Findings of Fact | Subdivision Rules and Regulations
City of Portsmouth Planning Board

Date: November 19, 2026
Property Address: 221 Woodbury Avenue
Application #: LU-26-57
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:
Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. **SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT**	**Meets** **Does Not Meet**	Applicable standards: The project meets all the applicable Ordinances, Codes, and Regulations.
2	**SECTION V - REQUIREMENTS FOR FINAL PLAT**	**Meets** **Does Not Meet**	The final plan will be submitted on mylar. The plan includes all of the information required for final approval and meets the standard for recording at the registry of deeds.
3	**SECTION VI - GENERAL REQUIREMENTS**	**Meets** **Does Not Meet**	The application has been reviewed by the Board of Adjustment for frontage and by the Technical Advisory Committee (TAC) for conformance with the General Requirements. The application was recommended for approval on October 6, 2026 at the Technical Advisory Committee Meeting.

DRAFT

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
4	**SECTION VII - DESIGN STANDARDS**	**Meets** **Does Not Meet**	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with these minimum requirements. The application was recommended for approval on October 6, 2026 at the Technical Advisory Committee Meeting.
5	**Other Board Findings:**		

DRAFT

Planning Department
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

To: City of Portsmouth Planning Board

From: Martin Ryan

Date: November 19, 2026

Re: Request for Planning Board Review
Ryan Trust
221 Woodbury Ave, Tax Map 175-10
General Residence A Zoning

Dear Mr. Rick Chellman, Planning Board Chair & Planning Board Members:

We respectfully submit this memorandum and accompany application materials for consideration by the Planning Board at its regular meeting on **November 19, 2026**.

Property:

Located at 221 Woodbury Avenue, the subject property is a 17,351-square-foot corner parcel with approximately 135 feet of Woodbury Avenue frontage and approximately 145 feet of Thornton Street frontage (see C2 Existing Site Plan). Existing structures include a well-maintained two-family residence constructed circa 1900 and a detached garage.

The applicants have owned, resided at, and stewarded the property for 30 years. The objective of this application is to subdivide the existing oversized parcel into two (2) conforming residential lots. This will enable the applicants to construct a single-level, accessible dwelling on the newly created lot, allowing them to age in place within their longtime neighborhood and community while preserving the historic character and residential density of the area.

While the proposed subdivision creates two appropriately sized lots that is consistent with the neighborhood's land use patterns, the project did require the approval of a frontage variance for the newly created lot.

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Attachments: The following materials are presented.

A. City Tax Map
B. Drawing Set
   T1- Title Sheet
   C1- Historic Map & Figure Ground
   C2- Existing Site Plan
   C3- Proposed Site Plan
   C4- Site Diagram
   C5 – Site Data
   C6- Site Drainage Plan
   C7 – Resubdivision Plan
   A1- Site Elevation
   A2- Site Elevations
   P1- Context Photographs
   P2- Context Photographs

C. Zoning Board of Adjustment Letter
D. Technical Advisory Committee Letter
E. Subdivision Waiver Request
F. Subdivision Application Checklist
G. DPW Approval of Drainage Plan

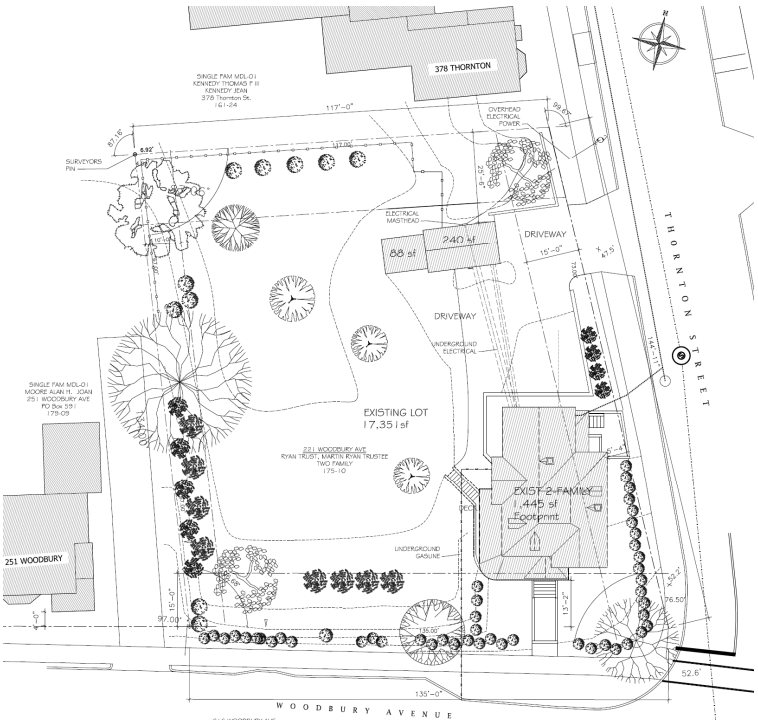


Figure #1 Existing Site Plan, (see attached existing plan, 11/19/26).

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Site Plan Review:

The Zoning Board of Adjustment reviewed this application on June 16th and unanimously approved the single variance requesting relief from the frontage requirement.

The project has been to two TAC work sessions and completed the Technical Advisory Committee hearing. As a result of these meetings, the following specific items were requested:

1. **Utility Design Review:**
   The final utility design was coordinated with and submitted to the Department of Public Works (DPW) prior to this Planning Board hearing *(see attached DPW confirmation email)*.

2. **Stamped Survey Plans:**
   All boundary and subdivision plans have been stamped and certified by a Licensed Land Surveyor (LLS) *(see Sheet C7, Resubdivision Plan)*.

3. **Subdivision Agreement & Surety Waiver:**
   A formal waiver request has been submitted pursuant to the Subdivision Review Regulations regarding the requirement for a formal subdivision review agreement and financial guarantee/surety *(see Attachment D, Subdivision Waiver Request)*.

The TAC Letter of Decision requires the application to adhere to Section 2.5 of the Site Plan Review Regulations. The application addresses the required supporting documentation as follows:

- **Comprehensive Plan Set:**
  A complete, updated drawing set is included with this submission. The plans detail all existing boundary conditions, proposed property lines, grading, stormwater infrastructure, utility connections, parking layouts, landscaping, and applicable zoning setback dimensions.

- **Access & Driveway Easements:**
  A reciprocal shared driveway easement has been delineated on the proposed site plan for permitting and access purposes. The final easement deed will be recorded at the Rockingham County Registry of Deeds prior to the issuance of a building permit.

- **Stormwater & Drainage Analysis:**
  Given the modest scale and minimal net increase in impervious coverage, a fully modeled watershed drainage analysis is not warranted. In close consultation with the DPW, the site design incorporates comprehensive Low Impact Development (LID) stormwater management best practices, including:
  - Bioretention basins and rain gardens;
  - An underdrain conveyance system;
  - Foundation perimeter crushed-stone drip strips;
  - Roof gutters and downspout rain leaders discharging directly to rain gardens;
  - Optimized pervious/impervious surface ratios; and

- An integrated stormwater inlet connecting overflow directly into the municipal stormwater network.

- **Traffic Impact Assessment:**
  The subject property currently supports a two-family dwelling. Because the proposed reconfiguration will maintain comparable residential density without increasing the net number of dwelling units on the overall tract, no measurable change in vehicular trip generation or traffic patterns will occur. Accordingly, the applicant respectfully requests that a formal traffic study requirement be waived.

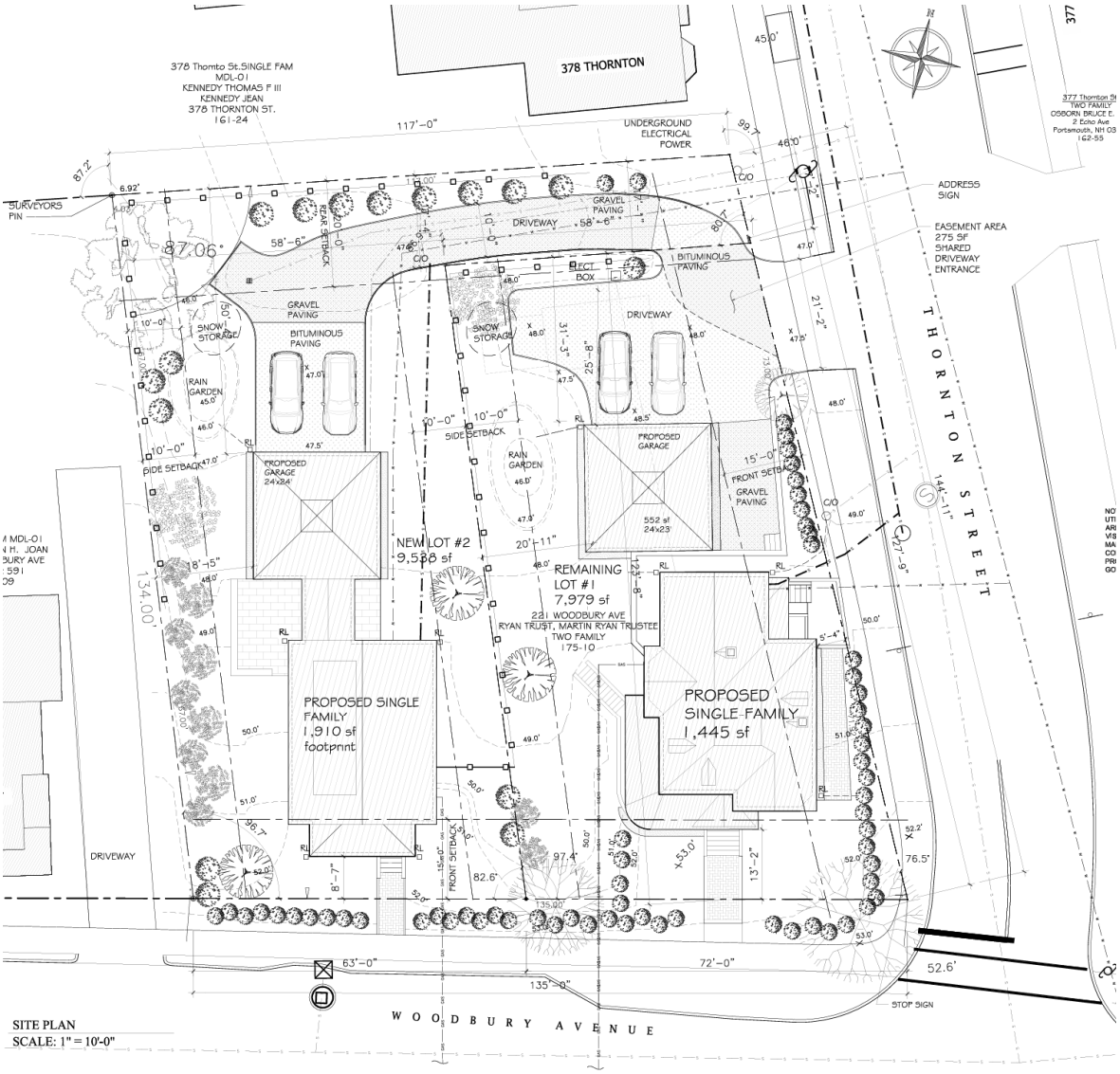


Figure *#2 Proposed Site Plan, (see attached proposed plan, 11/19/26)*

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Parking:

Each dwelling unit, the existing and the proposed single-family structure, will be supported by a standard two-car garage with a footprint of 24' x 24'. The resulting off-street parking, accommodated via the driveways and garages, exceeds the regulatory thresholds of Section 10.1112.31 (*Parking Requirements for Residential Uses*).

Vehicular and Pedestrian Traffic:

To ensure independent vehicle access, both the proposed and existing single-family residences will utilize separate curb cuts and dedicated driveways. Each driveway configuration is intentionally designed with an integrated turnaround area, enabling vehicles to execute a safe three-point turn and exit onto the public right-of-way in a forward-facing direction, thereby eliminating the need to back out into the street.

The proposed driveway entrances on Thornton Street have been strategically positioned to minimize the visual impact of parked vehicles and driveway infrastructure, ensuring that vehicular traffic does not dominate the streetscape or the site's aesthetic character. Additionally, the layout prioritizes neighborhood safety by incorporating an on-site turnaround that prevents vehicles from reversing into street traffic, ensuring all egress onto Thornton Street is executed in a safe, forward-facing direction.

Sidewalks were installed in 2025, providing safe pedestrian access along Thornton Street and Woodbury Avenue.

Screening and Landscaping:

To enhance the overall aesthetic of the streetscape and respect adjacent properties, the site design incorporates robust perimeter screening. This will feature a combination of high-quality privacy fencing and a curated mix of native evergreen trees and deciduous shrubs. This multi-tiered landscape buffer is strategically designed to provide year-round visual screening, soften the built environment, and harmonize the development with the neighborhood's existing character. A landscaping plan will be incorporated into the building permit for the new house.

Water and Sewage:

Municipal water and sewer services for the proposed residence will connect directly to the existing infrastructure on Woodbury Avenue. A new sewer tie-in will extend into the site from the 6-inch PVC sewer main, with its exact configuration subject to Portsmouth DPW approval. A dedicated 1-inch domestic water service line will be installed to serve the new home. Crucially, the existing home’s utility connections will remain entirely separate, continuing to utilize the independent water and sewer lines currently serving the property from Thornton Street.

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Stormwater management:

Given the modest scale and minimal net increase in impervious coverage, a fully modeled watershed drainage analysis is not warranted. In close consultation with the DPW, the site design incorporates comprehensive Low Impact Development (LID) stormwater management best practices (see above).

Site Lighting:

To prevent light pollution in the surrounding neighborhood, all proposed site lighting will be wall-mounted and designed at minimal levels. This configuration is optimized to deliver a safe, welcoming pedestrian experience without the use of free-standing fixtures or flood lights.

Trash Collection:

Solid waste disposal for both the existing and new dwellings will be managed through the Portsmouth curbside collection service. Bins will be placed along Thornton Street frontage for pickup.

Site Utilities:

Electrical service currently originates from an overhead utility pole at the northeast corner of the site, running overhead to the existing garage where it is metered before continuing underground to the existing residence.

As part of this project, the garage will be demolished, and all electrical and communication lines for the existing residence will be transitioned to a fully underground service originating from the same northeast utility pole.

To serve the proposed new residence, a separate, independent utility service will be established from the same pole and routed entirely underground. All final services for both structures will be located underground, eliminating overhead lines across the site.

Snow Removal:

The proposed snow removal strategy utilizes on-site plowing to clear all asphalt driveways and access points. Accumulated snow will be stockpiled in the dedicated, demarcated snow storage areas shown on the site plans. These storage zones are strategically located adjacent to the driveways to minimize transport distances and ensure that melt runoff is directed toward approved drainage systems without impacting adjacent properties.

Zoning Relief:

The proposed subdivision was formally presented to the Portsmouth Zoning Board of Adjustment (ZBA) for review. The applicant requested a dimensional variance to permit 63 linear feet (LF) of frontage for the newly created lot, where a minimum of 100 LF is required under the current zoning district regulations.

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All other applicable dimensional and setback requirements for both lots were fully satisfied. Following a review of the application materials and public testimony, the ZBA found that the request met the criteria for municipal relief and voted unanimously (6-0) to grant the variance.

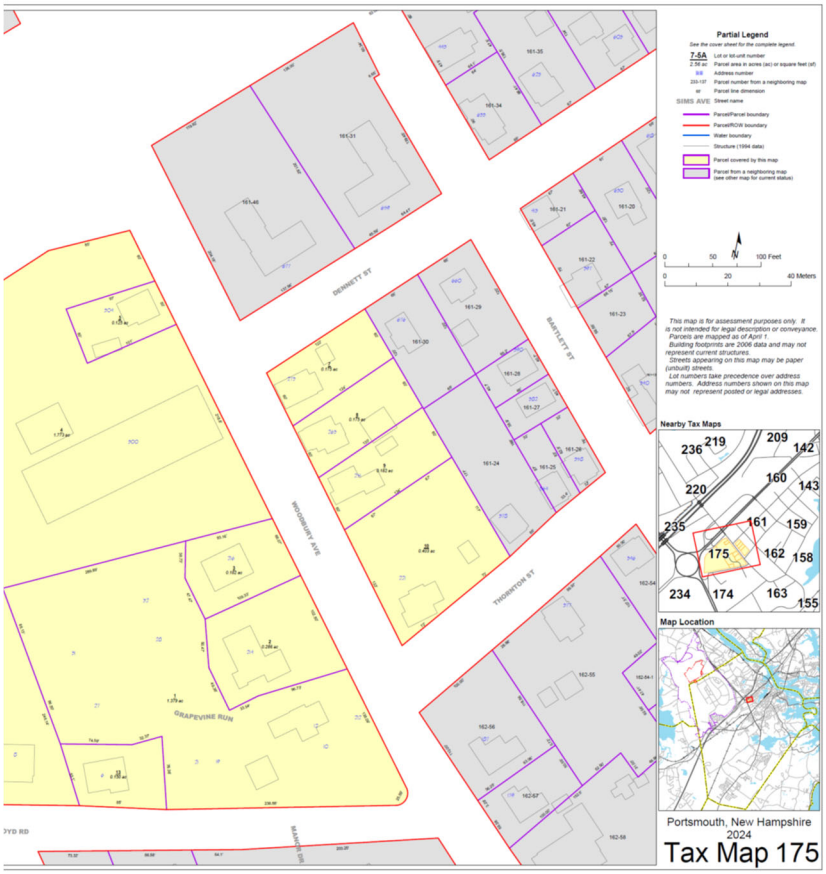


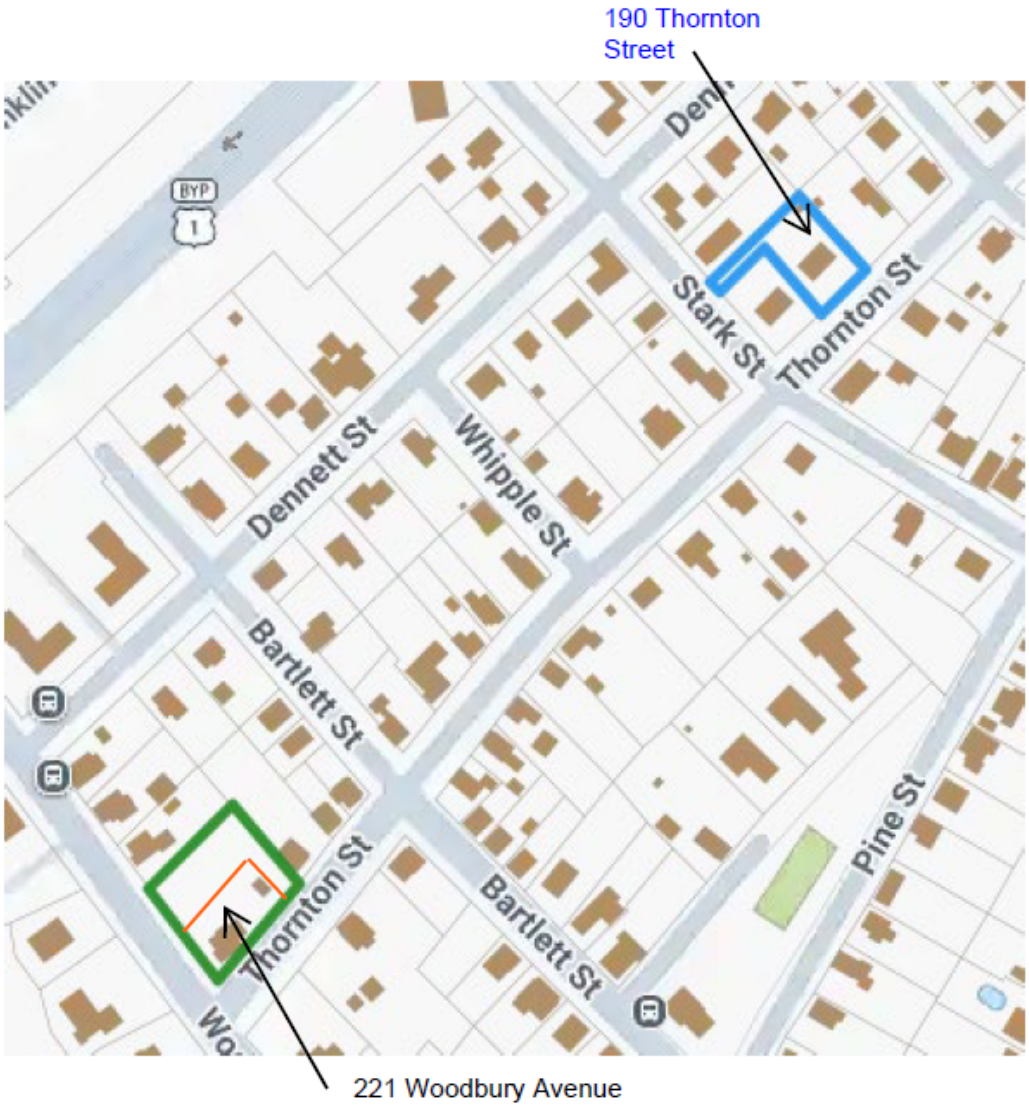
Figure 3. Tax Map.

Site Layout:

The proposed subdivision is intentionally designed to preserve the established aesthetic of the neighborhood. By integrating rear-loading garages or setback driveways, the development

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ensures that prominent vehicular infrastructure does not dominate the residential facades, thereby keeping the architectural integrity and streetscape view at the forefront of the design.



SUBDIVISION PRECEDENT

Figure 4. Precedent for Lot Configuration.

By relocating these visual elements to the interior of the lot, the proposed lot configuration successfully preserves the existing streetscape and the historic charm of the area. This approach maintains the historic character of the ‘urban street wall’. Additionally, this driveway configuration eliminates the danger of backing into street traffic. A comparable precedent for this L-shaped lot and driveway configuration can be found at 190 Thornton Street.

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In this case, if the subdivision is granted, there would be no change in the essential characteristics of the neighborhood. A second dwelling lot is entirely appropriate and consistent with the existing subdivision in which this property sits. It does not increase the amount of residential density beyond what is permitted by right. Thus, the fundamental residential character of the neighborhood will not be altered, and the health, safety, and welfare of the public will not be threatened.

Thank you for your consultation on this matter.

Respectfully Submitted,

Martin Ryan

Martin Ryan

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Partial Legend

See the cover sheet for the complete legend.

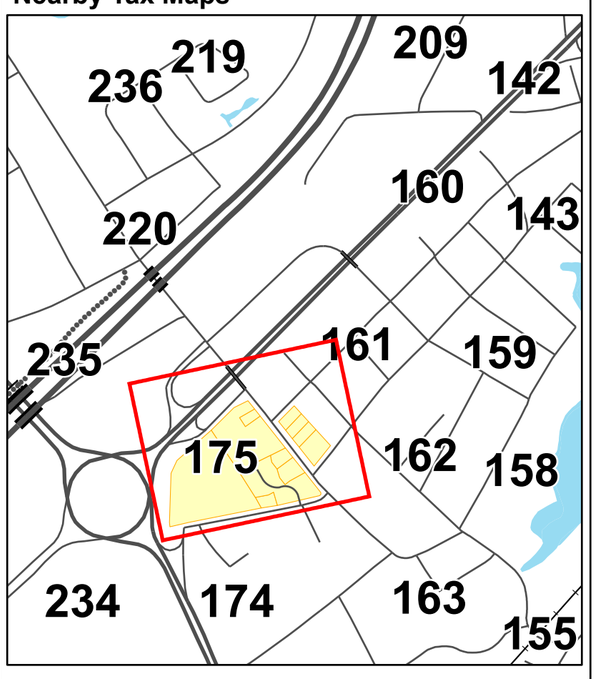
7-5A	Lot or lot-unit number
2.56 ac	Parcel area in acres (ac) or square feet (sf)
	Address number
233-137	Parcel number from a neighboring map
68'	Parcel line dimension
SIMS AVE	Street name
	Parcel/Parcel boundary
	Parcel/ROW boundary
	Water boundary
	Structure (1994 data)
	Parcel covered by this map
	Parcel from a neighboring map (see other map for current status)

0 50 100 Feet

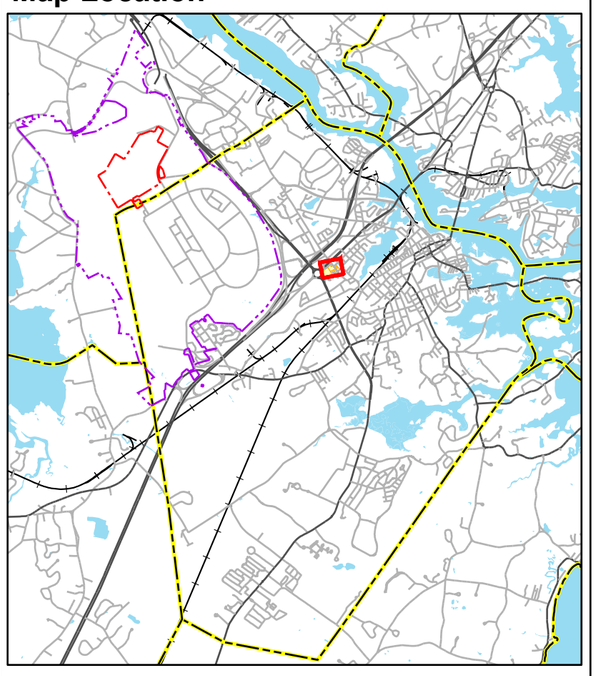
0 20 40 Meters

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

Nearby Tax Maps



Map Location



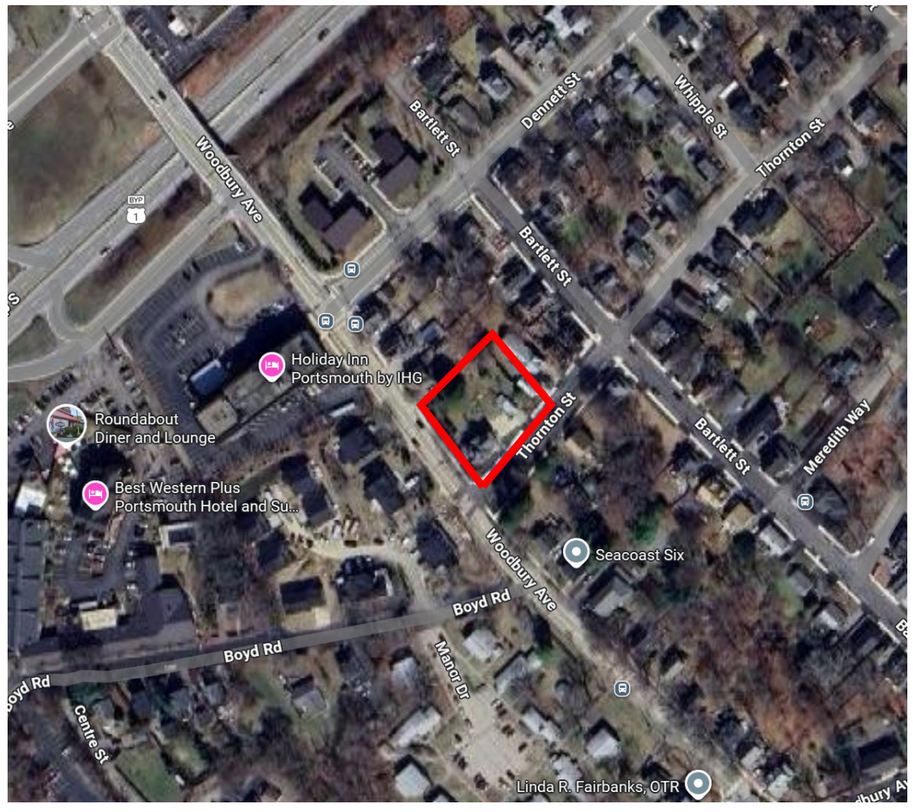
Portsmouth, New Hampshire
2024

Tax Map 175

221 WOODBURY AVENUE
PORTSMOUTH, NH 03801
SUBDIVISION PROPOSAL PLAN
PLANNING BOARD MEETING
OWNER- RYAN TRUST
NOVEMBER 19, 2026

DRAWING LIST

NO	TITLE
T1	TITLE SHEET
C1	HISTORIC MAPS & FIGURE GROUND
C2	EXISTING SITE PLAN
C3	PROPOSED SITE PLAN
C4	SITE DIAGRAMS
C5	SITE DATA
C6	SITE DRAINAGE PLAN
C7	RESUBDIVISION PLAN
A1	SITE ELEVATIONS
A2	SITE ELEVATIONS
P1	CONTEXT PHOTOGRAPHS
P2	CONTEXT PHOTOGRAPHS



AERIAL VIEW
SCALE: NTS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L RYAN
No. 2808
STATE OF NEW HAMPSHIRE

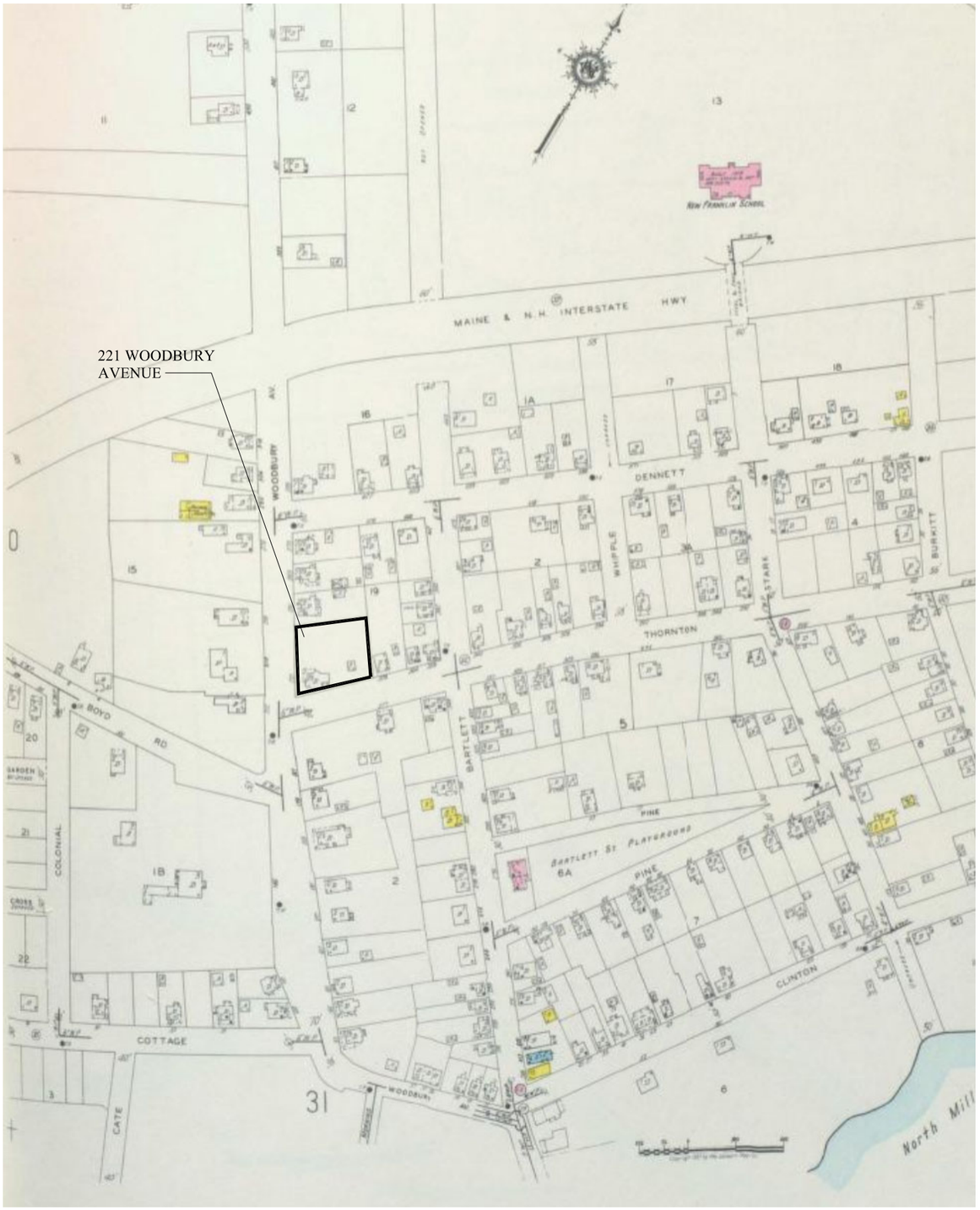
NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

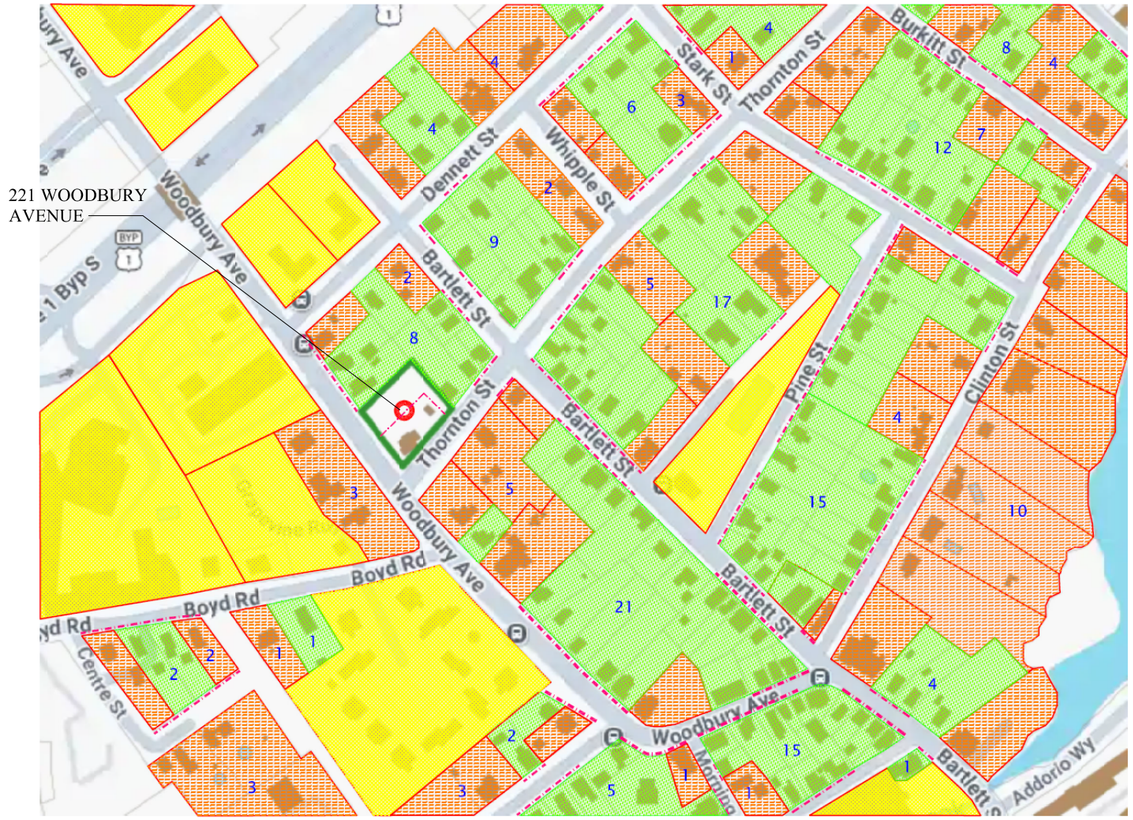
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DRAWN: MLR
CHECKED:
SCALE:
JOB:

TITLE
SHEET

T1



SANBORNE MAP 1920
SCALE: NTS



GREEN– LOTS WITH LESS THAN THE 100LF REQUIRED STREET FRONTAGE (TOTAL 134 LOTS)
ORANGE– LOTS THAT MEET THE 100 LF STREET FRONTAGE REQUIREMENT (TOTAL 60 LOTS)
YELLOW– COMMERCIAL OR MULT–FAMILY LOTS
FRONTAGE EQUAL OR LESS THAN 63 LF (82 TOTAL)
SITE– 221 WOODBURY AVENUE
204 LOTS TOTAL SHOWN

FIGURE GROUND
SCALE: NTS



HOYT PLAN 1890
SCALE: NTS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L. RYAN
No. 2808
STATE OF NEW HAMPSHIRE

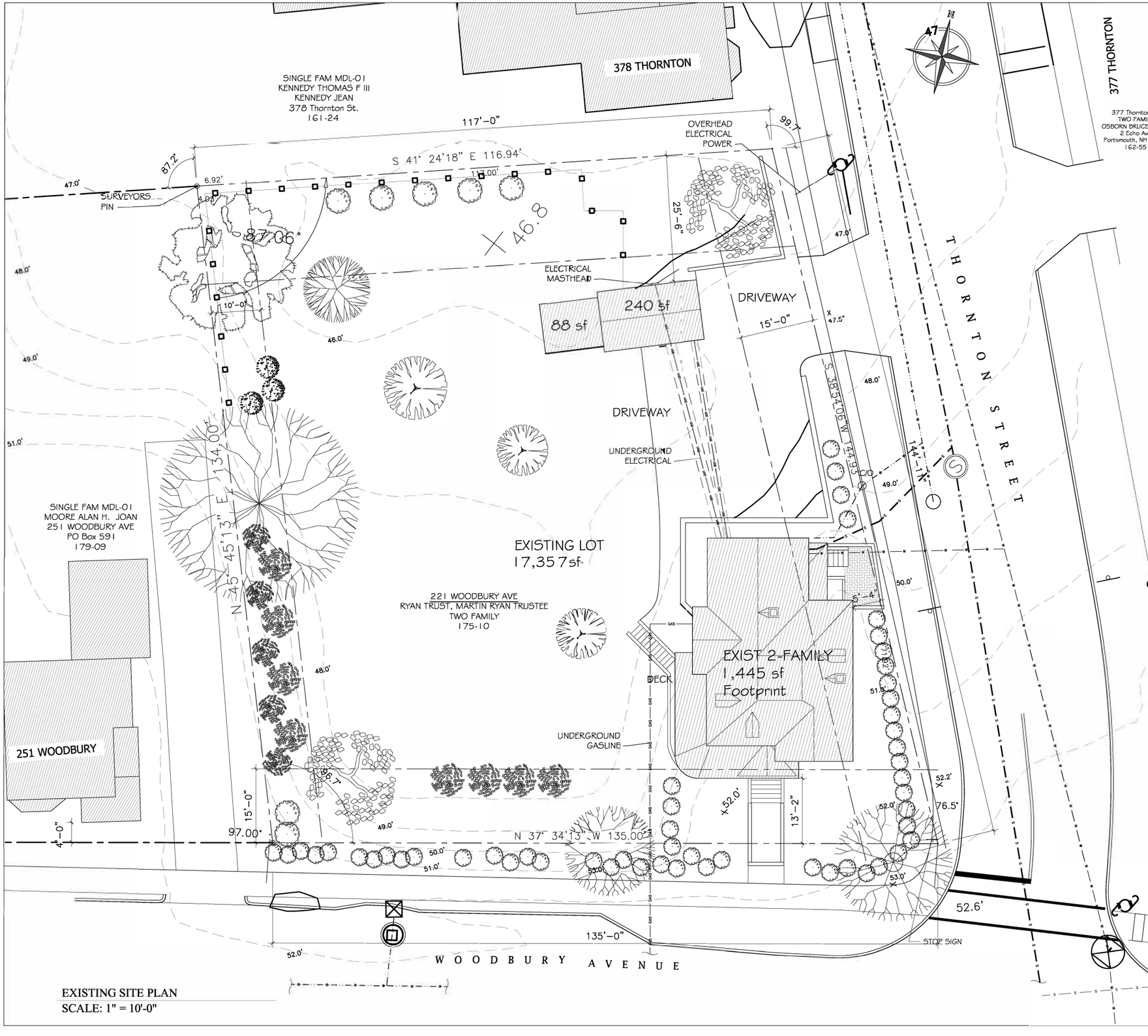
NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE:	10–23–26
DESIGN:	MLR
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SCALE:	
JOB:	

HISTORIC MAPS
& FIGURE GROUND

C1



EXISTING SITE PLAN
SCALE: 1" = 10'-0"

SITE NOTES:

OWNER OF RECORD: RYAN TRUST

ADDRESS: 221 WOODBURY AVE

PORTSMOUTH, NEW HAMPSHIRE

PARCEL: AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 175 AS LOT 16.

PARCEL AREA = ~17,357 SF = 0.4 ACRES

ZONING DISTRICT: GENERAL RESIDENTIAL A (GRA)

ZONING DIMENSIONS AND DENSITY REQUIREMENTS:

		REQUIRED	EXISTING
A)	MINIMUM LOT SIZE	7,500 SF	17,357 SF
B)	MINIMUM LOT FRONTAGE		
	WOODBURY AVE	100 LF	135.0 LF
	THORNTON STREET	100 LF	144.9 LF
C)	MINIMUM FRONT SETBACK		
	WOODBURY AVE	15 LF	13.1 LF
	THORNTON STREET	15 LF	5.33 LF
D)	MINIMUM LOT DEPTH	70 LF	135 LF
E)	MINIMUM SIDE SETBACK	10 LF	66 LF
F)	MINIMUM REAR SETBACK	20 LF	25.5 LF
G)	MAXIMUM LOT COVERAGE		
	25%	4,337 SF	1,767 SF
			10.18%
H)	MINIMUM OPEN SPACE		
	30%	5,205 SF	13,018 SF
			89.82%

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L RYAN
No. 2808
THE STATE OF NEW HAMPSHIRE

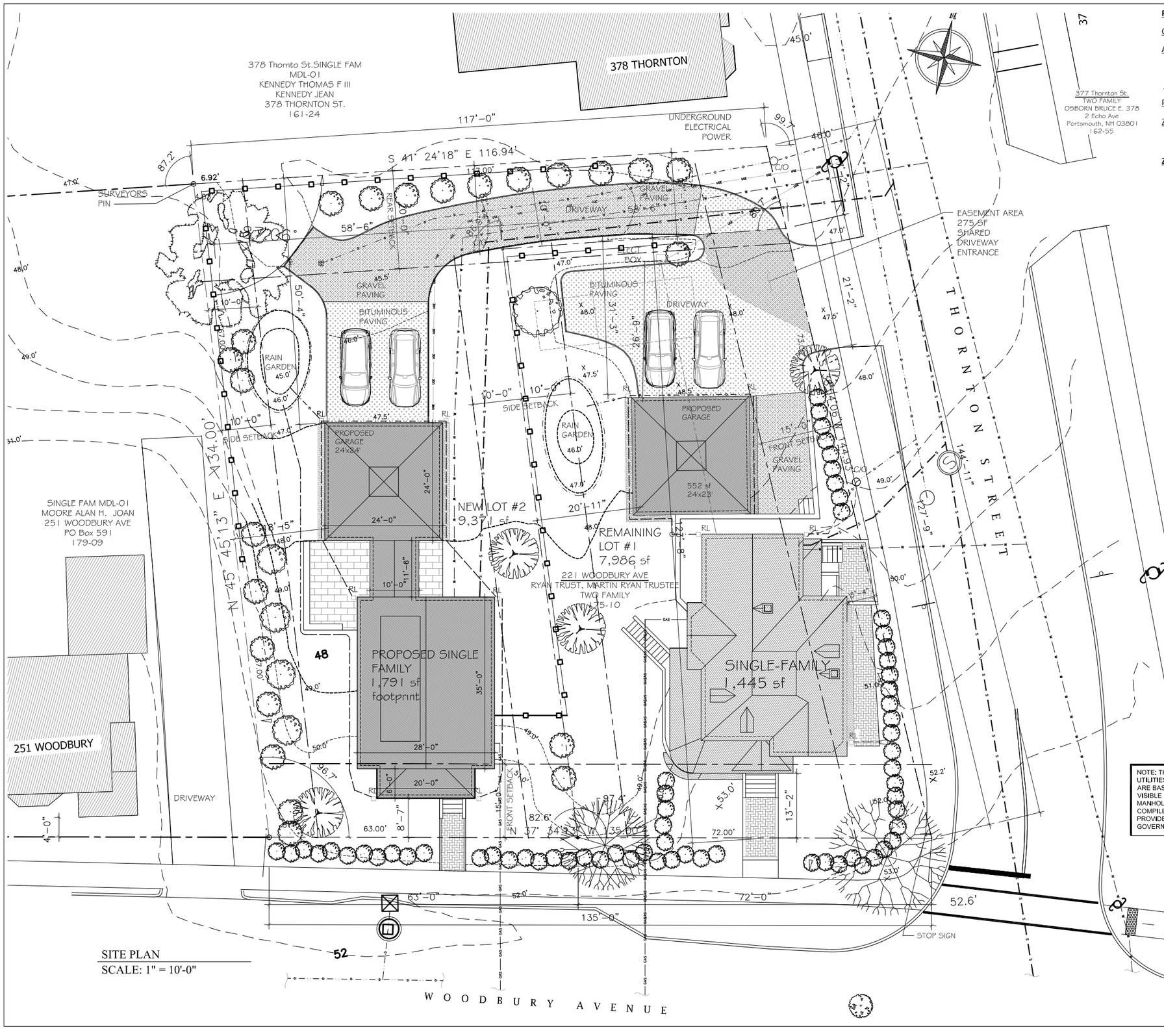
NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE:	10-24-26
DESIGN:	MLR
DRAWN:	MLR
CHECKED:	
SCALE:	
JOB:	

EXISTING SITE PLAN

C2



PROPOSED SITE NOTES:

OWNER OF RECORD: RYAN TRUST

ADDRESS: 221 WOODBURY AVE

PORTSMOUTH, NEW HAMPSHIRE

PARCEL: AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 175 AS LOT 16.

PARCEL AREA = ~17,357 SF = 0.4 ACRES

ZONING DISTRICT: GENERAL RESIDENTIAL A (GRA)

ZONING DIMENSIONS AND DENSITY REQUIREMENTS:

	REQUIRED	EXISTING	LOT #1	LO T#2
A) MINIMUM LOT SIZE----------	7,500 SF	17,357 SF	7,986 SF	9,371 SF
B) MINIMUM LOT FRONTAGE				
WOODBURY AVE----------	100 LF	135.0 LF	72.0 LF	**63.0 LF***
THORNTON STREET-------	100 LF	144.9 LF	127.8 LF	N/A
C) MINIMUM FRONT SETBACK				
WOODBURY AVE----------	15 LF	13.1 LF	13.1 LF	9.33 LF
THORNTON STREET-------	15 LF	5.33 LF	5.4 LF	N/A
D) MINIMUM LOT DEPTH----------	70 LF	139 LF	123 LF	136 LF
E) MINIMUM SIDE SETBACK----------	10 LF	66 LF	19.1 LF	18.4 LF
F) MINIMUM REAR SETBACK----------	20 LF	25.5 LF	29.8 LF	49 LF
G) MAXIMUM LOT COVERAGE				
25% --------	4,337 SF	1,812 SF	1,997 SF 25%	1,791 SF 19%
H) MINIMUM OPEN SPACE				
30% ---------	5,205 SF	13,018 SF	5,982 SF 75%	7,628 SF 81%

NOTE: THE EASEMENT SHOWN HERE IS FOR PERMITTING PURPOSES ONLY. THE FINAL EASEMENT PLAN SHALL BE PREPARED BY A LICENSED SURVEYOR AND RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PRIOR TO ISSUING BUILDING PERMITS

NOTE: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (I.E. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES.

LEGEND

- IRON ROD/ PIPE FOUND
- BENCHMARK
- SEWER MANHOLE
- DRAIN MANHOLE
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- GATE VALVE
- SIGN
- RL RAIN LEADER
- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- STORM DRAIN LINE
- UNDER-DRAIN
- SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- 24" WIDE DRIP EDGE
- BITUMINOUS PAVING
- GRAVEL PAVING
- HARDSCAPING

GRAPHIC SCALE
0 5 10 20
(IN FEET)

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L. RYAN
No. 2808
STATE OF NEW HAMPSHIRE

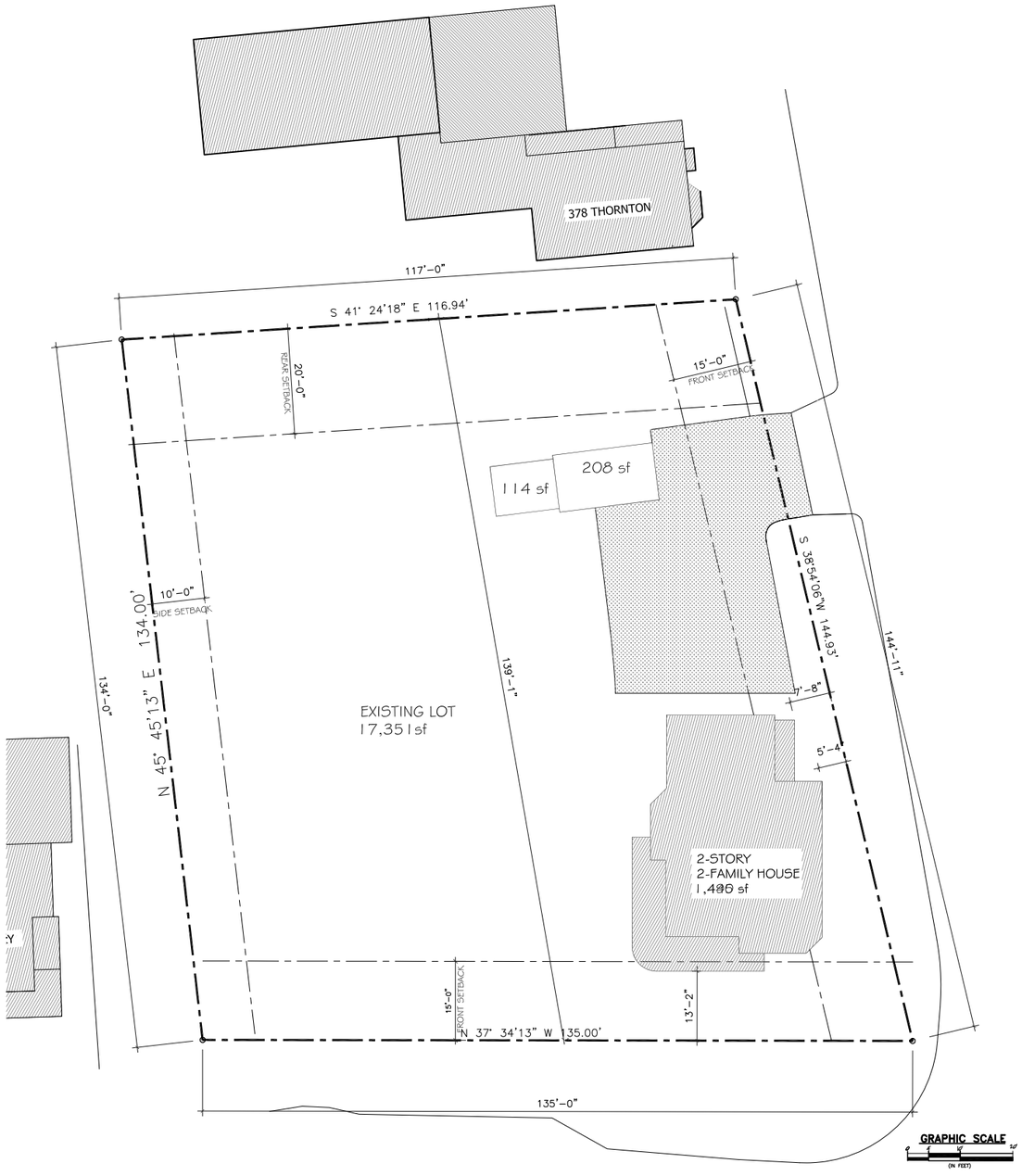
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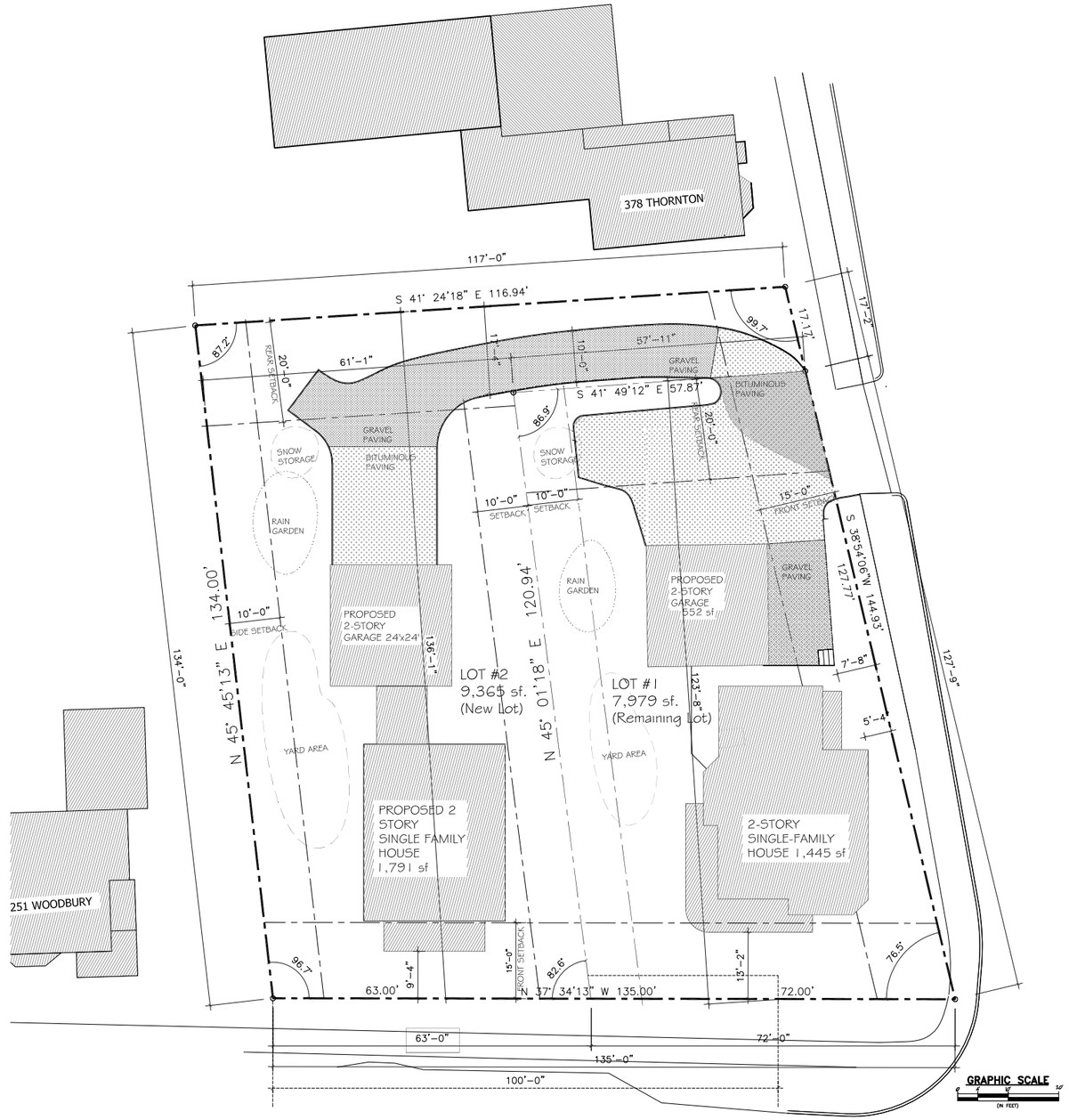
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SCALE:	
JOB:	

PROPOSED SITE PLAN

C3



EXISTING SITE DIAGRAM
SCALE: NTS



PROPOSED SITE DIAGRAM
SCALE: NTS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L RYAN
No. 2803
STATE OF NEW HAMPSHIRE

NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE:	10-24-26
DESIGN:	MLR
DRAWN:	MLR
CHECKED:	
SCALE:	
JOB:	

SITE
DIAGRAMS

C4

NOTE: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (I.E. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES.

IMPERVIOUS SURFACES		PERVIOUS SURFACES	TOTALS		
STRUCTURES -	3,907 SF	LANDSCAPING -	9,426 SF	IMPERVIOUS -	6,629 SF = 38.2%
BITUMINOUS PAVING -	1,812 SF	GRAVEL PAVING -	1,296 SF	PERVIOUS -	10,722 SF = 61.8%
HARDSCAPE -	710 SF				
TOTAL -	6,629 SF	TOTAL -	10,722 SF	TOTAL -	17,351 SF

LOT #1-IMPERVIOUS SURFACES		LOT #1 -PERVIOUS SURFACES	
STRUCTURES -	1,997 SF	LANDSCAPING -	4,028 SF
BITUMINOUS PAVING -	1,281 SF	GRAVEL PAVING -	330 SF
HARDSCAPE -	343 SF		
TOTAL -	3,621 SF	TOTAL -	4,358 SF

LOT #1-TOTALS	
IMPERVIOUS -	3,621 SF = 45.3%
PERVIOUS -	4,358 SF = 54.7%
TOTAL -	7,979 SF

LOT #2 -IMPERVIOUS SURFACES		LOT #2 -PERVIOUS SURFACES	
STRUCTURES -	1,791 SF	LANDSCAPING -	5,920 SF
BITUMINOUS PAVING -	631 SF	GRAVEL PAVING -	976 SF
HARDSCAPE -	320 SF		
TOTAL -	2,642 SF	TOTAL -	6,677 SF

LOT #2 -TOTALS	
IMPERVIOUS -	2,642 SF = 30.0%
PERVIOUS -	6,896 SF = 70.0%
TOTAL -	9,538 SF

UTILITY LEGEND

- W — W — W — WATER LINE
- S — S — S — STORM DRAIN LINE
- UNDER-DRAIN
- S — S — S — SANITARY SEWER LINE
- UGE — UGE — UNDERGROUND ELECTRIC LINE

GRAPHIC SCALE
0 5 10 20
(IN FEET)

SITE DATA PLAN
SCALE: 1" = 10'-0"

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT MARTIN L. RYAN No. 2808 STATE OF NEW HAMPSHIRE

NOV. 19, 2026
PLANNING BOARD
MEETING

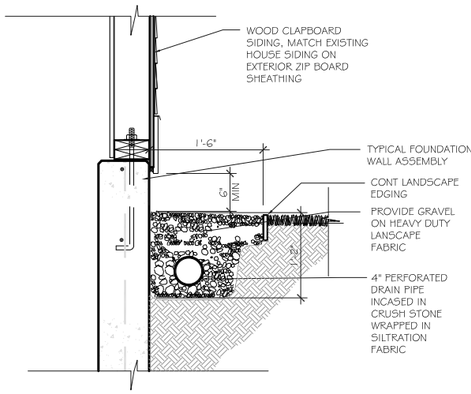
221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE: 10-24-26
DESIGN: MLR
DRAWN: MLR
CHECKED:
SCALE:
JOB:

SITE DATA

C5

NOTE: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (I.E. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES.



DRIP EDGE
SCALE: 1" = 1'-0"

378 THORNTON

117'-0"

99.7'

46.0'

87.2'

6.92'

4.03'

SURVEYORS PIN

47.0'

C/O

GRAVEL PAVING

DRIVEWAY

BITUMINOUS PAVING

46.0'

48.0'

45.5'

45.2'

ELECT BOX

3.1'-3"

GRAVEL PAVING

BITUMINOUS PAVING

DRIVEWAY

48.0'

47.5'

73.00'

RAIN GARDEN 45.0'

46.0'

RL

47.5'

GRAVEL STRIP

RAIN GARDEN 46.0'

47.0'

PROPOSED GARAGE

552 sf 24x23'

GRAVEL STRIP

GRAVEL PAVING

48.5'

49.0'

NEW LOT #2 9,371 sf

GRAVEL STRIP

REMAINING LOT #1 7,986 sf

18'-5"

134.00'

STONE WALL

48.0'

49.0'

67.00'

48

PROPOSED SINGLE FAMILY 1,791 sf footprint

SINGLE-FAMILY 1,445 sf

GAS

51.0'

71.7'

50.0'

52.2'

53.0'

13'-2"

97.4'

82.6'

135.00'

52.6'

52.0'

53.0'

52.6'

THORNTON STREET

WOODBURY AVENUE

DRIVEWAY

DRAINAGE PLAN
SCALE: 1" = 10'-0"

LEGEND

- IRON ROD/ PIPE FOUND
- BENCHMARK
- SEWER MANHOLE
- DRAIN MANHOLE
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- GATE VALVE
- SIGN
- RAIN LEADER
- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WATER LINE
- STORM DRAIN LINE
- UNDER-DRAIN
- SANITARY SEWER LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- 24" WIDE DRIP EDGE
- BITUMINOUS PAVING
- GRAVEL PAVING
- HARDSCAPING

GRAPHIC SCALE

1"=10'-0" 0 5' 10' 20' (IN FEET)

1"=1'-0" 0 1' 2' (IN FEET)

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT MARTIN L RYAN No. 2806 THE STATE OF NEW HAMPSHIRE

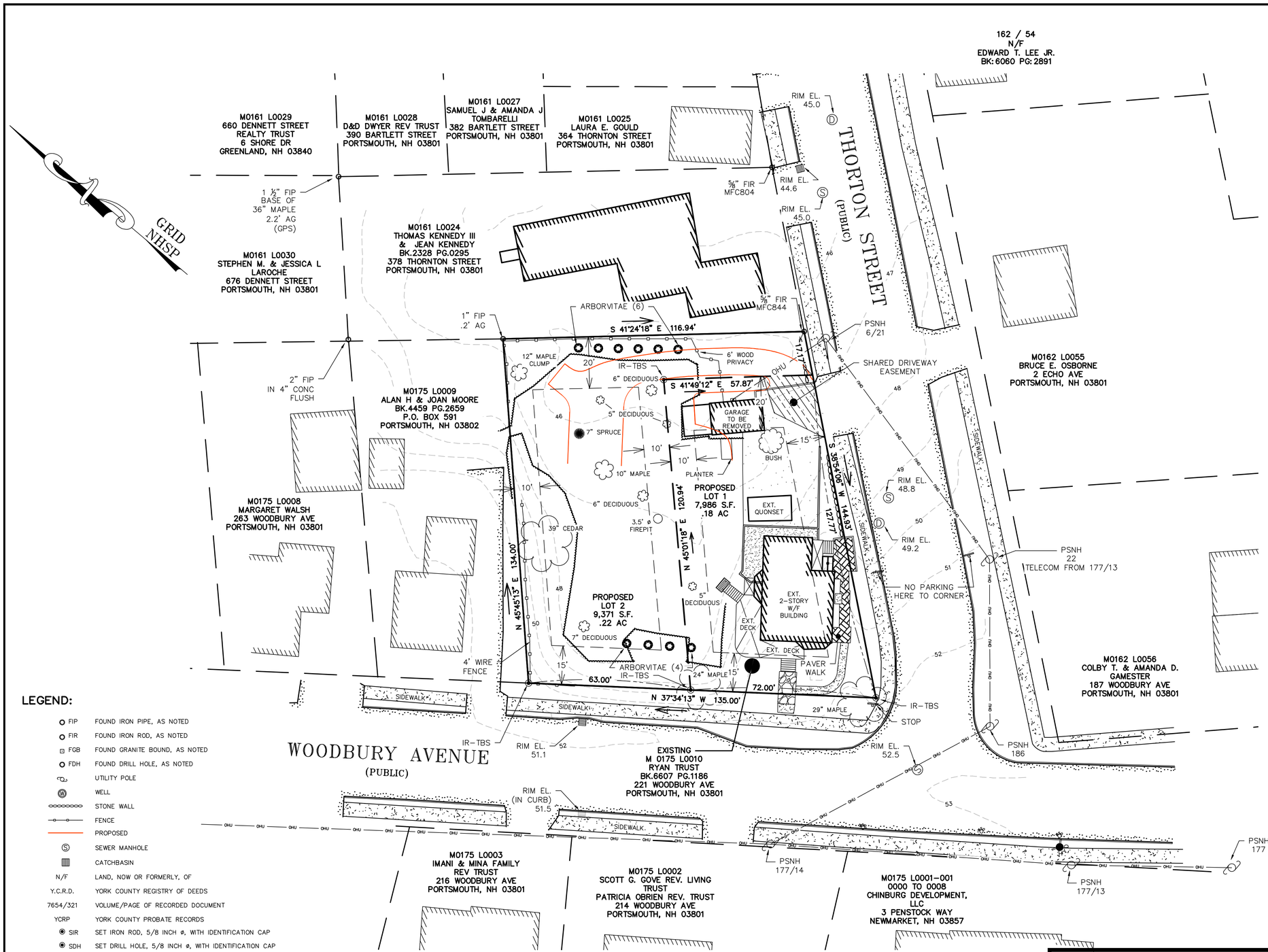
NOV. 19, 2026
PLANNING BOARD
MEETING

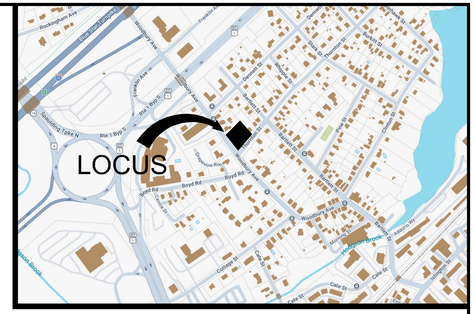
221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE:	10-24-26
DESIGN:	MLR
DRAWN:	MLR
CHECKED:	
SCALE:	
JOB:	

SITE DRAINAGE PLAN

C6





LOCATION MAP
1"=500'

NOTES:

1.) THIS PLAN IS THE RESULT OF A FIELD SURVEY OF MAP 175 LOT 10 BY CHRIS WLBER LLS, COA #552, P.O. BOX 90 ELIOT, ME 03903, SEPTEMBER 2026 AND PURSUANT TO A AGREEMENT WITH ATTAR ENGINEERING, INC.

THIS PLAN MEETS THE MINIMUM POSITIONAL TOLERANCES FOR URBAN SURVEYS PER NH LAN 503.04.

BEARINGS DEPICTED HEREON ARE BASED ON GRID NORTH, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83 AS DERIVED THROUGH GPS OBSERVATIONS.

ELEVATION INFORMATION IS REFERENCED TO NAVD 88 VERTICAL DATUM PER THE ABOVE GPS OBSERVATIONS.

ALL DISTANCES DEPICTED ON THIS PLAN ARE IN U.S. SURVEY FEET.

2.) THE OWNERS OF LAND ADJOINING THE ROADS DEPICTED HEREON, MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROAD. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY, OR LOCATE THESE RIGHTS. THE BOUNDARIES AS SHOWN ARE THE BOUNDARIES DESCRIBED IN THE DEEDS AND PLANS REFERENCED HEREON AND DO NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.

3.) THIS PLAN WAS PREPARED TO SHOW THE EXISTING CONDITIONS AND BOUNDARY PRESENT ON THE LOCUS PROPERTY 221 WOODBURY AVENUE, PORTSMOUTH, NEW HAMPSHIRE 03801. (MAP 175 / LOT 10)

4.) AS PART OF THIS SURVEY, ATTAR ENGINEERING HAS NOT IDENTIFIED THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. PRIOR TO THE CONSTRUCTION OF ANY SORT, IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR CONTRACTOR TO CONTACT DIG SAFE TO IDENTIFY AND MARK UP THE LOCATION OF ALL UTILITIES.

5.) ZONING & DIMENSIONAL REQUIREMENTS

ZONE – GENERAL RESIDENCE A

MINIMUM LOT AREA – 7,500 S.F.
MINIMUM LOT AREA PER DWELLING UNIT – 7,500 S.F.
MINIMUM CONTINUOUS STREET FRONTAGE – 100'
MINIMUM DEPTH – 70'

MINIMUM YARD DIMENSIONS
FRONT – 15'
SIDE – 10'
REAR – 20'

MAXIMUM STRUCTURE DIMENSIONS
SLOPED ROOF HEIGHT – 35'
FLAT ROOF HEIGHT – 30'
ROOF APPURTENANCE HEIGHT – 8'
BUILDING COVERAGE – 25%

MINIMUM OPEN SPACE – 30%

6.) SEE APPROVED REQUEST OF ZONING BOARD OF ADJUSTMENT LU-26-57 TO REDUCE REQUIRED FRONTAGE OF 100 FEET TO 63 FEET WITHIN GENERAL RESIDENCE DISTRICT A.

7.) 1' ELEVATION CONTOURS BASED ON 2022-2023 NOAA NGS TOPOBATHY LIDAR: COASTAL MAINE DATASET.

REFERENCE PLANS:

1.) "PLAN OF LOTS OF LAND OF THE CITY OF PORTSMOUTH." PREPARED BY A.C. HOYT SURVEYOR, DATED JUNE 21ST, 1890. RECORDED ROCKINGHAM COUNTY REGISTRY OF DEEDS #00150.

APPROVED BY THE CITY OF PORTSMOUTH
PLANNING BOARD

CHAIRMAN _____ DATE _____

LEGEND:

FIP	FOUND IRON PIPE, AS NOTED
FIR	FOUND IRON ROD, AS NOTED
FGB	FOUND GRANITE BOUND, AS NOTED
FDH	FOUND DRILL HOLE, AS NOTED
	UTILITY POLE
W	WELL
	STONE WALL
	FENCE
	PROPOSED
S	SEWER MANHOLE
	CATCHBASIN
N/F	LAND, NOW OR FORMERLY, OF
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
7654/321	VOLUME/PAGE OF RECORDED DOCUMENT
YCRP	YORK COUNTY PROBATE RECORDS
SIR	SET IRON ROD, 5/8 INCH ø, WITH IDENTIFICATION CAP
SDH	SET DRILL HOLE, 5/8 INCH ø, WITH IDENTIFICATION CAP

GRAPHIC SCALE
0 20 40 60 80 (FEET)

NO	DESCRIPTION	DATE
	REVISIONS	

STATE OF NEW HAMPSHIRE
No. 847
CHRISTEN
WILBER
SIGNATURE
LICENSED LAND SURVEYOR

C7

DEED REF. BK.6607, PG.1186
TAX MAP 175, LOT 10

RESUBDIVISION PLAN

LAND OF RYAN TRUST
LOCATED AT 221 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE 03801
ROCKINGHAM COUNTY

PREPARED FOR
MARTIN RYAN
221 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE 03801

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 20'		CBW
DATE:		REVISION DATE:
10/16/26		– : –
JOB NO: 26017	FILE: WOODBURYAVE.DWG	SHEET: 1 OF 1



1 WOODBURY AVENUE ELEVATION



2 WEST ELEVATION

GRAPHIC SCALE

0 4' 8' 12'

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN RYAN
No. 7806
STATE OF NEW HAMPSHIRE

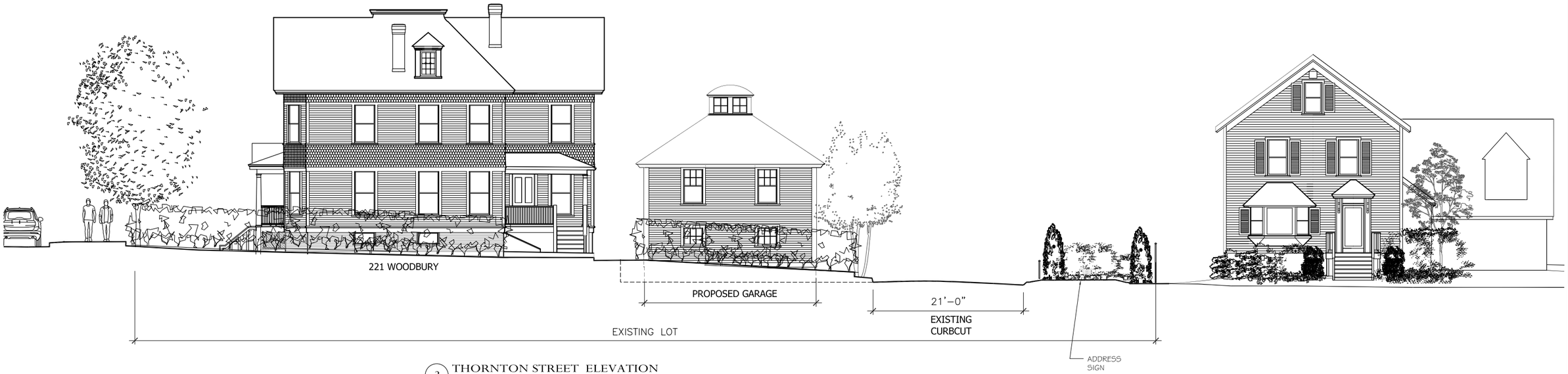
NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE:	10-24-26
DESIGN:	MLR
DRAWN:	MLR
CHECKED:	
SCALE:	
JOB:	

SITE
ELEVATIONS

A1



3 THORNTON STREET ELEVATION



4 NORTH ELEVATION

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN L RYAN
No. 7808
THE STATE OF NEW HAMPSHIRE

NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE: 10-24-26
DESIGN: MLR
DRAWN: MLR
CHECKED:
SCALE:
JOB:

SITE
ELEVATIONS

A2



PHOTOGRAPH #1



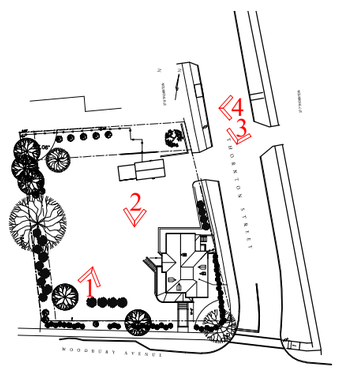
PHOTOGRAPH #2



PHOTOGRAPH #3



PHOTOGRAPH #4



SITE KEY PLAN
SCALE: NTS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

NOV. 19, 2026
PLANNING BOARD
MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
PROPOSAL

DATE:	08-01-21
DESIGN:	
DRAWN:	
CHECKED:	
SCALE:	
JOB:	

CONTEXT
PHOTOGRAPHS

P1



PHOTOGRAPH #5



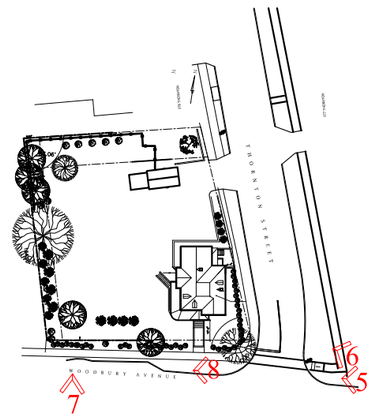
PHOTOGRAPH #6



PHOTOGRAPH #7



PHOTOGRAPH #8



SITE KEY PLAN
SCALE: NTS

MARTIN RYAN ARCHITECT
221 Woodbury Ave
Portsmouth, NH 03801

LICENSED ARCHITECT
MARTIN RYAN
No. 2808
STATE OF NEW HAMPSHIRE

NOV. 19, 2026
PLANNING BOARD MEETING

221 WOODBURY AVE
PORTSMOUTH, NH
SUBDIVISION PLAN

DATE: 08-01-21
DESIGN:
DRAWN:
CHECKED:
SCALE:
JOB:

CONTEXT PHOTOGRAPHS

P2

CITY OF PORTSMOUTH
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

June 23, 2026

Ryan Trust
Martin Ryan TTEE
221 Woodbury Avenue
Portsmouth, New Hampshire 03801

RE: **Board of Adjustment Request for property located at 221 Woodbury Avenue, Portsmouth NH 03801 (LU-26-57)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **June 16, 2026**, considered your application for the property located at 221 Woodbury Avenue whereas relief is needed to subdivide the existing parcel into two parcels, for demolition of the existing one-story detached garage and construction of a new two-story detached garage on lot 1; and a new single-family residential structure on lot 2, which requires the following: 1) Variance from Section 10.521 to allow 63 feet of frontage where 100 feet is required. Said property is shown on Assessor Map 175 Lot 10 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

https://www.portsmouthnh.gov/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,



Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

CITY OF PORTSMOUTH
Planning &
Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

TECHNICAL ADVISORY COMMITTEE

October 9, 2026

Ryan Trust
Martin Ryan TTEE
221 Woodbury Avenue
Portsmouth, New Hampshire 03801

RE: Request for Preliminary and Final Subdivision approval for property located at 221 Woodbury Avenue, Portsmouth NH 03801 (LU-26-57)

Dear Property Owner:

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, October 6, 2026, considered your application for Preliminary and Final Subdivision Approval to subdivide one lot into two lots with associated site improvements. Said property is shown on Assessor Map 175 Lot 10 and lies within the General Residence A (GRA) District. As a result of said consideration, the Committee voted to to **recommend approval** to the Planning Board with the following **conditions**:

1) Applicant shall submit the final utility design to the Department of Public Works (DPW) for review prior to Planning Board consideration.

2) Applicant shall have the plans stamped by a licensed land surveyor.

3) Applicant shall request a waiver from the Planning Board regarding the Subdivision Review Regulations requirement for a subdivision review agreement and surety.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, November 19, 2026**. One (1) hard copy of all plans and supporting reports and exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than **Wednesday, October 28, 2026**.

Per Section 2.5 of the Site Plan Regulations, a site plan review application to the Planning Board must include all applicable information and supporting materials including but not limited to the following items:

- *Full updated plan set*
- *Draft Easements*
- *Drainage Analysis*
- *Traffic Studies*
- *Etc.*

All comments, corrections, and conditions identified as "Items to be addressed before Planning Board submittal' must be resolved/corrected for the Planning Board application submittal to be deemed complete.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Peter Britz,
Planning and Sustainability Director

cc:

221 Woodbury Avenue
Portsmouth, NH 03801

603-502-8635
MLR10000@yahoo.com

October 6, 2026

City of Portsmouth Planning
Department 1 Jenkins Avenue
Portsmouth, NH 03801

Waiver Request Letter

Re: Subdivision 221 Woodbury Avenue
Tax Map 175, Lot 10
Portsmouth, NH 03801

Planning Board Members:

We respectfully request a waiver of the bond requirements set forth in Section IX (Development Prerequisite to Final Approval) of the City of Portsmouth's Subdivision Rules and Regulations (revised November 2020), specifically the improvements and installation bond and maintenance bond requirements.

Given the modest size and scale of this proposed subdivision, we believe these bonding requirements are not warranted.

Thank you for your consideration of this request.

Thank you. Sincerely,

Martin Ryan

Martin Ryan

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: RYAN TRUST & RYAN MARTIN TRUSTEE Date Submitted: April 22, 2026

Applicant: Martin Ryan

Phone Number: 603-502-8635 E-mail: mlr10000@yahoo.com

Site Address 1: 221 Woodbury Ave Map: 175 Lot: 10

Site Address 2: _____ Map: 175 Lot: 10

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✔	Completed Application form. **(III.C.2-3)**	Subdivision Application Memo	N/A
✔	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(III.C.4)**	Subdivision Application Memo & 221 Woodbury Avenue Drawing Set	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	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. **(Section IV.1/V.1)**	Subdivision Application Memo & 221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	**Preliminary Plat** Names and addresses of all adjoining property owners. **(Section IV.2)** **Final Plat** 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. **(Section V.2)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	N/A
✔	North point, date, and bar scale. **(Section IV.3/V3)**	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
☐	Zoning classification and minimum yard dimensions required. **(Section IV.4/V.4)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	N/A
✔	**Preliminary Plat** Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). **(Section IV.5)** **Final Plat** 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. **(Section V.5)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	N/A
✔	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. **(Section IV.6)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	
☐	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. **(Section V.6/ IV.7)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	N/A
✔	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. **(Section IV.8/V.7)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. **(Section IV.9/V.8)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	
✔	**Preliminary Plat** 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. **(Section IV.10)** **Final Plat** 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. **(Section V.9)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	
✔	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. **(Section IV.10)**	221 Woodbury Avenue Drawing Set	☑ Preliminary Plat ☑ Final Plat	
☐	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. **(Section IV.11)**	N/A	☑ Preliminary Plat ☑ Final Plat	
☐	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. **(Section IV.12/ V.12)**	N/A	☑ Preliminary Plat ☑ Final Plat	

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
☐	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. **(Section V.10)**	N/A	☐ Preliminary Plat ☑ Final Plat	
☐	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. **(Section V.11)**	N/A	☐ Preliminary Plat ☑ Final Plat	
☐	Location of all permanent monuments. **(Section V.12)**	221 Woodbury Avenue Drawing Set	☐ Preliminary Plat ☑ Final Plat	

General Requirements[1]			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
☐ ☑ ☐ ☑ ☐	**1. Basic Requirements: (VI.1)** a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	221 Woodbury Avenue Drawing Set	
☐ ☑ ☑ ☐	**2. Lots: (VI.2)** a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	221 Woodbury Avenue Drawing Set	
☐ ☑ ☐ ☑ ☐ ☑ ☐ ☐ ☐ ☐ ☐ ☑ ☐ ☐ ☐ ☑	**3. Streets: (VI.3)** 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	221 Woodbury Avenue Drawing Set-several items to be engineered pending approval	
☑	**4. Curbing: (VI.4)**	221 Woodbury Avenue Drawing Set	
☑	**5. Driveways: (VI.5)**	221 Woodbury Avenue Drawing Set	
☐	**6. Drainage Improvements: (VI.6)**	TBD	
☑	**7. Municipal Water Service: (VI.7)**	TBD for new lot	
☑	**8. Municipal Sewer Service: (VI.8)**	TBD for new lot	
☐ ☐ ☐	**9. Installation of Utilities: (VI.9)** a. All Districts b. Indicator Tape	TBD for new lot	
☑	**10. On-Site Water Supply: (VI.10)**	TBD for new lot	
☑	**11. On-Site Sewage Disposal Systems: (VI.11)**	TBD for new lot	
☐ ☑ ☑ ☐ ☑	**12. Open Space: (VI.12)** a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	221 Woodbury Avenue Drawing Set	
☐ ☐ ☐ ☐ ☐	**13. Flood Hazard Areas: (VI.13)** a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A	
☐	**14. Erosion and Sedimentation Control (VI.14)**	several items to be engineered pending approval	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
☐ ☐ ☐	**15. Easements (VI.15)** a. Utilities b. Drainage	items to be engineered pending approval	
☐	**16. Monuments: (VI.16)**	TBD for new lot	
☐	**17. Benchmarks: (VI.17)**	TBD for new lot	
☐	**18. House Numbers (VI.18)**	TBD for new lot	

Design Standards			
	Required Items for Submittal	**Indicate compliance and/or provide explanation as to alternative design**	**Waiver Requested**
☑	**1. Streets have been designed according to the design standards required under Section (VII.1).** 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	221 Woodbury Avenue Drawing Set- several items to be engineered pending approval	
☐	**2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).** a. Design b. Standards of Construction	several items to be engineered pending approval	
☐	**3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).** a. Design b. Lift Stations c. Materials d. Construction Standards	several items to be engineered pending approval	
☐	**4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).** a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	several items to be engineered pending approval	

Applicant's/Representative's Signature:_____ **Date:** April 22, 2026

[1] See City of Portsmouth, NH Subdivision Rules and Regulations for details.

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RE: 221 Woodbury- Utility Design

Inbox

Dave J. Desfosses
To: me, Cc: Zachary, and 1 other · Wed, Oct 21 at 3:16 PM

Ok, thank you…

OK to proceed.

From: martin ryan <mlr10000@yahoo.com>
Sent: Wednesday, October 21, 2026 8:36 AM
To: Dave J. Desfosses <djdesfosses@portsmouthnh.gov>
Cc: Zachary M. Cronin <zmcronin@portsmouthnh.gov>; Peter M. Stith <pmstith@portsmouthnh.gov>
Subject: Re: 221 Woodbury- Utility Design

Dave- my bad- see attached with sewer layer on.

Thanks,

Martin Ryan, Architect

221 Woodbury Avenue

Portsmouth, NH 03801

603-502-8635

On Wednesday, October 21, 2026 at 07:17:40 AM EDT, Dave J. Desfosses <djdesfosses@portsmouthnh.gov> wrote:

Your sewer line going out to the street on the new house is now missing somehow. The rest looks correct..

From: martin ryan <mlr10000@yahoo.com>
Sent: Tuesday, October 20, 2026 10:12 AM
To: Dave J. Desfosses <djdesfosses@portsmouthnh.gov>
Cc: Zachary M. Cronin <zmcronin@portsmouthnh.gov>; Peter M. Stith <pmstith@portsmouthnh.gov>
Subject: Re: 221 Woodbury- Utility Design

Dave- please see attached, revised drainage plan with utilities.

Thanks,

Martin Ryan, Architect
221 Woodbury Avenue

New York, NY
61°F
Sunny
Allow location to see weather near you
Allow

More