

**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

January 20, 2026

Peter Britz, Planning and Sustainability Director  
City of Portsmouth Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Planning Board submission  
Assessor's Map 230, Lot 22  
409 Lafayette Road  
Altus Project No. 5698**

Dear Peter,

On behalf of Nicola and William Douglass, Owners and Applicants, Altus Engineering submits an application to the Portsmouth Planning Board for a two lot subdivision at 409 Lafayette Road. The Douglass' are proposing to subdivide the  $\pm 30,398$  SF lot into two residential building lots. The front parcel has street frontage on Lafayette Road. The rear parcel lacks street frontage. Both parcels will be accessed via the existing 50-foot-wide easement to the south of the lots.

On September 16, 2025, the Board of Adjustment granted zoning relief to allow the second lot without street frontage. On January 6<sup>th</sup>, the Technical Advisory Committee voted to recommend approval with the following stipulations:

1. Install address placard before the back building is built.  
*Note 14 has been added to the Recording Subdivision Plan requiring the installation of the placard.*
2. Work with Assessing Department for map and lot number and add to plan before submittal to the Planning Board.  
*We have contacted both DPW and the Assessing Department. We have added both the Tax Map and Lot as well as the new street address to the Recording Subdivision Plan.*
3. Fix the note about the 4" pvc sewer lateral.  
*The typographical error referencing the incorrect pipe size has been corrected at the sewer service connection.*
4. Show the proposed power hook up for the new lot and review with DPW prior to Planning Board submittal.  
*The proposed electrical service connection location is now shown on the Utility Plan. A request with Eversource has been made to confirm that connection can be made from the pole.*
5. That relevant waivers are requested from the Subdivision Ordinance.  
*It is Altus' opinion that no waivers are required. Altus confirmed the same with Peter Stith.*

Enclosed please find the following for the Planning Board's consideration:

- Subdivision Application Checklist
- Letter of Authorization
- Recorded deed
- Legal opinion regarding access to the rear parcel across the right-of-way
- Subdivision Plans
  - Existing Conditions Plan
  - Subdivision Plan
  - Utilities Plan
  - Detail Sheet
- Fire Truck Turning Template.

Please feel free to call or email me directly should you have any questions or need any additional information.

Respectfully,

**ALTUS ENGINEERING LLC**

A handwritten signature in black ink, appearing to read 'Derek Durbin', is written over a horizontal line.

Enclosure

eCopy: Nikki and Bill Douglass  
Derek Durbin, Esq.

wde/5698 pb cvr ltr.docx

# Findings of Fact | Subdivision Rules and Regulations

## City of Portsmouth Planning Board

Date: February 19, 2026

Property Address: 409 Lafayette Road

Application #: LU-25-126

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

### Findings of Fact:

Per RSA 676:3, I: 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.

|   | Subdivision Review Criteria   | Finding<br>(Meets<br>Standards/<br>Requirements) | Supporting Information   |
|---|---|--|--|
| 1 | Subdivision Rules and Regulations III. D.<br>1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate.<br><b>SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT</b> | Meets<br><br>Does Not Meet                       | Applicable standards:<br>The project meets all the applicable Ordinances, Codes, and Regulations.  |
| 2 | <b>SECTION V - REQUIREMENTS FOR FINAL PLAT</b>  | Meets<br><br>Does Not Meet                       | The final plan will be submitted on mylar. The plan includes all of the information required for final approval and meets the standard for recording at the registry of deeds.   |
| 3 | <b>SECTION VI - GENERAL REQUIREMENTS</b>  | Meets<br><br>Does Not Meet                       | The subdivision was granted a variance to deviate from the lot frontage requirements. In all other ways, the application meets the general requirements of the regulations. No new public infrastructure is proposed.                        |
| 4 | <b>SECTION VII - DESIGN STANDARDS</b>   | Meets<br><br>Does Not Meet                       | The development does not require the construction of any streets or public ways for access. Drainage improvements for the new house lot will be designed when the lot is developed. Utility services have been designed and reviewed by TAC. |

|   | Subdivision Review Criteria  | Finding<br>(Meets<br>Standards/<br>Requirements) | Supporting Information |
|---|------------------------------|--|------------------------|
| 5 | <u>Other Board Findings:</u> |  |                        |

DRAFT



## 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: Nicola & William Douglass Date Submitted: 12-19-25

Applicant: Same

Phone Number: 603-557-0834 E-mail: nikkidouglass@thedouglassgroup.com

Site Address 1: 409 Lafayette Road Map: 230 Lot: 22

Site Address 2: Portsmouth, NH 03801 Map:      Lot: 22

| Application Requirements            |   |  |                     |
|-------------------------------------|---|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal  | Item Location<br>(e.g. Page or<br>Plan Sheet/Note #) | Waiver<br>Requested |
| <input checked="" type="checkbox"/> | Completed Application form.<br>(III.C.2-3)  | in submission package                                | N/A                 |
| <input checked="" type="checkbox"/> | All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive.<br>(III.C.4) | Uploaded to<br>viewpoint                             | N/A                 |

| Requirements for Preliminary/Final Plat |  |   |  |                     |
|---|--|---|--|---------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal   | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Required for<br>Preliminary / Final<br>Plat  | Waiver<br>Requested |
| <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.<br>(Section IV.1/V.1) | See title block and notes on plans                        | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A                 |

| Requirements for Preliminary/Final Plat |   |   |  | Waiver Requested |
|---|---|---|--|------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal  | Item Location<br>(e.g. Page/line or Plan Sheet/Note #)                | Required for Preliminary / Final Plat  |                  |
| <input checked="" type="checkbox"/>     | <b>Preliminary Plat</b><br>Names and addresses of all adjoining property owners. <b>(Section IV.2)</b><br><b>Final Plat</b><br>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. <b>(Section V.2)</b>  | Filing for preliminary and final at same time.<br>On Subdivision plan | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A              |
| <input checked="" type="checkbox"/>     | North point, date, and bar scale.<br><b>(Section IV.3/V3)</b>   | Required on all Plan Sheets   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A              |
| <input checked="" type="checkbox"/>     | Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>   | Filing for preliminary and final at same time.<br>On Subdivision plan | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat | N/A              |
| <input checked="" type="checkbox"/>     | <b>Preliminary Plat</b><br>Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b><br><b>Final Plat</b><br>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. <b>(Section V.5)</b> | Filing for preliminary and final at same time. On Subdivision plan    | <input checked="" type="checkbox"/> Preliminary Plat<br><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. <b>(Section IV.6)</b>  | Filing for preliminary and final at same time. On Subdivision plan    | <input checked="" type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section V.6/ IV.7)</b>  | Filing for preliminary and final at same time.<br>On Subdivision plan | <input checked="" type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section IV.8/V.7)</b>   | Filing for preliminary and final at same time. On Subdivision plan    | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                  |

| Requirements for Preliminary/Final Plat |  |  |  | Waiver Requested |
|---|--|--|--|------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal   | Item Location<br>(e.g. Page/line or Plan Sheet/Note #)   | Required for Preliminary / Final Plat  |                  |
| <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.<br><b>(Section IV.9/V.8)</b>  | See existing conditions survey. All relevant features are depicted on the plans.<br><br>No wetlands are on the property or adjacent to the   | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                  |
| <input checked="" type="checkbox"/>     | <b>Preliminary Plat</b><br>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. <b>(Section IV.10)</b><br><b>Final Plat</b><br>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.<br><b>(Section V.9)</b> | See existing conditions plan and utilities plan.<br>No hydrants or extensions of public infrastructure is proposed.<br><br>No new streets are proposed.<br><br>Drainage improvements will be included as part of the lot development plans prior to the issuance of a building | <input checked="" type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section IV.10)</b>  | Not applicable   | <input checked="" type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section IV.11)</b>  | Parcel is not in a flood plain.<br><br>development is less than 50 lots.   | <input checked="" type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section IV.12/ V.12)</b>   | No applicable.<br><br>However, 2 foot contours are shown on the existing conditions survey plan.<br><br>No grading is proposed.  | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                  |

| Requirements for Preliminary/Final Plat |   |   |   |                     |
|---|---|---|---|---------------------|
| <input checked="" type="checkbox"/>     | Required Items for Submittal  | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Required for<br>Preliminary / Final<br>Plat   | Waiver<br>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.<br><b>(Section V.10)</b>                                      | No State permits are required. Not applicable             | <input type="checkbox"/> Preliminary Plat<br><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.<br><b>(Section V.11)</b> | Not applicable  | <input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |
| <input checked="" type="checkbox"/>     | Location of all permanent monuments.<br><b>(Section V.12)</b>   | On subdivision plan.                                      | <input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat |                     |

| General Requirements <sup>1</sup>   |   |  |                     |
|-------------------------------------|---|--|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal  | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #)  | Waiver<br>Requested |
| <input checked="" type="checkbox"/> | <b>1. Basic Requirements: (VI.1)</b><br>a. Conformity to Official Plan or Map<br>b. Hazards<br>c. Relation to Topography<br>d. Planned Unit Development   | Not applicable.<br>Parcel is not in a flood hazard zone.   |                     |
| <input checked="" type="checkbox"/> | <b>2. Lots: (VI.2)</b><br>a. Lot Arrangement<br>b. Lot sizes<br>c. Commercial and Industrial Lots   | Variance granted for lot configuration without frontage.   |                     |
| <input checked="" type="checkbox"/> | <b>3. Streets: (VI.3)</b><br>a. Relation to adjoining Street System<br>b. Street Rights-of-Way<br>c. Access<br>d. Parallel Service Roads<br>e. Street Intersection Angles<br>f. Merging Streets<br>g. Street Deflections and Vertical Alignment<br>h. Marginal Access Streets<br>i. Cul-de-Sacs<br>j. Rounding Street Corners<br>k. Street Name Signs<br>l. Street Names<br>m. Block Lengths<br>n. Block Widths<br>o. Grade of Streets<br>p. Grass Strips | Not applicable.<br><br>No new street are proposed.         |                     |
| <input checked="" type="checkbox"/> | <b>4. Curbing: (VI.4)</b>   | Not applicable   |                     |
| <input checked="" type="checkbox"/> | <b>5. Driveways: (VI.5)</b>   | No new driveways are prop.                                 |                     |
| <input type="checkbox"/>            | <b>6. Drainage Improvements: (VI.6)</b>   | No new drainage is proposed                                |                     |
| <input type="checkbox"/>            | <b>7. Municipal Water Service: (VI.7)</b>   | House service is shown on the plans                        |                     |
| <input type="checkbox"/>            | <b>8. Municipal Sewer Service: (VI.8)</b>   | House service is shown on the plans                        |                     |
| <input type="checkbox"/>            | <b>9. Installation of Utilities: (VI.9)</b><br>a. All Districts<br>b. Indicator Tape  | Proposed house utility services are shown on the plans.    |                     |
| <input checked="" type="checkbox"/> | <b>10. On-Site Water Supply: (VI.10)</b>  | Not applicable   |                     |
| <input checked="" type="checkbox"/> | <b>11. On-Site Sewage Disposal Systems: (VI.11)</b>   | Not applicable   |                     |
| <input checked="" type="checkbox"/> | <b>12. Open Space: (VI.12)</b><br>a. Natural Features<br>b. Buffer Strips<br>c. Parks<br>d. Tree Planting   | Not applicable   |                     |
| <input checked="" type="checkbox"/> | <b>13. Flood Hazard Areas: (VI.13)</b><br>a. Permits<br>b. Minimization of Flood Damage<br>c. Elevation and Flood-Proofing Records<br>d. Alteration of Watercourses   | Not applicable.<br><br>Site is not in a flood hazard zone. |                     |
| <input checked="" type="checkbox"/> | <b>14. Erosion and Sedimentation Control (VI.14)</b>  | To be provided with lot develop.plans                      |                     |

| <input checked="" type="checkbox"/>  | Required Items for Submittal                                | Item Location<br>(e.g. Page/line or<br>Plan Sheet/Note #) | Waiver<br>Requested |
|--|---|---|---------------------|
| <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input type="checkbox"/> | <b>15. Easements (VI.15)</b><br>a. Utilities<br>b. Drainage | Shown on the<br>subdivision plan                          |                     |
| <input checked="" type="checkbox"/>  | <b>16. Monuments: (VI.16)</b>                               | On Subdivision plan                                       |                     |
| <input checked="" type="checkbox"/>  | <b>17. Benchmarks: (VI.17)</b>                              | on Existing Conditions survey                             |                     |
| <input checked="" type="checkbox"/>  | <b>18. House Numbers (VI.18)</b>                            | To be shown on recording mylar                            |                     |

| Design Standards                    |  |  |                     |
|-------------------------------------|--|--|---------------------|
|                                     | Required Items for Submittal   | Indicate compliance and/or<br>provide explanation as to<br>alternative design  | Waiver<br>Requested |
| <input checked="" type="checkbox"/> | <b>1. Streets have been designed according to the design standards required under Section (VII.1).</b><br>a. Clearing<br>b. Excavation<br>c. Rough Grade and Preparation of Sub-Grade<br>d. Base Course<br>e. Street Paving<br>f. Side Slopes<br>g. Approval Specifications<br>h. Curbing<br>i. Sidewalks<br>j. Inspection and Methods | Not applicable   |                     |
| <input checked="" type="checkbox"/> | <b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b><br>a. Design<br>b. Standards of Construction  | No drainage infrastrucutre is proposed.<br>Stormwater management for lot development to be provided with lo development plan |                     |
| <input checked="" type="checkbox"/> | <b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b><br>a. Design<br>b. Lift Stations<br>c. Materials<br>d. Construction Standards   | House service plan is shown on Utility Plan  |                     |
| <input checked="" type="checkbox"/> | <b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b><br>a. Connections to Lots<br>b. Design and Construction<br>c. Materials<br>d. Notification Prior to Construction  | House water service is shown on Utility Plan   |                     |

Applicant's/Representative's Signature: Eric D. Weinrieb PE Date: 12-19-25

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018

## Letter of Authorization

Nicola and William Douglas, hereby authorize Altus Engineering, LLC to represent us as the Applicant in all matters concerning engineering and related permitting for Assessors Map 230, Lot 22 located at 409 Lafayette Road in Portsmouth, New Hampshire. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.

*Nicola Douglass*  
Signature

dotloop verified  
11/20/25 3:56 PM EST  
XNIA-ASFQ-MVPP-VMZO

Nicola Douglass  
Print Name

11/20/2025  
Date

*William Douglass*  
Witness

dotloop verified  
11/20/25 3:57 PM EST  
4PIX-PFKR-EECQ-GTAJ

William Douglass  
Print Name

11/20/2025  
Date

*William Douglass*  
Signature

dotloop verified  
11/20/25 3:57 PM EST  
6I3L-WKU4-2D20-6XEQ

William Douglass  
Print Name

11/20/2025  
Date

*Nicola Douglass*  
Witness

dotloop verified  
11/20/25 3:56 PM EST  
YJWG-4MEF-SQBR-W87X

Nicola Douglass  
Print Name

11/20/2025  
Date

Return to:  
William K. Douglass  
Nicola D. Douglass  
45 Artwill Avenue  
Portsmouth, NH 03801



|              |           |           |
|--------------|-----------|-----------|
| LCHIP        | ROA726129 | 25.00     |
| TRANSFER TAX | RO140564  | 14,250.00 |
| RECORDING    |           | 14.00     |
| SURCHARGE    |           | 2.00      |

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CABN Properties, LLC**, a New Hampshire Limited Liability Company, with a mailing address of 660 Middle Street, Portsmouth, NH 03801, for consideration paid grant(s) to **William K. Douglass and Nicola D. Douglass** with a mailing address of 45 Artwill Avenue, Portsmouth, NH 03801, **as joint tenants with rights of survivorship**, with WARRANTY COVENANTS:

A certain parcel of land, consisting of two tracts, with the buildings thereon, situate on Lafayette Road, so-called, in the City of Portsmouth, County of Strafford and State of New Hampshire, bounded and described as follows:

#### TRACT I:

A certain plot of land with the buildings thereon, situate on the Easterly side of Lafayette Road in the City of Portsmouth, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Northwesterly corner of the granted premises on the Easterly side of Lafayette Road, at Land now or formerly of the Screven Memorial Baptist Church; thence running southerly by Lafayette Road one hundred (100) feet to a corner at land of J. Philip McCaffery and Celestine McCaffery; thence turning and running Easterly by McCaffery's land one hundred thirty-five (135) feet to a point; thence turning and running Northerly parallel to Lafayette Road by McCaffery's land one hundred (100) feet to land of Screven Memorial Baptist Church; thence turning and running Westerly by said Church land one hundred thirty-five (135) feet to the point of beginning.

#### TRACT II:

A certain parcel of land with any buildings thereon, situate in the City of Portsmouth, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Westerly by land now or formerly of Lester A. Pettis and Priscilla M. Pettis, bearing N 21° 15' 21" E, a distance of 100 feet, northerly by Screven Memorial Baptist Church, bearing S 79° 23' 39" E,

a distance of 175.8 feet, more or less; Easterly by the Church of Jesus Christ of Latter Day Saints, bearing S 22° 05' 21" W, a distance of 100.28 feet; Southerly by other land of McCaffrey, bearing N 79° 23' 39" W, a distance of 174.32 feet.

Meaning and intending to describe and convey Lot No. 3 as shown on "Subdivision Plan of Land of J. Philip McCaffery for Great Bay School and Training Center Lafayette Rd. County of Rockingham Portsmouth, N.H." dated December 1981 , revised through January 7, 1982, by Richard P. Millette and Associates, approved by the Portsmouth Planning Board on January 8, 1982 and recorded in the Rockingham County Registry of Deeds as Plan No. D-10590. Said Lot 3 contains 0.70 acres, according to said Plan.

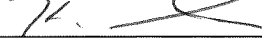
There is also granted herewith an easement right of way for vehicular and pedestrian passage of 50 feet in width; this right of way is to be used in common with the owners of the Pettis land and with the owners of Lots One, Two and Three of said Plan and shall run with the land as shown on aforesaid Millette plan.

Meaning and intending to describe and convey the same premises conveyed to CABN Properties, LLC by deed dated June 27, 2025, and recorded in the Rockingham County Registry of Deeds in Book 6630, Page 1204.

This is not homestead property.

Executed this 4th day of December 2025.

**CABN Properties, LLC**

By:   
Kevin L. Coyle, duly authorized  
Member

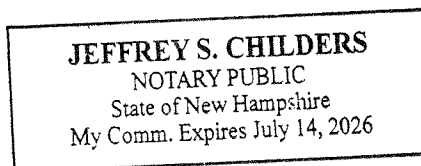
State of New Hampshire  
County of ~~Rockingham~~ Strafford  
John

Then personally appeared before me on this 4th day of December 2025, the said Kevin L. Coyle, duly authorized Member of CABN Properties, LLC and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
Notary Public

Jeffrey S. Childers  
Notary-Name Printed

My commission expires: 7/14/2026  
(seal)



December 18, 2025

City of Portsmouth Planning Board  
Technical Advisory Committee  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Opinion Letter - 409 Lafayette Road Access Rights

Dear TAC Members:

This office was asked to prepare an opinion letter regarding the access rights to Proposed Tax Map 230 Lot 22-2, in relation to the proposed subdivision of the property at 409 Lafayette Road (the "Property"). The Property is comprised of two deeded lots of record ("front lot" and "rear lot"), although it is shown as only one parcel of land on the City's tax map. **Exhibit A**. Both deeded parcels of land were commonly owned and taxed as one prior to the recent sale of the lots. The Applicant is proposing to re-subdivide the parcels into a configuration that is more conforming to the dimensional requirements of the Zoning Ordinance than the current configuration of the lots. The Zoning Board of Adjustment ("ZBA") granted approval to allow for 0' of continuous street frontage for Lot 22-2.

The rear lot originated from a recorded subdivision plan entitled, "Subdivision Plan of Land of J. Philip McCaffery for Great Bay School and Training Center, Lafayette Road, County of Rockingham, Portsmouth NH," dated December 1981, prepared by Richard P. Millette and Associates, recorded in said Registry as Plan #D-10590 (the "Millette Plan"). The Plan depicted a subdivision of the McCaffery property into three lots and also showed the front lot, which was not part of the subdivision, but which had been formerly conveyed by McCaffery to Lester and Priscilla Pettis. The Millette Plan also depicts the 50' right of way across Lot 1 to benefit Lots 2 and 3. Both the front lot and the rear lot comprising the Property have historically been conveyed together with the right of way, "to be used in common with the owners of the Pettis land and with the owners of lots One, Two and Three of said Plan, and shall run with the land as shown on the aforesaid Millette plan." See **Exhibit A**. Both lots rely exclusively on the right of way for access from Lafayette Road, with the right of way extending directly to the driveway to the residence located on the front lot per City GIS records. Taken together with the language in the deed contained in historical conveyances, it is clear that both lots comprising the Property are benefitted by the appurtenant easement for access. Technically speaking, access to Lot 22-2 will be achieved through a driveway access across Lot 22-1.

There is no question that the Applicant, CABN Properties, LLC, has the ability to convey the re-subdivided Proposed Tax Map 230, Lot 22-1 and Lot 22-2, with access via the 50' right of way. New Hampshire law is clear that once an easement has become appurtenant to a dominant estate, a conveyance of that estate carries with it the easement belonging to it, whether mentioned in the deed or not. *Burcky v. Knowles*, 120 N.H. 244, 250 (1980). Subsequent minor alterations in lot lines among the dominant or servient properties do not affect the validity or existence of an

easement, so long as the scope and intent of the easement remains the same. *Mansur v. Muskopf*, 159 N.H. 216, 222 (2009). There is no change to the character or use of the established 50' right of way by the subsequent conveyance of the re-subdivided lots, despite the minor reconfiguration of the lot lines. Accordingly, as owner of the dominant estate benefited by the appurtenant easement, the Applicant has unqualified ability to convey title to both lots together with the benefit of the right of way for access.

Should you have any questions, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek R. Durbin". The signature is fluid and cursive, with the first and last names being more prominent.

Derek R. Durbin, Esq.



|                     |                  |                  |
|---------------------|------------------|------------------|
| <b>LCHIP</b>        | <b>ROA710626</b> | <b>25.00</b>     |
| <b>TRANSFER TAX</b> | <b>RO137011</b>  | <b>10,425.00</b> |
| <b>RECORDING</b>    |                  | <b>18.00</b>     |
| <b>SURCHARGE</b>    |                  | <b>2.00</b>      |

### **QUITCLAIM DEED**

**KNOW ALL PERSONS BY THESE PRESENTS THAT, Scott D. Pettis, as Trustee of the Priscilla H. Pettis Revocable Trust of 2004 u/t/d May 6, 2004,** with a mailing address of 409 Lafayette Road, City of Portsmouth, County of Rockingham and the State of New Hampshire 03801;

For consideration paid, grants to **CABN PROPERTIES, LLC** a New Hampshire Limited Liability Company with an address of 660 Middle Street, City of Portsmouth, County of Rockingham, and State of New Hampshire 03801 with WARRANTY covenants, the following:

**Parcel 1:**

A certain plot of land with the buildings thereon, situate on the Easterly side of Lafayette Road in Portsmouth, in the County of Rockingham and State of New Hampshire, bounded and described as follows, viz:

Beginning at the Northwesterly corner of the granted premises on the Easterly side of Lafayette Road, at Land now or formerly of the Screven Memorial Baptist Church; thence running southerly by Lafayette Road one hundred (100) feet to a corner at land of J. Philip McCaffery and Celestine McCaffery; thence turning and running Easterly by McCaffery's land one hundred thirty-five (135) feet to a point; thence turning and running Northerly parallel to Lafayette Road by McCaffery's land one hundred (100) feet to land of Screven Memorial Baptist Church; thence turning and running Westerly by said Church land one-hundred thirty-five (135) feet to the point of beginning.

**Parcel 2:**

A certain parcel of land with any buildings thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire, and bounded and described as follows, and identified as lot Three on Subdivision Plan of Land of J. Philip McCaffery for Great Bay School and Training Center, dated December, 1981, with Revision 1 dated January 7, 1982, by Richard P. Millette and Associates, recorded in the Rockingham County Registry of Deeds as Plan D-10590, said land being bounded as follows:

Westerly by land now or formerly of Lester A. Pettis and Priscilla M. Pettis, bearing N 21° 15' 21" E, a distance of 100 feet, northerly by Screven Memorial Baptist Church, bearing S 79° 23' 39" E, a distance of 175.8 feet, more or less; Easterly by the Church of Jesus Christ of Latter Day Saints, bearing S 22° 05' 21" W, a distance of 100.28 feet; Southerly by other land of McCaffrey, bearing N 79° 23' 39" W, a distance of 174.32 feet.

There is also granted herewith an easement right of way for vehicular and pedestrian passage of 50 feet in width; this right of way is to be used in common with the owners of the Pettis land and with the owners of lots One, Two and Three of said Plan and shall run with the land as shown on aforesaid Millette plan.

And being Lot No. 3 on "Plan of Land of J. Philip McCaffery for Great Bay School and Training Center by Richard P. Millette and Associates" dated December 1981 and recorded in the Rockingham County Registry of Deeds as Plan No. D-10590.

This is not homestead property.

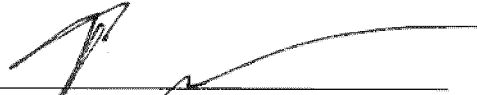
Meaning and intending to convey the same premises conveyed to Priscilla H. Pettis, Trustee of the Priscilla H. Pettis Revocable Trust of 2004 by deed of Priscilla H. Pettis, dated May 6, 2004 and recorded in the Rockingham County Registry of Deeds at Book 4341 Page 0629.

#### **CERTIFICATE OF TRUSTEE AUTHORITY**

The undersigned is the Trustee under The Priscilla H. Pettis Revocable Trust of 2004 u/t/d May 6, 2004, and thereto has full and absolute power in said Declaration to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee for a conveyance thereof.

Signed this 27th day of June, 2025.

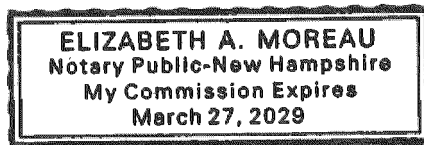
**THE PRISCILLA H. PETTIS REVOCABLE  
TRUST OF 2004 u/t/d May 6, 2004**


  
\_\_\_\_\_  
SCOTT D. PETTIS, Trustee

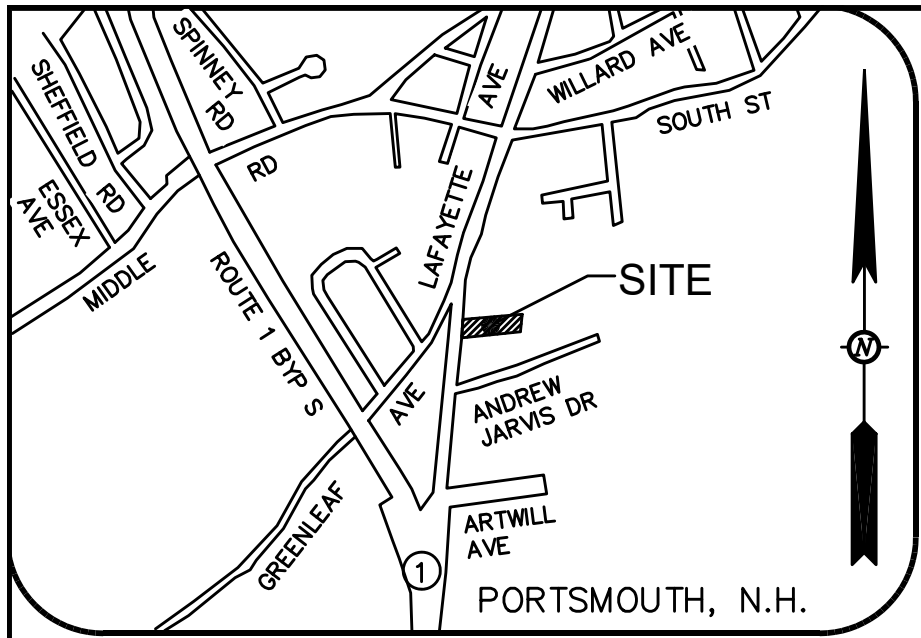
STATE OF NEW HAMPSHIRE  
ROCKINGHAM COUNTY

Personally appeared this 27th day of June 2025, Scott D. Pettis, Trustee of The Priscilla H. Pettis Revocable Trust of 2004 u/t/d dated May 6, 2004, who acknowledged that he executed the foregoing instrument, in his capacity, as his free act and deed for the purposes contained herein.

Before me,



  
\_\_\_\_\_  
Notary Public  
My commission expires: 3/27/2029  
(Seal)



## LOCUS

(1"=1,000')

### LEGEND

- CONCRETE AREA
- GRAVEL AREA
- PAVEMENT AREA
- CONCRETE WALKWAY
- WATER LINE
- SEWER LINE
- OVERHEAD WIRE LINE
- ROAD STRIPE
- ROAD DASHED STRIPE
- COUNTOR LINE-MAJOR
- COUNTOR LINE-MINOR
- BOUNDARY ABUTTER LINE
- BOUNDARY SUBJECT LINE
- SETBACK LINE
- WOOD FENCE LINE
- CANOPY
- SHRUB LINE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- ELECTRIC METER
- GUY WIRE
- UTILITY POLE
- IRON ROD FOUND
- IRON PIPE FOUND
- SPOT GRADE ELEVATION
- BENCHMARK SET

### ABUTTER ACROSS LAFAYETTE ROAD:

230-23  
BIRD DRAHOZAL FAM RV TR  
H K BIRD & K E DRAHOZAL TT  
57 GERIG RD  
WEST NOTTINGHAM, NH 03291  
6537/430

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

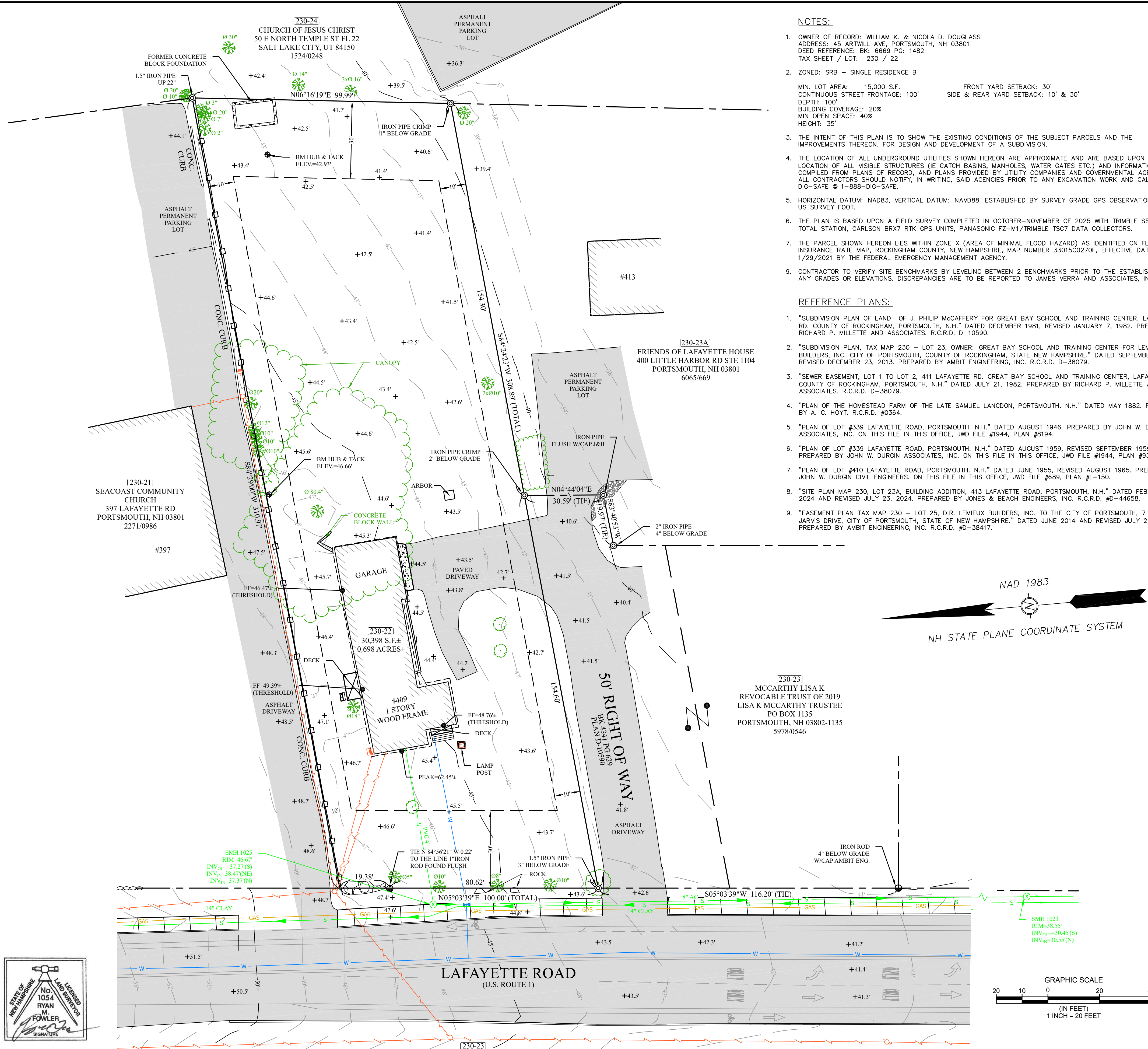
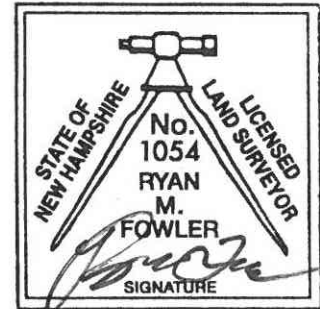
DATE

### SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

1/19/2026  
DATE



### NOTES:

- OWNER OF RECORD: WILLIAM K. & NICOLA D. DOUGLASS  
ADDRESS: 45 ARTWILL AVE, PORTSMOUTH, NH 03801  
DEED REFERENCE: BK: 6669 PG: 1482  
TAX SHEET / LOT: 230 / 22
- ZONED: SRB - SINGLE RESIDENCE B  
MIN. LOT AREA: 15,000 S.F.  
CONTINUOUS STREET FRONTAGE: 100'  
DEPTH: 100'  
BUILDING COVERAGE: 20%  
MIN OPEN SPACE: 40%  
HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON. FOR DESIGN AND DEVELOPMENT OF A SUBDIVISION.
- 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 OF RECORD, AND 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.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN OCTOBER-NOVEMBER OF 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

### REFERENCE PLANS:

- "SUBDIVISION PLAN OF LAND OF J. PHILIP MCCAFFERY FOR GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE RD. COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED DECEMBER 1981, REVISED JANUARY 7, 1982. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. D-10590.
- "SUBDIVISION PLAN, TAX MAP 230 - LOT 23, OWNER: GREAT BAY SCHOOL AND TRAINING CENTER FOR LEMIEUX BUILDERS, INC. CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE NEW HAMPSHIRE." DATED SEPTEMBER, 2013, REVISED DECEMBER 23, 2013. PREPARED BY AMBIT ENGINEERING, INC. R.C.R.D. D-38079.
- "SEWER EASEMENT, LOT 1 TO LOT 2, 411 LAFAYETTE RD. GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE RD. COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED JULY 21, 1982. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. D-38079.
- "PLAN OF THE HOMESTEAD FARM OF THE LATE SAMUEL LANCDON, PORTSMOUTH, N.H." DATED MAY 1882. PREPARED BY A. C. HOYT. R.C.R.D. #0364.
- "PLAN OF LOT #339 LAFAYETTE ROAD, PORTSMOUTH, N.H." DATED AUGUST 1946. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. ON THIS FILE IN THIS OFFICE, JWD FILE #1944, PLAN #8194.
- "PLAN OF LOT #339 LAFAYETTE ROAD, PORTSMOUTH, N.H." DATED AUGUST 1959, REVISED SEPTEMBER 1959. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. ON THIS FILE IN THIS OFFICE, JWD FILE #1944, PLAN #9316.
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- "SITE PLAN MAP 230, LOT 23A, BUILDING ADDITION, 413 LAFAYETTE ROAD, PORTSMOUTH, N.H." DATED FEBRUARY 28, 2024 AND REVISED JULY 23, 2024. PREPARED BY JONES & BEACH ENGINEERS, INC. R.C.R.D. #D-44658.
- "EASEMENT PLAN TAX MAP 230 - LOT 25, D.R. LEMIEUX BUILDERS, INC. TO THE CITY OF PORTSMOUTH, 7 ANDREW JARVIS DRIVE, CITY OF PORTSMOUTH, STATE OF NEW HAMPSHIRE." DATED JUNE 2014 AND REVISED JULY 25, 2014. PREPARED BY AMBIT ENGINEERING, INC. R.C.R.D. #D-38417.

NAD 1983  
NH STATE PLANE COORDINATE SYSTEM

GRAPHIC SCALE  
20 10 0 20 40  
(IN FEET)  
1 INCH = 20 FEET

### SURVEYOR:

**JVA**  
JAMES VERRA & ASSOCIATES, INC.  
100 GRIFFIN ROAD, UNIT C  
PORTSMOUTH, N.H. 03801  
603-436-3557 - © 2025  
www.jvasurveyors.com  
JOB NO: 25-2087

### ENGINEER:

**ALTUS**  
ENGINEERING

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

### ISSUED FOR:

PLANNING BOARD APPROVAL

### ISSUE DATE:

01-20-2026

### REVISIONS

| NO. | DESCRIPTION        | BY | DATE     |
|-----|--------------------|----|----------|
| 1   | INITIAL SUBMISSION | DK | 12/16/25 |
| 2   | PER TAC COMMENTS   | DK | 01/20/26 |

DRAWN BY: DK

APPROVED BY: RMF

DRAWING FILE: 25-2087\_EXCON.DWG

### SCALE:

22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

### OWNER:

WILLIAM K. & NICOLA D. DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

### APPLICANT:

WILLIAM K. & NICOLA D. DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

### PROJECT:

409 LAFAYETTE  
ROAD, PORTSMOUTH  
NEW HAMPSHIRE  
TAX MAP 230, LOT 22

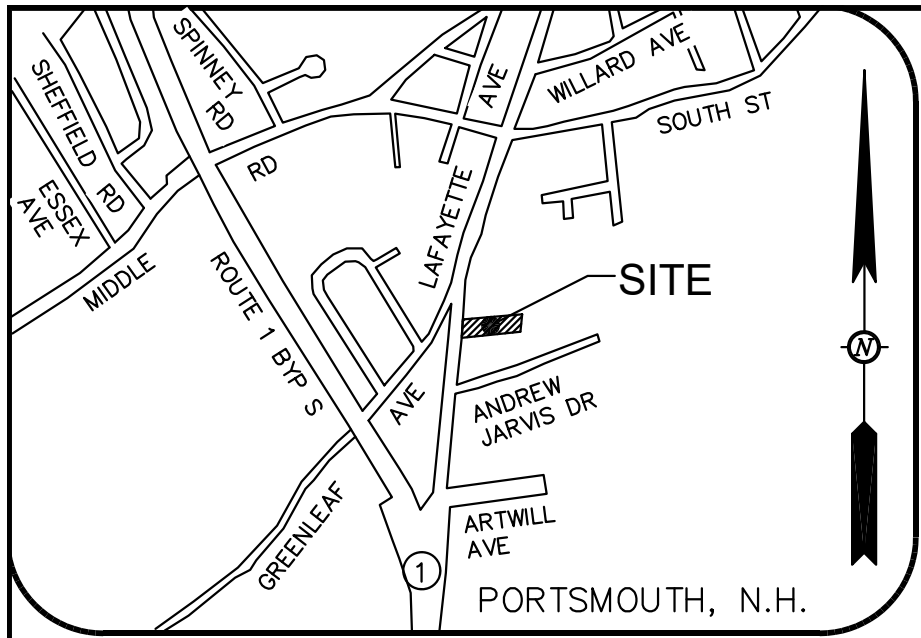
### TITLE:

EXISTING  
CONDITIONS  
PLAN

### SHEET NUMBER:

V-2

ALTUS JOB# 25-2087

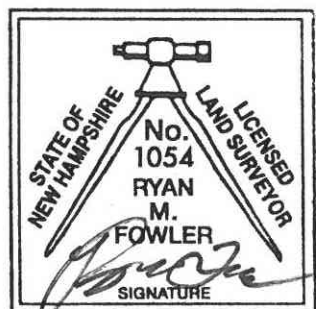


## LOCUS

(1"=1,000')

### LEGEND

- CONCRETE AREA  
GRAVEL AREA  
CONCRETE WALKWAY  
OVERHEAD WIRE LINE  
BOUNDARY ABUTTER LINE  
BOUNDARY SUBJECT LINE  
EASEMENT LINE  
SETBACK LINE  
WOOD FENCE LINE  
GUY WIRE  
UTILITY POLE  
IRON ROD FOUND  
IRON PIPE FOUND  
IRON ROD TO BE SET  
ELECTRIC METER  
ABUTTER ACROSS LAFAYETTE ROAD:  
#230-23  
BIRD DRAHOZAL FAM RV TR  
H K BIRD & K E DRAHOZAL TT  
57 GEBIG RD  
WEST NOTTINGHAM, NH 03291  
6537/430

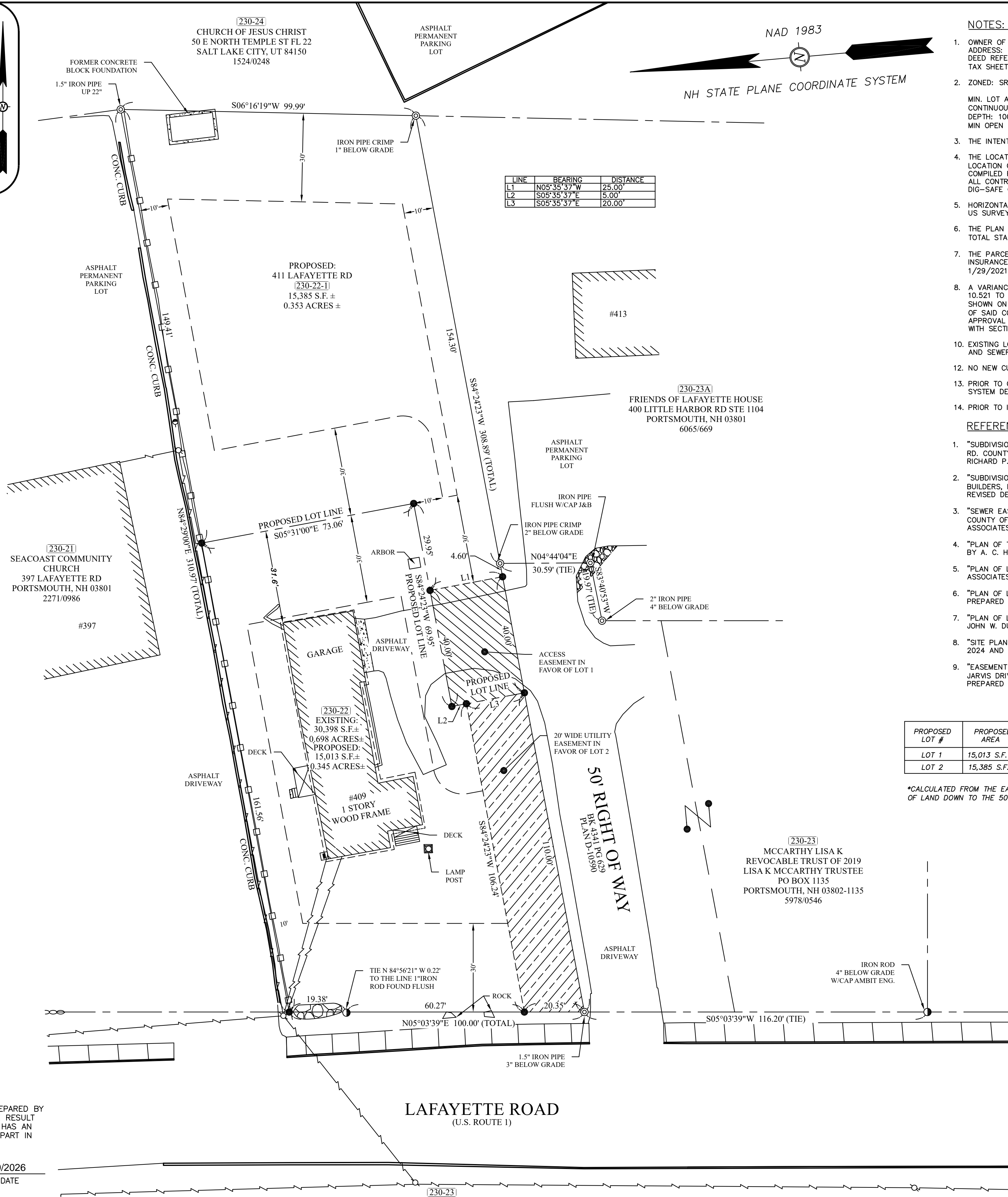


### SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

1/19/2026  
DATE



### NOTES:

- OWNER OF RECORD: WILLIAM K. & NICOLA D. DOUGLASS  
ADDRESS: 45 ARTWILL AVE, PORTSMOUTH, NH 03801  
DEED REFERENCE: BK: 6669 PG: 1482  
TAX SHEET / LOT: 230 / 22
- ZONED: SRB - SINGLE RESIDENCE B  
MIN. LOT AREA: 15,000 S.F.  
CONTINUOUS STREET FRONTAGE: 100'  
DEPTH: 100'  
MIN OPEN SPACE: 40%  
FRONT YARD SETBACK: 30'  
SIDE & REAR YARD SETBACK: 10' & 30'  
BUILDING COVERAGE: 20%  
HEIGHT: 35'
- THE INTENT OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION, CREATING 1 NEW BUILDING LOT.
- 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 OF RECORD, AND 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.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN OCTOBER-NOVEMBER OF 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301SC0270F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- A VARIANCE WAS GRANTED AT THE SEPTEMBER 16, 2025 ZONING BOARD OF ADJUSTMENT MEETING "FROM SECTION 10.521 TO ALLOW 0 FEET OF FRONTAGE FOR THE REAR LOT WHERE 100 FEET IS REQUIRED. SAID PROPERTY IS SHOWN ON ASSESSORS MAP 230 LOT 22 AND LIES WITHIN THE SINGLE RESIDENCE B (SRB) DISTRICT. AS A RESULT OF SAID CONSIDERATION, THE BOARD VOTED TO GRANT THE REQUEST AS PRESENTED AND ADVERTISED." THE APPROVAL IS VALID FOR TWO YEARS FROM THE DATE GRANTED UNLESS AN EXTENSION IS GRANTED IN ACCORDANCE WITH SECTION 10.236 OF THE ZONING ORDINANCE.
- EXISTING LOT IS SERVICED BY MUNICIPAL WATER AND SEWER, PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER AND SEWER FROM THE CITY OF PORTSMOUTH. STATE SUBDIVISION NOT REQUIRED.
- NO NEW CURB CUTS ARE PROPOSED.
- PRIOR TO OBTAINING A BUILDING PERMIT FOR THE REAR LOT 411 LAFAYETTE ROAD, A STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE SUBMITTED TO PORTSMOUTH DPW FOR REVIEW AND APPROVAL.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 22-1, A STREET ADDRESS PLACARD SHALL BE INSTALLED.

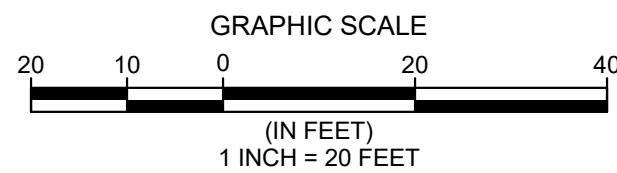
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- "SUBDIVISION PLAN, TAX MAP 230 - LOT 23, OWNER: GREAT BAY SCHOOL AND TRAINING CENTER FOR LEMIEUX BUILDERS, INC. CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE NEW HAMPSHIRE." DATED SEPTEMBER, 2013, REVISED DECEMBER 23, 2013. PREPARED BY AMBIT ENGINEERING, INC. R.C.R.D. D-38079.
- "SEWER EASEMENT, LOT 1 TO LOT 2, 411 LAFAYETTE RD. GREAT BAY SCHOOL AND TRAINING CENTER, LAFAYETTE RD. COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H." DATED JULY 21, 1982. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. D-38079.
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- "EASEMENT PLAN TAX MAP 230 - LOT 25, D.R. LEMIEUX BUILDERS, INC. TO THE CITY OF PORTSMOUTH, 7 ANDREW JARVIS DRIVE, CITY OF PORTSMOUTH, STATE OF NEW HAMPSHIRE." DATED JUNE 2014 AND REVISED JULY 25, 2014. PREPARED BY AMBIT ENGINEERING, INC. R.C.R.D. #D-38417.

### LOT AREAS

| PROPOSED LOT # | PROPOSED AREA | EASEMENT AREA | BUILDING ENVELOPE | FRONTAGE PROVIDED | LOT DEPTH | BUILDING COVERAGE | OPEN SPACE         |
|----------------|---------------|---------------|-------------------|-------------------|-----------|-------------------|--------------------|
| LOT 1          | 15,013 S.F. ± | 2,162 S.F. ±  | 6,422 S.F. ±      | 100.00'           | 168.85'   | 2,138S.F.± OR 14% | 11,946S.F.± OR 80% |
| LOT 2          | 15,385 S.F. ± | 1,000 S.F. ±  | 6,295 S.F. ±      | N/A               | 209.13'   | N/A               | N/A                |

\*CALCULATED FROM THE EASTERLY LOT LINE ALONG THE DRIVEWAY EASEMENT, THIS CALCULATION INCLUDES THE 25' WIDE STRIP OF LAND DOWN TO THE 50' RIGHT OF WAY.



APPROVED BY THE PORTSMOUTH PLANNING BOARD

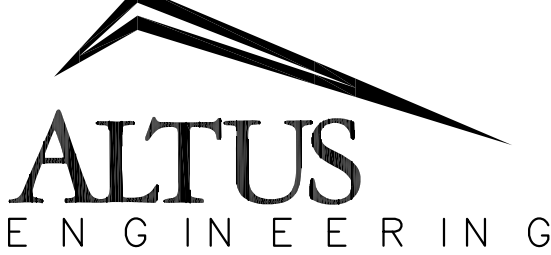
CHAIRMAN  
DATE

SURVEYOR:



JOB NO: 25-2087

ENGINEER:



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

ISSUED FOR:

PLANNING BOARD APPROVAL

ISSUE DATE:

01-20-2026

| <u>REVISIONS</u> |                    |    |         |
|------------------|--------------------|----|---------|
| NO.              | DESCRIPTION        | BY | DATE    |
| 1                | INITIAL SUBMISSION | DK | 12/16/2 |
| 2                | PER TAC COMMENTS   | DK | 01/20/2 |

DRAWN BY: \_\_\_\_\_ DK

APPROVED BY: \_\_\_\_\_ RMF

DRAWING FILE: 25-2087\_SUB.DWG

SCALE:

22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

OWNER:

WILLIAM K. & NICOLA D. DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

APPLICANT:

WILLIAM K. & NICOLA D. DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

PROJECT:

409 LAFAYETTE  
ROAD, PORTSMOUTH  
NEW HAMPSHIRE  
TAX MAP 230, LOT 22

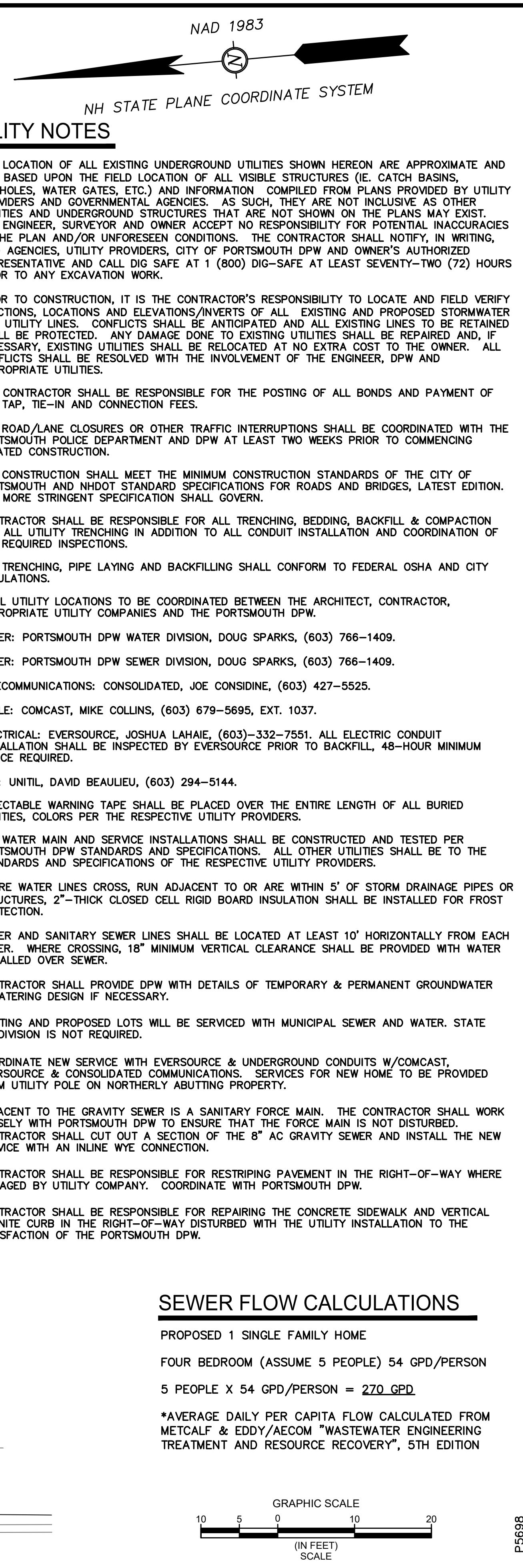
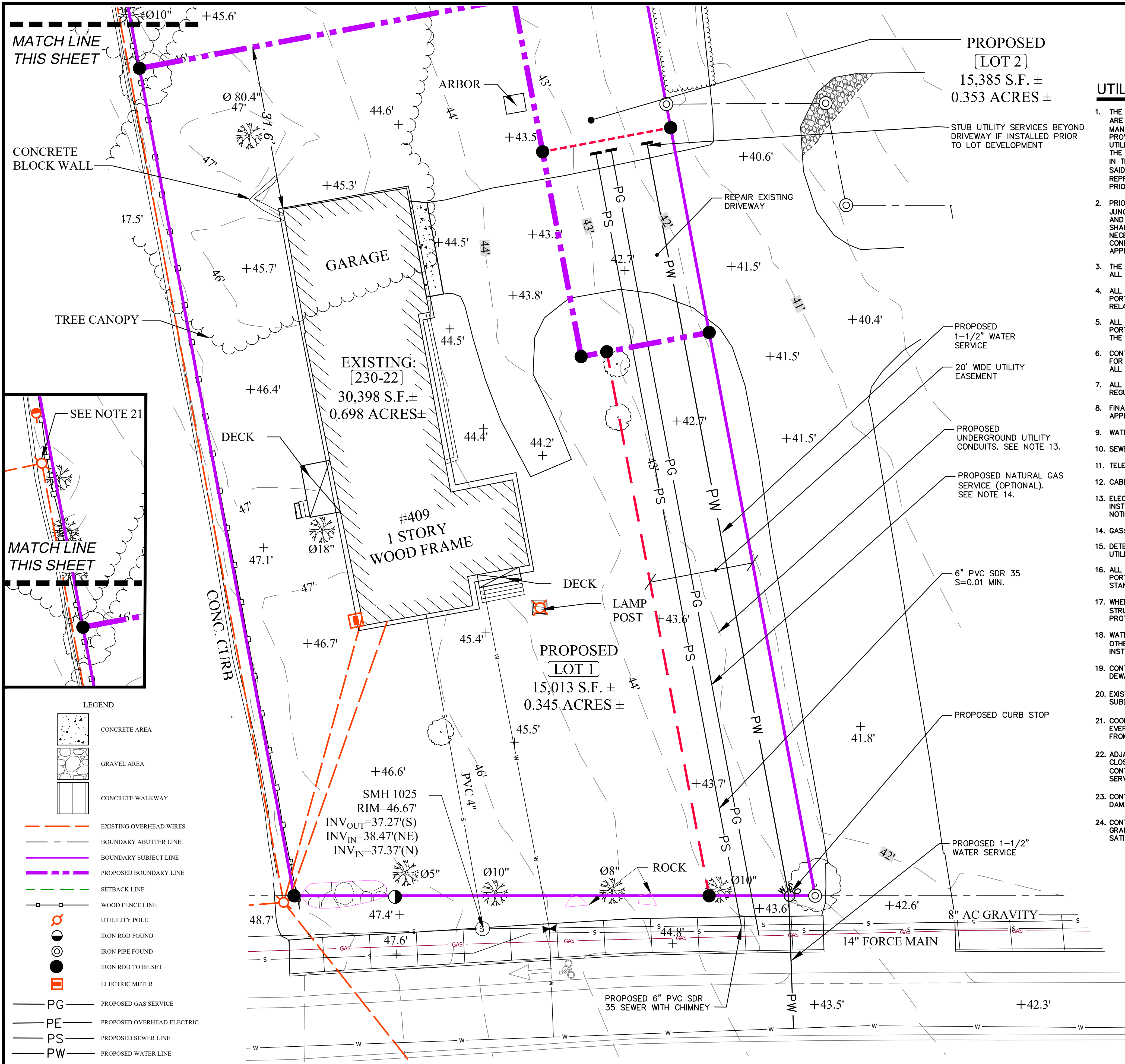
TITLE:

SUBDIVISION  
PLAN

SHEET NUMBER:

V-1

ALTUS JOB#5698



**ALTUS ENGINEERING**

133 Court Street  
(603) 433-2335

Portsmouth, NH 03801  
www.altus-eng.com

ERIC D. WEINRIEB  
No. 7634  
LICENSED PROFESSIONAL ENGINEER

1/20/26

ISSUED FOR:  
**PLANNING BOARD APPROVAL**

ISSUE DATE:  
**JANUARY 20, 2026**

REVISIONS

| NO. | DESCRIPTION        | BY  | DATE     |
|-----|--------------------|-----|----------|
| 0   | INITIAL SUBMISSION | EDW | 12-22-25 |
| 1   | PER TAC COMMENTS   | EDW | 01-20-26 |

DRAWN BY: \_\_\_\_\_ RLH/EDW

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 5698 UTIL.DWG

SCALE:  
22" x 34" - 1" = 10'  
11" x 17" - 1" = 20'

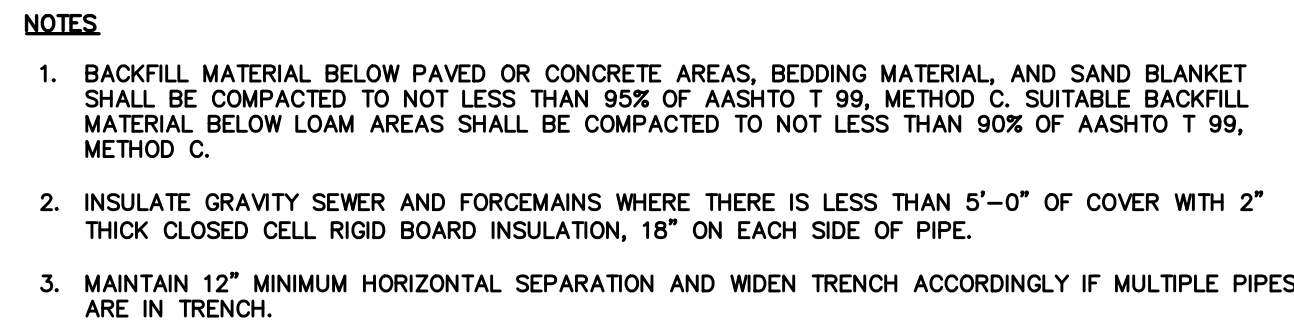
OWNER:  
NICOLA & WILLIAM DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

APPLICANT:  
NICOLA & WILLIAM DOUGLASS  
45 ARTWILL AVENUE  
PORTSMOUTH, NH 03801

PROJECT:  
409 LAFAYETTE ROAD,  
PORTSMOUTH  
NEW HAMPSHIRE  
TAX MAP 230, LOT 22

TITLE:  
**UTILITIES PLAN**

SHEET NUMBER:  
**C-1**



\* EQUIVALENT TO STANDARD STONE SIZE #67 –  
SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

NOT TO SCALE

- NOTES**
1. MACHINE CUT EXISTING PAVEMENT.
  2. ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
  3. DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

NOT TO SCALE

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE ORDERED SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY. ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IF THE ENGINEER CONSIDERS SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT ONLY IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
5. BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
6. W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
7. FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
8. CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:  
CEMENT: 6.0 BAGS PER CUBIC YARD  
WATER: 5.75 GALLONS PER BAG  
CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH  
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
9. CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
10. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.
11. THE CONTRACTOR SHALL INSTALL TRENCH DAMS IN ACCORDANCE WITH NHDES REGULATIONS.
12. ALL GRAVITY SEWER INSTALLATIONS SHALL BE TESTED IN ACCORDANCE WITH NHDES ENV-WQ 704.06.

- NOTE: ALL MATERIALS AND SPECIFICATIONS SHALL CONFORM TO CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS AND REQUIREMENTS. VERIFY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

NOT TO SCALE

NOT TO SCALE

- NOTES**
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
  2. ALL TRENCHING AND BACKFILL SHALL CONFORM WITH THE STANDARDS OF PORTSMOUTH DPW.

NOT TO SCALE

- NOTES**
1. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
  2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
  3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

NOT TO SCALE

# DETAIL SHEET

C-2

MCC  
REVOCAB  
LISA K MC  
PORTSMOU  
PO  
55

