

Re: 480 FW Hartford Drive
Conditional Use Permit

June 1, 2020

Dear Peter Britz, Environmental Planner/Sustainability Coordinator:

We have been asked to provide additional information regarding a proposed deck expansion at our home. We are seeking a conditional use permit because this expansion would encroach into the wetlands buffer zone, but we believe that careful planning can mitigate any negative impact to the natural environment around our home.

It is clear to us that our existing deck needs to be replaced due to age and water damage. Currently, rain water pools on the decking surface (Please see previously submitted Photos). The existing deck is made of swollen mahogany without any gaps, meaning water cannot penetrate to the ground below. Further, the pooling water has caused damage to the wood siding of our home, underlying plywood/insulation, and much of the existing deck surface, especially the stairs. Additionally, due to the fact the existing deck was installed with no flashing or bolts securing it, the rot against the house is also causing structural damage and is becoming a safety hazard. Currently, you can go under the deck and lift the structure an inch just by pushing up. All of this damaged material will need to be replaced and the stairs will need to be redesigned to prevent future water issues.

We propose to replace the existing mahogany decking with composite decking, spaced .25" apart. This will allow rainwater to flow through the deck to the ground below. The ground below the existing deck is currently dirt and grass, but for the new deck we plan to add 12" of crushed stone below any decking to slow the movement of storm water and infiltrate into the ground (Please see attached photos A and B).

The ground below the existing deck is level and will remain unchanged with the exception of the crushed stone (Photo A). The ground behind the proposed deck is a grassy hill, which flows away from the house towards the woods and wetlands (Photo B). The only vegetation that will be impacted under the proposed deck would be the grass patches, which will be replaced with the 12" of crushed stone. Any new plantings will be decorative, and native to the area- we have used cinnamon ferns in the past for spots like this.

Based on the details above, we believe that any changes we make will not have a negative impact on the wetlands or buffer zone and will improve the current conditions. As mentioned above, the existing deck disrupts the flow of storm water, and the crushed stone under the proposed deck will slow the water draining in the buffer zone and infiltrate into the ground before it reaches the wetlands. As you can see on the submitted plan, the wetlands buffer zone is already developed with a

yard, swing set and play area in the corner of our property which is filled with woodchips. In addition, the home at 470 FW Hartford extends substantially beyond our proposed addition to our deck; their deck extends 12± feet beyond that and the lawn at 490 also encroaches significantly into the buffer zone (Please see attached aerial photo). Because of all of this, we are very aware of our responsibility to the natural environment and have given careful consideration to this plan.

For details on the wetlands onsite, please see the attached Technical Report of Wetland Delineation, Classification & Identification prepared by Ambit Engineering, Inc. describing the wetlands that were delineated on 4/1/20.

We have endeavored to complete this process properly and provide as much information as possible. Please do not hesitate to reach out to us directly with further questions or concerns. We look forward to working with the City as we complete this project.

Thank you for your consideration,

Jonathan Weeks
(978)502-6340
jon.weeks123@gmail.com

Elizabeth Weeks

Photo A



Photo B



Aerial Photo





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

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.:3184 **Date(s) of Delineation:** 4/1/20 **Date of Report:** 4/6/20

Field Delineator: Steven D. Riker, CWS **Compiled by:** Steven D. Riker, CWS

Project Location/Tax Map & Lot: 480 FW Hartford Drive, Portsmouth, NH. Tax Map 249, Lot 15

Prepared for: Jon Weeks Jon Weeks, 480 FW Hartford Drive, Portsmouth NH 03801.

Site Area Observed: Entire lot to establish wetland buffer.

Site Conditions: Lot with uplands adjacent to freshwater wetlands

Weather/Seasonal Conditions: 50 cloudy, early spring conditions, no snow cover.

Site Disturbance: Historic filling around previously developed area.

Wetlands Present: Yes. Property contains freshwater wetlands.

Wetland conditions/atypical situation/problem area: Wetlands are not considered atypical or a problem area.

Hydric Soil Criterion: A11. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018.

Delineation Standards Utilized:

1. *US 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.
2. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 AND (for disturbed sites) *Field Indicators for Identifying Hydric Soils in New England*, Version 4. NEIWPC Wetlands Work Group (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Ambit Engineering, Inc. flagged wetlands present utilizing fluorescent pink flagging tape, labeled alpha-numerically for aid in survey location and identification.

Notes: A1-A7 stop is a poorly drained palustrine forested broad leaved deciduous wetland system that is seasonally flooded and or saturated (PFO1E).

MAP 269 LOT 12
N/F
LAWRENCE A. & KAREN M. ZUKOWSKI
90 TJ GAMESTER AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#3306 PG.#0100

MAP 269 LOT 21
N/F
WOODLANDS HOMEOWNERS
ASSOCIATION, INC
PO BOX 8191
PORTSMOUTH, NH 03802
RCRD BK.#2839 PG.#1705

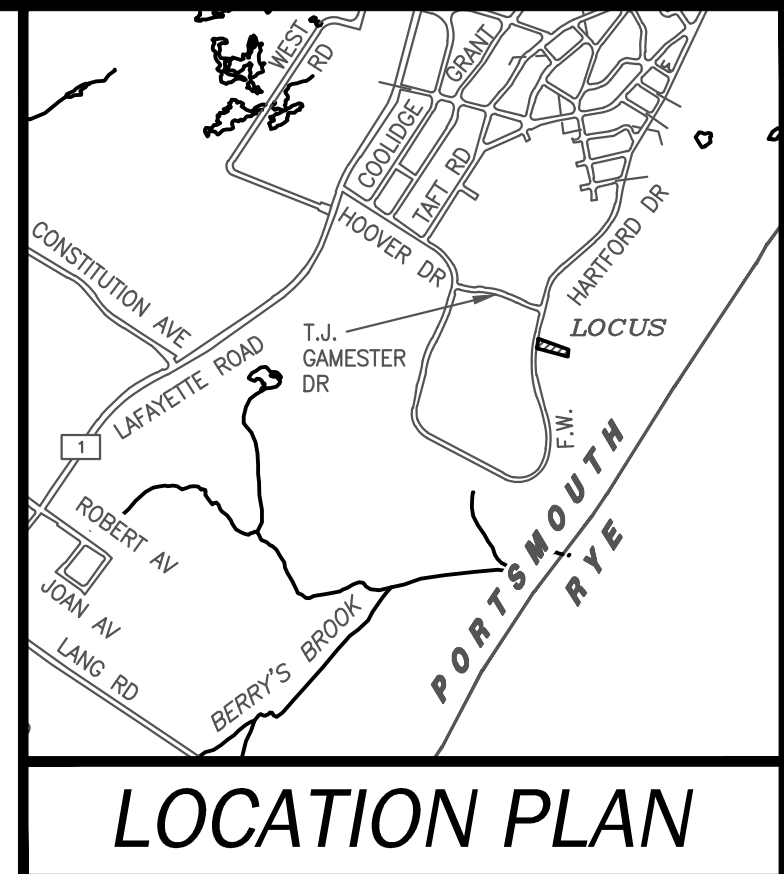
MAP 249 LOT 14
N/F
MARK R. & CATHERINE TREMBLAY
490 FW HARTFORD DRIVE
PORTSMOUTH, NH 03801
RCRD BK.#2819 PG.#0227

MAP 249 LOT 10
N/F
WINTHROP & CLAIRE V A DE TARR SMITH
PO BOX 1328
PORTSMOUTH, NH 03802
RCRD BK.#2496 PG.#0208

MAP 249 LOT 16
N/F
GWEBU FAMILY 2016 REVOCABLE TRUST
470 FW HARTFORD DRIVE
PORTSMOUTH, NH 03801
RCRD BK.#5716 PG.#0888

MAP 249 LOT 15
28,972 S.F.
(0.6651 ACRES)

MAP 249 LOT 11
N/F
WOODLANDS HOMEOWNERS
ASSOCIATION, INC
PO BOX 8191
PORTSMOUTH, NH 03802
RCRD BK.#2839 PG.#1705



NOTES:

- THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 249 AS LOT 15.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- DIMENSIONAL REQUIREMENTS:**

| | (SRB) | REQUIRED: | EXISTING: | PROVIDED: |
|--------------------------------------|-------|------------------|-------------|-------------|
| MINIMUM LOT DIMENSIONS: | | 15,000 S.F. | 28,972 S.F. | 28,972 S.F. |
| LOT AREA: | | 15,000 S.F. | 28,972 S.F. | 28,972 S.F. |
| CONTINUOUS STREET FRONTAGE: | | 100' | 100' | 100' |
| DEPTH: | | 100' | 334' | 334' |
| MINIMUM YARD DIMENSIONS: | | | | |
| FRONT: | | 30' | 53.1' | 53.1' |
| SIDE: | | 15.4' | 15.4' | 10.0' |
| REAR: | | 30' | 196.1' | 181.0' |
| MAXIMUM STRUCTURE DIMENSIONS: | | | | |
| STRUCTURE HEIGHT: | | 35'(SLOPED ROOF) | 27.5' | 27.5' |
| | | 30'(FLAT ROOF) | | |
| BUILDING COVERAGE: | | 20% | 9.7% | 11.0% |
| MINIMUM OPEN SPACE: | | 40% | 81.9% | 80.6% |
- OWNER OF RECORD:**
MAP 249 LOT 15:
JONATHAN M. WEEKS & ELIZABETH W. WEEKS
480 FW HARTFORD DRIVE
PORTSMOUTH, NH 03801
RCRD BK.#5825 PG.#0678
- PARCEL AREA:**
MAP 249 LOT 15:
28,972 S.F.
(0.6651 ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, CURRENT AND PROPOSED SITE FEATURES OF MAP 249 LOT 15 TO ACCOMPANY A CONDITIONAL USE PERMIT APPLICATION.
- FIELD SURVEY COMPLETED BY TCE IN APRIL 2020 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD 88 PER STATIC GPS OBSERVATIONS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- WETLAND DELINEATION WAS COMPLETED BY AMBIT ENGINEERING, INC. IN APRIL, 2020 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.

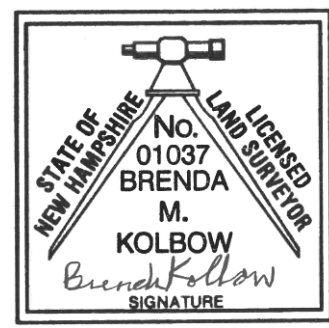
PLAN REFERENCES:

- "SUBDIVISION OF LAND FOR THE HOUSE OF THREE OFF HOOPER DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH, N.H." BY TOWN PLANNING AND ENGINEERING ASSOCIATES, INC., DATED MAY 1978 WITH REVISION 2, DATED 8-10-78. RCRD PLAN #D-8018.

LEGEND:

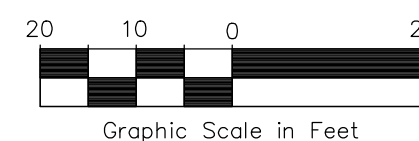
- | | |
|----------------|-------------------------------------|
| MAP 249 LOT 12 | ASSESSORS MAP AND LOT NUMBER |
| Δ | CENTRAL ANGLE |
| A.G. | ABOVE GRADE |
| BH | BUILDING HEIGHT |
| BK. PG. | BOOK / PAGE |
| EL. | ELEVATION |
| EP | EDGE OF PAVEMENT |
| FF | FINISHED FLOOR |
| INV. | INVERT |
| L | LENGTH |
| LPG | PROPANE TANK |
| N/F | NOW OR FORMERLY |
| NAD83 | NORTH AMERICAN DATUM OF 1983 |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| SGC | SLOPED GRANITE CURB |
| TYP. | TYPICAL |
| + | EXISTING SPOT GRADE |
| ⊗ | WATER SHUTOFF |
| ○ | LIGHT POLE |
| □ | ELECTRIC BOX |
| T | TRANSFORMER |
| ⊕ | ELECTRIC METER |
| □ MB | MAIL BOX |
| ⊕ WM | WATER METER |
| — | PROPERTY LINE |
| -D- | DRAIN LINE |
| UGU | UNDERGROUND ELECTRIC LINE |
| --- | EDGE OF WETLAND |
| --- | WETLAND BUFFER |
| --- | BUILDING OVERHANG |
| --- | EDGE OF WOODS |
| + | LANDSCAPED AREA |
| + | WETLAND |
| + | WOOD DECK |
| + | SLATE WALK |
| + | PAVEMENT |
| + | STONE RETAINING WALL |

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2020. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR

05-26-2020
DATE



| REV. | DATE | DESCRIPTION | DR | CK |
|------|------|-------------|----|----|
| | | | | |
| | | | | |

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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TAX MAP 249 LOT 15
CONDITIONAL USE PERMIT PLAN
WEEKS RESIDENCE
480 FW HARTFORD DRIVE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
JONATHAN M. & ELIZABETH W. WEEKS

SCALE: 1" = 20' (22"x34")
1" = 40' (11"x17")

MAY 26, 2020

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

| | | | | | | | |
|------|----------|----|-----|---------|-----|--|--|
| FIRM | 47393-00 | DR | ID | FB | 567 | | |
| | | CK | BMK | CADFILE | | | |

S-1

May 26, 2020 - 3:45pm F:\MSC Projects\47393 - FW Hartford Dr - Portsmouth\47393-00 Weeks - 480 FW Hartford Dr\Caitlan Survey\Drawings\47393-00-Survey.dwg

Existing Deck – Photo 1



Existing Deck – Photo 2



Existing Deck – Photo 3



Re: Potential Deck Expansion
480 FW Hartford Drive
Portsmouth, NH

May ,2020

To Whom It May Concern,

We are aware that our neighbors at the above address are seeking a Conditional Use Permit and have reviewed the attached plans. We have no objections to this plan, and have no concerns to express at this time.

Thank you,

Signed:

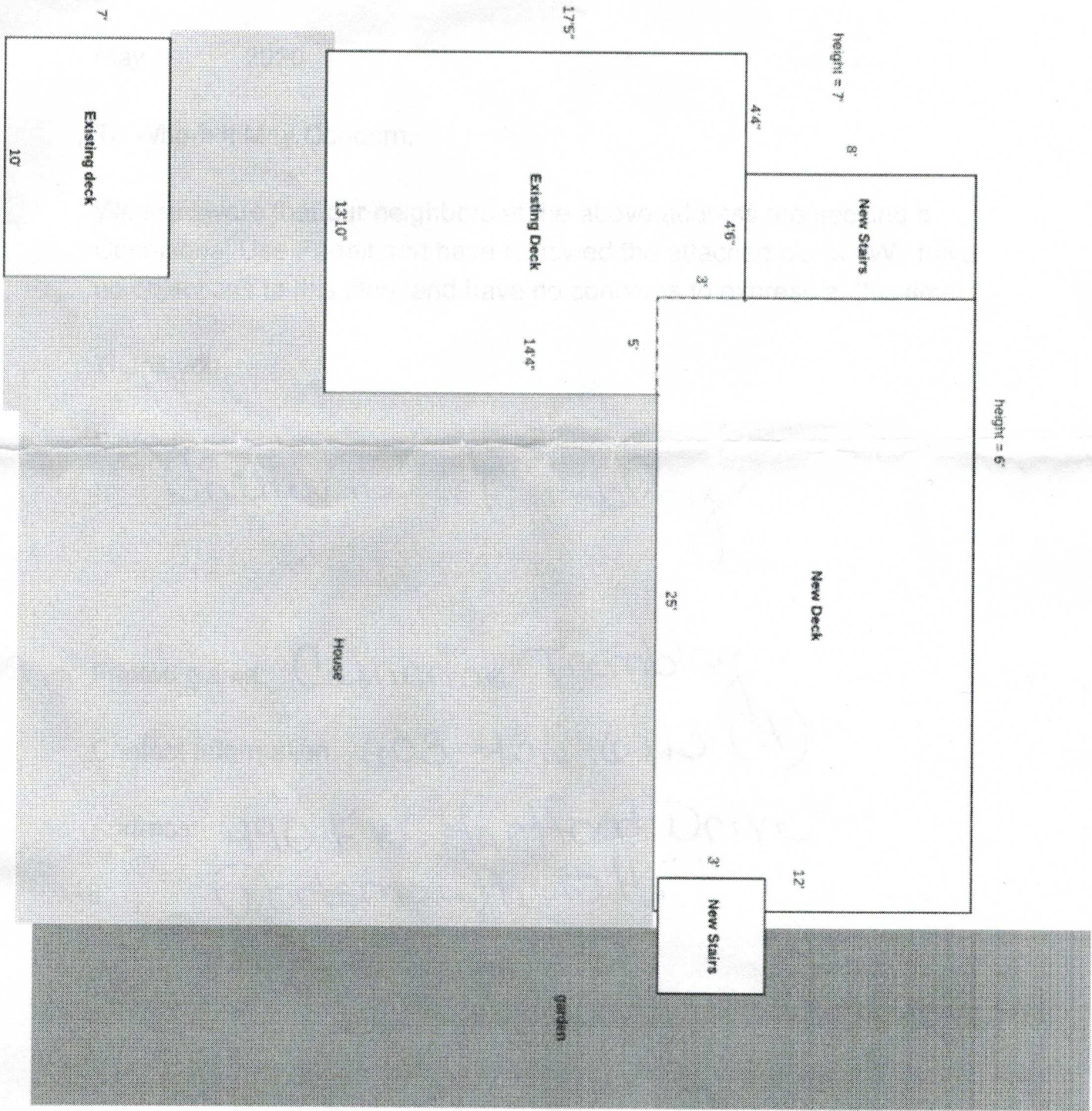
Catherine Tremblay

Printed Name: Catherine Tremblay

Contact Information: 603-436-6813 (H)

Address: 490 F.W. Hartford Drive
Portsmouth, N.H.

Potential Deck Expansion
480 NW Hartford Drive
Forsyth, NH



Re: Potential Deck Expansion
480 FW Hartford Drive
Portsmouth, NH

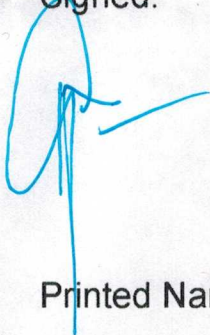
May ,2020

To Whom It May Concern,

We are aware that our neighbors at the above address are seeking a Conditional Use Permit and have reviewed the attached plans. We have no objections to this plan, and have no concerns to express at this time.

Thank you,

Signed:

A handwritten signature in blue ink, appearing to read 'KHOLE GWESBY', written over a faint printed name.

Printed Name: KHOLE GWESBY

Contact Information: 978.432.6928

Address: 470 FW HARTFORD DR.
PORTSMOUTH, NH 03801

