

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

21 July 2025

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

RE: Request for TAC Subdivision Review at 58 Humphrey's Court, 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 <u>Technical Advisory Committee Review</u> for the above-mentioned project and request that we be placed on the agenda for your **August 5**, **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, prior to Planning Board submission.

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 creation of the proposed lots would require the removal of the existing structure. The lots meet the frontage and area requirements of the Portsmouth Ordinance. The applicant is proposing to connect each lot to the public sewer, water, and power and communications systems located Humphrey's Court. Included in the submission is the Historic Lot Plan and 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 lots overlayed on to the current, as developed, lots in the neighborhood. The proposed lot division, as shown, reacts to the location of the available public utilities.

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

- Standard Boundary and Topographic Survey Plan this plan shows the existing boundary and site features.
- Subdivision Plan This plan shows the proposed lot lines.
- Utility Plan this plan show the location of the public utilities, and future connections thereto.

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

Sincerely,

John Chagnon, PE Senior Project Manager

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