

**LEGEND:**

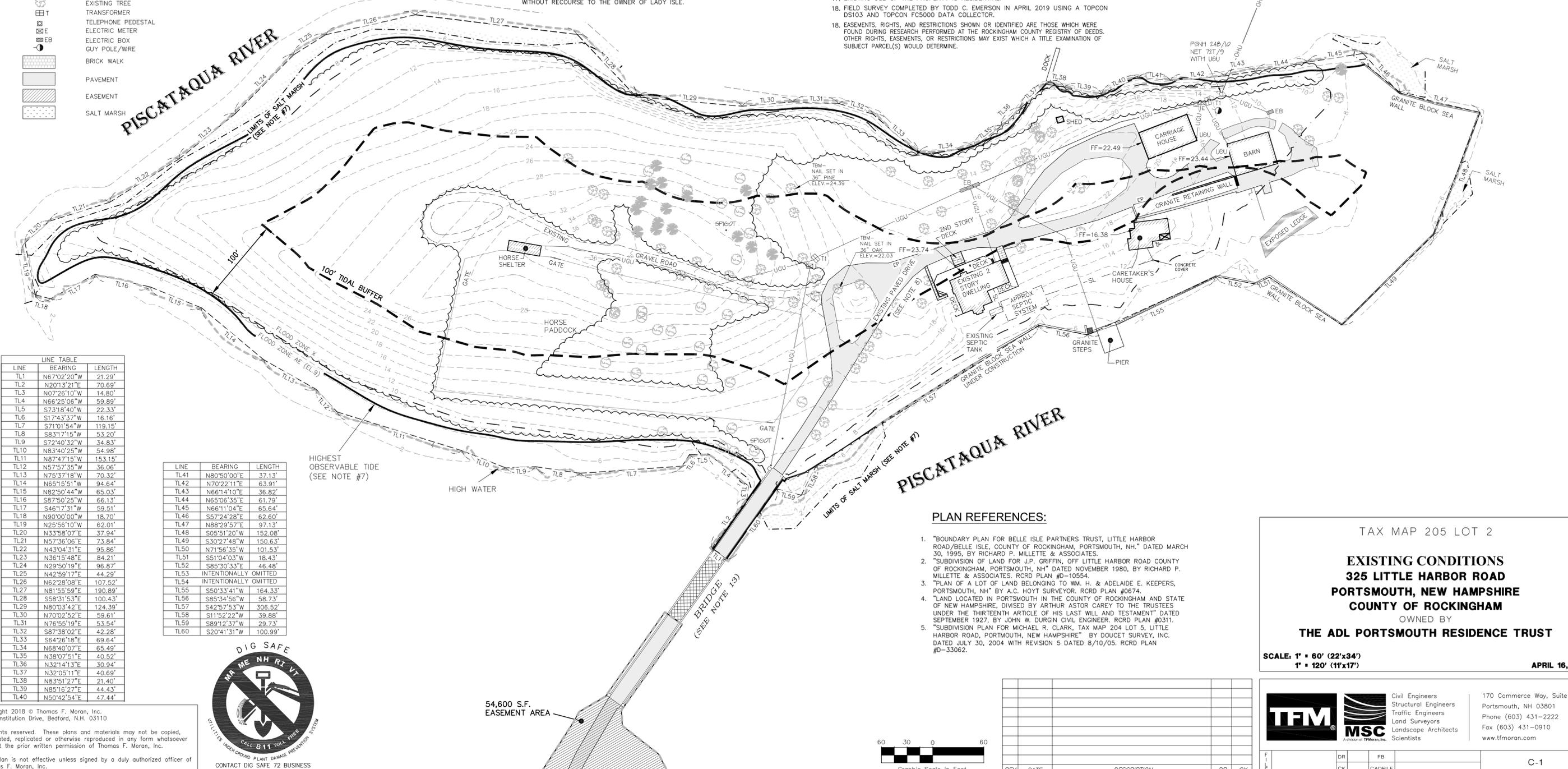
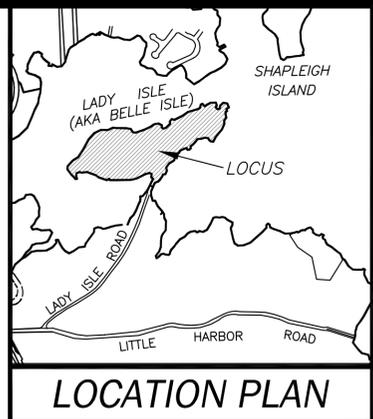
- BK.2562/PG.2783 BOOK NO./PAGE NO.
- ELEV. ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- NET NEW ENGLAND TELEPHONE
- PSNH PUBLIC SERVICE COMPANY OF NEW ENGLAND
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- SL SEPTIC LINE
- UGU UNDERGROUND UTILITIES
- TBM TEMPORARY BENCH MARK
- TC1 TIE COURSE LENGTH
- TREE LINE TREE LINE
- OHU OVERHEAD UTILITIES
- 18 EXISTING CONTOUR
- LIMIT OF SALT MARSH LIMIT OF SALT MARSH
- UGU UNDERGROUND UTILITIES
- WOOD FENCE WOOD FENCE
- HIGHEST OBSERVABLE TIDE LINE HIGHEST OBSERVABLE TIDE LINE
- HIGH WATER HIGH WATER
- FLOOD ZONE LINE FLOOD ZONE LINE
- UTILITY POLE UTILITY POLE
- EXISTING TREE EXISTING TREE
- TRANSFORMER TRANSFORMER
- TELEPHONE PEDESTAL TELEPHONE PEDESTAL
- ELECTRIC METER ELECTRIC METER
- ELECTRIC BOX ELECTRIC BOX
- GUY POLE/WIRE GUY POLE/WIRE
- BRICK WALK BRICK WALK
- PAVEMENT PAVEMENT
- EASEMENT EASEMENT
- SALT MARSH SALT MARSH

**NOTES:**

- THE PARCEL IS LOCATED IN THE RURAL ZONE.
- THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 205 AS LOT 2.
- THE PARCEL IS GRAPHICALLY LOCATED IN FLOOD HAZARD ZONE AE (EL-9) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278, MAP NUMBER 33015C0278E, EFFECTIVE DATE: MAY 17, 2005.
- OWNER OF RECORD: THE ADL PORTSMOUTH RESIDENCE TRUST  
549 US HIGHWAY 1 BYPASS  
PORTSMOUTH, NH 03801  
RCRD BK.5867 PG.2492

- ZONING REQUIREMENTS:  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM FRONTAGE: N/A  
DEPTH: N/A  
MINIMUM SETBACKS:  
FRONT YARD: 50 FEET  
SIDE YARD: 20 FEET  
REAR YARD: 40 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 5 %  
MINIMUM OPEN SPACE: 75 %
- TOTAL PARCEL AREA: 543,439± S.F.  
12.48± ACRES
- HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY MARC JACOBS, CERTIFIED SOIL & WETLAND SCIENTIST ON NOVEMBER 8, 2011. LANDWARD LIMITS OF THE SALT MARSH WAS DELINEATED BY MARC JACOBS, ON JULY 20, 2017 BASED UPON THE EXTENT OF ROOTED EMERGENT SALT-TOLERANT VEGETATION OBSERVED DURING LOW TIDE. AND LOCATED BY MSC, CIVIL ENGINEERS & LAND SURVEYORS, INC. PARCEL BOUNDARY IS THE HIGH WATER LEVEL OF THE PISCATAQUA RIVER.
- THE EXISTING PAVED DRIVEWAY PROVIDING ACCESS BETWEEN LITTLE HARBOR ROAD AND LADY ISLE IS PRIVATE. A 25' WIDE ACCESS EASEMENT EXISTS ACROSS LAND TO THE SOUTH OF THE ISLAND TO THE LITTLE HARBOR ROAD. (SEE RCRD BK.#4551 PG.#0327). THE OWNER OF LADY ISLE (AKA BELLE ISLE) SHALL BE RESPONSIBLE FOR MAINTENANCE AND PLOWING OF THE DRIVEWAY, PROVIDED, HOWEVER, THAT IF THE OWNER OF LADY ISLE DOES NOT MAINTAIN AND FLOW THE DRIVEWAY, THE OWNERS OF LOTS 1 & 2 AS SHOWN ON PLAN REFERENCE #5 SHALL BE ENTITLED TO PLOW AND MAINTAIN THAT PORTION OF THE DRIVEWAY AS NECESSARY TO GAIN ACCESS TO THEIR PROPERTY WITHOUT RECOURSE TO THE OWNER OF LADY ISLE.

- THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL 1-888-344-7233.
- THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE TERMINATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- ALL USES AND CONSTRUCTION SHALL COMPLY WITH RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA). REFERENCE IS ALSO MADE TO ARTICLE 10 SECTION 10:1016 OF THE PORTSMOUTH ZONING ORDINANCES WHICH SPECIFIES THE PERMITTED USES IN THE 100' TIDAL BUFFER ZONE SHOWN HEREON.
- THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A 54,600 S.F. "EASEMENT AREA" AS SHOWN ON PLAN REFERENCE #5 AND DESCRIBED IN RCRD BK.#4551 PG.#0327. THE EASEMENT AREA IS LOCATED TO THE SOUTH OF THE EXISTING BRIDGE.
- PARCEL IS ON TOWN WATER. THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE EXISTING WATER LINE RUNNING FROM LITTLE HARBOR ROAD TO AND ALONG THE 25' WIDE ACCESS EASEMENT SHOWN ON PLAN REFERENCE #5. SEE RCRD BK.#4551 PG.#0327.
- SEE PRIVATE ROADWAY & BRIDGE MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF PORTSMOUTH.
- HORIZONTAL DATUM WAS TAKEN FROM PLAN REFERENCE #4. VERTICAL DATUM IS NGVD 1929.
- 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 UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND MAJOR IMPROVEMENTS OF MAP 205 LOT 2.
- EXISTING USE OF THE PROPERTY IS RESIDENTIAL.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON IN APRIL 2019 USING A TOPCON DS103 AND TOPCON FC5000 DATA COLLECTOR.
- 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.



LINE	BEARING	LENGTH
TL1	N67°02'20"W	21.29'
TL2	N20°13'21"E	70.69'
TL3	N07°26'10"W	14.80'
TL4	N66°25'06"W	59.89'
TL5	S73°18'40"W	22.33'
TL6	S17°43'37"W	16.16'
TL7	S71°01'54"W	119.15'
TL8	S83°17'15"W	53.20'
TL9	S72°40'32"W	34.83'
TL10	N83°40'25"W	54.98'
TL11	N87°47'15"W	153.15'
TL12	N57°57'35"W	36.06'
TL13	N75°37'18"W	70.32'
TL14	N65°15'51"W	94.64'
TL15	N82°50'44"W	65.03'
TL16	S87°50'25"W	66.13'
TL17	S46°17'31"W	59.51'
TL18	N90°00'00"W	18.70'
TL19	N25°56'10"W	62.01'
TL20	N33°58'07"E	37.94'
TL21	N57°36'06"E	73.84'
TL22	N43°04'31"E	95.86'
TL23	N36°15'48"E	84.21'
TL24	N29°50'19"E	99.87'
TL25	N42°59'17"E	44.29'
TL26	N62°28'08"E	107.52'
TL27	N81°55'59"E	190.89'
TL28	S58°31'53"E	100.43'
TL29	N80°03'42"E	124.39'
TL30	N70°02'52"E	59.61'
TL31	N76°55'19"E	53.54'
TL32	S87°38'02"E	42.28'
TL33	S64°26'18"E	69.64'
TL34	N68°40'07"E	65.49'
TL35	N38°07'51"E	40.52'
TL36	N32°41'37"E	30.94'
TL37	N32°05'11"E	40.69'
TL38	N83°51'27"E	21.40'
TL39	N85°16'27"E	44.43'
TL40	N50°42'54"E	47.44'

LINE	BEARING	LENGTH
TL41	N80°50'00"E	37.13'
TL42	N70°22'11"E	63.91'
TL43	N66°14'10"E	36.82'
TL44	N65°06'35"E	61.79'
TL45	N66°11'04"E	65.64'
TL46	S57°24'28"E	62.60'
TL47	N88°29'57"E	97.13'
TL48	S05°51'20"W	152.08'
TL49	S30°27'48"W	150.63'
TL50	N71°56'35"W	101.53'
TL51	S51°04'03"W	18.43'
TL52	S85°30'33"E	46.48'
TL53	INTENTIONALLY OMITTED	
TL54	INTENTIONALLY OMITTED	
TL55	S50°33'41"W	164.33'
TL56	S85°34'56"W	58.73'
TL57	S42°57'53"W	306.52'
TL58	S11°52'22"W	39.88'
TL59	S89°12'37"W	29.73'
TL60	S20°41'31"W	100.99'

**PLAN REFERENCES:**

- "BOUNDARY PLAN FOR BELLE ISLE PARTNERS TRUST, LITTLE HARBOR ROAD/BELLE ISLE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH." DATED MARCH 30, 1995, BY RICHARD P. MILLETTE & ASSOCIATES.
- "SUBDIVISION OF LAND FOR J.P. GRIFFIN, OFF LITTLE HARBOR ROAD COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" DATED NOVEMBER 1980, BY RICHARD P. MILLETTE & ASSOCIATES. RCRD PLAN #D-10554.
- "PLAN OF A LOT OF LAND BELONGING TO WM. H. & ADELAIDE E. KEEPERS, PORTSMOUTH, NH" BY A.C. HOYT SURVEYOR. RCRD PLAN #0674.
- "LAND LOCATED IN PORTSMOUTH IN THE COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, DIVIDED BY ARTHUR ASTOR CAREY TO THE TRUSTEES UNDER THE THIRTEENTH ARTICLE OF HIS LAST WILL AND TESTAMENT" DATED SEPTEMBER 1927, BY JOHN W. DURGIN CIVIL ENGINEER. RCRD PLAN #0311.
- "SUBDIVISION PLAN FOR MICHAEL R. CLARK, TAX MAP 204 LOT 5, LITTLE HARBOR ROAD, PORTSMOUTH, NEW HAMPSHIRE" BY DOUCET SURVEY, INC. DATED JULY 30, 2004 WITH REVISION 5 DATED 8/10/05. RCRD PLAN #D-33062.

TAX MAP 205 LOT 2

**EXISTING CONDITIONS**

**325 LITTLE HARBOR ROAD**

**PORTSMOUTH, NEW HAMPSHIRE**

**COUNTY OF ROCKINGHAM**

OWNED BY

**THE ADL PORTSMOUTH RESIDENCE TRUST**

SCALE: 1" = 60' (22"x34")  
1" = 120' (11"x17")

APRIL 16, 2019

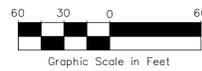


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48 Constitution Drive, Bedford, N.H. 03110

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

54,600 S.F. EASEMENT AREA



REV.	DATE	DESCRIPTION	DR	CK

**TFM** **MSC**

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

DR FB  
CK CADFILE

C-1



June 11, 2019

Dexter Legg, Chair  
Portsmouth Planning Board  
1 Junkins Avenue – 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

**Re: 325 Little Harbor Road – Tax Map 205 Lot 2 – Conditional Use Permit**

Dear Mr. Legg:

On behalf of our client ADL Portsmouth Residence Trust, MSC a division of TFMoran, Inc. hereby submits this application for a Conditional Use Permit for the renovation of an existing detached accessory dwelling unit located at 325 Little Harbor Road.

Enclosed are 12 copies of an Existing Conditions Plan, Conditional Use Permit Plan, architectural sketches and renderings, and owner's authorization letter. Also enclosed are 10 copies for Conservation Commission review.

The property contains only one principal dwelling. The remaining structures on the property are a carriage house, barn, and a detached accessory dwelling unit which was formerly a caretaker's house for a school that previously occupied the island. The project proposes the renovation of the two-story caretaker's house, built in the 1800s. The house's gross floor area is 2,435 S.F. which is located on an 11.24-acre island known as Belle Isle.

The ADL Portsmouth Residence Trust is owned by Anthony DiLorenzo, who resides permanently in the principal dwelling unit on the property of 325 Little Harbor Road, Portsmouth, New Hampshire. He has named his son Rocco Michael Lewis, his 3-year-old son, the beneficiary of the Trust, who's primary residence is also 325 Little Harbor Road, Portsmouth, New Hampshire.

In accordance with the City of Portsmouth Zoning Ordinances, *Article 10.814*, the proposal shall comply with the following principles:

**The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership.**

The proposed project to renovate the existing detached accessory dwelling unit will not affect the ownership of the property. Ownership will remain with ADL Portsmouth Residence Trust.

**Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling.**

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
NH 03801  
T(603) 472-4488      www.tfmoran.com



MSC a division of TFMoran, Inc.  
170 Commerce Way–Suite 102, Portsmouth,  
T(603) 431-2222

The owner, ADL Portsmouth Residence Trust, will continue to occupy the principal dwelling unit.

**Neither the principal dwelling nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.**

Neither the primary dwelling unit nor the accessory dwelling unit will be used for business.

**In a General Residence district, the combination of the principal dwelling and the Detached Accessory Dwelling Unit (DADU) shall comply with the minimum lot area per dwelling unit specified for the district.**

The property is not located in a General Residence District.

**The DADU shall not have more than two bedrooms and shall not be larger than 750 sq. ft. gross floor area; except that the maximum gross floor area shall be 1,000 sq. ft. if the lot area is 2 acres or more.**

We respectfully request dimensional modifications to allow the existing building footprint and height to remain as they currently exist. The existing structure is a 24.2' tall, 3-bedroom house with a gross floor area of 2,435 S.F., where a maximum of 1,000 S.F. and 2-bedrooms are permitted. The DADU is located on an 11.24-acre parcel and was constructed in the 1800s. Reducing the DADU to 1,000 S.F. or less would require demolition of a portion of an existing historical structure. Given the size of the lot and the historical value of the building, we believe it's better to leave the size at 2,435 S.F. rather than demolish a portion of a historical building.

**The DADU shall be separated from the single-family dwelling by at least 20 feet.**

The existing Caretaker's House currently lies 136' northeast of the principal dwelling unit.

**Exterior design of the ADU is compatible with the existing residence on the lot through architectural use of building forms, scale and construction materials.**

The detached accessory dwelling unit will be re-sided similar to the existing buildings on the lot.

**The site plan provides adequate open space and landscaping that is useful for both the ADU and the primary dwelling.**

The proposed changes do not contribute to an alteration of open space. There is currently 90.8% open space on the island and will remain the same.

**The ADU will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.**

The ADU is an existing building located on an island. It will not alter or reduce privacy of adjacent properties.

**The ADU will not result in excessive noise, traffic or parking congestion.**

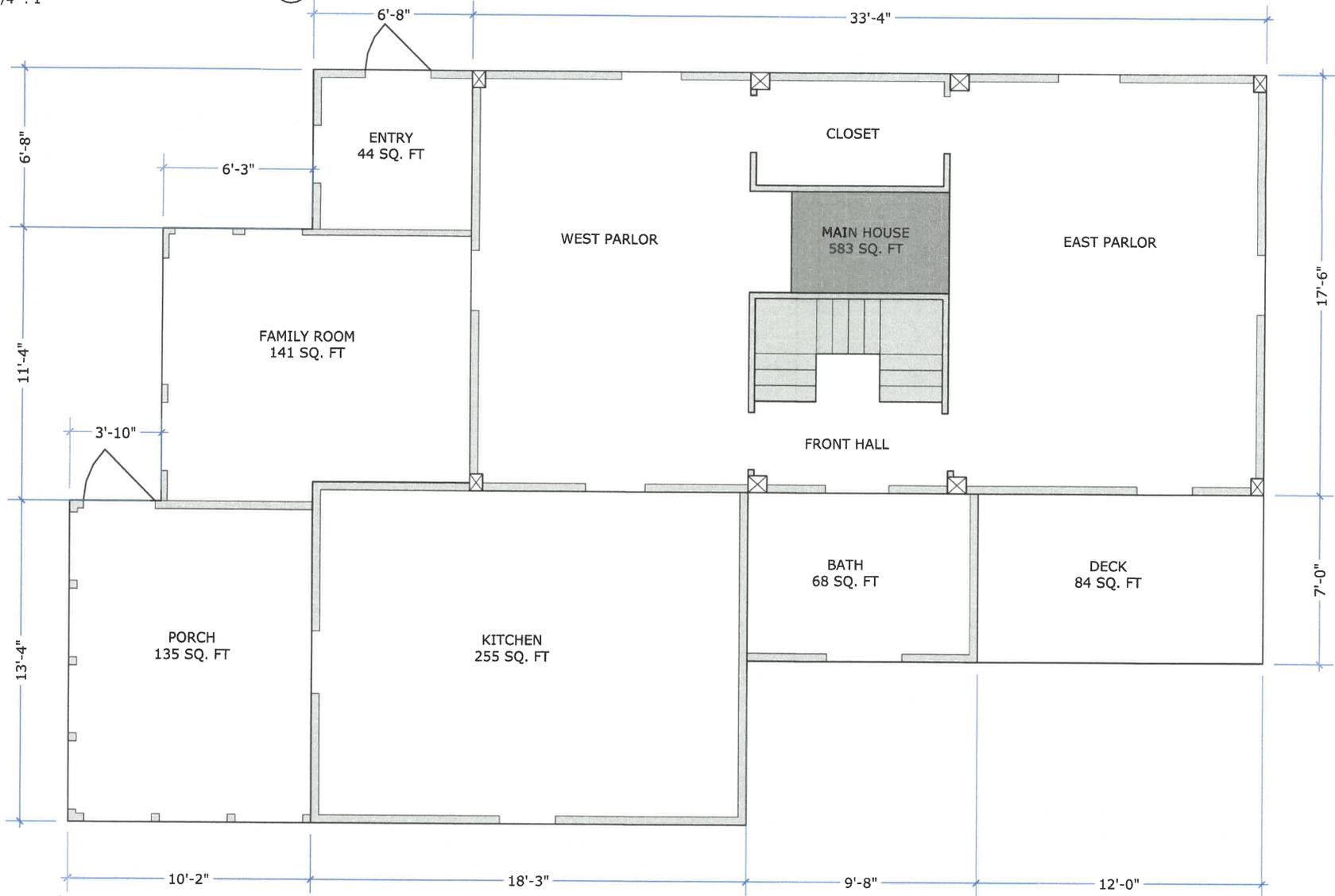
The building being converted to an ADU exists on site today. It is currently an unoccupied building. Once converted, it has the ability to have additional people. Since the ADU is still owned by the principal dwelling owner, it would be leased out on a selected basis. This will not contribute to excessive noise, traffic, or parking congestion.

Respectfully Submitted,  
**MSC a division of TFMoran, Inc.**

Corey Colwell, LLS  
*Division Manager / Principal*

**First Floor**

1/4" = 1'



**PTF**

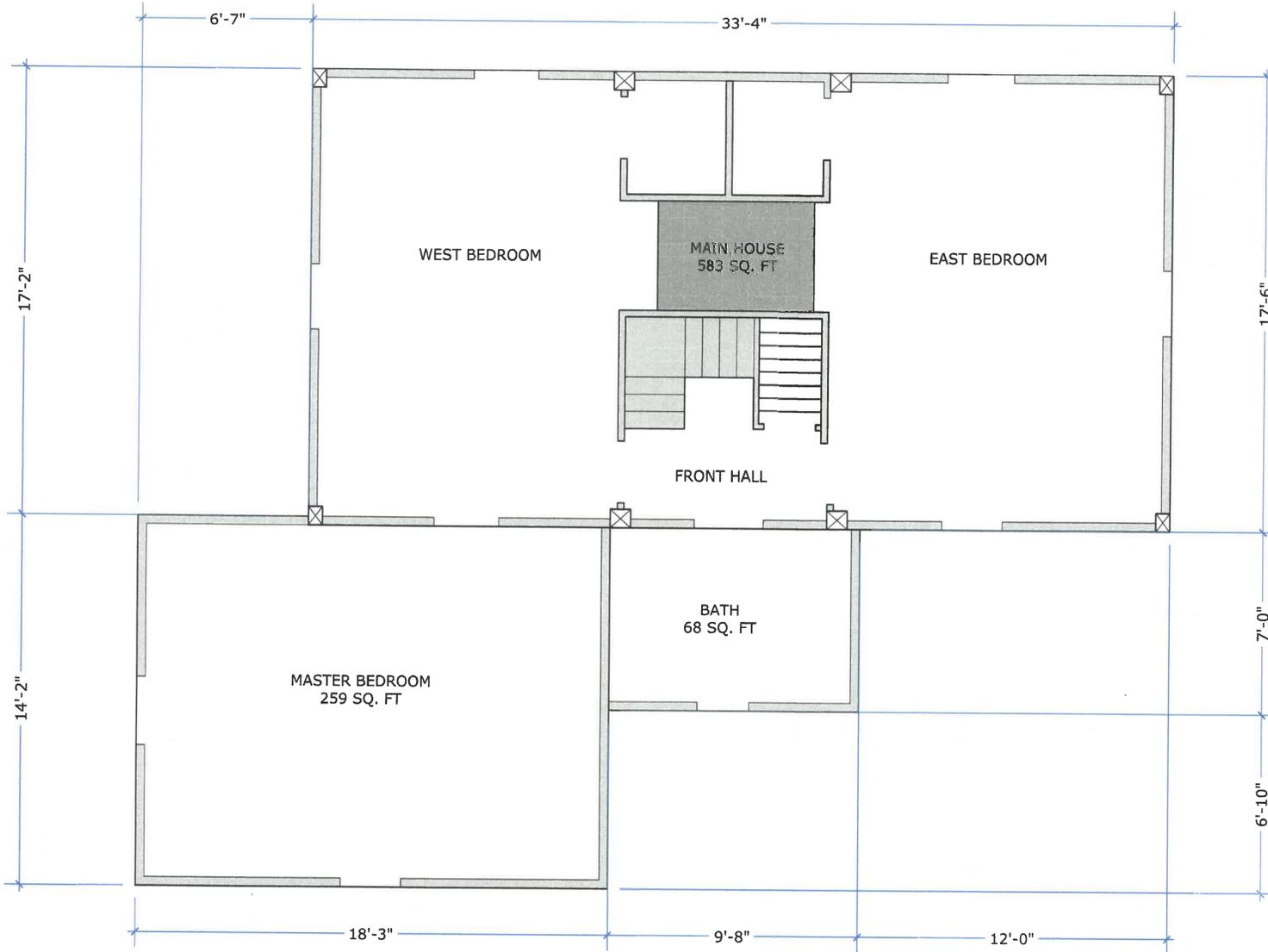
04.8.2019  
Draft 001  
Jessica MiNeil

Dilorenzo Cottage Plans and Elev  
Peter Kasnet  
325 Little Harbor Rd  
Portsmouth, New Hampshire

PRESERVATION TIMBER FRAMING  
P.O. Box 28  
Berwick, ME 03901  
207 698 1695

**Second Floor**

1/4" : 1'



**PTF**

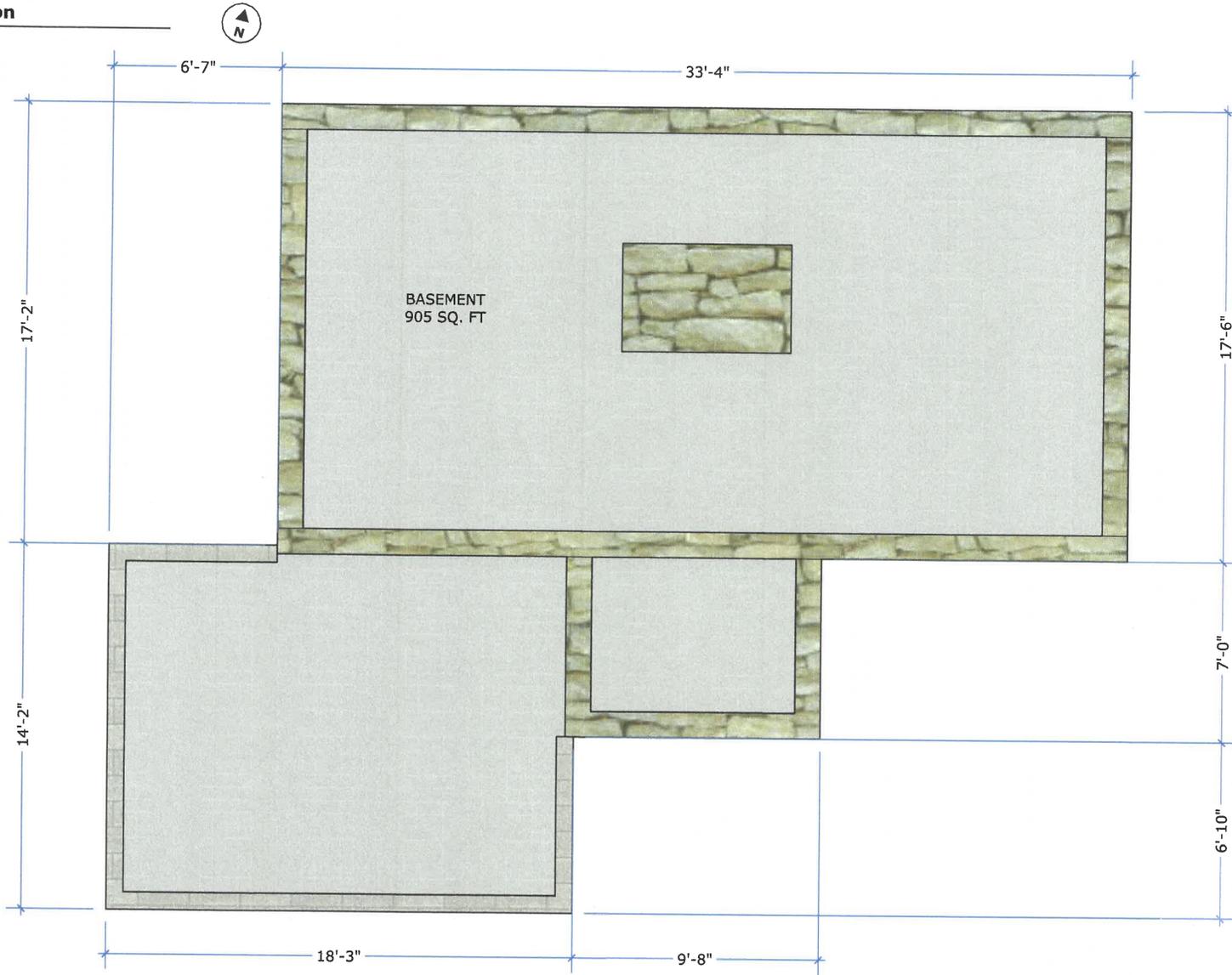
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Portsmouth, New Hampshire

PRESERVATION TIMBER FRAMING  
P.O. Box 28  
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207 698 1695

**Foundation**

1/4" : 1'



**PTF**

04.8.2019  
Draft 001  
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**Northwest Iso**

not to scale



**PTF**

**PRESERVATION TIMBER FRAMING**  
P.O. Box 28  
Berwick, ME 03901  
[www.preservationtimberframing.com](http://www.preservationtimberframing.com)

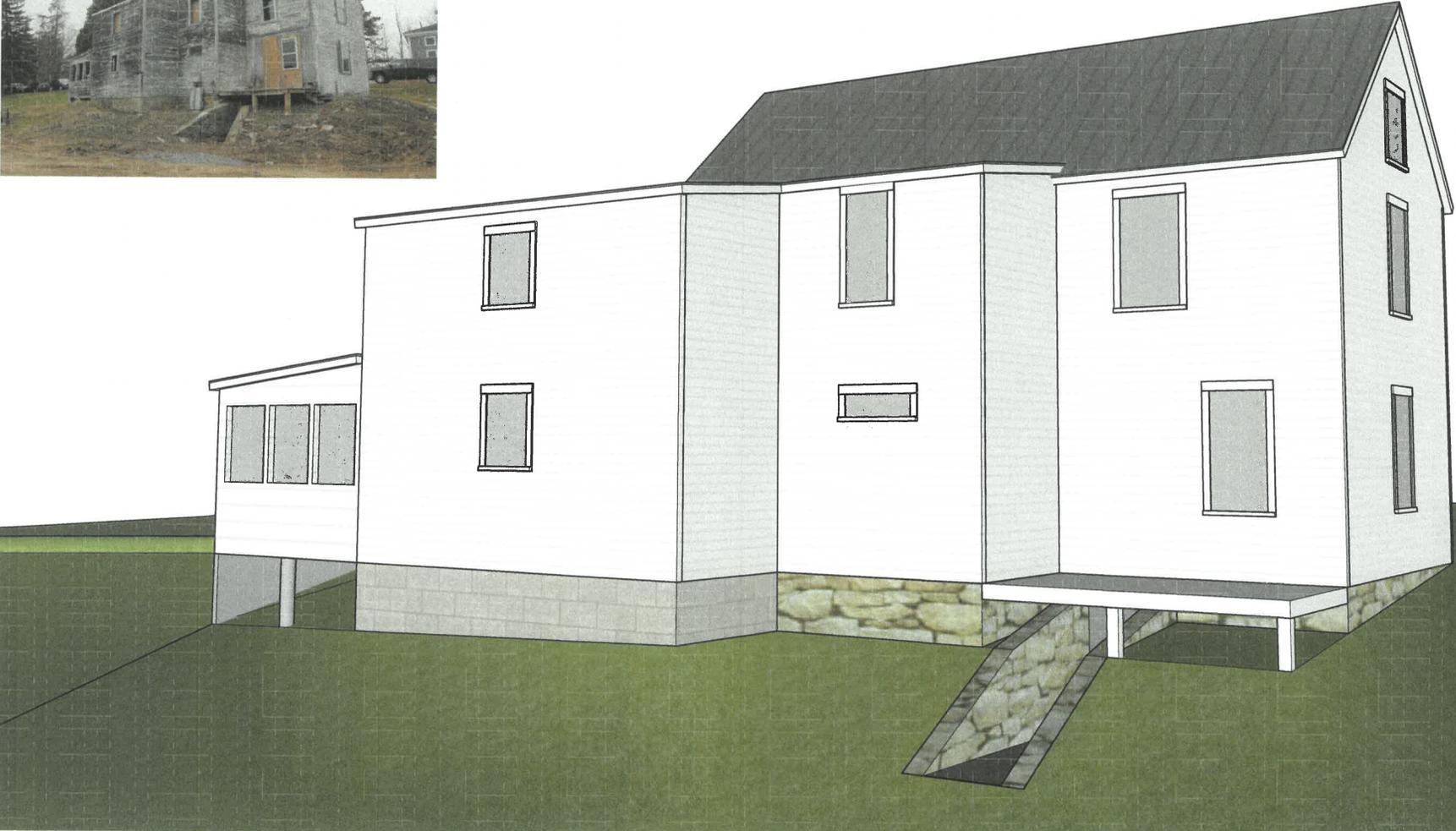
**ARRON STURGIS**  
Office - 207.698.1695  
Cell - 603.781.5725  
[arron@preservationtimberframing.com](mailto:arron@preservationtimberframing.com)

**DiLorenzo Cottage Plans and Elev**  
Peter Kasnet  
325 Little Harbor Rd  
Portsmouth, New Hampshire

**04.8.2019**  
Issue 001  
Jessica MillNeil

**Southeast Iso**

not to scale



04.8.2019  
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Jessica MilNeil

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Peter Kasnet  
325 Little Harbor Rd  
Portsmouth, New Hampshire

**PRESERVATION TIMBER FRAMING**  
P.O. Box 28  
Benwick, ME 03901  
207 698 1695

**Front Elevation (North)**

1/4" : 1'



**PTF**

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207 698 1695

**Left Elevation (East)**

1/4" : 1'



**Right Elevation (West)**

1/4" : 1'



**PTF**

04.8.2019  
Draft: 001  
Jessica MilNeil

**Dilorenzo Cottage Plans and Elev**  
Peter Kasnet  
325 Little Harbor Rd  
Portsmouth, New Hampshire

**PRESERVATION TIMBER FRAMING**  
P.O. Box 28  
Berwick, ME 03901  
207 698 1695

**Rear Elevation (South)**

1/4" : 1'



**PTF**

04.8.2019  
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