



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

28 October, 2020

Dexter Legg, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Lot Line Relocation Application, 200 & 278 Sherburne Road, Tax Map 261 Lots 2 & 76**

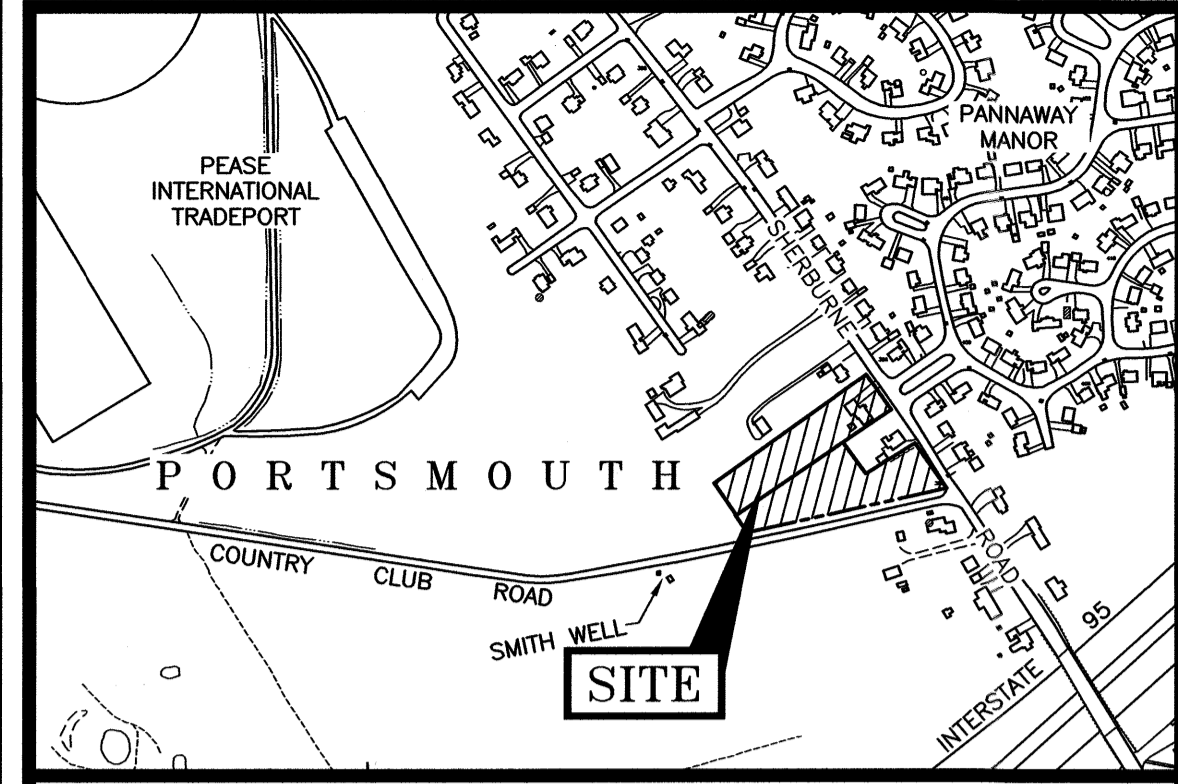
Dear Chairman Legg and Planning Board Members:

On behalf of Richard Boutin, we hereby apply for Lot Line Relocation Approval for the above reference property. The proposed Lot Line Relocation is between two lots that are both owned by Mr. Boutin. The Relocation will not result in changes to frontage or result in non-conformance with applicable zoning requirements.

We hereby respectfully request that the Planning Board vote in the affirmative to grant the approval for the Lot Line Relocation.

Sincerely,

Paul Dobberstein, LLS  
Ambit Engineering, Inc.



LOCATION MAP SCALE 1"=500'

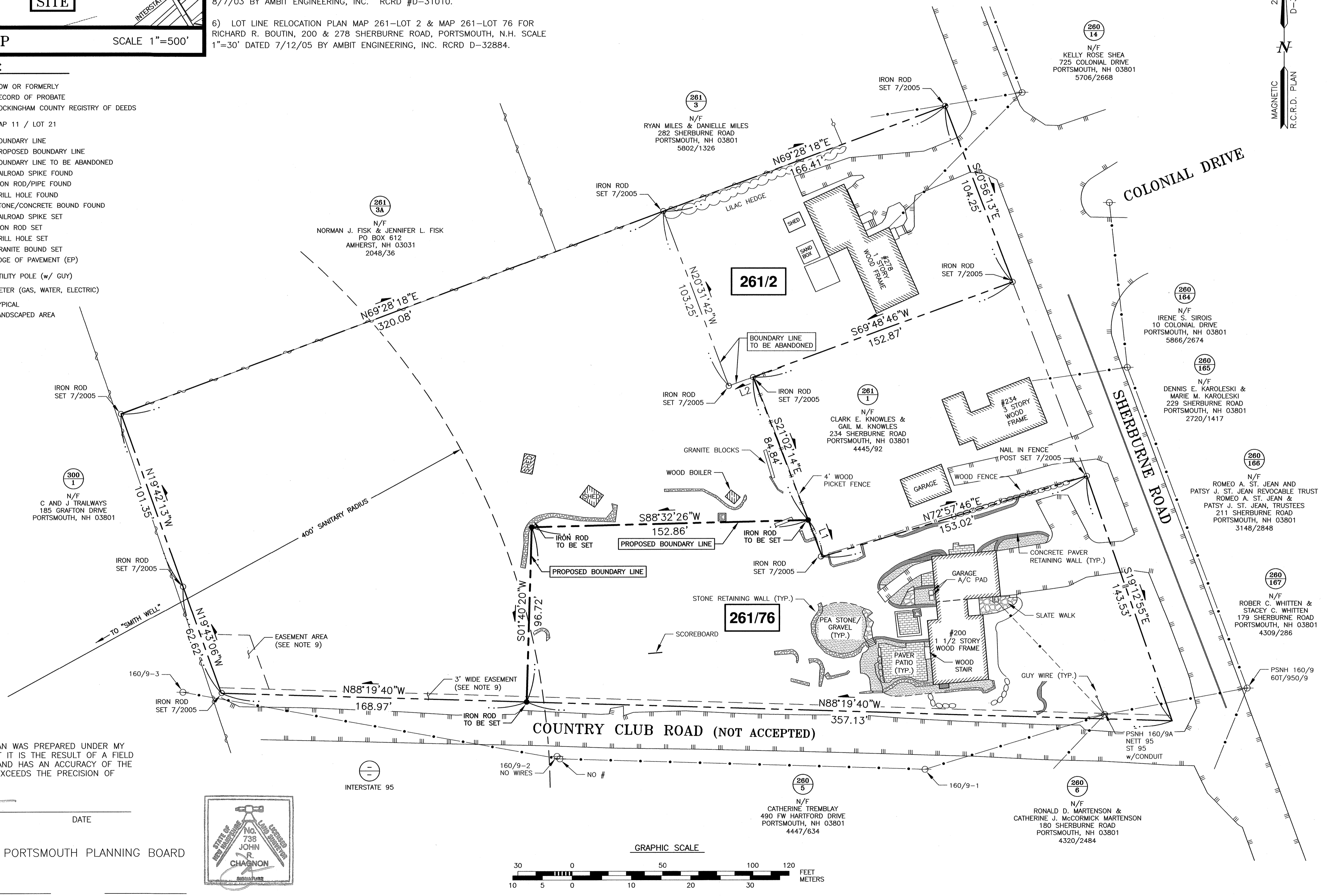
- PLAN REFERENCES:**
- 1) FARM HEIGHTS, PORTSMOUTH, N.H., LEAVITT WOODWORTH & SWEATT, 40 FT. TO THE IN. BY JOHN M. McCLINTOCK, AMCE. RCRD 00313.
  - 2) PLOT PLAN OF PANNAWAY MANOR, 1 INCH = 50 FEET, APRIL, 1941 BY DEFENSE HOMES CORPORATION.
  - 3) SUBDIVISION OF LAND, PORTSMOUTH, N.H., FOR NORMAN J. & JENNIFER L. FISK, 1 INCH = 40 FEET, MARCH 1980 BY JOHN W. DURGIN ENGINEERS. RCRD C-9457.
  - 4) SUBDIVISION PLAN FOR ROBERT C. & SYLVIA A. CARPENTER, 1 IN. = 40 FT., JULY 22, 1988 BY EMERY ENGINEERING. RCRD D-22404.
  - 5) SUBDIVISION PLAN MAP 261-LOT 1, ARTHUR K. DAY REVOCABLE TRUST OF 2003, 234 SHERBURNE ROAD, PORTSMOUTH, N.H. SCALE 1"=30' DATED 8/7/03 BY AMBIT ENGINEERING, INC. RCRD #D-31010.
  - 6) LOT LINE RELOCATION PLAN MAP 261-LOT 2 & MAP 261-LOT 76 FOR RICHARD R. BOUTIN, 200 & 278 SHERBURNE ROAD, PORTSMOUTH, N.H. SCALE 1"=30' DATED 7/12/05 BY AMBIT ENGINEERING, INC. RCRD D-32884.

**LENGTH TABLE**

LINE	BEARING	DISTANCE
L1	S21°02'14"E	21.75'
L2	S69°48'45"W	14.28'

**LEGEND:**

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE TO BE ABANDONED
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- TYP. TYPICAL
- LSA LANDSCAPED AREA



**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) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 261 AS LOTS 2 & 76.
  - 2) OWNERS OF RECORD:  
 261/2  
 RICHARD R. BOUTIN  
 200 SHERBURNE ROAD  
 PORTSMOUTH, N.H. 03801  
 3699/2564  
 D-32884  
 261/76  
 RICHARD R. BOUTIN  
 200 SHERBURNE ROAD  
 PORTSMOUTH, N.H. 03801  
 4443/2905  
 D-31010 & D-32884
  - 3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, MAY 17, 2005.
  - 4) EXISTING LOT AREAS:  
 261/76 94,641 S.F. 17,304 S.F.  
 2,1726 ACRES 0.3972 ACRES  
 PROPOSED LOT AREAS:  
 261/76 35,507 S.F. 76,437 S.F.  
 0.8151 ACRES 1.7548 ACRES
  - 5) PARCEL IS LOCATED IN SINGLE RESIDENCE B DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA: 15,000 S.F.  
 FRONTAGE: 100'  
 SETBACKS: FRONT 30'  
 SIDE 10'  
 REAR 30'  
 MAXIMUM STRUCTURE HEIGHT: 35'  
 MAXIMUM STRUCTURE COVERAGE: 20%  
 MINIMUM OPEN SPACE: 40%
  - 7) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.
  - 8) THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN ASSESSOR'S MAP 261 LOT 2 AND LOT 76.
  - 9) PARCEL IS SUBJECT TO AN EASEMENT TO NET&T AND PSNH, RECORDED AT RCRD 2850/1357.
  - 10) PROPERTY IS IN THE SMITH WELL "WELLHEAD PROTECTION AREA". CONTRACTOR/HOMEOWNERS SHALL BE AWARE OF AND FOLLOW THE PORTSMOUTH WATER DIVISION AQUIFER PROTECTION GUIDELINES.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	10/28/20
REVISIONS		

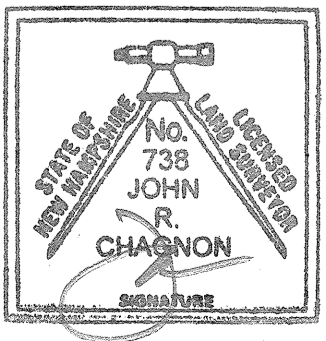
**LOT LINE RELOCATION PLAN**  
**TAX MAP 261 - LOTS 2 & 76**  
 OWNER:  
**RICHARD R. BOUTIN**  
 200 & 278 SHERBURNE ROAD  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

"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."

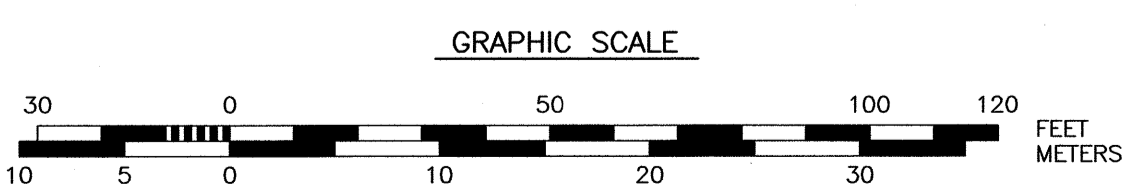
JOHN R. CHAGNON, LLS DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



10-28-20





# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Richard Boutin Date Submitted: 10/28/2020

Applicant: same as owner

Phone Number: 603-235-5555 E-mail: richard.boutin@comcast.net

Site Address 1: 200 Sherburne Road Map: 261 Lot: 76

Site Address 2: 278 Sherburne Road Map: 261 Lot: 2

<b>Application Requirements</b>			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>	Submittal Package/online	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). <b>(III.C.4)</b>	Submittal Package/online	N/A

<b>Requirements for Preliminary/Final Plat</b>				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. <b>(Section IV.1/V.1)</b>	Application	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b></p>	Lot Line Revision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	Lot Line Revision Plan, Note 6	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. <b>(Section V.5)</b></p>	Lot Line Revision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>	Lot Line Revision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>	Lot Line Revision Plan	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>	N/A  Lot Line Revision Plan, Note 3	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. <b>(Section V.11)</b>	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	Lot Line Revision Plan	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	a. Lots Conform  b, c, d N/A	
<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	a, b Lot Line Revision Plan  c. N/A	
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips	a, c, l Lot Line Revision Plan  b, d, e, f, g, h, i, j, k, m, n, o, p N/A	
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	N/A	
<input checked="" type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	Lot Line Revision Plan	
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	N/A	
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	N/A, already exists	
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	N/A, already exists	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape	N/A, already exists	
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	N/A	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A, see Lot  Line Revision Plan Note 3	
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>	N/A	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b>	a. Lot Line Revision Plan	
<input checked="" type="checkbox"/>	a. Utilities		
<input type="checkbox"/>	b. Drainage	b. N/A	
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	Lot Line Revision Plan	
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	N/A	
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>	Lot Line Revision Plan	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	N/A	
<input type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction	N/A	
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	N/A	

Applicant's/Representative's Signature:  Date: 10/28/2020

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/April 2019