

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

28 September 2022

Conservation Commission  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit  
Tax Map 207, Lot 59  
67 Ridges Court – Single Family Residence Addition  
Portsmouth, New Hampshire**

Dear Commission Members:

On behalf of Jeffrey and Melissa Foy, Owners and Applicants, the accompanying **Site Plans** are hereby submitted for a **Work Session** for a future City of Portsmouth Wetland Conditional Use Permit Application. We hereby request that the Commission place us on the agenda for the October 12, 2022 Commission Meeting, in advance of our official submission. We would like feedback on the proposed project. The proposal will include:

- Proposed garage building addition
- Driveway relocation to the new garage door location
- Overall reduction in impervious surface
- Buffer enhancements (to be designed)

The plan proposes an overall reduction in impervious area on the property. Also an existing exterior parking area will be eliminated in favor of covered parking. We would like to work with the Conservation Commission on the potential buffer improvements. Your feedback is requested.

The Foy's have been working with Destefano Mangel Architects to plan this proposed addition. The current building is located 13.6 feet from the front property line; in a zone where a 30 foot front setback is required. Although the front setback requirement is reduced, under the Ordinance to an average adjacent setback of 19 feet, the best location for the addition is aligned with the existing front setback, to allow for continuity in the building connection. In this package is a plan which was submitted to the Portsmouth ZBA, however that plan was denied. We believe that the size and massing of the addition was an issue. Subsequently the Foy's have re-designed the addition and now propose a significantly smaller addition. This proposed addition is set back slightly from the existing front setback, but the addition will still require relief from the Zoning Board, which has been applied for. We also seek the Commission's feedback on the proposed placement of the addition.

The submission includes the following:

- Existing Conditions Plan C1 – The complete property survey, topography, and wetland delineation.
- Variance Plan C2 – The location, dimensions, and area of the proposed structure and the driveway location are shown. Impervious surface calculations are provided.
- Variance Plan C2 (DENIED) – The previous plan is included.
- Architectural Schematic Design Plans – The plans for the addition, including floor plans and elevations.

We look forward to the Commission's review of this submission and we will be in attendance at the meeting to answer any questions the Commission may have on the proposed project.

Respectfully submitted,

*John Chagnon*

John R. Chagnon  
Project Engineer  
Ambit Engineering, Inc.



SCHEMATIC DESIGN FOR  
FOY RESIDENCE

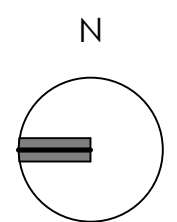
67 RIDGES CT  
PORTSMOUTH, NH

FLOOR PLAN

1/8" = 1'-0"

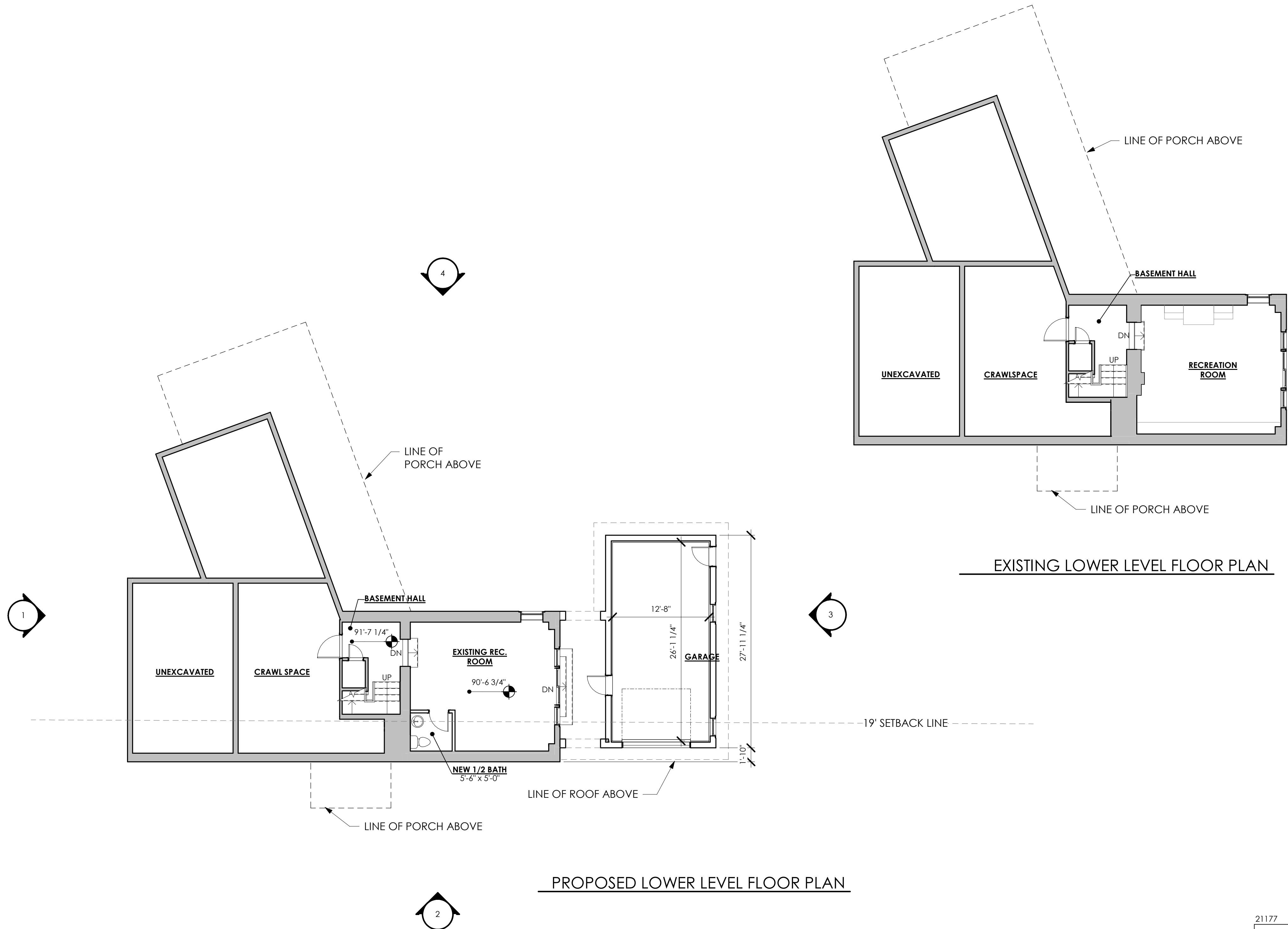
SEPTEMBER 28, 2022

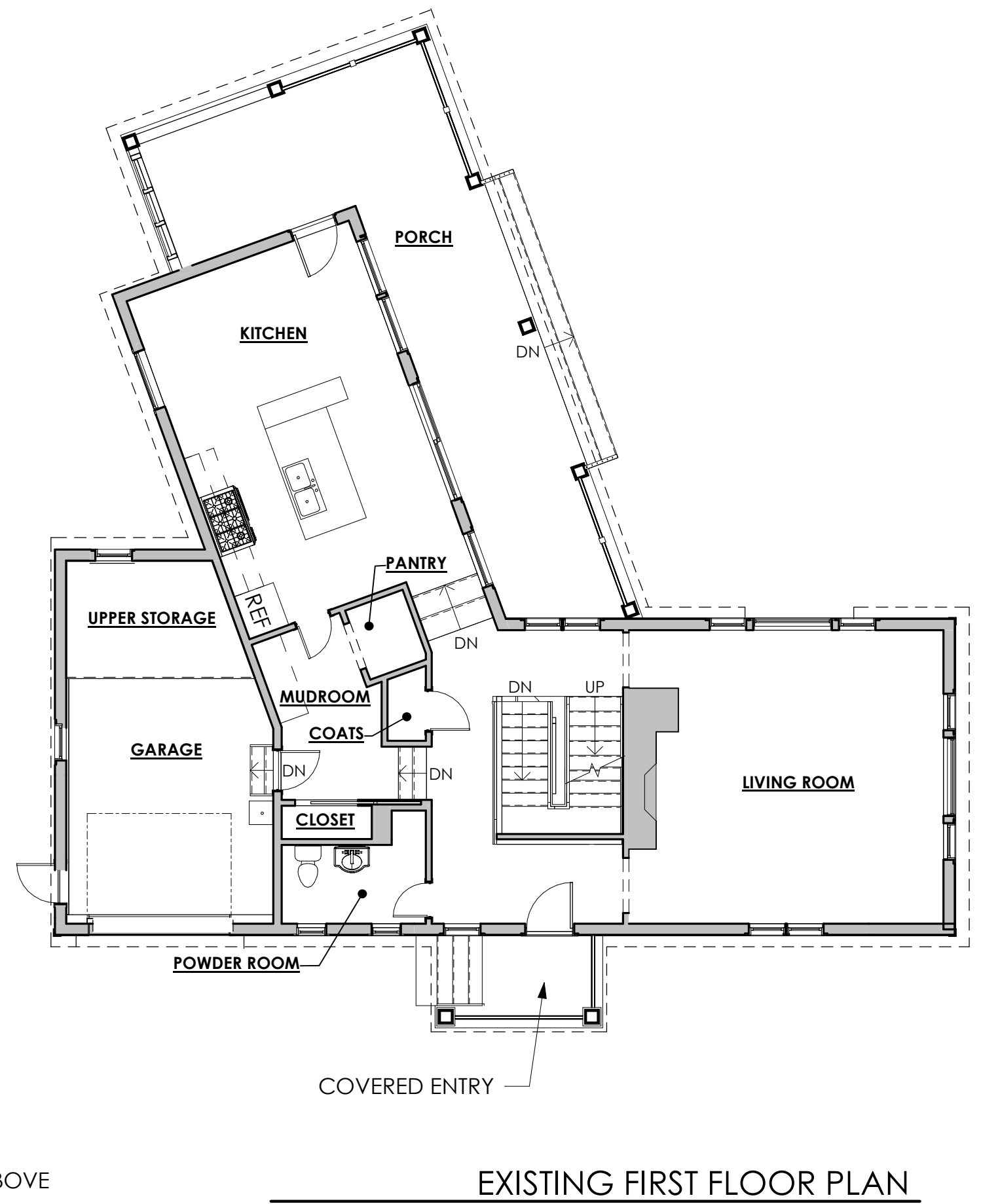
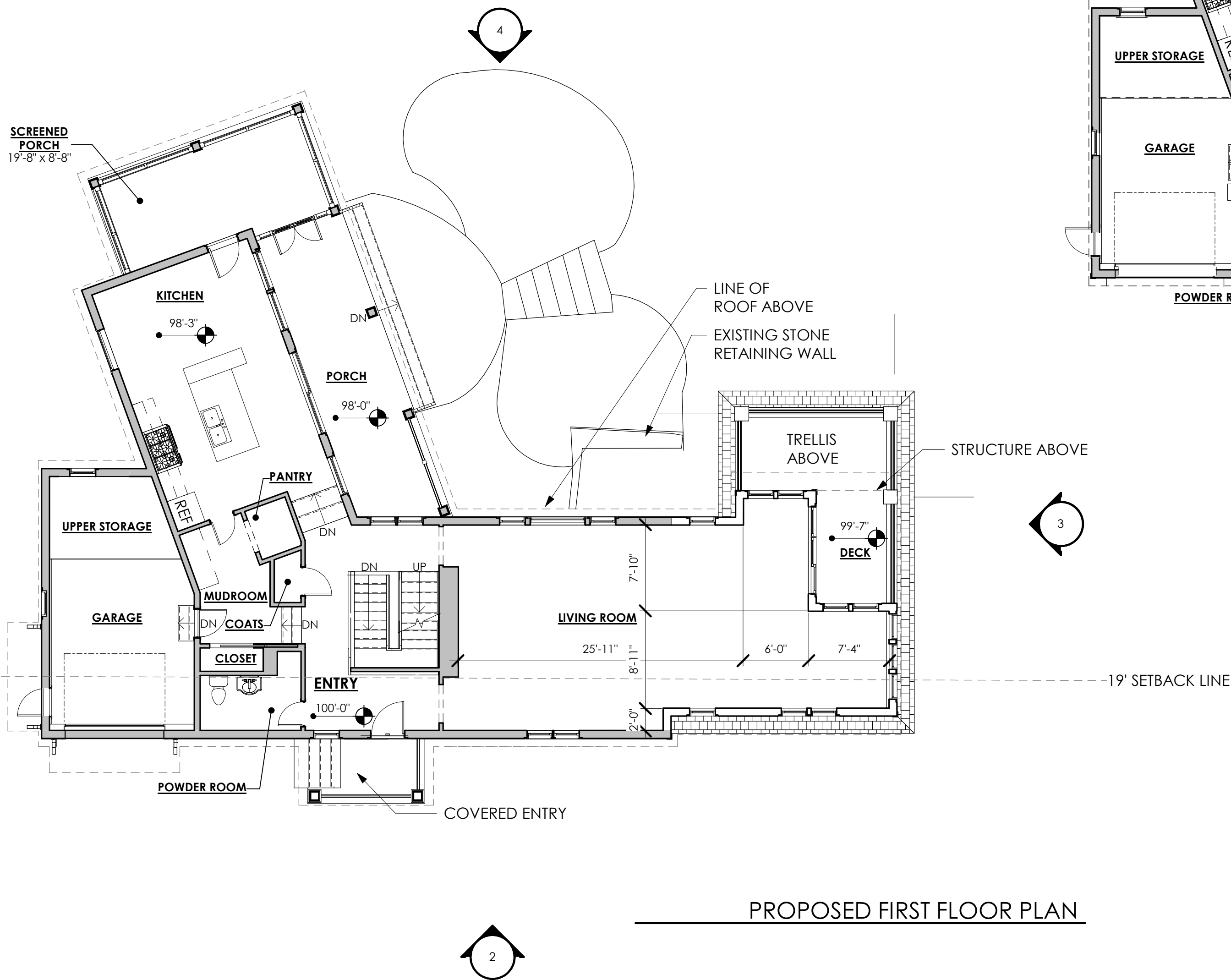
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D|M|A  
DESTEFANO  
MAUGEL  
ARCHITECTS

© 2022

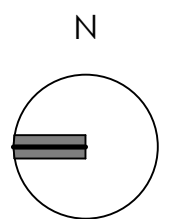




SCHEMATIC DESIGN FOR  
**FOY RESIDENCE**  
67 RIDGES CT  
PORTSMOUTH, NH

FLOOR PLAN  
1/8" = 1'-0"

SEPTEMBER 28, 2022



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**DMA**  
DESTEFANO  
MAUGEL  
ARCHITECTS

# SCHEMATIC DESIGN FOR FOY RESIDENCE

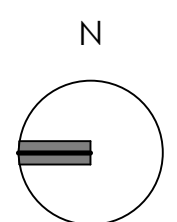
67 RIDGES CT  
PORTSMOUTH, NH

## FLOOR PLAN

1/8" = 1'-0"

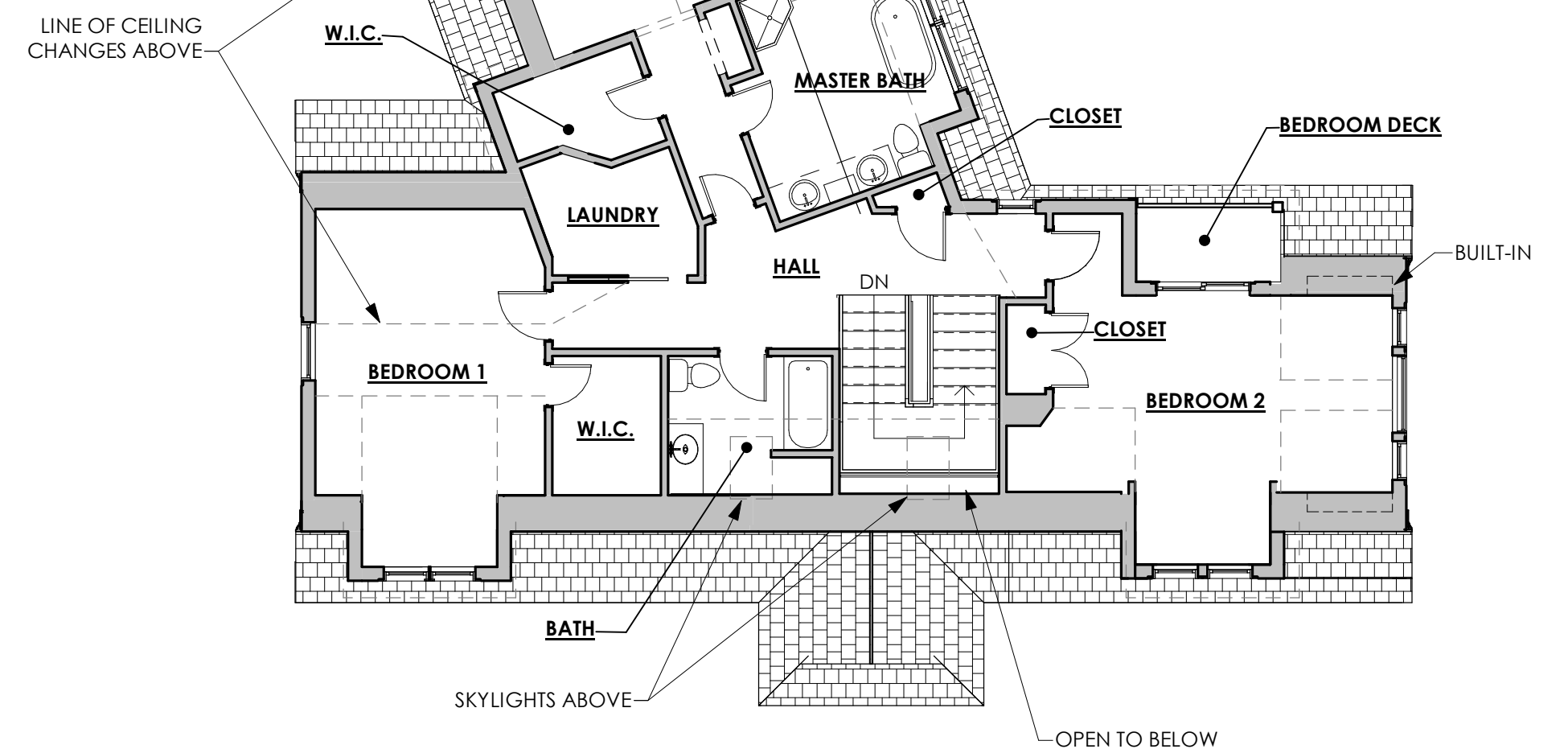
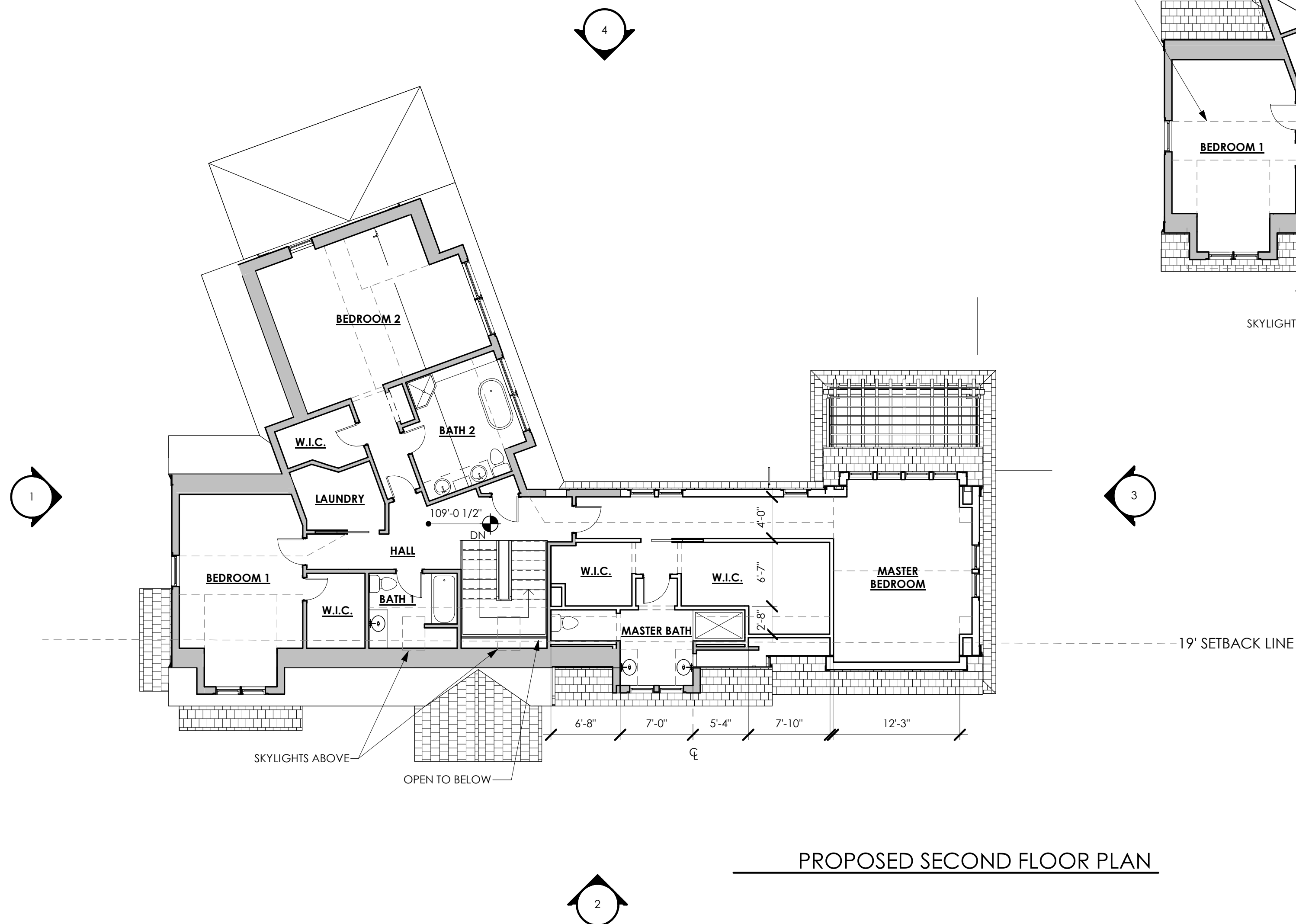
SEPTEMBER 28, 2022

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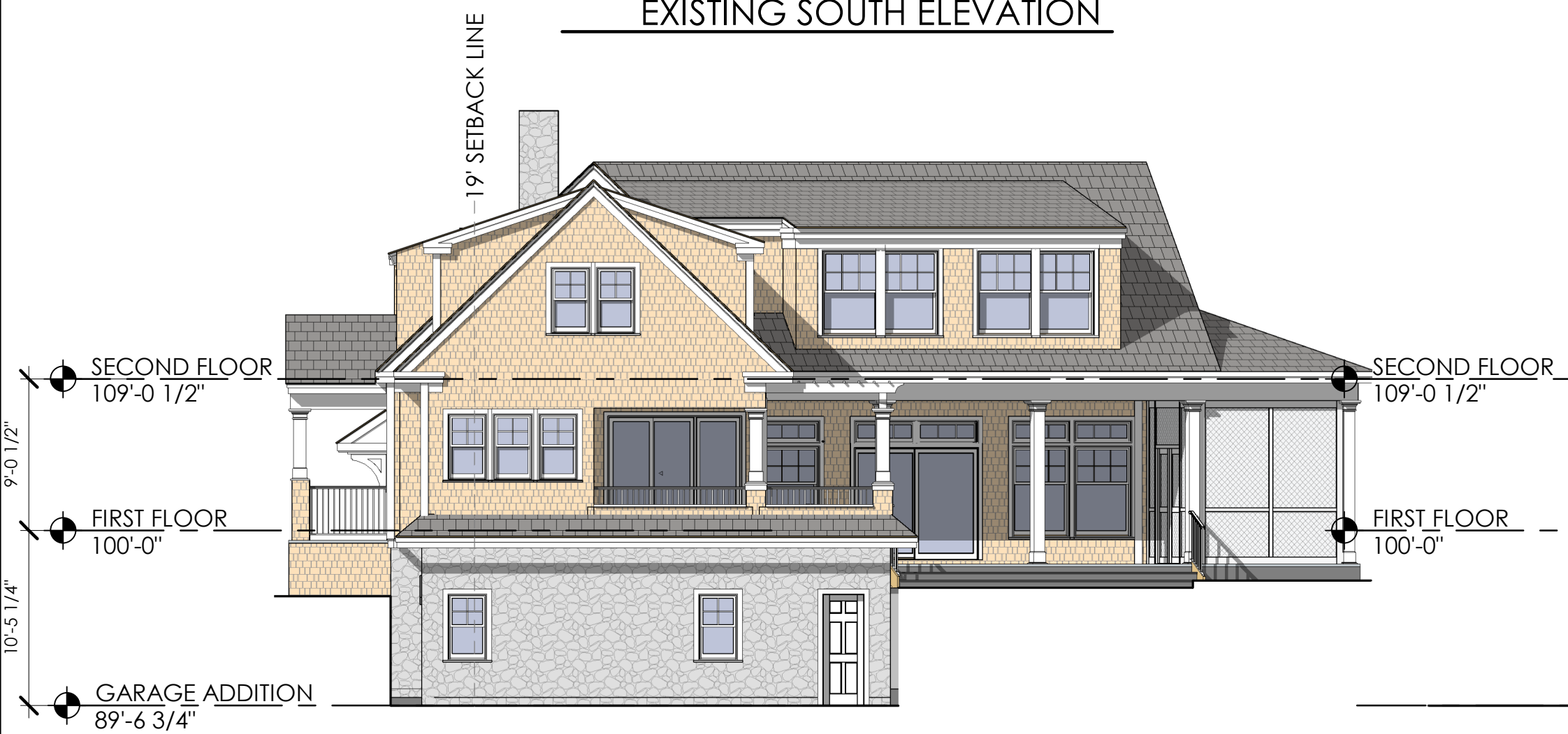




EXISTING SOUTH ELEVATION



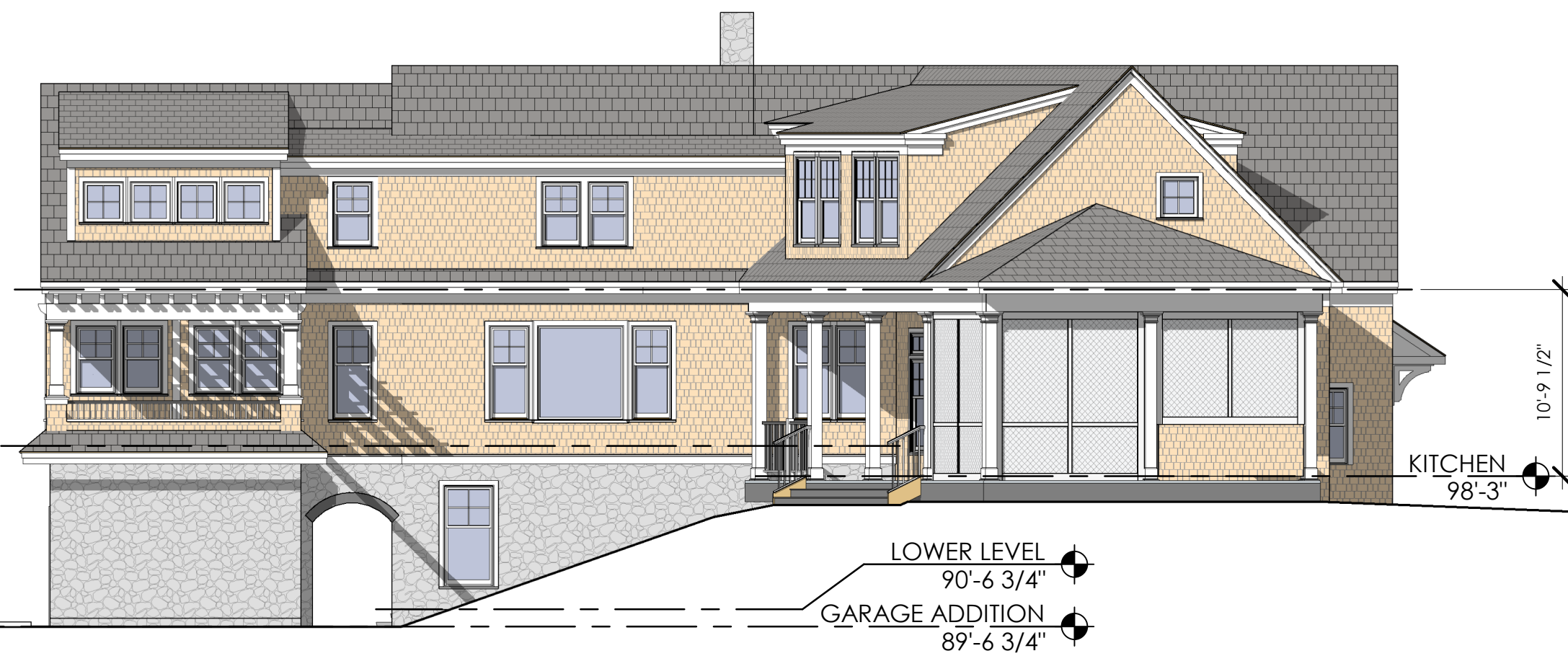
EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

3



PROPOSED EAST ELEVATION

1/8" = 1'-0"

4

SCHEMATIC DESIGN FOR  
FOY RESIDENCE  
67 RIDGES CT  
PORTSMOUTH, NH

ELEVATIONS  
1/8" = 1'-0"

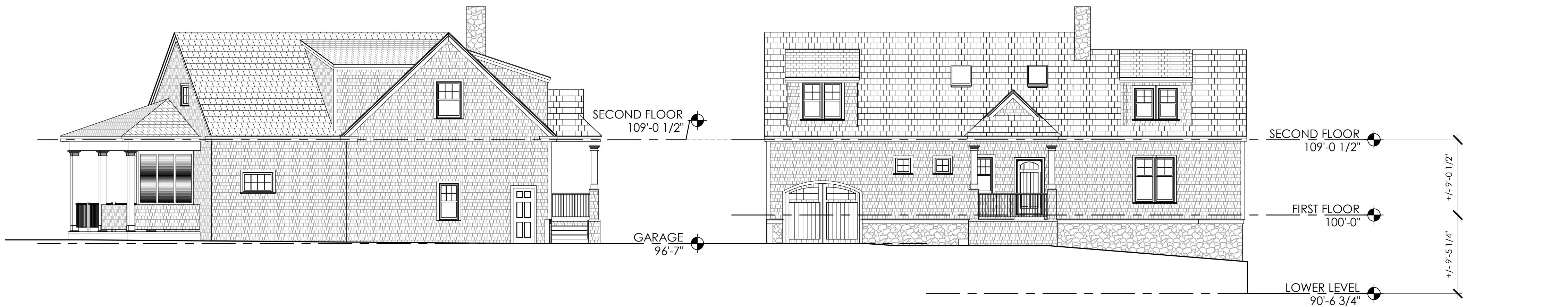
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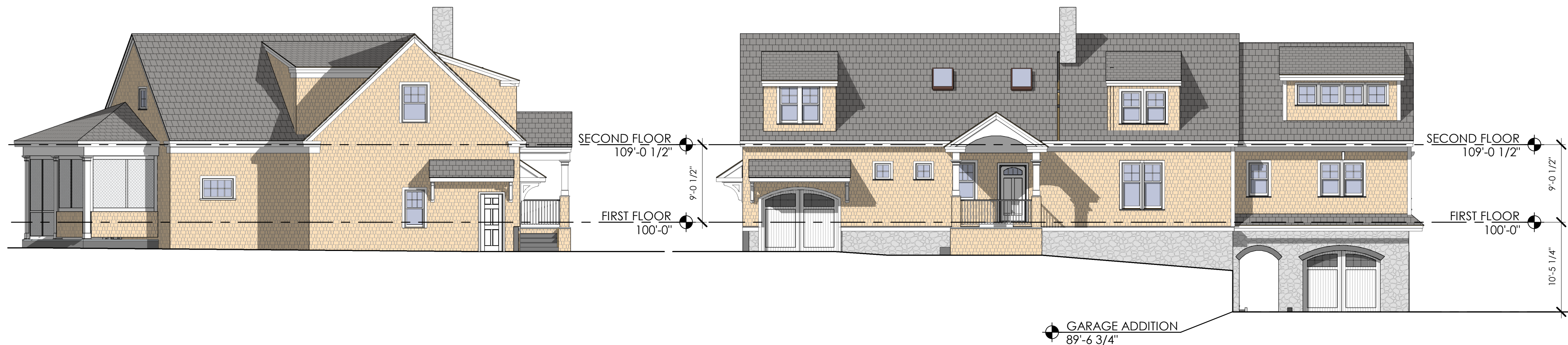
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EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION



PROPOSED NORTH ELEVATION 1  
1/8" = 1'-0"

PROPOSED WEST ELEVATION 2  
1/8" = 1'-0"

SCHEMATIC DESIGN FOR  
FOY RESIDENCE  
67 RIDGES CT  
PORTSMOUTH, NH

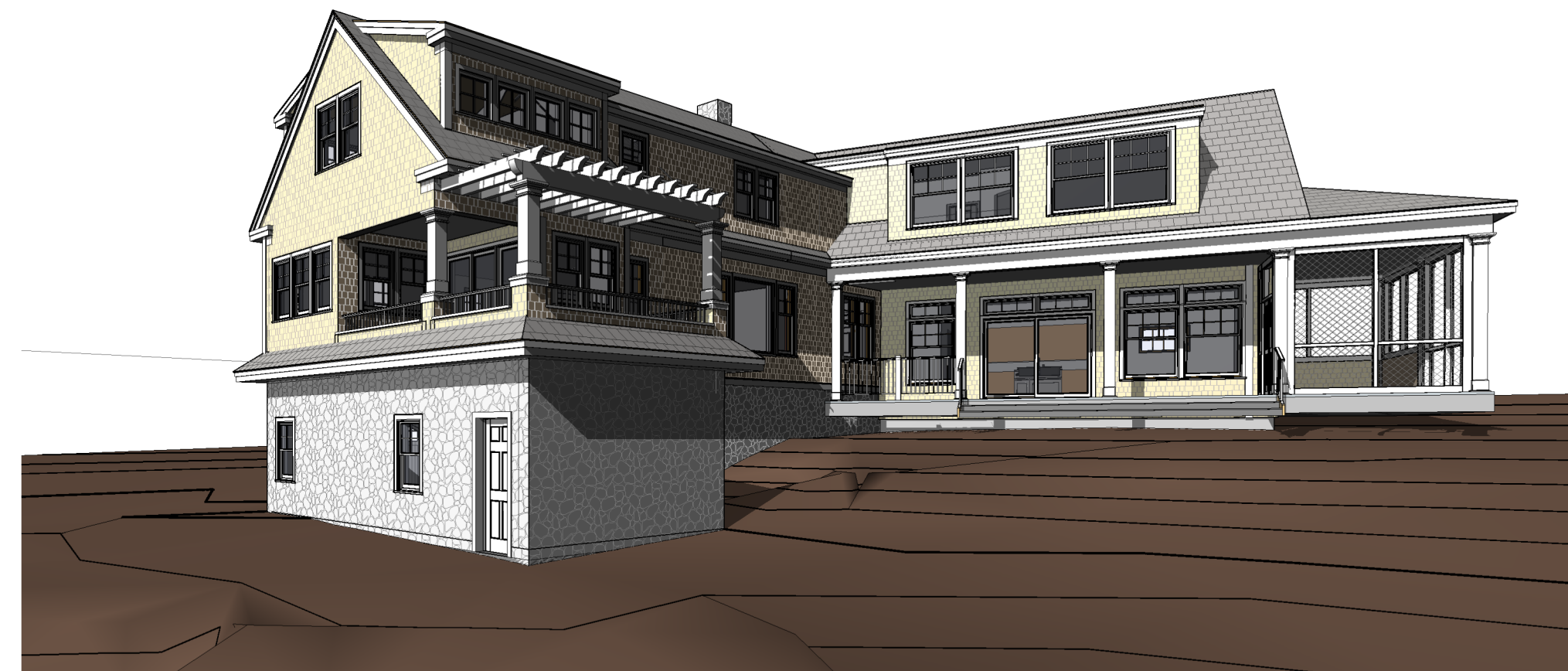
ELEVATIONS  
1/8" = 1'-0"

SEPTEMBER 28, 2022





PROPOSED FRONT VIEW

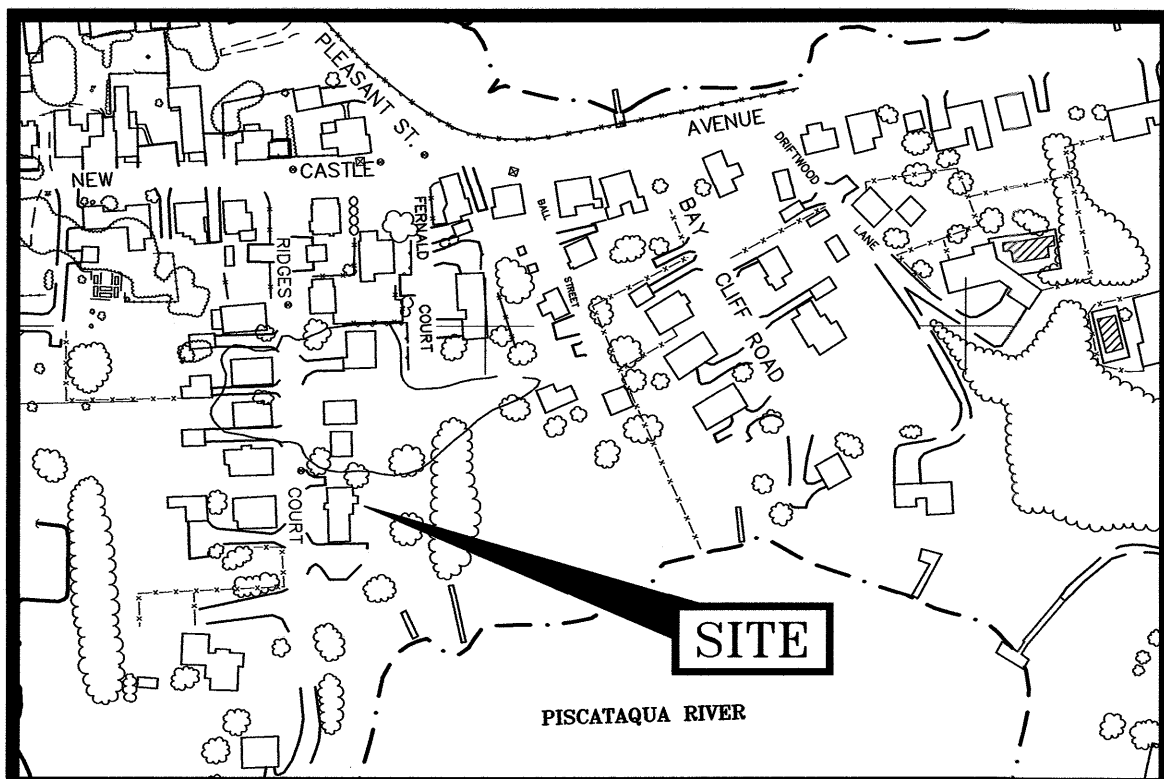


PROPOSED REAR PERSPECTIVE

SCHEMATIC DESIGN FOR  
**FOY RESIDENCE**  
 67 RIDGES CT  
 PORTSMOUTH, NH

PERSPECTIVES

SEPTEMBER 28, 2022



LOCATION MAP

SCALE 1" = 200'

LEGEND:

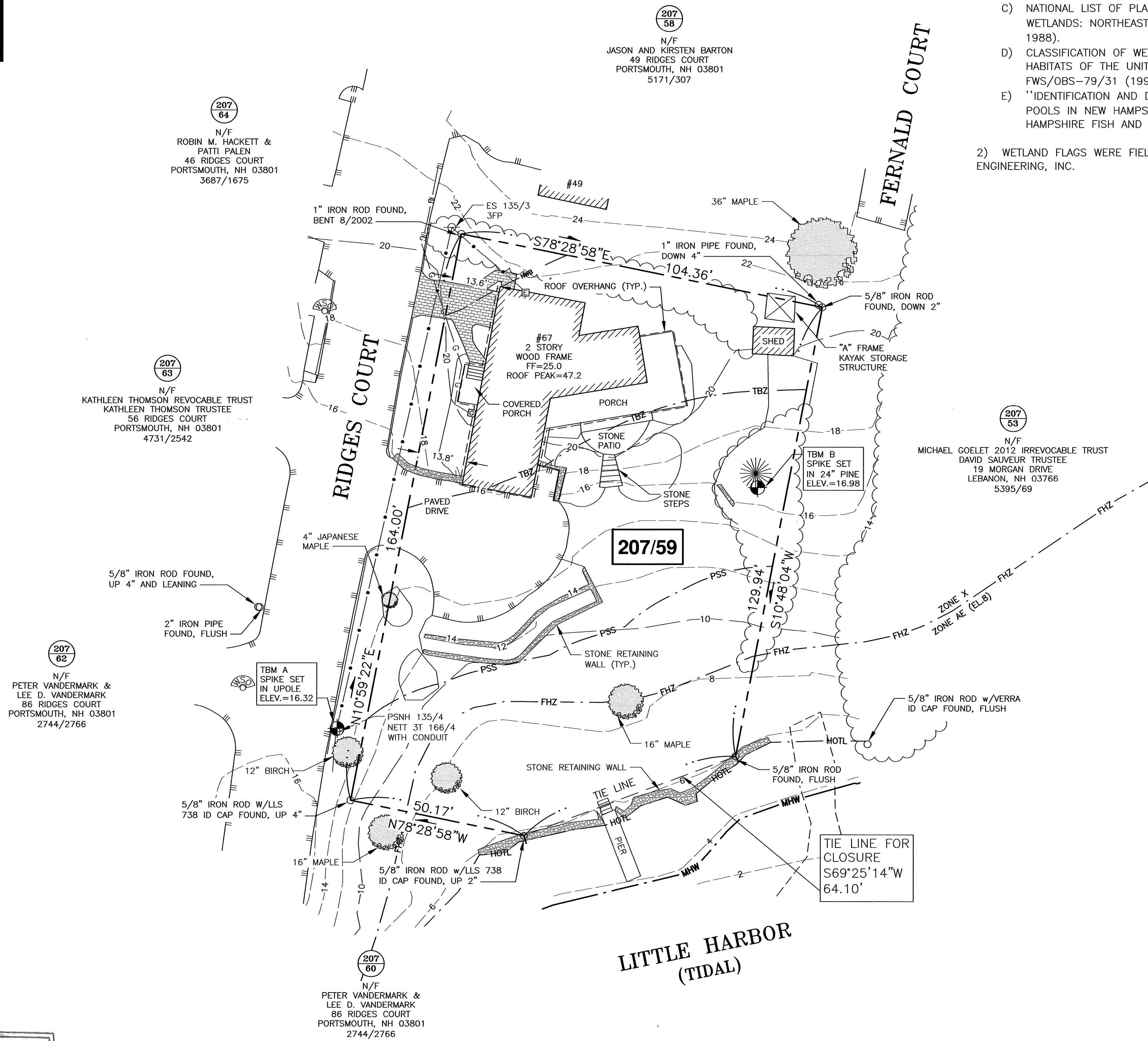
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	BOUNDARY
○	BUILDING SETBACK
○	MEAN HIGH WATER LINE
○	NHDES HIGHEST OBSERVABLE TIDE LINE
○	PSS
○	NHDES 50' PRIMARY STRUCTURE SETBACK
○	TBZ
○	NHDES 100' TIDAL BUFFER ZONE
○	NWB
○	NHDES 150' NATURAL WOODLAND BUFFER
○	SWOPA
○	NHDES 250' PROTECTED SHORELAND
○	FHZ
○	FEMA SPECIAL FLOOD HAZARD AREA LINE
○	OVERHEAD ELECTRIC/WIRES
○	CONTOUR
○	SPOT ELEVATION
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	WELL
○	METER (GAS, WATER, ELECTRIC)
○	EDGE OF WETLAND FLAGGING
○	SWAMP / MARSH
○	ELEVATION
○	EP
○	EDGE OF PAVEMENT
○	FF
○	FINISHED FLOOR
○	INV.
○	INVERT
○	TBM
○	TEMPORARY BENCHMARK
○	TYP.
○	TYPICAL
○	LSA
○	LANDSCAPED AREA

PLAN REFERENCES:

- 1) PROPOSED ADDITIONS, CHARLES MCLEOD, 67 RIDGES COURT PORTSMOUTH, NH, PROPOSED SITE PLAN. PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2002. NOT RECORDED.
- 2) PLAN OF LOTS, RIENZI RIDGE. PREPARED BY JOHN W. DURGIN. DATED MARCH 1976. R.C.R.D. PLAN #0188.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/1/20 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 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
  - 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 FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

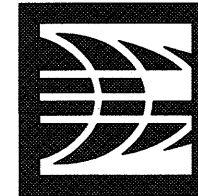
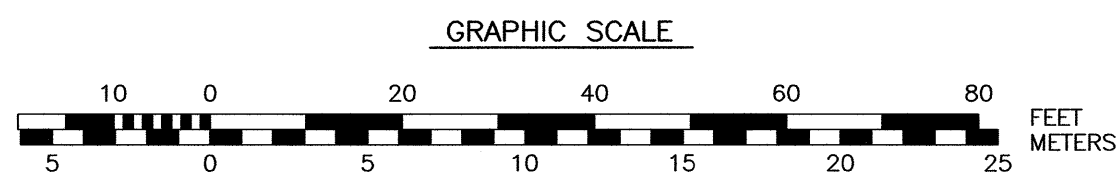
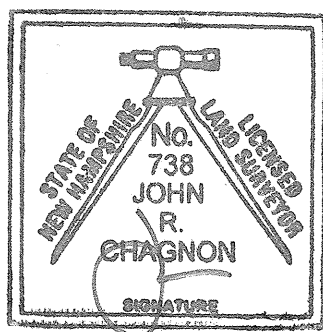


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS

6-27-22

DATE



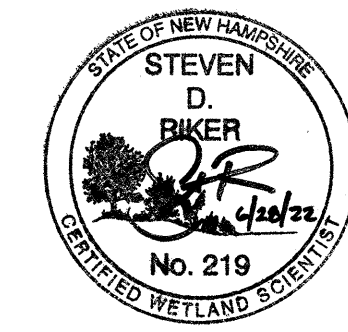
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.
- 2) OWNERS OF RECORD:  
JEFFREY M. & MELISSA FOY  
4 FOX HOLLOW COURT  
EAST KINGSTON, N.H. 03827  
6325/1066
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:  
16,500± S.F. (PLAN REF. 1)  
0.3788± ACRES (PLAN REF. 1)
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 15,000 S.F.  
FRONTAGE: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 10 FEET  
REAR 30 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM STRUCTURE COVERAGE: 20%  
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').

PROPOSED GARAGE  
FOY RESIDENCE  
67 RIDGES COURT  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD FEMA FHZ	6/27/22
0	ISSUED FOR COMMENT	5/18/22



SCALE 1"=20'

MAY 2022

EXISTING CONDITIONS  
PLAN

C1



### LOCATION MAP

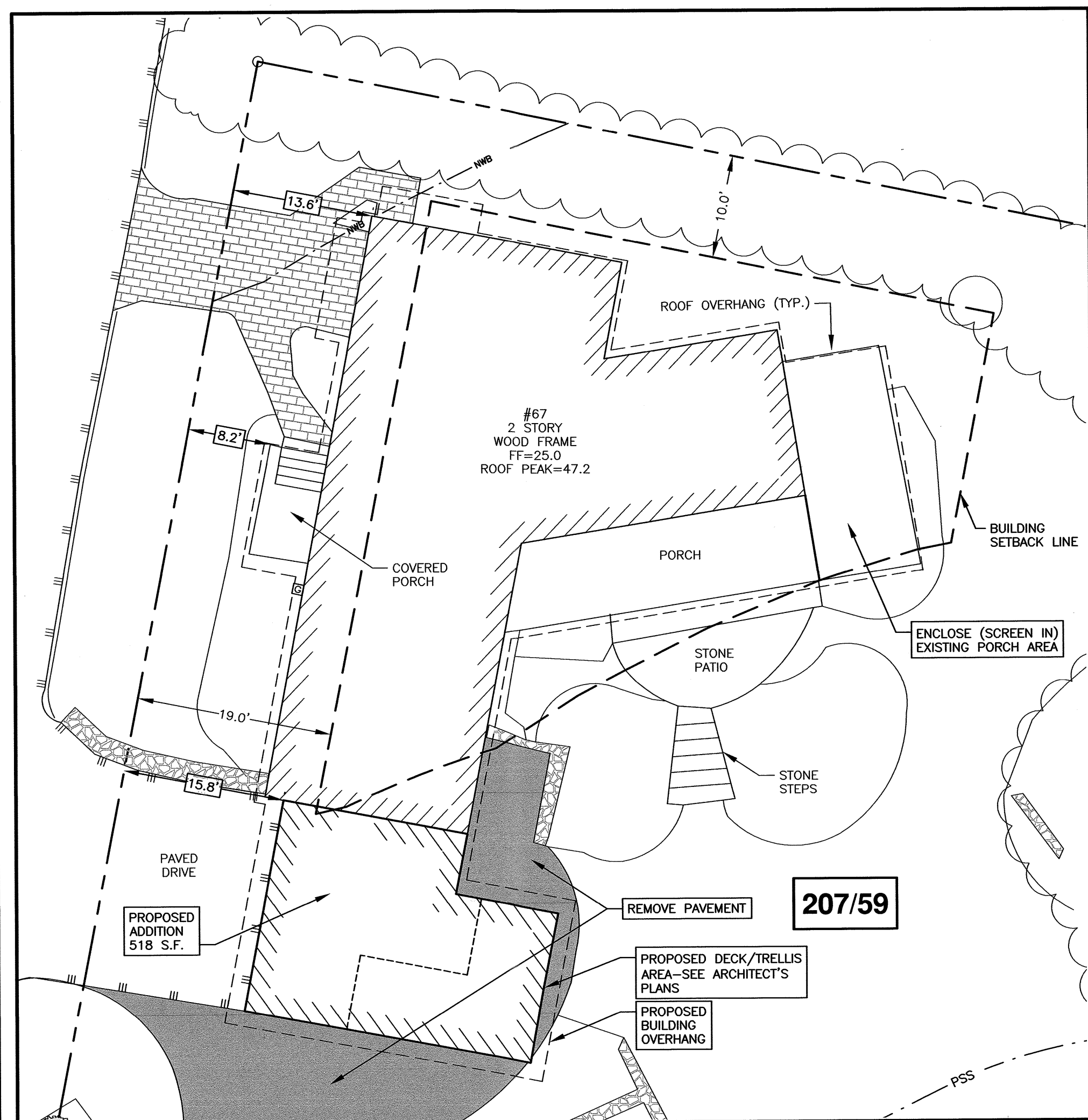
SCALE 1" = 200'

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,109
SHED	91	91
PORCHES	513	513
STAIRS	123	123
WALKWAYS	231	231
PAVEMENT	1452	334
RETAINING WALL	212	212
PATIO	109	109
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4389	3789
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.0%

NOTES:

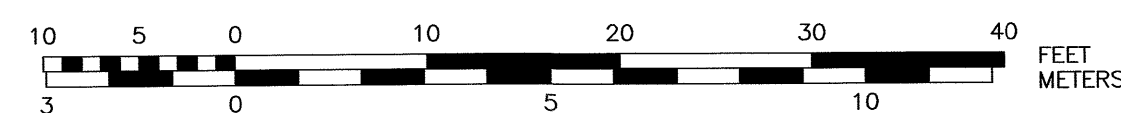
IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 207/59 IS 19'.

MAP/LOT	SETBACK (FT)	AVG
207/58	13	
207/57	25	
2	38	19



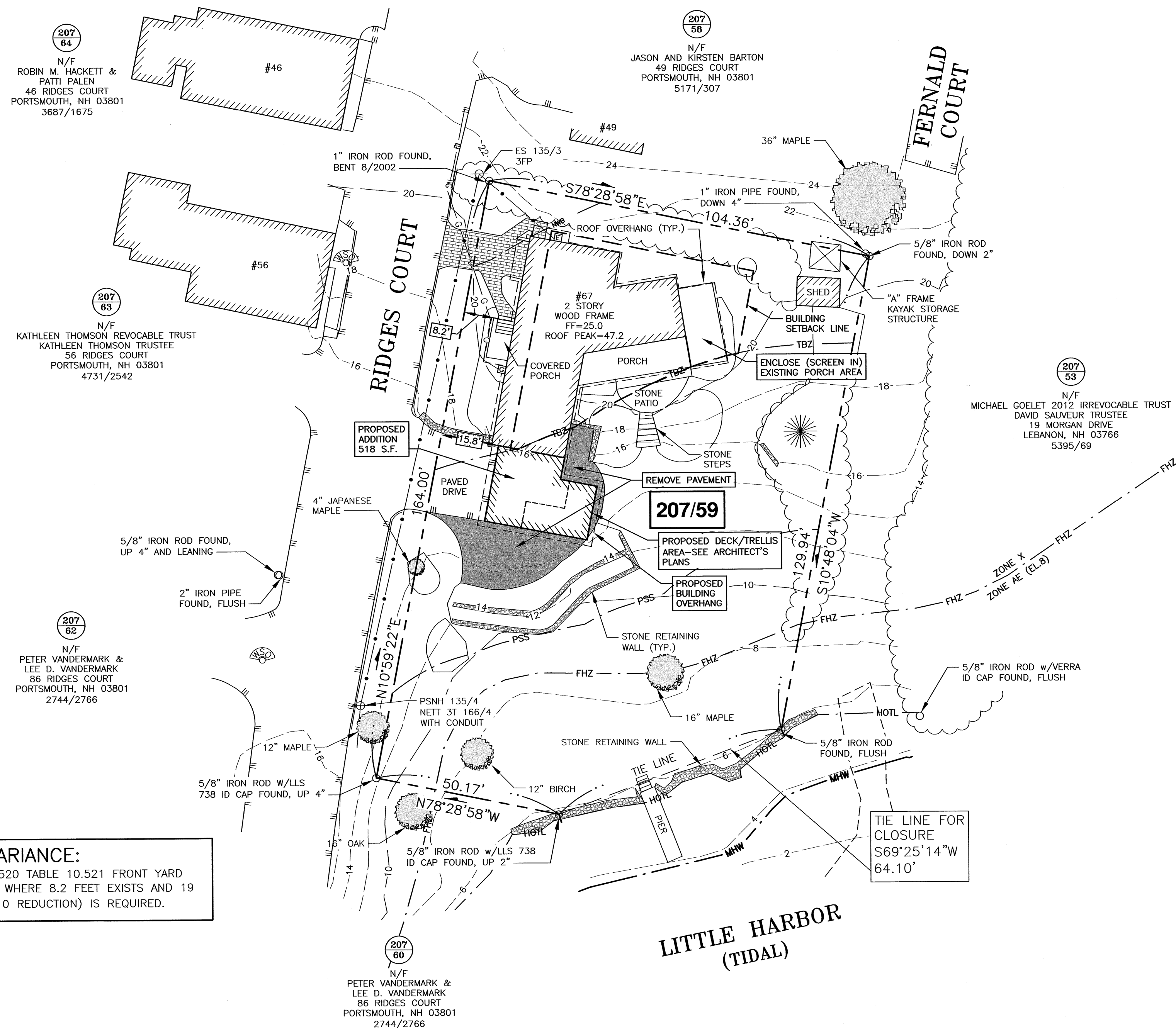
BUILDING DETAIL 1"=10'

GRAPHIC SCALE

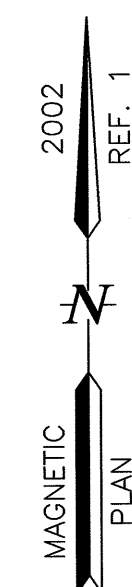
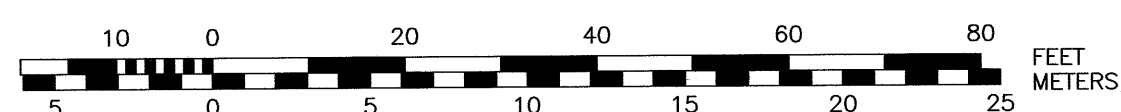


REQUESTED VARIANCE:

ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD  
SETBACK OF 15.8 FEET WHERE 8.2 FEET EXISTS AND 19  
FEET (SECTION 10.516.10 REDUCTION) IS REQUIRED.



GRAPHIC SCALE



**AMBIT ENGINEERING, INC.**

Civil Engineers &amp; Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
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- 4) EXISTING LOT AREA:  
16,500± S.F. (PLAN REF. 1)  
0.3788± ACRES (PLAN REF. 1)
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 10 FEET
	REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	20%
MINIMUM OPEN SPACE:	40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION ON ASSessor's MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ( $\pm 0.2'$ ).
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED SEPTEMBER 28, 2022.
- 10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.

PROPOSED ADDITIONS  
FOY RESIDENCE  
67 RIDGES COURT  
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	9/28/22
NO.	DESCRIPTION	DATE

## REVISIONS

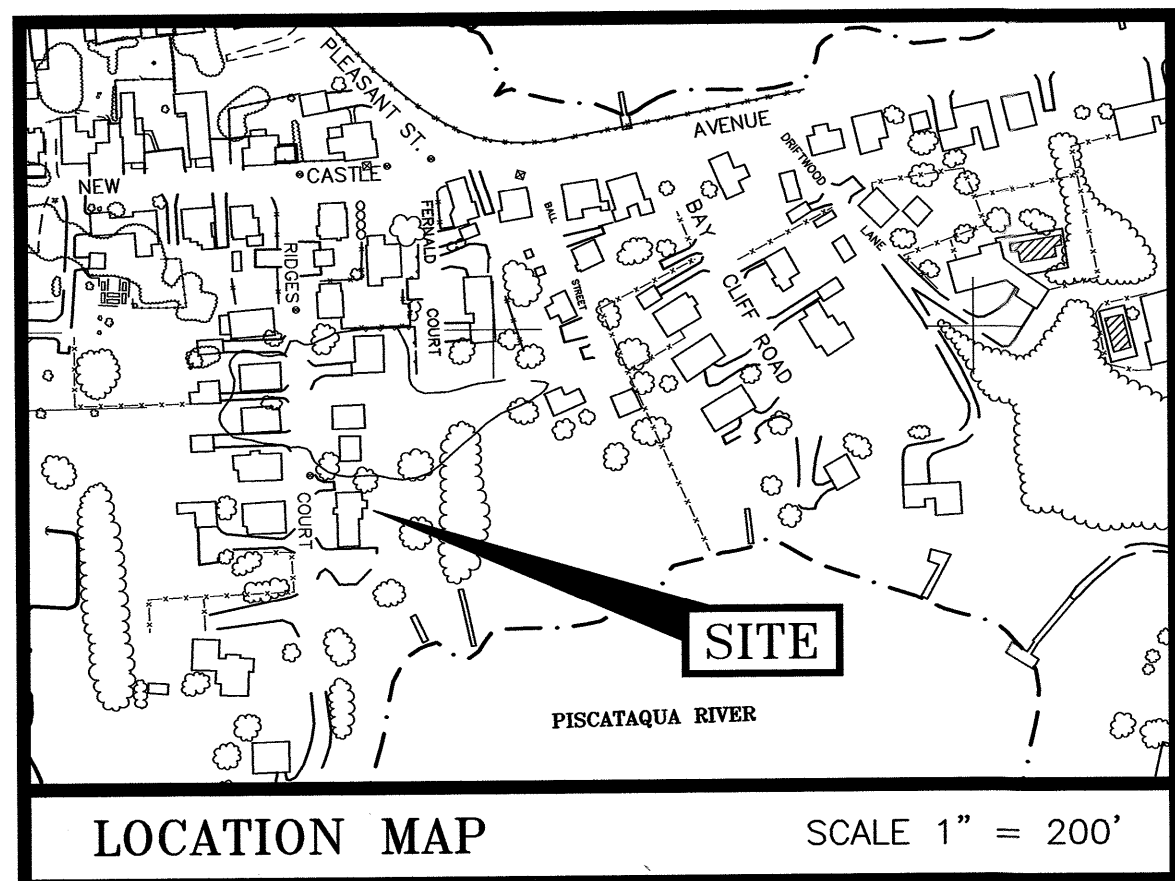
SCALE 1"=20'

SEPTEMBER 2022

## VARIANCE PLAN

C2

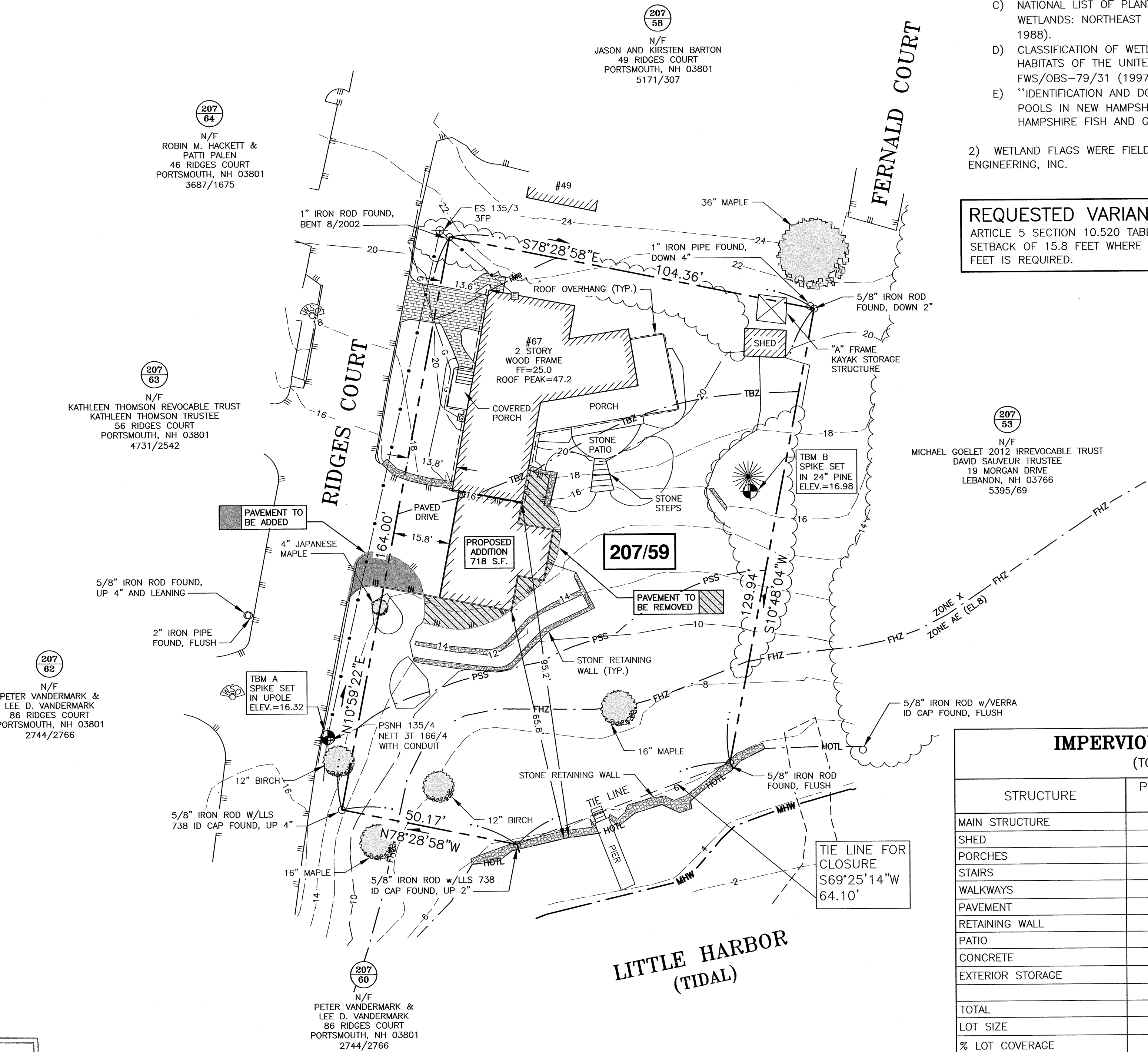




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Variance Application - DENIED

- LEGEND:
- N/F
  - RP
  - RCD
  - MAP 11 / LOT 21
  - RAILROAD SPIKE FOUND
  - IRON ROD/IRON PIPE FOUND
  - DRILL HOLE FOUND
  - STONE/CONCRETE BOUND FOUND
  - RAILROAD SPIKE SET
  - IRON ROD SET
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  - GRANITE BOUND SET
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  - BUILDING SETBACK
  - MEAN HIGH WATER LINE
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  - NHDES 150' NATURAL WOODLAND BUFFER
  - NHDES 250' PROTECTED SHORELAND
  - FEMA SPECIAL FLOOD HAZARD AREA LINE
  - OVERHEAD ELECTRIC/WIRES
  - CONTOUR
  - SPOT ELEVATION
  - EDGE OF PAVEMENT (EP)
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  - FINISHED FLOOR
  - INVERT
  - TEMPORARY BENCHMARK
  - TYPICAL
  - LANDSCAPED AREA



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ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 15.8 FEET WHERE 13.6 FEET EXISTS AND 30 FEET IS REQUIRED.

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PORTSMOUTH, N.H.

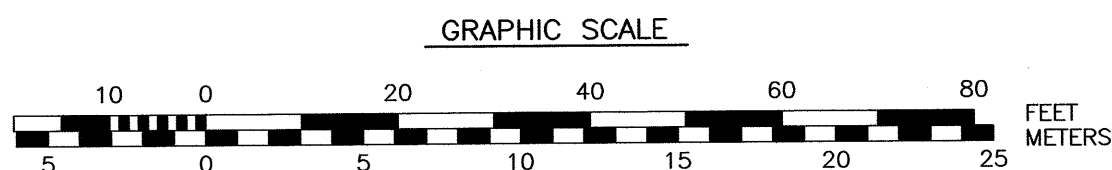
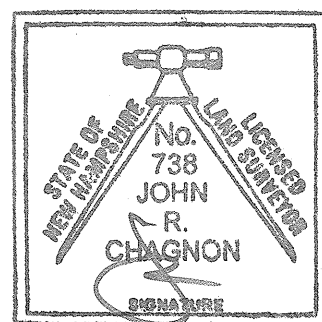
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PORCHES	513	513
STAIRS	123	123
WALKWAYS	231	231
PAVEMENT	1452	490
RETAINING WALL	212	212
PATIO	109	109
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4389	4145
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	25.1%

PROPOSED BUILDING COVERAGE:  
MAIN STRUCTURE: 2,309 S.F.  
SHED: 91 S.F.  
PORCHES: 513 S.F.  
STAIRS: 123 S.F.  
TOTAL: 3,036 S.F./18.4%

"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."

JOHN R. CHAGNON, LLS

DATE 6-27-22



SCALE 1"=20' JUNE 2022

VARIANCE PLAN C2