

CITY OF PORTSMOUTH
Zoning Board of Adjustment Application

Department Use Only

Assessor Plan # _____

Lot # _____

Date _____

Zone _____

Lot area _____

Fee _____

By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Margot L. Thompson Owner of Record Margot L. Thompson

Applicant Street Address 57 Salter Street Owner Street Address 57 Salter Street

Applicant City / State / Zip Portsmouth, NH 03801 Owner City / State / Zip Portsmouth, NH 03801

Applicant phone (603) 475-2763 Owner phone (603) 475-2763

Applicant e-mail mlt2360@aol.com; ept1955@aol.com

Location (street address) of proposed work: 57 Salter Street

Existing use: Single Family Home

Undersigned hereby requests:

Article and Section

☐ Appeal from an Administrative Decision
See Article 2, Section 10.234.30

☐ Special Exception
See Article 2, Section 10.232.20

☒ Variance
See Article 2, Section 10.233.20

Art. 3, Sect. 10.321; Art. 4, Sect. 10.440;
and Art. 5, Sect. 10.531

☐ Other _____
See Article 2, Section 10.233.20

To permit the following:

Relocation of exterior stairs to second level; addition of a dormer and two 19 s.f. entrance
overhangs on an existing two-story 690 s.f. structure; and use of that structure as a dwelling unit.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

Margot L. Thompson
Signature of Owner

11.28.18
Date

Please PRINT name here Margot L. Thompson

Applicant's Responsibilities

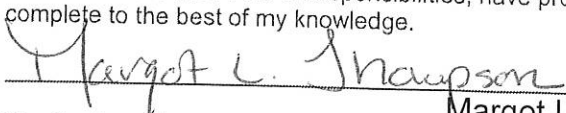
1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

☐ Site Plan(s) showing existing and proposed conditions including: - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces	☐ Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) ☐ Labeled photo(s) of existing conditions ☐ Building plans and elevations of any <i>proposed</i> structures or additions ☐ Interior floor plans for any renovations or expansion to existing structures
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8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

☐ Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size) ☐ Interior floor plans and/or exterior site plans showing the location of the proposed use(s) ☐ Labeled photo(s) of existing conditions

9. Plans should be 8 ½" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.



Margot L. Thompson

11-28-2018

(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- ☐ Provide neat and clear plans
- ☐ Use of color or highlights is encouraged in order to identify pertinent areas on plans
- ☐ Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- ☐ All applicants are encouraged to discuss the project with impacted neighbors

Board of Adjustment Application Check-List

Please complete and submit one (1) copy with your completed application.

Property Address 57 Salter Street
Completed By Peter J. Loughlin

APPLICATION TYPE:

- ☒ Variance or Special Exception for Dimensional Requirements
- ☒ Variance or Special Exception for Use Requirements
- ☐ Other _____

FOR APPLICATIONS REQUESTING DIMENSIONAL RELIEF, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- ☐ Site Plan(s) showing existing and proposed conditions including:
 - ☒ Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
 - ☒ Lot dimensions
 - ☒ Abutting street(s) and street names
 - ☒ Driveways / accessways
 - ☒ Dimensions (size and height) of structures
 - ☒ Dimensions and location of parking spaces
 - ☒ Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)
- ☒ Labeled photo(s) of existing conditions
- ☒ Building plans and elevations of any proposed structures or additions
- ☐ Interior floor plans for any renovations or expansion to existing structures

FOR APPLICATIONS REQUESTING LAND USE RELIEF, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- ☒ Site Plan(s) showing:
 - ☒ Location of the proposed use(s) on the property
 - ☒ Site plan showing location and dimensions of parking spaces
- ☐ Interior floor plans showing the location and layout of the proposed use
- ☒ Labeled photo(s) of existing conditions

ALL APPLICATIONS

- ☒ Complete application checklist (1 original)
- ☒ Complete and signed Building Permit application (1 original)
 - ☒ filed previously
 - ☐ included with this packet
- ☒ Complete and signed Board of Adjustment Application Form (1 original, 11 copies)
 - ☒ Property Owner signatures (on front and back of Board of Adjustment application form)
- ☒ Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) (12 copies)
- ☒ Required plans / exhibits are 8 1/2" x 11" or 11" x 17" in size (12 copies)
- ☐ Additional information as requested by the Planning Department staff
- ☒ Electronic file in Portable Document Format (PDF)
 - ☒ Sent by e-mail
 - ☐ Provided on CD-ROM
 - ☐ Provided on flash drive

Peter J. Loughlin

ATTORNEY AT LAW

LEONARD COTTON HOUSE • STRAWBERRY BANKE
144 WASHINGTON STREET
P.O. BOX 1111
PORTSMOUTH, NH 03802-1111

TELEPHONE 603-431-6466
FAX 603-436-4079

E-MAIL
peter.loughlin@pjllaw.com

November 28, 2018

HAND DELIVERED & EMAIL

Mary E. Koepenick, Administrative Assistant to
Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Margot L. Thompson - 57 Salter Street

Dear Mary:

Enclosed please find the following documents:

- (1) Original and eleven (11) copies of Application for Variance Relief including written narrative explaining request, required plans & exhibits
- (2) Board of Adjustment Application Checklist;
- (3) Executed Authorization from owner; and
- (4) ZBA Application Fee

If you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Peter J. Loughlin

PJL/dea

Enclosures

Cc: Margot L. Thompson

Thompson\2018-11-28 Ltr to Koepenick wZBA Submission

Peter J. Loughlin

ATTORNEY AT LAW

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E-MAIL
peter.loughlin@pillaw.com

November 28, 2018

David Rheume, Chairman
Portsmouth Zoning Board of Adjustment
Municipal Complex
1 Junkins Avenue
Portsmouth, NH 03801

Re: 57 Salter Street – Tax Map 102, Lot 32

Dear Chairman Rheume & Members of the Zoning Board of Adjustment:

This letter is being written in support of the application of Margot Thompson for the variance relief necessary to relocate existing exterior stairs, add two 19 s.f. entrance overhangs and a dormer to an existing two-story 690 s.f. building and allowing that building to be used as a dwelling unit.

The Thompson's property is the fifth (and last) house on the north side of Salter Street. It is shown on City of Portsmouth Tax Map 102 as Lot 32 and has a lot area of 11,327 s.f. It has 67 linear feet of frontage on the north side of Salter Street and is 122 feet deep.¹ In the northwest corner of the lot is a 209 s.f. shed that is believed to date to the early 1800s, while in the southeast corner of the lot is the 690 s.f. structure which has plumbing and heating allowing it to be used as a year-round office. This year-round office structure is the subject of this variance request.

¹ The Tax Map indicates a lot area of 10,715 s.f. with frontage of 96 feet. The Ambit survey identifies a lot area of 11,327 s.f. and 67 feet of frontage on Salter Street.

Variance Relief Required

Relief from the following terms of the Zoning Ordinance is required:

- **Article 3, Section 10.321, Expansion of Nonconforming Structure:** The structure for which dwelling unit status is sought is located within the existing setback requirements and, therefore, the slight increase of volume that would result from the construction of a dormer and the relocation of exterior stairs and the addition of two 19 s.f. exterior entrance overhangs, technically expands the nonconformity and requires relief.
- **Article 4, Section 10.440, Single Family Dwelling:** Since single family dwellings are not a permitted use in the Waterfront Business District, variance relief is necessary to convert this structure to a residential use.
- **Article 5, Section 10.531, Lot Area:** The lot has 11,327 s.f. of lot area but, since a lot area of 20,000 s.f. is required in the Waterfront Business District, relief is called for.
- **Article 5, Section 10.531, Continuous Street Frontage:** 100' of continuous frontage is required in the Waterfront Business District while this particular lot has only 67 linear feet of frontage.

Recent History of the Property – The Gagnons

Roger and Susan Gagnon acquired the property at the easterly end of Salter Street from Roger's parents on May 21, 1971 (RCRD 2070/291). The property was shown on the 1979 Tax Maps as consisting of two separate lots. Lot 32 consisted of 7,450 s.f. of lot area and 71' of frontage and included a large residential structure and the smaller structure in the southeast corner of the lot, for which dwelling unit status is being requested. The Tax Map also identified Lot 32A consisting of 3,250 s.f. of lot area and 25' of frontage. This lot included a single family home and the 209 s.f. shed along the northwest boundary along the waterfront. The 1980 revision of the Tax Maps showed the present configuration of the lot with two typically sized residential structures, as well as the "outbuildings" at the northwest and southeast corners of the lot. The 1974 City Directory shows Roger Gagnon residing at 57 Salter Street, while the home next door at 55 Salter is shown as being occupied by Donna Donnell. Roger Gagnon operated a wooden lobster trap manufacturing business and built fiberglass boats on this property in the 1970s.

Recent History of the Property - The Thompsons

In June of 1990, Edward and Margot Thompson purchased the property (both homes) from Roger and Susan Gagnon (RCRD 2842/2238). The 1991 City Directory lists 55 Salter Street as vacant and with Edward Thompson listed at 57 Salter Street. The Thompsons obtained approvals from the City and enlarged the more easterly structure and, with this expansion, joined it to the structure previously listed as 55 Salter, thus creating a single family home where two separate single family homes previously existed. The present tax records list the property as a single family home.

Area and Frontage Relief

There are 32 lots east of Marcy Street with frontage on Salter, Pray, Partridge, Walden and Holmes Court. Of these lots, 13 are zoned Waterfront Business (WB) and 18 are zoned General Residence B (GRB). In the Waterfront Business District, the minimum lot area requirement is 20,000 s.f., while in the GRB District, the minimum lot area is 5,000 s.f. In the Waterfront Business District, there is a frontage requirement of 100 linear feet, while in the GRB District, there is a requirement of 80'.

The median size lot in this entire neighborhood is 5,161 s.f. and the median size lot in the Waterfront Business District is 6,316 s.f. The Thompson's 10,715 s.f. lot² is the third largest lot in the Waterfront Business District and more than twice as large as the median sized lot in the general neighborhood.

The Thompson Property Satisfies the Requirements for Variance Relief

- (1) *The granting of the requested relief will not result in the diminution in value of surrounding properties.*

The granting of relief from the lot size, frontage and nonconforming structure requirements of the Ordinance will have no effect on the surrounding property values because of the size and location of the Thompson property and the limited scope of the requested relief. This large lot is located at the end of a dead end street and is surrounded on two sides by water and the structure, which is the subject of this application, is itself surrounded on two sides by water. Similarly, the construction of a small dormer on the south side of the structure and the addition of the 19 s.f. exterior door overhangs and stairway relocation will only enhance the attractiveness of this structure and will not cause any part of the footprint to be closer to the property line or any existing structure.

² All lot sizes are calculated based on Tax Map figures.

- (2) *The granting of the variance will not be contrary to the public interest.*

Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 581 (2005), and *Harborside Associates v. Parade Residence Hotel, LLC*, 162 N.H. 508 (2011), make it clear that to be “contrary to the public interest or injurious to the public rights of others, the variance must unduly and in a marked degree conflict with the Ordinance such that it violates the Ordinance’s “basic zoning objectives.” In determining whether an Ordinance would violate the “basic zoning objectives,” the Court indicated that the test is whether it would “alter the essential character of the neighborhood,” or threaten the public health, safety or welfare. The conversion of an existing structure for use as a dwelling unit on properties that, for most of the last 150 years had two (2) full sized dwelling units, is not contrary to the public interest.

- (3) *The granting of the requested relief will do substantial justice.*

As Board members have often stated, the only guiding rule in determining whether the requirement for substantial justice is satisfied is whether there is any loss to the individual that is not outweighed by a gain to the general public. Denying the variance relief would prevent the owner from creating what is essentially an accessory dwelling unit is a loss for the owner with no discernible gain to the public.

- (4) *The granting of the variance will not be contrary to the spirit or intent of the Ordinance.*

Setback and frontage requirements are designed to create an appropriate spacing of structures on lots to allow adequate air and light for each dwelling and to ensure spacing for fire safety purposes. The structure in question has existed on this lot for a long period of time and will barely change in appearance, and it is not near any other structure. It will not, in any way, be contrary to the spirit or intent of the Ordinance and will amount to a small garden type dwelling unit, which recent Ordinance changes have been designed to encourage.

- (5) *The literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.*

- No Fair and Substantial Relationship:

RSA 674:33, I(b)(5)(A) provides that for purposes of the variance criteria test, “‘unnecessary hardship’ means that owing to special conditions of the property that distinguish it from other properties in the area;”

- i. no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of the provision to the property; and
- ii. the proposed use is a reasonable one.

There are special conditions about this property that distinguish it from other properties in the area. In the densely populated South End of Portsmouth, the use of lot area, setback and frontage requirements help to encourage proper spacing between buildings and safety. The Thompson's lot is unique in that it is surrounded on two sides by water and the structure for which relief is sought has long been in existence and there is not another principal structure within 50' of the existing office structure which is proposed for conversion to a dwelling unit. In this particular case, there is no fair and substantial relationship between the general public purposes of the Ordinance, setback, frontage and lot area requirements and their application to this particular property. The proposed use of this existing structure is a reasonable one.

The Waterfront Business District

The above section deals with matters related to relief from dimensional requirements. The following paragraphs will address requests for relief from the use restriction in this zone.

The Thompson's property lies in the Waterfront Business District. We all have a romantic view of quaint marine related uses prospering on the waterfront. There are, however, a very limited number of locations where the permitted uses in this District can exist without disruption to the land use patterns that have evolved over the last half century. That zoning classification works for Sanders Fish Market, SYC, Geno's Restaurant, Esther's Marina, the Marina on Wentworth Road and BJ's Restaurant but few, if any, other properties. Most of those operations are accessed by a relatively busy roadway; have adequate parking; have a limited number of residential neighbors in close proximity; and do not require driving (or backing) up and down, past a half dozen homes on very small streets to access the property for waterfront business purposes.

The uses permitted in the Waterfront Business District are, at best, limited. The totality of those uses are as follows:

- 10.440.3.80 Municipally Operated Park and Related Activities
- 10.440.8.30 Marine Related Retail Sales
- 10.440.8.50 Fish Markets
- 10.440.12.12 Fish Boat Landings
- 10.440.12.13 Fish Boat Landing, I & Fish Boat Landing, II

- 10.440.12.21 Marinas with No Repair or Servicing or Fueling Utilities
- 10.440.12.22 Marinas with Repair, Servicing or Fueling Utilities (By Special Exception)
- 10.440.12.30 Repair of Commercial Marine Craft (By Special Exception)
- 10.440.12.40 Landside Support Facility for Commercial Passenger Vessels
- 10.440.14.22 Marine Dependent Research and Development
- 10.440.14.52 General Manufacturing – Marine Dependent
- 10.440.15.10 Utility Substations Essential to Service the Area in which they Are Located (By Special Exception)
- 10.440.16.10 Wireless Telecommunications Facilities
- 10.440.16.20 Satellite Dishes (By Special Exception)
- 10.440.16.30 WHIP Antennas Not More than 30' in Height
- 10.440.18.10 Construction Trailers
- 10.440.18.21 Temporary Structures Up to 30 Days
- 10.440.18.30 Manufactured Housing up to 180 Days
- 10.440.19.30 Concession & Services Located within the Principal Building
- 10.440.20.10 Indoor Storage of Motor Vehicles as Accessory Use
- 10.440.20.20 Outdoor Storage of Registered Motor Vehicles
- 10.440.20.30 Outdoor Storage of Boats
- 10.440.20.40 Outdoor Storage of Lobster Traps
- 10.440.20.62 Outdoor Storage of Marine Dependent Machinery or Equipment

In *Belanger v. City of Nashua*, 121 N.H. 389, 393 (1981), the Supreme Court dealt with a zoning concept relevant in this case. In this Nashua neighborhood, the land had been zoned exclusively for residential purposes but, over the years, the neighborhood had gone through “substantial changes from the time it was originally zoned for single residences,” and the Court ruled that the ZBA’s denial of a real estate office was unreasonable. It pointed out that municipalities have an obligation to have their Zoning Ordinances reflect current characteristics of the neighborhood.

Over the last 30 or 40 years, Salter Street has had a complete renaissance. There has been tremendous residential investment on the entire street. There is not a single permitted waterfront business use that would be appropriate anywhere on Salter Street.

The incompatibility of residential and permitted waterfront business uses was highlighted in a 1975 zoning case involving the very property which is the subject of this application: *Roger Gagnon v. City of Portsmouth, Equity #1817-75*. Mr. Gagnon was manufacturing lobster traps and building fiberglass fishing boats on the very property which is the subject of this application. The noise, smells and traffic overwhelmed the neighborhood. Every large truck making deliveries of supplies and every fisherman’s pick-up truck acquiring supplies had to drive down (and in many instances back up)

the entire length of Salter Street. The Court issued an injunction against various activities that were disrupting the peace and quiet of the neighborhood. In short, the zoning is not compatible with the land use pattern on this street.

The granting of relief to allow an additional tiny dwelling unit on this very large lot is consistent with the predominant land use in this entire area and it: (1) would not diminish the value of surrounding properties; (2) would not be contrary to the public interest; (3) will do substantial justice; (4) would not be contrary to the spirit and intent of the Ordinance; and certainly (5) the literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. There is no fair and substantial relationship between the general public purpose of the Ordinance and the specific application of the waterfront provisions to this property.

As this Board is well aware, the power to grant variance relief is given to municipal zoning boards and boards of adjustment to prevent an unreasonable "taking" of a landowner's rights when the land use regulation, as applied to a particular property, creates an unnecessary hardship for the owner. The constitutional framework in which all regulations must be analyzed was summarized by the New Hampshire Supreme Court in *Metzger v. Town of Brentwood*, 117 N.H. 497, 502-503 (1977), when the Court stated as follows:

The interest of citizens in their private property must be respected and protected from unreasonable restrictions which deprive them of the reasonable use of their land. N.H. Const. pt. I, art. 2. ...When the restriction as applied to a particular piece of land is unnecessary to accomplish a legitimate public purpose or the gain to the public is slight but the harm to the citizen and his property is great, the exercise of the police power becomes arbitrary and unreasonable and this court will afford relief under the Constitution of this State.

The requirements for zoning relief are satisfied and it is respectfully requested that the relief be granted.

Respectfully submitted,
Margot L. Thompson
By her attorney,



Peter J. Loughlin

David Rheume, Chair

November 28, 2018

Page 8

PJL/dea

Attachments:

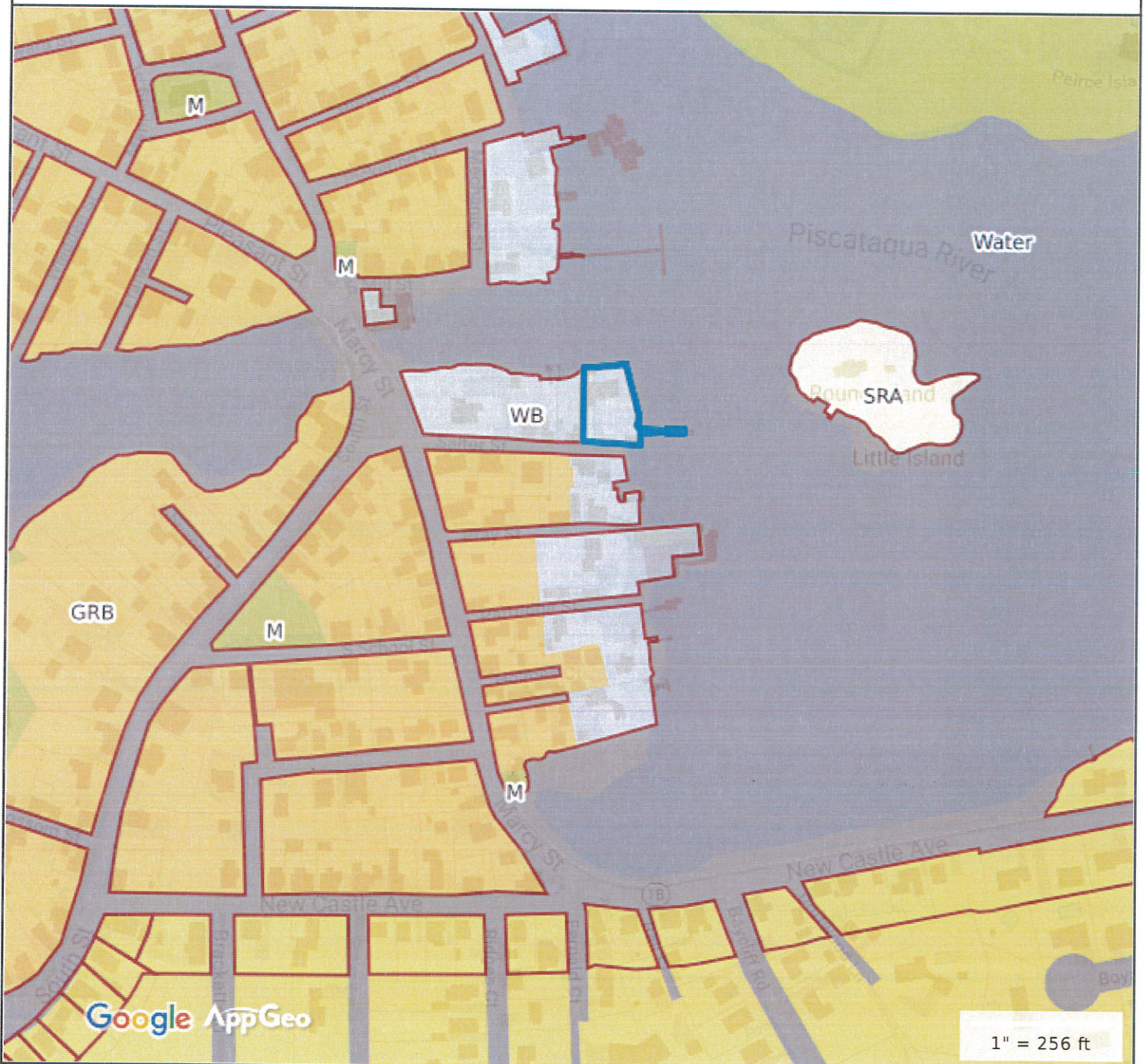
- (1) Portion of Portsmouth Zoning Map
- (2) 2018 Tax Map 101
- (3) 2018 Tax Map 102
- (4) Enlargement of Tax Map 102
- (5) Portion of 1979 Tax Map U-2
- (6) Portion of 1980 Tax Map U-2
- (7) Portion of 1994 Topographic Map
- (8) City Directories
- (9) List of Lot Sizes and Zoning Districts
- (10) Architectural Elevations of the Property
- (11) Photos
- (12) 11" x 17" Existing Conditions Plan
- (13) 11" x 17" Variance Application Plan

Cc: Edward and Margot Thompson

Thompson\2018-11-28 Final Ltr to Rheume

SALTER STREET ZONING

#1

**Property Information**

Property ID 0102-0032-0000
Location 57 SALTER ST
Owner THOMPSON MARGOT L

**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.

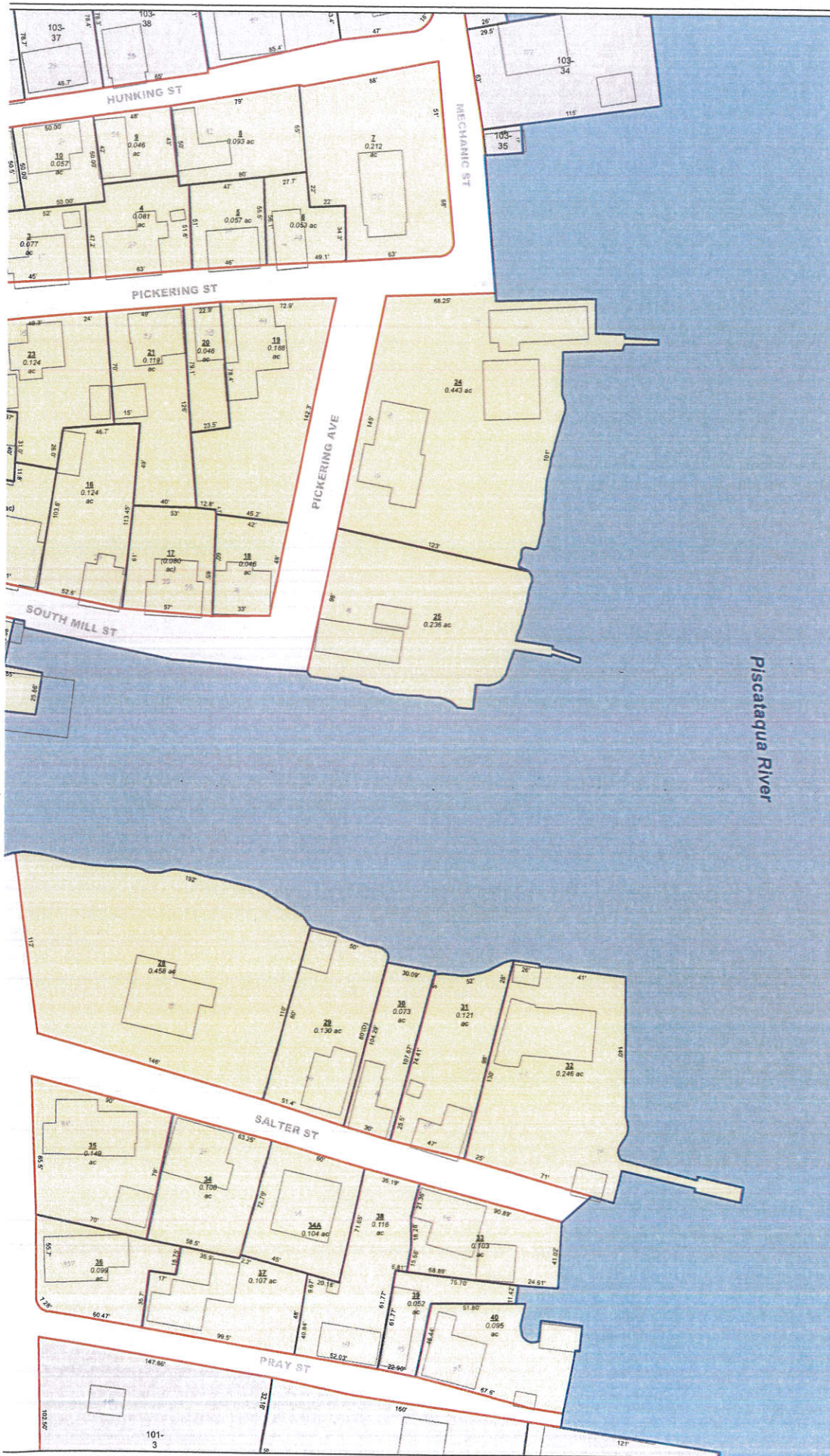
Geometry updated 01/04/2018
Data updated 11/19/2018

Map Theme Legends

Zoning

Residential Districts		
	R	Rural
	SRA	Single Residence A
	SRB	Single Residence B
	GRA	General Residence A
	GRB	General Residence B
	GRC	General Residence C
	GA/MH	Garden Apartment/Mobile Home Park
Mixed Residential Districts		
	MRO	Mixed Residential Office
	MRB	Mixed Residential Business
	G1	Gateway Corridor
	G2	Gateway Center
Business Districts		
	GB	General Business
	B	Business
	WB	Waterfront Business
Industrial Districts		
	OR	Office Research
	I	Industrial
	WI	Waterfront Industrial
Airport Districts		
	AIR	Airport
	AI	Airport Industrial
	PI	Pease Industrial
	ABC	Airport Business Commercial
Conservation Districts		
	M	Municipal
	NRP	Natural Resource Protection
Character Districts		
	CD5	Character District 5
	CD4	Character District 4
	CD4W	Character District 4-B
	CD4-L1	Character District 4-L 1
	CD4-L2	Character District 4-L2
Civic District		
		Civic District
Municipal District		
		Municipal District
Overlay Districts		
	OLOD	Osprey Landing Overlay District
		Downtown Overlay District
		Historic District

City of Portsmouth



Partial Legend

See the cover sheet for the complete legend.

7-5A

Lot or lot-unit number

2.56 ac

Parcel area in acres (ac) or square feet (sf)

Address number

233-137

Parcel number from a neighboring map

68'

Parcel line dimension

SIMS AVE

Street name

Parcel/Parcel boundary

Parcel/ROW boundary

Water boundary

Structure (1994 data)

Parcel covered by this map

Parcel from a neighboring map

(see other map for current status)

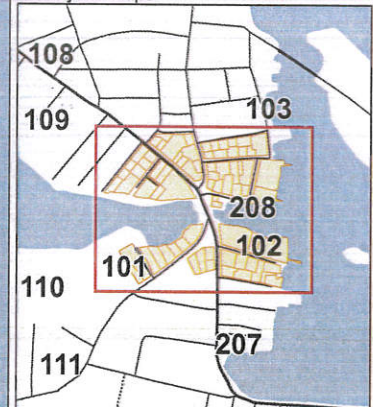


0 50 100 Feet

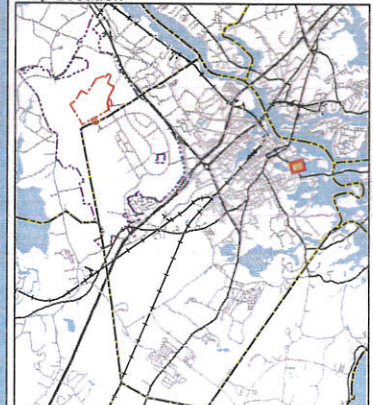
0 20 40 Meters

This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps

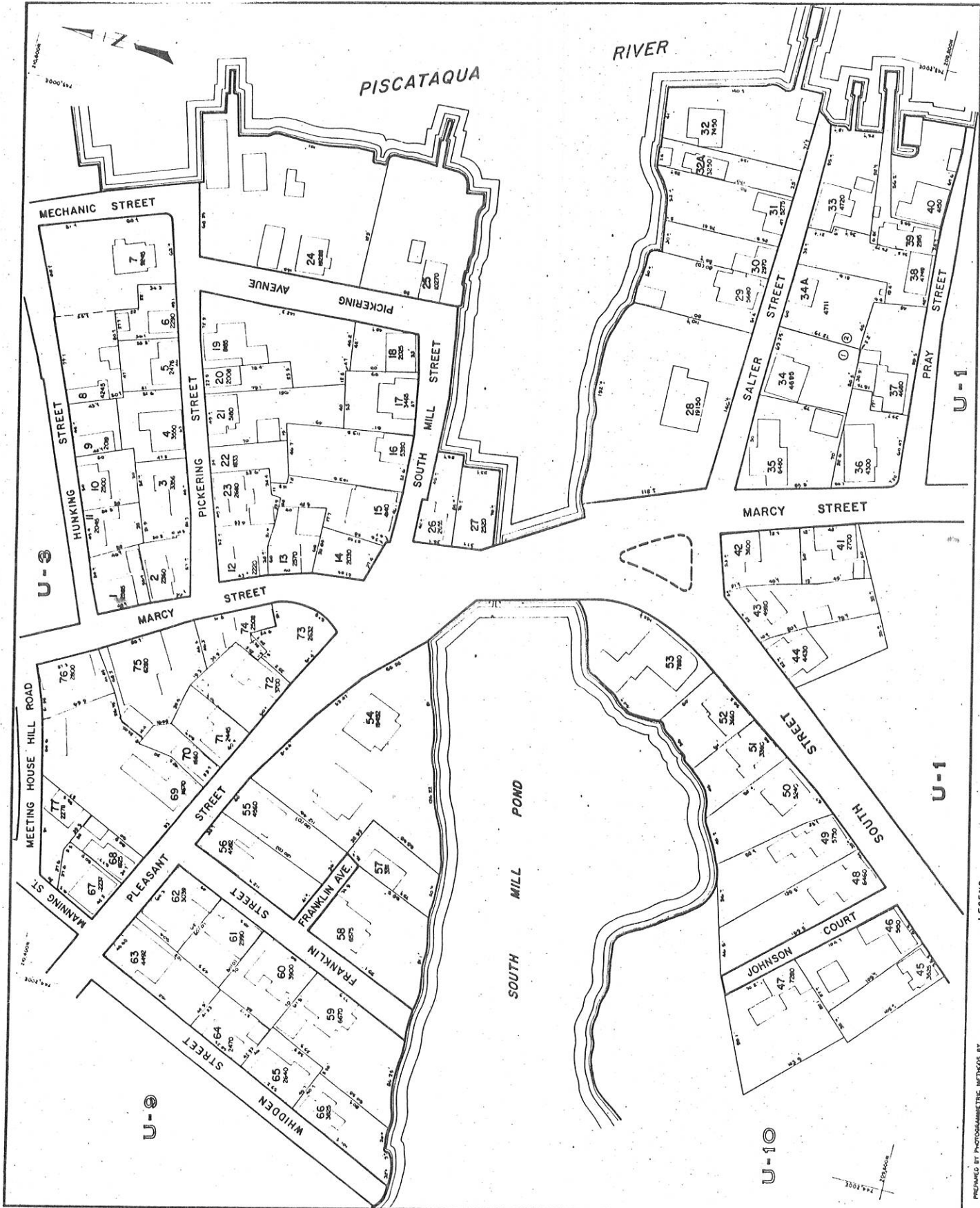


Map Location



Portsmouth, New Hampshire
2017

Tax Map 102



U-2

SCALE IN FEET
0 40 80

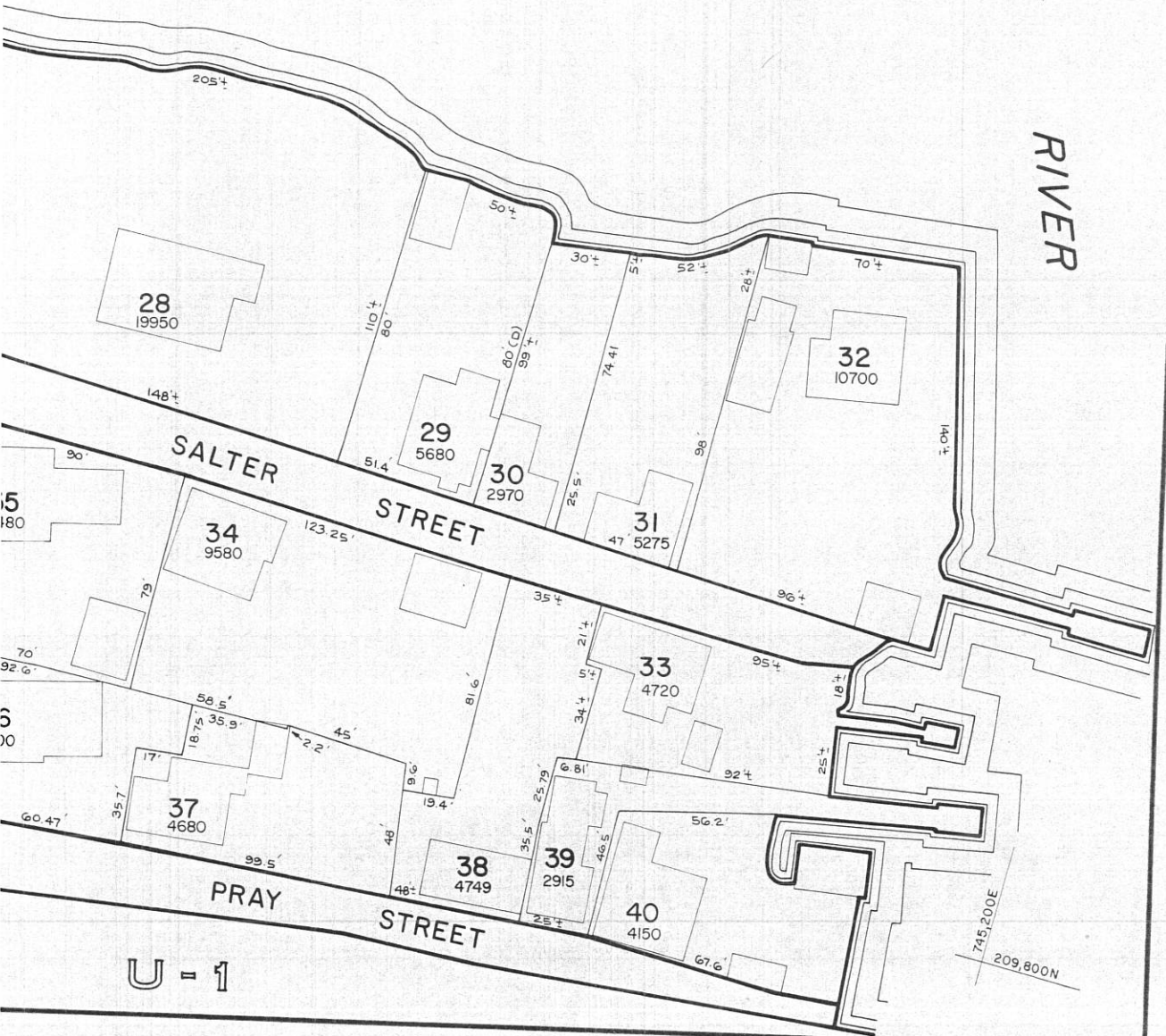
PROPERTY MAP
PORTSMOUTH
NEW HAMPSHIRE

LEGEND
12
ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

PREPARED BY PHOTOGRAPHIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1979

PISCATAQUA

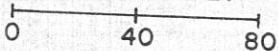
RIVER



U = 1

REVISED TO APRIL 1, 1980
John E. O'Donnell & Associates
Auburn, Maine

SCALE IN FEET



U-2

SHEET INDEX

69	70	NEW CASTLE
61	62	
53	54	55



TOPOGRAPHIC MAP

#7

CITY OF PORTSMOUTH

ROCKINGHAM COUNTY, NEW HAMPSHIRE

SHEET NO. 62

TO PROPERTY MAPS R5, R7, R8, U1, U2



**GARDEN AND LAWN SUPPLIES
POWER EQUIPMENT, LAWN MOWERS
SNOW BLOWERS, SNOW MOBILES
FERTILIZERS, FEED, GARDEN SUPPLIES**
65 DEER ST. Tel. 436-7605

H. A. MANNING COMPANY'S

565	Wilson Alonzo H Jr (17)	1-7805
565	Walker Jimmie L (18)	6-6923
565	Vacant (19)	
565	Vacant (20)	
565	Coughlin Frank D (21) Δ	
565	McCann John J (22)	1-6897
565	Flood Martin J Jr (23)	
565	Vacant (24)	
Building 3		
567	Dickson Jas D (1)	1-7696
567	Beck Thos H (2)	1-8962
567	Avery John C (3)	
567	Gidge Mildred M Mrs (4)	1-8023
567	Vacant (5)	
567	Lilly Donald P (6)	6-6395
567	Matthews Marie (7)	6-8659
567	Hamilton Gretchen V (8)	1-6454
567	Fay Norman S (9) Δ	
567	Vacant (10)	
567	Vacant (11)	
567	Oliviera Elwyn (12)	1-6042
567	Levy Saml (13)	6-2764
567	Wiseman Judith (14)	6-3900
567	Vacant (15)	
567	Bartell Geo J (16)	6-5834
567	Borden Russell J (17)	
567	Knowlan Ethel (18)	
567	Osmer Steph R (19)	6-4483
567	Chase Henry J (20)	
567	Vacant (21)	
567	Strazzullo Vincent (22)	1-7515
567	Vacant (23)	
567	Verrill Virginia M (24)	6-1509
Building 4		
563	Vacant (1)	
563	Colburn Deborah J (2)	6-0564
563	Lawrance Craig (3)	6-2247
563	Vacant (4)	
563	Vacant (5)	
563	Vacant (6)	
563	Anderson Chas M (7)	
563	Vacant (8)	
563	Vacant (9)	
563	Vacant (10)	
563	Vacant (11)	
563	Bowie Jonathan L (12)	1-4289
563	Vacant (13)	
563	Vacant (14)	
563	Vacant (15)	
563	Vacant (16)	
563	Marshall Richd A (17)	1-8899
563	Vacant (18)	
563	Vacant (19)	
563	Vacant (20)	
563	Vacant (21)	
563	Baylis Larry R (22)	
563	Vacant	
563	Vacant (24)	
Building 5		
57	Richter Walter (1)	1-8805
57	Davis Warren C (2)	6-6284
57	Wall Howard I (3)	

PORTSMOUTH DIRECTORY

479

(continued)

557	Vacant (4)		808	Harvey Marjorie G Mrs	6-0139
557	Vacant (5)		808	Grant Maude P Mrs Δ	6-5185
557	Vacant (6)			-Cliff rd begins left	
557	Pointer Geo S (7)	1-4080	898	Myatt Royal E Δ	6-3737
557	Vacant (8)		895	Ricklefs' Carpenter Shop	
557	Vacant (9)		900	Greene Archie O	1-8292
557	Vacant (10)		911	off Workman Anna M Mrs (R) Δ	
557	Vacant (11)		911	off Workman Harrison H (R)	6-3445
557	Vacant (12)		915	Al's TV Shop Δ	6-4501
557	Vacant (13)		950	No report	
557	Wheeler Richd A (14)	6-2178	952	rear Shaw Margt Mrs Δ	6-2527
557	Britt Priscilla J (15)			-Walker Bungalow rd begins	
557	Vacant (16)			Sagamore Creek	
557	Seitz Kenneth W (17)			-Bridge Overpass	
557	Vacant (18)			Sagamore Lobster Co	6-1501
557	Skowronek Thos A (19)	6-8938		Sagamore Boat and Bait Shop	
557	Vacant (20)			-Sagamore Grove begins	
557	Scofield David (21)	1-6097	960	Duffen Charlotte	
557	Vacant (22)		960	Grove Grocery (L) Δ	6-5009
557	Vacant (23)			Ladd's Restaurant (R) Δ	6-0161
557	Vacant (24)			Ladd's ice cream (R) Δ	6-0161
Building 6			1149	Scammon Robt	6-4135
559	Vacant (1)			Loyal Order of Moose	
559	Meager Robt G (2)	1-8262		-Wentworth rd begins left	
559	Vacant (3)		1063	Grove Lawn & Garden Shop	
559	Vacant (4)			Wentworth American	6-9632
559	Bebert Eric A (5)	1-4561		Cooper Richd basket mfrs (L)	
559	Vacant (6)			Loyal Order of Moose Lodge No 444	
559	Poirier Steph P (7)	6-3151		Johnson Wm H (R) Δ	
559	Vacant (8)			Scammon John J (R)	6-4621
559	Vacant (9)			Smith Norman J (R)	6-3503
559	Wright Nancy P (10)	1-7601		Rosa John (R)	6-2901
559	Vacant (11)			Vacant (R)	
559	Vacant (12)			Ingram Geo A (R)	6-1213
559	Vacant (13)			Miller Raymond L (R) Δ	6-5459
559	Kennedy Peter B (14)	1-7892		Grant Chester A (R)	6-9227
559	Hussey Eileen M (15)	6-6463		Clough Earl R (R) Δ	6-4646
559	Vacant (16)			-Rye line	
559	Spinney Barbara G (17)	6-8049		SAGAMORE GROVE-fr Sagamore av nr Saga-	
559	Vacant (18)			more Creek Ward 4	
559	Vacant (19)			Sweet Phillips B (L) Δ	6-2111
559	Fagan Timothy J (20)	6-4086		Walsh Sue S Mrs (R) Δ	6-8212
559	Vacant (21)			Golter John B Jr (L) Δ	
559	Vacant (22)			Shupe Stanley A (R)	6-3650
559	Vacant (23)			Odiome Herman O (L)	6-4753
559	Vacant (24)			Hayes Lawrence (L)	1-8493
563	Dworkin Gary S	1-6097		Fuller M	
576	Fenwick Marston S	6-2051		SALEM-fr 387 Islington to 200 McDonough	
594	Falk M K	6-2301		Ward 2	
607	Smith Paul R	6-1571		Left side even numbers	
635	Stone Danl A	6-9009		30 Feeney Nora A Mrs Δ	6-2256
635	Clark Sign Co	6-9009		41 Hanscom Arth H Jr Δ	
692	Brownell Jennie P Mrs Δ	6-0788		45 Cocchiato Palma T	6-3609
695	Robbins Elmer E Δ	6-0612		50 Careno Leo C Δ	6-6856
697	Davis Frank H Δ	6-4328			
698	Nash John N	6-8788		SALTER-fr 419 Marcy to Piscataqua River	
713	Harrington Marshall P Δ	6-0972		Ward 4	
714	Larin Francis J Δ	6-7656		Right side even numbers	
716	Daigle Donald A Δ	6-7265		13 Vacant	
749	Kimball Laurence M Δ	6-2914		13 Taylor Regina E	1-8443
766	Meehan W Francis Δ	6-4527		Lowell Henry M	
766	Comeau Harry C Δ	6-1163		13 Vacant	
792	No report			13 Verville Richd	
794	Johnson Richd A sign pntr	6-4190		24 Silva Ruth P Mrs music tchr Δ	6-2410
794	No report			35 White Paul	
796	No report				
796	Vacant				

SHAINES SHOES

CORRECTLY FITTED FOOTWEAR

110 Congress St., Portsmouth—429 Central Ave., Dover—35 N. Main St., Rochester

480

H. A. MANNING COMPA

35A Davis Albert C 6-0930
41 @ Felix Frank C 1-7691
53 Carleton Neill S 1-7204
55 Donnell Donna
56 @ Gamester Marie Mrs 6-4153
57 Gagnon Roger L 6-5812

SAND HILL DR fr Gansett easterly
No houses

SAPPHIRE fr 495 Myrtle av east to Diamond
dr Ward 1

—Edmond av crosses

40 @ Canino Michl J 6-4803
51 Soltis Andrew Jr 1-4393
60 Gagnon Robt L 1-6469
61 @ Yeaton Wm 1-7201
81 @ Moulton Dorothy Mrs 1-7557
80 Ericson

SARATOGA WAY—fr 35 Crescent Way to Bedford Way Ward 1

Right side even numbers

24 Young D P 6-6526

—Porpoise Way begins

—Porpoise la ends

31 Woodward Frank E 6-6085
40 Drake Chauncey M Δ 6-0621

41 Vacant
43 @ Rumore Diane M Mrs 6-2705
50 Vacant

52 Demers Fred E Δ 6-2347
53 Davis Paula

—Concord Way crosses

79 Rowe LaRue A Jr 1-7794
86 Cwiklik Albert S 1-8340
91 Croteau Dennis J 6-0679

91 Denny's Plumbing and Heating
93 Pottle Norma E Mrs Δ 6-4028

95 Braun John L Δ 6-2750
106 May Warder W Jr 6-8955

—Raleigh Way crosses

—Bedford Way begins

SCHURMAN AV (Pannaway Manor)—fr opp 77
Colonial dr southerly Ward 3

4 @ Hanley Arth B 1-8169
9 @ Hopley Wm H P Δ 6-5314
14 @ Clark Gladys E Mrs 6-2814

SCOTT AV—fr 41 Wright av jct Daniel to Memorial Bridge Ward 5
No houses

SEWALL RD—fr Spinney rd northeasterly to
276 Aldrich rd Ward 3

2 @ Sullivan John F Δ 6-1878
5 Shepard Frank O 6-7980
5 Courtemanche Lionel A Δ

11 @ Pecunies Richd C Δ 1-6697
—Fields rd ends

10 @ Works Philip O Jr 1-7072

14 @ Connelly Robt J 6-
15 @ Lukas John N 6-
18 @ Merritt D Owens Δ 6-
19 @ Desotelle Walter J Jr Δ 6-
22 @ Minnis Virginia E Mrs Δ 6-
26 @ Link Jay M 1-
30 @ Maddock Saml B 6-
34 @ Dulac L Roland Δ 6-
38 @ Brewster Chas W 6-
42 @ Bosen Andrew T Δ 6-
23 Roberts Porter 6-
27 @ Erickson John F Δ 6-
50 @ Morrison Edw H 6-4

SHAPLEIGH ISLAND (formerly Marvin's Island) bet 1st and 2nd New Castle Bridge
Ward 4

@ Conroy Thos S Δ 6-4
@ Marconi Wm E Δ 6-4

SHEAFE fr 25 Penhallow to 18 Chapel Way
Right side even numbers

3 Walsh Publishing Corp 6-4
3 New Hampshire Profiles Corp 6-4
3 New England Architect Magazine 6-4

9 Dwyer A R 6-4
11 Kohl Paul C Δ 6-0

12 Vacant
14 Standish Mary A 6-27
16 Martin's Advertising 1-88

17 @ Elwell Eug D 1-88
18 Kercher John 1-88

19 Vacant
19 Morrell G S Δ 6-01

20 Vacant
29 Boronski Fredk Δ 6-01

31 Ahlquist Kenneth W
37 Alford Monroe

43 @ Rogers Eleanor A 1-87
44 Vacant

46 Vacant
49 Cunningham Pansie

49 Culberson Jas M Ins Agency 6-04
49 Fogg Elinor

59 Vacant
59 Vacant

SHEFFIELD RD—fr 84 Melbourne to 495 Midway rd Ward 3

11 @ Saad Ferris 6-209
14 @ Soris Philip J Δ 6-410

23 @ Reddy Jas 1-725
24 @ MacDonald John A Δ 6-518

30 @ Daniels Frank A Δ 6-727
36 @ Share Saml R Δ 1-690

—Hampshire rd begins left
45 Berry Phillip L 1-6497

46 @ Addorio Nicholas P 6-4452
55 @ Watkins Orman C

56 @ Fleming Robt P Jr (R) Δ 6-7800
61 @ Griffin Geo C Δ 6-8521

HAMEL J M	87	332-7000
LOPEZ MANUEL J	89	332-0584
LONG ROBT G SR	87	335-2093
BROWN JONATHAN S	88	332-1637
HILLSGROVE M	87	332-8025
ROY KENNETH	89	332-9007
WHEELER BRADLEY A	87	332-7754
BUNKER JOHN E	86	332-0083
CATE B A	88	335-4872
LAMONTAGNE DAVID	82	332-9359
MORRIS LOUIS H	88	335-3534
QUINN JACK B	88	332-5845
RAINARD BRUCE C	88	332-9222
ROBINSON JAS	85	335-2244
SPINNEY S J	83	332-6210
WILLIAMSON LEE	87	332-5058
WOOD GEO H	87	332-3149

• SALEM •
EXETER
03833

J & D FLOORS	90	778-1108
J & D HARDWOOD FLRS	90	778-1108
J&D HARDWOOD FLOORS	91	778-1108
GAUDETTE JOHN F	88	772-2737
FRIZZELL JENNIS	91	772-5836
HALLORAN STEVEN B	87	772-8768
GALLAGHER J	91	778-9236
MORONG SARAH	91	778-3115
LEAVITT ALLAN	90	778-3873
WHITE C E	91	778-0879
CO RADIO SHOP	91	772-7618
E-COMM	91	772-7618
STCLAIR BRETT	91	772-7619
SWARTZ R	91	772-6418
NICHOLS CHRISTOPHER	89	778-1978
SCOTT THOMAS B	88	778-9382
MANGAN S L	90	772-9666
TUCK GORDON L	90	772-2472

• SALEM •
PORTSMOUTH
03801

TRACT 692	91	436-5017
GOLUB JOHN & M	91	436-6856
CARENO LEO J	91	436-6856

• SALEM AVE •
DOVER
03820

TRACT 812	86	749-3194
BOWEN HARRY R	86	749-2436
COMARD LARRY M	86	742-1084
MCKENNEY BERNARD	86	742-3893
LBAY ALVIN R	86	742-9470
PARKER PHILIP	86	749-3763
BROWNELL HAROLD L	86	749-3763
FARRELL STEPHEN	86	742-0857
HOWARD DAVID	87	742-0857
GAGNON VICTOR	89	742-4365
MURPHY ALICE T	89	742-7533

• SALISBURY AVE •
YORK, MAINE
03909

TRACT 360	91	363-4403
YORK VOLNTEER AMBLN	91	363-4403

• SALMON •
NEWMARKET
03857

TRACT 675	91	659-7535
ADAMS JENNIFER	91	659-2860
BERGER JEFFREY	89	659-7923
BROWN ROSE	91	659-6223
BURNEY BRUCE LEE	91	659-7921
CABLE HEATHER LYNN	91	659-6881
CARON EDM N	86	659-6763
CLEARY MORIAINE	91	659-6461
DARA SONNTHAYA	85	659-2825
DOBIE S	85	659-2825
DORR SYLVIA & APRIL	88	659-6169
DUGUAY NICOLE	91	659-7535
FORBES D W	91	659-2378
GRIFFIN FRANKLIN	91	659-8018
KHOUNASSEN NAM	91	659-6394
LABERGE RICHARD	87	659-6053
LIANGRATH KHAM	91	659-6054
MITCHELL VIRGINIA L	86	659-2653
MYERS L	86	659-3941
NEUBERT KEITH A	86	659-3065
OLSON M	90	659-2473
PHIMANSONE LAKSELY	88	659-7369
RODOSKI DOUGLAS J	91	659-2637
SHEA KATHLEEN	91	659-7691
SHUMWAY K	91	659-3470
SOLOMON STEVEN	91	659-8601
WHITE RICHARD M	90	659-7679
WOODMAN PAUL	91	659-3157
DEAN R G	84	659-6825

KILNER M CARY	88	659-6825
BEASLEY GLEN	91	659-6678
ANDRY MICHAEL	91	659-6528
BETHIE MAUREEN M	86	659-3523
BARKER TIM	91	659-7795
BROTHERSTON ROB	90	659-5699
CHAMBERS PHILIP P	91	659-5425
HOGAN SHANNON	91	659-8468
HORNE ROBT	88	659-7101
JEAN JIM	91	659-8468
KELLEY AMY L	91	659-7533
KINSALL SUSAN M	86	659-3964
LANDERMAN KEVIN	91	659-6899
LAPORTE WAYNE	91	659-6899
MCILL MAUREEN	90	659-3016
MILLARD CHRISTY	90	659-8570
MOUNTJOY KEITH	90	659-7474
PALOCCHIO DAVID T	83	659-6492
PERKINS KEITH	91	659-3528
RODRIGUEZ RADHAMES	90	659-7250
SEARLE JODY	91	659-8468
STANGE SARAH A	91	659-7533
STEARNS TIMOTHY	90	659-6084
VANNINI MARCUS S	91	659-7277
VINCENT TAMMY	91	659-8608

• SALMON FALLS EST •
ROCHESTER
03868

1 DOMINIQUE DALE	91	332-3558
2 CADENA GLENN	91	332-9438
3 MAXFIELD C	91	335-4122
4 NADEAU F C	90	332-9912
5 CASSAVALUGH M	91	335-0989
6 FERLAND D	90	335-0953
7 NAPPER ANDREW & M	89	335-2632
11 COUTURE PAMELA	91	332-6730
15 CAPLETTE PENNI J	91	332-4467
16 HILLS J	91	332-3301
18 STEADMAN MM H SR	91	332-5822
20 SANDERS N	91	335-4121
21 LABELLE NORMAN JR	91	335-6343
23 BEANE BETSY	89	335-2946
24 RICHARD BRIDGETTE	91	335-0984
25 SEVIGNY PAMELA	91	332-4385
26 RANAGAN SUSAN	89	335-6174
27 MOSHER P	91	335-3905
30 POTVIN SUSAN	90	335-4393
31 ROBERTS KELLIE	91	335-1839
222 METCALF D J	91	335-6625

• SALMON FALLS LANDING •
ROCHESTER
03868

1 MAXWELL WAYNE	91	332-9340
2 GAGNON NORMAN	89	332-6373
4 GUILLMETTE S	91	335-6345
4 GUILLMETTE DAMN	91	332-8992
10 SPRAGUE CHARLES	91	332-8319
12 BILODEAU PAUL	88	332-5194
13 EMERSON PAULINE	90	335-3905
14 DULLINGER BETTY	89	335-3461
15 CLARK MICHAEL	91	332-5181
19 EVERINGHAM KEVIN	91	335-5784
20 HICKMAN RICHARD	91	335-2157
22 ANNACH CLYDE	91	335-4901
23 HICHAUD CARL	90	335-4408
24 PERRON S	91	332-2974
25 SCOTT JAY & LAURA	89	335-4398
26 MOSANDEL LAWRENCE	91	335-5978
28 DENUZZO D	90	335-1290
29 NEDEAU DEBORAH J	89	332-9608
31 FOWLE ALAN A 2ND	89	335-6392
32 JOHNDROW CHAS A	89	332-0820
33 HENTZ JON E	89	335-4023
34 WINN BRUCE	91	332-8273
35 MILES RICHARD	90	335-1680
100 TREFETHEN E JR	89	332-4478
101 BODGE PATRICIA	89	332-8077
102 J&S MOBILE MUSIC	91	332-4034
129 LESSER S	90	335-0736
130 WRIGHT P L	91	335-0008
131 BLOUNT MICHAEL	90	335-4975

• SALMON FALLS RD •
ROCHESTER
03868

TRACT 842	86	332-6970
1 LAMBERT P M	86	332-6600
2 LAMBERT'S AUTO SLVG	84	332-3905
4 MCCOY M	88	332-7885
6 MCCELLELLAN DON	88	332-3351
7 CHRUSH KEVIN	87	332-3210
9 LOCKHART CHAS	87	335-2518
10 CRANDALL J	86	332-7138
11 MCWATH P	88	332-1851
12 GOSSELIN RICHARD C	91	332-6587
16 LAMBERT RAYMOND R	91	332-1924
18 SLOSSER E	86	332-0695
21 MAILLOUX BOS F	91	332-3972
22 MAILLOUX LYNN E	86	332-0899
23 FRENCH DONALD E	85	335-2428
24 TINGLIE RALPH E	84	332-8913
25 BEAUDOIN MARJORIE M	85	332-0741
26 PIKE P L	87	332-8731
27 WARD THOS C	91	335-5871
28 GRANT D	90	332-1552
31 SWINK WAYNE E	88	335-0997
33 MOON KEVIN	88	332-4964
35 BRISSON CHAS	89	335-6327
36 LACHANCE B J & JUDY	86	335-6149
36 NASON D	91	332-2173
37 LATOUR B E	91	332-2251
38 BOWLING R	91	335-3021
39 JOHNSON MARC	91	332-5152
40 MILLER M T	89	332-0274
41 TILTON RICHARD H	90	335-1113
41 ST PETER DAVID M	90	335-4317
42 BRUNELL DAVID	84	332-4533
43 STIMPSON S	84	335-5618
44 CHURCHWELL JOS III	46	335-6162
46 KNOX EDM	91	332-3356
48 LEASSIE DAYNE	85	335-6162
48 MILLER TINA	91	332-6216
55 HARRIMAN DORIS	87	332-8256
58 HIGGINS CARROLL L	88	332-3038
60 VIEL JAS V	91	332-9158
65 GRAY S	89	335-0877
65 GRAY W	87	335-3462
67 ROUTHIER ROBT & LISA	87	332-2195
71 TUCKER BERNICE G	82	335-1582
73 SHUTE GERTRUDE	90	332-1377
82 CHASE ALTON H	90	335-3480
90 MURDO FRANK	86	335-3965
95 DAVIS ORIN	86	335-3965

149	HARNUM GORDON	87	335-3523
151	DEBUTTS MERLAND	84	332-7903
151	JONES ELWIN V	85	332-4812
153	SCHNADENBERG D J	84	335-2568
173	CASSELBERRY DEBBY	89	335-5807
173	SHAM JANE & FORD	89	332-7285
175	WHITTIER THOS		332-5969
179	DUNIGAN THOS	89	335-3123
180	DEMERS DONALD R		332-1398
181			
182	CHURCH OF CHRIST	89	332-7193
189	CHERRY C	89	332-2796
190	WINDERS JEFF	86	335-2599
193	DAVENPORT RICHARD M		332-0697
195	HENDERSON DAVID	85	332-0688
195	MCCODEY SUSAN	90	332-4089
196	GRAVEL DANA & KAREN	90	332-8760
197	LEMEUX TODD	91	335-6668
198	HOME JOS C	88	332-4754
202	MCGRATH JOHN E	88	332-9237
203	BARNES MICHAEL	89	332-0357
203	CAROZZI MM V	89	335-2747
203	HOCKENHULL JAS	88	332-1229
203	SHAFER MICHAEL F	89	335-1279
205	LEWIS FREDK O		332-8134
208			
210	FOLENSBEE T	90	335-1512
211	JEWELL GARY	88	332-5510
211	MILLER ROBYNN	88	332-5510
215	HALL DAVID	91	335-4148
216	BERGERON ARMAND	90	335-2541
218	PRAY GREGORY E	82	332-0884
219	DILBOY ANTHONY T		332-3524
220	BLANCHETTE GREGG	83	332-6603
230	SEAYER MICHAEL	87	332-9252
232	LEARY PATRK C	91	332-8508
232	LIGHTHOUSE STUDIO	91	332-3037
234	MOSHER STEPHEN A	91	332-1821
234	STEER PAUL D		332-9089
235	BAILEY ERMANWALTER	88	332-1055
235	NEARD KENNETH E	88	332-2462
237	GELINAS J	91	332-8840
239	TUTTLE A M	90	332-3651
240	SAUCIER DANNY R	89	335-3422
241	MARCOTTE P	85	332-4965
242	CAMERON DAMN	90	332-3792
243	CALANDRA DOMINIC		335-4519
245	HARTFORD WAYNE	88	335-3899
248	CABLE STEPHEN		335-3731
248	FORBES DEBBIE	86	332-1067
250	JENNESS ARTHUR		332-7281
254	BOUCHARD ROBT		332-4036
255	LOCK JUSTIN C	88	332-5743
257	MORIN FRANK H		332-9273
265	GROVENSTEIN ROBT P		332-4668
267	HOBBS BOB & KIM	90	335-4752
268	CLARK LAWRENCE H	84	332-7127
273	WEEKS MERRIT JR	84	332-4914
274	NORMELL LEE	91	332-6173
275	DEVEAU LAWRENCE D	91	332-1720
276	LAFORTE MARTIN	91	335-0570
276	MOORE M J	91	335-0570
279	COOPER GARY	91	332-4825
279	COOPER WARREN	84	332-8822

-- CONTINUATION OF --

• SALMON FALLS RD •

ROCHESTER

MAIL: ROCHESTER NH 03868

495					
497	RICHARDSON MAX	98	603 332-3613		
501	GROVENSTEIN ROBT P	98	603 332-4668		
502					
505	RINES DANA	87 h	603 335-1728		
507	HEON STEVEN	00	603 335-5789		
508	ERHARD DIANE	00	603 332-8690		
508	HARDY ROBT	00	603 335-2267		
508	ROGERS ROLAND N	00	603 332-1573		
517	WEEKS MERRIT JR	00	603 332-4914		
523	BAILEY JOHNATHAN	00	603 330-9840		
524	COLBY S	00	603 335-0291		
527	VANDERZANDEN EDWINA C	88 h	603 332-8827		
532	AUSTIN ROBT J	00	603 332-5342		
534	ALLEY F	00	603 335-1095		
547	HILL L	98	603 332-3924		
557					
562	MCPHETERS TORREY	98	603 332-1749		
563	PRAY GEO E	98	603 332-4178		
563	PRAY GEO F	97	603 335-2516		
570	KONDRUP DAMON	98	603 335-5778		
580	WARD T	99	603 330-1945		
583	BENNETT WAYNE	98	603 335-1646		
584	HAMEL MARTIN	98	603 332-3465		
588	CARR DAM	98	603 335-7255		
594	VALLCOURT SCOTT	98	603 335-8081		
606	TAYLOR JEFFREY PEASE	98	603 332-5966		
607	MIKOSKI KEVIN	98	603 335-4662		
613	SHAW PERRY JR	98	603 335-2144		
622	DOUGLAS JACK	98	603 332-6113		
635	COPP DANA	98	603 332-5736		
656	ACKERSON ROBT N	98	603 332-4351		
659	JACQUES MD	00	603 335-8363		
675	MCGRANAGHAN JAS T	00	603 330-9893		
676	JOHNSTONE LORRAINE	00	603 335-8363		
679	BALLOU ROBT	99	603 335-4633		
679	KNIGHT-BALLOU JOLENE	99	603 335-4633		
684	RUEL GARY	98	603 330-0047		
685	METIVIER ROBT E	98	603 332-3432		
694	TILTON STEVEN	98	603 335-0972		
700	BEAULIEU DAVID	97 h	603 332-9935		
716					
732					
737	MAIORIS JANICE E	89 h	603 332-8150		
753	WHALEY L C	00	603 332-6491		
759	STPIERRE M L	97 h	603 330-3938		
767	PERRY MARK	93	603 335-0798		
767	PERRY MARK & JANET	98	603 335-8660		
767	PERRY SARAH	99	603 335-2748		
773					
787	PATTERSON K	00	603 332-3266		
795	GOLDSTEIN PETER	98	603 332-6204		
812	METAYER JEFFREY	98	603 332-8487		
832	CROWLEY DANL	94 h	603 332-2982		
840	LEMELIN CRAIG	99	603 335-9270		
851	JOHNSTON RALPH H	98	603 330-1007		
854	GAUTHIER GEO H	00	603 332-0427		
886	PERRY HARRY V JR	97 h	603 332-5274		
899	GOSSELIN BRIAN	00	603 335-4414		
927	WALLACE SHEILA	00	603 335-8554		
932	KELLER SARA	00	603 332-3212		
933	ADRIEN RENE	00	603 335-3095		
938	DEEGAN MICHAEL	87 h	603 332-7802		
941	MILLER ERIC	00	603 335-0208		
945	LETENDRE KIM	00	603 335-3247		
945	WOLFE ROBERT C	00	603 332-4635		
950	FOURAR-LAUN DJ	99	603 335-0701		
951	LAROCHELLE PETER	99	603 332-8374		
951	ROUSSIN MARGAN	99	603 335-8054		
955	CADWALLADER JASON	99	603 335-6837		
956	STUART JAS	00	603 332-8675		
961	LAVOIE JEAN	00	603 332-0972		
967	DAVIS JANET	00	603 332-9750		
971	PINA STEVEN	00	603 332-8927		
982			603 335-1983		
987	WHITE BRUCE A	00	603 332-0408		
996	RUTLEDGE V	00	603 332-1651		
1042	NICKERSON DANL	00	603 332-6997		
1140	ROULEAU BETTY	99	603 332-0121		
	ADARGANA PAUL	00	603 332-6922		
	ATKINS VERNON P	00	603 332-0408		
	BOSTICK HAROLD N	00	603 332-0471		
	CARR WARREN R	87	603 332-1651		
	CHENEY V	00	603 332-1280		
	CLOUGH THOS G	99	603 335-6764		
	COOPER WALTER R	83	603 332-3053		
	DREW DAVID F	00	603 332-0348		
	EVANS CHAS	00	603 332-1526		
	FOWLER JOHN A	86	603 332-1526		
	FOWLER PHILIP EXCAVGT	00	603 332-3949		
	FOWLER VERNIE A	00	603 335-3874		
	GAGNON EDGAR	00	603 332-8405		
	GARLAND TED	95	603 332-5288		
	HARRINGTON FREDK	00	603 332-7874		
	HILL DONALD C	00	603 332-5768		
	HILL JOHN WILLIAM	86	603 335-3682		
	JACOBS DAVID C	00	603 332-2882		
	LABBE PALMA	82	603 332-2139		
	LAVENDIERE JOHN	88	603 332-4738		
	MACKAY ALDEN J	00	603 332-7378		
	MACKAY S L	88	603 335-4991		
	MCBRIDE MICHAEL	00	603 332-0112		
	OMALLEY DESMOND	86	603 332-5514		
	PRINCE LLEWELLYN R	00	603 332-8744		
	RINES ELBRIDGE G	00	603 332-0196		
	SUKOUANG ANUNTA	99	603 332-4477		
	SUNDERLAND WM J	84	603 332-1515		
	* TOFF JEFFREY R	00	603 332-6895		
	WALSH ARTHUR	00	603 332-4456		
	WEBB SHARON	00	603 332-2252		
	WILLARD THEODORE E	98	603 332-5977		
	WOOD JAS W	00			
	ZUMPE FRANKLIN	85 h			

• SALMON FALLS RD •

SOMERSWORTH

MAIL: SOMERSWORTH NH 03878

TRACT 33017 830.98 \$ *

41	RUGINSKI KEVIN	93 h	603 692-6335		
44					
49	MOORES HADLEY	87 h	603 692-2163		
51					
53	LACHANCE AARON	96 h	603 692-3727		
55					
59	GRENIER RAYMOND O	00	603 692-4344		
60	KRYSA JOHN J	00	603 692-5250		
61	COLBERT ROBERT	00	603 692-3256		
62	CLEMENT ARNOLD	98	603 692-5010		
67	DUKE R A	99	603 692-3696		
69	TOUSSAINT ROGER P	00	603 692-3104		
71	ADAMS RICHARD	98	603 692-5372		
74	SCADDING VERNIE	85 h	603 692-3285		

• SALMON FALLS EST •

ROCHESTER

MAIL: ROCHESTER NH 03868

1					
2	LORING KATE	98	603 330-0645		
3	MCKUHEN T	99	603 335-2335		
4	GREGOIRE R	98	603 330-3091		
5	GIROUARD J	00	603 335-3762		
6					
7	FERLAND V	93 h	603 335-9346		
8					
9	DANGLE L	97 h	603 335-1761		
10	MILLER LINDA	99	603 330-3527		
11					
12					
13	BÉLLOWS L A	99	603 335-5075		
14					
15	FROST KATHERINE	00	603 335-0172		
16	KING L E	94 h	603 332-8498		
17	SWAMP TRINA	96 h	603 332-1505		
18	PENNELL PATTY	93 h	603 335-6033		
19					
20					
21					
22	LAWRENCE CAROL ANNE	96 h	603 332-7616		
23					
24					
25	BEMIS ERICA	96 h	603 335-4497		
26	RANAGAN SUSAN	89 h	603 335-6174		
27					
28					
29	BROWN JOHN	00	603 335-5408		
30	DUCHARME LUCI	00	603 335-3178		
31	STOWELL D	97 h	603 332-4052		
32	HENDERSON PATTI	98	603 335-4223		

• SALMON FALLS LNDG •

ROCHESTER

MAIL: ROCHESTER NH 03868

1	PEACOCK MARK	97 h	603 332-5886		
2	GAGNON NORMAN	89 h	603 332-6373		
3					
10	SPRAGUE CHARLES	91 h	603 332-8319		
11	LEPROHON JAS	92 h	603 335-0916		
12	HILL S	96	603 332-0976		
13	MILLER L	96	603 332-0976		
14					
15					
16					
17					
18					
19					
20					
21	ANNACH CLYDE	91 h	603 335-4901		
22	WELCH RICHARD	95 h	603 335-6648		
23					
24	SCOTT JAY	89 h	603 335-4398		
25					
26					
27					
28					
29					
30					
31					
32	JOHNDRROW CHAS A	89 h	603 332-0920		
33					
34					
35	CHESSER WES	95 h	603 330-3356		
36					
37					
38					
39					
40					
41					
42					
43	CHARLAND HENRY	93	603 335-5142		
44	LEIGHTON SHAWN	99	603 335-5142		
45					
46					
47					
48					
49					
50					
51	SWASEY ROBT	97 h	603 330-5127		
52	YURTSEVEN JEAN M	96 h	603 332-3771		
53					
54					
55					
56					
57					
58					
59					
60					
61	WILLEY E	97 h	603 332-7236		
62	TREFETHEN BONNIE	96 h	603 332-4958		
63					
64					
65	ROGERS SCOTT B	97 h	603 335-8695		
66					
67					
68					
69					
70	MOORE PATRICIA M	96 h	603 332-7388		
71					
72	SILVA MARY ELLEN	96 h	603 332-5574		
73					
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• SALT MEADOWS •

HAMPTON BEACH

MAIL: HAMPTON NH 03842

1	KANE J J	96 h	603 929-4785	
3	TURGEON JOANNE	00	603 929-6988	-
4				
25	PAPPAS GEO J	91 h	603 929-0461	
35	HARTGEN PAUL	95 h	603 926-1912	

LOTS IN WATERFRONT BUSINESS DISTRICT

TAX MAP 101

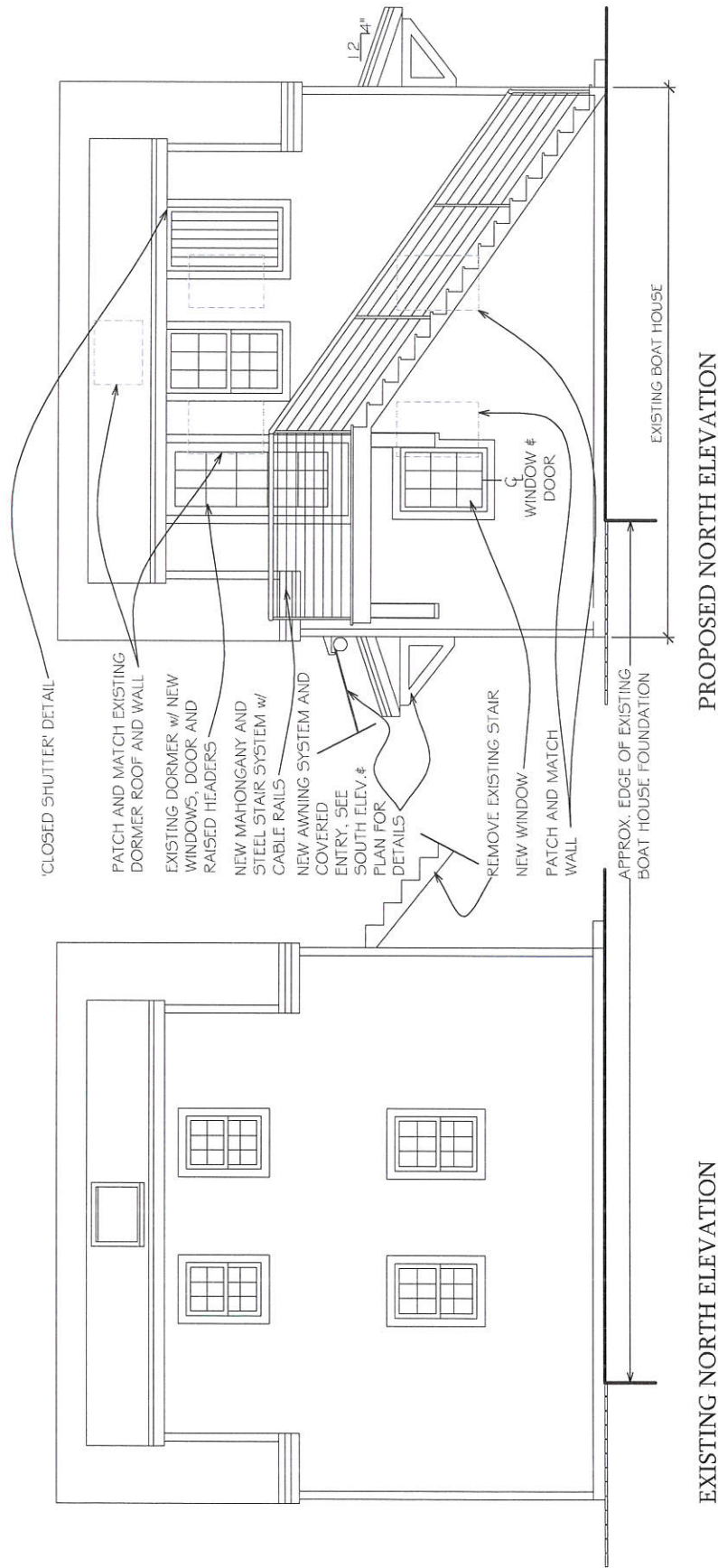
Lot #	Address	Acreage	Frontage	Waterfront Business District (Y/N)
1	54 Pray	0.145	52' on Pray	Y
2	40 Pray	0.395	160' on Pray	Y
3	445 Marcy	0.343	147' on Pray; 102' on Marcy and 62.44 on Pray	N
4	469 Marcy (corner of Partridge)	0.041	88' on Partridge	N
5	31 Partridge	0.037	66' on Partridge	N
6	39 Partridge	0.057	105' on Partridge	N
9	475 Marcy	0.098	38' on Partridge; 58' on Marcy	N
10	32 Partridge	0.234	135' on Partridge	Y
11	491 Marcy (corner of Holmes)	0.071	37' on Marcy; 82' on Holmes	N
12	33 Holmes	0.106	57'+ on Holmes	N
13	39 Holmes	0.058	0' on Holmes	Y
14	43 Holmes	0.126	0' on Holmes	Y
18	30 Walden	0.290	App. 25' end of Walden	N
19	28 Walden	0.065	33.8' on Walden	N
20	18 Walden	0.096	50' on Walden	N
21	0 Walden	0.02	11' on Walden	N
22	513 Marcy St.	0.112	48' on Walden; 22' and 82' on Marcy	N
22A	535 Marcy	.034	33' on Marcy	(Municipal)

TAX MAP 102

Lot #	Address	Acreage	Frontage	Waterfront Business District (Y/N)
28	13 Salter	0.458	146' on Salter	Y
29	35 Salter	0.130	51.4' on Salter	Y
30	41 Salter	0.073	30' on Salter	Y
31	53 Salter	0.121	47'' on Salter	Y
32	57 Salter	0.246	96' on Salter	Y
33	56 Salter	0.130	90.89' on Salter	Y
34	24 Salter	0.108	62.35' on Salter	N
34A	34 Salter	0.104	60' on Salter	N
35	419 Marcy	0.149	90' on Salter; 85' on Marcy	N
36	457 Marcy	0.99	55.7' on Marcy; 67' on Pray	N
37	17 Pray	0.170	99.5' on Pray	N
38	39 Pray	0.116	35.19' on Salter; 52' on Pray	N
39	45 Pray	0.52	22' on Pray	Y
40	53 Pray	0.95	67.6' on Pray	Y

Note: On Walden Street, Lots 16, 17, 18 and 12 are not in WFB
 Lots 22, 21, 20 and 19 are not in WFB; Lot 22A is zoned Municipal
 (Pumping station)

Median Size of ALL Lots (32)	0.1185 ac	5,161 s.f.
Median Size of Lots IN WBD (13)	0.1450 ac	6,316 s.f.
Median Size of Lots NOT in WBD (18)	0.1050 ac	4,574 s.f.



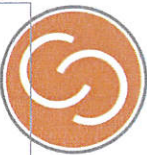
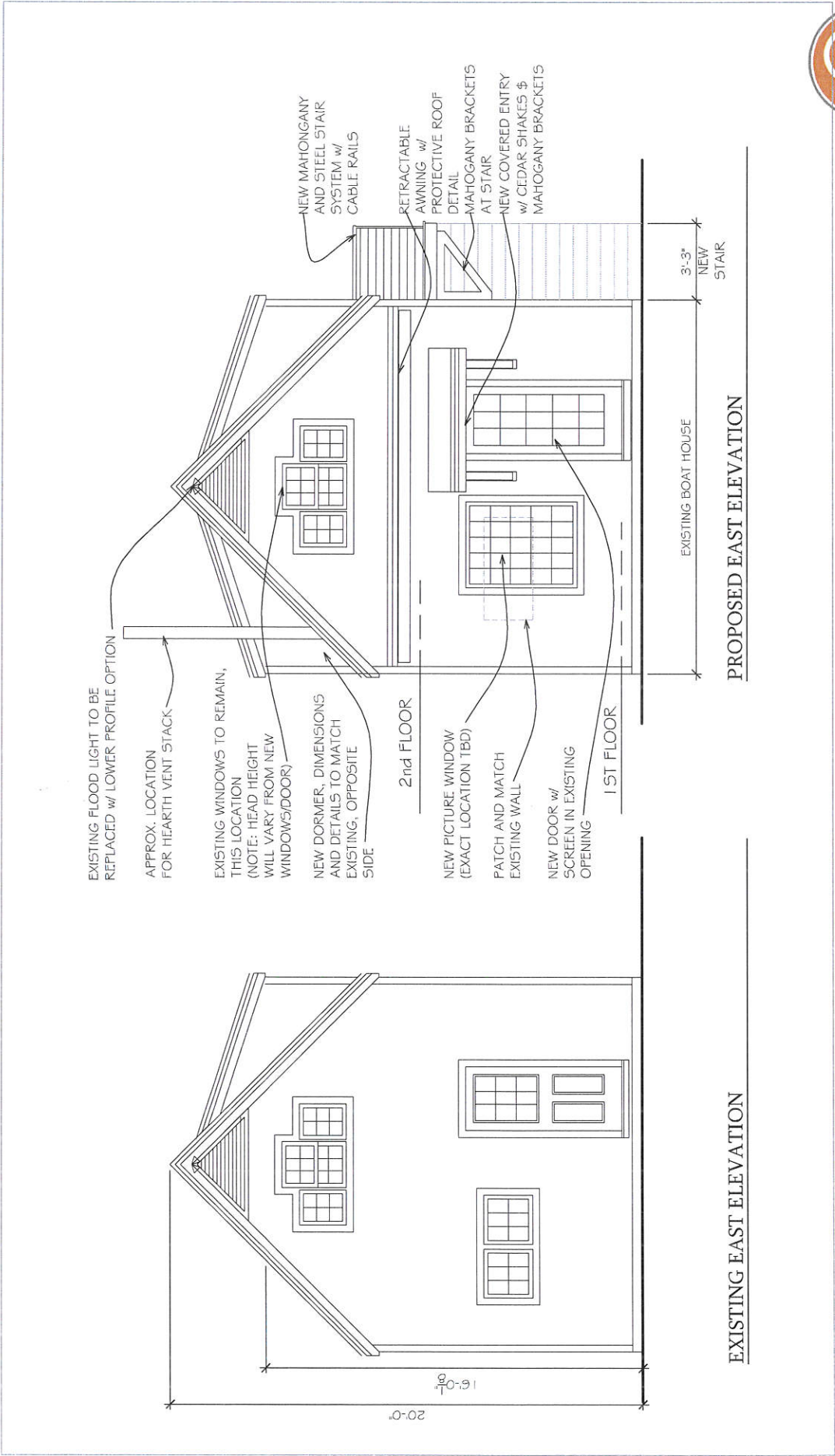
57 Salter Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

ELEVATIONS

SCALE: 1/4

BOA 12.2018
SH.2



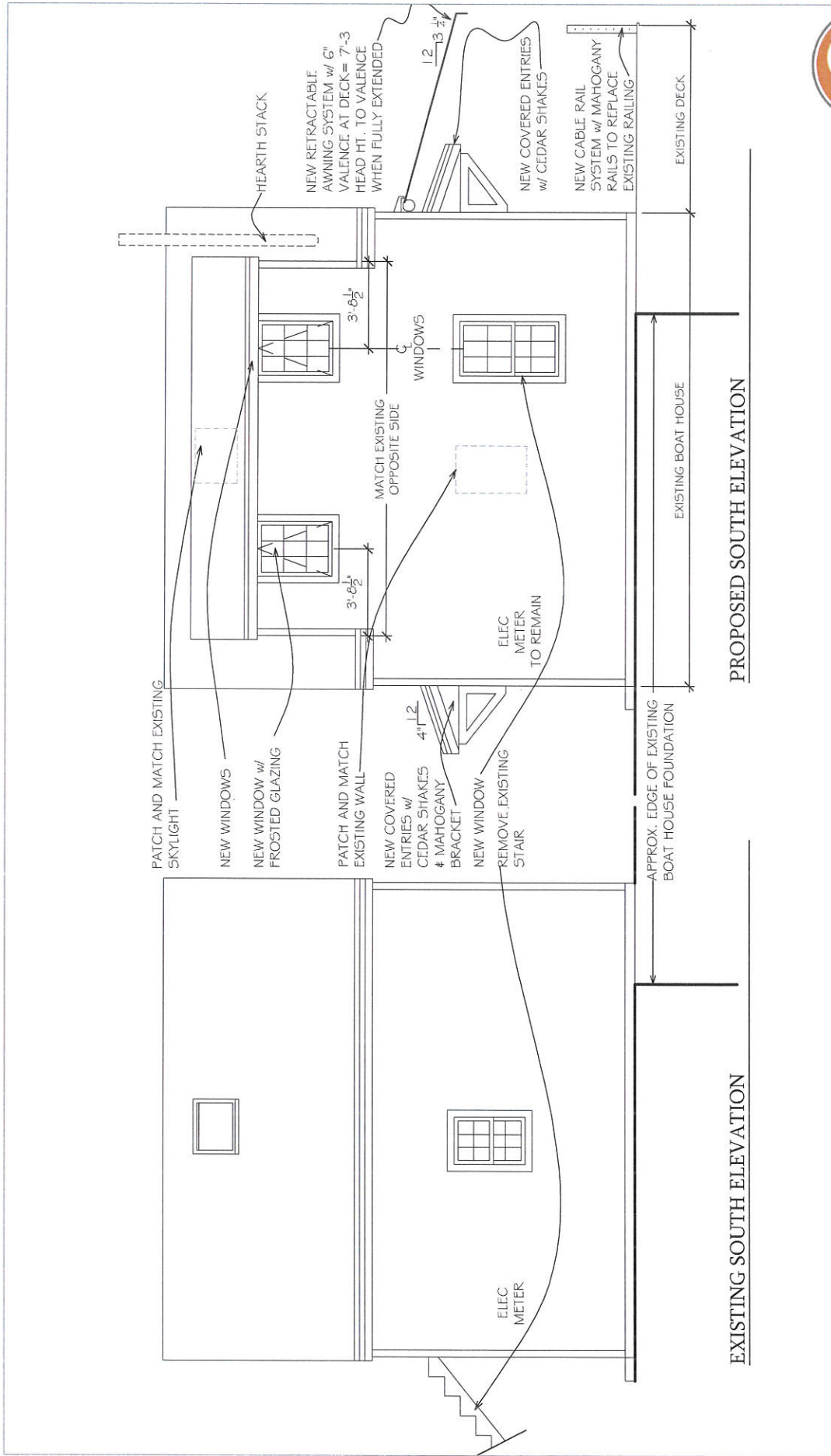
SCALE: 1/4"

BOA 12.2018 SH.3

ELEVATIONS

57 Salter Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760



SCALE: 1/4
BOA 12.2018
SH. 4

ELEVATIONS

57 Salter Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760



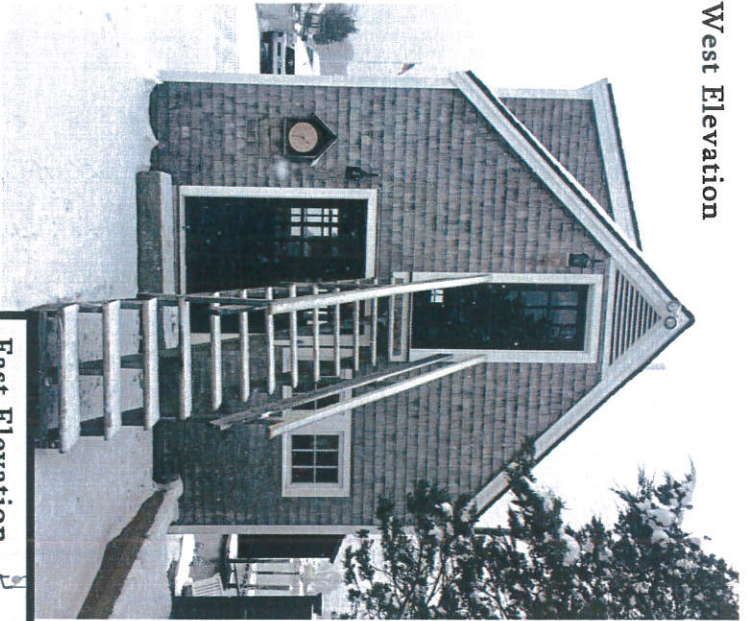
EXISTING WEST ELEVATION

SOMMA Studios 603/766.3760

BOA

SCALE: 1/4

West Elevation



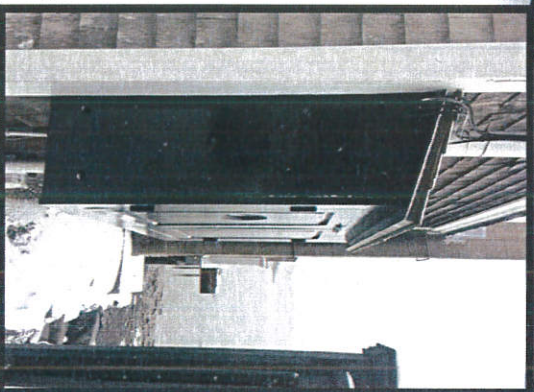
North Elevation



East Elevation



Tight View down
South Elevation



Existing Context Photos



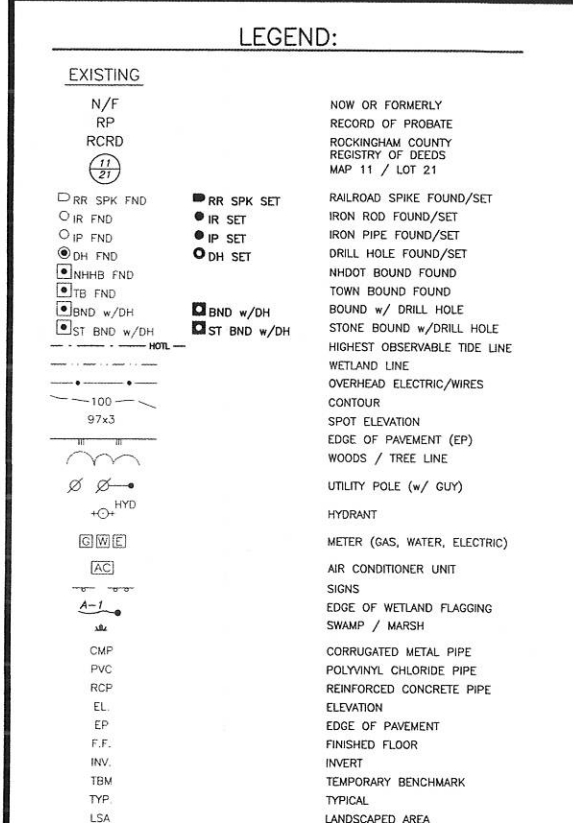
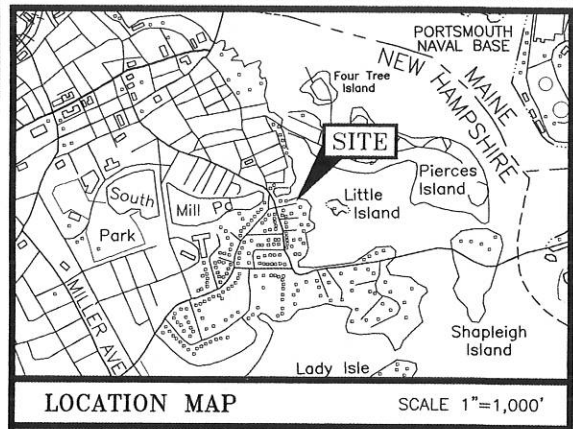


NORTH ELEVATION



WEST ELEVATION





TIE LINES FOR CLOSURE- NOT BOUNDARY LINES

LINE SEGMENT	BEARING	DISTANCE
T-1 TO T-2	N84°15'47"E	23.07'
T-2 TO T-3	S81°21'44"E	48.56'
T-3 TO T-4	S02°22'38"W	83.80'
T-4 TO T-5	S37°13'44"W	62.71'

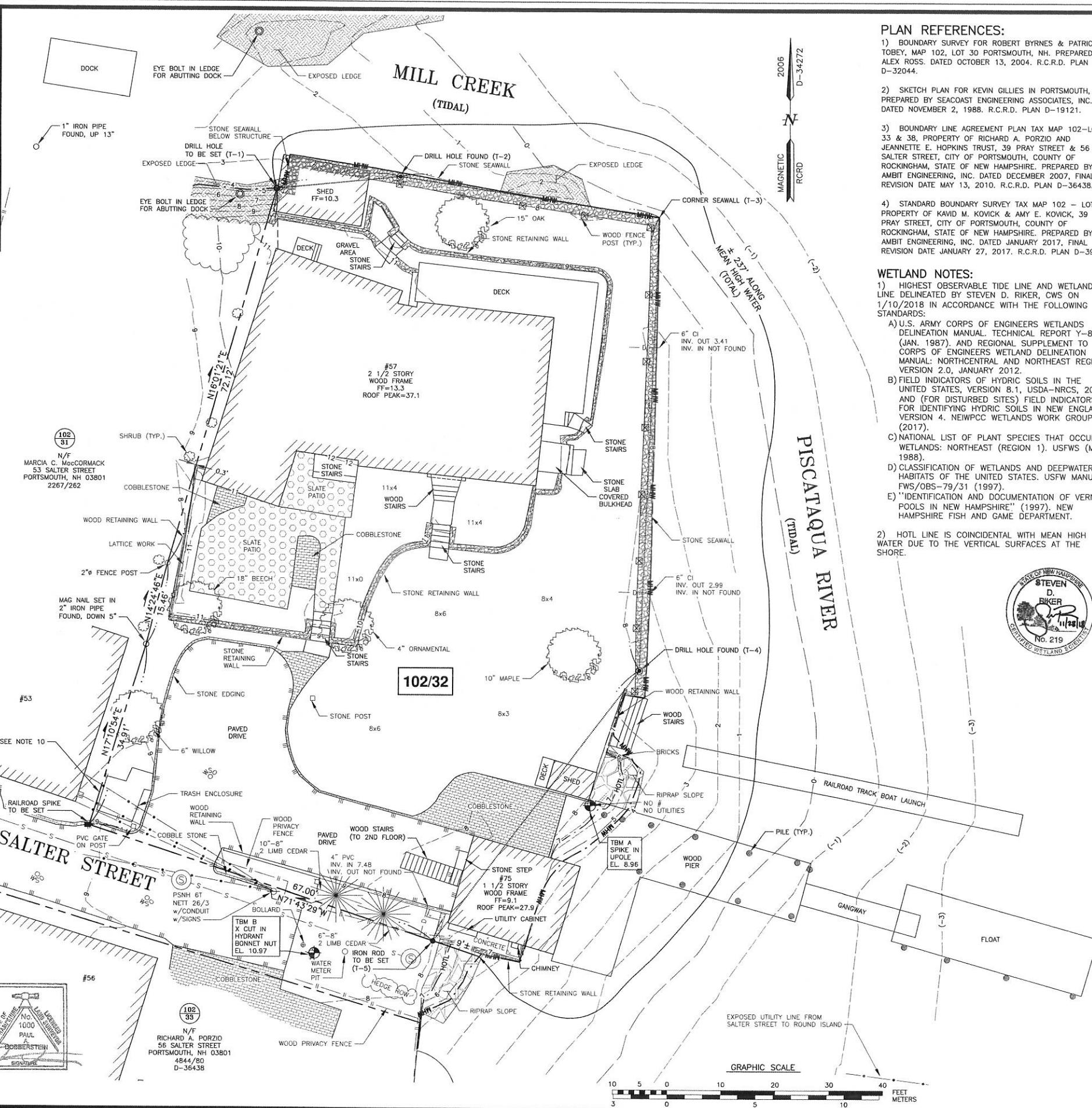
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBERSTEIN, LLS #1000

11/28/2018

DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-0282
Fax (603) 436-2315

PLAN REFERENCES:

- BOUNDARY SURVEY FOR ROBERT BYRNES & PATRICIA TOBEY, MAP 102, LOT 30 PORTSMOUTH, NH. PREPARED BY ALEX ROSS, DATED OCTOBER 13, 2004. R.C.R.D. PLAN D-32044.
- SKETCH PLAN FOR KEVIN GILLIES IN PORTSMOUTH, NH. PREPARED BY SEACOAST ENGINEERING ASSOCIATES, INC. DATED NOVEMBER 2, 1988. R.C.R.D. PLAN D-19121.
- BOUNDARY LINE AGREEMENT PLAN TAX MAP 102-LOTS 33 & 38, PROPERTY OF RICHARD A. PORZIO AND JEANNETTE E. HOPKINS TRUST, 39 PRAY STREET & 56 SALTER STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2007, FINAL REVISION DATE MAY 13, 2010. R.C.R.D. PLAN D-36438.
- STANDARD BOUNDARY SURVEY TAX MAP 102 - LOT 38, PROPERTY OF KAVI M. KOVICK & AMY E. KOVICK, 39 PRAY STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED JANUARY 2017, FINAL REVISION DATE JANUARY 27, 2017. R.C.R.D. PLAN D-39970.

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE AND WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/10/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- HOTL LINE IS COINCIDENTAL WITH MEAN HIGH WATER DUE TO THE VERTICAL SURFACES AT THE SHORE.

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.
- OWNER OF RECORD:
MARGOT L. THOMPSON
57 SALTER STREET
PORTSMOUTH, NH 03801
2959/811
- PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA: (TO MEAN HIGH WATER)
11,327 S.F. ±
0.2600 ACRE ±
- PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) AND THE HISTORIC DISTRICT.
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 SQ. FT.
FRONTAGE: 100 FT.
SETBACKS:
FRONT 30 FT.
SIDE 30 FT.
REAR 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM STRUCTURE COVERAGE: 30%
MINIMUM OPEN SPACE: 20%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 102 LOT 32.
- VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- MEAN HIGH WATER (MHW) LINE AS SHOWN IS BASED ON NOAA TIDE STATION 8419870 - SEAVEY ISLAND, PORTSMOUTH HARBOR. MHW LINE IS AT ELEVATION 4.59.
- PARCEL IS SUBJECT TO AND BENEFITS FROM "A RIGHT TO USE, IN COMMON WITH SAID SCHLEGEL THE GATEWAY ON SALTER STREET, WHICH GATEWAY IS PARTLY ON EITHER SIDE OF SAID STRAIGHTENED BOUNDARY LINE." LAND OF SCHLEGEL IS NOW LAND OF MACCORMACK. SEE RCRD 676/123.
- LOT IS ENTIRELY WITHIN THE 100' TIDAL BUFFER ZONE.

BUILDING RENOVATION THOMPSON RESIDENCE 57 SALTER STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	11/28/18
0	ISSUED FOR COMMENT	11/27/18

REVISIONS

SCALE 1"=10' NOVEMBER 2018

EXISTING CONDITIONS PLAN

C1

FB 322 PG 31 2858

