



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

**COPY**

January 18, 2021

Juliet T. H. Walker, Planning Director  
City of Portsmouth Municipal Complex  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Application for Subdivision  
"Watson's Landing"  
Assessor's Map 209, Lot 33  
1 Clark Drive  
Altus Project No. 5090**

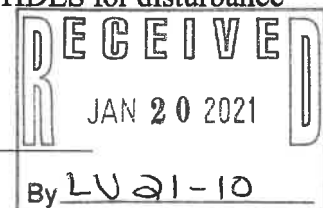
Dear Juliet,

On behalf of the Applicant, Fredrick W. Watson Revocable Trust, Robert D. Watson, Trustee, Altus Engineering, Inc. respectfully submits an application for a four-lot residential subdivision located at 1 Clark Drive that we have christened "Watson's Landing". In addition to four home sites, this project entails the construction of a new cul-de-sac from Cutts Street, an upgraded sidewalk connection to the existing pedestrian corridor to Market Street, a new DPW accessway to an existing City sewer easement and associated utilities and drainage infrastructure.

We are requesting a waiver of Subdivision Regulation Section VI.2.A, Lot Arrangement. As shown on the Subdivision Plan Sheet C-2, the lot line between proposed Lots 2 and 3 does not technically meet the intent of the regulation. Although radial to the right of way for approximately 4', the line then jogs approximately 90-degrees to the south east towards the water. This was done with the intent of making the four lots as perpendicular to each other as possible and to make the lots better fit the existing topography of the site. It is our opinion that this allows a more logical layout and provides desirable water frontage to each lot.

A second waiver from the Residential Street Minimum Standards diagram in the Subdivision Regulations is also needed for roadway width. We are proposing 20' on the main roadway and 24' on the cul-de-sac where 32' is required. This is being done to reduce speed, impervious surfaces and runoff as well as construction costs.

This project also requires two Conditional Use Permits. The first involves impacts to the 100' wetland buffer for demolition of the existing house and pool, construction of the aforementioned sewer accessway and installation of utilities and stormwater facilities. Despite there being no direct wetland impacts, this work will also require a wetland permit from NHDES for disturbance within the State's 100' tidal buffer.



The second Conditional Use Permit is required for a noise sensitive land use (housing with outdoor activity areas) within the Highway Noise Overlay District. In support of this, the Applicant commissioned a noise analysis per Zoning Section 10.675 that shows the entirety of the development is outside the applicable 65 dB sound contour as required. Should you require testimony from the consultant who prepared this work, please let me know and I will arrange to have him available for TAC and/or the Planning Board.

Please call me if you have any questions or need any additional information.

Sincerely,

**ALTUS ENGINEERING, INC.**

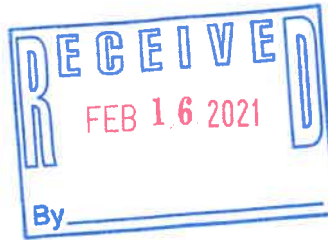
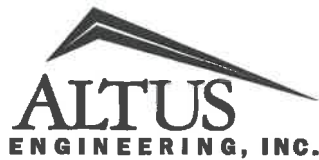


Erik B. Saari  
Vice President

ebs/5090-APP-PB-CovLtr-011821

Enclosures

eCopy: Robert Watson  
Eric Reuter



Civil  
Site Planning  
Environmental  
Engineering

133 Court Street  
Portsmouth, NH  
03801-4413

**LETTER OF TRANSMITTAL**

**TO:**

Tracy Gora  
Planning Department  
City of Portsmouth  
1 Junkins Ave.  
Portsmouth, NH 03801

DATE: February 16, 2021	PROJECT: 5090
ATTENTION: Tracy Gora	
RE: Watson's Landing TAC Re-Submission Material	

We Are Sending You:

- Attached
- Under Separate Cover via \_\_\_\_\_ the following items:
- Shop Drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of Letter
- Change Order
- Forms/Reports

COPIES	DATE	NO.	DESCRIPTION
1	02/16/21	1	Cover Letter
1	02/16/21	2	Drainage Analysis
1	02/16/21	3	Plan Set
1	02/16/21	4	Sheet C-6 Conditional Use Permit Plan (22x34 – for Planning Board)
1	02/16/21	5	Sheet C-7 Planting Plan (22x34 – for Planning Board)
1	02/16/21	6	Sheet C-6 Conditional Use Permit Plan (22x34 – for Con. Comm.)
1	02/16/21	7	Sheet C-7 Planting Plan (22x34 – for Con. Comm.)
9	02/16/21	8	Sheet C-6 Conditional Use Permit Plan (11x17 – for Con. Comm.)
9	02/16/21	9	Sheet C-7 Planting Plan (11x17 – for Con. Comm.)

**These are transmitted as Checked Below:**

- For Approval
- For Your Use
- As Requested
- For Review and Comment
- For Bids Due \_\_\_\_\_ 20 \_\_\_\_\_
- Approved as Submitted
- Approved as Noted
- Returned for Corrections
- \_\_\_\_\_
- Resubmit \_\_\_\_\_ Copies for Approval
- Submit \_\_\_\_\_ Copies for Distribution
- Return \_\_\_\_\_ Corrected Prints
- Prints Returned After Loan to Us

**Remarks:**

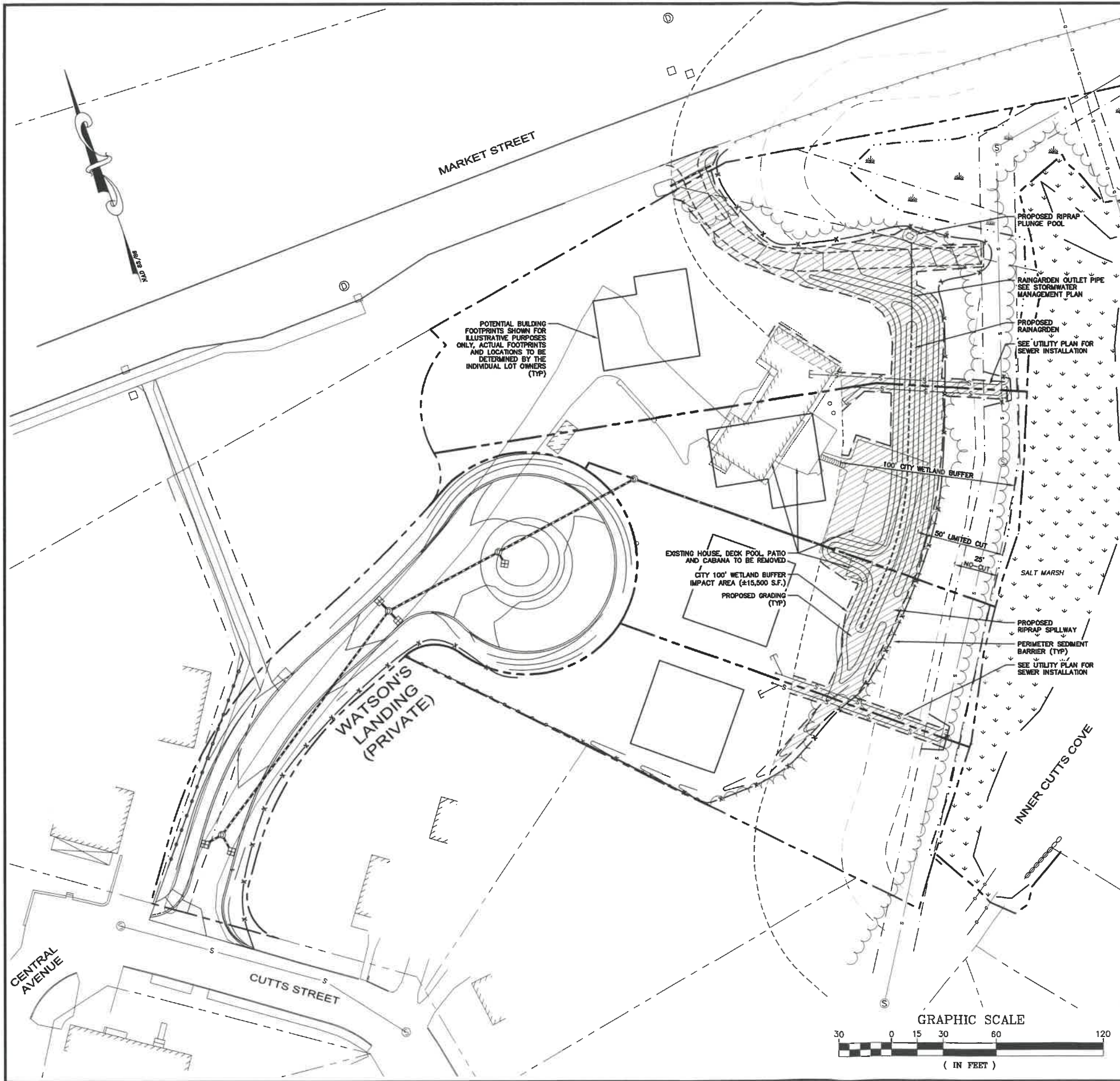
Hi Tracy,  
Here is the hard copy of the materials for the today's TAC deadline. Enjoy!

*ES*

**COPY TO:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

Erik Saari, Vice President

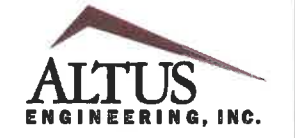
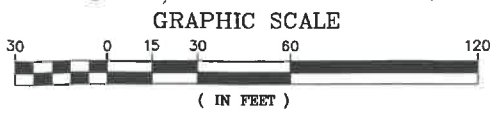


**CONDITIONAL USE PERMIT NOTES**

1. ZONING SECTION 10.1016 - CONDITIONAL USE PERMIT REQUIRED FOR EARTH DISTURBANCE IN THE 100' CITY WETLAND BUFFER.
2. PROJECT PARCEL: MAP 209 LOT 33, 135,176 S.F. (3.10 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
3. WETLAND AREA ON LOT: ±16,397 S.F. (±0.38 ACRES)
4. 100' WETLAND BUFFER ANALYSIS (EXISTING CONDITIONS):  
 LAWN: ±23,540 S.F.  
 BRUSH/WOODLAND: ±20,735 S.F.  
 IMPERVIOUS: ±3,326 S.F.  
 TOTAL BUFFER: ±47,601 S.F. (±1.09 ACRES)
5. AREA OF 100' WETLAND BUFFER IMPACT:  
 ONSITE: ±15,125 S.F.  
 OFFSITE: ±375 S.F. (MARKET STREET RIGHT OF WAY)  
 TOTAL: ±15,500 S.F. (±0.36 ACRES)
6. AREA OF TREE/BRUSH REMOVAL IN BUFFER:  
 0-25': ±501 S.F. (FOR SEWER AND DPW ACCESSWAY ONLY)  
 25'-50': ±252 S.F. (FOR SEWER AND DPW ACCESSWAY ONLY)  
 50'-100': ±756 S.F.  
 TOTAL: ±1,509 S.F.
7. PROPOSED IMPERVIOUS SURFACES IN BUFFER: 0 S.F.
8. PROPOSED WETLAND IMPACT: 0 S.F.
9. WETLANDS WERE DELINEATED BY MICHAEL CUOMO, NH CERTIFIED SOILS SCIENTIST #006 AND NH CERTIFIED WETLANDS SCIENTIST #004, ON SEPTEMBER 15, 2020.
10. CONSTRUCTION ACTIVITIES SHALL BE MANAGED IN STRICT ACCORDANCE WITH NH RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES. NO INVASIVE SPECIES SHALL BE INSTALLED ON THE PROJECT SITE FOR ANY REASON.

**LEGEND**

- — — — — PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - 100' CITY WETLAND SETBACK
- - - - - 50' CITY WETLAND SETBACK (LIMITED CUT)
- - - - - 25' CITY WETLAND SETBACK (NO-CUT)
- - - - - 100' STATE TIDAL BUFFER
- - - - - FRESHWATER WETLAND BOUNDARY
- - - - - TIDAL WETLAND BOUNDARY
- VGC SGC EXISTING PAVEMENT/CURB
- S S EXISTING SEWER/MANHOLE
- X X SILTFENCE/SEDIMENT BARRIER/CONST. FENCE
- Existing tree line/brush line
- Proposed disturbance in wetland buffer
- Proposed vegetation removal in 25' no-cut zone
- FRESHWATER WETLAND
- SALTMARSH



133 Court Street Portsmouth, NH 03801  
 (603) 433-2355 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: TAC

ISSUE DATE: FEBRUARY 16, 2021

NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	01/18/21
1	TAC	EBS	02/16/21

DRAWN BY: EBS  
 APPROVED BY: EDW  
 DRAWING FILE: 5090-SITE.dwg

SCALE:  
 22" x 34" 1" = 30'  
 11" x 17" 1" = 60'

OWNER:  
**FREDERICK W. WATSON  
 REVOCABLE TRUST,  
 ROBERT D. WATSON,  
 TRUSTEE**  
 63 SLEEPY HOLLOW DRIVE  
 GREENLAND, NH 03840

APPLICANT:  
**FREDERICK W. WATSON  
 REVOCABLE TRUST,  
 ROBERT D. WATSON,  
 TRUSTEE**  
 63 SLEEPY HOLLOW DRIVE  
 GREENLAND, NH 03840

PROJECT:  
**WATSON'S LANDING  
 TAX MAP 209, LOT 33  
 1 CLARK DRIVE  
 PORTSMOUTH, NH 03801**

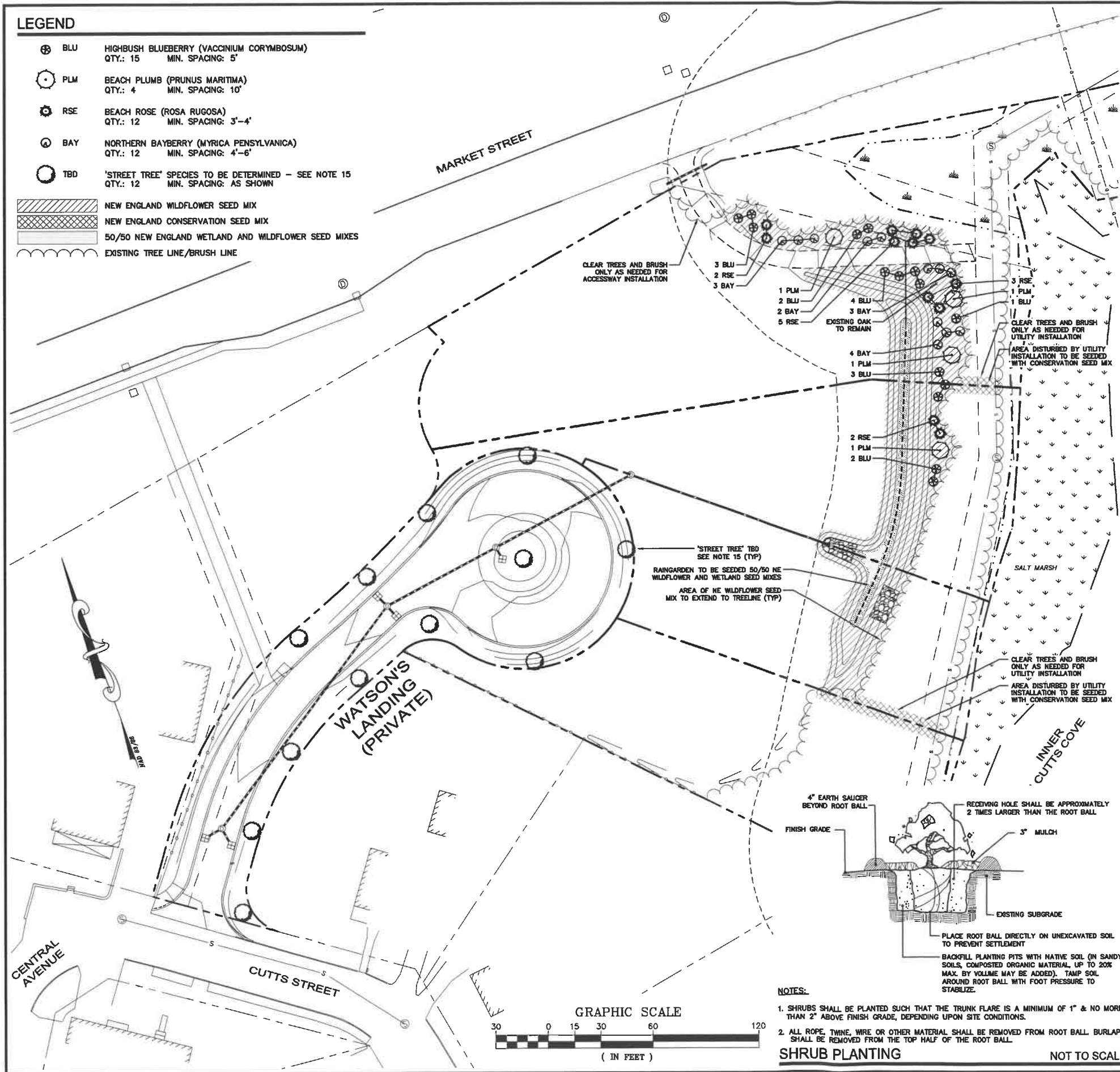
TITLE:  
**CONDITIONAL USE  
 PERMIT PLAN**

SHEET NUMBER:  
**C-6**

PS090

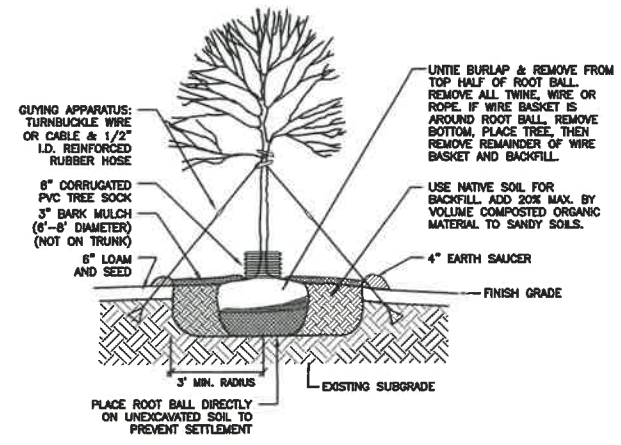
**LEGEND**

- ⊕ BLU Highbush Blueberry (*Vaccinium corymbosum*)  
QTY.: 15 MIN. SPACING: 5'
  - ⊙ PLM Beach Plum (*Prunus maritima*)  
QTY.: 4 MIN. SPACING: 10'
  - ⊗ RSE Beach Rose (*Rosa rugosa*)  
QTY.: 12 MIN. SPACING: 3'-4'
  - ⊙ BAY Northern Bayberry (*Myrica pensylvanica*)  
QTY.: 12 MIN. SPACING: 4'-6'
  - ⊙ TBD 'STREET TREE' SPECIES TO BE DETERMINED - SEE NOTE 15  
QTY.: 12 MIN. SPACING: AS SHOWN
- NEW ENGLAND WILDFLOWER SEED MIX
  - NEW ENGLAND CONSERVATION SEED MIX
  - 50/50 NEW ENGLAND WETLAND AND WILDFLOWER SEED MIXES
  - EXISTING TREE LINE/BRUSH LINE



**PLANTING NOTES**

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE ENGINEER AND BEAR LEGIBLE TAGS INDICATING THEIR SPECIES. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE ENGINEER RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. ALL PLANT AND SEED SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
- PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
- NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE ENGINEER. ALL FINAL GRADES SHALL BE PER THE GRADING AND DRAINAGE PLAN.
- ALL PLANTS SHALL BE INSTALLED AND DETAILED AND ALL WORK DONE PER THE PROJECT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE ENGINEER IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
- FINAL ACCEPTANCE BY THE ENGINEER WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
- BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, THAT HAVE LOST ITS NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR IS, IN THE OPINION OF THE ENGINEER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
- UNLESS OTHERWISE SPECIFIED BELOW, ALL DISTURBED AREAS SHALL BE SEED WITH THE SEED MIXTURES SHOWN ON SHEET D-1.
- SPECIALTY SEED MIXTURES AND SOME PLANTINGS ARE AVAILABLE FROM:  
NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA.  
THIS IS NOT INTENDED TO BE AN EXCLUSIVE SUPPLIER. THE CONTRACTOR MAY USE ANY SUPPLIER PROVIDED THAT THE PLANTS AND SEED MIXTURES MEET THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHOULD NOTE THAT LOCAL SUPPLIERS ARE PREFERABLE.
- CONTRACTOR SHALL CONSULT WITH THE CITY TREES AND GREENERY COMMITTEE ONCE ROUGH ROADWAY GRADING IS COMPLETE IN ORDER TO COORDINATE STREET TREE SPECIES, LOCATIONS AND PLANTING SPECIFICATIONS.



**NOTES:**

- PLANT TREE SUCH THAT TOP OF ROOT BALL IS FLUSH WITH GRADE (1" - 2" HIGHER IN SLOW DRAINING SOIL). TRUNK FLARE MUST BE VISIBLE AT THE TOP OF THE ROOT BALL.
- THREE FLAGGED GUY WIRES TO BE EQUALLY SPACED ABOUT TREE. WOODEN STAKES (24" LENGTH) MAY BE SUBSTITUTED FOR METAL ANCHORS. EITHER OPTION SHALL BE DRIVEN OUTSIDE THE ROOT BALL, PREFERABLY IN UNEXCAVATED SOIL AND REMOVED AT THE END OF THE FIRST GROWING SEASON OR WHEN TREE IS STABILIZED.
- COORDINATE PRUNING WITH LANDSCAPE ARCHITECT WHEN POSSIBLE. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. PRUNING OF DEAD OR BROKEN BRANCHES OR CO-DOMINANT LEADERS IS PERMITTED.

**SHRUB PLANTING NOT TO SCALE**

**DECIDUOUS TREE PLANTING NOT TO SCALE**

**ALTUS ENGINEERING, INC.**

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(603) 433-2335 www.altus-eng.com



**NOT FOR CONSTRUCTION**

ISSUED FOR: **TAC**

ISSUE DATE: **FEBRUARY 16, 2021**

REVISIONS NO.	DESCRIPTION	BY	DATE
0	TAC	EBS	02/16/21

DRAWN BY: **EBS**  
APPROVED BY: **EDW**  
DRAWING FILE: **5090-SITE.dwg**

SCALE:  
**22" x 34" 1" = 30'**  
**11" x 17" 1" = 60'**

OWNER:  
**FREDERICK W. WATSON REVOCABLE TRUST, ROBERT D. WATSON, TRUSTEE**  
**53 SLEEPY HOLLOW DRIVE GREENLAND, NH 03840**

APPLICANT:  
**FREDERICK W. WATSON REVOCABLE TRUST, ROBERT D. WATSON, TRUSTEE**  
**53 SLEEPY HOLLOW DRIVE GREENLAND, NH 03840**

PROJECT:  
**WATSON'S LANDING TAX MAP 209, LOT 33**  
**1 CLARK DRIVE PORTSMOUTH, NH 03801**

TITLE:

**PLANTING PLAN**

SHEET NUMBER:  
**C-7**