

City of Portsmouth  
 Application for Conditional Use Permit  
 For Use, Activity or Alteration in a Wetland or Wetland Buffer  
 [Zoning Ordinance – Section 10.1010 – Wetlands Protection]

Date Submitted: 12/20/2018 Fee: \_\_\_\_\_  
 Site Address: 449 Ocean Rd Map 283 Lot 1  
 Zoning District: Single Family Lot area: 10,890 sq. ft.

Owner		Applicant	
Name	<u>Doris LaBerge Revocable Trust</u>	Name	<u>Susan J. Faretra</u>
Address	<u>c/o Thomas LaBerge Trustee</u> <u>37 Whitman Drive, Rochester, NH 03839</u>	Address	<u>Faretra Septic Design LLC</u> <u>181 Gile Rd, Nottingham, NH 03290</u>
Phone	<u>498-5415</u>	Phone	<u>659-6556</u>
Email	<u>tdlaberge@gmail.com</u>	Email	<u>sjfaretra@comcast.net</u>

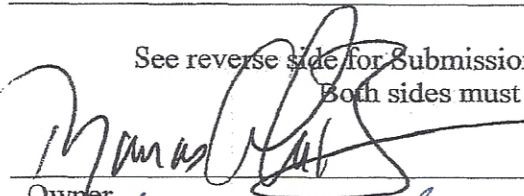
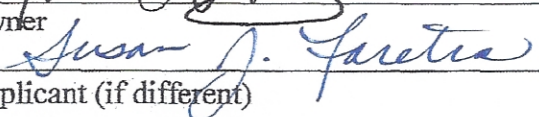
<p>Proposed Activity (check all that apply):</p> <p><input type="checkbox"/> New structure</p> <p><input type="checkbox"/> Expansion of existing structure</p> <p><input checked="" type="checkbox"/> Other site alteration (specify):  <u>Septic system replacement</u></p>	<p>Impacted Jurisdictional Area(s) (check all that apply):</p> <p><input type="checkbox"/> Inland wetland    <input checked="" type="checkbox"/> Inland wetland buffer</p> <p><input type="checkbox"/> Tidal wetland    <input type="checkbox"/> Tidal wetland buffer</p>
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Total area of inland wetland (both on and off the parcel):	<u>187 acres+/-</u> sq. ft.
Distance of proposed structure or activity to edge of wetland:	<u>23' to edge of fill</u> ft.
Total Area on Lot	Area to be Disturbed
Inland wetland <u>-0-</u> sq. ft.	<u>-0-</u> sq. ft.
Tidal wetland <u>-0-</u> sq. ft.	<u>-0-</u> sq. ft.
Wetland buffer <u>8032 sf (0.18 ac)</u> sq. ft.	<u>1248 sf (0.028 ac)</u> sq. ft.

Description of site and proposed construction: \_\_\_\_\_

Developed small lot of record, with existing 3-bedroom year round home requiring replacement of existing septic system. Replacement system will be advanced treatment.

See reverse side for Submission Requirements and Information for Applicant.  
 Both sides must be signed to complete this form.

 Date: 12/17/2018  
 Owner  
 Date: 12/17/2018  
 Applicant (if different)

### Submission Requirements

The applicant must file 22 copies (10 copies for the Conservation Commission and 12 copies for the Planning Board) of a stamped and folded Site Plan to scale showing the location of the proposed structure, use, activity or alteration in relation to the wetland, as determined by on-site inspection by a certified wetland scientist at a time when conditions are favorable for such inspection and delineation. The plan shall include all information specified in Section 10.1017.20 of the Zoning Ordinance, and shall include a locus map with a north arrow.

### Information for Applicant

If there is any question, however slight, of the presence of wetlands on the site, the applicant should consult the City Wetlands Map on file in the Planning Department. If it appears that wetlands might exist on site, the applicant should become familiar with the provisions of Section 10.1010 of the Zoning Ordinance.

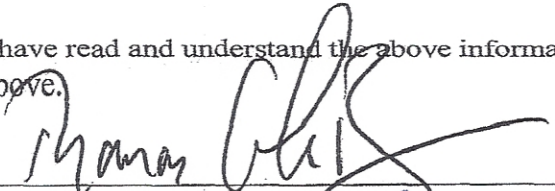
### Review by Independent Certified Wetland Scientist

In the majority of cases the Planning Board will require the opinion of a qualified independent certified wetland scientist. In such cases the procedure is that the Board applies to the Rockingham County Conservation District for the services of such an individual. The findings of the certified wetland scientist will include, but are not limited to, the suitability of the site for the proposed use and the effect of the project on the wetlands on site and in the vicinity.

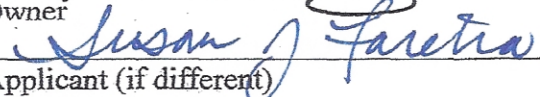
The certified wetland scientist will render a report to the District, with copies to the Planning Board and the Conservation Commission. The District will bill the City directly for the services of the certified wetland scientist. The owner /applicant shall forward a check to the City made payable to Rockingham County Conservation District prior to the petition being reviewed by either the Conservation Commission or the Planning Board.

Following the receipt of the report from the Rockingham County Conservation District, the Conservation Commission will review the application and will make a recommendation to the Planning Board. Once such a recommendation is made by the Conservation Commission, the Planning Board will schedule a Public Hearing.

I have read and understand the above information. I will pay any additional fees due as required above.

  
\_\_\_\_\_  
Owner

Date: 12/17/2018

  
\_\_\_\_\_  
Applicant (if different)

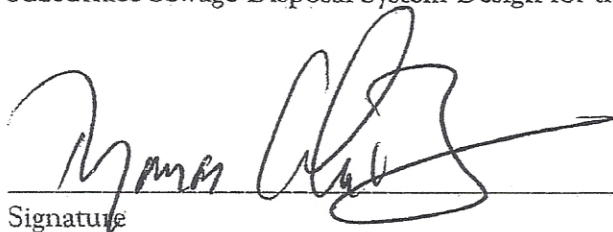
Date: 12/17/2018

LETTER OF AUTHORIZATION

December 17, 2018

Re: City of Portsmouth and NHDES Permitting Applications  
Replacement Residential Subsurface Sewage Disposal System  
Doris LaBerge Revocable Trust  
UTA Thomas LaBerge Trustee  
Property at 449 Ocean Rd..  
Portsmouth, NH  
Tax Map 283, Lot 1

I, Thomas LaBerge, Trustee of the Doris LaBerge Revocable Trust, owner of the property referenced, authorize Susan J. Faretra, Faretra Septic Design, LLC to be my agent in matters concerning the City of Portsmouth and NHDES permitting for the Replacement Residential Subsurface Sewage Disposal System Design for that property.

  
\_\_\_\_\_  
Signature

12/17/2018  
\_\_\_\_\_  
Date

Faretra Septic Design, LLC  
181 Gile Road  
Nottingham, NH 03290

Office: 603.659.6556  
Cell: 603.793.6530  
[sjfaretra@comcast.net](mailto:sjfaretra@comcast.net)

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December 17, 2018

Re: Conditional Use Permit for Replacement of  
Individual Sewage Disposal System Design Within 100' Wetland Buffer  
(Zoning Ordinance Section 10.1010 Wetlands Protection)  
Doris LaBerge Revocable Trust  
449 Ocean Rd.  
Portsmouth, NH  
Tax Map 283, Lot 1

The intent of this submittal is to seek approval to provide this existing 3-bedroom home with a new on-site advanced treatment sewage disposal system.

Existing conditions of this property include a year-round home constructed in 1962 (per town records) on a 0.25acre lot. The existing system appears to be the original system constructed when the home was first built. The proposed replacement system will utilize an advanced treatment system which disperses a cleaner effluent by treating the wastewater within the tank, rather than in the dispersal area and in the soil under the dispersal area, thus providing added protection to the wetland buffer.

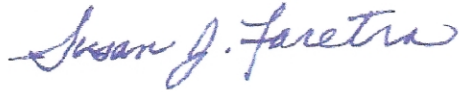
This majority lot is within the City of Portsmouth's 100' Wetland Buffer. This leach field design provides a distance of 31' to the poorly drained wetlands and provides a new, sealed tank to protect the poorly drained wetlands they are near. There is limited available area for the new system on this small lot of record.

10.1017.50 Criteria for Approval:

1. The land is reasonably suited for its use, activity or alteration - Per City of Portsmouth records, this residential house was built in 1962. No expansion of the home or use is proposed. No additional impervious area is proposed.
2. Alternative location outside the Wetland Buffer that is feasible and reasonable - Due to the location of the water service to the front of the house (25' min. setback to water line) and the gas line on the side, the only location with enough physical room for construction is in the rear of the home.
3. There will be no adverse impact on the wetland functional values of the site or surrounding properties - The proposed advanced treatment system will provide a much cleaner effluent than a traditional septic tank/leach field arrangement.
4. Alteration of the natural vegetative state or manage woodland will occur only to the extent necessary to achieve construction goals - The proposed disturbance on the lot is within the developed area and is currently lawn. No trees will need to be cut and the area will be returned to lawn when construction is finished.

5. The proposal is the alternative with the least impact to areas and environments under the jurisdiction of the Section - This replacement system is proposed in the only suitable area of the lot. The existing leach field, which has a bed bottom less than the NHDES required 24" to seasonal high water table, is being replaced with a modern, advanced treatment system that will remove the possible threat of groundwater contamination. The new system will be approved by NHDES Subsurface Systems Bureau and utilizes modern technology providing a cleaner effluent into the environment and has a maintenance contract that runs with the life of the system.
  
6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible. -No area currently in a "natural state" is proposed to be disturbed by the installation of this design.

Respectfully submitted by:



Susan J. Faretra  
Designer #946  
Faretra Septic Design, LLC

# 449 OCEAN RD., PORTSMOUTH, NH



**Property Information**

**Property ID** 0283-0001-0000  
**Location** 449 OCEAN RD  
**Owner** LABERGE DORIS REVO TRUST



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018  
 Data updated 11/19/2018

### 449 OCEAN RD., PORTSMOUTH AERIAL



**Property Information**

**Property ID** 0283-0001-0000  
**Location** 449 OCEAN RD  
**Owner** LABERGE DORIS REVO TRUST



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Geometry updated 11/30/2018  
Data updated 11/19/2018

# Conditional Use Permit Application

For: Doris LaBerge Revocable Trust  
Site: 449 Ocean Rd., Portsmouth, NH  
Tax Map 283, Lot 1

Photo Log - 11/28/18

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1. Looking northwesterly from back of home toward wetland.



2. Looking southwesterly from back of home toward wetland and area of new tank and leach field.





**PLAN INTENT:**

REPLACEMENT OF FAILED SYSTEM / NO EXPANSION OF USE

**DESIGN CALCULATIONS:**

HYDRAULIC LOADING: 3 BEDROOMS = 450 GALLONS PER DAY

PERCOLATION RATE: 8 MIN./INCH AT 24 INCHES

EFFLUENT DISPOSAL AREA REQUIRED: 75 SF STONE AND PIPE FOR CLEAN SOLUTION SYSTEM

EFFLUENT DISPOSAL AREA PROVIDED: 150 SF STONE AND PIPE  
WIDTH X LENGTH: 5' X 30' DIAGONAL MEASUREMENT: 30.4'

**DESIGN INTENT STATEMENT:**

THE BOTTOM OF THE EFFLUENT DISPOSAL AREA SHALL BE CONSTRUCTED AT ELEVATION: 99.45

THIS IS APPROXIMATELY 0.55 FEET (6.6") BELOW THE ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA, EL. 100.00.

THIS PROVIDES A MINIMUM SEPARATION TO ESTIMATED SEASONAL HIGH WATER TABLE OF 2 FT (24").

FOUNDATION DRAINS: RELOCATE AS SHOWN (OR MIN. OUTFALL 25' FROM TANK AND EDA, SOLID PIPE MIN. 5' FROM TANK AND EDA)  
NEAREST ABUTTING WELL: 75'+  
NEAREST SURFACE WATER: 100+ FT  
NEAREST POORLY DRAINED SOILS: 31 FT  
NEAREST VERY POORLY DRAINED SOILS: 100+ FT

DISPOSAL SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.  
DISPOSAL SYSTEM IS NOT DESIGNED FOR A SEWAGE EJECTOR PUMP.  
LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES WITHIN 100' OF ANY COMPONENT OF THE ISDS.

WETLANDS HAVE BEEN IDENTIFIED/DELINEATED BY SERGIO BONILLA, CERTIFIED WETLAND SCIENTIST #261, ON 11/15/2018, PER ENV-WQ 1014.06

SOIL CLASSIFICATION FROM NRCS WEB SOIL SURVEY: 140B-CHATFIELD HOLLIS CANTON COMPLEX

**NHDES WAIVERS REQUESTED:**

ENV-WQ 1008.04(A) MINIMUM DISTANCES:  
POORLY DRAINED JURISDICTIONAL WETLANDS TO EDA - MIN. 50' SEPARATION DISTANCE

REQUESTING SEPARATION DISTANCE OF 31'.

LIMITED AVAILABLE AREA TO LOCATE NEW EDA ON THIS SMALL LOT OF RECORD. ADVANCED TREATMENT IS BEING UTILIZED. THIS POSITION ALSO ALLOWS THE SYSTEM TO REMAIN GRAVITY.

**PORTSMOUTH WAIVERS REQUESTED:**

PORTSMOUTH ZONING ENVIRONMENTAL STANDARDS:  
SECTION 10.1010 WETLANDS PROTECTION - ALLOW REPLACEMENT SYSTEM CONSTRUCTION WITHIN 100' WETLAND BUFFER

CONDITIONAL USE PERMIT REQUESTED

**PLAN SPECIFIC NOTES:**

- BOUNDARY INFORMATION FROM REFERENCE PLAN: RCRD 03321 "PLAN OF LOTS FOR ROBERT G. CROTHERS & JOHN E. PEARSON" MAY 1962, BY JOHN W. DURGIN
- EXISTING SYSTEM TO BE REMOVED AND DISPOSED OF OFF SITE. REFILL EDA EXCAVATION WITH BANK RUN SAND PER GENERAL NOTE 13.

**TEST PIT DATA:**

SUSAN J. FARETRA DESIGNER #946 DATE: 11/21/2018

**TEST PIT #1:**

0-4" 10YR3/3 DARK BROWN FINE SANDY LOAM, GRANULAR, FRIABLE  
4-11" 10YR3/4 DARK YELLOWISH BROWN GRAVELLY FINE SANDY LOAM, GRANULAR, FRIABLE (MIXED FILL)  
11-13" 10YR2/2 VERY DARK BROWN FINE SANDY LOAM, GRANULAR, FRIABLE (OLD TOPSOIL)

13-31" 10YR3/6 DARK YELLOWISH BROWN FINE SANDY LOAM, GRANULAR, FRIABLE  
31-62" 2.5Y5/3 LIGHT OLIVE BROWN VERY FINE SANDY LOAM, GRANULAR, FRIABLE

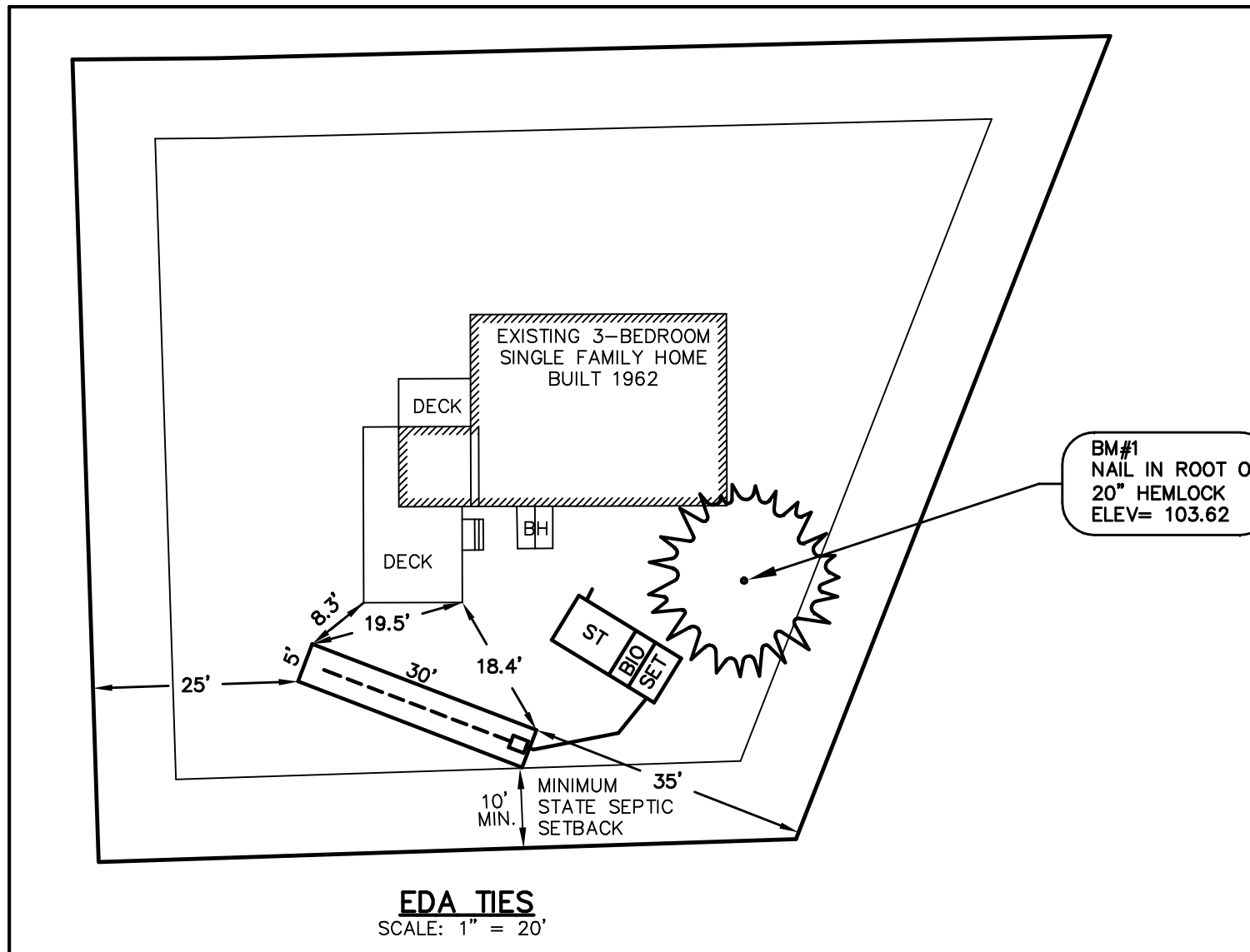
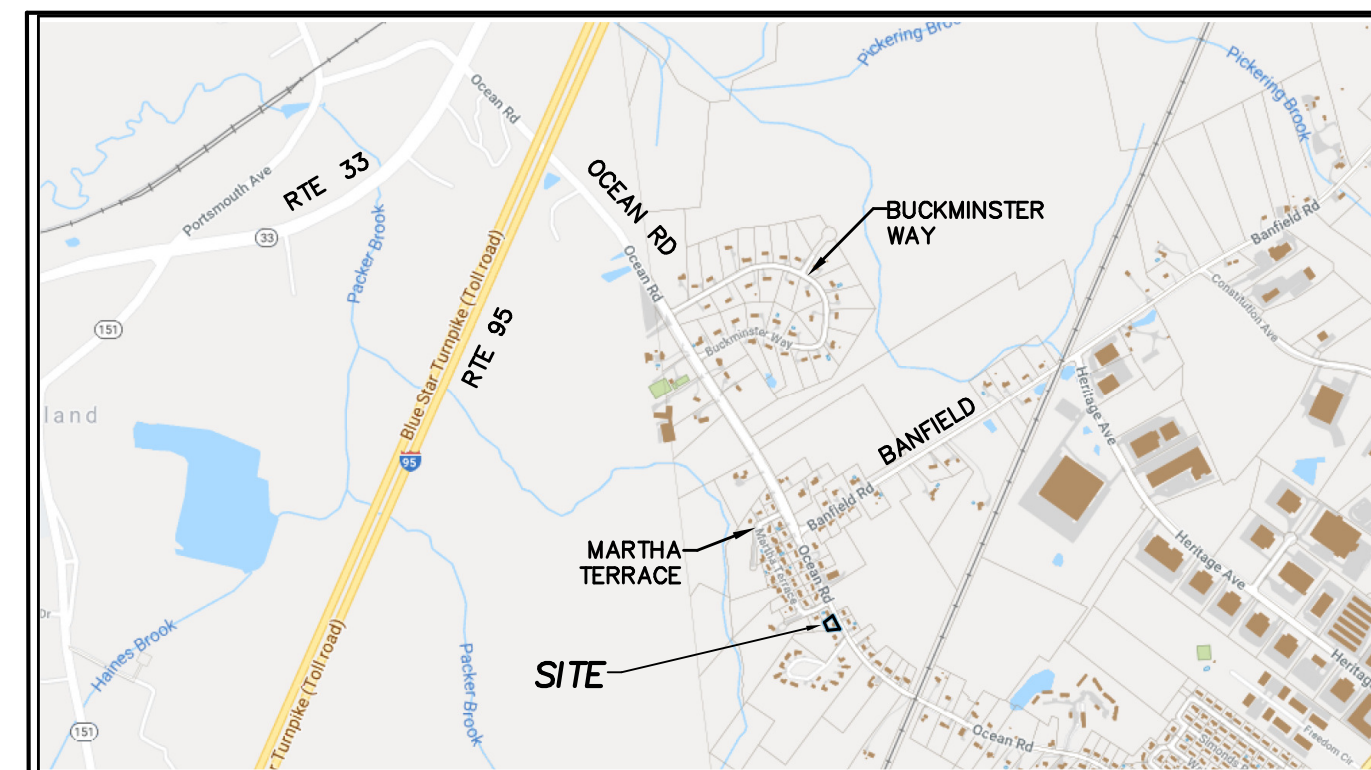
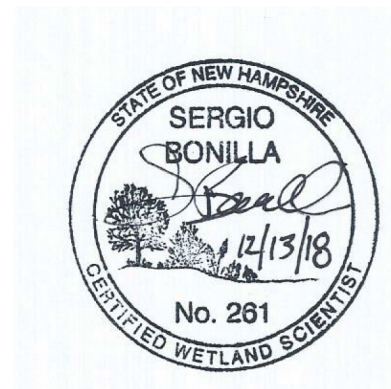
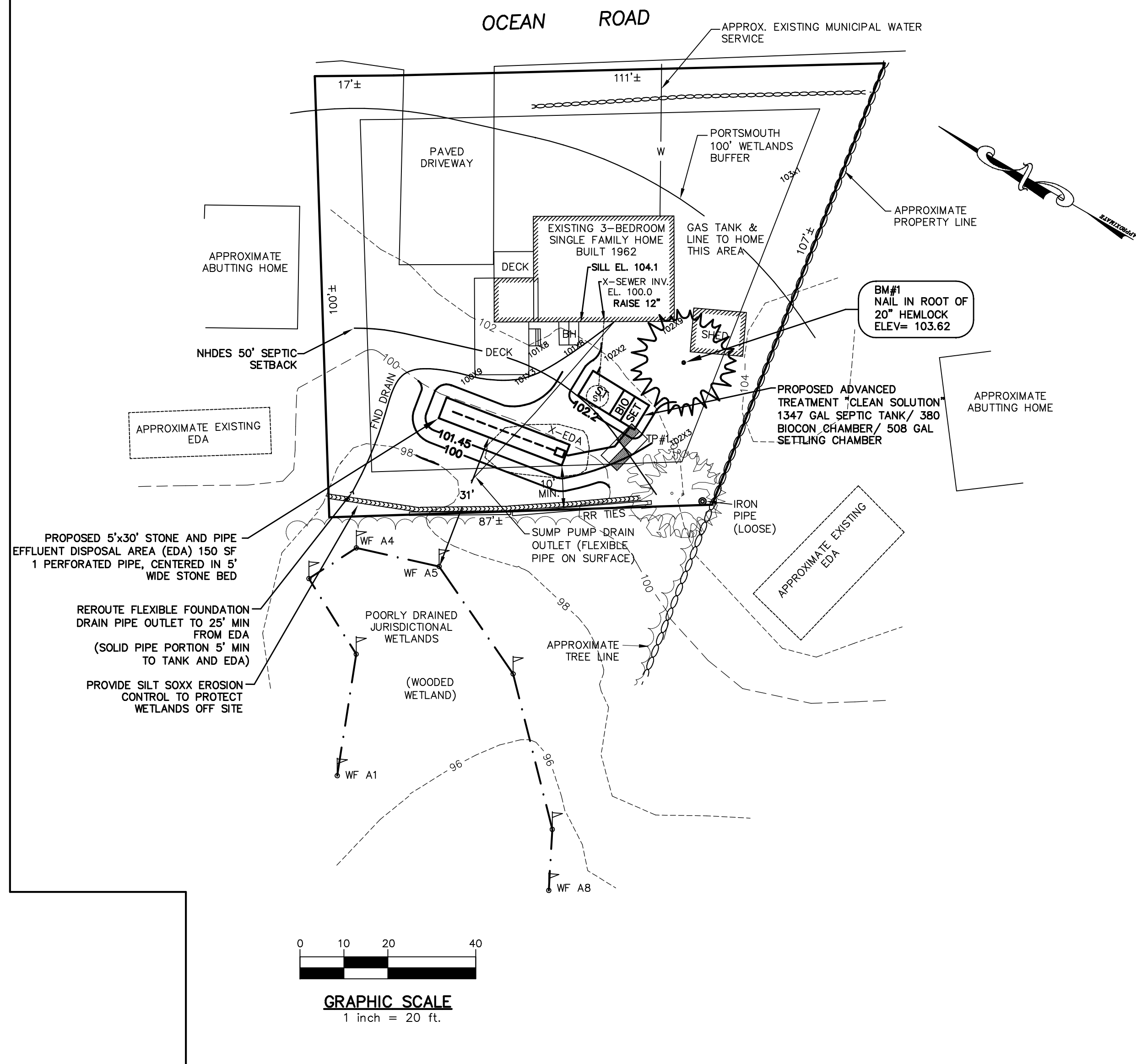
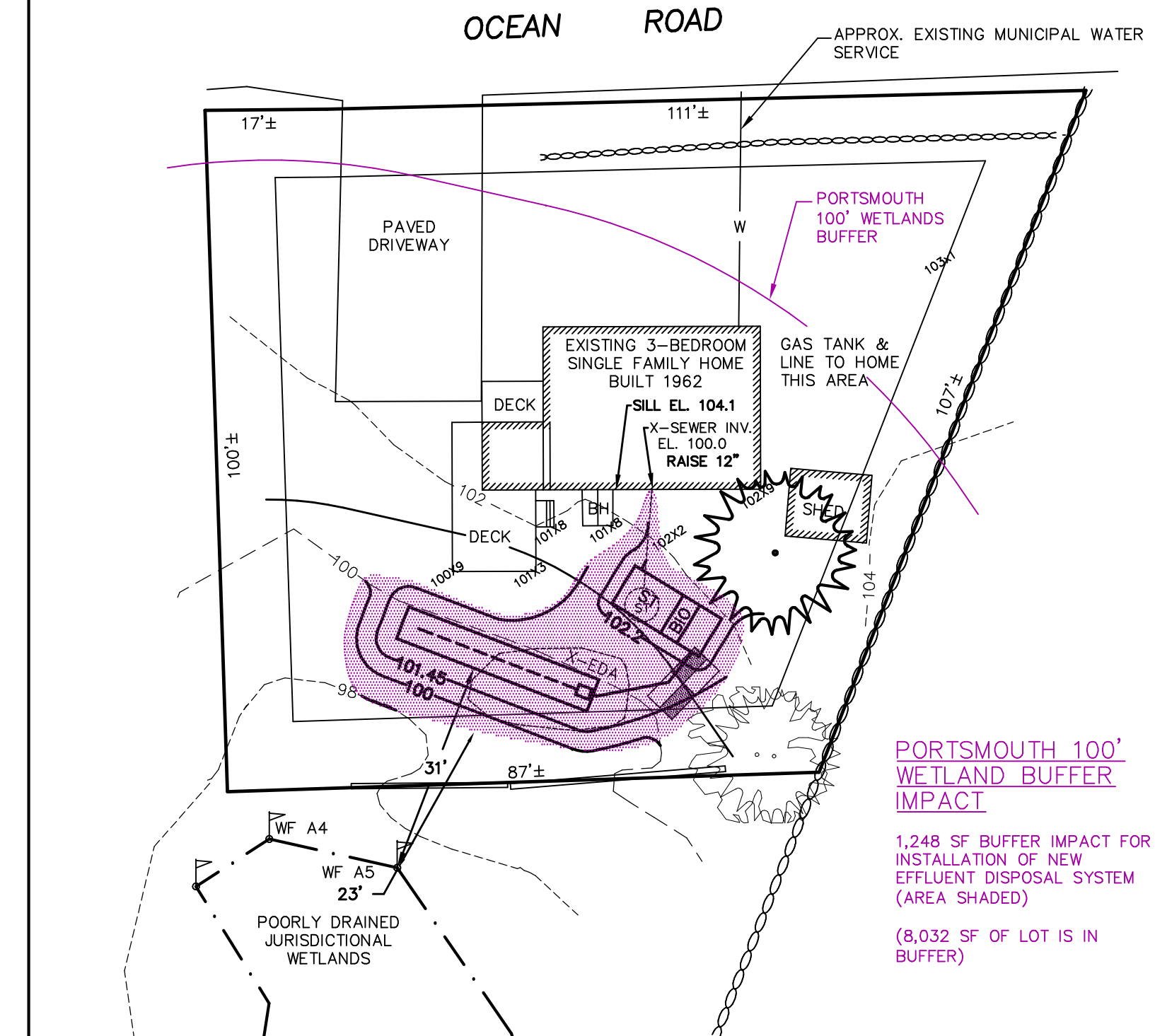
ESHW: 31" RESTRICTIVE: NONE ROOTS: 34"  
NO OBSERVED WATER REFUSAL: NONE

PERC RATE: 8 MIN/IN AT 24"

**PRODUCT MANUFACTURER (OR EQUIVALENT):**

"CLEAN SOLUTION" UNIT AVAILABLE THROUGH ADVANCED ONSITE SOLUTIONS LLC, PO BOX 248, CANTERBURY NH 03224 (603-783-8042)

CONCRETE COMPONENTS AVAILABLE THROUGH:  
PHOENIX PRECAST PRODUCTS, CONCORD, NH 800-639-2199



**INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN**

**SITE LOCATION:** 449 OCEAN ROAD  
TAX MAP 283, LOT 1  
PORTSMOUTH, NH

**SUBDIVISION APPROVAL:** N/A PRE 1967      **LOT SIZE:** 0.25 ACRES      **DEED BOOK/PAGE:** RCRD 3070/0790

**FOR:** DORIS LABERGE REVOCABLE TRUST  
UTA THOMAS LABERGE TRUSTEE  
37 WHITMAN DRIVE  
ROCHESTER, NH 03839

**DESIGNER:** FARETRA SEPTIC DESIGN, LLC

SUSAN J. FARETRA  
NH DESIGNER #946  
181 GILE ROAD, NOTTINGHAM, NH 03290  
PHONE: 603-659-6556  
sjfaretra@comcast.net

NEW HAMPSHIRE  
Designer of  
Subsurface Disposal  
Systems  
\*\*\*  
Susan J. Faretra  
No. 946  
NH Designer Stamp

**PLAN SCALE:** 1" = 20'      **PLAN DATE:** DEC. 12, 2018

Date	Revision/Amendment Description	By	Sheet
			1 of 2
			File# 18-135