

Margot and Edward Thompson

Application to the City of Portsmouth for an Urbanized Shoreland Exemption

57 Salter Street, Tax Map #102, Lot #32

1. Project Information and Location: The project is the renovation of a building located at 57 Salter Street, Portsmouth, Tax Map #102, Lot #32. The building is Unit 1 of the Point of View Condominium. Grant of the Urbanized Shoreland Exemption will provide relief from certain requirements of the Shoreland Water Quality Protection Act and allow the Thompsons to resolve an outstanding appeal pending with the Wetlands Council. Application for this exemption is being done at the recommendation of NHDES. An application was made to the Portsmouth City Council on April 25, 2022. The full application was sent to the City Council with copy to the Planning Board. On May 2, 2022 the Council subsequently referred this matter to the Portsmouth Planning Board for a recommendation.

2. Building and Permitting History:

There are two buildings on the Property – a larger residence once the primary home of the Thompsons for over 32 years, and a smaller building formerly used for commercial use. The smaller commercial building was constructed in 1963 as a shop to build and repair lobster and fishing boats. The building is a two-story building consisting of approximately 640 square feet, cantilevered approximately 5 feet over the water with the majority of the building located on land, containing at the time electricity, water, wood heat and a telephone (hereinafter “Unit 1”). On June 27, 1990, the Thompsons purchased the Property, which also contained the larger residential structure they used as their primary residence (now Unit 2). In February 1991 the Thompsons appeared before the City of Portsmouth Historic District Commission (“HDC”) to request permission to remediate and renovate Unit 1, and modify its use from a boat repair shop to office space. The City of Portsmouth granted that approval, and Unit 1 was renovated to add a city sanitary sewer connection. The building had existing city water, natural gas, electric and telephone service connections. At that time, Unit 1 was zoned for Waterfront Business use by the City, and there was no change in zoning use with the 1991 approval. In November 2018, the Thompsons submitted an application to the City of Portsmouth’s Zoning Board of Adjustment (“ZBA”) to renovate Unit 1 to convert it to residential use. The renovation included the relocation of stairs to the second level, the addition of a dormer and two 19 square foot entrance overhangs, and a change of use for the building from Waterfront Business to Residential Use. On December 18, 2018, the ZBA approved the application for these changes, including the change in use to residential. The Thompsons also received two wetlands permits issued by NHDES for the proposed renovations to Unit 1 in July 2019 (2019-01730) and July 2020 (2020-1252).

Relevant Permits:

1. Building Permit No. 4459 – April 18, 1991
2. Portsmouth Certificate of Occupancy – August 30, 1991
3. Zoning Board of Adjustment Decision Change of Use – December 18, 2018
3. Building Permit No. 35117 – August 20, 2019
4. NHDES Wetlands and Non-Site Specific Permit 2019-01730 – July 10, 2019
5. NHDES Wetlands and Non-Site Specific Permit 2020-01252 – July 20, 2020

3. **Applicable State Regulations Related to the Project:**

RSA 483-B:12 – Urbanized Shoreland Exemption – RSA 483-B:12, the City of Portsmouth may in its discretion apply for an Urbanized Shoreland Exemption for the property if it finds that “special local urbanization conditions as defined in RSA 483-B:4, XXV, exist in the protected shoreland for which the exemption is sought.” See also Env-Wq 1410.02(a).

RSA 483-B:4, XXV – Definition of “Urbanization” - means the concentrated development found in the sections of towns or cities where there has been an historic pattern of intensive building for residential, commercial, industrial, or mixed uses such that it contributed to or constitutes the municipality’s downtown, community center, or central business district and wherein all vegetative buffers have been depleted, impervious surfaces are in excess of 50 percent, and residential uses are of at least 10 dwelling units per acre.

RSA 482-B:26 – prohibitions on buildings over water.

RSA 483-B:9, II(b) – primary structure 50’ setback from the reference line.

RSA 483-B:9, V(e) – minimum lot requirements for shoreland properties.

4. **Specific Request** - That the Planning Board recommend to the City Council to apply for an Urbanized Shoreland Exemption for Lot 32, Tax Map 102 (57 Salter Street) which will provide the Thompsons relief from the Shoreland Water Quality Protection Act allowing them to complete renovation of the building maintenance of the building as a primary residence (RSA 483-B:9 and 483-B:9). Because of the hardship that otherwise will befall the Thompsons if the application is not forwarded, the limited nature of this request, the lack of impact to the water quality of the Piscataqua River, and the other evidence submitted with the application showing the property meets the definition of urbanization, we urge the Portsmouth Planning Board to favorably recommend that the City Council approve the request and apply for an urbanized shoreland exemption for 57 Salter Street. The application is made to the NH Office of Strategic Initiatives which makes a recommendation to the Commissioner of the NH Department of Environmental Services. The Commissioner then makes a recommendation to the Governor and Governor’s Executive Council which ultimately approves the exemption. Upon grant of an exemption, the Thompsons would work with NHDES to resolve the appeal and relocate the building approximately 5 feet so it is no longer located over the Piscataqua River and would resolve any conflicts with RSA 483-A:26.

RATH YOUNG PIGNATELLI

Sherilyn Burnett Young
Attorney-At-Law
sby@rathlaw.com
Please reply to: Concord Office

April 25, 2022

VIA OVERNIGHT DELIVERY AND ELECTRONIC MAIL

The Honorable Mayor Deaglan McEachern
Members of the Portsmouth City Council
c/o Kelli Barnaby, City Clerk
City of Portsmouth
City Hall, 3rd Floor
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Urbanized Shoreland Exemption – RSA 483-B:12
Subject Property: 57 Salter Street, Portsmouth, Tax Map #102, Lot #32

Dear Mayor McEachern and City Council Members:

We write on behalf of Margot Thompson and Edward Thompson (“Thompsons”) to request that the Portsmouth City Council apply for an Urbanized Shoreland Exemption pursuant to RSA 483-B:12 for the property located at 57 Salter Street, Tax Map 102, Lot 32 in the City of Portsmouth, located along the shores of the Piscataqua River (the “Property”). If granted, this would exempt the Property from the provisions of the Shoreland Water Quality Protection Act, as discussed below. The City was granted such an Exemption once before, in 2007, for Tax Parcel 106, Lot 54 at 99 Bow Street. For your information, the process to apply for an Urbanized Shoreland Exemption is as follows:

1. The Portsmouth City Council, following a public hearing, would vote to make an application for an Urbanized Shoreland Exemption to the New Hampshire Office of Strategic Initiatives (“OSI”).
2. OIS reviews the application and, if approved, makes a recommendation to the Commissioner of the New Hampshire Department of Environmental Services (“NHDES”).
3. If approved by NHDES Commissioner Scott, the application would then be recommended by NHDES to the Governor and Governor’s Council for approval.

Should the City of Portsmouth approve this request and apply to the Planning Department of OSI, and the application is allowed, it would grant the Thompsons relief from certain requirements of the Shoreland Water Quality Protection Act and allow them to reside in their downsized home located on the Property.

National Impact. Uniquely New Hampshire.

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RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 2

Background/History

There are two buildings on the Property – a larger residence once the primary home of the Thompsons for over 32 years, and a smaller building formerly used for commercial use. The smaller commercial building was constructed in 1963 as a shop to build and repair lobster and fishing boats. The building is a two-story building consisting of approximately 640 square feet, cantilevered approximately 5 feet over the water with the majority of the building located on land, containing at the time electricity, water, wood heat and a telephone (hereinafter “Unit 1”). On June 27, 1990, the Thompsons purchased the Property, which also contained the larger residential structure they used as their primary residence (now Unit 2). In February 1991 the Thompsons appeared before the City of Portsmouth Historic District Commission (“HDC”) to request permission to remediate and renovate Unit 1, and modify its use from a boat repair shop to office space. The City of Portsmouth granted that approval, and Unit 1 was renovated to add a city sanitary sewer connection. The building had existing city water, natural gas, electric and telephone service connections. At that time, Unit 1 was zoned for Waterfront Business uses by the City, and there was no change in zoning use with the 1991 approval.

In November 2018, the Thompsons submitted an application to the City of Portsmouth’s Zoning Board of Adjustment (“ZBA”) to renovate Unit 1 to convert it to residential use. The renovation included the relocation of stairs to the second level, the addition of a dormer and two 19 square foot entrance overhangs, and a change of use for the building from Waterfront Business to Residential Use. A copy of the set of plans submitted to the ZBA on November 28, 2018, is attached for your review. On December 18, 2018, the ZBA approved the application for these changes, including the change in use to residential.

The Thompsons also received two wetlands permits issued by NHDES for the proposed renovations to Unit 1 in July 2019 (2019-01730) and July 2020 (2020-1252). With all necessary approvals in hand, the Thompsons created the Point of View Condominium Association for 57 Salter Street (Unit 2) and 75 Salter Street (Unit 1). The Thompsons sold Unit 2 (their former primary residence) in October 2020, but retained ownership of Unit 1 to convert into their new, downsized primary residence.

In April 2021, while in the middle of the construction renovations, the Thompsons were informed by NHDES that they were in violation of the Wetlands Act (RSA 482-B) and Shoreland Water Quality Protection Act (RSA 483-B) related to their conversion of the building to residential use. On August 20, 2021, NHDES issued an Administrative Order alleging a violation of the Wetlands Act because the residence (Unit 1) was located over State waters, and violations of the Shoreland Protection Act because the residence was located within 50 feet of the shoreline and the two-unit condominium violated the minimum shorefront

RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 3

requirements¹. The Thompsons filed a Notice of Appeal in September 2021 with the Wetlands Council.

The Wetlands Council accepted the Appeal (with the agreement of the State), and the appeal is currently stayed pending this application to the City of Portsmouth². If the City finds that an application for an Urbanized Shoreland Exemption is warranted and the application is ultimately approved, then the Thompsons plan to pull the structure back 5 feet so it is no longer over water, eliminating any Wetlands Act violation, and will be exempt from the Shoreland Protection Act requirement for the 50-foot setback for a primary residence as well as the minimum shorefront requirements for the two-Unit Condominium Association. This would also resolve the pending appeal with NHDES. Once the appeal is resolved, the Thompsons will then work diligently with the City of Portsmouth Planning and Inspections Departments to revise the permit and complete renovations of their downsized Unit 1 home.

The Thompsons conversion of Unit 1 to their home is part of an overarching retirement plan whereby the Thompsons would create the 2-unit condominium, sell their Unit 2 larger residence, “downsize” their residence into the Unit 1 structure, and use the proceeds from the sale of Unit 2 for the renovations to Unit 1 and their retirement. Prior to being notified by NHDES of the alleged violations of the Wetlands and Shoreland Acts, the Thompsons had spent in excess of \$382,000 on this project. Their plan is to remain in the same neighborhood in Portsmouth, where they have raised three children, and where they have many friends and neighbors which they have cultivated over the past 40 years, including 8 years on Pickering Street and later 32 years on Salter Street. The Thompsons are active members in the community and participated in local non-profits, including service on the Boards of the Strawberry Banke and Portsmouth Children’s Museum. They are deeply committed to remaining in Portsmouth, but currently find themselves unable to afford the purchase of a suitable alternative residence in the City.

Discussion

Pursuant to RSA 483-B:12, the City of Portsmouth may in its discretion apply for an Urbanized Shoreland Exemption for the property if it finds that “special local urbanization conditions as defined in RSA 483-B:4, XXV, exist in the protected shoreland for which the exemption is sought.” See also Env-Wq 1410.02(a).

RSA 483-B:4, XXV states that:

¹ The minimum shorefront requirements under the Shoreland Protection Act require XX feet of frontage for each residential lot. The Property has a total of YY feet of frontage.

² In fact, the NHDES suggested that the Thompsons pursue an Urbanized Shoreland Exemption for possible resolution of this matter.

RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 4

“Urbanization” means the concentrated development found in the sections of towns or cities where there has been an historic pattern of intensive building for residential, commercial, industrial, or mixed uses such that it contributed to or constitutes the municipality’s downtown, community center, or central business district and wherein all vegetative buffers have been depleted, impervious surfaces are in excess of 50 percent, and residential uses are of at least 10 dwelling units per acre.

In support of a finding that those special local urbanization conditions exist for the grant of an Urbanized Shoreland Exemption, the City must submit evidence to the NHDES of existing and historical patterns of building and development in the protected shoreland in demonstration of the special local urbanization conditions. Such evidence shall address:

- (a) Current and past building density.
- (b) Commercial, industrial, or residential uses.
- (c) Municipal or other public utilities.
- (d) Current municipal land use regulations which affect the protected shoreland.
- (e) Designation as a downtown, community center, central business district, or urbanized area or urban cluster as delineated by the United States Census Bureau.
- (f) Any other information which the commissioner may reasonably require.

(a). Current and past building density, lack of vegetated buffers and impervious area.

As stated above, Unit 1 was formerly a commercial boat repair shop and later converted into an office. The property and lot are currently located within the Waterfront Business District which does not have minimum density requirements for residential uses (which are either grandfathered or allowed by variance). As shown on Attachment A, there is a historic pattern of residential development in the Waterfront Business District and vicinity of the Property including ten units within 1 acre. Most of the homes adjacent to the Property and in the area were built in the 18th and 19th centuries on small lots.

In addition, both the Property and surrounding properties were built right on the water’s edge with retaining walls, so there are no vegetative barriers between the properties and the Piscataqua River. See Attachment B and Attachment C. As of 2020, the impervious area for the Property was previously 57% of the property and that was reduced to 52% due to the improvements by the Thompsons. Even with the reduction of impervious area and improvements to stormwater runoff from the site, the Property exceeds the 50% impervious area threshold of the statute. See Attachments A and C.

A total of 33 residential homes are visible from the shoreline of the Property, along with the Naval Shipyard and 2 other dock buildings attached to nearby properties along the

RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 5

Piscataqua River. Photographs of the views of these properties from the shoreline of the Property are included as Attachment B. In addition, please see photographs demonstrating the past and current condition of Unit 1 in Attachment D.

(b). Commercial, industrial or residential uses allowed.

The Waterfront District is currently zoned to accommodate and support business uses that depend upon the ocean or the Piscataqua River for transportation or resources. See City of Portsmouth Zoning Ordinance, Article 10, §10.410. As stated above, the Property has previously been used for mixed commercial and residential uses and is consistent with the mix of residential and commercial buildings in the area. In December 2018, the Thompsons did receive a variance granted by the ZBA to convert Unit 1 from a commercial to residential use. Work was also approved by the Historic District Commission on February 6, 2019.

(c). Municipal or other public utilities.

As stated above and as shown on the 2018 plans submitted to the ZBA, both Units 1 and 2 are currently served by municipal water and sewer provided by the City of Portsmouth, as well as natural gas services, electrical and telephone. See Attachment E. This is particularly relevant because there are no septic systems that could leach or discharge to the Piscataqua from use of either Unit 1 or Unit 2 on the property. The use of Unit 1 as a primary residence will have no impact to the water quality of the River.

(d). Current municipal land use regulations which affect the protected shoreland.

The Property is located at Tax Map 102, Lot 32 which is governed by the City of Portsmouth's Zoning Ordinance Article 10, as amended on January 11, 2021. A copy of the City of Portsmouth Zoning Maps are attached for your review. See Attachment F. As shown on Attachment F, the Property also falls within the Historical District subject to review under Zoning Code Article 6, Sections 630 – 637. The Property is also located within the Flood Plain District, specifically Flood Zone AE, as shown on Attachment G, subject to Zoning Code Article 6, Sections 620 – 10.629. Finally, any development at the Property and shoreland is subject to review by the Portsmouth Conservation Commission pursuant to Zoning Code Article 10, Sections 1010 – 1018 because it is situated along the Piscataqua River.

(e). Designation as a downtown, community center, central business district, or urbanized area or urban cluster as delineated by the United States Census Bureau.

The property is located within the Waterfront Business district and is also located within an urban cluster as shown on the attached Urbanized Area Reference Map, dated March 8, 2012 prepared by the United States Census Bureau, utilizing 2010 Census data. See

RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 6

Attachment H. An “urban cluster” is defined as an area of at least 2,500 and less than 50,000 people by the 2010 U.S. Census Urban and Rural Classification and Urban Areas Criteria³.

(f). Clearly Defined Map with Boundaries

Attached hereto is a copy of the City of Portsmouth’s Assessing Department Tax Map 102, Lot 32, showing the clear boundaries of the Property that the Thompsons seek for a Shoreland Exemption. See Attachment I. The Thompsons ask that the Shoreland Exemption be limited to only Lot 32 as shown on Map 102. Please also see the aerial photograph of the Property showing both Unit 1 and Unit 2 from Google Maps dated 2022. See Attachment J.

Conclusion

Because of the hardship that otherwise will befall the Thompsons, the limited nature of this request, the lack of impact to the water quality of the Piscataqua River, and the other evidence we’ve submitted, we urge the Portsmouth City Council to find that the property meets the special local urbanization conditions and is eligible for an application for an Urbanized Shoreland Exemption. We ask that you please submit this request on the agenda for consideration by the City Council at the next meeting on May 2, 2022. We plan to present these materials and answer any questions that the Council may have at that meeting.

Thank you for your consideration and attention to this request. If you have any questions, please don’t hesitate to contact me by phone or email.

Very truly yours,



Sherilyn Burnett Young

SBY/smw

³ To qualify as an urban area, the territory identified according to criteria must encompass at least 2,500 people, at least 1,500 of which reside outside institutional group quarters. The Census Bureau identifies two types of urban areas: (1) Urbanized Areas (UAs) of 50,000 or more people; and (2) Urban Clusters (UCs) of at least 2,500 and less than 50,000 people. 2010 Census Urban and Rural Classification and Urban Area Criteria.

RATH YOUNG PIGNATELLI

The Honorable Mayor Deaglan McEachern and Portsmouth City Council
Application for Urbanized Shoreland Exemption
April 25, 2022
Page 7

Enc.

Cc: Margot and Edward Thompson (via electronic mail)
Karen S. Conard, City Manager (via electronic mail)
Shanti Wolph, Chief Building Inspector (via electronic mail)
Beverly Zendt, Planning Director (via electronic mail)
Assistant City Attorney Jane Ferrini (via electronic mail)

EXHIBIT A

Thompson Application for Urbanized Shoreland Exemption

Evidence of Urbanization

Thompson Shoreland Urban Exemption Application

Evidence of Urbanization

1. Building Density – Analysis of the residential buildings within the Waterfront Business District adjacent to and in the vicinity of 57 Salter Street show a density of 10 residential units per 1 acre. Specifically, the following properties demonstrate a historic pattern of density where homes in the area were typically built during the 18th and 19th centuries:

<u>Residential Unit</u>	<u>Map and Lot</u>	<u>Number of Units</u>	<u>Designated Use</u>	<u>Year Built</u>	<u>Acreage*</u>
1. 57 Salter Street	Map 102, Lot 32	2	Condominium	1720	.25 acres
2. 35 Salter Street	Map 102, Lot 29	1	Single Family	1886	.13 acres
3. 41 Salter Street	Map 102, Lot 30	1	Single Family	1820	.07 acres
4. 53 Salter Street	Map 102, Lot 31	1	Single Family	1720	.12 acres
5. 56 Salter Street	Map 102, Lot 33	1	Single Family	1780	.10 acres
6. 39 Pray Street	Map 102, Lot 38	1	Single Family	1760	.12 acres
7. 43 Pray Street	Map 102, Lot 39	1	Single Family	1750	.05 acres
8. 53 Pray Street	Map 102, Lot 40	1	Single Family	1750	.10 acres
9. 39 Partridge Street	Map 101, Lot 6	1	Single Family	1900	.06 acres
	Total Units	10		Total Acreage	1.00

*Acreage per City of Portsmouth Assessing Office

2. Impervious Area – The subject parcel at 57 Salter Street contains more than 50% impervious area. Even after approved improvements to the site, the impervious area will be 52.4%. This is shown on the table below taken from a plan submitted to NHDES for the Thompson's application for Wetlands Permit No. 2020-01252. A copy of the plan dated April 20, 2020 is also submitted with this application.

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE) ENTIRE PROPERTY IS IN THE TIDAL BUFFER & SHORELAND ZONE		
STRUCTURE	PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	2,000	2,000
CONCRETE	43	43
SHED	216	216
BULKHEAD	30	30
PAVED DRIVE	1,431	945
DECK & PATIO	902	902
STAIRS	237	247
COBBLESTONE	372	246
STONE EDGING	23	95
GRAVEL	143	143
RETAINING WALLS	270	270
PIER (ABOVE MHW)	138	101
CURB/STONE SLAB	18	18
STONE SEAWALL	287	287
ACCESSORY STRUCTURE	352	388
TOTAL	6,462	5,931
LOT SIZE	11,327	11,327
% LOT COVERAGE	57.0%	52.4%

EXHIBIT B

Thompson Application for Urbanized Shoreland Exemption

Photographs of Buildings Visible from the Shoreline

Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



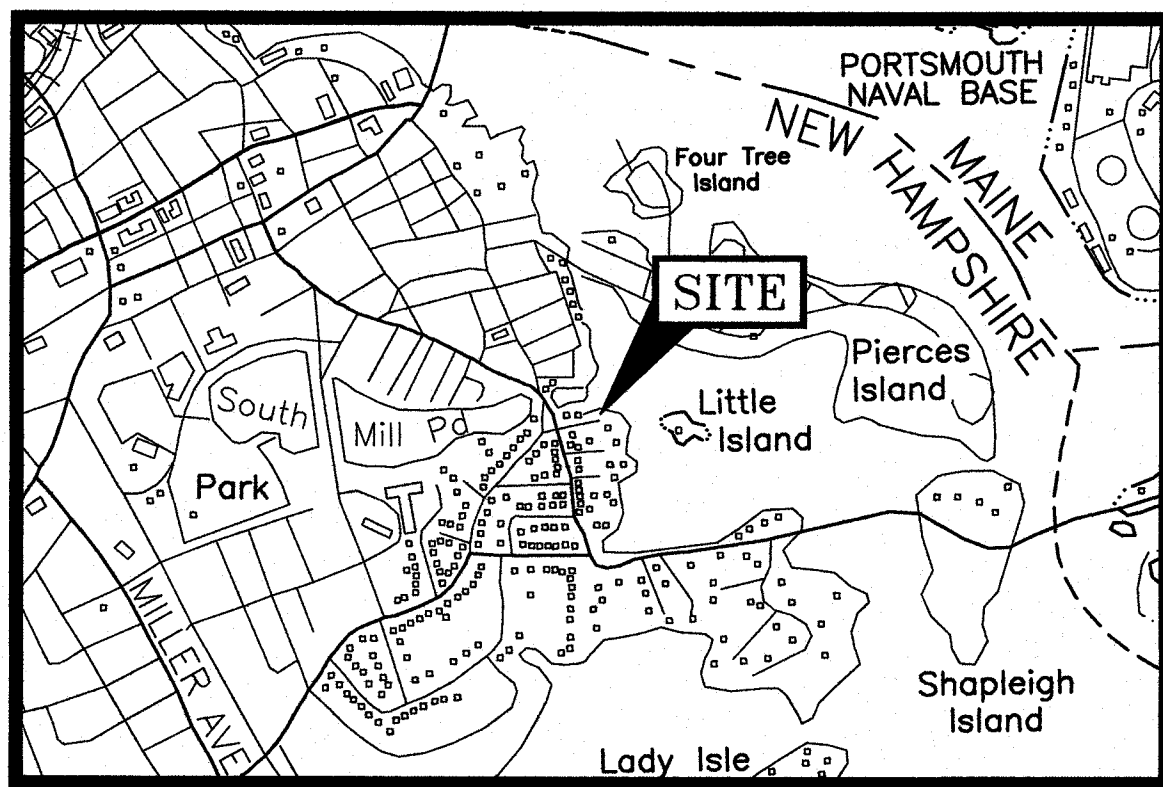
Photographs Demonstrating the View of Homes and Buildings from the Shoreline – 57 Salter Street, Portsmouth



EXHIBIT C

Thompson Application for Urbanized Shoreland Exemption

NHDES Permit Plan C2 – Impervious Area



LOCATION MAP

SCALE 1"=1,000'

LEGEND:

EXISTING

N/F
RP
RCRD

RR SPK FND
IR FND
IP FND
DH FND
NHFB FND
TB FND
BND w/DH
ST BND w/DH

RR SPK SET
IR SET
IP SET
DH SET

NOW OR FORMERLY
RECORD OF PROBATE
ROCKINGHAM COUNTY
REGISTRY OF DEEDS
MAP 11 / LOT 21

RAILROAD SPIKE FOUND/SET
IRON ROD FOUND/SET
IRON PIPE FOUND/SET
DRILL HOLE FOUND/SET
NHFB FOUND
TOWN BOUND FOUND
BOUND w/ DRILL HOLE
STONE BOUND w/DRILL HOLE
HIGHEST OBSERVABLE TIDE LINE
WETLAND LINE
OVERHEAD ELECTRIC/WIRES
CONTOUR
SPOT ELEVATION
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
HYDRANT
METER (GAS, WATER, ELECTRIC)
AIR CONDITIONER UNIT
SIGNS
EDGE OF WETLAND FLAGGING
SWAMP / MARSH
CORRUGATED METAL PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
ELEVATION
EDGE OF PAVEMENT
FINISHED FLOOR
INVERT
TEMPORARY BENCHMARK
TYPICAL
LANDSCAPED AREA

TIE LINES FOR CLOSURE-
NOT BOUNDARY LINES

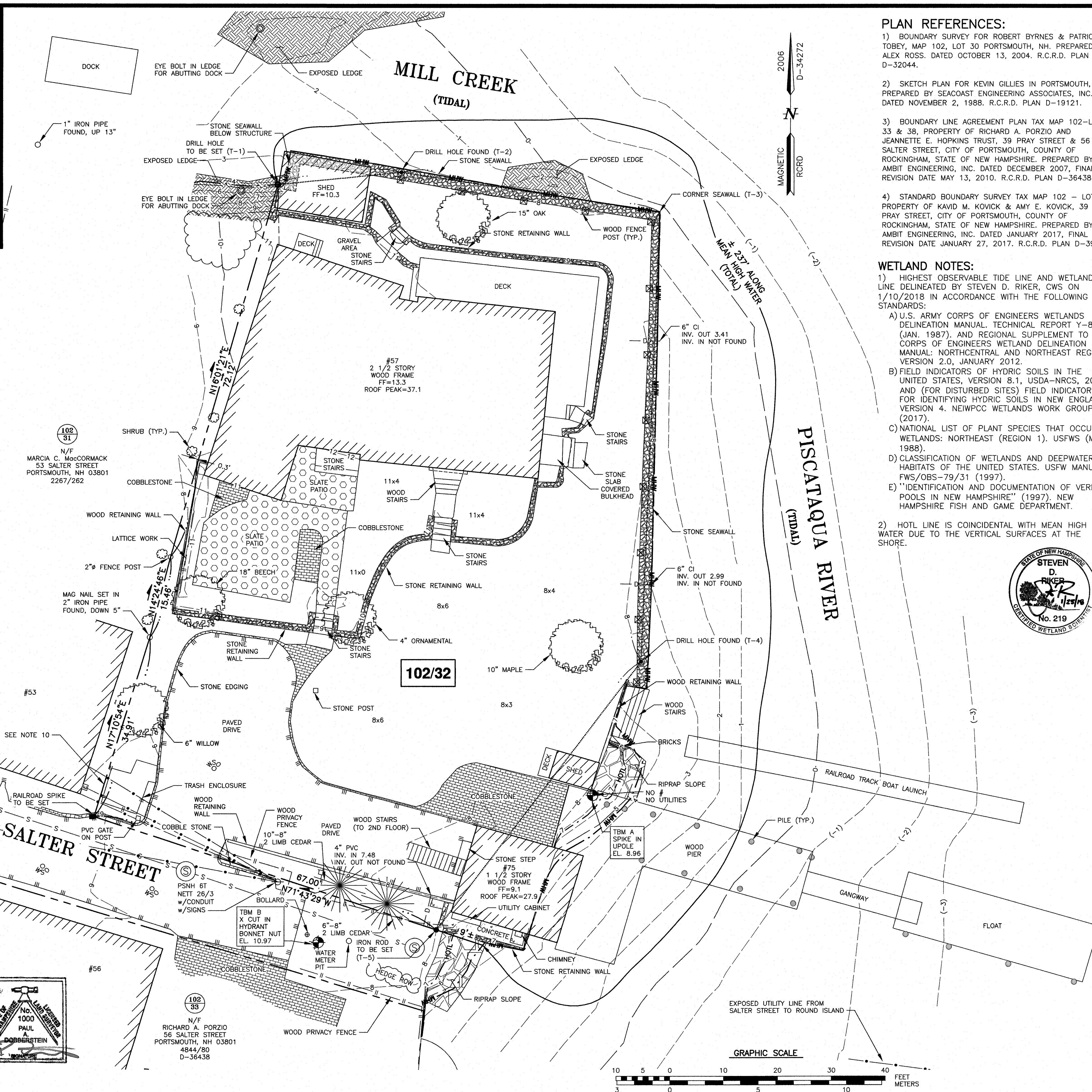
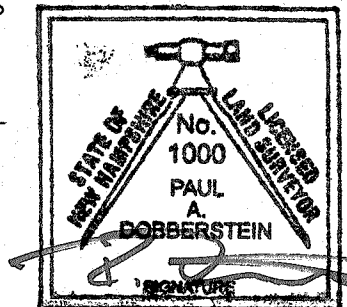
LINE SEGMENT	BEARING	DISTANCE
T-1 TO T-2	N84°15'47"E	23.07'
T-2 TO T-3	S81°21'44"E	48.56'
T-3 TO T-4	S02°22'38"W	83.80'
T-4 TO T-5	S37°13'44"W	62.71'

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. DOBBERSTEIN, LLS #1000

1/25/2018
DATE

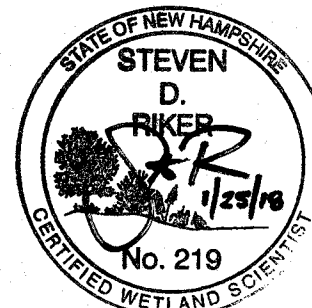


PLAN REFERENCES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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:

- 1) 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: NORTHEAST 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. NEWPPCC 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.
- 2) HOTL LINE IS COINCIDENTAL WITH MEAN HIGH WATER DUE TO THE VERTICAL SURFACES AT THE SHORE.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.
- 2) OWNER OF RECORD:
MARGOT L. THOMPSON
57 SALTER STREET
PORTSMOUTH, NH 03801
2959/811
- 3) PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA: (TO MEAN HIGH WATER)
11,327 S.F. ±
0.2600 ACRE ±
- 5) PARCEL IS LOCATED IN (GRB) GENERAL RESIDENCE B AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 5,000 SQ. FT.
FRONTAGE: 80 FT.
SETBACKS:
FRONT 5 FT.
SIDE 10 FT.
REAR 25 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM STRUCTURE COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 102 LOT 32.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 9) 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.
- 10) 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.
- 11) LOT IS ENTIRELY WITHIN THE 100' TIDAL BUFFER ZONE.

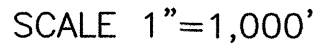
STANDARD BOUNDARY AND
TOPOGRAPHIC SURVEY
TAX MAP 102 - LOT 32
OWNER
MARGOT L. THOMPSON
57 SALTER STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE 1"=10'

JANUARY 2018

FB 332 PG 31

2858



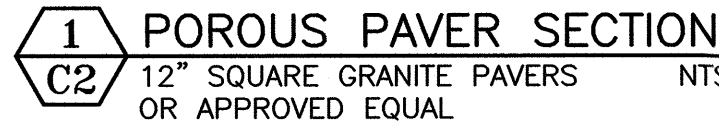
EXISTING

ASTM D 448 GRADATION TABLE

①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" (37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

NOTES:

- 1) PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNICO-STONE PAVES. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
- 2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
- 3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.



(TO PROPERTY LINE)
ENTIRE PROPERTY IS IN THE
OAL BUFFER & SHORELAND ZONE

STRUCTURE	PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	2,000	2,000
CONCRETE	43	43
SHED	216	216
BULKHEAD	30	30
PAVED DRIVE	1,431	945
DECK & PATIO	902	902
STAIRS	237	247
COBBLESTONE	372	246
STONE EDGING	23	95
GRAVEL	143	143
RETAINING WALLS	270	270
PIER (ABOVE MHW)	138	101
CURB/STONE SLAB	18	18
STONE SEAWALL	287	287
ACCESSORY STRUCTURE	352	388
TOTAL	6,462	5,931
LOT SIZE	11,327	11,327
% LOT COVERAGE	57.0%	52.4%

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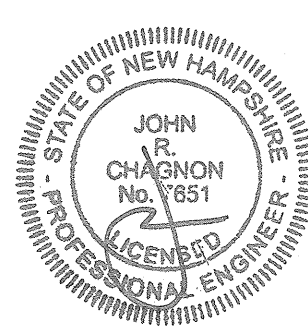
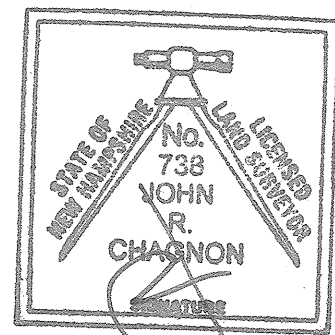
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.
- 2) OWNER OF RECORD:
MARCOL L. THOMPSON
57 SALTER STREET
PORTSMOUTH, NH 03801
2959/811
- 3) PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA: (TO MEAN HIGH WATER)
11,327 S.F. ±
0.2600 ACRES ±
- 5) PARCEL IS LOCATED IN (GRB) GENERAL RESIDENCE B AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 5,000 SQ. FT.
FRONTAGE: 80 FT.
SETBACKS:
FRONT 5 FT.
SIDE 10 FT.
REAR 25 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM STRUCTURE COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 102 LOT 32.
- 8) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 9) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 10) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 11) VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 12) 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.

THOMPSON RESIDENCE
57 SALTER STREET
PORTSMOUTH, N.H.

2	REVISED UTILITIES	4/29/20
1	ISSUED FOR PERMITTING	4/10/20
0	ISSUED FOR APPROVAL	3/5/20
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1"=10'

MARCH 2020

NHDES PERMIT PLAN

C2

EXHIBIT D

Thompson Application for Urbanized Shoreland Exemption

Photographs of Unit 1 – Past and Current Conditions

Pictures of Unit 1 at Salter Street – Circa 1990







Picture of Unit 1 at Salter Street – Circa 1994



Picture of Unit 1 at Salter Street – Circa 2021



Picture of 57 Salter Street – Units 1 and 2 – Circa 2021



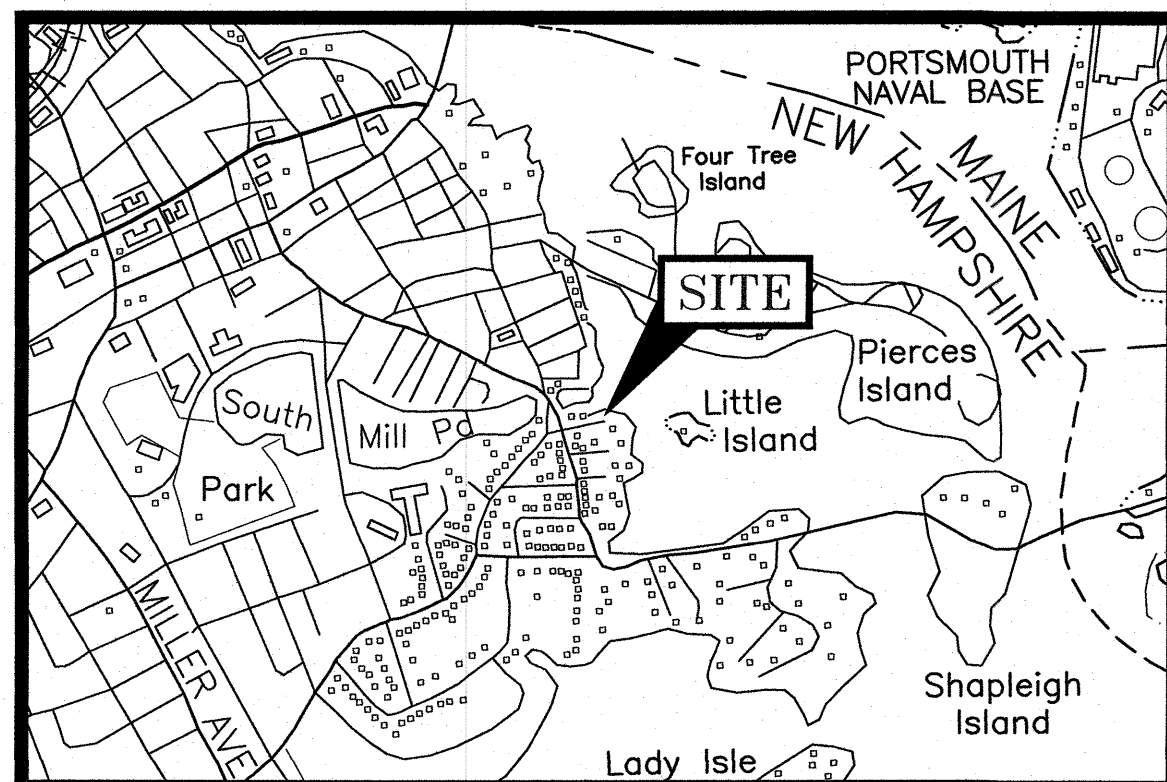
Picture of Unit 2 – 57 Salter Street – Circa 2021



EXHIBIT E

Thompson Application for Urbanized Shoreland Exemption

November 28, 2018 Variance Application Plans



LOCATION MAP

SCALE 1"=1,000'

LEGEND:

EXISTING

N/F
RP
RCRD

11
21

RR SPK FND

IR FND

IP FND

DH FND

NHBB FND

TB FND

BND w/DH

ST BND w/DH

HOTL

100
97x3

HYD

W/E

AC

A-1

CMP

PVC

RCP

EL

EP

F.F.

INV.

TBM

TYP.

LSA

RR SPK SET

IR SET

IP SET

DH SET

BND w/DH

ST BND w/DH

NOW OR FORMERLY
RECORD OF PROBATE
ROCKINGHAM COUNTY
REGISTRY OF DEEDS
MAP 11 / LOT 21

RAILROAD SPIKE FOUND/SET
IRON ROD FOUND/SET
IRON PIPE FOUND/SET
DRILL HOLE FOUND/SET
NHDOT BOUND FOUND
TOWN BOUND FOUND
BOUND w/ DRILL HOLE
STONE BOUND w/DRILL HOLE
HIGHEST OBSERVABLE TIDE LINE
WETLAND LINE
OVERHEAD ELECTRIC/WIRES
CONTOUR
SPOT ELEVATION
EDGE OF PAVEMENT (EP)
WOODS / TREE LINE
UTILITY POLE (w/ GUY)
HYDRANT
METER (GAS, WATER, ELECTRIC)
AIR CONDITIONER UNIT
SIGNS
EDGE OF WETLAND FLAGGING
SWAMP / MARSH
CORRUGATED METAL PIPE
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
ELEVATION
EDGE OF PAVEMENT
FINISHED FLOOR
INVERT
TEMPORARY BENCHMARK
TYPICAL
LANDSCAPED AREA

TIE LINES FOR CLOSURE-
NOT BOUNDARY LINES

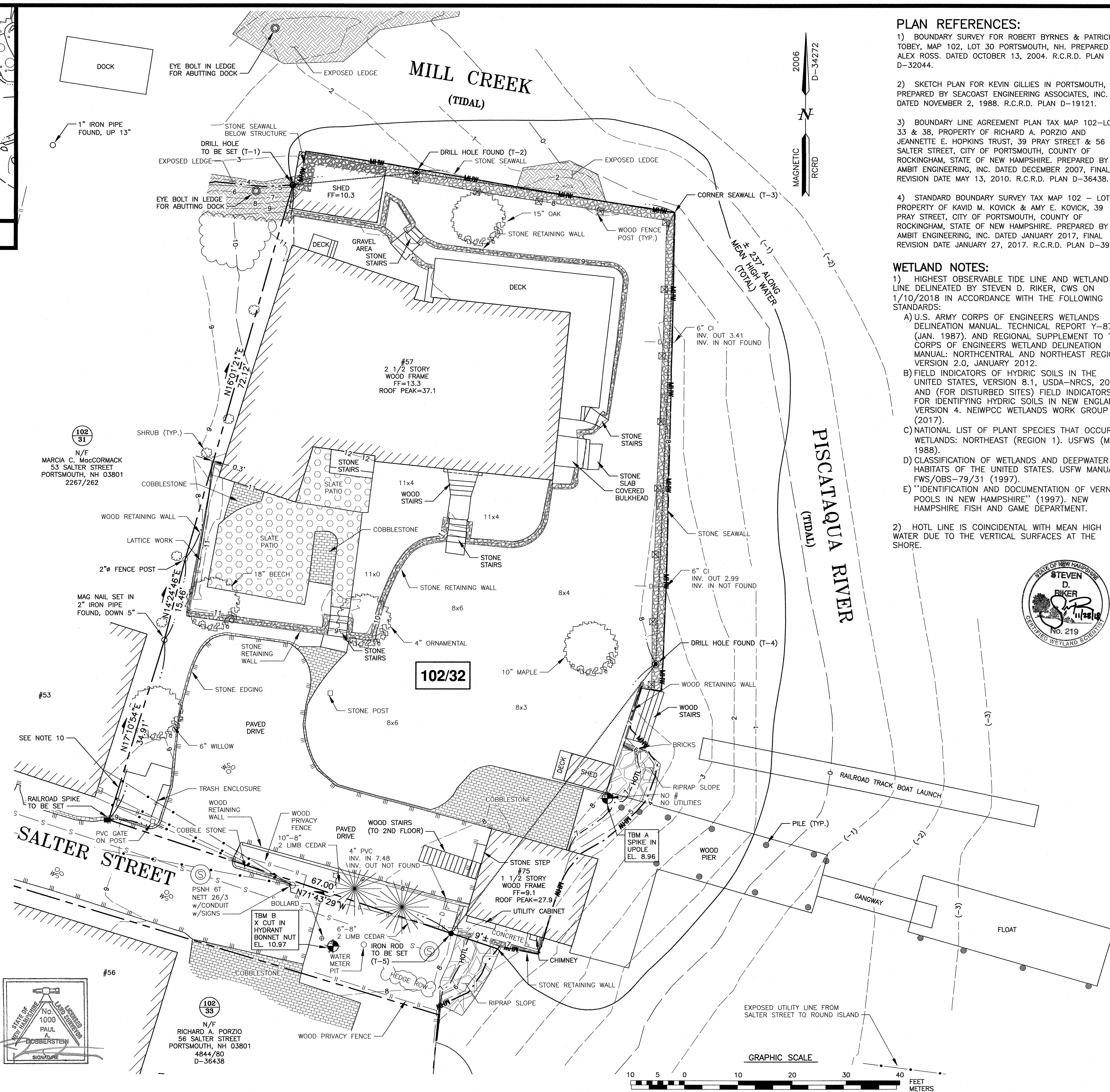
LINE SEGMENT	BEARING	DISTANCE
T-1 TO T-2	N84°15'47"E	23.07'
T-2 TO T-3	S81°21'44"E	48.56'
T-3 TO T-4	S02°22'38"W	83.80'
T-4 TO T-5	S37°13'44"W	62.71'

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. DOBBERSTEIN, LLS #1000

11/28/2018
DATE



PLAN REFERENCES:

1) 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.

2) 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.

3) 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.

4) STANDARD BOUNDARY SURVEY TAX MAP 102 - LOT 38, PROPERTY OF KAVID 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:

1) 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.

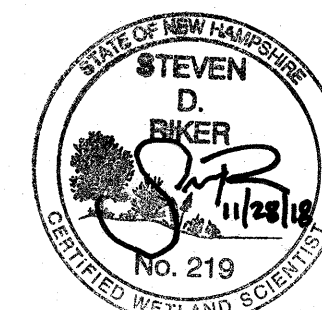
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPPC WETLANDS WORK GROUP (2017).

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. USFW MANUAL FWS/OBS-79/31 (1997).

E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) HOTL LINE IS COINCIDENTAL WITH MEAN HIGH WATER DUE TO THE VERTICAL SURFACES AT THE SHORE.



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NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH, NH, ASSESSOR'S MAP 102 AS LOT 32.

2) OWNER OF RECORD:

MARGOT L. THOMPSON
57 SALTER STREET
PORTSMOUTH, NH 03801
2959/811

3) PARCEL IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE, EL. 9) AS SHOWN ON FIRM PANEL 33015C0278E. EFFECTIVE DATE MAY 17, 2005.

4) EXISTING LOT AREA: (TO MEAN HIGH WATER)
11,327 S.F. ±
0.2600 ACRE ±

5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) AND THE HISTORIC DISTRICT.

6) 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%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 102 LOT 32.

8) VERTICAL DATUM IS MEAN SEA LEVEL NGVD 1929. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

9) 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.

10) 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.

11) 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

LEGEND:

EXISTING

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11 / LOT 21
RR SPK FND	RAILROAD SPIKE FOUND/SET
IR FND	IRON ROD FOUND/SET
IP FND	IRON PIPE FOUND/SET
DH FND	DRILL HOLE FOUND/SET
NHHS FND	NHDOT BOUND FOUND
TB FND	TOWN BOUND FOUND
BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	STONE BOUND w/DRILL HOLE
	HIGHEST OBSERVABLE TIDE LINE
	WETLAND LINE
	OVERHEAD ELECTRIC/WIRES
	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	AIR CONDITIONER UNIT
	SIGNS
	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
	CORRUGATED METAL PIPE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	ELEVATION
	EDGE OF PAVEMENT
	FINISHED FLOOR
	INVERT
	TEMPORARY BENCHMARK
	TYPICAL
	LANDSCAPED AREA

STRUCTURE COVERAGE AREAS
(TO PROPERTY LINES)

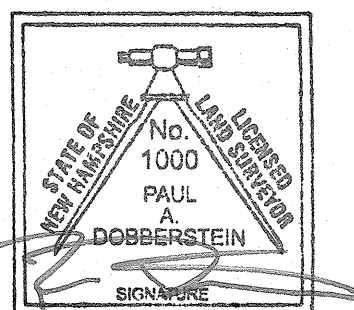
STRUCTURE	PRE-CONSTRUCTION COVERAGE (S.F.)	POST-CONSTRUCTION COVERAGE (S.F.)
MAIN STRUCTURE	2,000	2,000
BOAT HOUSE*	259	278
SHEDS	209	209
DECK & STAIRS	551	577
TOTAL	3,019	3,064
AREA OF LOT	11,327	11,327
% LOT COVERAGE	26.7%	27.1%

*THE PORTION OF THE BOAT HOUSE THAT IS OVER THE PROPERTY LINE (MEAN HIGH WATER) IS 86 S.F. TOTAL BOAT HOUSE FOOTPRINT IS 345 S.F.

"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."

PAUL A DOBBERSTEIN, LLS

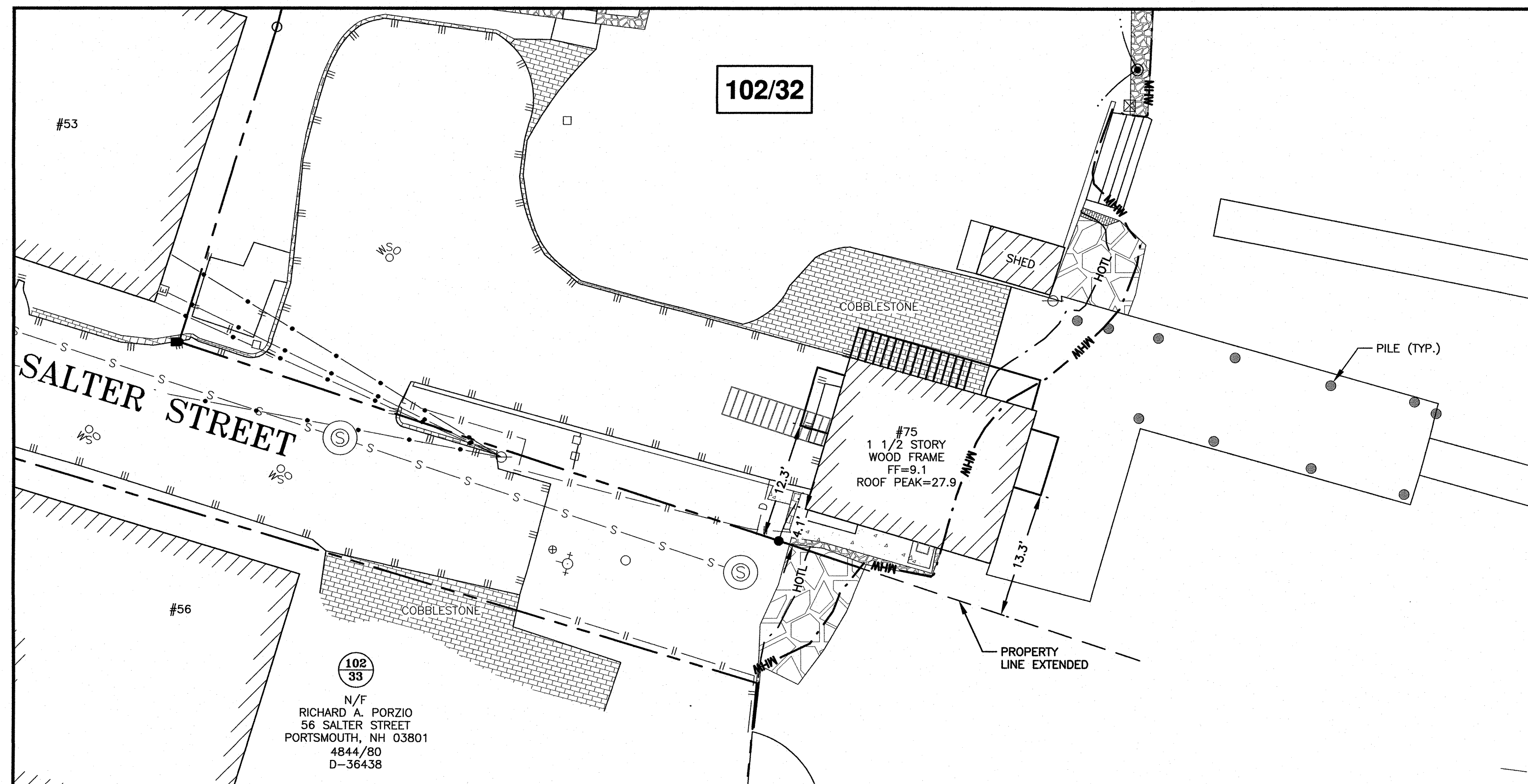
11/28/2018
DATE



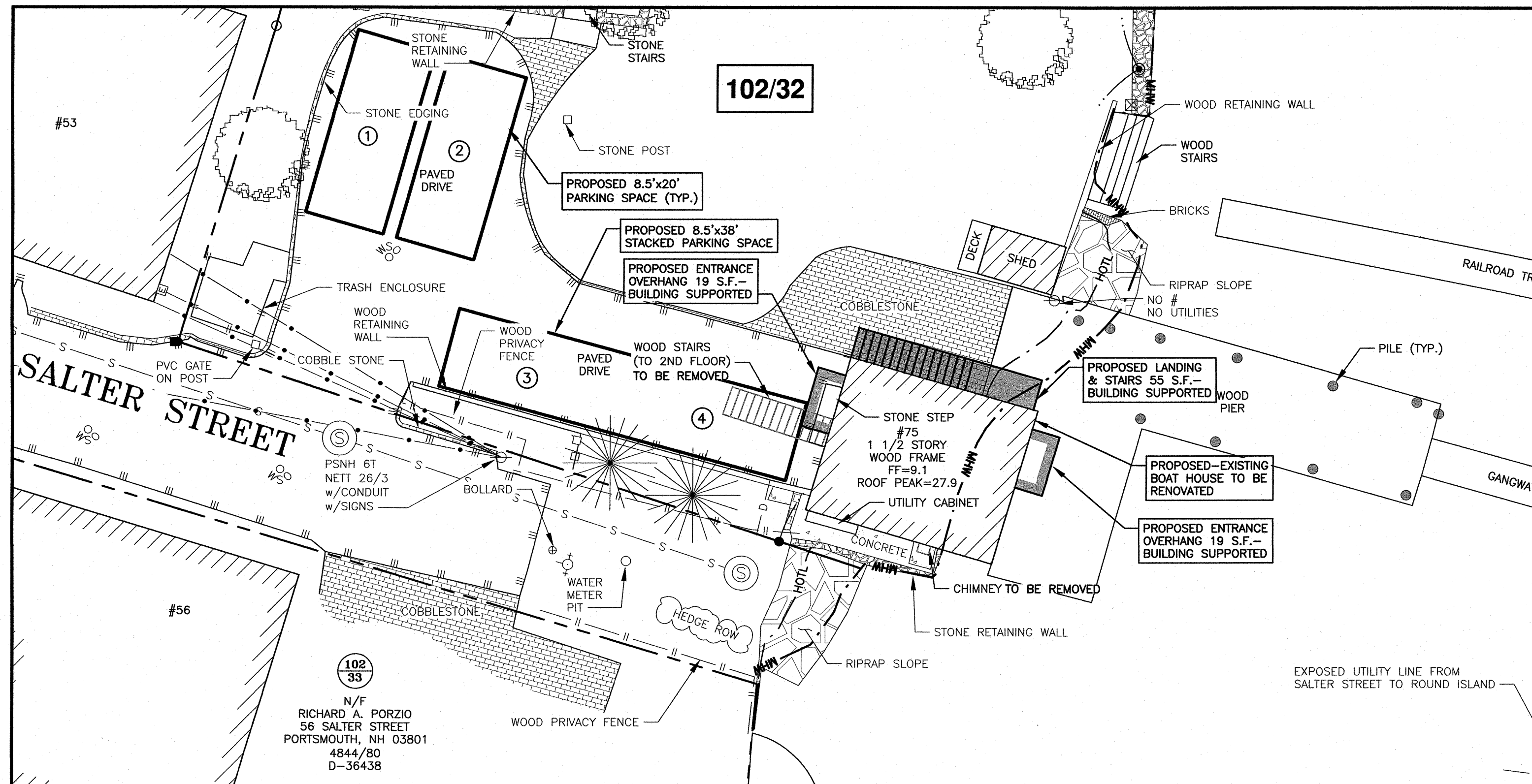
APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

DATE

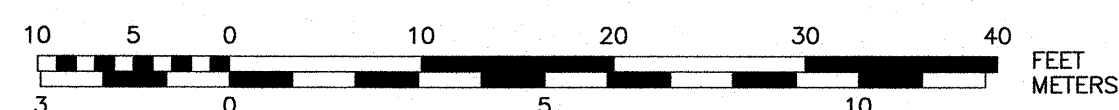


SETBACK PLAN



SITE PLAN

GRAPHIC SCALE



2006
D-34272
MAGNETIC
RCRD



AMBIT ENGINEERING, INC.
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NOTES:

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SETBACKS:
FRONT 30 FT.
SIDE 30 FT.
REAR 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM STRUCTURE COVERAGE: 30%
MINIMUM OPEN SPACE: 20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS TO AN EXISTING BOATHOUSE.
- 8) LOT IS ENTIRELY WITHIN THE NHDES 100' TIDAL BUFFER ZONE.
- 9) EXISTING AND PROPOSED OPEN SPACE IS 41.3%. NOTE THERE IS NO PROPOSED CHANGE IN OPEN SPACE.

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

VARIANCE APPLICATION
PLAN

C2

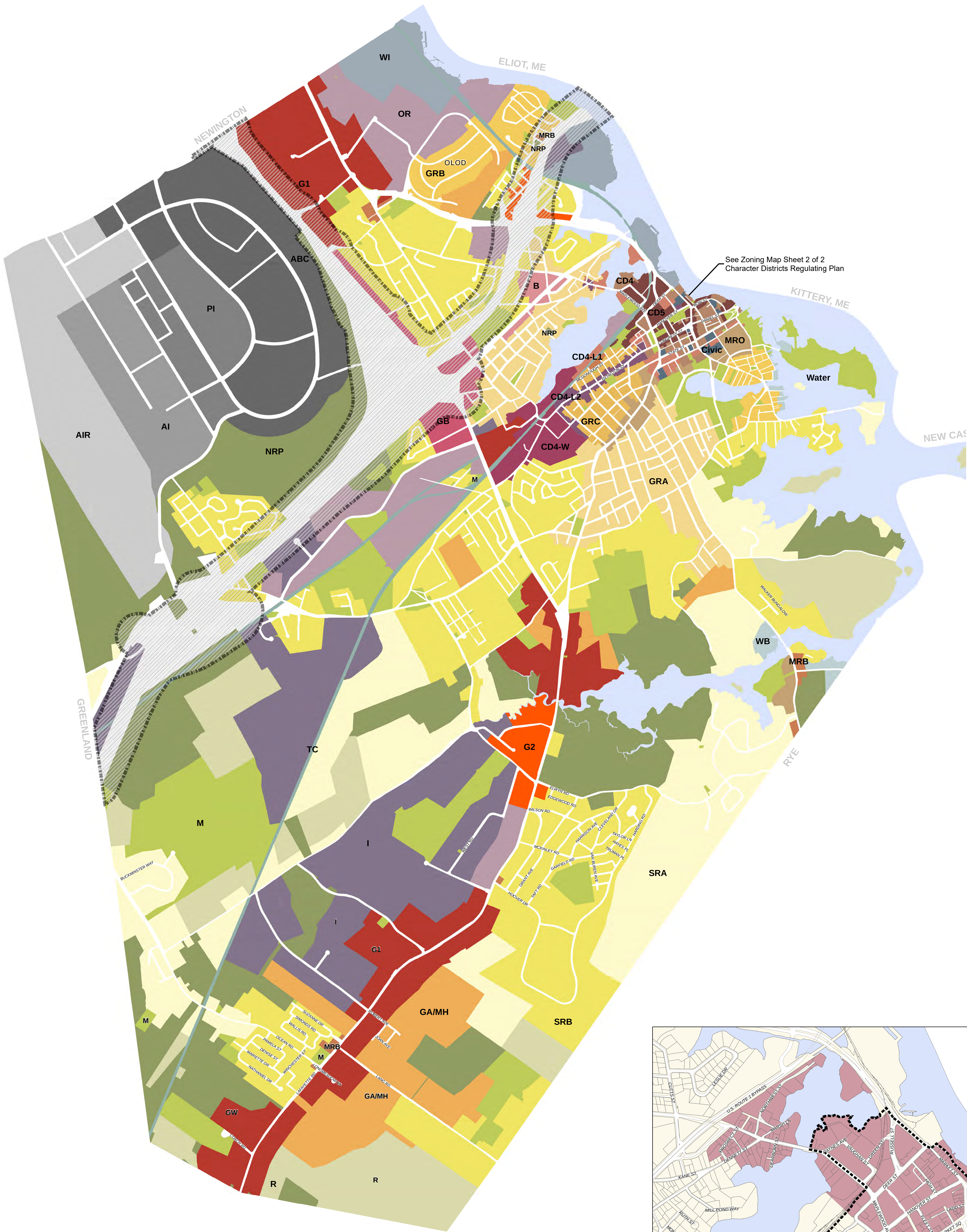
EXHIBIT F

Thompson Application for Urbanized Shoreland Exemption

City of Portsmouth Zoning Maps

City of Portsmouth Zoning Map

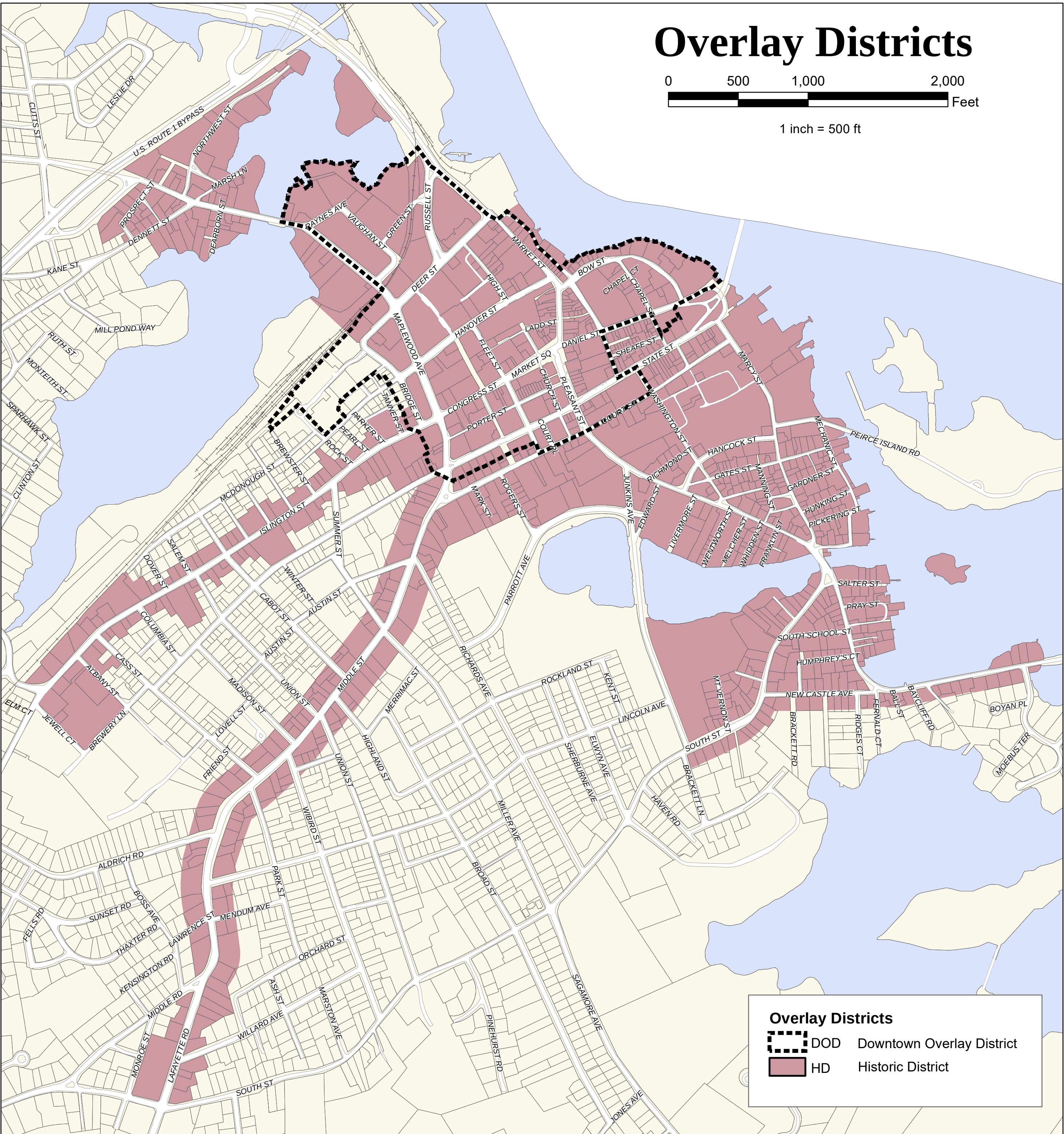
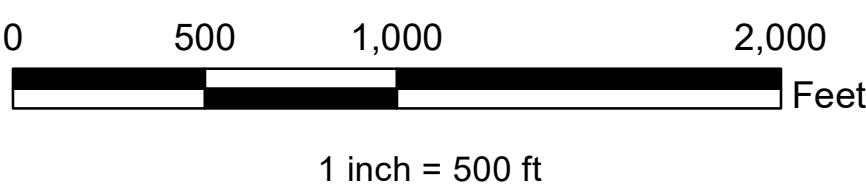
Sheet 1 of 2



Legend

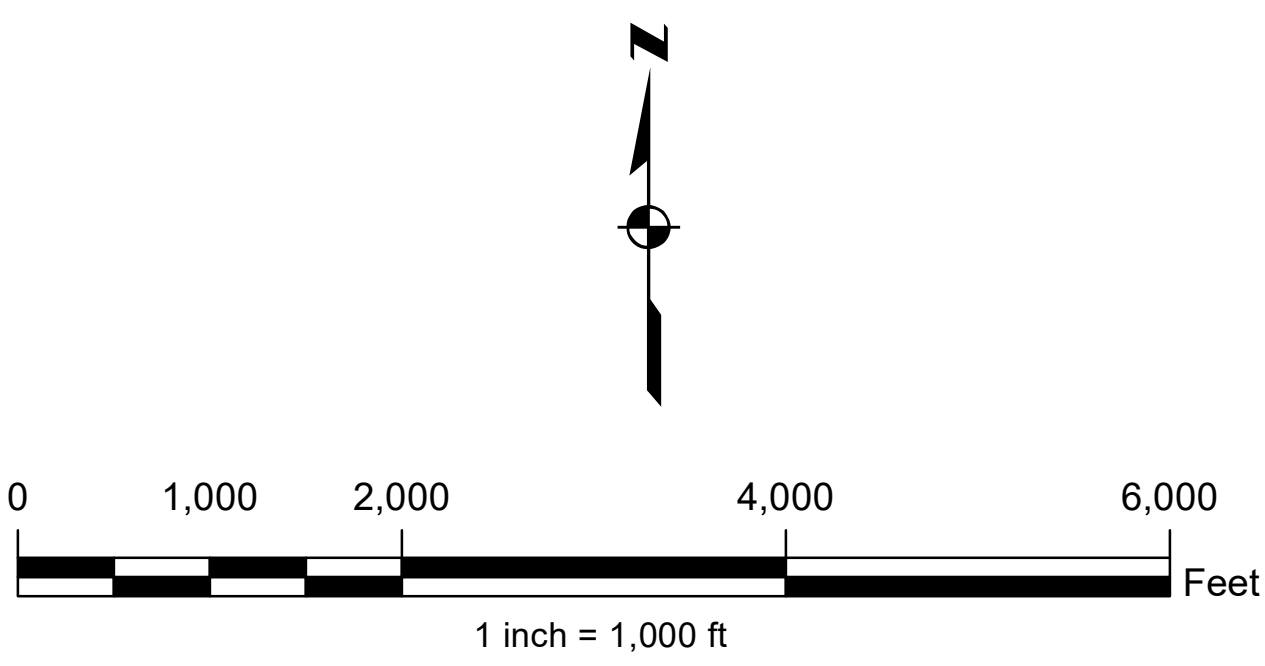
- Character Districts**
- Character-Based Zoning Area
(Refer to Zoning Map Sheet 2 of 2
Character Districts Regulating Plan)
- Residential Districts**
- R Rural
 - SRA Single Residence A
 - SRB Single Residence B
 - GRA General Residence A
 - GRB General Residence B
 - GRC General Residence C
 - GAMH 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
- Other Districts**
- M Municipal
 - NRP Natural Resource Protection
 - TC Transportation Corridor
- Overlay Districts**
- OLOD Osprey Landing Overlay District
 - HNOD Highway Noise Overlay District
 - DOD Downtown Overlay District (See Inset Map and Zoning Map Sheet 2 of 2 Character Districts Regulating Plan)
 - HD Historic District (See Inset Map)
 - FP Flood Plain District (See FEMA Flood Insurance Rate Map)

Overlay Districts



Amendments

- June 21, 2010 - Rezone Assessor's Map 201, Lots 3-8 (1-8 Sagamore Grove) from Waterfront Business (WB) to Single Residence B (SRB)
- October 18, 2010 - Rezone Assessor's Map 285, Lot 12 (2700 Lafayette Road) from Municipal (M) to Gateway (GW)
- June 6, 2011 - Rezone a portion of Assessor's Map 116, Lot 44 (54 Rogers Street) from Municipal (M) to Mixed Residence Office (MRO)
- November 13, 2012 - Rezone Assessor's Map 105, Lot 19 (143 Daniel Street) from Municipal (M) to Central Business B (CBB) and to place that property in the Downtown Overlay District (DOD)
- April 21, 2014 - Adoption of Character Based Zoning Districts as shown on Maps 10.5A21A-C
- July 20, 2015 - Rezone the following lots from Industrial (I), Office Research (OR) or Municipal (M) to Gateway (GW): Assessor's Map 163, Lots 33, 34 and 37; Assessor's Map 165, Lots 1, 2 and 14; Assessor's Map 172, Lots 1 and 2; and Assessor's Map 173, Lots 2 and 10
- August 17, 2015 - Expansion of Character Based Zoning Districts as shown on Maps 10.5A21A-C
- December 21, 2015 - Portion of Map 201, Lot 1 rezoned from Waterfront Business to Single Residence B
- April 25, 2016 - Rezone to following lots or parts thereof to the Transportation Corridor District: Assessor's Map 165, Lot 14; Assessor's Map 234, Lot 2A; Part of Assessor's Map 124, Lot 13; Assessor's Map 119, Lot 3; and Part of Assessor's Map 119, Lot 5
- July 11, 2016 - Expansion of Character Based Zoning Districts as shown on Maps 10.5A21A-C
- July 11, 2016 - Rezone the following lots from Character District 4-L1, Mixed Residence Business, Business and Central Business B to General Residence C: Assessor's Map 139, Lots 2, 3, 4, 5 and 6; Assessor's Map 144, Lot 40; Assessor's Map 145, Lots 14, 19, 20, 21, 29 and 30; Assessor's Map 146, Lots 19, 20, 21, 22 and 23; Assessor's Map 147, Lots 22, 23, 24, 25, 26, 27, 28, 29, 30 and 30A; Assessor's Map 156, Lots 24 and 32; Assessor's Map 157, Lots 10, 11, 12, 13 and 14
- December 4, 2017 - Adoption of Gateway Mixed Use Districts, Gateway Corridor (G1) and Gateway Center (G2) including the following: Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Center (G1) that are located south of Campus Drive to the Portsmouth/Rye border. Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Center (G1) that are located south of Middle Road and north of Sagamore Creek. Rezone the following lots from Gateway to Gateway Neighborhood Mixed Use Center (G1): Assessor's Map 163 Lot 33, Map 163 Lot 34, Map 163 Lot 37, Map 165 Lot 2, Map 172 Lot 1, Map 172 Lot 2, Map 173 Lot 2, and Map 173 Lot 10. Rezone the following lots along Route 1/Lafayette Rd. from Gateway to Gateway Neighborhood Mixed Use Center (G2) that are located south of Sagamore Creek and north of Wilson Road. Rezone the following lots from General Business to Gateway Neighborhood Mixed Use Center (G1) that are located along Spaulding Turnpike west of Echo Avenue to the Newington border and from the intersection of Woodbury Ave and Market St west to the Newington border along Woodbury Ave. Rezone a portion of the following lots from General Business to Gateway Neighborhood Mixed Use Center (G1): Assessor's Map 217 Lot 1, Map 217 Lot 2A. Rezone the following lots from General Business to Gateway Neighborhood Mixed Use Center (G2): Assessor's Map 218 Lot 22, Map 218 Lot 24, Map 218 Lot 25, Map 218 Lot 28, Map 218 Lot 29, Map 218 Lot 30, Map 218 Lot 32, Map 218 Lot 33, Map 218 Lot 34, Map 218 Lot 38, and Map 218 Lot 39. Rezone the following lots from Single Residence B to Gateway Neighborhood Mixed Use Center (G2): Assessor's Map 210 Lot 2, Map 210 Lot 3, Map 210 Lot 4, and Map 210 Lot 5. Rezone the following lots from Garden Apartment / Mobile Home to Gateway Neighborhood Mixed Use Center (G1): Assessor's Map 239 Lot 12. Rezone the following lots from Single Residence A to Gateway Neighborhood Mixed Use Center (G1): A portion of Assessor's Map 239 Lot 8
- August 20, 2018 - Rezone the following lots from Office Research (OR) to Character District 4 West End (CD4-W): Assessor's Map 157, Lots 1 and 2. Rezone a portion of Map 164 Lot 4 from OR and Transportation Corridor (TC) to CD4-W. Add new building height standards to the Character-Based Zoning Regulation Plan Maps (Maps 10.5A21B) to extend the West End Overlay District and add New Building Height Standards for Tax Map 157 Lots 1 and 2 and a Portion of Tax Map 164 Lot 4.
- October 15, 2018 (effective January 1, 2019) - Adoption of Highway Noise Overlay District (HNOD) which includes all land within 500 feet of the centerline of I-95 or NH 16, except land subject to the land use regulations of the Pease Development Authority.
- February 4, 2019 - Rezone Assessor's Map 213 Lot 1 from Waterfront Industrial (WI) to Office Research (OR).



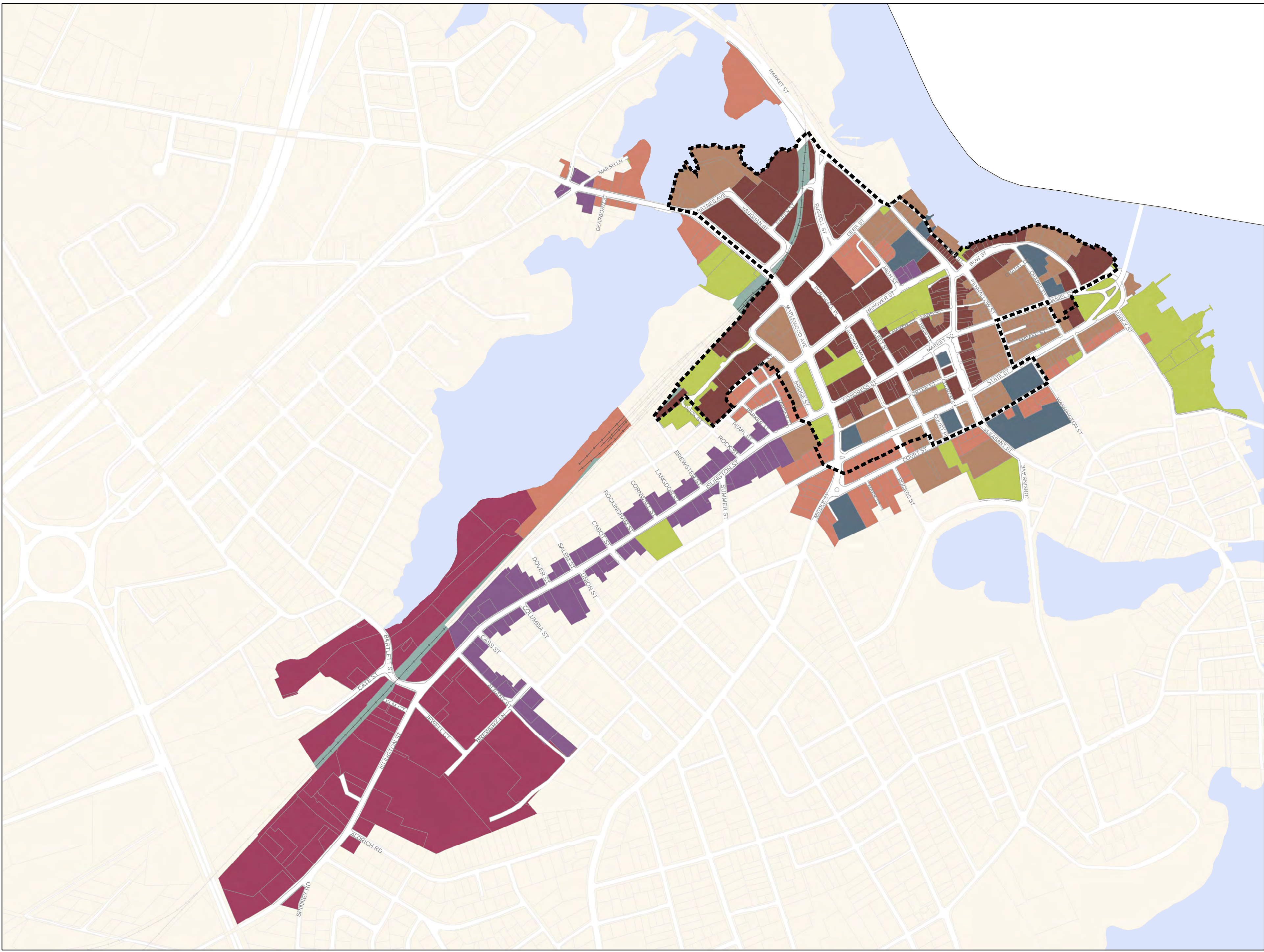
Adopted by City Council: December 21, 2009
Effective date: January 1, 2010
As Amended Through: February 4, 2019



Map prepared by Portsmouth Planning Department 3/1/2019

City of Portsmouth Zoning Map

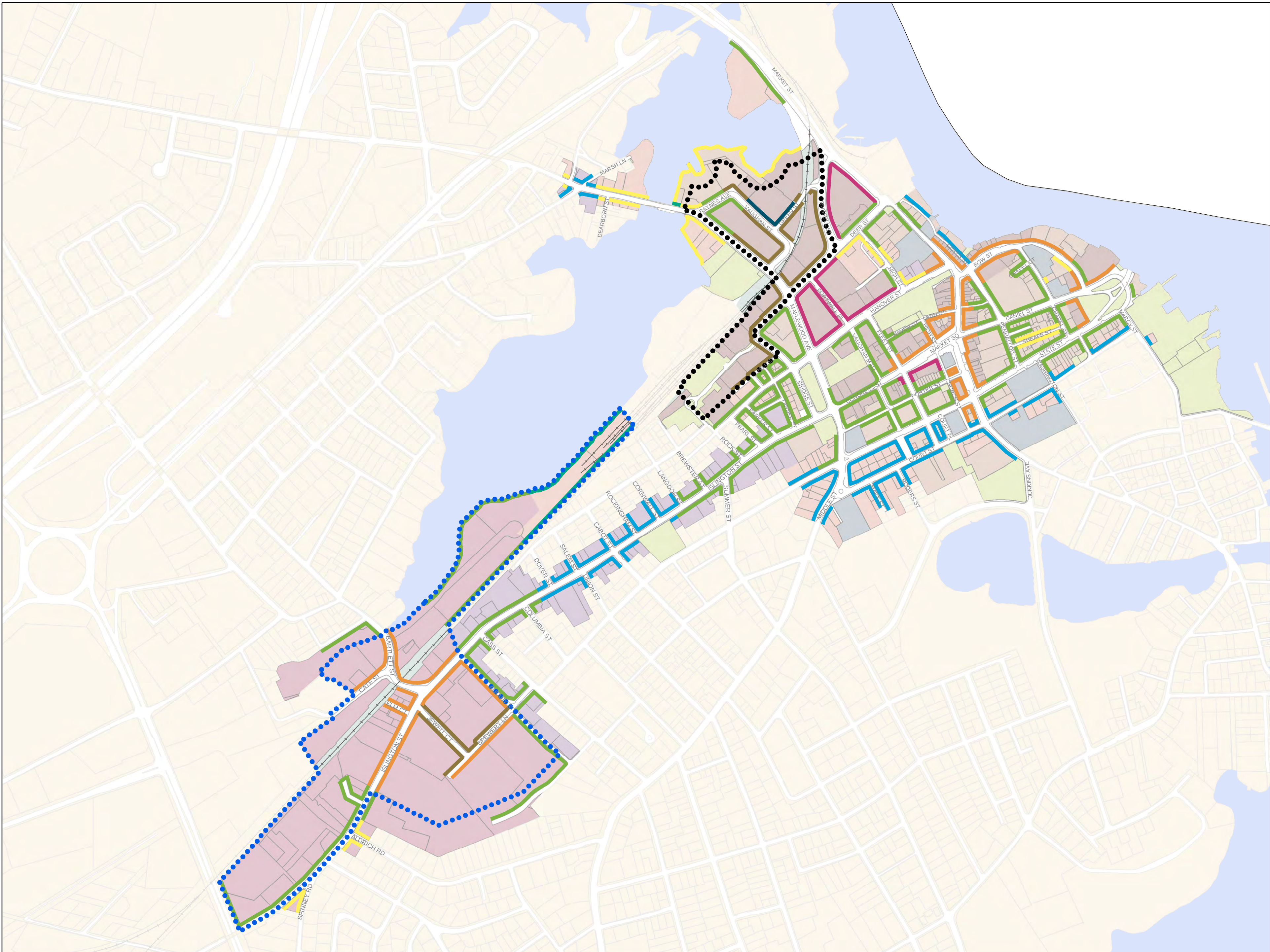
Sheet 2 of 2 Character Districts Regulating Plan



Map 10.5A21A
Character Districts
and Civic Districts

Legend

- DOD Downtown Overlay District
- HD Historic District
- Character Districts**
 - CD5 Character District 5
 - CD4 Character District 4
 - CD4-W Character District 4-B
 - CD4-L1 Character District 4-L1
 - CD4-L2 Character District 4-L2
- Civic District**
 - CIVIC Civic District
- Other Districts**
 - M Municipal District
 - TC Transportation Corridor



Map 10.5A21B
Building Height
Standards

Legend

Height requirement area	Maximum building height*
1 Story	20'
2 Stories	35'
2 Stories (short 3rd*)	35'
2-3 Stories	40'
2-3 Stories (short 4th*)	45'
2-4 Stories	50'
2-4 Stories (short 5th*)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.

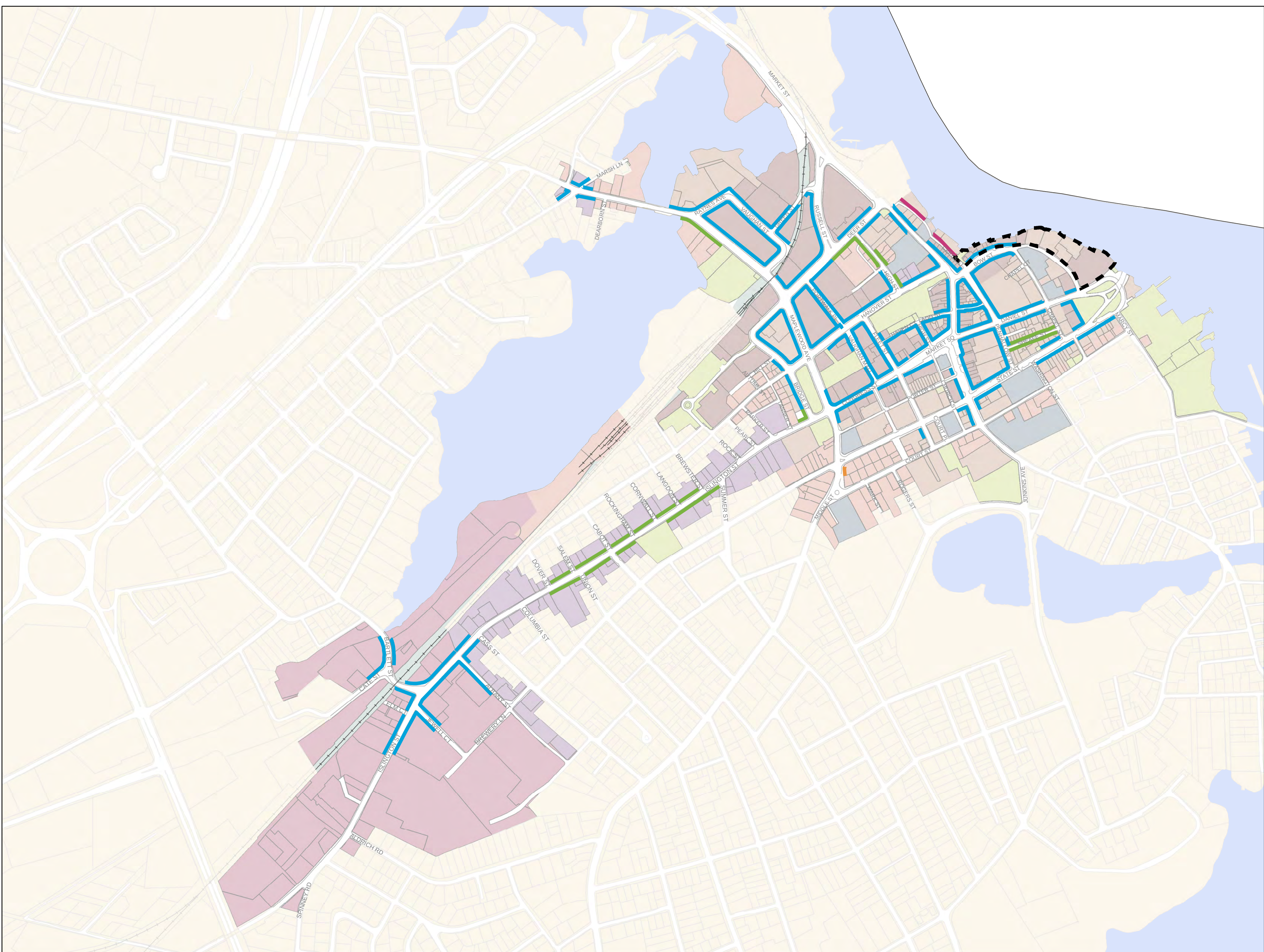
1. A short story includes either: 1) use of a top story below the cornice line of a sloped roof that is at least 20% shorter in height than the story below; or 2) a story within a mansard roof with a pitch no greater than 30:12.

2. When a lot is assigned to more than one height requirement standard refer to the requirements listed in Section 10.5A21.22.

3. Attic space within either a gable, gambrel, hip or hip-top mansard roof or a penthouse level on a flat roof is not considered a story. Attic space is permitted above the top story provided the proposed building is no greater than the maximum building height.

Incentive Overlay Districts
Within the Incentive Overlay Districts, certain specified development standards, including height, density and parking, may be modified pursuant to Section 10.5A47.

- North End Incentive Overlay District
Between Maplewood Avenue and Russell Street, the boundary of the North End Incentive Overlay District is established at 100 feet from the mean high water line.
- West End Incentive Overlay District
The boundary of the West End Incentive Overlay District is established at 200 feet from the rear lot lines of the abutting Aldrich Road lots and/or 100 feet from the rear lot lines of lots that abut the public or private portions of Chevrolet Avenue, whichever is greater.

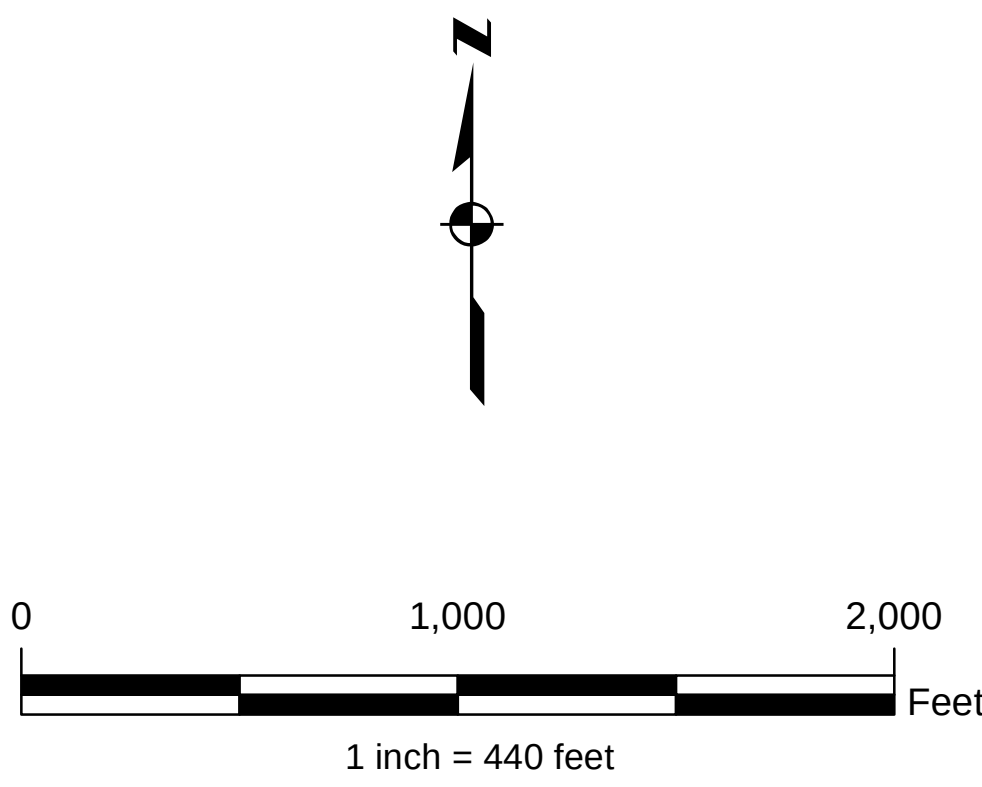


Map 10.5A21C
Special Requirements for
Façade Types, Front Lot
Line Buildout, and Uses

Legend

- Required Façade Types**
 - Shopfront façade type
 - Step, stoop or recessed entry façade type
 - Officefront façade type
- Waterfront Lots**
 - Waterfront Use Overlay
 - In addition to the uses permitted in the underlying Character districts, lots in the Waterfront Use Overlay shall also permit uses 9.60, 12.20, 12.22, and 12.40 as set forth in Section 10.440 (Table of Uses). (Section 10.5A34).
 - Waterfront lots on Ceres Street
 - For waterfront lots on Ceres Street, the maximum front lot line buildout shall be 50%, and buildings shall have a wood-sided appearance (Section 10.5A21.30).

In addition to the uses permitted in Character District 4, waterfront lots on Ceres Street shall also permit the uses permitted in the Waterfront Industrial district as set forth in Section 10.440 (Section 10.5A35).



Adopted by City Council April 21, 2014
As Amended Through: February 4, 2019



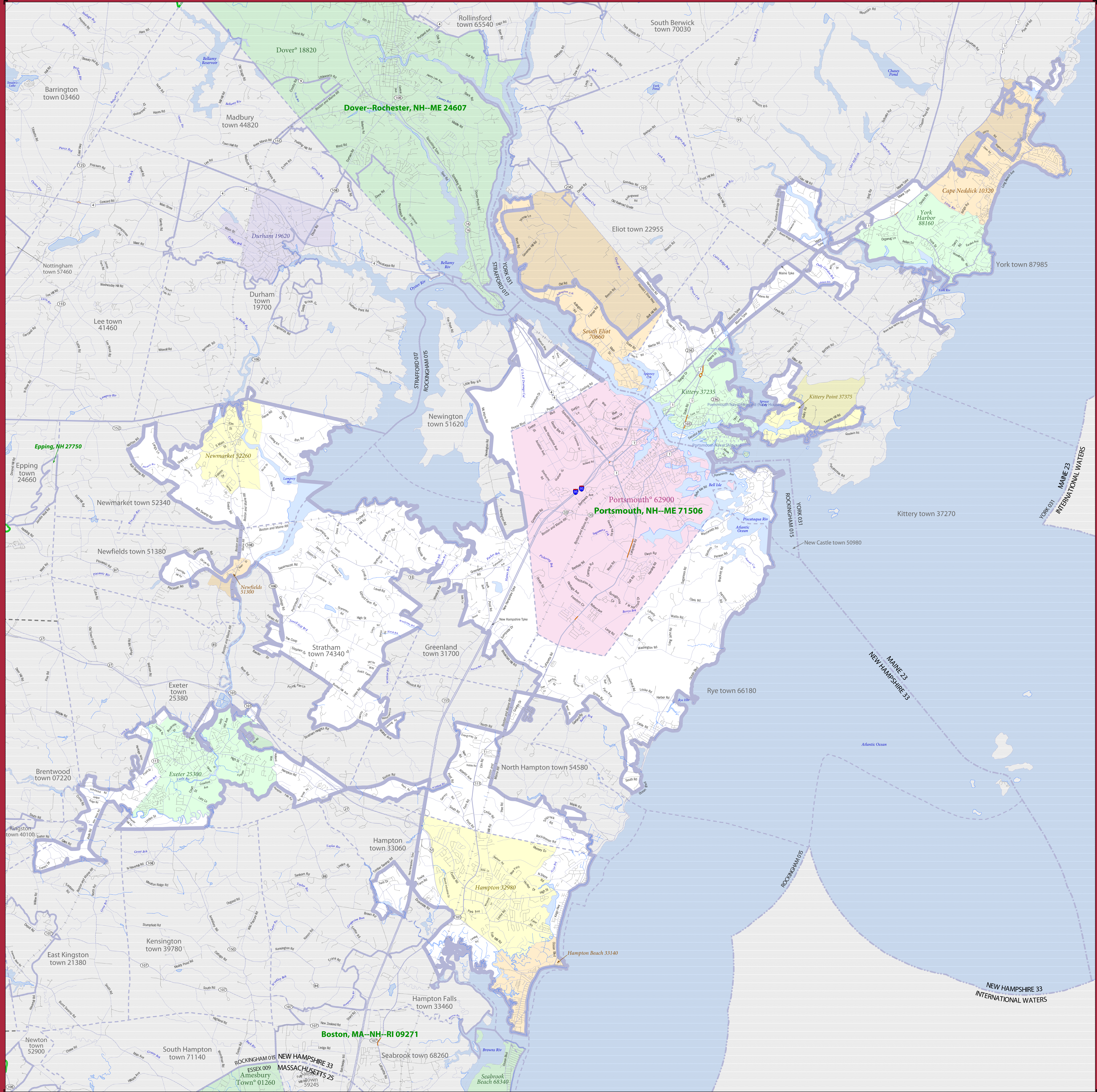
Map prepared by Portsmouth Planning Department 3/1/2019

EXHIBIT G

Thompson Application for Urbanized Shoreland Exemption

2010 US Census Bureau – Urbanized Area Reference Map – Portsmouth, NH

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Portsmouth, NH--ME



LEGEND	
SYMBOL DESCRIPTION	LABEL STYLE
International	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	Dover, DE 24580
Urban Cluster	Tooele, VT 88057
State (or statistically equivalent entity)	NEW YORK 36
County (or statistically equivalent entity)	ERIE 029
Minor Civil Division (MCD) ^{1,2}	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ^{1,3}	Davis 18100
Census Designated Place (CDP) ¹	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate		Water Body	
U.S. Highway		Military	
State Highway		Outside Subject Area	
Other Road			
Railroad			
Perennial Stream			
Intermittent Stream			

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A ** following an MCD name denotes a false MCD. A ** following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET

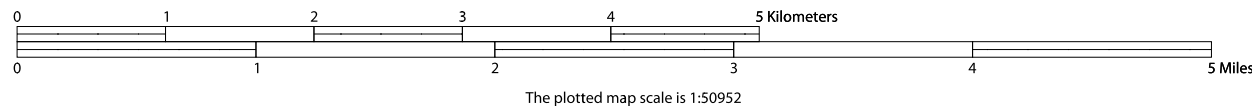
23031	York
33015	Rockingham
33017	Stratford

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 08, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 43 40 26
2nd Standard Parallel: 46 42 09
Central Meridian: -68 56 15
Latitude of Projection's Origin: 42 55 01
False Easting: 0
False Northing: 0



PARENT SHEET 1
Total Sheets: 1
Index Sheets: 0
Parent Sheets: 1

UA NAME: Portsmouth, NH--ME
UA CODE: 71506
ENTITY TYPE: Urbanized Area (UA)
ST: Maine (23), New Hampshire (33)

EXHIBIT H

**Thompson Application for Urbanized Shoreland Exemption
NH Flood Hazard Maps – 57 Salter Street, Portsmouth, NH**

New Hampshire Flood Hazard Map – 57 Salter Street, Portsmouth, NH

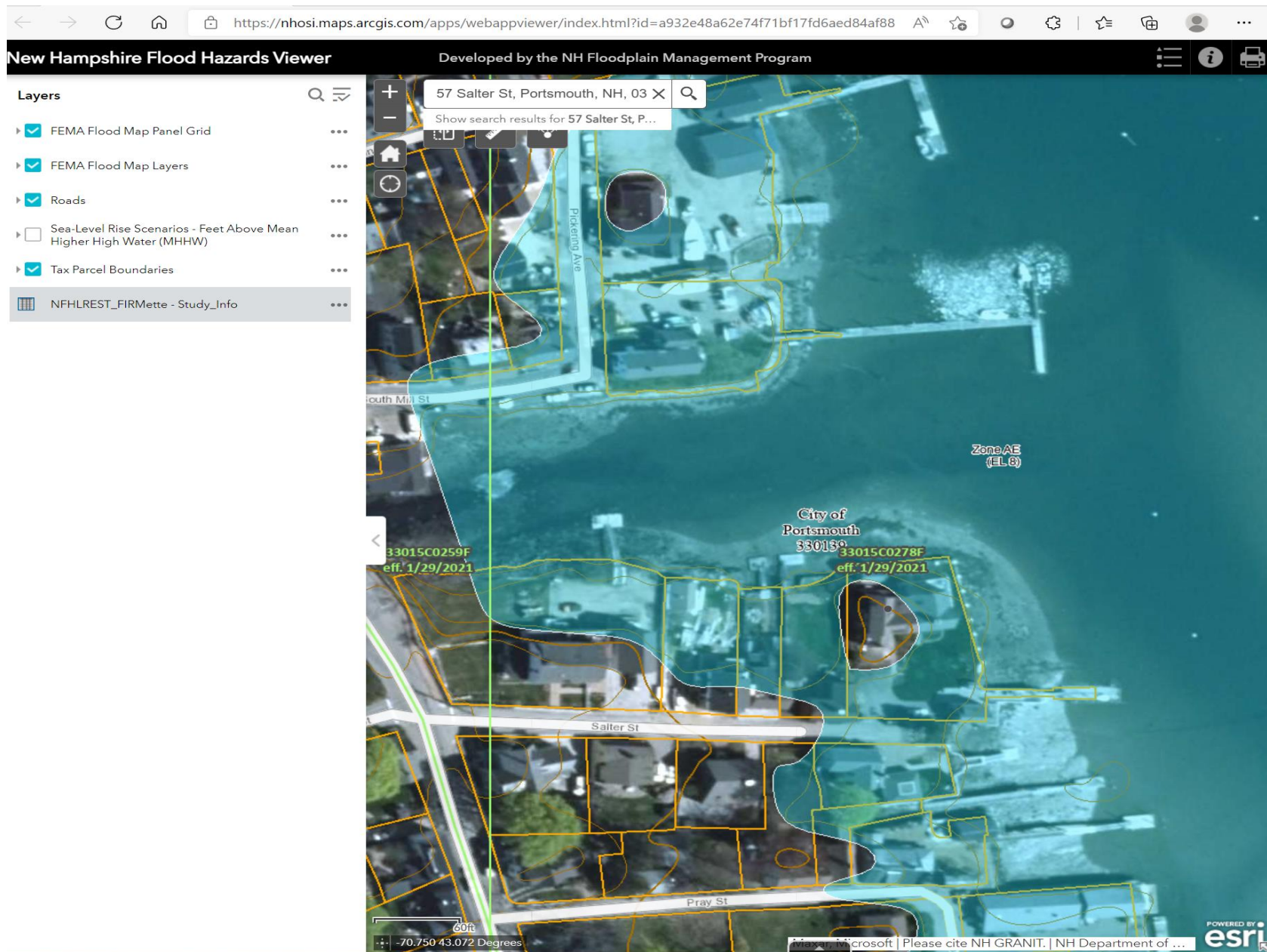


EXHIBIT I

Thompson Application for Urbanized Shoreland Exemption

Aerial Photograph – 57 Salter Street, Portsmouth, NH

Aerial Photograph – 57 Salter Street, Portsmouth, NH



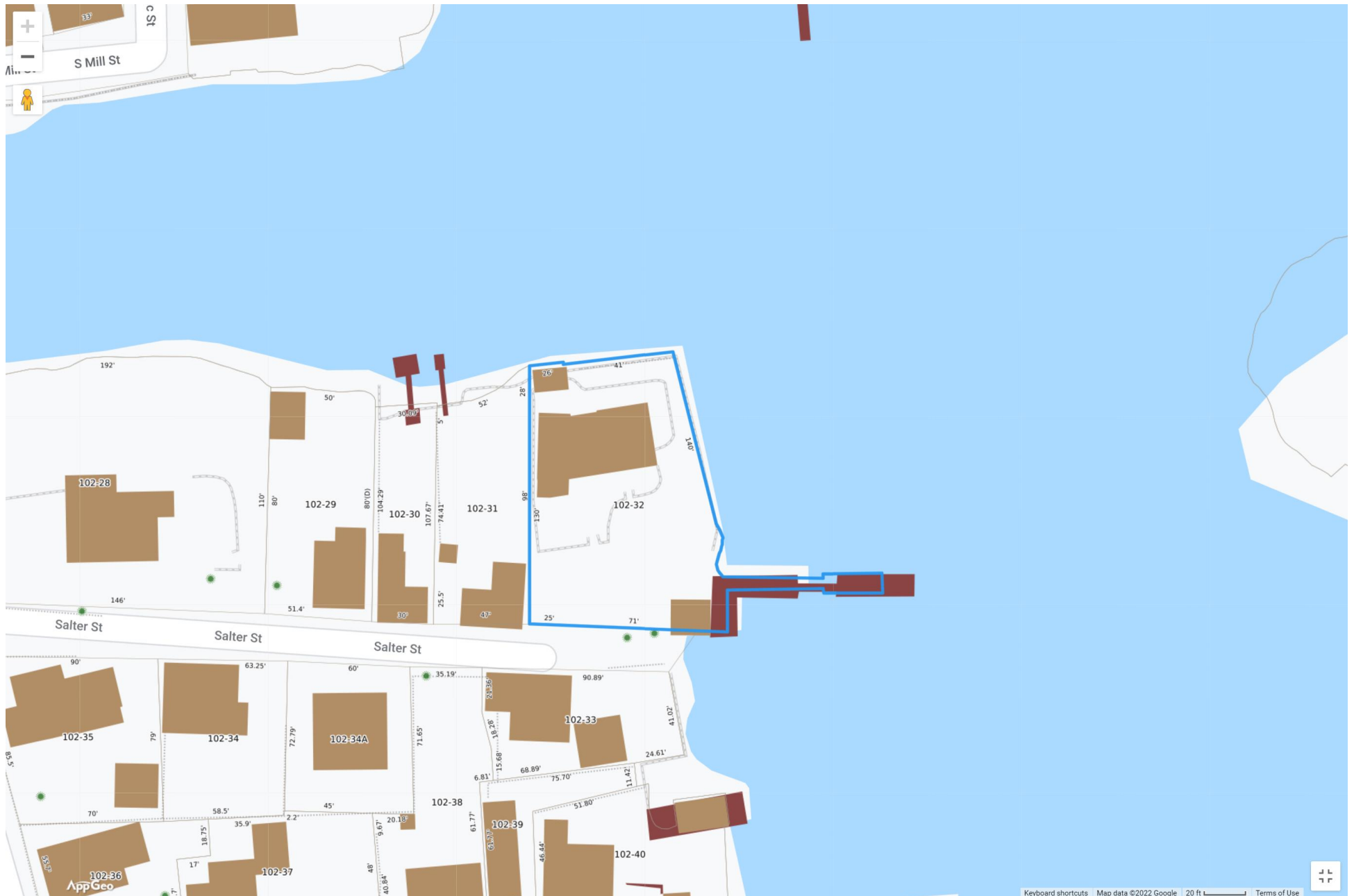
EXHIBIT J

Thompson Application for Urbanized Shoreland Exemption

City of Portsmouth Assessing Tax Maps – 57 Salter Street

Map 102, Lot 0032

City of Portsmouth Tax Maps – 57 Salter Street – Map 102, Lot 0032

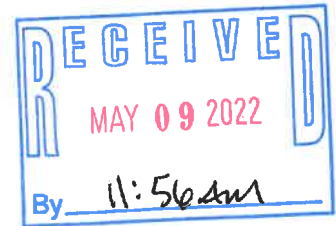


City of Portsmouth Tax Maps – 57 Salter Street – Map 102, Lot 0032



This map displays a residential neighborhood in New Castle, Delaware, characterized by its proximity to the Piscataqua River and South Mill Pond. The street grid is dense, with major thoroughfares like Pleasant St and New Castle Ave. House numbers are clearly marked throughout the area. A blue rectangular box highlights a property at 102-32, which is situated near the waterfront. Other notable features include the Meeting House Hill, Round Island, and Little Island. The map also shows various smaller streets and landmarks, such as the Meeting House Hill and the Piscataqua River.

Daniel Posternak
57 Salter Street
Portsmouth, NH 03801



VIA ELECTRONIC MAIL

May 3, 2022

City of Portsmouth Planning Board
C/O: Beverly M. Zendt, Planning Director
City of Portsmouth
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

RE: Margot Thompson and Edward Thompson -
Application for Urbanized Shoreland Exemption – 57
Salter Street, Tax Map #102, Lot #32
May 19, 2022 Planning Board Meeting

Dear Planning Board Members:

My wife and I are owners of Unit 2 of the Point of View Condominium Association located at 57 Salter Street, Tax Map #102, Lot #32 in the City of Portsmouth. We have owned and resided in our home since October 2020, which is located on the same lot as the Thompsons' Unit 1 building. We reviewed the application and discussed this matter with the Thompsons. We understand that the Thompsons' application was referred by the City Council on May 2, 2022 to the Planning Board for consideration at the May 19, 2022 meeting.

We support their Application for Urbanized Shoreland Exemption and ask that the Portsmouth Planning Board favorably recommend that the City Council submit an Application for Urbanized Shoreland Exemption to the NH Office of Strategic Initiatives for 57 Salter Street. We believe a favorable recommendation, submission of an application by the City and eventual grant of the exemption will allow the Thompsons to resolve an outstanding appeal with NHDES.

Once resolved, the Thompsons can then take the necessary steps to complete renovations of Unit 1 for their use and enjoyment.

If you have any questions, I can be reached at dan@roundaboutdiner.com. Thank you for your time and consideration.

Sincerely,

A handwritten signature in purple ink, appearing to read "Dan Posternak", with a stylized, flowing script.

Daniel Posternak