

Maggie Goodlander and Jake Sullivan
86 New Castle Avenue
Portsmouth, New Hampshire
03801

March 26, 2019

To Whom It May Concern,

We hereby authorize West Environmental to act as our agent for this application.

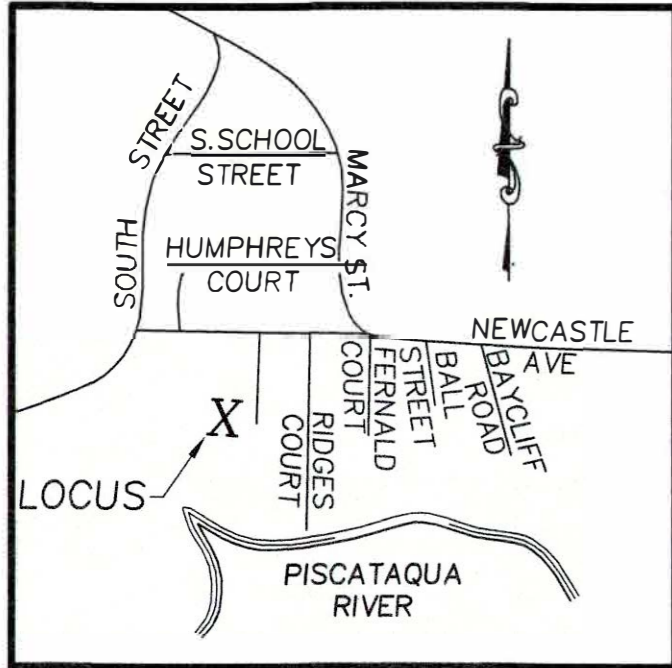
Respectfully,



Jake Sullivan



Maggie Goodlander



NOTES:

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THIS PARCEL LIES PARTIALLY WITHIN AN AE (ELEVATION 8) FLOOD ZONE, SEE F.I.R.M. COMMUNITY PANEL 33015C 0259 F DATE JANUARY 29, 2021.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. OF 1988.

PLAN REFERENCE

"PLAN OF LAND FOR WILLIAM M. & LOIS CYNEWSKI, DOROTHEA E. MARCONI, ROLAND ROUTHIER & MARY ANN MARCONI AND EDWARD F. & LOUISE D. SMITH BRACKETT ROAD / NEW CASTLE AVE"
SCALE: 1"=40 DATE: JANUARY 27, 1988
BY: RICHARD P. MILLETTE AND ASSOCIATES D-17724

RECORD OWNERS

(207/70)
JACOB SULLIVAN & MARGARET GOODLANDER
86 NEW CASTLE AVENUE
PORTSMOUTH, NH 03801
BK. 5960 PG. 2666
37,536 S.F.
0.86 ACRES
AREA WITHIN OLD PAPER STREET
7,000 S.F.
0.16 ACRES
EXISTING SEALED SURFACE
4,258 S.F.
9.5%

LOCUS MAP
NOT TO SCALE

ZONING DISTRICT

SRB

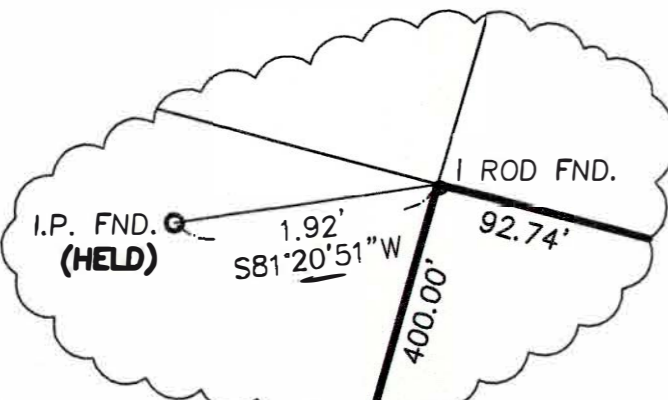
MINIMUM REQUIREMENTS

AREA 15,000 S.F.
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.
MIN. OPEN SPACE 40%
MAX. BUILDING COVERAGE 20%
MAX. HEIGHT 35'/30'
FRONTAGE 100'

BUILDING SETBACKS

FRONT 30' *
SIDE 10' *
REAR 30' *

* AS PER THE CITY OF PORTSMOUTH THIS LOT (MAP 207, LOT 70) DOES NOT HAVE FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF WAY AND THEREFOR IS SUBJECT TO SIDE YARD SETBACKS ON ALL SIDES.

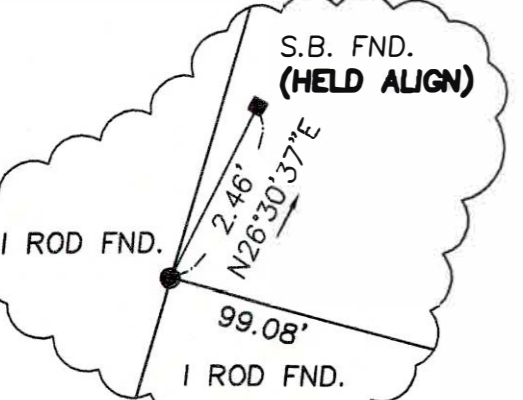


DETAIL
NOT TO SCALE

RIGHT OF WAY NOTE:

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7855 PLAN, THE LOTS ACROSS THE PAPER STREET CLAIM TO THE MIDDLE OF THE STREET. OWNERSHIP BY REVERSION OF THE UNDEVELOPED STREET"

(101/33)
N/F
TIMOTHY & ALEXANDRA LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH 03801
BK. 5901 PG. 2097



DETAIL
NOT TO SCALE

BRACKETT ROAD

WETLANDS DELINEATION BY WEST ENVIRONMENTAL 48 STEVENS HILL ROAD NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

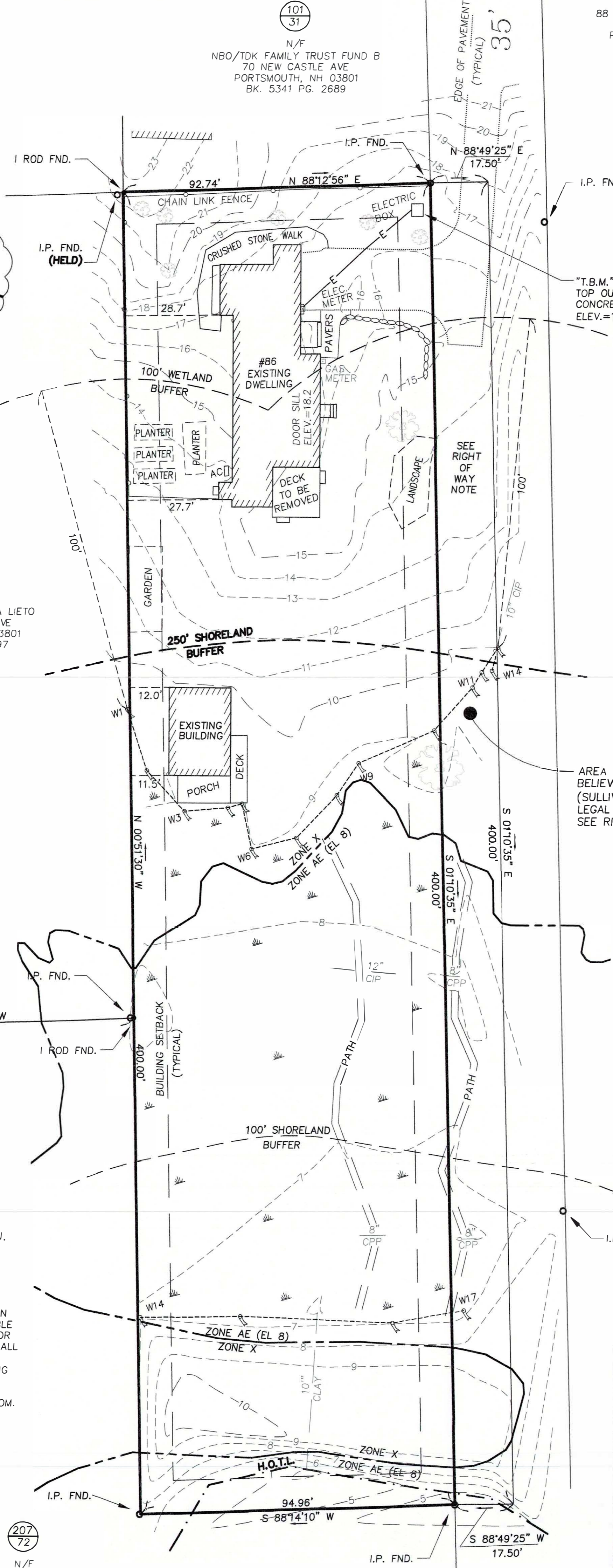
LEGEND

- S.B. STONE BOUND
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- UTILITY POLE
- E — UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- CHAIN LINK FENCE
- W1 WETLAND FLAG
- WETLAND
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE

(207/72)
N/F
DANIEL & SHEA COOK
308 THONTON STREET
PORTSMOUTH, NH 03801
BK. 5860 PG. 2754

NEW CASTLE AVENUE

EXISTING OPEN SPACE 90.4%
EXISTING BUILDING COVERAGE 5.9%
AVERAGE GRADE ELEV.=16.4
RIDGE ELEV.=36.9
EAVE ELEV.=24.8
MEAN ROOF ELEV.=30.8
EXISTING MEAN ROOF HEIGHT = 14.4'



(101/30)

N/F
88 NECASTLE AVENUE TRUST
88 NEW CASTLE AVE
PORTSMOUTH, NH 03801
BK. 6014 PG. 0459

(207/67)

N/F
KOLET ALKER FAMILY TRUST
45 GARDNER STREET
PORTSMOUTH, NH 03801
BK. 6452 PG. 82

(207/66)

N/F
ANGELA MARIE BORGES
34 RIDGES COURT
PORTSMOUTH, NH 03801
BK. 6039 PG. 2255

(207/68)

N/F
KATHLEEN Y. THOMSON REV. TRUST
56 RIDGES COURT
PORTSMOUTH, NH 03801
BK. 5938 PG. 2320

(207/69)

N/F
KATHLEEN Y. THOMSON REV. TRUST
56 RIDGES COURT
PORTSMOUTH, NH 03801
BK. 5938 PG. 2322

(207/63)

N/F
KATHLEEN Y. THOMSON REV. TRUST 2006
56 RIDGES COURT
PORTSMOUTH, NH 03801
BK. 4731 PG. 2542

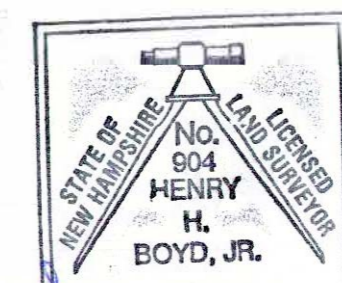
(207/62)

N/F
PETER & LEE VANDERMARK
86 RIDGES COURT
PORTSMOUTH, NH 03801
BK. 2744 PG. 2766

I CERTIFY:

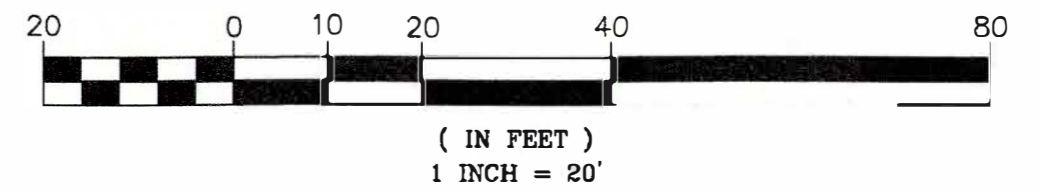
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JANUARY OF 2019 AND JANUARY OF 2023.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR DATE 01-26-2023

GRAPHIC SCALE



EXISTING CONDITIONS

PLAT OF LAND
IN
PORTSMOUTH, NH

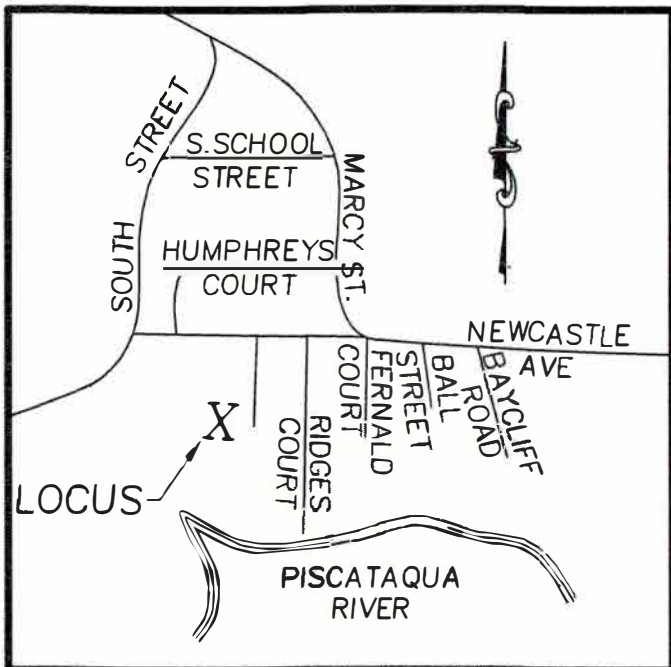
SHOWING
PROPOSED ADDITION
AT 86 NEW CASTLE AVENUE
(ASSESSORS MAP 207 LOT 70)

RECORD OWNERS
JACOB SULLIVAN & MARGARET GOODLANDER
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

SCALE: 1"=20' DRWN. BY: P.D.B. PROJECT: E192257
DATE: JAN. 26, 2023 CHKD. BY: H.H.B. SHEET: 1 OF 3

PISCATAQUA RIVER



**WETLANDS DELINEATION BY
WEST ENVIRONMENTAL
48 STEVENS HILLROAD
NOTTINGHAM, NH 03290**

IN ACCORDANCE WITH THE 1987 CORPS OF
ENGINEERS WETLANDS DELINEATION MANUAL,
AS REQUIRED BY THE DES WETLANDS BUREAU.

NEW CASTLE AVENUE

RECORD OWNERS

207
70

JACOB SULLIVAN &
MARGARET GOODLANDER
86 NEW CASTLE AVENUE
PORTSMOUTH, NH 03801
BK. 5960 PG. 2666
37,536 S.F.
0.86 ACRES
AREA WITHIN OLD PAPER STREET
7,000 S.F.
0.16 ACRES
EXISTING SEALED SURFACE
4,258 S.F.
9.5%

LOCUS MAP
NOT TO SCALE

**ZONING DISTRICT
SRB**

MINIMUM REQUIREMENTS

AREA 15,000 S.F.
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.
MIN. OPEN SPACE 40%
MAX. BUILDING COVERAGE 20%
MAX. HEIGHT 35'/30'
FRONTAGE 100'

BUILDING SETBACKS

FRONT 30'
SIDE 10'
REAR 30'

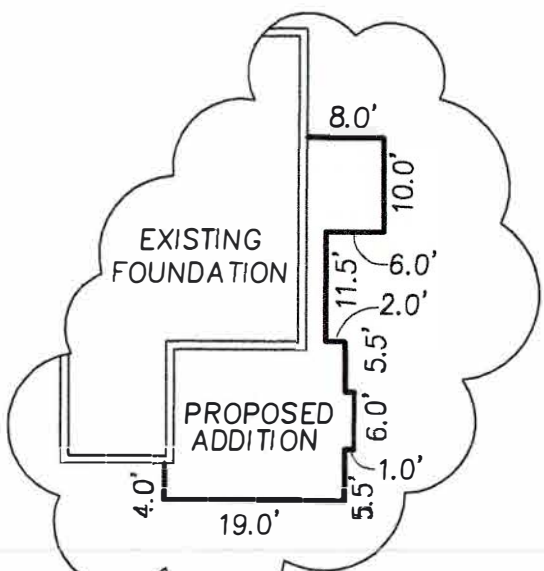
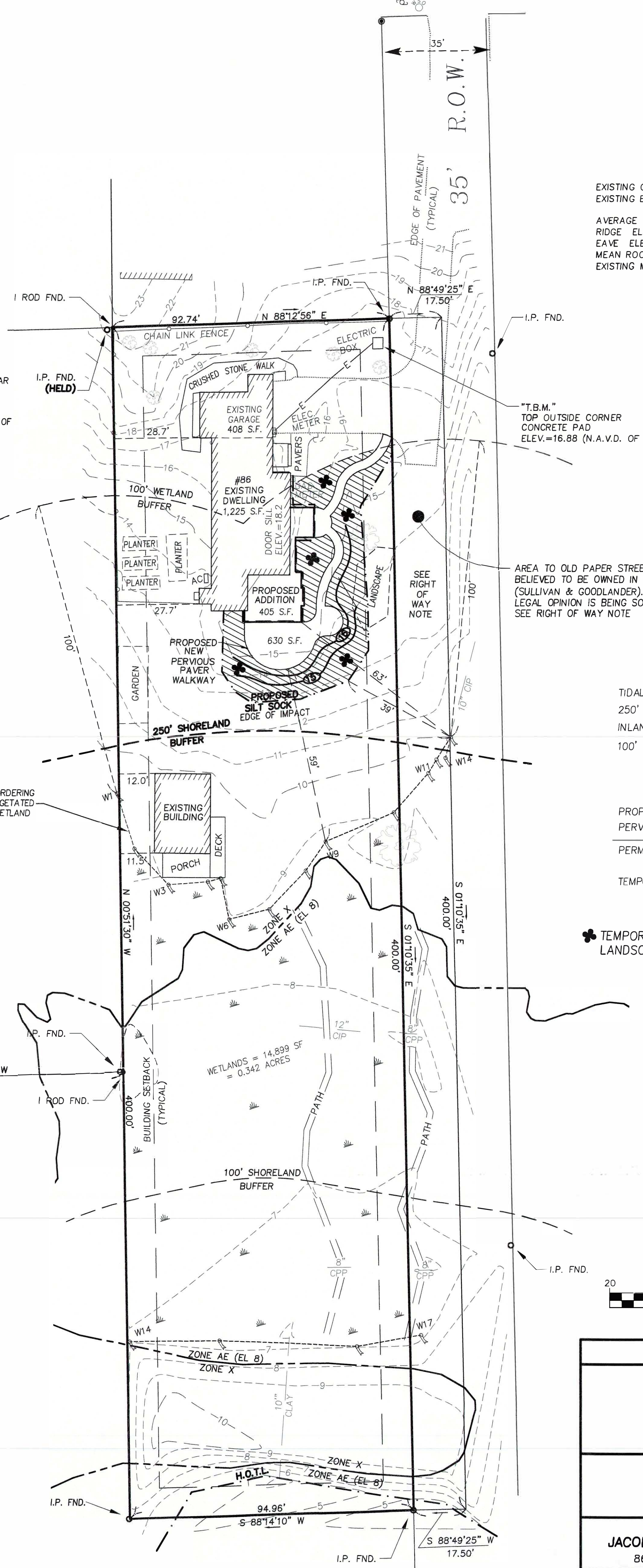
*AS PER THE CITY OF PORTSMOUTH
THIS LOT (MAP 207, LOT 70) DOES NOT HAVE
FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF
WAY AND THEREFOR IS SUBJECT TO SIDE YARD
SETBACKS ON ALL SIDES.

RIGHT OF WAY NOTE:

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR
THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS
SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7855
PLAN, THE LOTS ACROSS THE PAPER STREET CLAIM TO
THE MIDDLE OF THE STREET. OWNERSHIP BY REVERSION OF
THE UNDEVELOPED STREET"

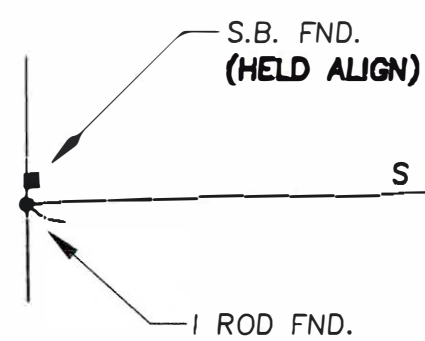
EXISTING OPEN SPACE 90.4%
EXISTING BUILDING COVERAGE 5.9%

AVERAGE GRADE ELEV.=16.4
RIDGE ELEV.=36.9
EAVE ELEV.=24.8
MEAN ROOF ELEV.=30.8
EXISTING MEAN ROOF HEIGHT = 14.4'



**PROPOSED ADDITION
DIMENSION DETAIL**

BRACKETT ROAD



LEGEND

- S.B. STONE BOUND
- I.P. IRON PIPE
- I. ROD IRON ROD FOUND
- (00) ASSESSORS MAP AND PARCEL
- UTILITY POLE
- UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- CHAIN LINK FENCE
- W1 WETLAND FLAG
- WETLAND
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE
- TEMPORARY IMPACT AREA

**EXISTING WETLAND
AND BUFFER AREAS
ON LOT**

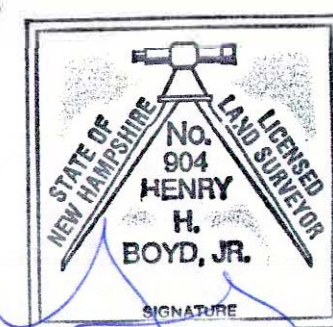
TIDAL WETLAND	687 S.F.
250' SHORELAND BUFFER	11,844 S.F.
INLAND WETLAND	15,044 S.F.
100' INLAND BUFFER	11,844 S.F.

**PROPOSED IMPACT
AREAS**

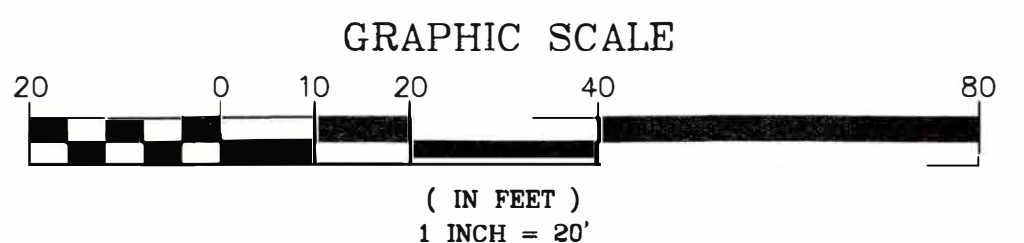
PROPOSED ADDITION	405 S.F.
PERVIOUS PAVERS	+ 630 S.F.
PERMANENT NEW IMPACT	1,035 S.F.
TEMPORARY IMPACT	1,729 S.F.

TEMPORARY IMPACT AREAS ARE TO BE
LANDSCAPED WITH MULCH AND PLANTINGS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE
ON THE GROUND BETWEEN JANUARY OF 2019
AND JANUARY OF 2023.
THAT THIS SURVEY CONFORMS TO THE
REQUIREMENTS FOR ACCURACY FOR



01-26-2023
DATE



PROPOSED CONDITIONS

**PLAT OF LAND
IN
PORTSMOUTH, NH**

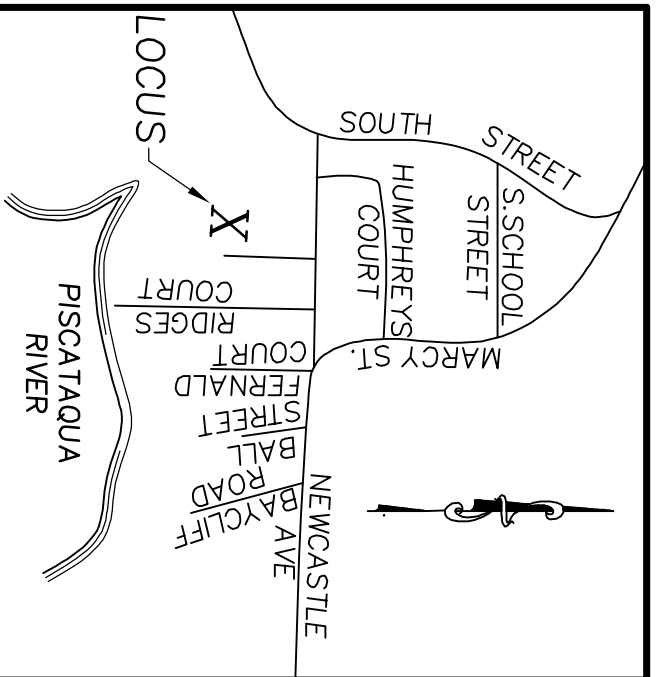
SHOWING
**PROPOSED ADDITION
AT 86 NEW CASTLE AVENUE
(ASSESSORS MAP 207 LOT 70)**

RECORD OWNERS
JACOB SULLIVAN & MARGARET GOODLANDER
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=20'
DATE: JAN. 26, 2023 DRWN. BY: P.D.B. PROJECT: E192257
CHKD. BY: H.H.B. SHEET: 2 OF 3

PISCATAQUA RIVER



LOCUS MAP
NOT TO SCALE

WETLANDS DELINEATION BY
WEST ENVIRONMENTAL
48 STEVENS HILLROAD
NOTTINGHAM, NH 03290

NEW CASTLE AVENUE

RECORD OWNERS

JACOB SULLIVAN &
MARGARET GOODLANDER
151 STATE ST.
PORTSMOUTH, NH 03801
BK. 5960 PC. 2666

37,536 S.F.
0.86 ACRES

AREA WITHIN OLD PAPER STREET
7,000 S.F.
0.16 ACRES

EXISTING SEALED SURFACE
4,258 S.F.
9.5%

ZONING DISTRICT
SRB

MINIMUM REQUIREMENTS

AREA 15,000 S.F.
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.
MIN. OPEN SPACE 40%
MAX. BUILDING COVERAGE 20%
MAX. HEIGHT 35/730'
FRONTAGE 100'

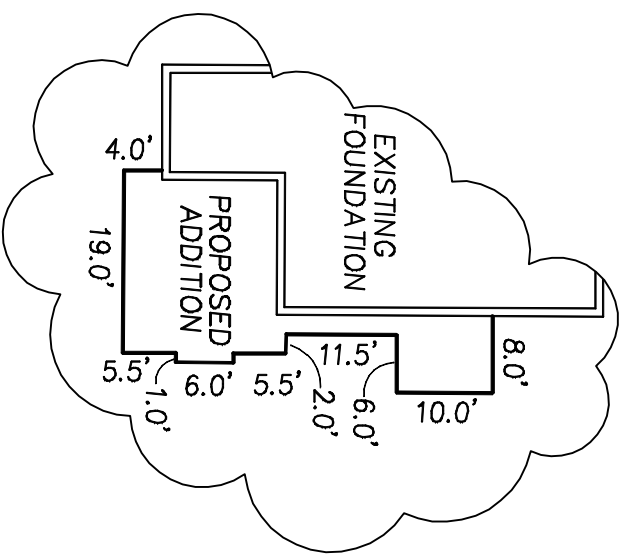
BUILDING SETBACKS

FRONT 30'
SIDE 10'
REAR 30'

*AS PER THE CITY OF PORTSMOUTH THIS LOT (MAP 207, LOT 70) DOES NOT HAVE FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF WAY AND THEREFOR IS SUBJECT TO SIDE YARD SETBACKS ON ALL SIDES.

RIGHT OF WAY NOTE:

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7835 PLAN, THE LOTS AGROSS THE PAPER STREET CLAIM TO THE MIDDLE OF THE STREET OWNERSHIP BY REVERSION OF THE UNDEVELOPED STREET"



PROPOSED ADDITION
DIMENSION DETAIL

EXISTING OPEN SPACE 90.4%
EXISTING BUILDING COVERAGE 5.9%

AVERAGE GRADE ELEV.=16.4
RIDGE ELEV.=36.9
EAVE ELEV.=24.8
MEAN ROOF ELEV.=30.8
EXISTING MEAN ROOF HEIGHT = 14.4'

"I.R.M."
TOP OUTSIDE CORNER
CONCRETE PAD
ELEV.=16.88 (N.A. V.D. OF 1988)

AREA TO OLD PAPER STREET
BELEVED TO BE OWNED IN FEE
(SULLIVAN & GOODLANDER).
LEGAL OPINION IS BEING SOUGHT.
SEE RIGHT OF WAY NOTE

**EXISTING WETLAND
AND BUFFER AREAS
ON LOT**

TIDAL WETLAND	687 S.F.
250' SHORELAND BUFFER	11,844 S.F.
INLAND WETLAND	15,044 S.F.
100' INLAND BUFFER	11,844 S.F.

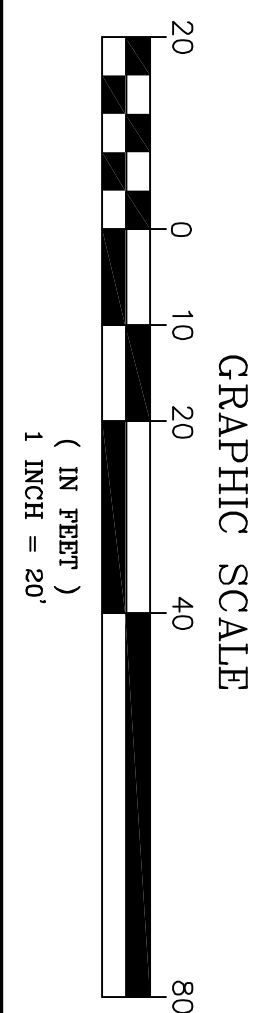
**PROPOSED IMPACT
AREAS**

PROPOSED ADDITION	405 S.F.
PERVIOUS PAVERS	+ 630 S.F.
PERMANENT NEW IMPACT	1,035 S.F.
TEMPORARY IMPACT	1,729 S.F.

TEMPORARY IMPACT AREAS ARE TO BE
LANDSCAPED WITH MULCH AND PLANTINGS.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE
ON THE GROUND BETWEEN JANUARY OF 2019
AND JANUARY OF 2023.
THAT THIS SURVEY CONFORMS TO THE
REQUIREMENTS FOR ACCURACY FOR

LICENSED LAND SURVEYOR DATE



PROPOSED CONDITIONS

PLAT OF LAND
IN
PORTSMOUTH, NH

SHOWING
PROPOSED ADDITION
AT 86 NEW CASTLE AVENUE
(ASSESSORS MAP 207 LOT 70)

RECORD OWNERS
JACOB SULLIVAN & MARGARET GOODLANDER
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

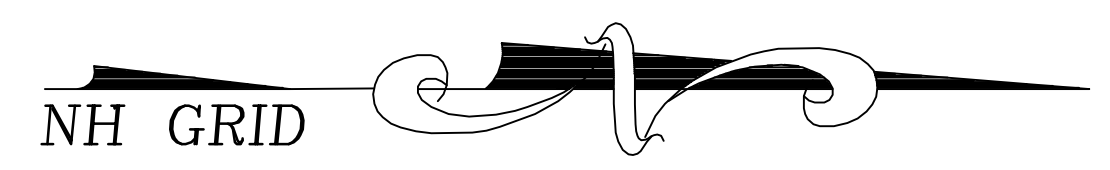
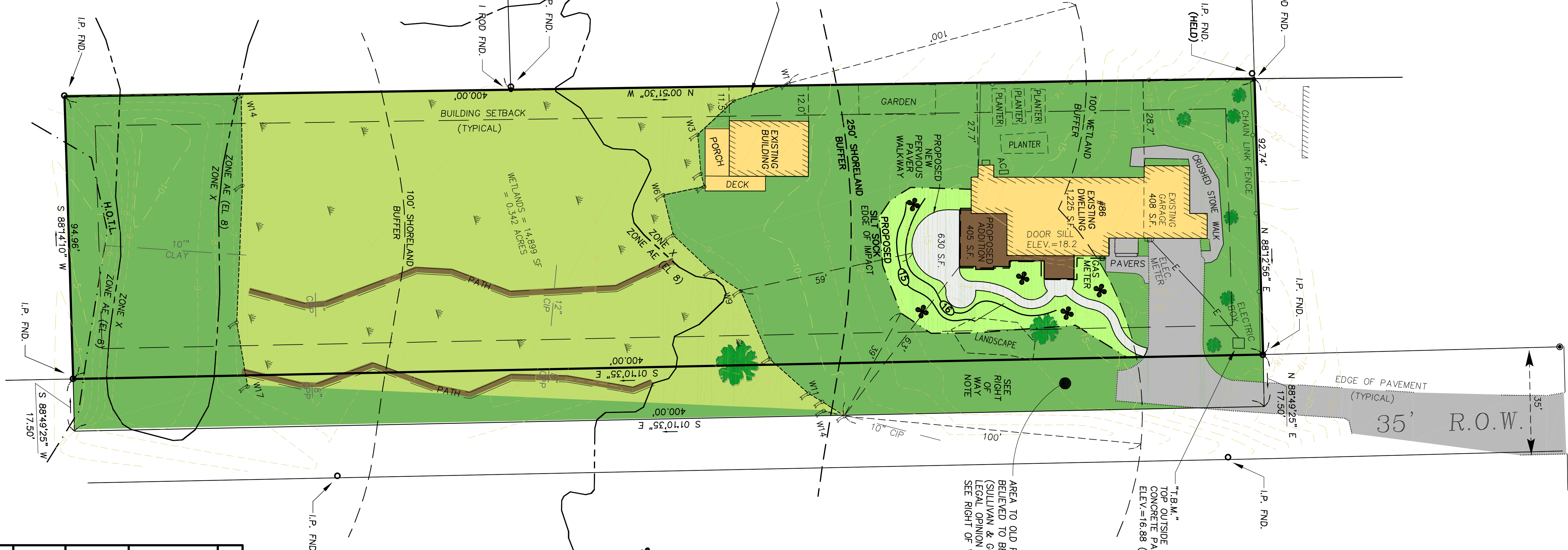
MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM
SCALE: 1"=20'
DATE: JAN. 26, 2023
DRAWN BY: P.D.B. PROJECT: ET192257
CHKD. BY: H.H.B. SHEET: 2 OF 2

BRACKETT ROAD

PISCATAQUA RIVER

LEGEND

- S.B. STONE BOUND
- I.P. IRON PIPE
- I ROD FOUND
- (00) ASSESSORS MAP AND PARCEL
- UTILITY POLE
- UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- CHAIN LINK FENCE
- WETLAND FLAG
- WETLAND
- WETLAND
- WETLAND
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE
- TEMPORARY IMPACT AREA



WEST ENVIRONMENTAL INC.



48 Stevens Hill Road, Nottingham, NH 03290
603-734-4298 ♦ mark@westenv.net

Jake Sullivan
86 New Castle Ave
Portsmouth, NH 03801

February 16, 2023

RE: Wetland Conditional Use Permit for 86 New Castle Ave Portsmouth, NH
SUBJ: Wetland Impact Assessment Report

Dear Jake:

West Environmental, Inc. (WEI) reconfirmed the wetlands on the above referenced property on December 15, 2022. WEI originally flagged the inland and tidal wetland boundaries on your property on January 15, 2019. The wetlands were delineated according to the following standards:

- **US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987).**
- **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (2012).**
- **National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1988).**
- **Code of Administrative Rules. Wetlands Board, State of New Hampshire (Current).**

We evaluated soil probes and plant communities to determine the edge of wetland. The inland wetland is a ditched wet meadow with areas of scrub-shrub that drains into the tidal wetland through a culvert under a berm. This area was dominated by wetland dependent plant species and hydric soils. There are paths with culverts through this wetland to the berm. There is some invasive purple loosestrife plants present but the wet meadow is dominated by grasses, sedges and wildflowers. Shrub species observed include silky dogwood, buttonbush, and northern arrowwood. There are a few invasive multiflora rose present in this wetland. The soils are silt loams under-laid by clay. There is a very small pond in the wetland that drains into the ditch system.

We have attached updated photo documentation of the wetlands and the inland upland buffer zone where the proposed addition and patio are planned.

Wetland Function

The wetland was evaluated utilizing a wetland assessment methodology developed by the US Army Corps of Engineers New England Divisions Highway Methodology Workbook Supplement. This evaluation is based on collection of data on the physical characteristics of the wetland through field inspections, research of existing information and best professional judgment. This methodology provides a better understanding of the physical characteristics of each wetland for both its functions and values.

The physical features were evaluated to determine if a function is present. The wetland is then evaluated to determine if the function present is a principal function of that wetland based on comparison to other wetlands in the region and using professional judgment. This assessment evaluated the following wetland functions:

- **Groundwater Recharge/Discharge** – *This function includes the ability of a wetland to provide recharge of surface water into the ground and/or discharge groundwater into surface waters.*

This wetland has dense soils that do not allow for groundwater recharge.

- **Flood-flow Alteration** – *This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.*

This wetland provides some flood storage, but the ditching reduces the effectiveness of this function.

Sediment/Toxicant/Pathogen Retention – *The presence of this function reduces or prevents degradation of water quality because the wetland acts as a trap for sediments, toxicants or pathogens.*

This wetland provides some of this function, but the ditching reduces the resident time of stormwater in this wetland.

- **Nutrient Removal/Retention Transformation** – *This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering surface waters or aquifers.*

The lack of organic soils and shallow or deep marsh habitat limit this function.

- **Product Export** – *This function relates to the effectiveness of the wetland to produce food or usable products for human or other living organisms.*

This function is provided to a small degree by the fruit bearing shrubs in this wetland

- **Sediment/Shoreline Stabilization** – *This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.*

This function is present in the form of stable wet meadow banks along the ditched stream.

- **Wildlife Habitat** – *This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with the wetland and the wetland edge (includes resident and migratory species).*

Due to the location in a residential setting this function is moderate to low. The presence of the small stream and proximity to tidal wetlands prevent it from lower function.


100-foot Wetland Buffer Impacts

There are no direct wetland impacts associated with this project. The impacts to 100-foot inland wetland buffer include 405 SF of house addition most of which is located over an existing deck and 630 SF of pervious pavers for a patio and walkways located over lawn and landscaped areas. There are 1,729 SF of temporary impacts to lawn and landscaped areas most of which will be planted with native flowers and shrubs.

The closest temporary impacts are 39 feet away from the wetland. The closest permanent impacts are 59 feet away for the pervious patio and 63 feet for the addition. The proposed landscaping plan will re-establish a vegetated buffer to the wetland in addition to the trees and shrubs that will remain in the buffer. These activities will not have a significant impact to the functions of the wetland due to the nature of the landscaped impact areas, the distance to the resource area and the installation of a pervious patio.

This completes our report and we hope that it meets your needs. Please call our office if you have any questions or require additional information.

Sincerely,
West Environmental, Inc.



Mark C. West,
NH Certified Wetland Scientist #10

Cc: Betty Tamposi
Lafe Covill
Preston Brown



1. Looking south towards the wetland from the proposed terrace location with the studio on the right.



2. Looking north towards the house from the berm across the wet meadow.



3. Looking west at the deck where the addition is proposed. The temporary impacts will start on the far side of the landscape bed in the foreground.



4. A close up of the deck where the addition is proposed.



5. Looking west at the front door where the new entrance is proposed and new landscaping.



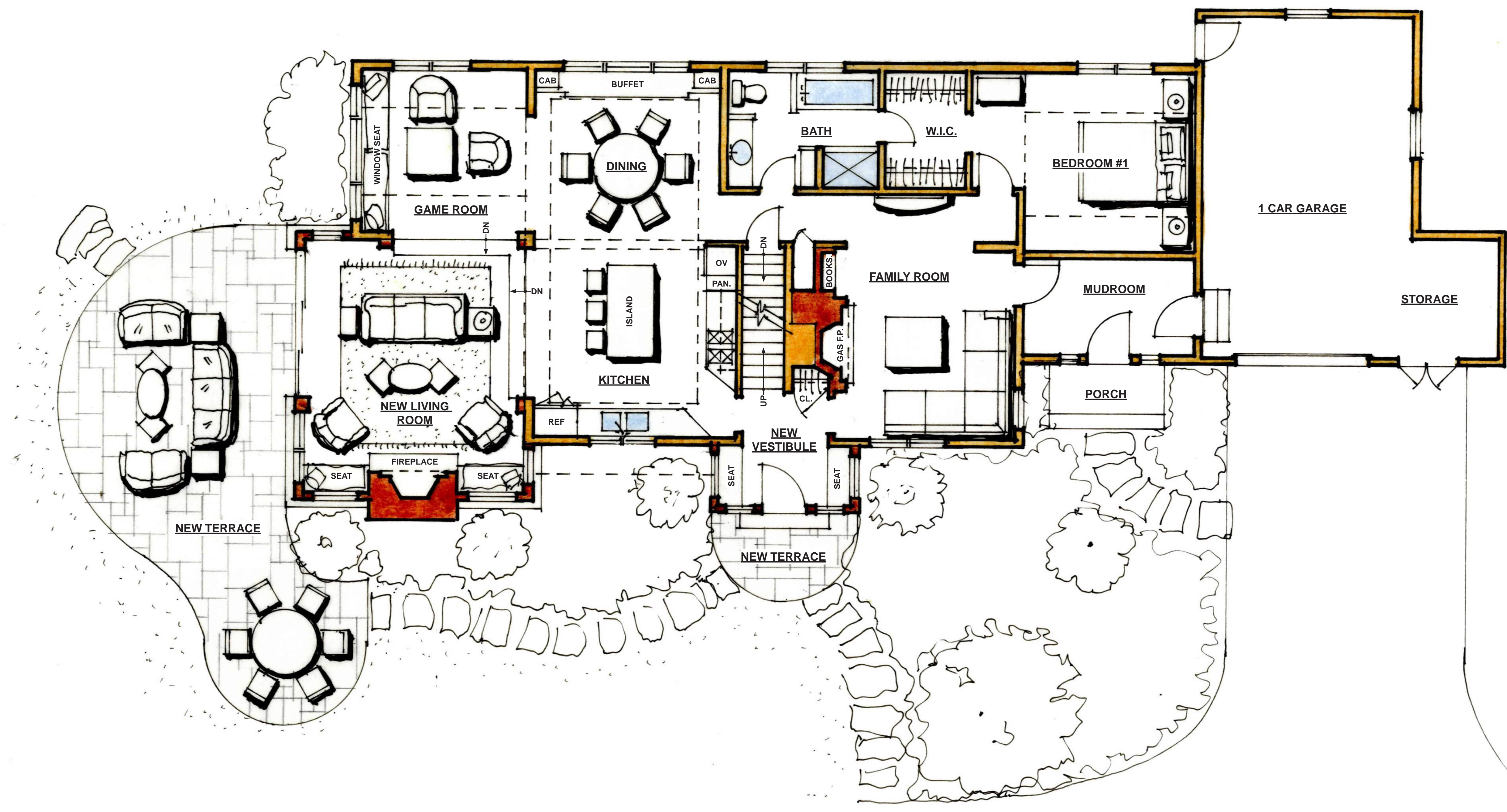
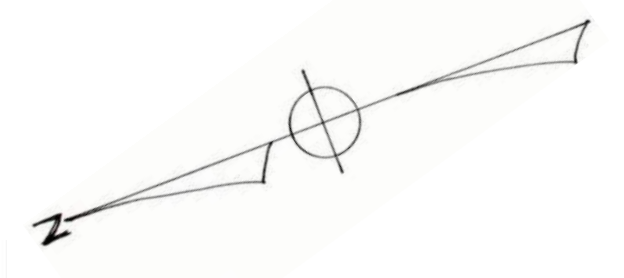
6. Looking northeast at the proposed location of the new patio.



7. This is a view of the berm between the inland wetland and the tidal wetland on the left.



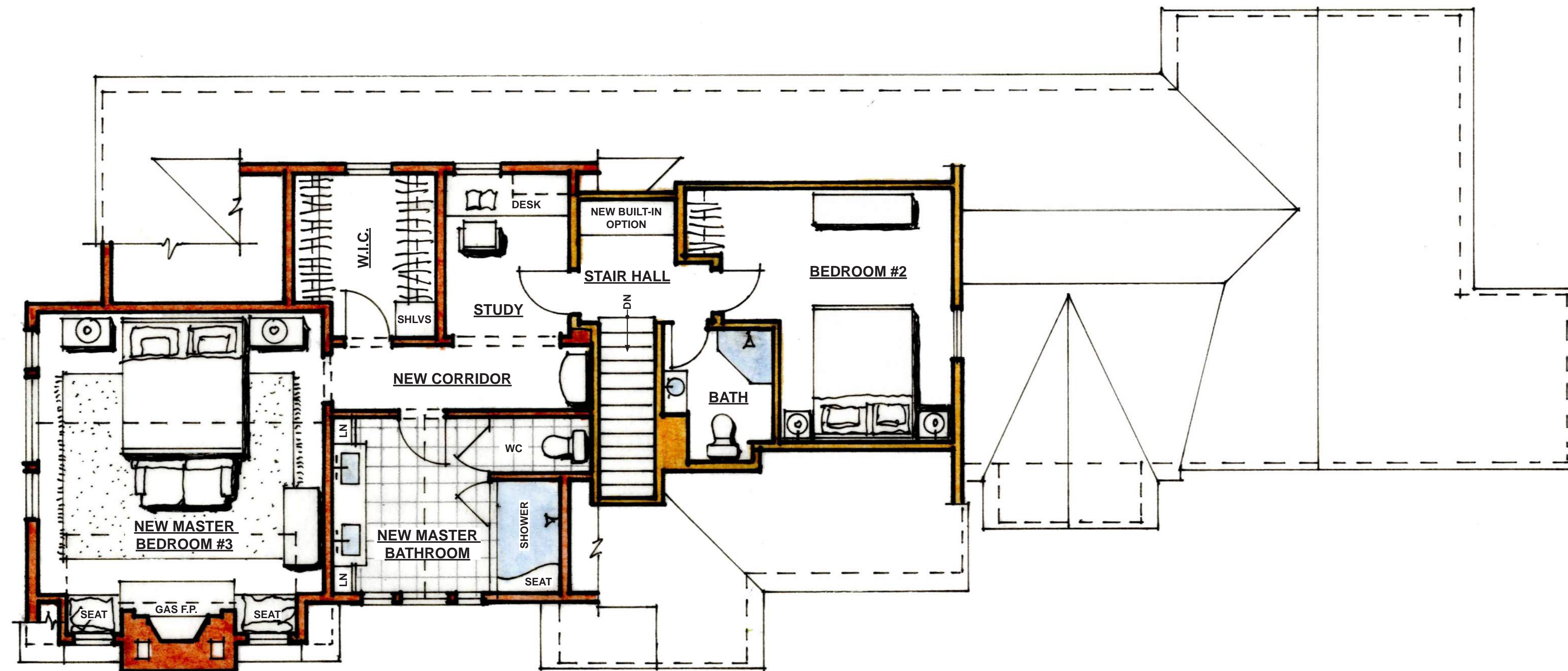
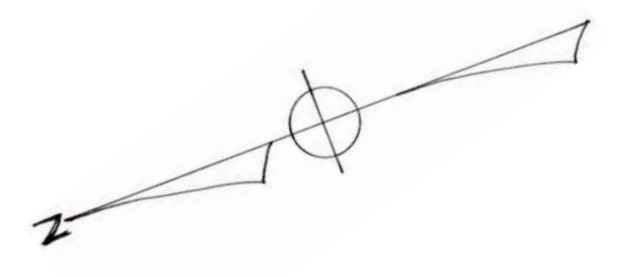
8. Looking south at the salt marsh at high tide. The proposed addition and patio area 260 feet from the tidal wetland.



CONCEPTUAL FIRST FLOOR PLAN (OPTION #1)

1/4" = 1'-0"

OPTION #1	
NEW LIVING SPACE	
FIRST FLOOR	333 sq. ft.
SECOND FLOOR	583 sq. ft.
	916 sq. ft.



CONCEPTUAL SECOND FLOOR PLAN (OPTION #1)
 1/4" = 1'-0"

OPTION #1	
NEW LIVING SPACE	
FIRST FLOOR	333 sq. ft.
SECOND FLOOR	583 sq. ft.
	916 sq. ft.



CONCEPTUAL ENTRY PERSPECTIVE (OPTION #2)
NOT TO SCALE

SULLIVAN /GOODLANDER - ADDITION / RENOVATION