

City of Portsmouth
Application for Conditional Use Permit
For Use, Activity or Alteration in a Wetland or Wetland Buffer
 [Zoning Ordinance – Section 10.1010 – Wetlands Protection]

Date Submitted: 10/24/2018 Fee: _____
 Site Address: 43 Whidden St. Map _____ Lot _____
 Zoning District: GRB Lot area: 2703 sq. ft.

Owner		Applicant	
Name	<u>Thomas and Ann Taylor</u>	Name	<u>Owner</u>
Address	<u>43 Whidden Street</u> <u>Portsmouth, NH</u>	Address	_____
Phone	<u>413-244-1375 or 781-789-2538</u>	Phone	_____
Email	<u>tomandanntaylor@verizon.net</u>	Email	_____

Proposed Activity (check all that apply): <input type="checkbox"/> New structure <input type="checkbox"/> Expansion of existing structure <input checked="" type="checkbox"/> Other site alteration (specify): <u>Install permeable drive and plantings</u>	Impacted Jurisdictional Area(s) (check all that apply): <input type="checkbox"/> Inland wetland <input type="checkbox"/> Inland wetland buffer <input type="checkbox"/> Tidal wetland <input checked="" type="checkbox"/> Tidal wetland buffer
---	---

Total area of inland wetland (both on and off the parcel):	<u>?</u>	sq. ft.
Distance of proposed structure or activity to edge of wetland:	<u>80 - 100</u>	ft.
	Total Area on Lot	Area to be Disturbed
Inland wetland	_____ sq. ft.	_____ sq. ft.
Tidal wetland	_____ sq. ft.	_____ sq. ft.
Wetland buffer	<u>(52 x 30) / 2 = 780</u> sq. ft.	<u>20 x 20 = 400</u> sq. ft.

Description of site and proposed construction: _____
Install permeable pavers for 2 parking spots and plantings.

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

Thomas Taylor Ann Taylor Date: 10-24-18
 Owner
 _____ Date: _____
 Applicant (if different)

Submission Requirements

The applicant must file 22 copies (10 copies for the Conservation Commission and 12 copies for the Planning Board) of a stamped and folded Site Plan to scale showing the location of the proposed structure, use, activity or alteration in relation to the wetland, as determined by on-site inspection by a certified wetland scientist at a time when conditions are favorable for such inspection and delineation. The plan shall include all information specified in Section 10.1017.20 of the Zoning Ordinance, and shall include a locus map with a north arrow.

Information for Applicant

If there is any question, however slight, of the presence of wetlands on the site, the applicant should consult the City Wetlands Map on file in the Planning Department. If it appears that wetlands might exist on site, the applicant should become familiar with the provisions of Section 10.1010 of the Zoning Ordinance.

Review by Independent Certified Wetland Scientist

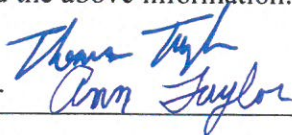
In the majority of cases the Planning Board will require the opinion of a qualified independent certified wetland scientist. In such cases the procedure is that the Board applies to the Rockingham County Conservation District for the services of such an individual. The findings of the certified wetland scientist will include, but are not limited to, the suitability of the site for the proposed use and the effect of the project on the wetlands on site and in the vicinity.

The certified wetland scientist will render a report to the District, with copies to the Planning Board and the Conservation Commission. The District will bill the City directly for the services of the certified wetland scientist. The owner /applicant shall forward a check to the City made payable to Rockingham County Conservation District prior to the petition being reviewed by either the Conservation Commission or the Planning Board.

Following the receipt of the report from the Rockingham County Conservation District, the Conservation Commission will review the application and will make a recommendation to the Planning Board. Once such a recommendation is made by the Conservation Commission, the Planning Board will schedule a Public Hearing.

I have read and understand the above information. I will pay any additional fees due as required above.

Thomas and Ann Taylor
Owner

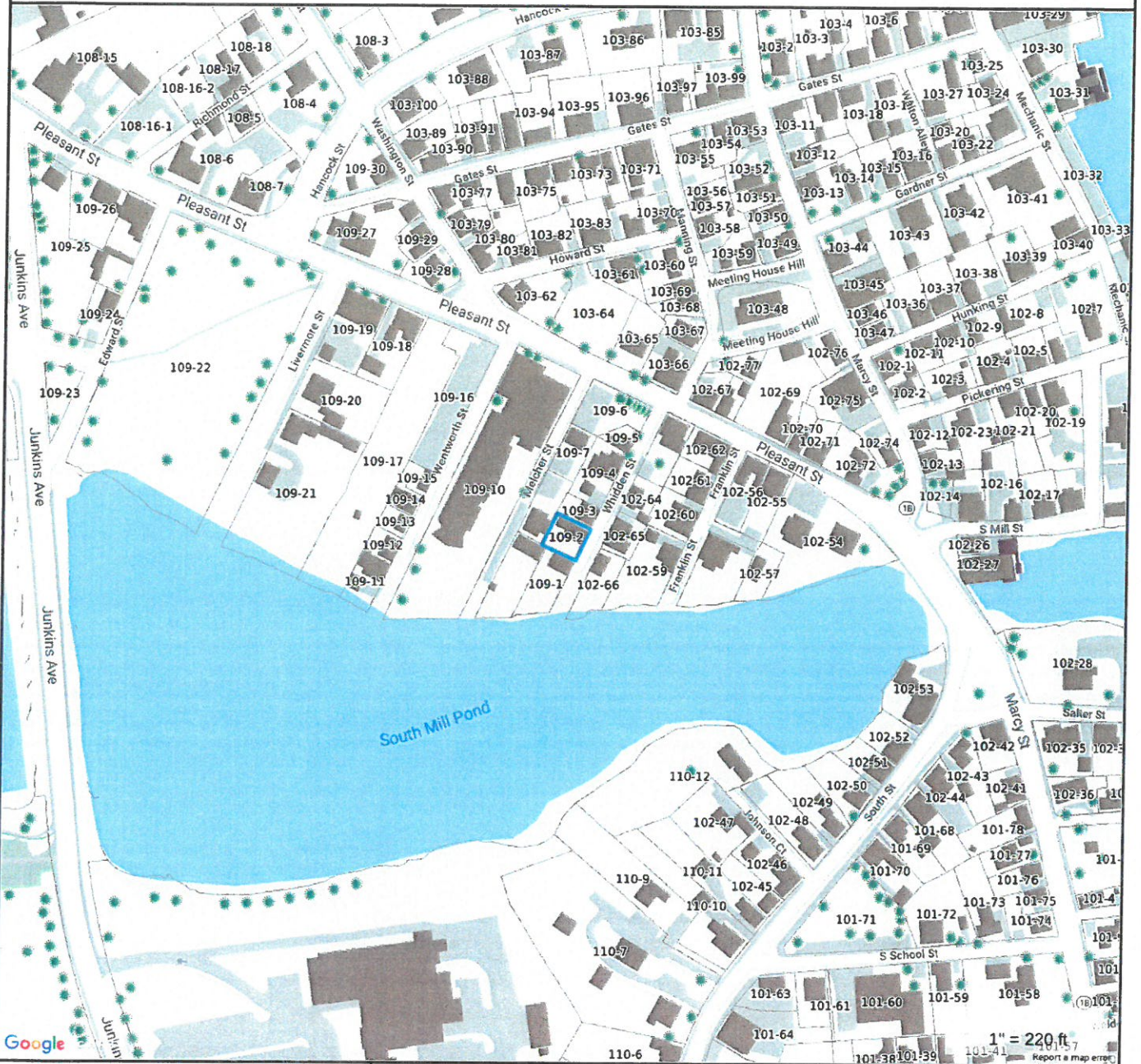


Date: 10/24/18


Applicant (if different)

Date: _____

43 Whidden



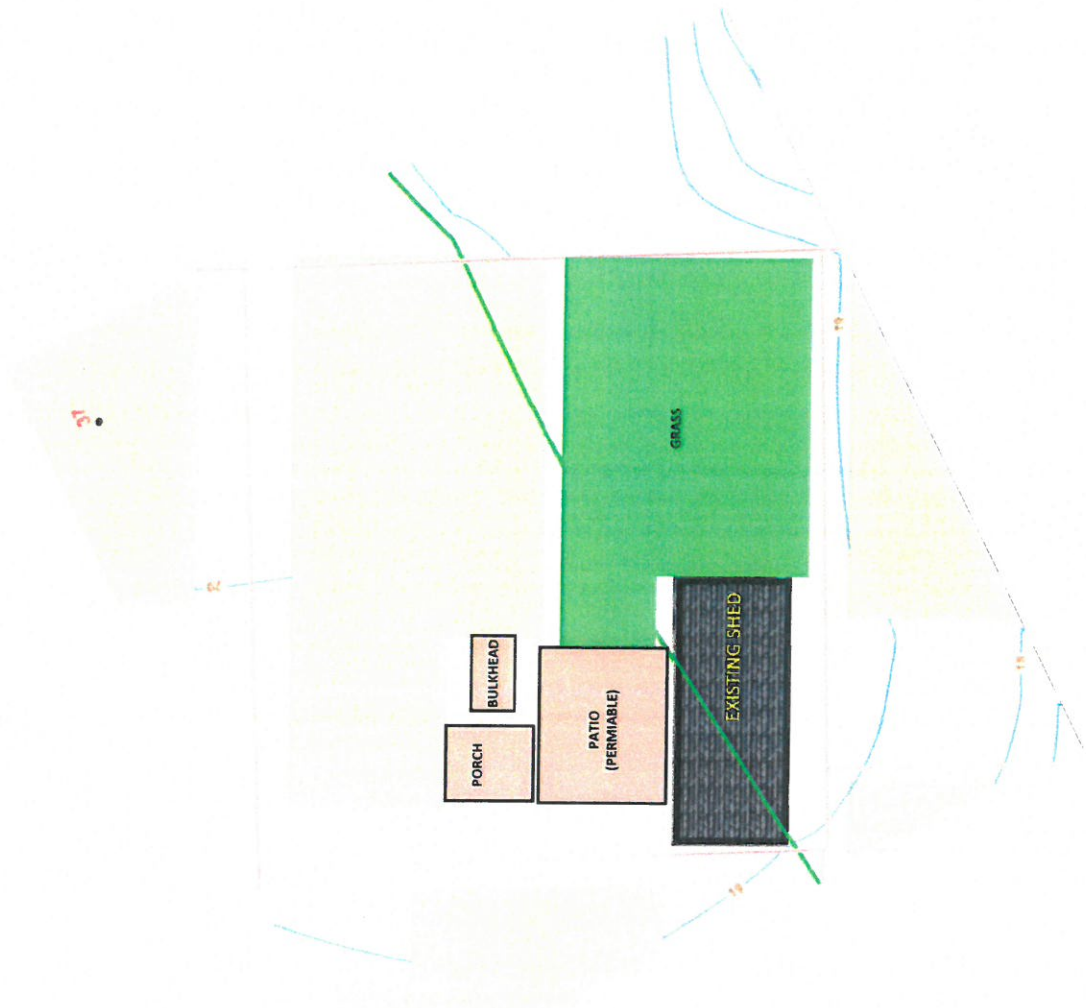
Property Information	
Property ID	0109-0002-0000
Location	43 WHIDDEN ST
Owner	TAYLOR THOMAS L


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.
 Parcels updated 01/04/2018
 Properties updated 10/22/2018

1" = 220 ft
[Report a map error](#)



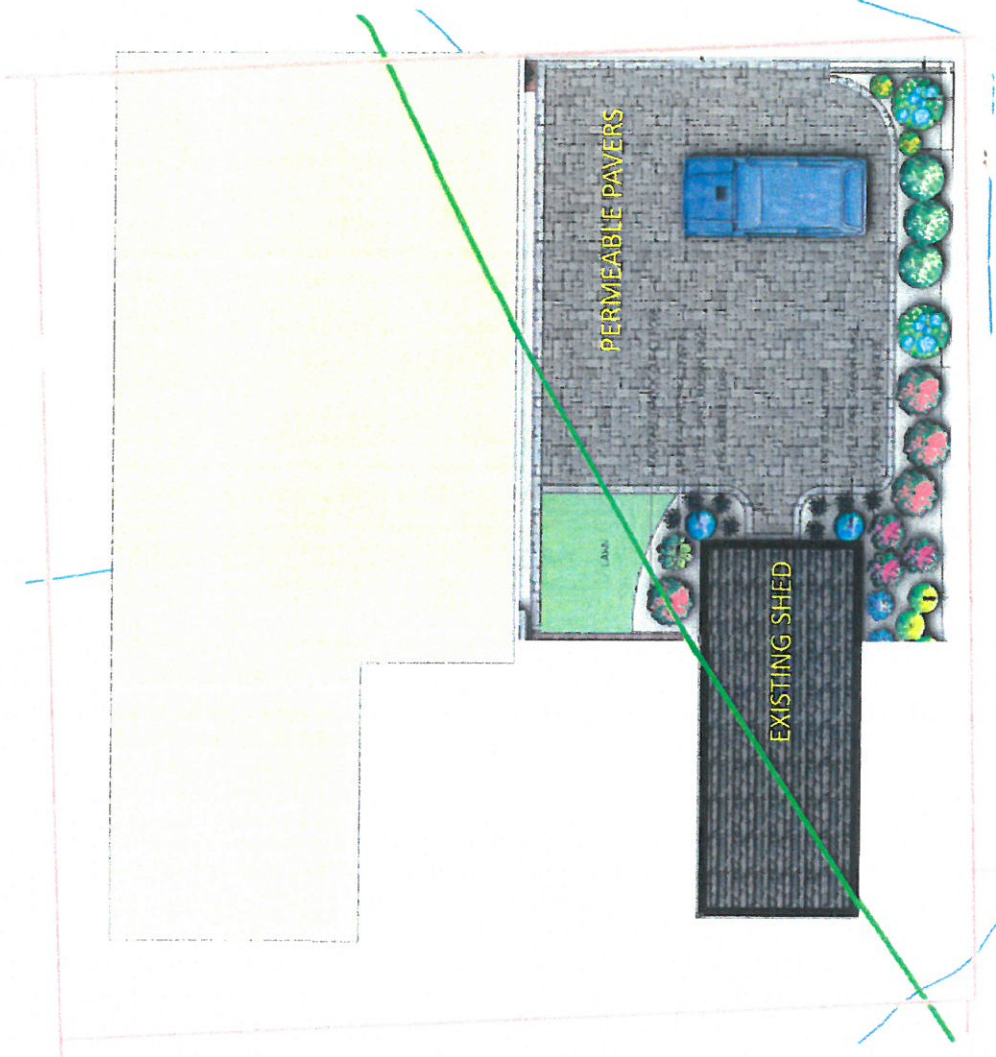
EXISTING STATE
43 WHIPDEN ST.

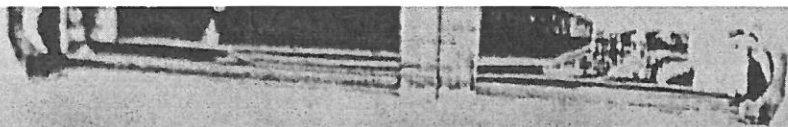


EXISTING STATE
43 WAIDDEN ST.



PROPOSED
43 WIDDOEN ST.





VII.A. 43 Whidden Street

All driveway access to a public street shall require a driveway permit.

City of Portsmouth Application for Driveway Permit

PROPERTY OWNER (Printed): Mo'bana Properties LLC
 ADDRESS OF PROPERTY: 43 Whidden Street Portsmouth
 MAILING ADDRESS: 120 Aviation Avenue Portsmouth NH 03801
 DAYTIME PHONE NUMBER: 603 498 1473
 TAX MAP: 109 LOT: 2
 PLAN SUBMITTED: X Yes No
 PROPERTY OWNER SIGNATURE: [Signature]

If the proposed driveway has been approved by the Planning Board as part of the site review or subdivision process please attach the approved plan. If the proposed driveway has not been approved by the Planning Board through the site review or subdivision process, submit such plans and details as described in the driveway specifications.

The City of Portsmouth reserves the right to deny any permits when:

- > The proposed driveway does not conform to the requirements of the Portsmouth Zoning Ordinance.
- > The proposed driveway does not conform to the Driveway Specifications that are part of this permitting process; or
- > The proposed driveway would present an unreasonable safety risk to the public

If the driveway permit application is approved, the applicant shall obtain the necessary Excavation Permit. The application fee and insurance requirements shall be determined in accordance with the City of Portsmouth Excavation Permit. The fee shall be payable to the City of Portsmouth and submitted to the Public Works Dispatcher at the time the applicant applies for the Excavation Permit. Owner Contractor may be required to provide bonding.

The cost of all work shall be borne by the applicant property owner.

For City Use

Approved by: [Signature]
 Date: 12/5/16
 Forward to Traffic & Safety Committee: Yes No
 Conditions Requirements: _____

Approved by Planning Dept

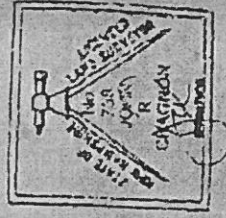
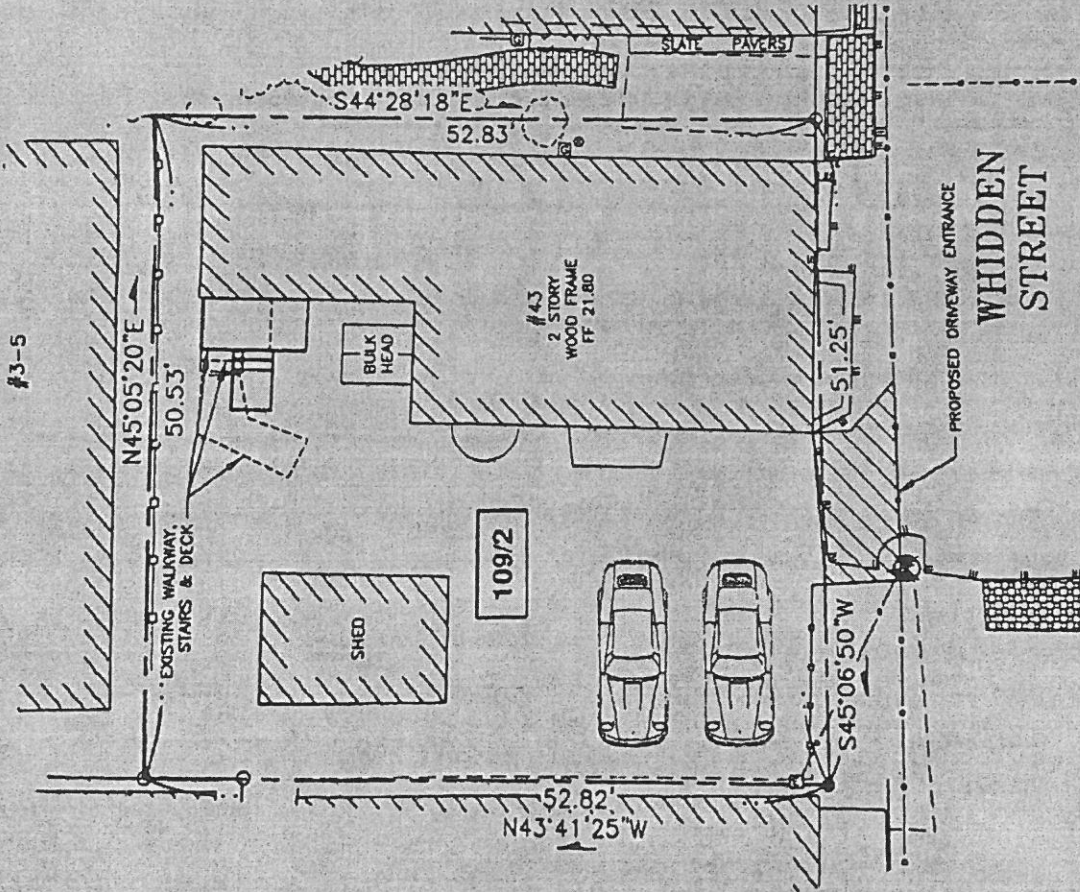
email attached
Julie Walker

DRIVEWAY PERMIT PLAN

OWNER: MAHAWKA PROPERTIES LLC
 PROPERTY LOCATION: 43 WHIDDEN STREET
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 109 AS LOT 2.
- 2) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301500259E, EFFECTIVE 5/17/2000.
- 4) EXISTING LOT AREA
 2,688 S.F.
 0.0617 ACRES
- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE DRIVEWAY FOR PERMITTING.
- 8) NO CHANGES TO GRADES ARE PROPOSED.

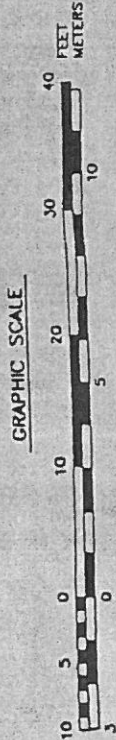


DEED REFERENCE: 5683/2507

SCALE: 1"=10' 5 AUGUST 2016



AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel. (603) 438-8216



43 WILDEN ST PORTSMOUTH, NH



- 1. 1" x 2" x 4" BOARD WALKWAY
- 2. 1" x 2" x 4" BOARD WALKWAY
- 3. 1" x 2" x 4" BOARD WALKWAY
- 4. 1" x 2" x 4" BOARD WALKWAY
- 5. 1" x 2" x 4" BOARD WALKWAY
- 6. 1" x 2" x 4" BOARD WALKWAY
- 7. 1" x 2" x 4" BOARD WALKWAY
- 8. 1" x 2" x 4" BOARD WALKWAY
- 9. 1" x 2" x 4" BOARD WALKWAY
- 10. 1" x 2" x 4" BOARD WALKWAY
- 11. 1" x 2" x 4" BOARD WALKWAY
- 12. 1" x 2" x 4" BOARD WALKWAY
- 13. 1" x 2" x 4" BOARD WALKWAY
- 14. 1" x 2" x 4" BOARD WALKWAY
- 15. 1" x 2" x 4" BOARD WALKWAY
- 16. 1" x 2" x 4" BOARD WALKWAY
- 17. 1" x 2" x 4" BOARD WALKWAY
- 18. 1" x 2" x 4" BOARD WALKWAY
- 19. 1" x 2" x 4" BOARD WALKWAY
- 20. 1" x 2" x 4" BOARD WALKWAY

Artisan Grounds
LANDSCAPING

DATE: _____

SCALE: _____

NO.	DATE

OWNER: _____

ADDRESS: _____

CITY: _____

DESIGNED BY: _____

DATE: _____

Artisan Grounds
LANDSCAPING

SCALE: _____

DATE: _____

43 Whidden Street

General Scope of Work:

Driveway Install Process:

The proposed driveway area will be excavated down from final grade roughly fifteen inches, or what is allowed due to the existing ledge. Proper drainage pipes to be installed for gutter drains or perimeter drains as needed. Subsoils to be compacted and a sediment fabric is to be installed against edges of the excavated area. Roughly 6 inches of 1 ½ crushed stone will be installed throughout the driveway area. 4 inches of ¾ stone will then be installed on top of the 1 ½. Roughly 1 inch of ⅜ crushed stone will then be installed. Roughly four hundred fifty to four hundred ninety square feet of jumbo or regulation cobblestones will be installed on the ⅜ stone according to the desired pattern and layout. Once installed, a ¼ inch crushed stone will be swept into all of the gaps between the cobblestones. All exposed edges are to be secured concrete and rebar. The driveway will be installed as a fully permeable space.

Plantings and Other Landscaping:

The existing fence and plantings against proposed driveway and neighbor's yard are to be removed. A round stone drip edge of choice will be installed along the house edge to keep additional roof rainwater runoff from damaging anything. New plant beds are to be installed along with new plants. All plant beds will be installed with proper soils and compost for good plant growth. Specific plant material selection still to be determined.

Taylor Plant Packet



VISIONS CHINESE ASTILBE
Astilbe chinensis 'Visions'

©2016 Horticoxia, Inc.



HUMMINGBIRD SUMMER SWEET
Clethra alnifolia 'Hummingbird'

©2016 Horticoxia, Inc.



MOONBEAM THREADLEAF COREOPSIS
Coreopsis verticillata 'Moonbeam'

©2016 Horticoxia, Inc.



KIM'S KNEE HIGH PURPLE CONEFLOWER
Echinacea purpurea 'Kim's Knee High'



BLUE MIST DWARF FOTHERGILLA
Fothergilla gardenii 'Blue Mist'

©2016 Horticoxia, Inc.



BIG DADDY HOSTA
Hosta 'Big Daddy'

©2016 Horticoxia, Inc.



©2016 Horticoopia, Inc.

HALCYON HOSTA
Hosta 'Halcyon'



SUM & SUBSTANCE HOSTA
Hosta 'Sum & Substance'



BAILMER(ENDLESS SUMMER®) BIGLEAF HYDRANG
Hydrangea macrophylla 'Bailmer(Endless Summer®)



GATSBY PINK® OAKLEAF HYDRANGEA (Proven Wir.
Hydrangea quercifolia 'JoAnn' ppaf, cbraf (Proven V



SYKE'S DWARF OAKLEAF HYDRANGEA
Hydrangea quercifolia 'Syke's Dwarf'



BIG BLUE LILYTURF
Liriope muscari 'Big Blue'



©2016 Horticoopia, Inc.

CINNAMON FERN
Osmunda cinnamomea



KARLEY ROSE ORIENTAL FOUNTAIN GRASS
Pennisetum orientale 'Karley Rose'



©2016 Horticoopia, Inc.

LITTLE SPIRE RUSSIAN SAGE
Perovskia atriplicifolia 'Little Spire'



BRESSINGHAM PURPLE JACOB'S LADDER
Polemonium 'Bressingham Purple'



VARIEGATUM SOLOMON'S SEAL
Polygonatum odoratum 'Variegatum'



©2016 Horticoopia, Inc.

RADRAZZ (KNOCK OUT®) ROSE
Rosa 'Radrazz (Knock Out®)'



SWEET KATE SPIDERWORT
Tradescantia 'Sweet Kate'



©2016 Horticipia, Inc.

ALEXANDRA (WINE & ROSES®) OLD FASHIONED V
Weigela florida 'Alexandra (Wine & Roses®)'