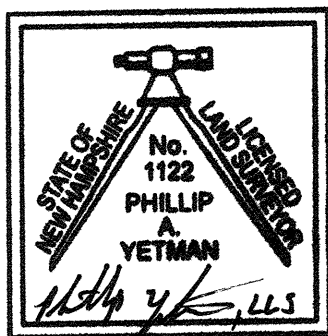
N/F  
ERIC W. BLANCHARD &  
JENNIFER L. SMITH  
69 NEW CASTLE AVENUE  
PORTSMOUTH, NH 03801  
6181/2052

101  
50

ELIZABETH HOUSTON BLAISDELL &  
STEWART CHARLES SHEPPARD  
77 NEW CASTLE AVENUE  
PORTSMOUTH, NH 03801  
6219/632

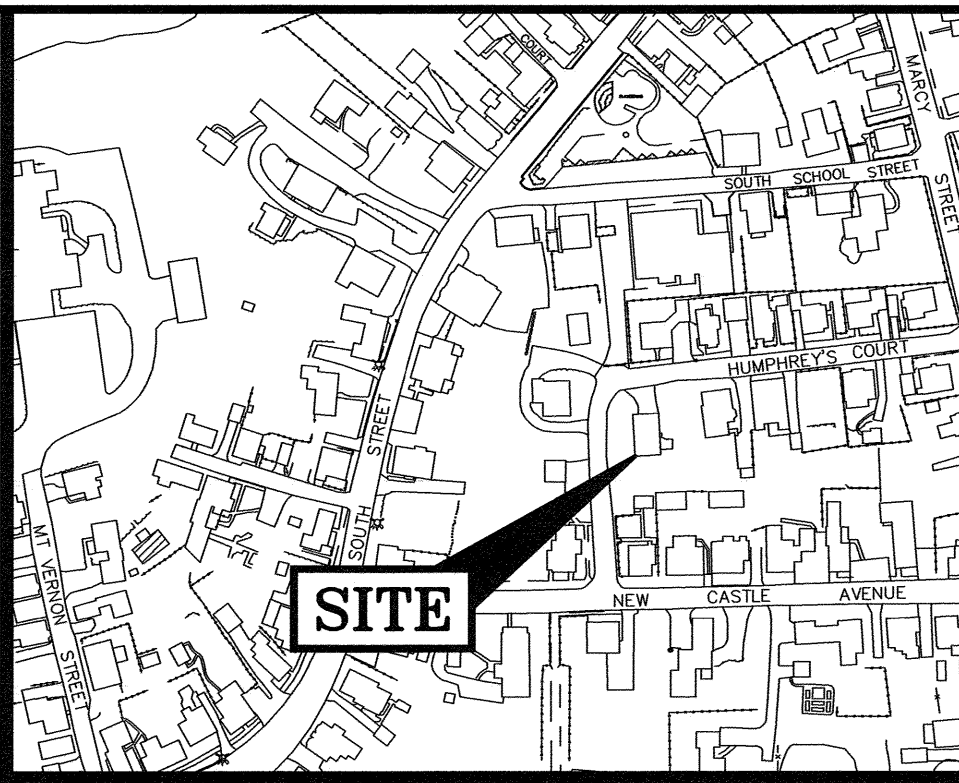
PLAN REFERENCES:

- PROPERTY OF W.G. MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
- PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
- STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREYS COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
- STANDARD BOUNDARY SURVEY TAX MAP 101 LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREYS COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILIP A. YETMAN, LLS 1122  
6/2/2025  
DATE



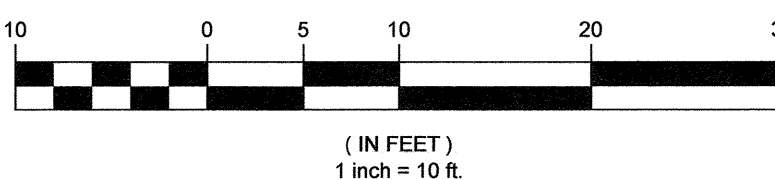
LOCATION MAP

SCALE: 1" = 200'

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
- OWNERS OF RECORD:  
ROBERT M. SNOVER REVOCABLE TRUST  
DARCY E. DAVIDSON, TRUSTEE  
ROBERT M. SNOVER, TRUSTEE  
60 TJ GAMESTER AVENUE  
PORTSMOUTH, NH 03801  
6589/369  
RCRD PLAN # 0092 LOTS 9&10
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:  
10,005 S.F.  
0.2297 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENT:  
MIN LOT AREA: 5,000 S.F.  
FRONTAGE: 80 FEET  
SETBACKS: FRONT 5 FEET  
SIDE 10 FEET  
REAR 25 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 25%
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.
- BUILDING DIMENSIONS AND OFFSETS SHOWN ARE TO THE FOUNDATION.

GRAPHIC SCALE



0	05/29/2025	ISSUED FOR COMMENT	CSA	PAY
REV.	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
SITE SURVEY				
 HALEY WARD ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT ROBERT M. SNOVER TRUST 58 HUMPHREYS COURT, PORTSMOUTH, N.H.				
TITLE STANDARD BOUNDARY & TOPOGRAPHIC SURVEY				
DATE	OCTOBER 2024		SCALE	1" = 10'
DRAWN BY	CSA	DESIGNED BY	—	CHECKED BY
PROJECT No.	5010515	FIELD BOOK & PAGE	FB 379 PG 45	
DRAWING No.	V101			REV
				0



