



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

29 March 2019

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

**Re: Conditional Use Permit Request  
Tax Map 270, Lot 33  
200 F.W. Hartford Drive  
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a City of Portsmouth Conditional Use Permit request for wetland and wetland buffer restoration on the above referenced property.

The property owners, David & Tracey Foster, desired to perform some landscaping improvements, and prior to performing any work, they referenced the "Citywide Wetlands/Prime Wetlands Map" posted on the City website.

Unfortunately, the "Citywide Wetlands/Prime Wetlands Map" is inaccurate as it depicts wetland located to the south of the existing home on the property, and no wetlands located to the north of the proposed home, which is the area in which the Foster's wanted to make the desired improvements.

Following a site visit and a wetland delineation, I determined that disturbance had occurred within the wetland and the wetland buffer on the subject lot, and as a result, this application provides a Restoration Plan to rectify the disturbance that occurred.

The area of impact includes 11,800 sq. ft. of disturbance to the wetland and wetland buffer. In an effort to provide as much information as possible, the estimated amount of fill that has been placed within the area is approximately 230 cubic yards of material.

The Fosters have worked with our office to develop a Restoration Plan that I believe provides a quantity of plantings exceeding the original amount of vegetation which was removed, provides a planting schedule consisting of native species that will thrive on the site, and most importantly will restore the function of the subject wetland and wetland buffer.

Attached to this application is an Existing Conditions Plan, a Restoration Plan, a Restoration Plan Narrative, and a photo log of the areas of disturbance.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

**1. The land is reasonably suited to the use, activity or alteration.**

The proposal is to implement a Restoration Plan that will restore functions to an area of wetland and wetland buffer that were inadvertently disturbed. I believe that the Restoration Plan maintains the spirit of Article 10.1010 of the Portsmouth Zoning Ordinance.

**2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.**

Since the disturbance has already occurred, there is no location outside of the wetland buffer that is feasible. However, I believe that the proposed restoration of the disturbed area is appropriate and will restore the functions of the wetland and wetland buffer.

**3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.**

The Restoration Plan will have no impact to the functional values or surrounding properties, and in fact, will restore the functional values of the wetland and wetland buffer prior to the disturbance.

**4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**

The Restoration Plan includes removal of fill to the limit of the original sub-soil and returning the sub soil to the original grade. The attached Restoration Plan narrative provides a restoration sequence that shall be followed to ensure that the restoration is performed as designed and provides the results as intended.

**5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.**

Since the disturbance has already occurred, there is no alternative with lesser impact. However, I believe that the proposed restoration of the disturbed area is appropriate and will restore the functions of the wetland and wetland buffer.

**6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**

It is my belief that the submitted Restoration Plan will re-vegetate the vegetated buffer strip as it existed prior to the disturbance.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker  
NH Certified Wetland Scientist/Environmental Permitting Specialist  
Ambit Engineering, Inc.

Cc: David & Tracey Foster-Property Owners

# **WETLAND AND WETLAND BUFFER RESTORATION PLAN**

*FOR*

**David & Tracey L. Foster**

**PROPERTY LOCATED AT**

**200 F.W. Hartford Drive, Portsmouth, NH**

**March 27, 2019**

## **Introduction**

The intent of this plan is to provide the City of Portsmouth, and David & Tracey L. Foster, owners of property located at 200 F.W. Hartford Drive, Portsmouth, NH, with a Restoration Plan of the existing wetland and wetland buffer disturbance on the subject property.

The following plan is necessary to restore the wetland and wetland buffer areas to a condition better than what previously existed, provide vegetation to aid in stormwater management and treatment, and return the area to a functional component of the underlying wetland buffer. By following the proposed restoration plan, David & Tracey L. Foster will be able to restore the functionality of their property to its condition prior to the disturbance.

## **Restoration Plan Sequence**

The proposed restoration shall follow the sequence listed below:

- Install silt soxx prior to any work in the restoration area. Silt soxx will remain in place until the restoration is complete, and all exposed soils are stabilized.
  - Remove all fill (including fill piles) within the restoration area to the limit of original sub-soil and return sub soil to pre-existing grade.
  - Remove all wood chips and woody debris before backfilling restoration area.
  - Spread/backfill restoration area with organic soil and additional loam as needed to achieve pre-existing grade. Spread loam a minimum depth of 3 inches over the entire disturbed area. Scarify loam to promote vegetation establishment, plant the disturbed wetland area with “Rain Garden
-

Mix” and plant the disturbed buffer area with “New England Wildflower Mix” as noted on Wetland and Buffer Restoration Plan prepared by Ambit Engineering, Inc. dated February 27, 2019.

- Plant the disturbed wetland area the disturbed buffer area with the plants in the Buffer Planting Schedule depicted on the Wetland and Buffer Restoration Plan prepared by Ambit Engineering, Inc. dated February 27, 2019.
- Spread a weed free straw/hay mulch over the seeded areas to prevent erosion.
- The restoration area shall be monitored following significant rain events for erosion and sediment control. Addition seed and or mulch should be added as needed to promote seed mix germination.

Seed mixes or equivalent can be obtained by the following suppliers:

Pierson Nurseries  
291 Waterhouse Road  
Dayton, ME 04005  
207-499-2994

New England Wetland Plants  
820 West Street  
Amherst, MA 01002  
413-548-8000

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Site Photograph #1

April 2019



Site Photograph #2

April 2019



Site Photograph #3

April 2019



Site Photograph #4

April 2019



Site Photograph #5

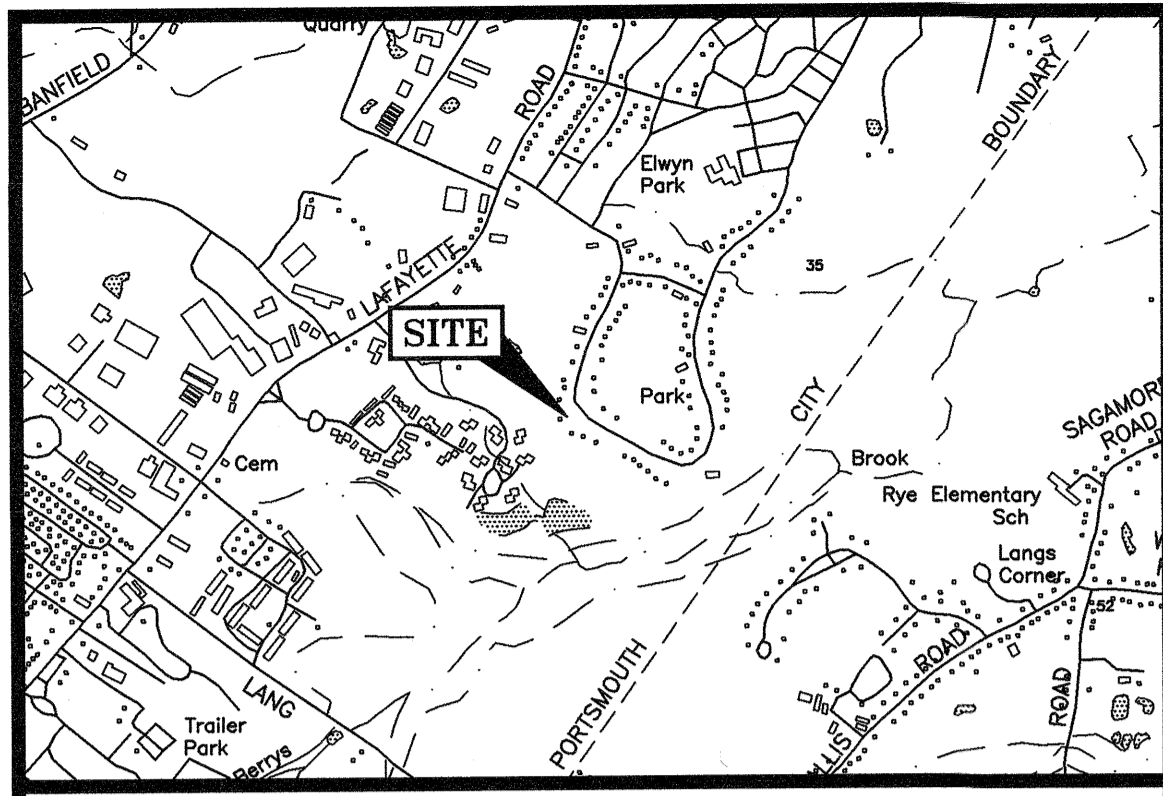
April 2019



Site Photograph #6

April 2019





LOCATION MAP SCALE: 1" = 2,000'

LEGEND:

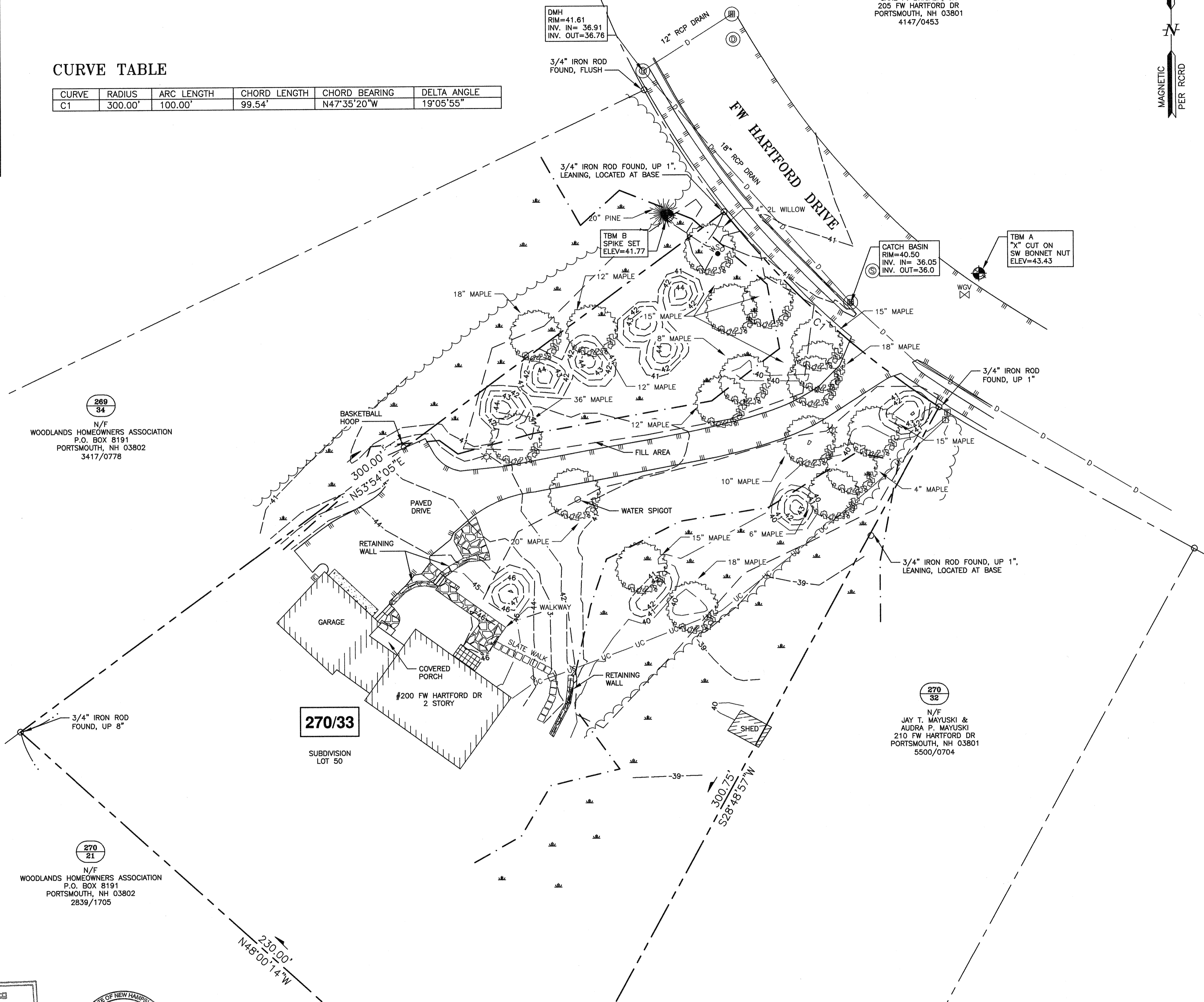
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 11/21 MAP 11/LOT 21
- IP FND IRON PIPE FOUND
- IR FND IRON ROD FOUND
- IR SET IRON ROD SET
- DH SET DRILL HOLE SET
- RR SPK SET RAILROAD SPIKE SET
- BND w/DH BOUND WITH DRILL HOLE
- ST BND w/DH STONE BOUND w/ DRILL HOLE
- 100 CONTOUR
- TBM TEMPORARY BENCHMARK
- D STORM DRAIN
- ||| EDGE OF PAVEMENT (EP)
- CATCH BASIN
- DRAIN MANHOLE

PLAN REFERENCE:

- 1) SUBDIVISION OF LAND FOR THE HOUSE OF THREE OFF HOOVER DRIVE, COUNTY OF ROCKINGHAM, PORTSMOUTH N.H., DATED AUGUST 1978 BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC. RCRD D-8018.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	100.00'	99.54'	N47°35'20"W	19°05'55"



269/34  
N/F  
WOODLANDS HOMEOWNERS ASSOCIATION  
P.O. BOX 8191  
PORTSMOUTH, NH 03802  
3417/0778

270/01  
N/F  
CARL P. BRIGADA, JR  
205 FW HARTFORD DR  
PORTSMOUTH, NH 03801  
4147/0453

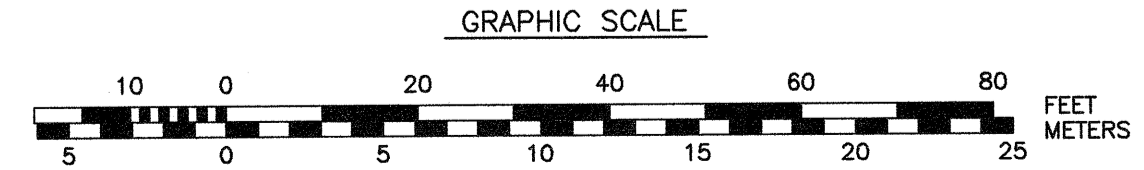
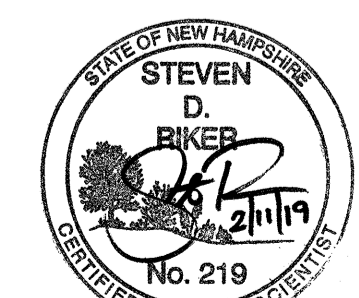
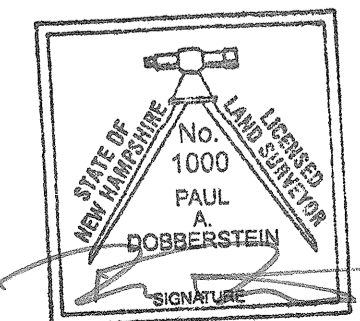
270/32  
N/F  
JAY T. MAYUSKI &  
AUDRA P. MAYUSKI  
210 FW HARTFORD DR  
PORTSMOUTH, NH 03801  
5500/0704

270/21  
N/F  
WOODLANDS HOMEOWNERS ASSOCIATION  
P.O. BOX 8191  
PORTSMOUTH, NH 03802  
2839/1705

WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/7/19 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND BOUNDARY WAS DELINEATED AND LOCATED AT THE SAME TIME.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 270 AS LOT 33.
  - 2) OWNER OF RECORD:  
DAVID & TRACEY L. FOSTER  
200 FW HARTFORD DRIVE  
PORTSMOUTH, NH 03801  
5845/0685
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANELS 33015C0269E & 33015C0270E, EFFECTIVE MAY 17, 2005.
  - 4) EXISTING LOT AREA:  
TOTAL AREA  
48,030 S.F. (PER SUBDIVISION PLAN)
  - 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRB) DISTRICT. DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 SF  
FRONTAGE: 100 FT.  
DEPTH: 100 FT.  
SETBACKS: FRONT: 30 FT.  
SIDE: 10 FT.  
REAR: 30 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM BUILDING COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
  - 7) VERTICAL DATUM IS MEAN SEA LEVEL - NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
  - 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF PORTSMOUTH TAX MAP 270 LOT 33.
  - 9) SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT RCRD 2328/1084.

FOSTER RESIDENCE  
200 F.W. HARTFORD DRIVE  
PORTSMOUTH, N.H.

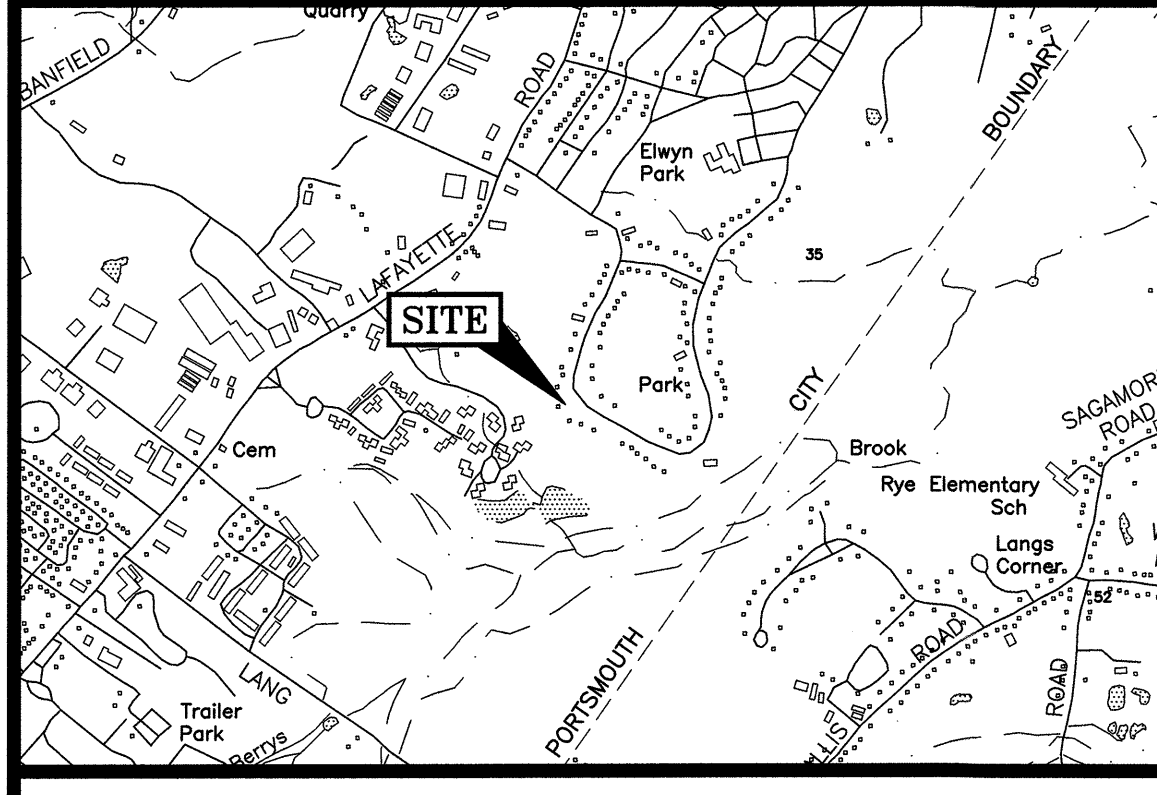
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	02/7/19
REVISIONS		

SCALE: 1" = 20' JANUARY 2019

EXISTING CONDITIONS  
SITE PLAN

C1





LOCATION MAP SCALE: 1" = 2,000'

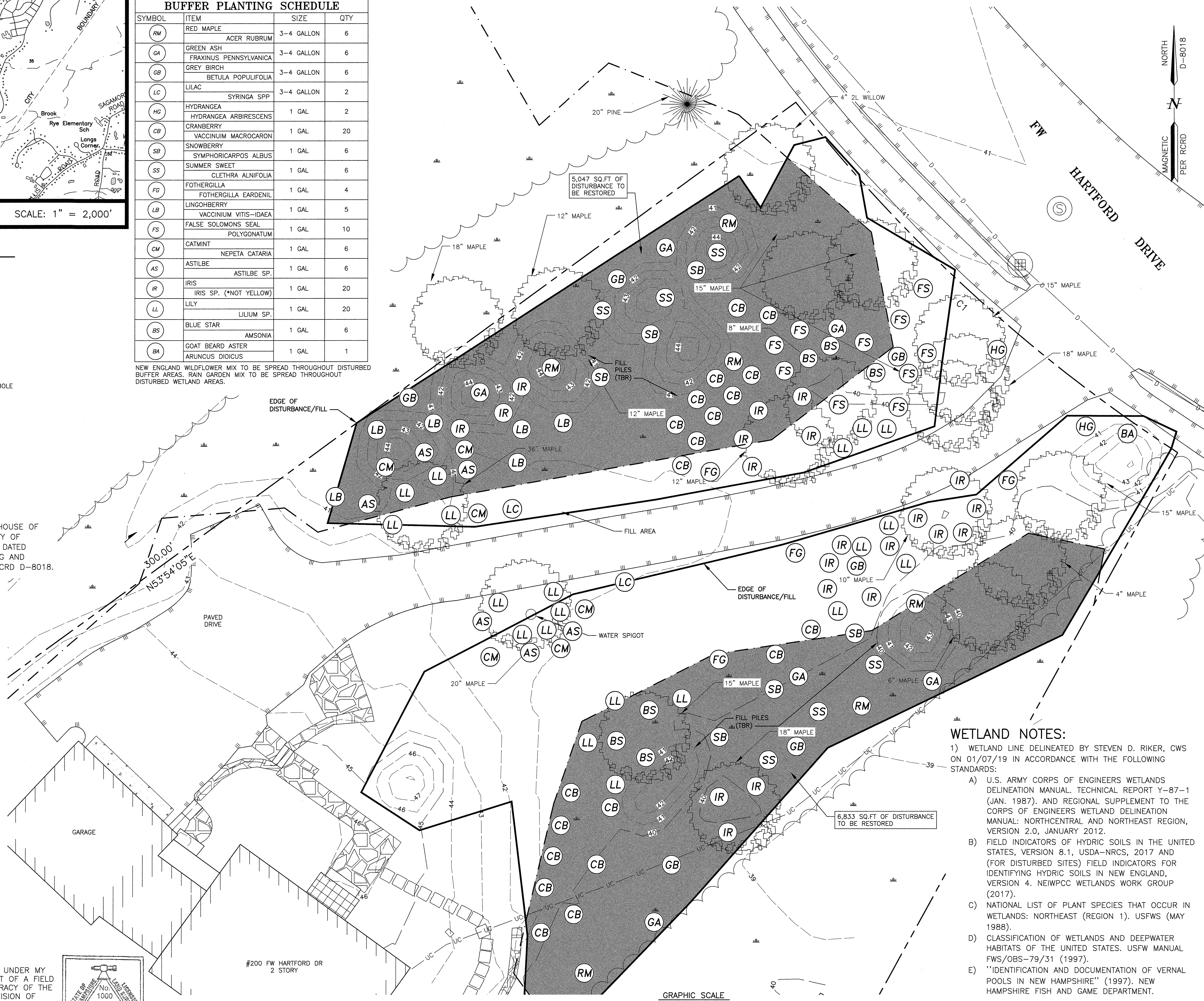
SYMBOL	ITEM	SIZE	QTY
RM	RED MAPLE	3-4 GALLON	6
GA	GREEN ASH ACER RUBRUM	3-4 GALLON	6
GB	GREY BIRCH BETULA POPULIFOLIA	3-4 GALLON	6
LC	LILAC SYRINGA SPP	3-4 GALLON	2
HC	HYDRANGEA HYDRANGEA ARBIRESCENS	1 GAL	2
CB	CRANBERRY VACCINIUM MACROCARON	1 GAL	20
SB	SNOWBERRY SYMPHORICARPOS ALBUS	1 GAL	6
SS	SUMMER SWEET CLETHRA ALNIFOLIA	1 GAL	6
FG	FOTHERGILLA FOTHERGILLA EARDENIL	1 GAL	4
LB	LINGONBERRY VACCINIUM VITIS-IDAEA	1 GAL	5
FS	FALSE SOLOMONS SEAL POLYGONATUM	1 GAL	10
CM	CATMINT NEPETA CATARIA	1 GAL	6
AS	ASTILBE ASTILBE SP.	1 GAL	6
IR	IRIS IRIS SP. (*NOT YELLOW)	1 GAL	20
LL	LILY LILIUM SP.	1 GAL	20
BS	BLUE STAR AMSONIA	1 GAL	6
BA	GOAT BEARD ASTER ARUNCUS DIOICUS	1 GAL	1

NEW ENGLAND WILDFLOWER MIX TO BE SPREAD THROUGHOUT DISTURBED BUFFER AREAS. RAIN GARDEN MIX TO BE SPREAD THROUGHOUT DISTURBED WETLAND AREAS.

- LEGEND:**
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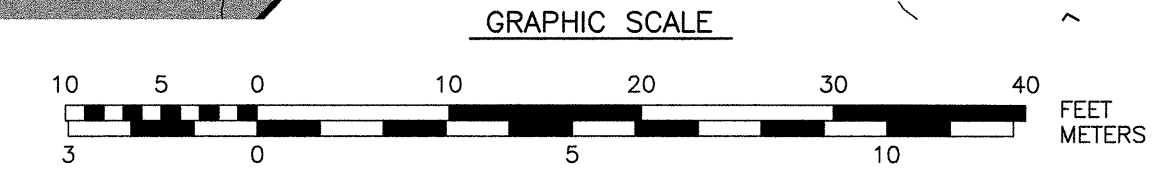
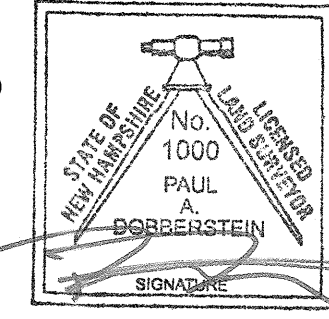


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  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

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PAUL A DOBBERSTEIN, LLS  
DATE 3/15/2019

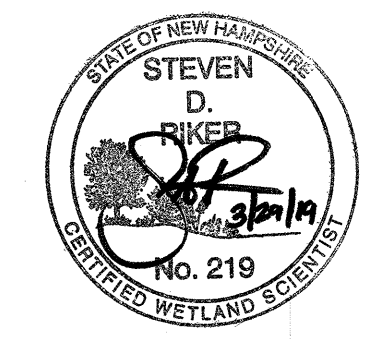


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MAXIMUM BUILDING COVERAGE: 20%  
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  - VERTICAL DATUM IS MEAN SEA LEVEL - NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE RESTORATION OF THE DISTURBED WETLAND AND WETLAND BUFFER ON A PORTION OF PORTSMOUTH TAX MAP 270 LOT 33.
  - SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AT RCRD 2328/1084.
  - RESTORATION INCLUDES THE REMOVAL OF APPROXIMATELY 230 CUBIC YARDS OF MATERIAL FROM THE WETLAND AND WETLAND BUFFER OF THE SUBJECT PROPERTY.

**FOSTER RESIDENCE  
200 F.W. HARTFORD DRIVE  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/27/19
REVISIONS		



SCALE: 1" = 10' JANUARY 2019

**WETLAND AND BUFFER RESTORATION PLAN**

**C2**