

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: 11/27/18
 Site Address: 910 SAGAMORE AVE.
 Zoning District: WATERFRONT BUSINESS

Fee: \$1000
 Map 223 Lot 26A
 Lot area: 0.62 AC sq. ft.

Owner		Applicant	
Name	CAROLYN B. MCCOMBE REV. TRUST OF 1998	Name	SUSAN J. FARETRA
Address	330 WILLARD AVE. WAKEFIELD, RI 02879	Address	181 GILE RD. NOTTINGHAM, NH 03290
Phone	401-783-4871	Phone	603-659-6556
Email	CRLNMCCOMBE70@GMAIL.COM	Email	SJFARETRA@COMCAST.NET

<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>REPLACEMENT SEPTIC SYSTEM</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 checked="" type="checkbox"/> Tidal wetland buffer</p>
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Total area of inland wetland (both on and off the parcel):	<u>1 ACRE +/-</u> sq. ft.																
Distance of proposed structure or activity to edge of wetland:	<u>3' -CLOSEST ACTIVITY</u> ft.																
	<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 30%; text-align: center;">Total Area on Lot</th> <th style="width: 30%;"></th> <th style="width: 30%; text-align: center;">Area to be Disturbed</th> </tr> </thead> <tbody> <tr> <td>Inland wetland</td> <td style="text-align: center;"><u>3441 SF</u> sq. ft.</td> <td style="text-align: center;">0</td> <td style="text-align: center;">sq. ft.</td> </tr> <tr> <td>Tidal wetland</td> <td style="text-align: center;"><u>326 SF</u> sq. ft.</td> <td style="text-align: center;">0</td> <td style="text-align: center;">sq. ft.</td> </tr> <tr> <td>Wetland buffer</td> <td style="text-align: center;"><u>0.62 AC - ENTIRE LOT</u> sq. ft.</td> <td style="text-align: center;"><u>1,576 SF</u></td> <td style="text-align: center;">sq. ft.</td> </tr> </tbody> </table>		Total Area on Lot		Area to be Disturbed	Inland wetland	<u>3441 SF</u> sq. ft.	0	sq. ft.	Tidal wetland	<u>326 SF</u> sq. ft.	0	sq. ft.	Wetland buffer	<u>0.62 AC - ENTIRE LOT</u> sq. ft.	<u>1,576 SF</u>	sq. ft.
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Description of site and proposed construction: _____
 Construct a replacement residential sewage disposal system and remove the old system septic tank and
 pump chamber with the impacted area being within a previously developed 100' Tidal Buffer Zone (TBZ) adjacent to Sagamore Creek.

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

Callie McCombe doLoop verified
11/21/18 7:17 AM EST
R1X7-R9T-RGJN-MEJC

Date: 11/21/2018

Owner _____
 Applicant (if different) Susan J. Faretra

Date: 11/19/18

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.

Callie McCombe

dotloop verified
11/21/18 7:17 AM EST
FAQJ-SDAO-OPJS-LJNC

Date: 11/21/2018

Owner

Susan J. Farelra

Date: 11/19/18

Applicant (if different)

LETTER OF AUTHORIZATION

November 19, 2018

Re: City of Portsmouth and NHDES Permitting Applications
Replacement Residential Subsurface Sewage Disposal System
Carolyn B. McCombe Revocable Trust of 1998
Carolyn B. McCombe Trustee
Property at 910 Sagamore Ave.
Portsmouth, NH
Tax Map 223, Lot 26A

I, Carolyn B. McCombe, Trustee of the Carolyn B. McCombe Revocable Trust of 1998, 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.

Callie McCombe

dotloop verified
11/21/18 7:17 AM EST
ROTH-ISTL-L4PO-TIAS

TRUSTEE

Signature

11/21/2018

Date

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

Office: 603.659.6556
Cell: 603.793.6530
sjfaretra@comcast.net

November 19, 2018

Re: Conditional Use Permit for Replacement of
Individual Sewage Disposal System Design Within Wetland Buffer
(Zoning Ordinance Section 10.1010 Wetlands Protection)
910 Sagamore Ave.
Portsmouth, NH
Tax Map 223, Lot 26A

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 year-round home constructed in 1978 (per town records) on a 0.62 acre lot. The property is serviced by municipal water. A portion of the existing leach field has been found to be on the abutting property. 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 entire lot is within the City of Portsmouth's 100' Wetland Buffer. This leach field design provides a maximum distance to the tidal water at Sagamore Creek and provides new, sealed tanks to protect the poorly drained wetlands they are near.

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 1978. 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 presence of wetlands on the lot and across the street, the entire lot is within the 100' wetlands buffer. The design maximizes the distances to the wetlands where possible and provides a new water tight septic tank and pump chamber that connects to 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. The proposed effluent disposal area meets NHDES Subsurface Bureau setback requirements to wetlands.
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. One pine tree will need to be cut, as the roots of the tree will be too close to the leach field 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 replacement of the existing leach field, which is less than the NHDES required 75' distance to surface water, with a modern, advanced treatment system will remove the possible threat of groundwater contamination from the use of the old system. The new system will be approved by NHDES Subsurface Systems Bureau and utilizes modern technology provide a cleaner effluent into the environment.

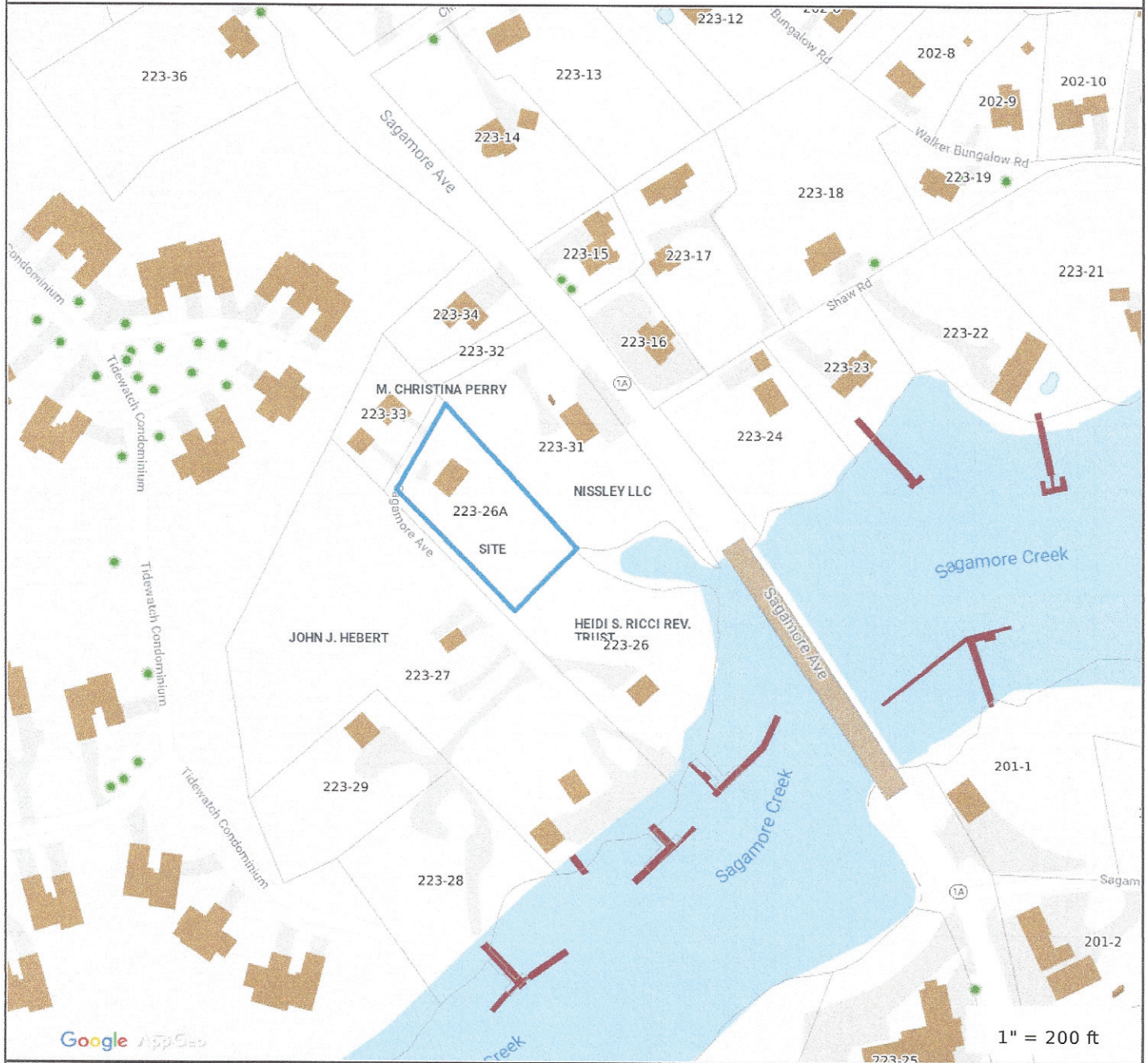
6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible. - A portion of the poorly drained soils that is also lawn, is proposed to be returned to its natural state. No area currently in a "natural state" is proposed to be disturbed by the installation of this design.

Respectfully submitted by:



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

910 SAGAMORE AVE., PORTSMOUTH



Property Information

Property ID 0223-026A-0000
Location 910 SAGAMORE AVE
Owner MCCOMBE CAROLYN B 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 01/04/2018
 Data updated 11/19/2018

910 SAGAMORE AVE., PORTSMOUTH LOT 223-26A



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Wetlands Bureau Permit Application

For: Carolyn B. McCombe Revocable Trust of 1998
Site: 910 Sagamore Ave., Portsmouth, NH
Tax Map 223, Lot 26A

Photo Log - 9/18

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1. Looking northeasterly at existing home and back yard.



2. Looking southwesterly at front of home.



Wetlands Bureau Permit Application

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3. Looking southerly along new force main pipe path from new tanks to new EDA. Note existing drain cleanout cover.



4. Looking southwesterly at new EDA area. Note pine to be removed.



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5. Looking from on slope northerly at creek toward culvert outlet.



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6. Looking easterly from on slope at creek, past property corner and out to main creek.

