

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 26, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Accessory Dwelling Unit Application
710 Middle Road, Portsmouth, NH
Tax Map 232, Lot 46
JBE Project No. 21049**

Dear Mr. Legg,

Jones & Beach Engineers, Inc., respectfully submits an Accessory Dwelling Unit Application on behalf of the applicant and owner, Andrew Harvey. The intent of this application is to a proposed garage with a second-floor apartment. This project is to served by public water, septic, electric and gas.

The following items are provided in support of this Application:

1. Completed Site Plan (submitted online).
2. CUP Criteria Narrative.
3. Wetland Delineation Letter.
4. Letter of Authorization.
5. Current Deed.
6. Abutters List and Three (3) Mailing Labels each.
7. Tax Map.
8. Photo Log.
9. Architectural Plans.
10. Stamped Boundary Plan.
11. Two (2) Full Size Plan Sets Folded.
12. One (1) Half Size Plan Sets Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
Project Manager

cc: Andrew Harvey (via email)

CONDITIONAL USE PERMIT
APPLICATION OF ANDREW M. HARVEY

APPLICANT'S NARRATIVE

1. The Property

Andrew Harvey is the owner of 710 Middle Road in Portsmouth which is presently a single-family residence on a 20,409 square foot lot located in the SRB zone. The property is shown on Map 232 as Lot 46. The 2 ½ story home was constructed in approximately 1900.

2. The Proposal

The applicant wishes to construct a four-car garage with a detached accessory dwelling unit on the second floor above the garage and a first floor utility and laundry room.

Also on the second floor of the structure would be a 29' x 21' workshop which will not be accessible from the ADU.

The proposed ADU would consist of a kitchen, bath, one bedroom and a living room containing 749 square feet of living space. The second floor ADU would be accessed by a stairwell from the first floor utility/laundry room and a second means of access/egress would be via an exterior deck and stairwell located on the left (easterly) side of the structure.

The proposed structure would meet all setback requirements of the zoning ordinance, and the two structures combined would meet the lot coverage and open space requirements of the zoning ordinance. The parking requirements for the ADU and the single-family residence will also be met. The proposed structure will also meet the height requirements of the ordinance.

3. Criteria for the DADU

10.814.10. The proposed DADU will be on a lot that contains a single-family dwelling.

10.814.20. The proposed DADU conforms to all zoning regulations.

10.814.21. The proposed DADU complies with lot area, setbacks, open space, lot coverage, off-street parking and building height.

10.814.23. The proposed DADU structure meets principal building setbacks.

10.814.31. The single-family residence and proposed DADU will be owned by the applicant.

10.814.32. The applicant intends to occupy either the DADU or the single-family residence.

10.814.33. The applicant does not intend to use either the single-family residence or the DADU for any business.

10.814.51. The proposed DADU complies with the minimum lot area required for the SRB zone.

10.814.52. The proposed DADU has one bedroom and is less than 750 square feet.

10.814.531. The façade area of the proposed DADU is less than 40 percent of the combined façade area of the DADU and the single-family residence.

10.814.332. The proposed DADU structure height is less than that of the single-family residence.

10.814.533. The two structures are intended to be architecturally consistent.

10.814.54. The separation between the proposed DADU structure and the single-family residence is greater than 20 feet.

10.814.55. The proposed DADU front wall is set back behind the entire single-family dwelling.

10.814.56. No part of the proposed DADU is within the front yard setback.

4. Conclusion

In conclusion, the Board should make the findings set forth in 10.814.60, that the proposed DADU meets the requirements necessary to grant the requested conditional use permit.

Date: May 24, 2021

Respectfully submitted,

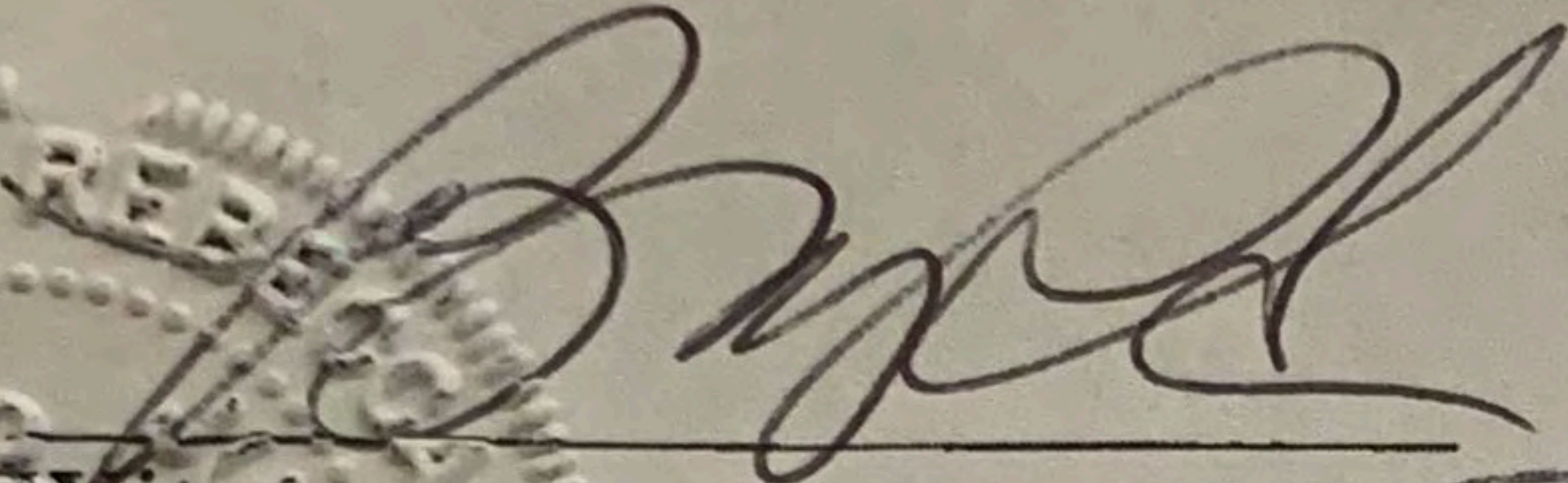
A handwritten signature in black ink, appearing to read "Bernard W. Pelech", with a long, sweeping horizontal line extending to the right.

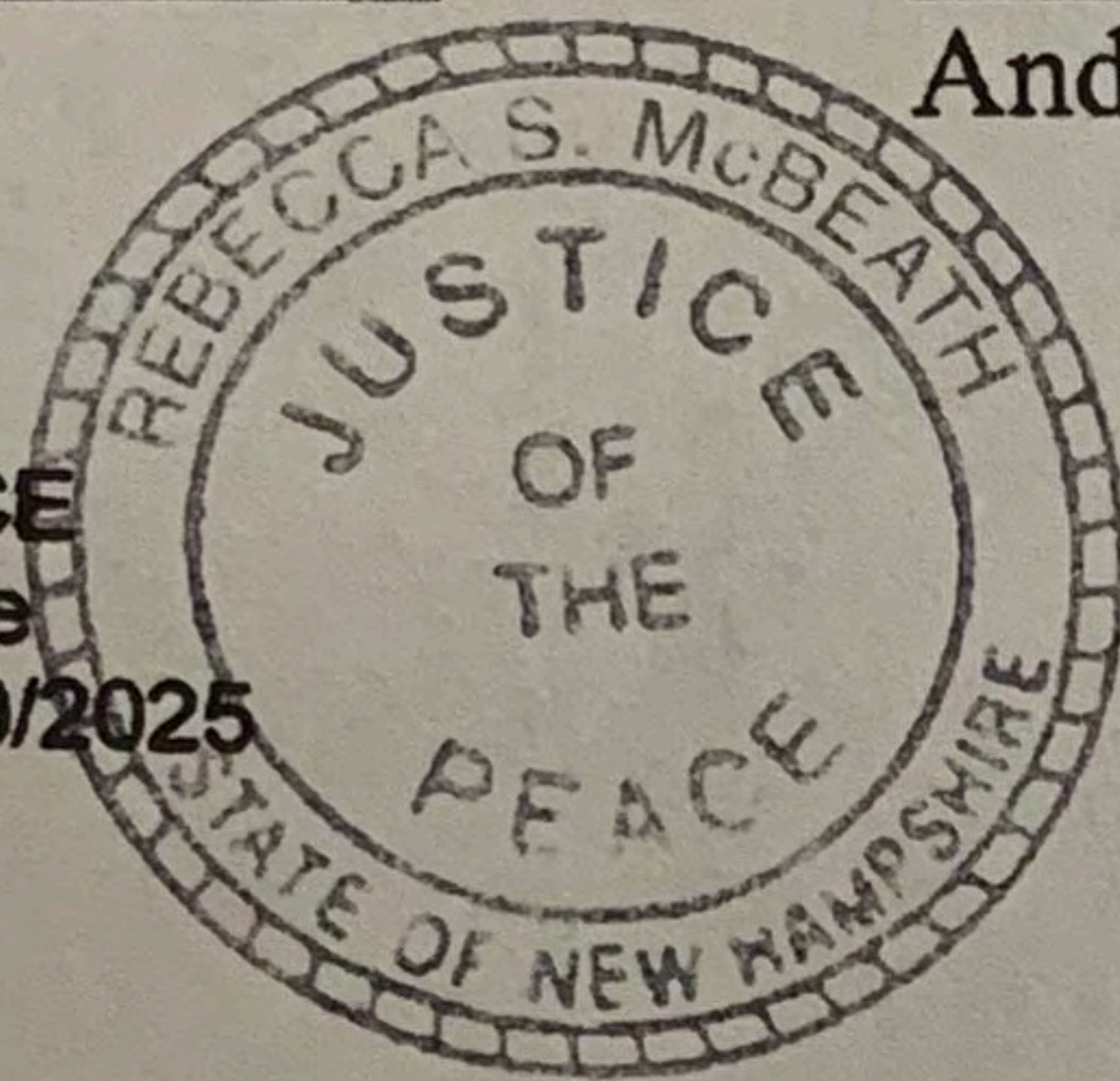
Bernard W. Pelech, Esq.
For Andrew M. Harvey

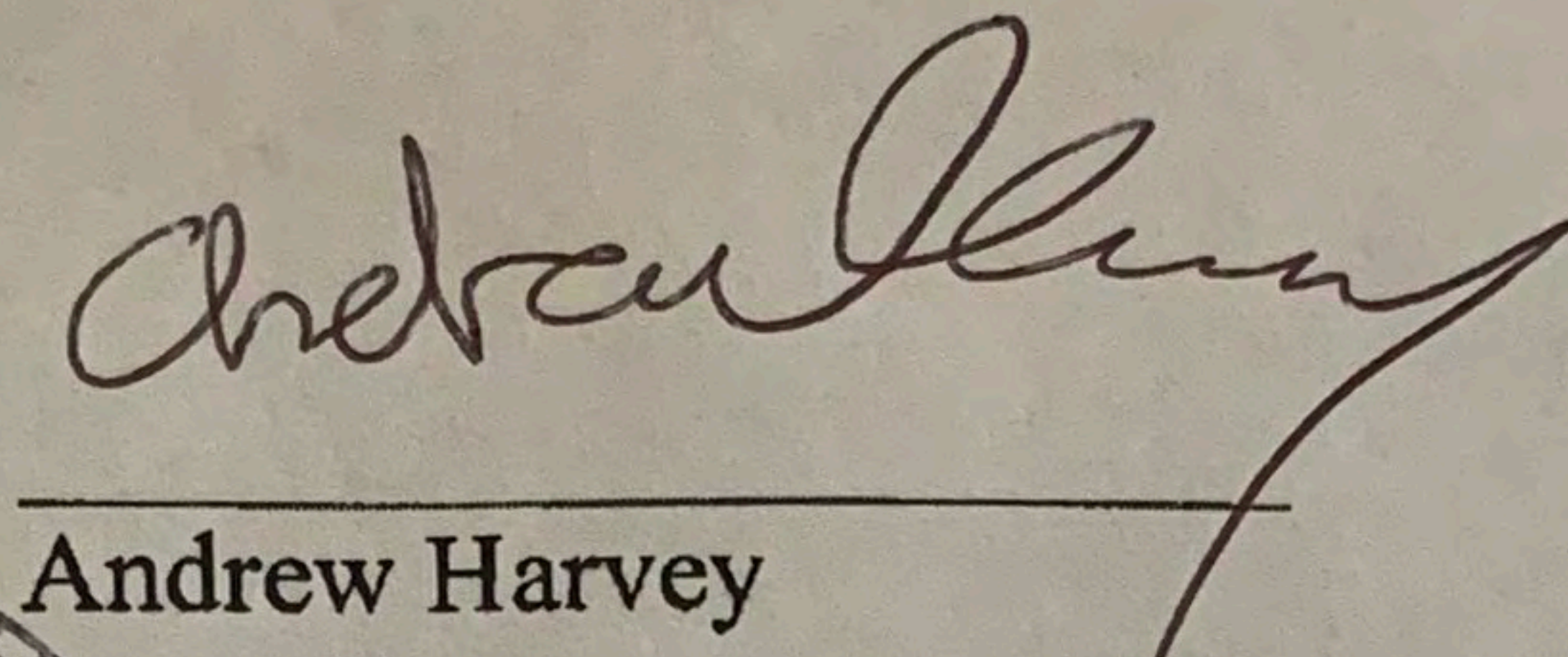
Letter of Authorization

I, Andrew Harvey, 710 Middle Road, Portsmouth, NH 03801, owner of property located in Portsmouth, NH, known as Tax Map 232, Lot 46, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 710 Middle Road in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness
Rebecca S. McBeath
JUSTICE OF THE PEACE
State of New Hampshire
My Commission Expires 5/20/2025

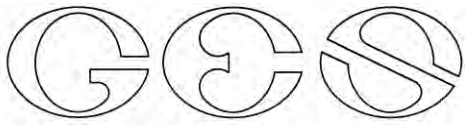



Andrew Harvey

3/3/21
Date

Approved before me
this date 3/3/2021

JONES & BEACH
ENGINEERS INC.



GOVE ENVIRONMENTAL SERVICES, INC.

March 19, 2021

Subject: Wetland Delineation Report
710 Middle Road, Portsmouth, NH

Dear Erik Poulin,

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify wetlands on 710 Middle Road in Portsmouth, NH. Wetlands were evaluated utilizing the following standards:

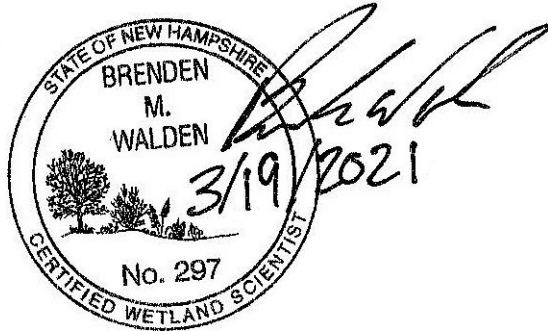
1. *US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, Technical Report ERDC/EL TR-12-1 (January 2012).
2. *Field Indicators for Identifying Hydric Soils in New England – Version 4*, June 2020. New England Hydric Soils Technical Committee.
3. *US Army Corps of Engineers National Wetland Plant List*, 2018.
4. *Classification of Wetlands and Deepwater Habitats of the United States*. USFW Manual FWS/OBS-79/31 (1979).

Brenden Walden performed the site inspection on March 18th, 2021. After review of the site using the standards above it was determined there were no areas that met the characteristics needed to qualify as a wetland on site.

This concludes the wetland delineation report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,

Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.



8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / Fax (603) 778 0654
www.gesinc.biz
info@gesinc.biz

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
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Photo Log

Photo #1: Property Looking North



Photo #2: Proposed Building Pad Area



Photo #3: Property Looking South

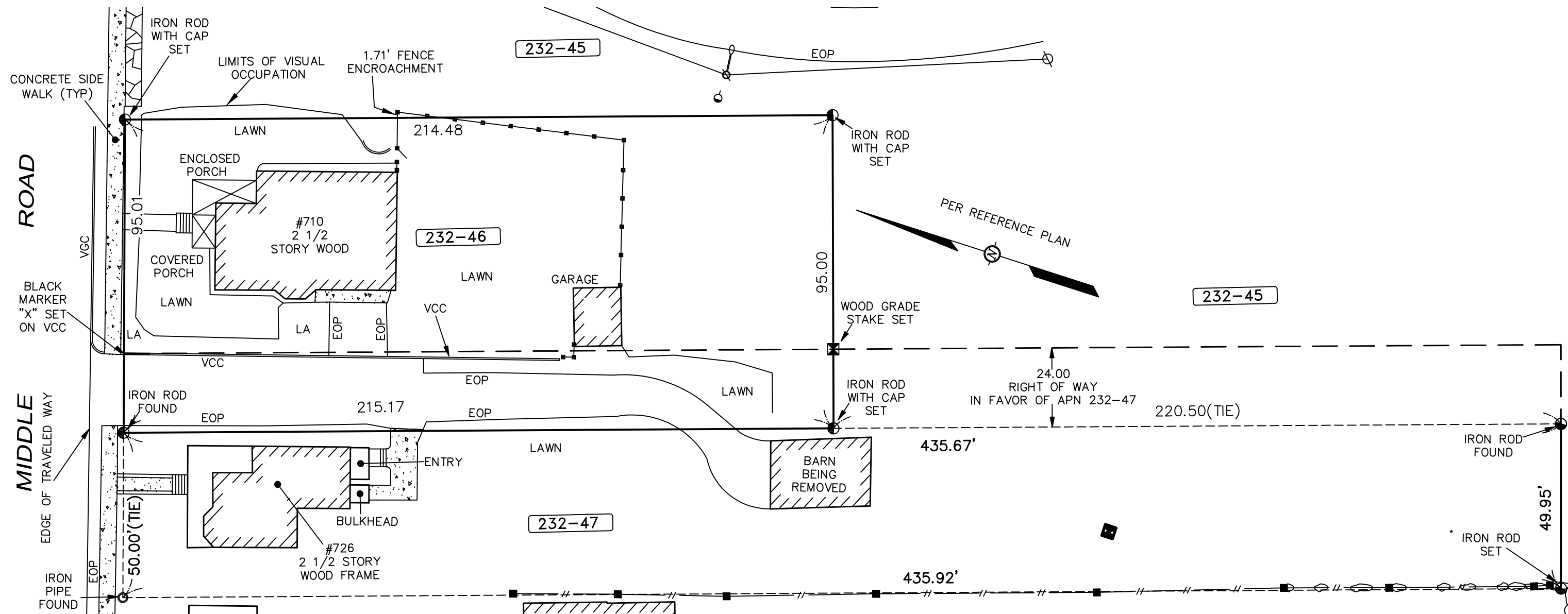


Photo #4: Tax Map 232 Lot 45 (Chase Home for Children)



Photo #5: Tax Map 232 Lot 47 (726 Middle Road)



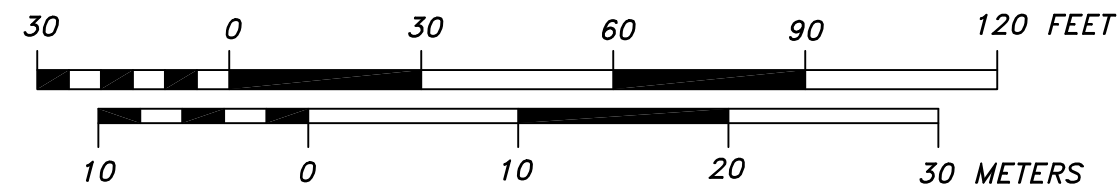


LEGEND:

- | | |
|---|--|
| ● IRON ROD WITH CAP SET(UNLESS NOTED) | XXXX MORTARED STONE WALL |
| ○ IRON PIPE | RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| ⦿ DRILL HOLE | — G — GAS LINE |
| ■ WIRE MESH FENCE | VCC VERTICAL FACED CONCRETE CURB |
| ■ METAL FENCE | EOP EDGE OF PAVEMENT |
| ⊠ WOOD FENCE | ⊠ WOOD GRADE STAKE SET |
| 232-46 TAX SHEET – LOT NUMBER | |

OWNER OF RECORD: ANDREW M. HARVEY
DEED REFERENCE: BK 6065 PAGE 767 ROCKINGHAM COUNTY REGISTRY OF DEEDS
REFERENCE PLAN: PLAN OF LAND, PORTSMOUTH NEW HAMPSHIRE, FOR THE CHASE HOME FOR CHILDREN
JOHN W. DURGIN FILE #72A, PLAN #5890, NOT RECORDED.

EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
THE PURPOSE OF THIS SKETCH IS TO SHOW THE MONUMENTS SET/FOUND AND IS NOT INTENDED FOR
RECORDATION OR FOR SUBMITAL TO ANY REGULATORY AGENCY.



JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
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June 3, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: Response Letter
710 Middle Road, Portsmouth, NH
Tax Map 232, Lot 46
JBE Project No. 21049

Dear Mr. Legg,

We are in receipt of comments from Vincent Hayes dated May 27, 2021. Review comments are listed below with our responses in bold.

1. *The lot has 95' of frontage where 100' is required. This project is ineligible for an ADU unless you can demonstrate the lot existed prior to 1966 per Section 10.312 of the Zoning Ordinance or a variance is secured.*

RESPONSE: I have attached several deeds for the property which states that the property has been in its current configuration since prior to 1966.

2. *The proposed building coverage is approximately 20.37% where 20% is the minimum.*

RESPONSE: I have provided a break down of the existing and proposed building coverage area below, which indicates that the proposed building coverage is below the required 20% minimum.

Building Coverage Table		
	Existing Condition	Proposed Condition
Main Structure	1,875 sq.ft.	1,680 sq.ft.
Enclosed Porch	232 sq.ft.	
Deck and Stairs		266 sq.ft.
Shed (To Be Removed)	254 sq.ft.	
Total Existing to Remain	2,107 sq.ft.	
Total Proposed		1,946 sq.ft.
Total Building Area Post Condition	4,053 sq.ft.	
Lot Area	20,409 sq.ft.	
Building Coverage	19.9 %	

3. *I noted there is a driveway easement on this property and some site work (i.e. 559 sq ft driveway apron, grading) is set to occur within the easement area. Are there any conditions of the easement that would restrict these changes? We may want to include the easement to clarify.*

RESPONSE: I have attached the deed documents which describe the existing easement. The current easement does not restrict the improvements which we are proposing.

4. *I understand the applicant has noted no business will be conducted within the single-family home or ADU, but please clarify whether a business will be conducted within the 4 car garage and or workspace above.*

RESPONSE: No business is being proposed within the DADU. The remaining area not designated as the ADU apartment is to be used for the benefit of the property as a whole.

5. *Section 10.814.53 states a DADU shall be clearly subordinate to the principal single-family home in scale, height and appearance. As such, we'll need to know the height of the existing single-family home and DADU (please measure height by how height is defined by the Zoning Ordinance, Article 15). Also, we'll need clarification to the Planning Board how the DADU is subordinate in appearance when the footprint of both the DADU and single-family home are similar in size. Lastly, we'll need to know the exact percentage of the façade area of the DADU per Section 10.814.53 of the Zoning Ordinance.*

RESPONSE: The building height, as defined by the Zoning Ordinance, has been updated on the proposed site plan (see attached). I have also provided a table of the information requested below. The information provided below indicates the proposed ADU does not exceed the existing structure in height, footprint, and Façade area.

DADU Information		
	Existing	Proposed
Building Height	27.61'	27.16'
Building Footprint	2,107 sq. ft.	1,946 sq. ft.
Facade	902 sq. ft.	536 sq. ft. (ADU)
ADU Façade Percentage	62.7%	37.3%

Included with this response letter are the following:

1. One (1) Deed Research Package
2. One (1) Updated Site Plan
3. One (1) Updated Architectural Plans

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Erik Poulin, P.E.
 Project Manager

cc: Andrew Harvey (via email)

Know all Men by these Presents,

That *Joseph O. Ham* of Portsmouth in the County of Rockingham and State of New Hampshire

For and in consideration of the sum of *one dollar* to *me* in hand before the delivery hereof, well and truly paid by *George L. Clough*

Delivered to *George L. Clough* the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeof, convey and confirm unto the said *George L. Clough* his heirs and assigns forever,

A certain parcel of land situated in said Portsmouth and bounded and described as follows: Starting from a stake on Middle Road, so called and thence running southerly along the land of Freeman Freeman 435 feet more or less to land of grantor, thence running easterly along land of said grantor 50 feet more or less to land this day deeded by said grantor to Fred L. Ham; thence running northerly along said land of said Fred L. Ham 435 feet more or less to Middle Road, thence running westerly along Middle Road 50 feet more or less to point started from.

And the said grantee is to maintain and keep a proper fence around the aforesaid parcel of land this day granted to him, by this deed of said grantor.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging to *him* the said *George L. Clough* and his heirs and assigns, to *his* and their only proper use and benefit forever. And I the said *Joseph O. Ham* and *my* heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said *George L. Clough* and his heirs and assigns, that until the delivery hereof *I am* the lawful owner of the said premises, and am seized and possessed thereof in *my* own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that *I* and *my* heirs, executors and administrators, shall and will warrant and defend the same to the said *George L. Clough*

and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever. And I, *Ellen M. Ham* wife of the said *Joseph O. Ham* in consideration of aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale or execution," or by any other Statute or Statutes of said State.

In witness whereof, *We* have hereunto set our hands and seals this *tenth* day of *September* in the year of our Lord 1906.

SIGNED, SEALED, AND DELIVERED IN PRESENCE OF US:

Sarah M. Bigelow } *Joseph O. Ham*
S. W. Emery Jr. } *Ellen M. Ham*

State of New Hampshire, Rockingham, ss. *10 Sept.* A. D. 1906
PERSONALLY appeared the above-named *Joseph O. Ham* and *Ellen M. Ham* and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Samuel W. Emery Jr. Justice of the Peace.

Received and recorded *Mar 21, 10 a.m. 1907* *William Merrill* Register.

Then personally appeared the within named Harry W. Priest and Albert H. Shaw, President and Treasurer, respectively, of the said Wentworth Hotel Company, a corporation organized under the laws of the State of Maine, and acknowledged the foregoing instrument to be the voluntary act and deed of said corporation, before me,

Harry A. Walters,
(N.P. Seal.) Notary Public.

My commission expires Jan. 21, 1916

At a special meeting of the stockholders of the Wentworth Hotel Company, a corporation organized under the laws of the State of Maine, duly called for the purpose, and held at Bath, in the County of Sagadahoc, and State of Maine, on the fifth day of September, A.D. 1911, the foregoing assignment of lease having been read and considered, the following vote was passed:-

"Voted, That Harry W. Priest, the President, and Albert H. Shaw the Treasurer, are hereby authorized and instructed to execute, acknowledge and deliver, in the name and behalf of the corporation, the assignment of the lease which has just been read."

Attest-

Albert H. Shaw
(Corporate Seal.) Clerk of the Wentworth Hotel Company.

Received and Recorded Sept. 7 - 4 P.M. 1911.

John W. Green Register

Indenture
of an Agree-
ment.

Ham
L.
Ham
Dec. 1. P. H.
Signed by
mail.

This Indenture made and concluded this first day of July A.D. 1911 by and between Ellen M. Ham of the first part and Fred L. Ham of the second part both of Portsmouth in the County of Rockingham and State of New Hampshire Witnesses, That in consideration of the covenants and agreements hereinafter contained on the part of the said Fred L. Ham to be kept and performed the said Ellen M. Ham doth hereby give grant and convey to the said Fred L. Ham his heirs and assigns a right of way in common with the said Ellen her heirs and assigns twenty four feet wide in over and upon land of the said Ellen M. Ham situate in Middle Road in said Portsmouth and adjoining land of said Fred L. Ham and appurtenant streets.

Said right of way to extend from said Middle Road southerly the full length of said Fred L. Ham's lot and the westerly line of said way is the division line between the land of said Ellen and the land of said Fred.

Said Ellen M. Ham for herself and for her heirs executors and administrators doth hereby covenant and agree to and

with the said Fred L. Ham his heirs and assigns that she and they and their assigns shall and will forever keep and maintain that part of said way lying between said Road and her gateway distant about fifty feet southerly from said Road. This conveyance is made upon the express condition that said way shall be used by said Fred L. Ham his heirs and assigns for no purpose other than the passage of vehicles animals and persons on foot and that neither he nor his heirs or assigns shall encumber the same in any way forever. And any breach of this condition by said Fred L. Ham his heirs and assigns shall divest him and them of all rights in the premises and said Ellen her heirs or assigns may thereupon enter upon said premises and such entry by her or them shall forever bar said Fred his heirs or assigns from further right to use said premises as fully as if this conveyance had not been made.

Provided however that this shall not be construed to affect the right of said Fred to have in said way certain stone how these for the purpose of building a foundation under his barn.

To have and to hold said granted premises to him the said Fred L. Ham and his heirs and assigns forever. And the said Fred L. Ham for himself and for his heirs and assigns in consideration of the aforesaid conveyance does hereby covenant and agree to and with the said Ellen M. Ham her heirs and assigns that he and they will forever maintain said right of way from said gateway southerly its full length and that neither he nor they shall or will encumber the same nor subject it to any use or purpose save than as he and they have right to do under the terms of the conveyance aforesaid and that any breach by him his heirs or assigns of the conditions of said conveyance shall work a forfeiture of all rights under the same and thereupon said Ellen or her heirs or assigns may enter upon the said premises and such entry by her or them shall divest him the said Fred his heirs and assigns of all rights in the premises as fully and completely as if this conveyance had never been made.

In Witness Whereof said Parties have hereunto set their hand and seals the day and year first above written.

Ellen M. Ham (L.S.)

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

Chester T. Woodbury

Justice of the Peace

Received and Recorded June 17, 2:20 P.M.1931.

John W. A. Green Registrar

Executors
Deed

Know All Men By These Presents,

Hill

to

Proehl

Mail to

S & Waldron

That I, Katharine Sweetser Hill of Portsmouth in the County of Rockingham and State of New Hampshire, sole acting executrix of the last Will and Testament of Ellen M. Ham, late of said Portsmouth, deceased, testate, by virtue of the authority to me given by a license from the Honorable Richard E. Shute, Judge of Probate within and for said County of Rockingham, to sell and convey the real estate of the said Ellen M. Ham for and in consideration of the sum of One dollar and other valuable consideration to me in hand before the delivery hereof well and truly paid by Edward J. Proehl of said Portsmouth, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said Proehl, his heirs and assigns, the following described real estate, which was the property of the said Ellen M. Ham situated in said Portsmouth and bounded as follows:

A certain lot or parcel of land with the buildings thereon situate on the Southerly side of Middle Road, so-called, in said Portsmouth beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate of Ellen M. Ham to land of the Chase Home for Children; thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at. This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911, by and between Ellen M. Ham and Fred L. Ham, a copy of which is hereto attached and by this reference made a part hereof. To Have and To Hold the above granted premises unto the said Edward J. Proehl and his heirs and assigns forever. And I, the said Katharine Sweetser Hill, in my said capacity, do hereby covenant to and with the said Edward J. Proehl, his heirs and assigns that I am the lawful executrix of the last Will and Testament of the said Ellen M. Ham; that I have power by virtue of said license from said Richard E. Shute, Judge of Probate, to sell as aforesaid and that in making this conveyance I have in all respects, acted in pursuance of the authority granted by said licensed.

In Witness Whereof I have hereunto set my hand and seal, this twenty-eighth day of May in the year of our Lord 1931.

Signed, sealed and delivered in the presence of:

Jeremy R. Waldron

Katharine Sweetser Hill (L.S.)
Executrix of the last will and
testament of Ellen M. Ham

State of New Hampshire, Rockingham SS. May 28th, A.D.1931.

Personally appeared the above named Katharine Sweetser Hill in her said capacity and acknowledged the foregoing to be her voluntary act and deed. Before me,

Jeremy R. Waldron
Justice of the Peace

This Indenture made and concluded this first day of July A.D.1911 by and between Ellen M. Ham of the first part and Fred L. Ham of the second part both of Portsmouth in the County of Rockingham and State of New Hampshire, Witnesseth That in consideration of the covenants and agreements hereinafter contained on the part of the said Fred L. Ham to be kept and performed the said Ellen M. Ham does hereby give, grant and convey to the said Fred L. Ham

his heirs and assigns a right of way in common with the said Ellen her heirs and assigns twenty-four feet wide in over and upon land of the said Ellen M. Ham situate in Middle Road in said Portsmouth and adjoining land of said Fred L. Ham and appurtenant thereto. Said said Fred L. Ham lot and the Westerly line of said way is the right of way to extend from said Middle Road Southerly the full length of a division line between the land of said Ellen and the land of said Fred. Said Ellen M. Ham for herself and for her heirs, executors, administrators does hereby covenant and agree to and with the said Fred L. Ham, his heirs and assigns that she and they and their assigns shall and will forever keep and maintain that part of said way lying between said Road and her gateway distant about fifty feet Southerly from said Road. This conveyance is made upon the express condition that said way shall be used by said Fred L. Ham, his heirs and assigns, for no purpose other than the passage of vehicles, animals and persons on foot and that neither he or his heirs or assigns shall encumber the same in any way soever. And any breach of this condition by said Fred L. Ham, his heirs or assigns shall divest him and them of all rights in the premises and said Ellen her heirs or assigns may thereupon enter said premises and such entry by her or them shall forever bar said Fred his heirs or assigns from further right to use said premises as fully as if this conveyance had not been made. Provided however that this shall not be construed to affect the right of said Fred to have in said way certain stone now there for the purpose of building a foundation under his barn. To Have and to Hold said granted premises to him the said Fred L. Ham and his heirs and assigns forever. And the said Fred L. Ham for himself and for his heirs and assigns in consideration of the aforesaid conveyance does hereby covenant and agree to and with the said Ellen M. Ham and her heirs and assigns that he and they will forever maintain said right of way from said gateway Southerly its full length that neither he nor they shall or will encumber the same nor subject it to any use or purpose soever than as he and they have right to do under the terms of the conveyance aforesaid, and that any breach by him, his heirs or assigns of the conditions of said conveyance shall work a forfeiture of all rights under the same and thereupon. Said Ellen or her heirs or assigns may enter upon the said premises and such entry by her or them shall divest him the said Fred his heirs and assigns of all right in the premises as fully and completely as if this conveyance had never been made.

In Witness Whereof said parties have hereunto set their hands and seals this day and year first above written.

Witnesses

Amanda Pickering E.M.H.

Ellen M. Ham

Thomas H. Simes F.L.H.

Fred L. Ham

A. S. Randlett F.L.H.

State of New Hampshire, Rockingham SS. July 12, 1911.

Personally appeared Ellen M. Ham and Fred L. Ham and acknowledged the foregoing and within to be their free act and deed. Before me,

T.H.Simes

Justice of the Peace

Received and Recorded June 4, 9:10 A.M. 1931.

John W. A. Green Register

Know All Men By These Presents,

That I, Grove C. MacIntyre, of Portsmouth, County of Rockingham, State of New Hampshire for and in consideration of the sum of One Thousand Dollars (\$1000.00) to me in hand, before the delivery hereof, well and truly paid by Charles W. Carkin of said Portsmouth, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said

Mortgage

MacIntyre

to

Carkin

Mail to

*Discharge
in book*

Page

DEPARTMENT
OF
REVENUE
ADMINISTRATIONREAL ESTATE
TRANSFER TAX

BK3585PG1922

XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. AMOUNT
052301 486574 \$40.00

Warranty Deed

KNOW EVERYONE BY THESE PRESENTS: That Robert E. Sevigny, a single person of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire, for consideration, grants to Robert E. Sevigny, Trustee of the Robert Sevigny Revocable Trust, under declaration of trust dated May 15, 2001, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire, to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

Meaning and intending to describe and convey the same property conveyed to the Grantor by deed of Marianne J. Bernard dated February 24, 1999 and recorded in the Rockingham County Registry of Deeds Book 3370, page 2335.

The grantor releases all rights of homestead and other interests in the premises.

May 22, 2001

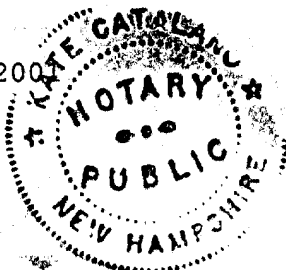
Robert E. Sevigny

STATE OF NEW HAMPSHIRE

ROCKINGHAM COUNTY, SS

Personally appeared Robert E. Sevigny, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose contained,
Before me

Date: May 22, 2001



Kate Catalano
Notary Public

KATE CATALANO
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
My commission expires Apr. 7, 2004

2001 MAY 23 AM 11:36

ROCKINGHAM COUNTY
REGISTRY OF DEEDSROCKINGHAM COUNTY
REGISTRY OF DEEDS


035186

Please Return To:

Robert Sevigny
710 Middle Rd.
Portsmouth, NH 03801

BK 4908 PG 0767

018694

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS		
MO. DAY YR.	AMOUNT	
04 18 08	855657	\$ 40.00
VOID IF ALTERED		

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS: That Robert Sevigny, a single person, Trustee of the Robert Sevigny Revocable Trust dated May 15, 2001, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire, for consideration, grants to Robert Sevigny, a single person, Trustee of the Sevigny Family Revocable Trust, under declaration of trust dated April 10, 2008, of 710 Middle Road, Portsmouth, County of Rockingham, State of New Hampshire with WARRANTY COVENANTS:

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence Northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire, to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

2008 APR 18 AM 10:43

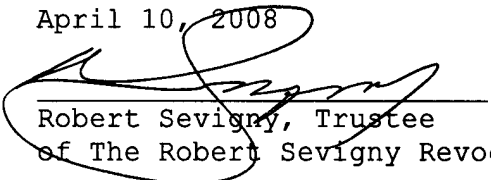
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Meaning and intending to describe and convey the same property conveyed to the Grantor by deed of Robert E. Sevigny dated May 22, 2001 and recorded in the Rockingham County Registry of Deeds Book 3585, page 1922.

This transaction is for estate planning purposes.

The grantor releases all rights of homestead and other interests in the premises.

April 10, 2008


Robert Sevigny, Trustee
of The Robert Sevigny Revocable Trust

STATE OF NEW HAMPSHIRE

ROCKINGHAM COUNTY, SS

Personally appeared Robert Sevigny, Trustee of the Robert Sevigny Revocable Trust, known to me, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose contained,
Before me


Date: April 10, 2008



Notary Public





Return to: 
Great Oak Title Services LLC
4 Greenleaf Woods Drive, Unit 302
Portsmouth, NH 03801



LCHIP	ROA474228	25.00
TRANSFER TAX	RO093553	8,475.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Robert E. Sevigny, unmarried and as Trustee of the **Sevigny Family Revocable Trust**, u/d/t dated April 10, 2008 with a mailing address of PO Box 930, City of Portsmouth, County of Rockingham and State of New Hampshire 03801, for consideration paid grant(s) to **Andrew M. Harvey**, unmarried of 3 Simonds, City of Portsmouth, County of Rockingham, and State of New Hampshire 03801 with **WARRANTY COVENANTS:**

A certain lot or parcel of land with the buildings thereon, situate on the Southerly side of Middle Road, so-called, Portsmouth, County of Rockingham and State of New Hampshire, beginning at a point on said Middle Road on the Easterly line dividing the tract herein conveyed from land belonging to the Chase Home for Children and running Westerly by said Middle Road ninety-five (95) feet, more or less, to land now or formerly belonging to one Everett Averhill; thence running Southerly by said Averhill land two hundred and fifteen (215) feet, more or less; thence Easterly by other land of the estate now or formerly of Ellen M. Ham to land of the Chase Home for Children, thence northerly by land of the Chase Home for Children two hundred and fifteen (215) feet, more or less, to Middle Road and the point begun at.

This conveyance is made subject to a certain right of way in and over the above described parcel of land, a description of which right of way is contained in a certain indenture dated July 1, 1911 by and between Ellen M. Ham and Fred L. Ham, a copy of which is attached to the deed of Katherine Sweetser Hill as executrix of the Last Will and Testament of Ellen M. Ham, by virtue of a license from the Judge of the Probate Court for Rockingham County, State of New Hampshire, to Edward J. Proehl dated May 28, 1931 and recorded in the Rockingham County Registry of Deeds in Book 868, Page 434.

Meaning and intending to describe and convey the same premises conveyed to Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust from Robert E. Sevigny, Trustee of the Robert Sevigny Revocable Trust by virtue of a deed dated April 10, 2008 and recorded on April 18, 2008 in the Rockingham County Registry of Deeds at Book 4908, Page 767.

This is not homestead property of the grantor.

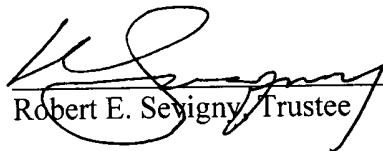
The undersigned Robert E. Sevigny, Trustee of the **Sevigny Family Revocable Trust** Under The Trust Agreement Dated April 10, 2008 hereby states pursuant to RSA 564-A:7, that said Trustee has full and absolute power in said Trust Agreement to sell, exchange, purchase, acquire, mortgage, refinance, encumber, discharge mortgages and pledge certain real estate situated at 710 Middle Road, Portsmouth, NH 03801 and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the proceeds paid for any conveyance.

Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust is duly authorized to execute such documents as may be necessary to complete the closing of said property and certifies that the trust is in full force and effect, that they are empowered to act as sole trustees on the date of this certificate, and that the trust has not been revoked or amended.

The Trustee further certifies that the undersigned is the sole Trustee of said Trust; that said Declaration of Trust has not been amended or revoked; that no successor Trustee has been appointed and that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

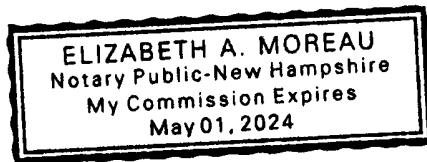
Executed this 11th day of December, 2019.

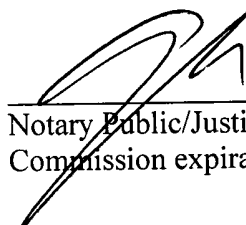
Sevigny Family Revocable Trust


Robert E. Sevigny, Trustee

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 11th day of December, 2019, the said Robert E. Sevigny, Trustee of the Sevigny Family Revocable Trust and acknowledged the foregoing to be his voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: 5/1/2024

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Prelim / Work in Progress 603-431-9559



2021 Art Form Architecture, Inc.
Garage w/ In-Law Apt 793.500.v19

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Artform
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



6/7/2021

Garage w/ In-Law Apt

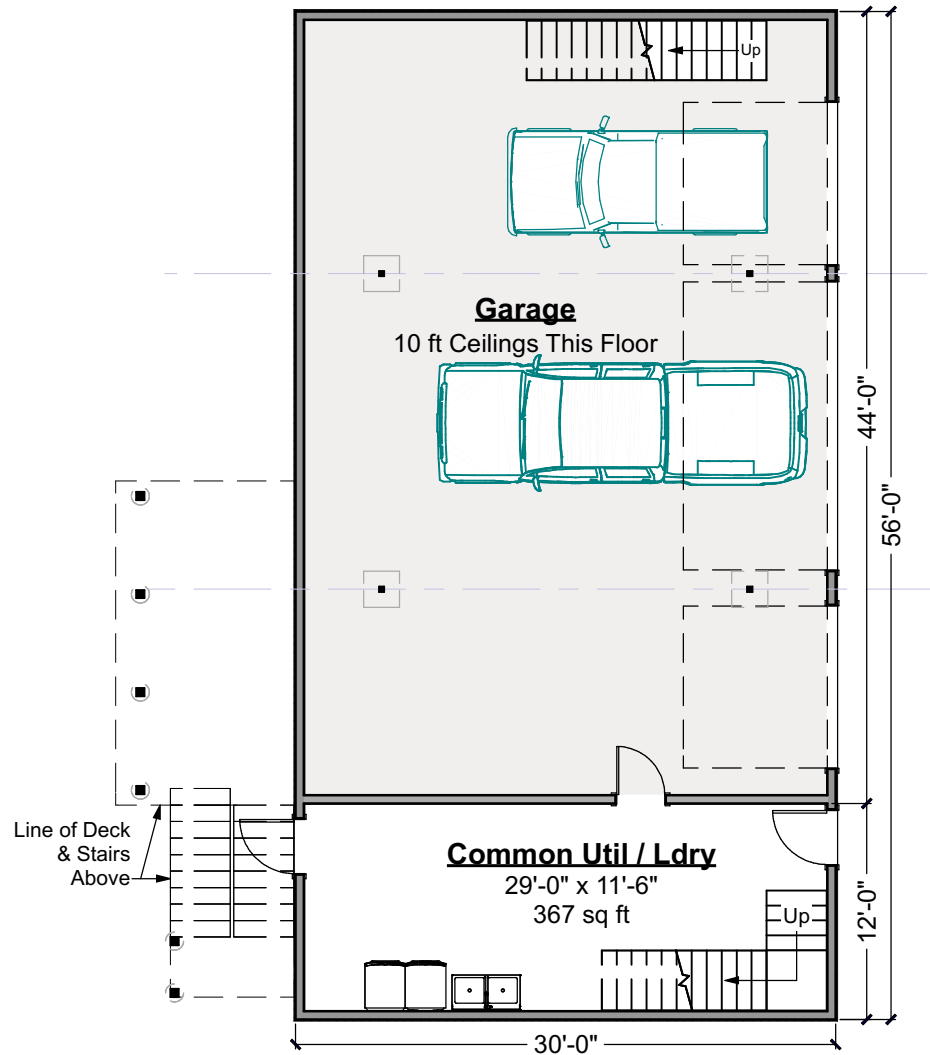
793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



First Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

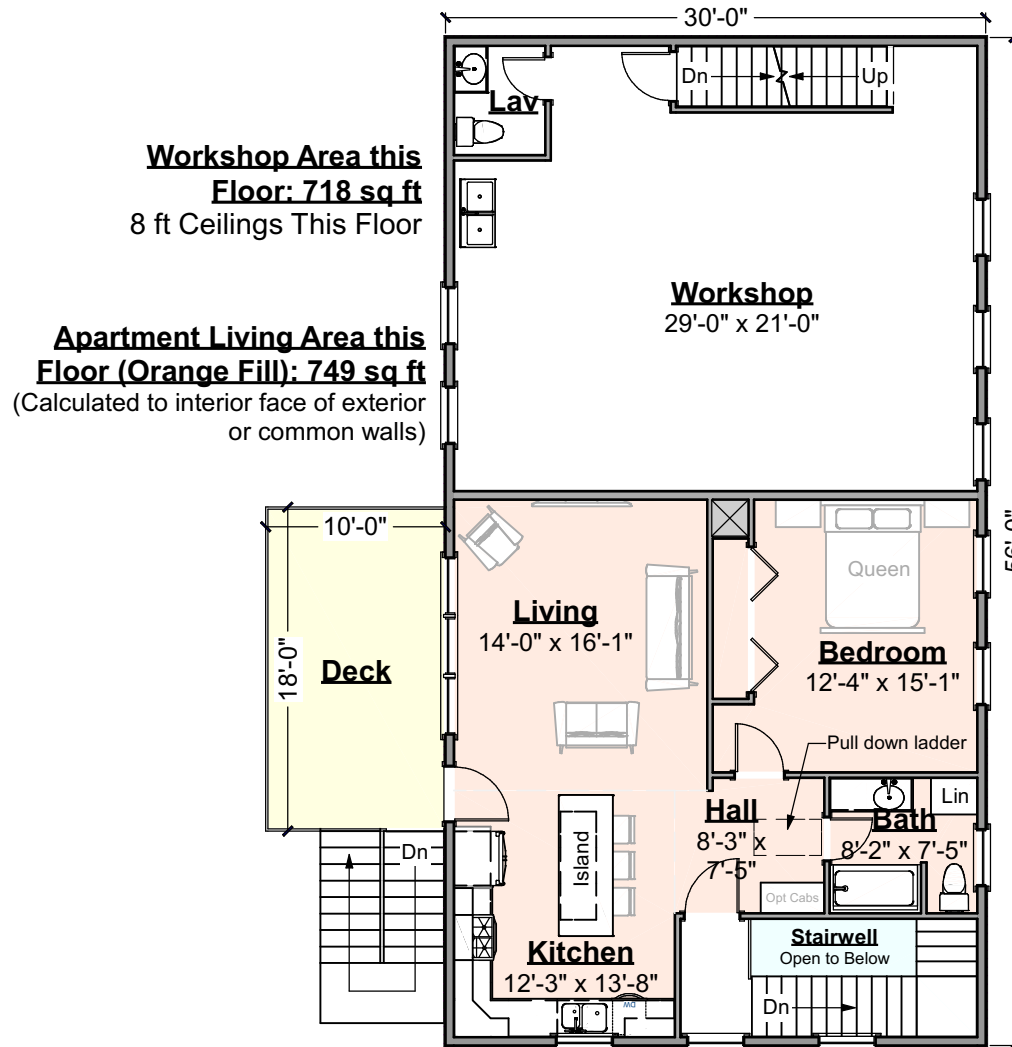
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Artform Home Plans

Prelim / Work in Progress 603-431-9559



Second Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

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793.500.v19 (6/7/2021)

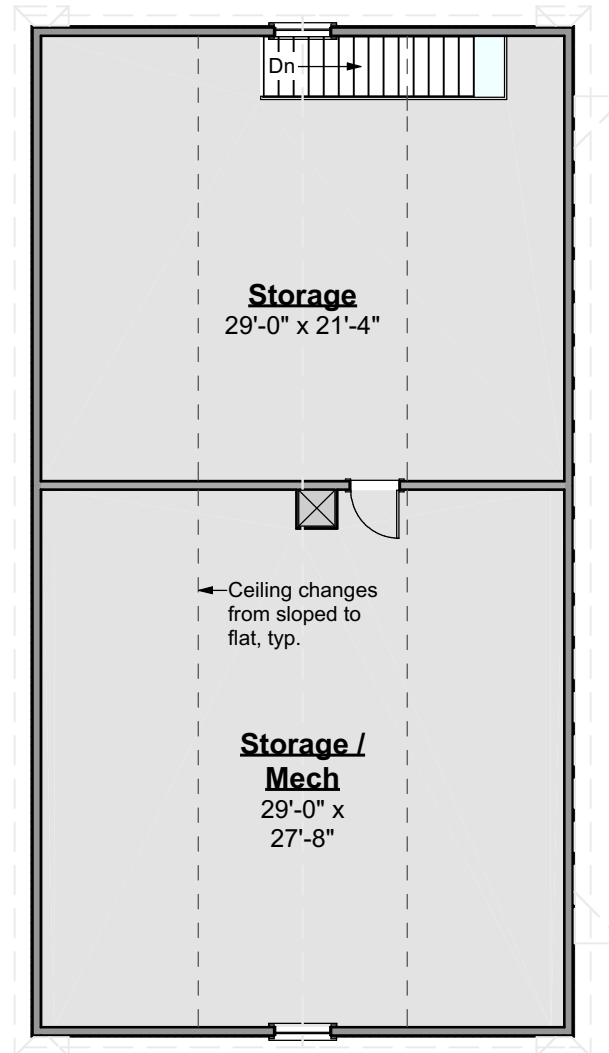
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Artform Home Plans

Prelim / Work in Progress 603-431-9559

Storage Area this Floor: 1629 sq ft
8 ft Ceilings



Third Floor Plan

Scale: 3/32" = 1'-0"

6/7/2021

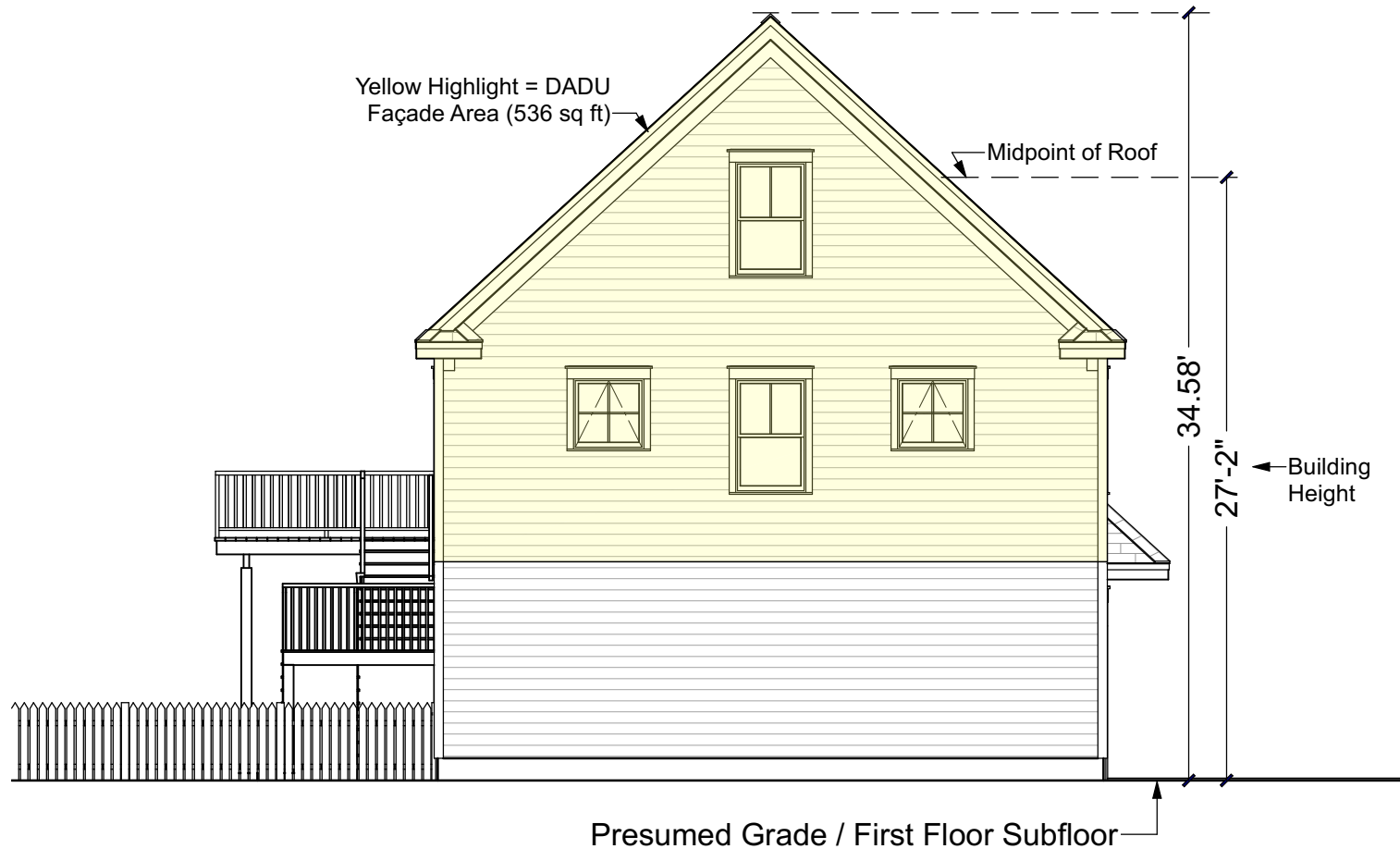
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Prelim / Work in Progress 603-431-9559



Front Elevation
Scale: 1/8" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



Right Elevation

Scale: 1/8" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



Rear Elevation

Scale: 1/8" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



Left Elevation
Scale: 1/8" = 1'-0"

6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

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Artform Home Plans

Prelim / Work in Progress 603-431-9559



6/7/2021

Garage w/ In-Law Apt

793.500.v19 (6/7/2021)

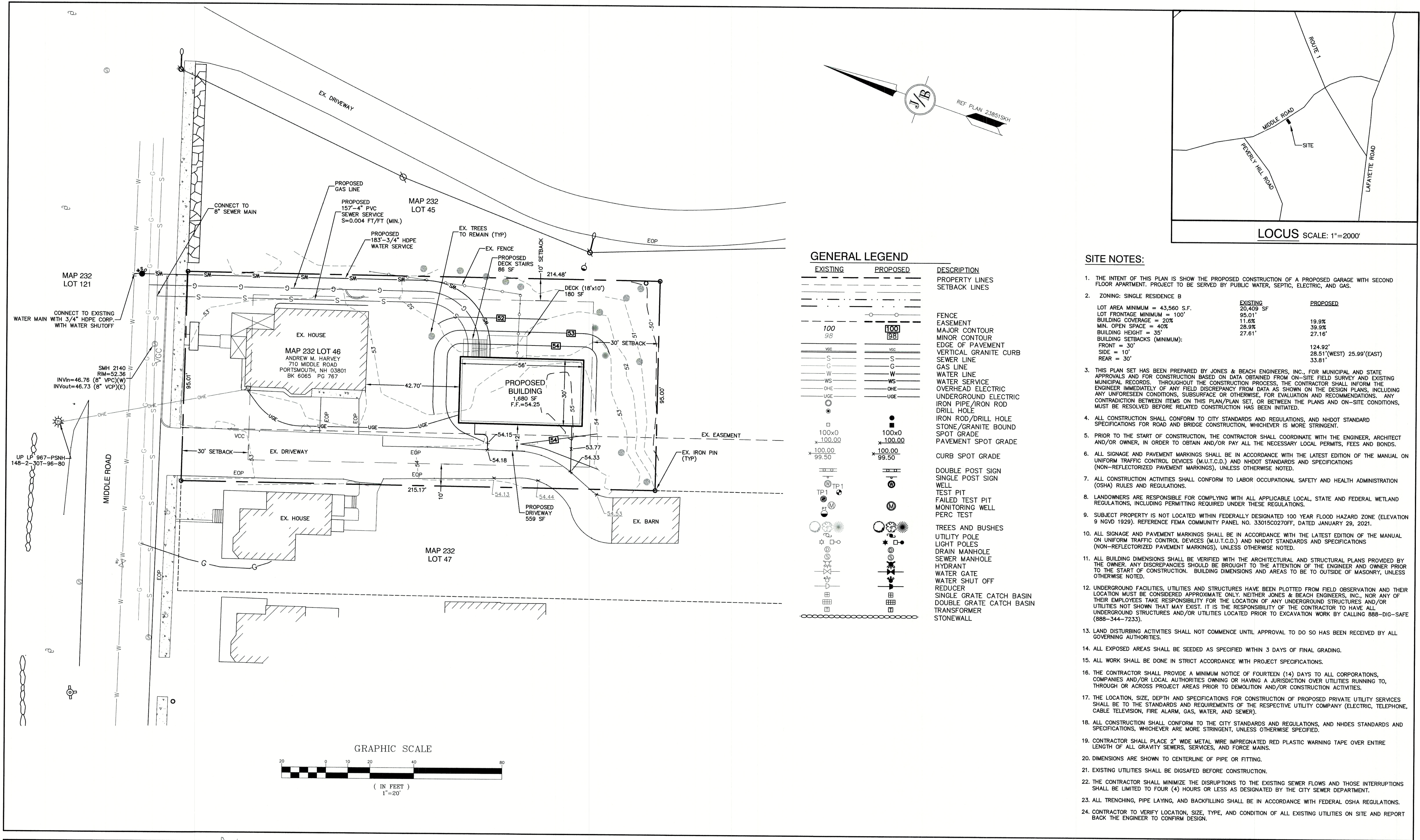
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Artform Home Plans

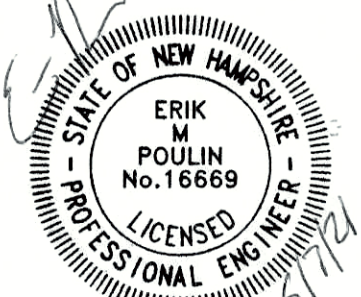
Prelim / Work in Progress 603-431-9559



Interior Views
Workshop



Design: EMP | Draft: EMP | Date: 04/23/21
Checked: WGM | Scale: AS SHOWN | Project No.: 21049
Drawing Name: 20149-PLAN.dwg
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REV.	DATE	REVISION	BY
1	06/07/21	REVISED PER PLANNING DEPARTMENT COMMENTS	EMP
0	05/24/21	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SITE PLAN**

Project: **HARVEY ACCESSORY DWELLING UNIT
710 MIDDLE ROAD, PORTSMOUTH, NH**

Owner of Record: **ANDREW HARVEY
710 MIDDLE ROAD, PORTSMOUTH, NH**

DRAWING No.

C2

SHEET 1 OF 1
JBE PROJECT NO. 21049