



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

September 30, 2021

Peter Britz, Interim 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 Peter,

Enclosed please find materials for the amendment to the Watson's Landing subdivision. Pursuant to comments received from the Planning and Legal Departments, we have revised the previously approved plan to clearly depict the Watson's Landing private roadway as a separate parcel. Although this is now a five-lot subdivision, the layout is exactly the same as the prior approval and there are still only four residential house lots.

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

Sincerely,

ALTUS ENGINEERING, INC.

A handwritten signature in red ink, appearing to read "EBS: [signature]", is written over a dashed line.

Erik B. Saari
Vice President

ebs/5090-APP-PB-CovLtr-093021

Enclosures

eCopy: Robert Watson

Letter of Authorization

I, Robert D. Watson, Trustee of the Frederick W. Watson Revocable Trust, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a residential subdivision on Portsmouth Tax Map 209, Lot 33 located at 1 Clark Drive, Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.



Signature

Robert D. Watson

11/24/20
Date



Witness

Patricia A. Watson
Print Name

11/24/20
Date

CURVE	LENGTH	RADIUS	DELTA
C8	34.44'	25.00'	78°55'33"
C9	102.80'	63.00'	93°29'17"
C10	100.00'	63.00'	90°56'33"
C11	89.06'	63.00'	80°59'39"
C12	10.94'	700.00'	0°53'43"
C13	20.33'	63.00'	18°29'23"
C14	10.00'	63.00'	9°05'41"
C15	56.04'	63.00'	50°57'51"
C16	68.91'	55.00'	71°50'59"
C17	94.05'	75.00'	71°50'59"
C18	45.01'	157.00'	16°25'37"
C19	53.45'	184.00'	16°38'43"
C20	51.39'	209.00'	14°05'14"

LINE	LENGTH	BEARING
L6	4.20'	N51°48'32"E
L7	84.93'	S50°22'44"E
L8	98.89'	S50°22'44"E
L9	10.08'	S32°22'09"W
L10	100.16'	N50°22'44"W
L11	10.00'	N39°37'15"E
L12	10.08'	S32°22'09"W
L13	31.50'	S50°22'44"E
L14	10.00'	N39°37'15"E
L15	9.04'	N79°01'34"E
L16	206.39'	S50°22'44"E
L17	10.08'	S32°22'09"W
L18	136.39'	N50°22'44"W
L19	9.41'	S79°01'34"W
L20	10.08'	S32°22'09"W
L21	146.57'	S50°22'44"E
L22	12.94'	N79°01'34"E
L23	53.59'	S78°55'54"E
L24	8.10'	N11°04'05"E
L25	24.70'	N66°41'02"W
L26	10.03'	S18°55'08"W
L27	55.25'	N66°41'02"W
L28	47.14'	S78°55'54"E
L29	60.83'	S66°41'02"W
L30	10.03'	S18°55'08"W
L31	54.69'	S66°41'02"E
L32	20.00'	N23°18'57"E
L33	10.40'	S80°27'15"W
L34	5.86'	S01°8'19"E
L35	98.72'	S72°09'18"E
L36	20.00'	N18°55'08"E
L37	98.34'	N72°09'18"W
L38	2.61'	N01°8'19"W
L39	20.26'	N80°27'15"E
L40	21.75'	S72°09'18"E
L41	60.20'	N44°16'30"E
L42	37.65'	N21°42'25"E
L43	81.09'	N21°42'25"E
L44	15.03'	S72°09'18"E
L45	30.07'	S21°42'25"W
L46	12.03'	S72°09'18"E
L47	53.60'	S21°42'25"W
L48	24.43'	S66°41'03"E
L49	25.40'	N66°41'02"W
L50	36.89'	S21°42'25"W
L51	23.33'	S50°22'44"E
L52	26.51'	N50°22'44"W
L53	60.20'	S44°16'30"W
L54	39.03'	S50°22'44"E
L55	7.00'	N26°12'41"W
L56	10.26'	N49°45'22"W
L57	51.91'	N38°09'39"E

CURVE	LENGTH	RADIUS	DELTA
C1	31.94'	25.00'	73°12'04"
C2	66.34'	50.00'	76°01'12"
C3	28.81'	750.00'	2°12'03"
C4	106.40'	180.00'	33°52'00"
C5	39.27'	25.00'	90°00'01"
C6	135.95'	230.00'	33°52'00"
C7	95.35'	700.00'	7°48'16"

LINE	LENGTH	BEARING
L1	12.71'	N25°29'20"W
L2	17.51'	S35°38'52"W
L3	42.51'	N35°38'52"E
L4	7.86'	N69°30'52"E
L5	7.86'	S69°30'52"W

LEGEND

	PERIMETER BOUNDARY
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EDGE OF FRESH WATER WETLANDS
	EDGE OF TIDAL WETLANDS
	BUILDING SETBACK
	100' CITY WETLAND SETBACK

N/F
BETHEL ASSEMBLY OF GOD
MAP 210 LOT 02
RCRD BK. 2248 PG. 889

CONCRETE NH
HIGHWAY BOUND
FLUSH

S54°21'08"E
94.00'

1" IRON PIPE
0.8'± DOWN
S54°21'08"E/2.45'
FROM CALCED
CORNER

75.00'
N54°21'08"W

MAP 209
LOT 28A

11/2" IRON PIPE
FOUND
S17°54'39"W/2.93'
FROM CALCED
CORNER

N/F
NANCY A. GOBBI
MAP 209 LOT 32
RCRD BK. 3104 PG. 1043
SEE NOTE #19

11/2" IRON PIPE
FOUND
S70°14'26"W/1.88'
FROM CALCED
CORNER

EXISTING 20" SIDEWALK &
WATERLINE EASEMENT
BK. 1983 PG. 235
(SEE NH PROJ. P-3875-1)

TIE LINE
S22°51'46"W
23.30'

CONCRETE
BOUND

SIDEWALK AND UTILITY
EASEMENT FOR THE
BENEFIT OF THE CITY
OF PORTSMOUTH

CHORD BEARING (C20) - S57°01'08"W
CHORD DISTANCE (C20) - 51.26'

N/F
SANDRA A. MURTHA
MAP 209 LOT 34
RCRD BK. 3552 PG. 2725
SEE NOTE #19

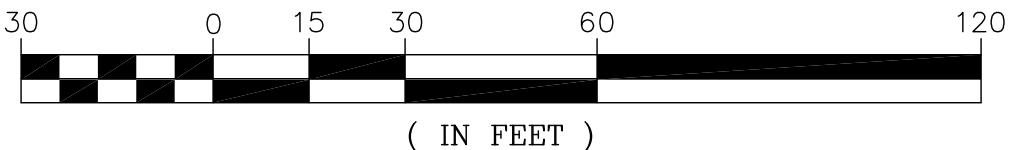
WATSON'S LANDING (PRIVATE)
24,542 S.F. (0.56± AC.)

PROPOSED
IRON PIN
(TYP)

N/F
THE HART FAMILY REVOCABLE TRUST
MAP 209 LOT 35
RCRD BK. 5624 PG. 1592

N/F
JENNIFER E. MUNSON
MAP 209 LOT 36
RCRD BK. 3201 PG. 2325

GRAPHIC SCALE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

SUBDIVISION NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON A PRIVATE ROAD.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "TOPO/ BOUNDARY, WORKSHEET, 1 CLARK DRIVE (PRIVATE)" DATED NOV. 4, 2020 BY KNIGHT HILL LAND SURVEYING SERVICES, INC.
- PROJECT PARCEL: MAP 209 LOT 33, 135,176 S.F. (3.10 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL) PER DEED BOOK 5200 PAGE 1329.
- ZONE: SRB (SINGLE RESIDENCE B)
OVERLAY: FLOOD PLAIN DISTRICT OVERLAY
HIGHWAY NOISE OVERLAY DISTRICT
- DIMENSIONAL REQUIREMENTS:

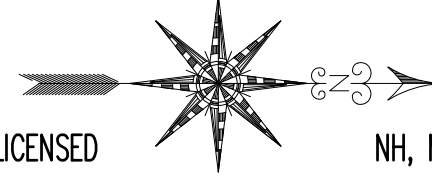
LOT AREA:	15,000 SF
LOT FRONTAGE:	100'
LOT DEPTH:	100'
FRONT YARD:	30'
SIDE YARD:	30'
REAR YARD:	30'
MAX. BUILDING HEIGHT:	35' (SLOPED ROOF)
MAX. BUILDING COVERAGE:	20%
MIN. OPEN SPACE:	40%
WETLAND BUFFER:	100'
WETLAND LIMITED CUT:	50'
WETLAND NO-CUT:	25'
- PARKING REQUIREMENTS: NR (NO REQUIREMENT)
- PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 258 OF 681, MAP 33015C0259E DATED MAY 17, 2005 (ELEVATION 9') AND PRELIMINARY MAP 33015C0259F DATED JANUARY 29, 2021 (ELEVATION 8').
- WETLANDS WERE DELINEATED BY MICHAEL CUOMO, NH CERTIFIED SOILS SCIENTIST #006 AND NH CERTIFIED WETLANDS SCIENTIST #004, ON SEPTEMBER 15, 2020.
- WATERS REQUIRED:
 - SUBDIVISION REGULATION "RESIDENTIAL STREET MINIMUM STANDARDS" DIAGRAM TO ALLOW 20' AND 24' OF ROAD WIDTH WHERE 32' IS REQUIRED.
 - SUBDIVISION REGULATION V.I.2.A REQUIRED FOR LOT ARRANGEMENT.
- ZONING SECTION 10.1016 - CONDITIONAL USE PERMIT REQUIRED FOR WORK IN THE CITY WETLAND BUFFER.
- ZONING SECTION 10.674 - CONDITIONAL USE PERMIT REQUIRED FOR USES WITHIN THE HIGHWAY NOISE OVERLAY DISTRICT.
- AREA OF DISTURBANCE EXCEEDS 43,560 S.F., COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED, NOI(S) TO BE FILED BY CONTRACTOR.
- AREA OF DISTURBANCE UNDER 50,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- PORTIONS OF THE SITE ARE IN THE 250' NHDES SHORELAND ZONE. NHDES SHORELAND PERMIT REQUIRED.
- PORTIONS OF THE SITE ARE IN THE 100' NHDES TIDAL BUFFER. NHDES WETLANDS PERMIT REQUIRED.
- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE PERMITTED FOR THE PERPETUAL MAINTENANCE OF PRIVATE ROADWAY, UTILITY AND STORMWATER INFRASTRUCTURE. SIDEWALK MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE CITY OF PORTSMOUTH.
- THE "STORMWATER INSPECTION AND MAINTENANCE MANUAL" PREPARED DURING PERMITTING SHALL BE A COMPONENT OF THE HOA DOCUMENTS FOR EACH LOT.
- ALL LOTS SHALL BE SUBJECT TO A DEED RESTRICTION MANDATING ORGANIC LAWN AND LANDSCAPE CARE METHODS AS SPECIFIED IN THE NOFA ORGANIC STANDARDS LAND CARE.
- ABUTTING LOTS 209/32 AND 209/34 SHALL BE PERMITTED FULL LEGAL ACCESS TO THE WATSON'S LANDING ROADWAY AND/OR ASSOCIATED UTILITIES AT A LOCATION OF THEIR CHOOSING ALONG THEIR SHARED PROPERTY BOUNDARIES WITH THE ROADWAY. SAID ACCESS SHALL BE CONTINGENT UPON THE ABUTTING LOT OWNER OFFICIALLY JOINING THE WATSON'S LANDING HOA AND TAKING AN EQUITABLE DEEDED SHARE OF THE OWNERSHIP OF THE WATSON'S LANDING ROADWAY PARCEL. ALL CONSTRUCTION AND LEGAL WORK TO EFFECT SAID ACCESS TO THE ROADWAY AND/OR UTILITIES SHALL BE AT THE EXPENSE OF THE ABUTTING LANDOWNER.
- THE WATSON'S LANDING ROADWAY PARCEL SHALL BE SUBJECT TO A BLANKET EASEMENT FOR THE BENEFIT OF THE CITY OF PORTSMOUTH FOR THE PURPOSE OF WATER VALVE AND HYDRANT ACCESS AND WATER SYSTEM LEAK DETECTION.
- THE FOUR RESIDENTIAL LOTS IN THE WATSON'S LANDING SUBDIVISION (209/33-0, 209/33-1, 209/33-2, 209/33-3) SHALL EACH OWN AN UNDIVIDED INTEREST IN THE WATSON'S LANDING ROADWAY PARCEL. NO RESIDENTIAL USES SHALL BE PERMITTED ON THE ROADWAY PARCEL WHICH SHALL BE RESERVED EXCLUSIVELY FOR A ROADWAY AND ASSOCIATED INFRASTRUCTURE.
- THE WATSON'S LANDING ROADWAY PARCEL SHALL BE SUBJECT TO A BLANKET ACCESS, UTILITY AND DRAINAGE EASEMENT FOR THE BENEFIT OF THE WATSON'S LANDING HOA AND ALL LOTS THAT ARE PARTY TO IT.
- SEE THE ENTIRE SET OF PLANS RELATED TO THIS SUBDIVISION ON FILE WITH THE CITY OF PORTSMOUTH PLANNING DEPARTMENT.

ALTUS
ENGINEERING, INC.

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

KNIGHT HILL LAND SURVEYING
SERVICES, INC.
NEWINGTON, N.H. 03801



LICENSED NH, ME, MA.
603 436-1330
WWW.KHILLANDSURVEYING.COM

ISSUED FOR:

PLANNING BOARD

ISSUE DATE:

OCTOBER 12, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC WORK SESSION	EBS	12/01/20
1	TAC	EBS	01/18/21
2	TAC	EBS	02/16/21
3	PLANNING BOARD	EBS	03/05/21
4	CONSTRUCTION DOC.S	EBS	04/19/21
5	PLANNING BOARD	EBS	09/30/21
6	PLANNING BOARD	EBS	10/12/21

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:

WATSON'S LANDING
SUBDIVISION PLAN

SHEET NUMBER:

C-2

P5090



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

March 23, 2021

Robert Watson, Trustee
Frederick Watson Revocable Trust
53 Sleepy Hollow Drive
Greenland, NH 03840

RE: Conditional Use permit and Subdivision approval for property located at 1 Clark Drive

Dear Mr. Watson:

The Planning Board, at its regularly scheduled meeting of Thursday, March 18, 2021, considered your application for a Conditional Use Permit under Article 6 Section 10.674 of the Zoning Ordinance for construction of new residences in the Highway Noise Overlay District and Preliminary and Final Subdivision approval to subdivide a lot with an area of 137,176 s.f. and 75 ft. of continuous street frontage into four (4) lots and a proposed new road as follows: Proposed lot 1 with an area of 20,277 s.f. and 137.23 ft. of continuous street frontage; Proposed Lot 2 with an area of 17,103 s.f. and 100 ft. of continuous street frontage; Proposed Lot 3 with an area of 20,211 s.f. and 100 ft. of continuous street frontage; and Proposed Lot 4 with an area of 53,044 s.f. and 592.50 ft. of continuous street frontage.

Said property is shown on Assessor Map 209 Lot 33 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted as follows:

Highway Noise Overlay District Conditional Use Permit:

Voted to find that the applicable exterior and interior sound level standards shall be met as demonstrated by the noise analysis provided and to grant the conditional use permit as presented.

Subdivision Approval

1) Voted to grant the requested waivers to the Subdivision Residential Street Standards requiring that the pavement width of a residential road be a minimum of 32' wide and Section VI.2.A Lot Arrangement requiring that lot lines shall be placed radial to curved street lines by finding that specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations

2) Voted to grant Preliminary and Final Subdivision Approval with the following stipulations:

2.1) Property owners shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

2.2) Neighboring parcel 209/32 shall have full legal access to the new private road and utilities.

2.3) The current 6" water connection in Cutts St shall be abandoned by the applicant entirely by removing the valve and bolting on a blind flange to the tee. This work must be completed no later than the end of May 2021 so that the final road pavement can be placed.

2.4) The Engineer of Record shall submit a written report (with photographs and engineer

stamp) certifying that the stormwater infrastructure was constructed according to the approved plans and specifications and will meet the design performance and confirm consistency with the Stormwater Maintenance and Operations Manual.

2.5) All of the new sewer laterals means, methods, materials and installation shall be approved and witnessed by DPW prior to backfilling.

2.6) Applicant shall enter into a maintenance agreement with the City of Portsmouth Water Division regarding hydrant flushing.

2.7) Lot numbers as determined by the Assessor shall be added to the final plat.

2.8) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

2.9) GIS data shall be provided to the Department of Public Works in the form as required by the City.

2.10) Homeowner Association documents shall be reviewed and approved by the Planning Department, DPW, and Legal Departments as appropriate prior to recording and should be consistent with the approved plans and the Stormwater Maintenance and Operations Manual.

2.11) The final plat and all easement deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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 Department for more details about the appeals process.

All stipulations of subdivision approval, including recording of the plat as required by the Planning Department, shall be completed within six (6) months of the date of approval, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.D of the Subdivision Rules and Regulations. If all stipulations have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning Director has certified that the applicant has complied with the conditions of approval imposed by the Planning Board.

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

Very truly yours,



Dexter R. Legg, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor

Erik Saari, PE, Altus Engineering



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

March 23, 2021

Robert Watson, Trustee
Frederick Watson Revocable Trust
53 Sleepy Hollow Drive
Greenland, NH 03840

RE: Wetland Conditional Use permit for property located at 1 Clark Drive

Dear Mr. Watson:

The Planning Board, at its regularly scheduled meeting of **Thursday, March 18, 2021**, considered your application for a Wetland Conditional Use permit in accordance with Article 10 Section 10.1017 to demolish an existing home, driveway, and swimming pool and construct a new private road and create four new house lots with associated stormwater management infrastructure which will result in 15,500 square feet of impact in the 100-foot wetland buffer. Said property is shown on Assessor Map 209 Lot 33 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted **grant** this request as presented with the following stipulations:

- 1) Instead of wetland boundary markers along the wetland buffer, the applicant shall install wetland boundary markers every twenty feet at the uphill edge of the rain garden within the wetland buffer or as recommended by the Planning Department.
- 2) The houses shall be constructed with drip edges and pre-treatment of roof run-off as recommended by the Planning Department and DPW.
- 3) Homeowner Association documents shall be reviewed and approved by the Planning Department to confirm that the relevant details related to organic fertilizer application practices (as referenced in note 18 on the plan set), related deed restriction, and stormwater maintenance are appropriately referenced and consistent with the plans approved.

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 Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter Legg". The signature is fluid and cursive, with the first name "Dexter" and last name "Legg" clearly distinguishable.

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Erik Saari, PE, Altus Engineering