

Nikolas J. Uhlir  
375 FW Hartford Drive  
Plans/Description in Support of Conditional Use Permit Application

To whom it may concern:

This document provides plans and a description in support of our conditional use permit application concerning our property at 375 FW Hartford Drive in Portsmouth NH. As indicated in the conditional use permit, we are proposing to erect a 100-200 square foot shed in the back yard. The shed would be square or rectangular, with side dimensions in the range of 10 to 14'. On information and belief I understand that the shed will (or will likely) be located within a 100' wetland buffer zone. Thus, in an abundance of caution I am requesting a conditional use permit in support of this project.

Pursuant to Section 10.1017.21 of the Zoning Ordinance, accompanying this description is a site plan in PDF form. The site plan includes two images of the lot in question. The first image is a satellite image of the parcel in question, with the lot lines, wetland buffer line (per the Mapego website) and the proposed shed location shown. The second image is a schematic of the parcel in question, and shows the location of wetlands on the parcel, the location of wetlands off the parcel, the location of the wetland buffer line (per the Mapego website), the location and dimensions of the single family home on the parcel, the location of an existing raingarden (~450 square feet) on the parcel, and the location of the proposed shed.

No trees would be removed for this project. However, a few trees on the northern property line may be trimmed to avoid contacting the proposed shed.

The proposed shed location is a relatively flat grassed area, and would require minimal grading or landscaping to accommodate the shed. To minimize impact on the landscape and wetland, we plan to build the shed on piers or posts, such as technometal posts. Technometal posts consist of metal posts that are screwed into the ground to a depth below the frost line, typically to a depth of 6-20 feet. The top of the posts is leveled and (like piers) provides a surface upon which a structure (such as a shed) can be built. Approximately 5-10 of such posts would likely be needed for this project, with minimal impact to the surrounding land. Regardless of whether technometal (or similar) posts or piers are used, the area underneath the shed would be covered with permeable material such as crushed stone. The floor of the shed would likely be raised off the ground by about 4 to 6 inches. Thus, the shed will have minimal if any impact on rainwater runoff into the wetland.

The shed itself will be of an above average quality and will either be built by myself, or procured from a reputable shed builder such as Reeds Ferry. A ramp or similar entry way will facilitate ingress and egress into the proposed shed, which as noted will be built on piers/posts above the ground. Rain contacting the shed will be directed into a crushed stone drip edge, a gutter, or a rain barrel.

As the shed will be built on piers or posts and will be raised above grade, I do not believe that it will have any impact on the amount of impervious or permeable surface on the property.

To offset any perceived impact of the proposed shed, I would be willing to plant additional plantings at the edge between the grassed in area of my backyard and the more rugged area closer to the wetland. I would also be willing to make additional plantings within the area behind the proposed shed, but note that the area is already rife with plant life. I would also be open to other proposals that the planning board might suggest.

With best regards,

/Nikolas J. Uhlir/

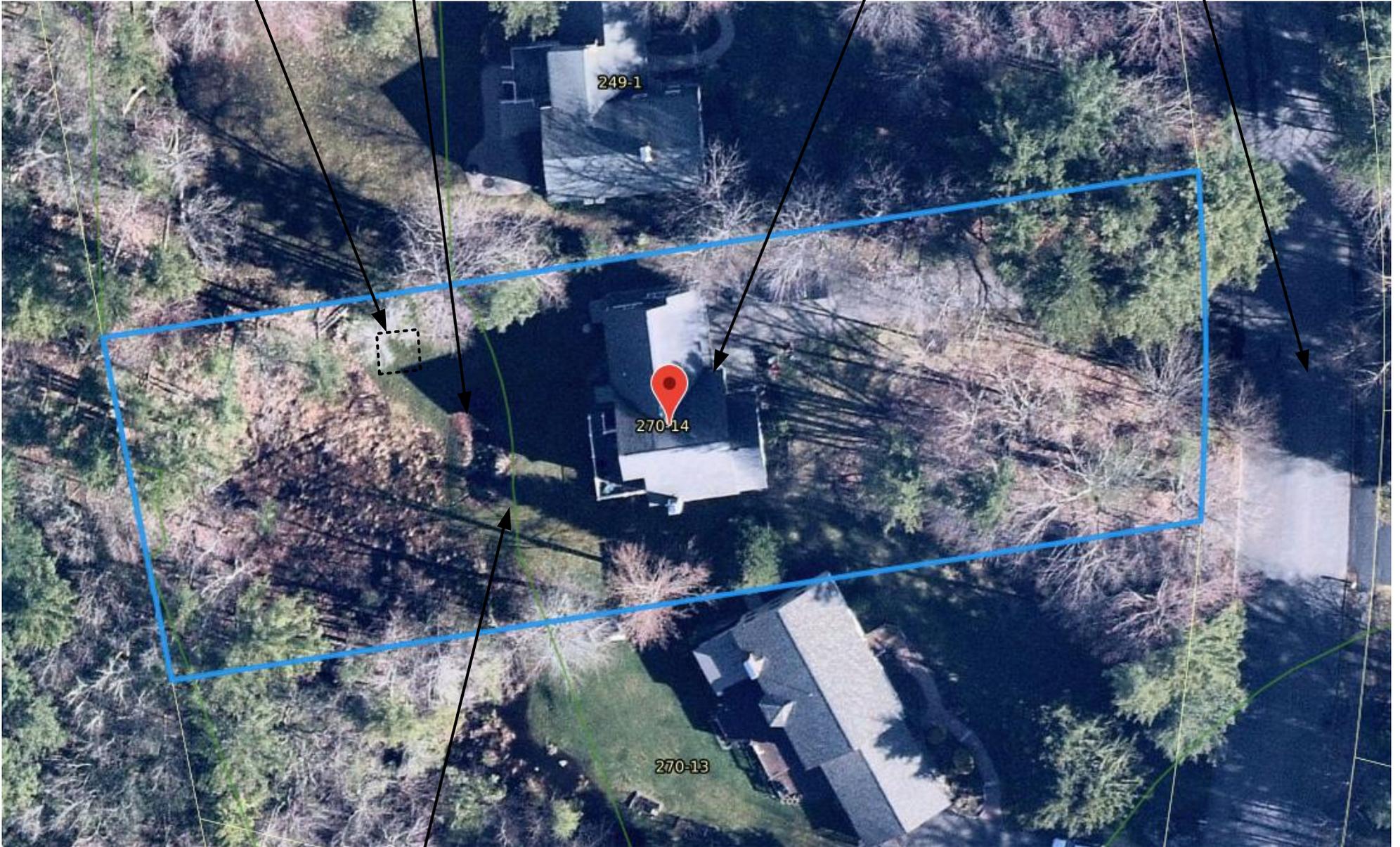
Nikolas J. Uhlir, Esq.

Proposed Shed Location

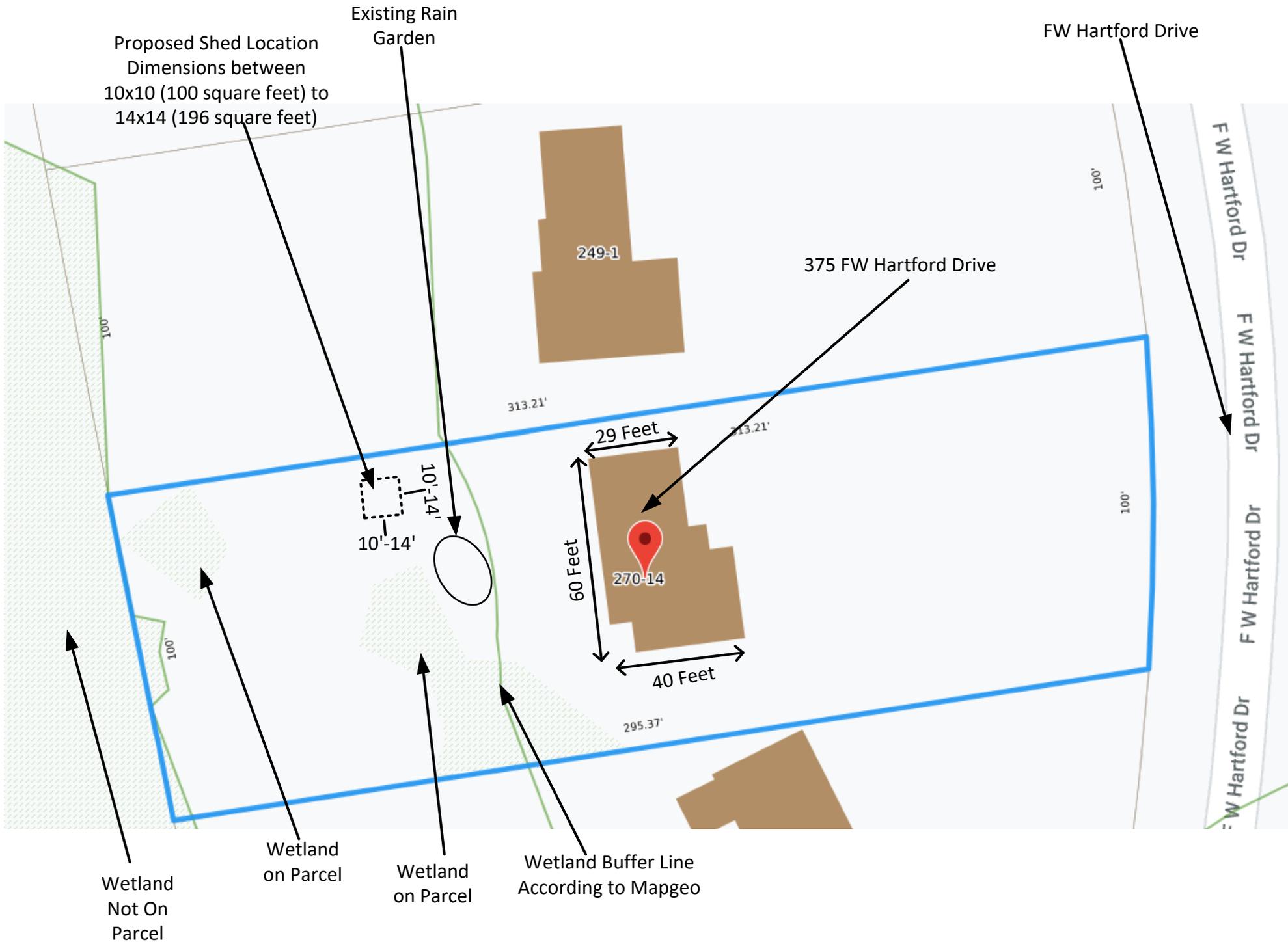
Existing Rain Garden

375 FW Hartford Drive

FW Hartford Drive



Wetland Buffer Line  
According to Mapgeo



Proposed Shed Location  
Dimensions between  
10x10 (100 square feet) to  
14x14 (196 square feet)

Existing Rain  
Garden

FW Hartford Drive

249-1

375 FW Hartford Drive

FW Hartford Dr

FW Hartford Dr

FW Hartford Dr

FW Hartford Dr

313.21'

29 Feet

313.21'

10'-14'  
10'-14'

60 Feet

270-14

40 Feet

295.37'

100'

100'

100'

Wetland  
Not On  
Parcel

Wetland  
on Parcel

Wetland  
on Parcel

Wetland Buffer Line  
According to Mapgeo





