

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

26 January 2020

Dexter Legg, Planning Board Chairman
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lot Line Relocation Application at 199 McDonough Street; Candace Couture

Dear Chairman Legg and Planning Board Members:

On behalf of Candace Couture we hereby apply for Lot Line Relocation Approval for the above reference property. This proposal will alleviate a long standing property encroachment by the applicant and their predecessors on railroad land owned by the Boston & Maine Corporation. The Planning Board's review of this application will be the final step in resolving the issue for our Client.

We hereby respectfully request that the Planning Board vote in the affirmative to grant the approval for the Lot Line Relocation.

Sincerely,

John Chagnon

John Chagnon, PE
Project Manager
Ambit Engineering, Inc.

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26 January, 2020

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Waiver Requests for the Lot Line Relocation Application at 199 McDonough Street; Candace Couture

Dear Chairman Legg and Planning Board Members:

On behalf of Candace Couture and in conjunction with the application for Lot Line Relocation Approval for the above reference property, we hereby submit the following waiver request to the City of Portsmouth Subdivision Regulations; Section VI General Requirements. The waivers are requested to support the proposed Lot Line Relocation on a parcel of land by mutual agreement. The waiver allows the plan to be considered complete without the expense of providing survey data for the entirety of the adjacent railroad parcel. The requested waiver is:

- Section VI 6 Dimensions of Property Lines. The plan proposes to not show the full extent of the B&M Property known as Tax Map 164, Lot 4.

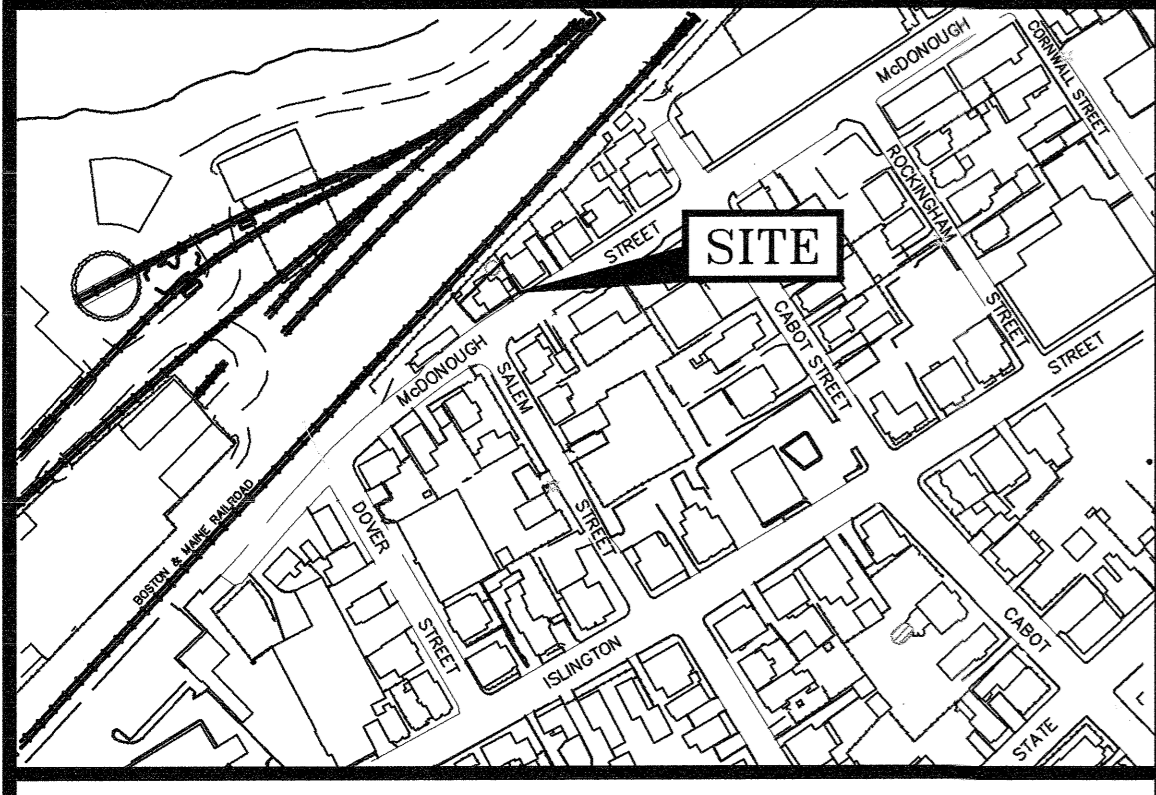
We feel that the waivers are justified as the added cost to provide this information does not add to an understanding of the matter at issue nor does the lack of specific information threaten the ability to provide the requisite approval.

We hereby respectfully request that you vote in the affirmative to grant the requested waiver.

Sincerely,

John Chagnon

John Chagnon, PE
Project manager
Ambit Engineering, Inc.



LOCATION MAP SCALE 1"=200'

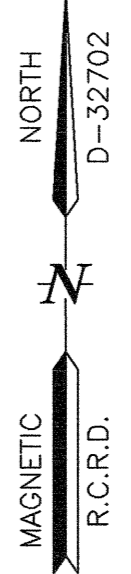
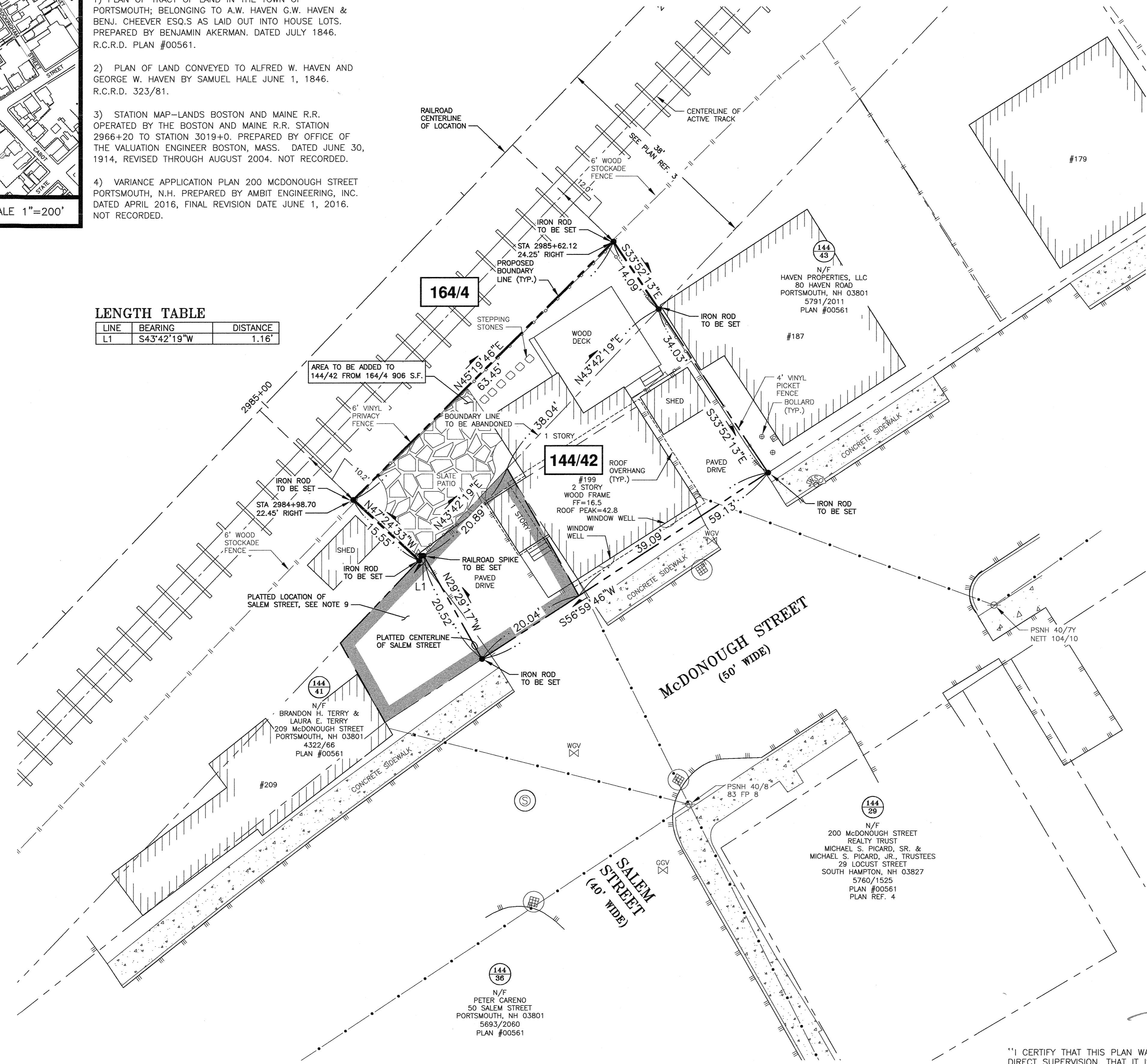
PLAN REFERENCES:

- 1) PLAN OF TRACT OF LAND IN THE TOWN OF PORTSMOUTH; BELONGING TO A.W. HAVEN G.W. HAVEN & BENJ. CHEEVER ESQ.S AS LAID OUT INTO HOUSE LOTS. PREPARED BY BENJAMIN AKERMAN. DATED JULY 1846. R.C.R.D. PLAN #00561.
- 2) PLAN OF LAND CONVEYED TO ALFRED W. HAVEN AND GEORGE W. HAVEN BY SAMUEL HALE JUNE 1, 1846. R.C.R.D. 323/81.
- 3) STATION MAP—LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0. PREPARED BY OFFICE OF THE VALUATION ENGINEER BOSTON, MASS. DATED JUNE 30, 1914, REVISED THROUGH AUGUST 2004. NOT RECORDED.
- 4) VARIANCE APPLICATION PLAN 200 MCDONOUGH STREET PORTSMOUTH, N.H. PREPARED BY AMBIT ENGINEERING, INC. DATED APRIL 2016, FINAL REVISION DATE JUNE 1, 2016. NOT RECORDED.

- LEGEND:**
- N/F NOW OR FORMERLY
 - RP RECORD OF PROBATE
 - RCDR ROCKINGHAM COUNTY
 - RR SPK RAILROAD SPIKE
 - MAP 11/LOT 21
 - IR FND IRON ROD FOUND
 - IP FND IRON PIPE FOUND
 - IR SET IRON ROD SET
 - DH FND DRILL HOLE FOUND
 - DH SET DRILL HOLE SET
 - NHHD BOUND FOUND
 - NHHD BOUND TOWN BOUND
 - BND w/DH BOUND WITH DRILL HOLE
 - ST BND w/DH STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S43°42'19"W	1.16'



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 436-9282
 Fax (603) 436-2315

- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 144 AS LOT 42 & MAP 164 AS LOT 4.
 - 2) OWNERS OF RECORD:
 MAP 144 LOT 42
 CANDACE COUTURE
 199 MCDONOUGH STREET
 PORTSMOUTH, NH 03801
 5451/2657

 MAP 164 LOT 4
 BOSTON AND MAINE CORPORATION
 IRON HORSE PARK
 NORTH BILLERICA, MA 01862
 VARIOUS DEED & PLAN REFERENCES
 - 3) PORTIONS OF MAP 164 LOT 4 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005. MAP 144 LOT 42 IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - 4) EXISTING AND PROPOSED LOT AREAS:

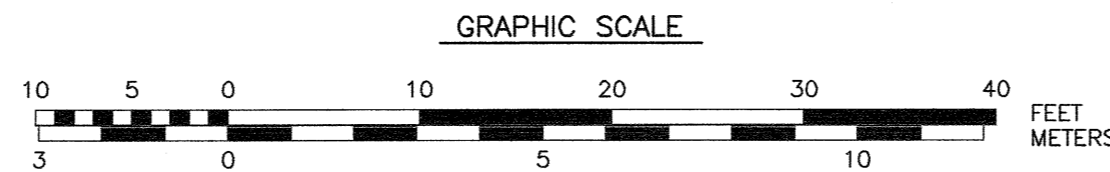
MAP	EXISTING	PROPOSED
MAP 144 LOT 42	1,585 S.F. 0.0364 ACRES	2,491 S.F. 0.0572 ACRES
MAP 164 LOT 4	3.0± ACRES	3.0± ACRES (PER ASSESSOR)
 - 5) PARCELS ARE LOCATED IN THE GENERAL RESIDENCE C (GRC) & TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION TO CONVEY 978 S.F. FROM ASSESSOR'S MAP 164 LOT 4 TO ASSESSOR'S MAP 144 LOT 42 IN THE CITY OF PORTSMOUTH.
 - 7) PARCEL WAS OBTAINED BY PREDECESSOR IN TITLE VIA A PETITION TO QUIET TITLE. SEE DECREE OF ROCKINGHAM SUPERIOR COURT R.C.R.D. 4479/2287.
 - 8) BY OPERATION OF LAW CONTAINED WITHIN RSA 231:51 & 52, THE PORTION OF THE PUBLIC RIGHT OF WAY (PAPER STREET), SHOWN HEREON, OF SALEM STREET FROM THE NORTHWESTERLY LINE OF MCDONOUGH STREET TO THE RAILROAD, HAVE BEEN EXTINGUISHED AND REVERT TO THE ADJUTERS. LOTS ADJACENT TO SAID STREET MAY HAVE PRIVATE RIGHTS OF WAY WITHIN SAID PAPER STREET.

NO.	DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	1/26/20
1	REVISE PER COMMENTS	12/10/19
0	ISSUED FOR COMMENT	11/26/19

LOT LINE RELOCATION PLAN
TAX MAP 144 - LOT 42 &
TAX MAP 164 - LOT 4
 OWNER OF RECORD
 TAX MAP 144 LOT 42
CANDACE COUTURE
 OWNER OF RECORD
 TAX MAP 144 LOT 42
BOSTON AND MAINE CORPORATION
 PROPERTY LOCATED AT &
 IMMEDIATELY ADJACENT TO
199 MCDONOUGH STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



"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."

Paul A. Dobberstein
 PAUL A. DOBBERSTEIN, LLS
 DATE 1/26/2020



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: Candace Couture Date Submitted: January 29, 2020

Applicant: Ambit Engineering

Phone Number: 603-430-9282 E-mail: jrc@ambitengineering.com

Site Address 1: 199 McDonough Street Map: 144 Lot: 42

Site Address 2: Maplewood Avenue Map: 164 Lot: 4

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

Requirements for Preliminary/Final Plat			
	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat
<input checked="" type="checkbox"/>			
<input 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)	Lot Line Relocation Plan	<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"/>	<p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>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)</p>	Lot Line Relocation Plan	<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)	Lot Line Relocation Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p>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)</p> <p>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 my either affect or be affected by the proposed development. (Section V.5)</p>	Lot Line Relocation Plan	<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)	Lot Line Relocation Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<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)	Lot Line Relocation Plan	<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)	Lot Line Relocation Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<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 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)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input 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)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Lot Line Relocation Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

<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) a. Utilities b. Drainage	N/A	
<input checked="" type="checkbox"/>	16. Monuments: (VI.16)	Lot Line Relocation Plan	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	N/A	
<input checked="" type="checkbox"/>	18. House Numbers (VI.18)	Lot Line Relocation Plan	

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: John Chagnon Date: 1-26-2020

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