

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

July 8, 2024

Rick Chellman, Chairman
City of Portsmouth Planning Board
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Application for Preliminary/Conceptual Review
Assessor's Map 222, Lot 11
550 Sagamore Avenue
Altus Project No. 5591**

Dear Mr. Chellman,

On behalf of Green and Company (Green), Altus Engineering, LLC (Altus) is pleased to submit an application for the Planning Board Conceptual/Preliminary Review. Green has an agreement to purchase the property located at 550 Sagamore Avenue from The Frances E. Mouflouze Revocable Trust of 2015. They are proposing to construct a new subdivision roadway to access three new residential house lots.

Enclosed is the Existing Conditions Survey Plan and the Conceptual Subdivision Plan for discussion at the July 19, 2024 Planning Board meeting.

There is a single residence on the 1.44-acre parcel. The parcel lies within the Single Resident B Zoning District which has a minimum 15,000 SF lot size requirement. By area, the parcel can support 4-homes. Multiple dwelling units on a lot is not permitted in the zone. The current Owner applied for variances on two occasions to allow 4 then 3 dwelling units on the parcel without subdivision with the concept to preserve and protect the majority of the forested area. The Board of Adjustment denied the variances in both scenarios leaving the only viable alternative to develop the parcel as a conventional subdivision.

The majority of the parcel is forested with some ledge outcrops. There is a small wetland system along the northerly boundary that is not a vernal pool and does not require any buffer protection. Enclosed is documentation from Joseph Noel, Wetlands Scientist, confirming the wetland status.

We are proposing to construct a private 40-foot wide with a 20-foot-wide paved surface roadway to access the lots. All of the lots will be accessed from the new private street. A homeowner's

association will maintain the roadway and stormwater management system. The lots will be serviced with municipal water and sewer.

On June 11th, we presented the proposal to the Technical Advisory Committee to obtain their feedback and input. They gave us guidance on the technical aspects of the design should we decide to proceed with permitting.

We look forward to getting input from the Board. Please feel free to call or email me directly should you have any questions or need any additional information in advance of the meeting.

Sincerely,

ALTUS ENGINEERING, LLC



Enclosures

eCopy: Michael Green
Jenna Green

wde/5591.00 7-8-24 cvr ltr.docx

Letter of Authorization

I/We, Ted W Alex and Patricia Cameron trustees of The Frances E Mouflouze Revocable Trust of 2015 u/d/t dated September 24, 2015, as owner of certain real property situated in Portsmouth, NH further described 1.48 +/- acres of land with single family home located at 550 Sagamore Avenue with 140' of frontage on Sagamore Avenue, as shown in Tax Assessors Map 222 Lot 11 and further defined by legal description found at the Rockingham County Registry of Deeds Book 5660 Page 2227 dated October 7th, 2015. (hereinafter, "Property") do hereby authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act on my/our behalf and to appear before the zoning board of adjustment and/or the planning board of said city/town and/or any of its boards or commissions, in my/our behalf for the purpose of seeking any regulatory relief that may be requested by the person I/we have above authorized, including variances, special exceptions, dimensional waivers, site plan approval, lot line adjustment approval and subdivision approval, hereby ratifying any actions taken by him/her/them to obtain any such relief. I/We authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers to act in my/our behalf in all matters concerning the development and approval process, without limitation, for the above stated property, to include any required signatures.

I/We shall cooperate fully with Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers in seeking timely public approvals and for the completion of the sale contemplated herein. I/We agree to use my/our good faith efforts to provide any assistance I/we reasonably can to Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers throughout the development process, including but not limited to signing permit applications as needed.

DocuSigned by:
Sharon L. Hartford
3045470F2FB1400...
Witness

DocuSigned by:
[Signature]
0988B450C97142B...
Owner:

5/29/2024
Date

DocuSigned by:
Sharon L. Hartford
3045470F2FB1400...
Witness

DocuSigned by:
Patricia Cameron
523068DE634B446...
Owner:

5/29/2024
Date

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

June 15, 2024

Mr. Eric D. Weinrieb, P.E.
Altus Engineering
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 550 Sagamore Avenue, Portsmouth, New Hampshire, JWN #24-58

Dear Eric:

On May 10, 2024, an on-site was made to the above-referenced property (per your request). The purpose was to determine if there were any areas on the lot that would classify as a wetland. A residential home is situated near Sagamore Avenue with the eastern side of the lot being wooded with sporadic bedrock outcrops. One small isolated basin, centrally located on the northern property line did qualify as a wetland. Six sequentially numbered pink and black striped flags (labelled EOW1 thru EOW6) were placed along the wetland-upland boundary.

To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used. Wetlands were identified based on soils, vegetation, and hydrology. Except in special cases, all three factors (hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for an area to classify as wetland.

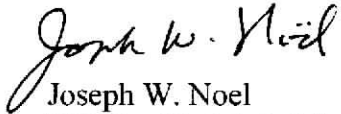
The wetland area was not ponded with surface water on the day of the site visit. There was evidence of occasional surface water (i.e., water marks) along with blackened leaves and orientated pine needles on the soil surface. The lack of surface water eliminated this area, in my opinion, from being a potential vernal pool. There appears to be a limited watershed that contributes run-off to this basin. Also, there is some evidence that the abutting lot has added fill material that may have blocked the natural runoff from this basin to downslope areas. To be a viable vernal pool surface water needs to be present in the early spring and the hydroperiod needs to be long enough for the breeding amphibians to complete the early life cycle to a juvenile age. This spring there were a number of rain events that filled most vernal pools and this basin did not contain water on May 10, 2024.

This basin does classify as a wetland based on: the poorly drained soil conditions (i.e., hydric soils), evidence of soil saturation and occasional ponding (evidence of wetland hydrology), and

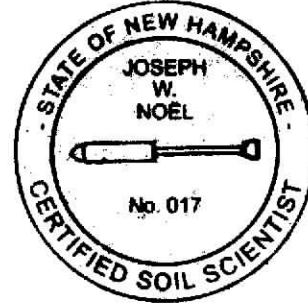
while vegetation was limited in the basin, a few red maples (*Acer rubrum*) were observed (i.e., hydrophytic vegetation).

I hope this letter is sufficient for your planning purposes. Please do not hesitate to call with any questions or concerns.

Sincerely,



Joseph W. Noel
NH Certified Soil Scientist #017
NH Certified Wetland Scientist #086



WETLAND NOTE:

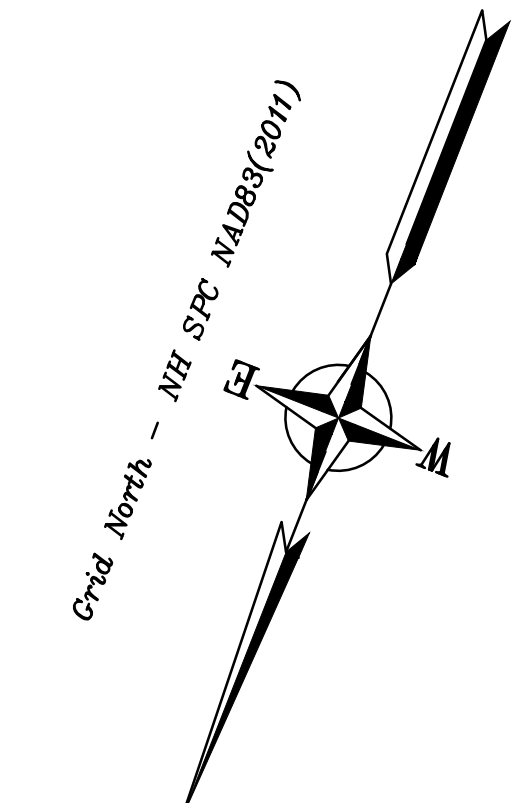
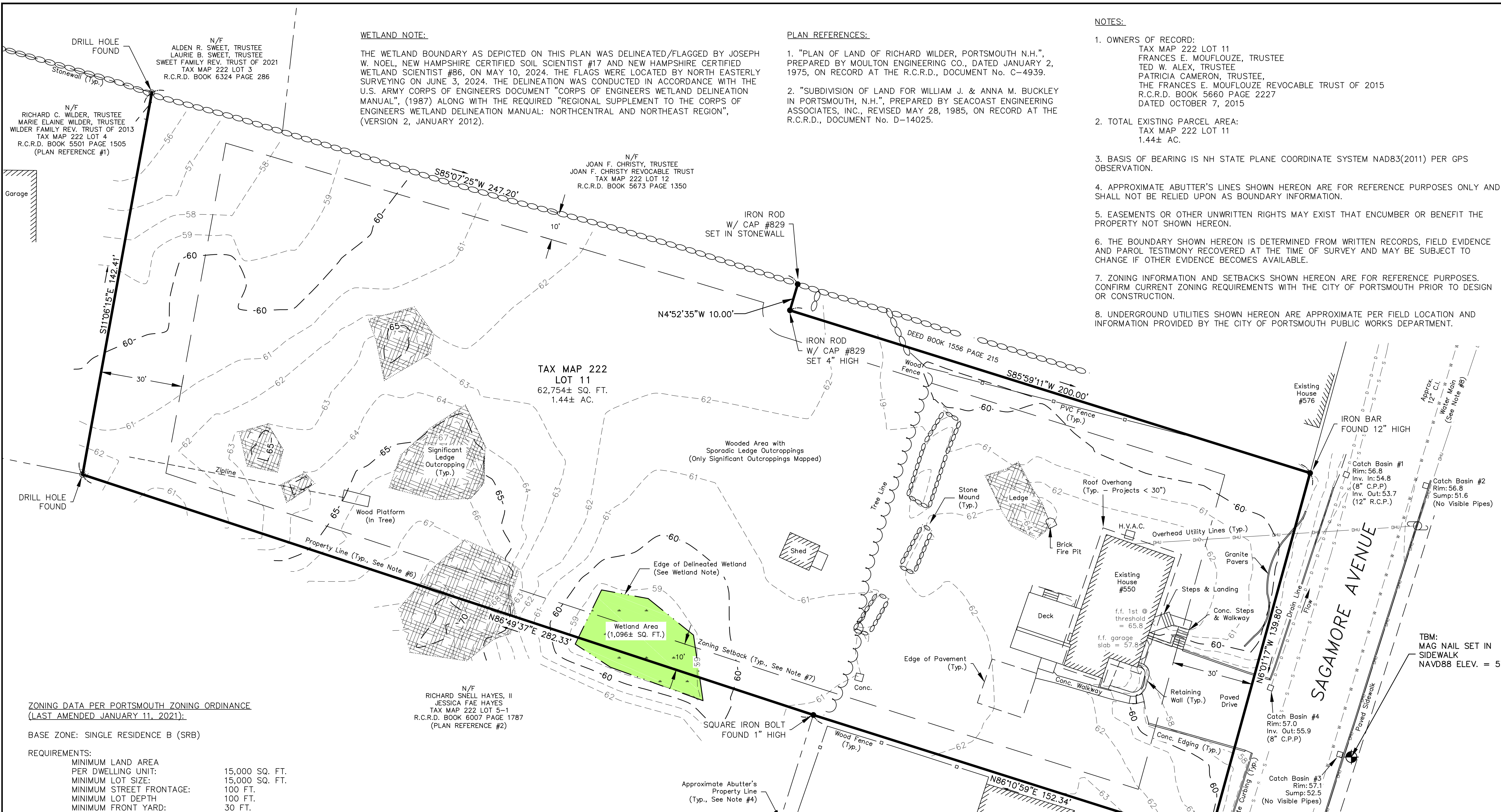
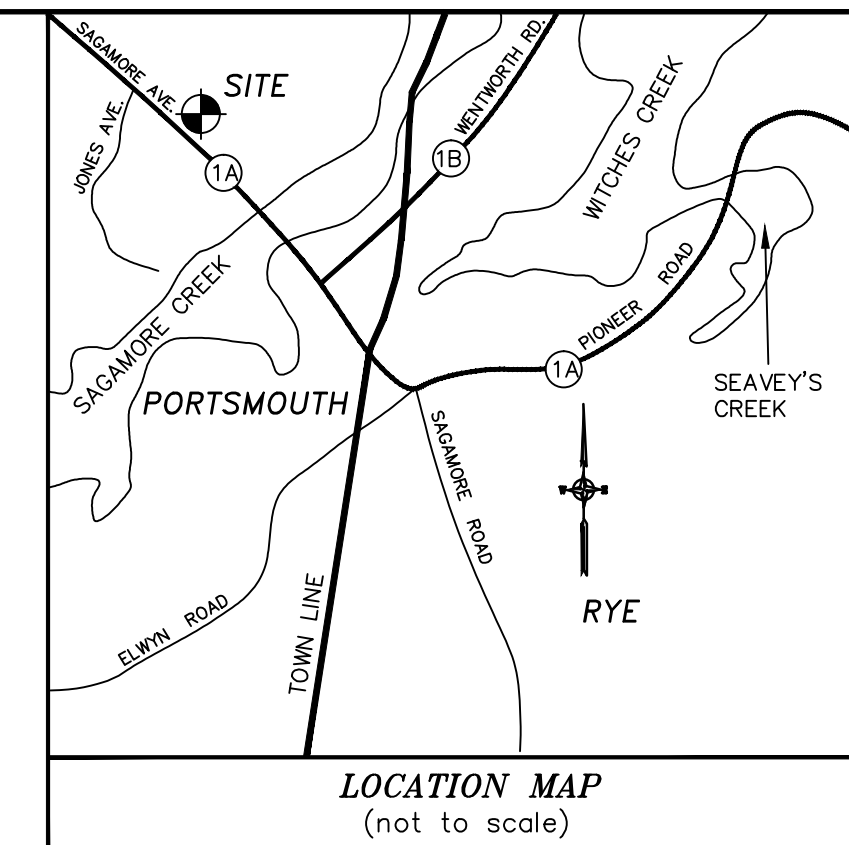
THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST #17 AND NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #86, ON MAY 10, 2024. THE FLAGS WERE LOCATED BY NORTH EASTERLY SURVEYING ON JUNE 3, 2024. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987) ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).

PLAN REFERENCES:

- "PLAN OF LAND OF RICHARD WILDER, PORTSMOUTH N.H.", PREPARED BY MOULTON ENGINEERING CO., DATED JANUARY 2, 1975, ON RECORD AT THE R.C.R.D., DOCUMENT No. C-4939.
- "SUBDIVISION OF LAND FOR WILLIAM J. & ANNA M. BUCKLEY IN PORTSMOUTH, N.H.", PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC., REVISED MAY 28, 1985, ON RECORD AT THE R.C.R.D., DOCUMENT No. D-14025.

NOTES:

- OWNERS OF RECORD:
TAX MAP 222 LOT 11
FRANCES E. MOUFLOUZE, TRUSTEE
TED W. ALEX, TRUSTEE
PATRICIA CAMERON, TRUSTEE,
THE FRANCES E. MOUFLOUZE REVOCABLE TRUST OF 2015
R.C.R.D. BOOK 5660 PAGE 2227
DATED OCTOBER 7, 2015
- TOTAL EXISTING PARCEL AREA:
TAX MAP 222 LOT 11
1.44± AC.
- BASIS OF BEARING IS NH STATE PLANE COORDINATE SYSTEM NAD83(2011) PER GPS OBSERVATION.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE PER FIELD LOCATION AND INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH PUBLIC WORKS DEPARTMENT.



ZONING DATA PER PORTSMOUTH ZONING ORDINANCE (LAST AMENDED JANUARY 11, 2021):

BASE ZONE: SINGLE RESIDENCE B (SRB)

REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT:	15,000 SQ. FT.
MINIMUM LOT SIZE:	15,000 SQ. FT.
MINIMUM STREET FRONTAGE:	100 FT.
MINIMUM LOT DEPTH:	100 FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	30 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
SLOPED ROOF:	30 FT.
FLAT ROOF:	20 FT.
MAXIMUM BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

OPEN SPACE CALCULATION:

LOT AREA: 62,754± SQ. FT.

EXISTING COVERAGE:

HOUSE	1,243± SQ. FT.
SHED	119± SQ. FT.
PAVEMENT	1,440± SQ. FT.
WALKWAYS/RET. WALLS	201± SQ. FT.
DECKS/STEPS/LANDINGS	606± SQ. FT.
UTILITIES/OTHER	20± SQ. FT.

TOTAL COVERAGE: 3,629± SQ. FT.
EXISTING OPEN SPACE: 59,125± SQ. FT. (94.2%)

BUILDING COVERAGE CALCULATION:

LOT AREA: 62,754± SQ. FT.

EXISTING:

HOUSE	1,243± SQ. FT.
SHED	119± SQ. FT.
OTHER	365± SQ. FT.
(DECKS/STEPS/STRUCTURES ≥ 18" ABOVE GRADE)	

TOTAL: 1,727± SQ. FT. (2.8%)

BUILDING HEIGHT CALCULATION:

EXISTING PEAK ELEVATION: 78.1
EXISTING EAVE ELEVATION: 73.0
AVG. PEAK/EAVE = 75.6

EXISTING GRADE PLANE (AVG. GRADE): 62.5

EXISTING BUILDING HEIGHT = 13.1'

**PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONVEYANCE**

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM IS NAVD88
CONTOUR INTERVAL = 1'

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

REV.	DATE	STATUS	BY	CHKD	APPD.
A	6/3/24	ADD WETLAND & WETLAND NOTE	A.P.M.	P.L.A.	P.L.A.

EXISTING CONDITIONS PLAN
FOR PROPERTY AT
550 Sagamore Avenue
Portsmouth, Rockingham Co., New Hampshire
OWNED BY
Frances E. Mouflouze, Trustee
Ted W. Alex, Trustee
Patricia Cameron, Trustee
The Frances E. Mouflouze Revocable Trust of 2015
c/o Ted W. Alex
104 Locke Road, Rye, NH 03870

North
W EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904

SCALE: 1" = 20'	PROJECT NO: 22667	DATE: 1/9/2023	SHEET: 1 OF 1	DRAWN BY: A.P.M./J.D.S.	CHECKED BY: P.L.A.
DRAWING No: 22667 PROP SURVEY NHSPC FIELD BOOK No: "Portsmouth #18"					
Tax Map 222 Lot 11					

SITE NOTES

- DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT A CONCEPTUAL SITE PLAN FOR RESIDENTIAL UNITS.
- APPROXIMATE LOT AREA: 1.44 AC.±
- ZONE: SINGLE RESIDENCE RESIDENCE B (SRB)
- DIMENSIONAL REQUIREMENTS:

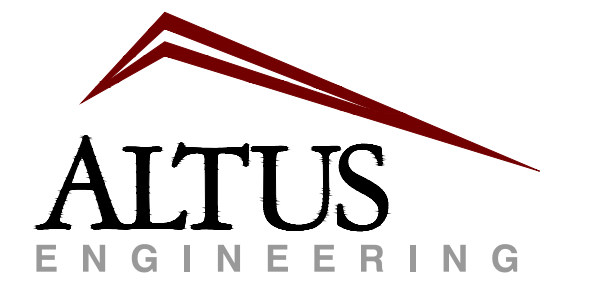
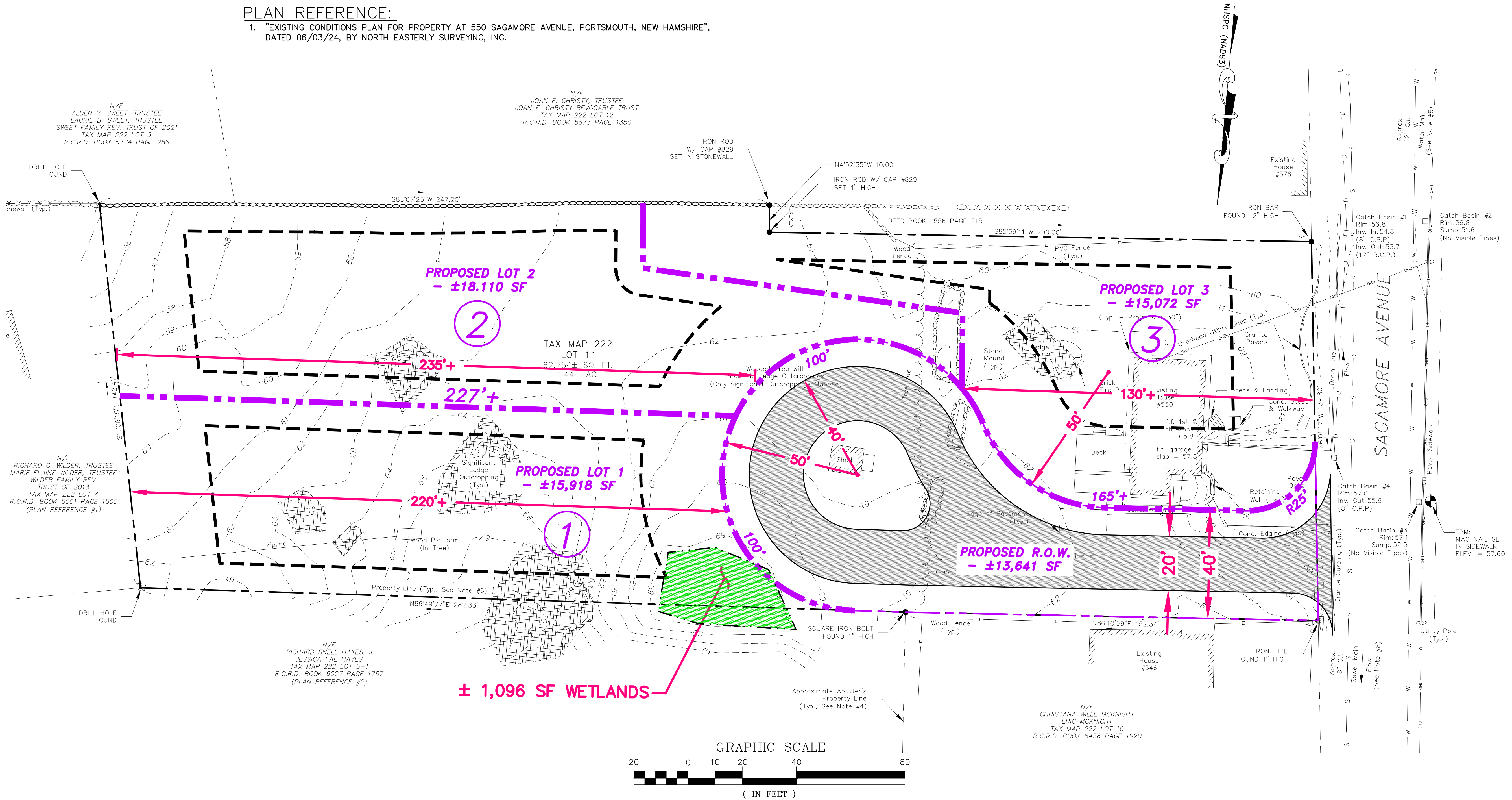
	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±62,754 S.F.
MIN. LAND AREA PER DWELLING UNIT:	15,000 S.F.	±62,754 S.F.
MIN. STREET FRONTAGE:	100'	±139.8'
MIN. LOT DEPTH:	100'	±434'
FRONT SETBACK:	30'	±33'
SIDE SETBACK:	10'	±40'
REAR SETBACK:	30'	±300'+
MAX. BUILDING HEIGHT:	35'	±13.1'
MAX. BLDG. COVERAGE:	20%	±5.8%
MIN. OPEN SPACE:	40%	±94.2%
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST#17 AND NEW HAMPSHIRE WETLAND SCIENTIST#86, ON MAY 10, 2024. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL", (1987) ALONG THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2012).

PLAN REFERENCE:

- "EXISTING CONDITIONS PLAN FOR PROPERTY AT 550 SAGAMORE AVENUE, PORTSMOUTH, NEW HAMPSHIRE", DATED 06/03/24, BY NORTH EASTERLY SURVEYING, INC.

WAIVER REQUEST

- SECTION V13.B
SECTION V13.I
- 40' RIGHT-OF-WAY WHERE 50' IS REQUIRED
ALLOW STREET PROPERTY LINE RADIUS OF 50' WHERE 60' IS REQUIRED
ALLOW 40' OUTSIDE CURB LINE WHERE 50' IS REQUIRED
ALLOW 20'-WIDE PRIVATE ROAD WHERE 32' IS REQUIRED



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

NOT FOR CONSTRUCTION

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: JUNE 4, 2024

REVISIONS NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/04/24

DRAWN BY: RMB
APPROVED BY: EDW
DRAWING FILE: 5591CO-1.dwg

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

OWNER:
FRANCES E. MOUFLOUZE,
TED W. ALEX &
PATRICIA CAMERON, TRUSTEES
THE FRANCES E. MOUFLOUZE
REVOCABLE TRUST OF 2015
936 SOUTH STREET #1
PORTSMOUTH, NH 03801

APPLICANT:
GREEN & COMPANY
11 LAFAYETTE ROAD
P.O. BOX 1297
NORTH HAMPTON, NH 03862

PROJECT:
RESIDENTIAL
DEVELOPMENT
TAX MAP 222 LOT 11
550 SAGAMORE AVENUE
PORTSMOUTH, NH

TITLE:
CONCEPTUAL
SUBDIVISION PLAN
(3 LOT SUBDIVISION)

SHEET NUMBER:
CO - 1

P5591