

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

2:00 PM

August 5, 2025

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of the June 3, 2025 meeting minutes.
- B. Approval of the July 1, 2025 meeting minutes.

II. NEW BUSINESS

- A. The request of **Whitehouse Family Revocable Trust (Owner)**, for property located at **58 Humphrey's Court** requesting the subdivision of an existing parcel into two new residential lots with the associated and required site improvements. The proposed "Lot 1" is 5,003 square feet with 80 feet of frontage and the proposed "Lot 2" is 5,002 square feet with 104.81 feet of frontage. The creation of the proposed lots would require the removal of the existing structure. Said property is located on Assessor Map 101 Lot 47 and lies within the General Residence B (GRB) and Historic Districts. (LU-25-108)

III. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_36bQR5q7T7auRfJ-DMiBdw



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282

21 July 2025

Peter Stith, TAC Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Subdivision Review at 58 Humphrey's Court, Tax Map 101, Lot 47

Dear Mr. Stith and TAC Members:

On behalf of the Robert M. Snover Trust, we are pleased to submit the attached plan set for **Technical Advisory Committee Review** for the above-mentioned project and request that we be placed on the agenda for your **August 5, 2025**, Meeting. The project is the subdivision of an existing parcel into two new residential lots with the associated and required site improvements. As required under the Portsmouth Subdivision Ordinance we are required to bring the project to the Technical Advisory Committee (TAC) as a part of the approval process, prior to Planning Board submission.

The site is currently a 10,005 square foot parcel developed with a single-family residence that is located within the General Residence B (GRB) and Historic Overlay Zoning Districts. The creation of the proposed lots would require the removal of the existing structure. The lots meet the frontage and area requirements of the Portsmouth Ordinance. The applicant is proposing to connect each lot to the public sewer, water, and power and communications systems located Humphrey's Court. Included in the submission is the Historic Lot Plan and current Tax Map overlay. This exhibit shows that the original subdivision plan contemplated two lots at this corner. The Tax Map exhibit shows the original subdivision plan lots overlayed on to the current, as developed, lots in the neighborhood. The proposed lot division, as shown, reacts to the location of the available public utilities.

The following plans and additional information are included in our submission:

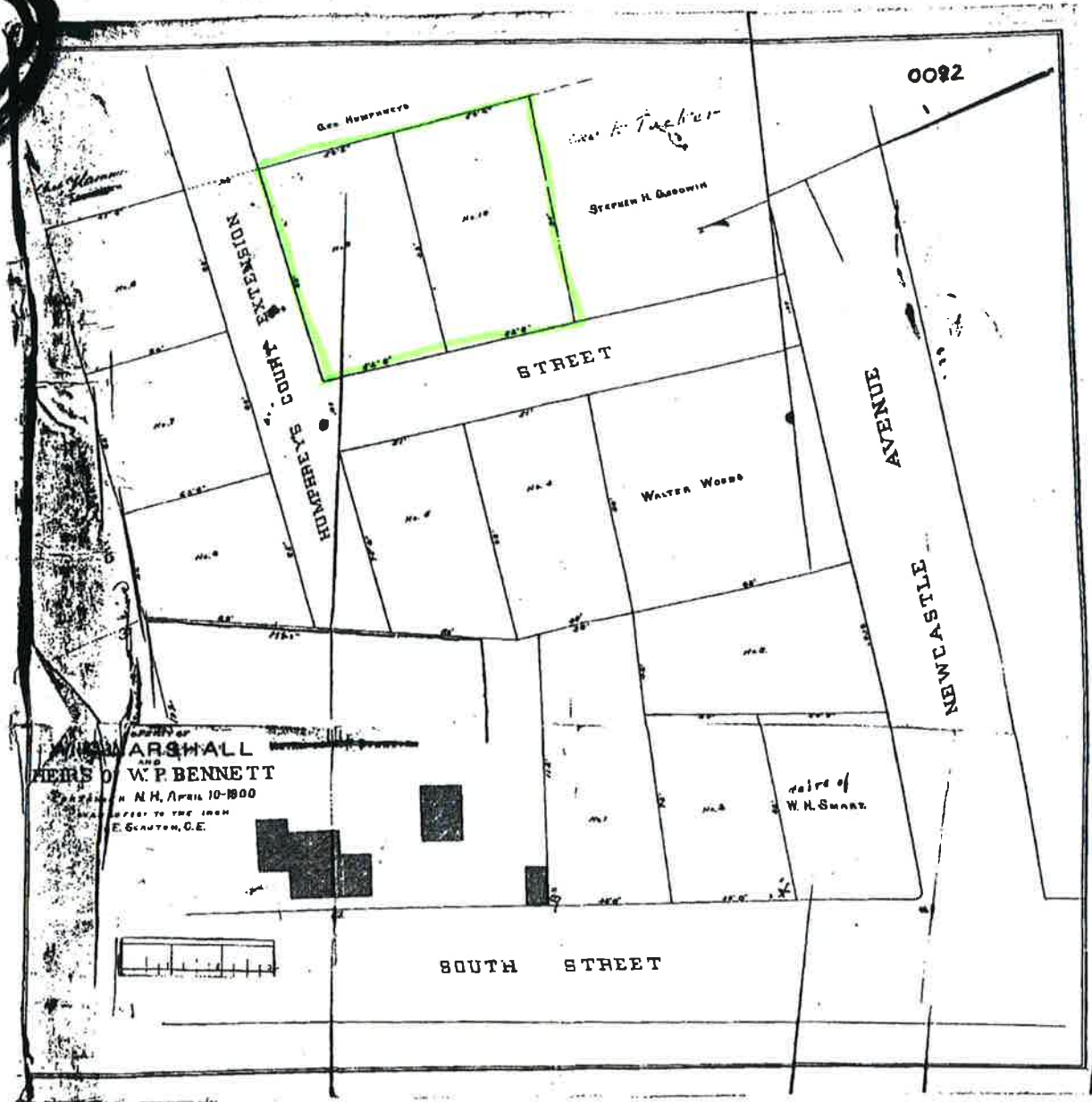
- Standard Boundary and Topographic Survey Plan – this plan shows the existing boundary and site features.
- Subdivision Plan – This plan shows the proposed lot lines.
- Utility Plan – this plan show the location of the public utilities, and future connections thereto.

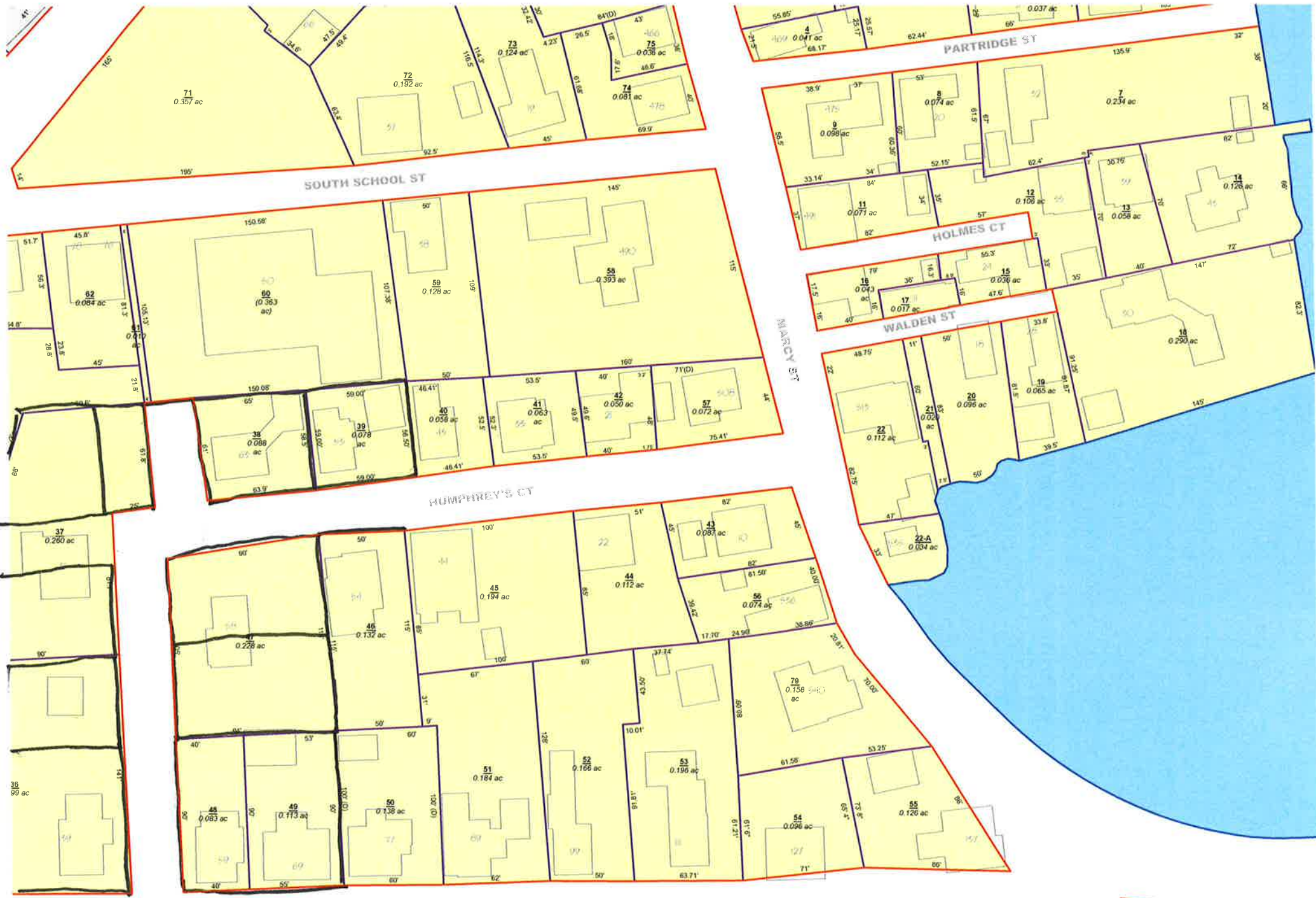
We look forward to an in-person presentation and TAC review of this submission.

Sincerely,

John Chagnon, PE
Senior Project Manager

#0092





RCRD #0092 LOTS

NEW CASTLE AVE



LEGEND:

DESCRIPTION

SYMBOL

ASSESSOR'S MAP & LOT

BENCHMARK

FINISHED FLOOR

HYDRANT

IRON ROD/IRON PIPE FOUND

RAILROAD SPIKE SET

NOW OR FORMERLY

SEWER MANHOLE

SPOT ELEVATION

TEMPORARY BENCHMARK

TREE

UTILITY POLE

WATER GATE VALVE

WATER SHUT OFF

EDGE OF GRAVEL

EDGE OF PAVEMENT

FENCE

MINOR FOOT CONTOUR

MAJOR FOOT CONTOUR

OVERHEAD UTILITY LINE

APPROXIMATE ABUTTER'S PROPERTY LINE

PROPERTY LINE

STONE WALL

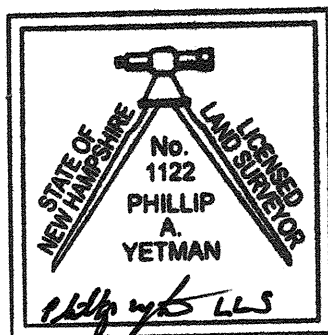
TIE / REFERENCE LINE

PLAN REFERENCES:

- PROPERTY OF W.G.MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
- PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/88, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
- STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREY'S COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
- STANDARD BOUNDARY SURVEY TAX MAP 101-LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

UTILITY NOTES:

- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

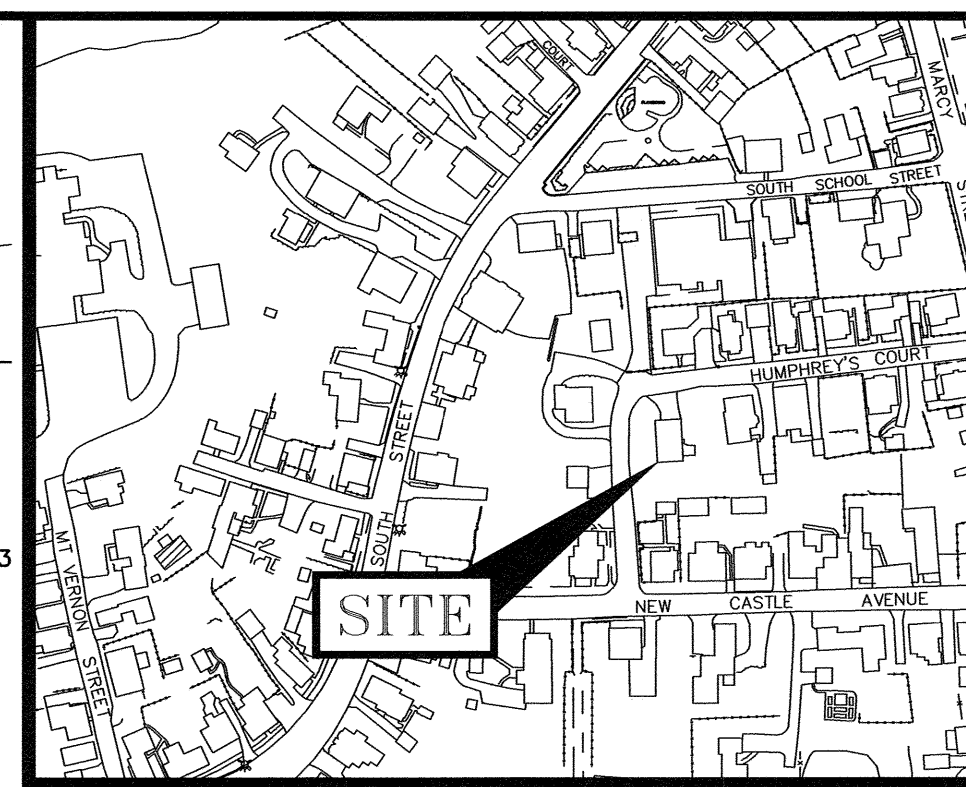
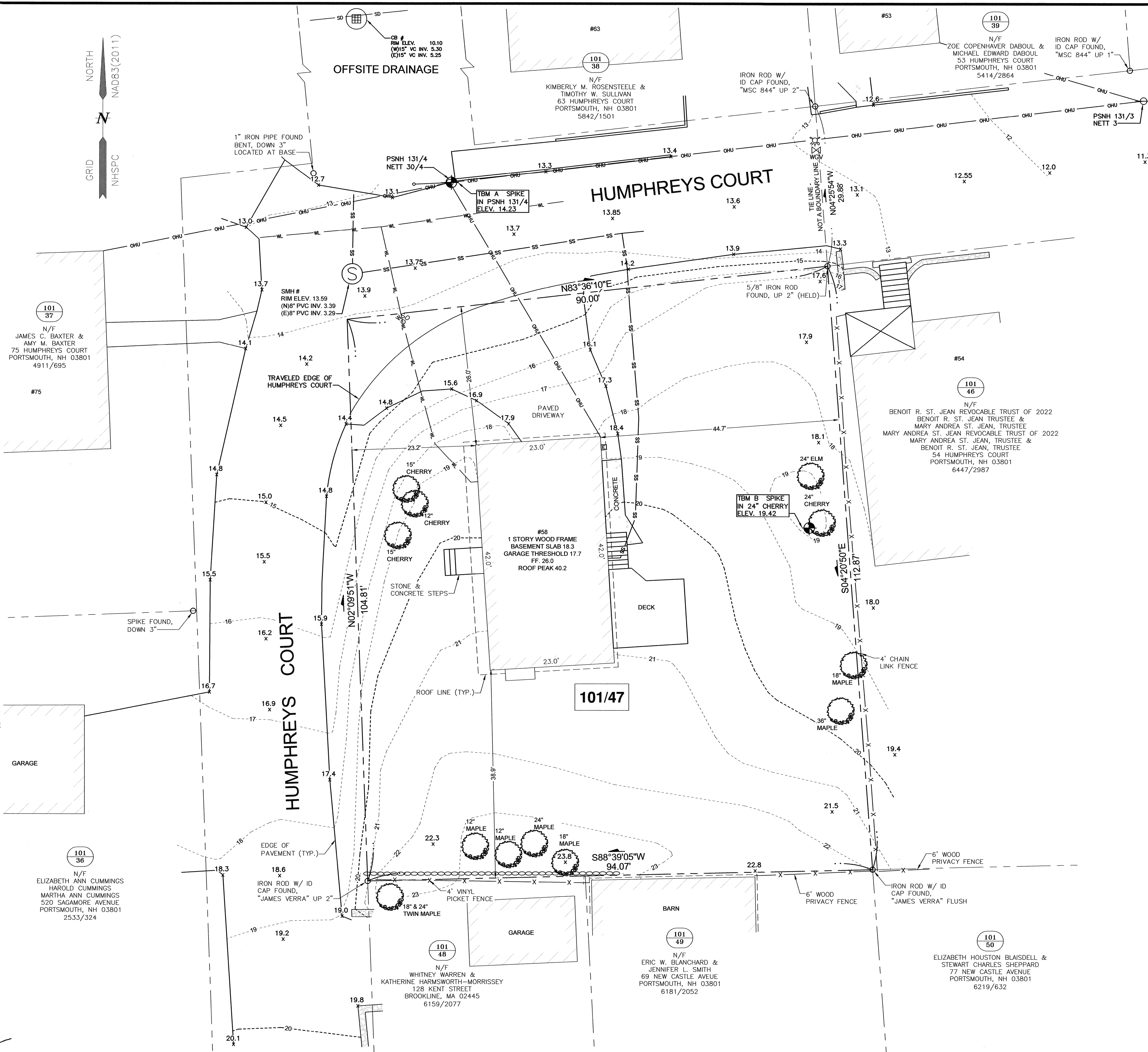


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILLIP A. YETMAN, LLS 1122

7/10/2025
DATE

NORTH
NAD83(2011)
GRID
NHSPC



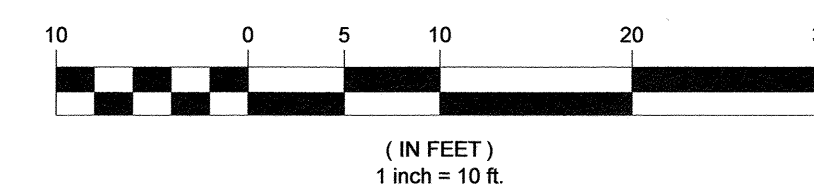
LOCATION MAP

SCALE: 1" = 200'

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
- OWNERS OF RECORD:
ROBERT M. SNOVER REVOCABLE TRUST
DARCY E. DAVIDSON, TRUSTEE
ROBERT M. SNOVER, TRUSTEE
60 TJ GAMESTER AVENUE
PORTSMOUTH, NH 03801
6589/369
RCRD PLAN # 0092 LOTS 9&10
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0250F, EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:
10,005 S.F.
0.2297 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENT:
MIN LOT AREA: 5,000 S.F.
FRONTAGE: 80 FEET
SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 25%
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS SHOW THE RESULTS OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.
- BUILDING DIMENSIONS AND OFFSETS SHOWN ARE TO THE FOUNDATION.

GRAPHIC SCALE



1	07/08/2025	ADD UTILITY LOCATIONS & GRADES	CSA	PAY
0	05/29/2025	ISSUED FOR COMMENT	CSA	PAY
REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

ROBERT M. SNOVER TRUST
58 HUMPHREY'S COURT, PORTSMOUTH, N.H.

TITLE

STANDARD BOUNDARY &
TOPOGRAPHIC SURVEY

DATE	OCTOBER 2024	SCALE	1" = 10'
DRAWN BY	CSA	DESIGNED BY	PAY
PROJECT No.	5010515	FIELD BOOK & PAGE	FB 379 PG 45
DRAWING No.	V101	REV	1

LEGEND:	
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	101 20
BENCHMARK	F.F.
FINISHED FLOOR	N/F
HYDRANT	10.2
IRON ROD/IRON PIPE FOUND	TBM
RAILROAD SPIKE SET	WGV
NOW OR FORMERLY	10.2
SEWER MANHOLE	10.2
SPOT ELEVATION	TBM
TEMPORARY BENCHMARK	WGV
TREE	10.2
UTILITY POLE	WGV
WATER GATE VALVE	WGV
WATER SHUT OFF	WGV
EDGE OF GRAVEL	---
EDGE OF PAVEMENT	---
FENCE	---
MINOR FOOT CONTOUR	---
MAJOR FOOT CONTOUR	---
OVERHEAD UTILITY LINE	---
APPROXIMATE ABUTTER'S PROPERTY LINE	---
PROPERTY LINE	---
STONE WALL	---
EDGE OF TRAVELED WAY	---
TIE / REFERENCE LINE	---

PLAN REFERENCES:

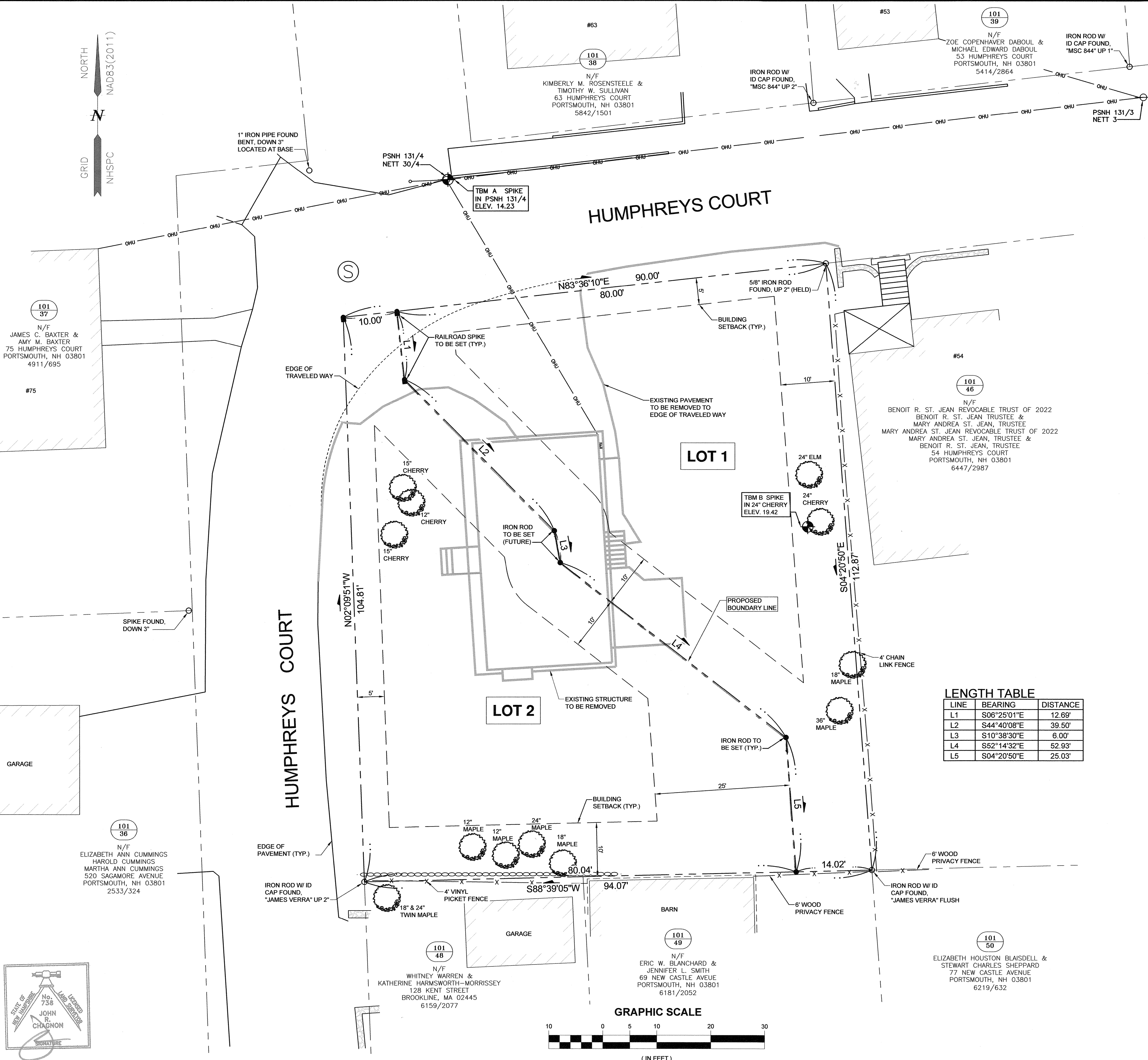
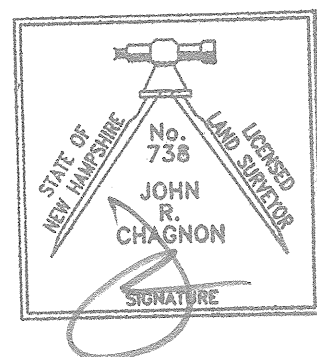
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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

"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."

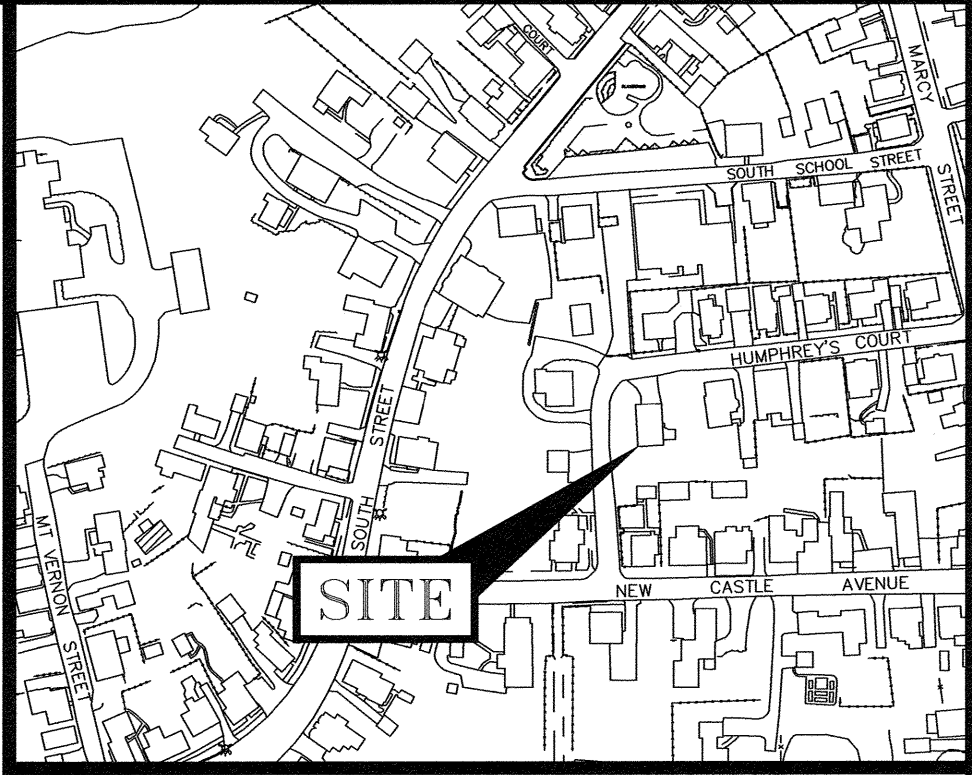
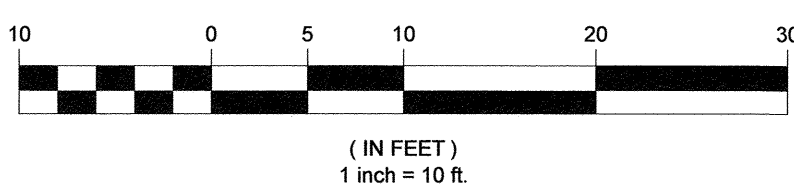
JOHN R. CHAGNON, LLS DATE



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S06°25'01\"E	12.69'
L2	S44°40'08\"E	39.50'
L3	S10°38'30\"E	6.00'
L4	S62°14'32\"E	52.93'
L5	S04°20'50\"E	25.03'

GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 200'

NOTES:

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PROPOSED LOT AREAS:
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LOT 2: 5,002 S.F.
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MIN LOT AREA: 5,000 S.F.
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SETBACKS: FRONT 5 FEET
SIDE 10 FEET
REAR 25 FEET
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MINIMUM OPEN SPACE: 25%
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- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH INTO 2 LOTS.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.

1	7/21/2025	ISSUED FOR APPROVAL	CSA	JRC
0	05/29/2025	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SITE PLANS



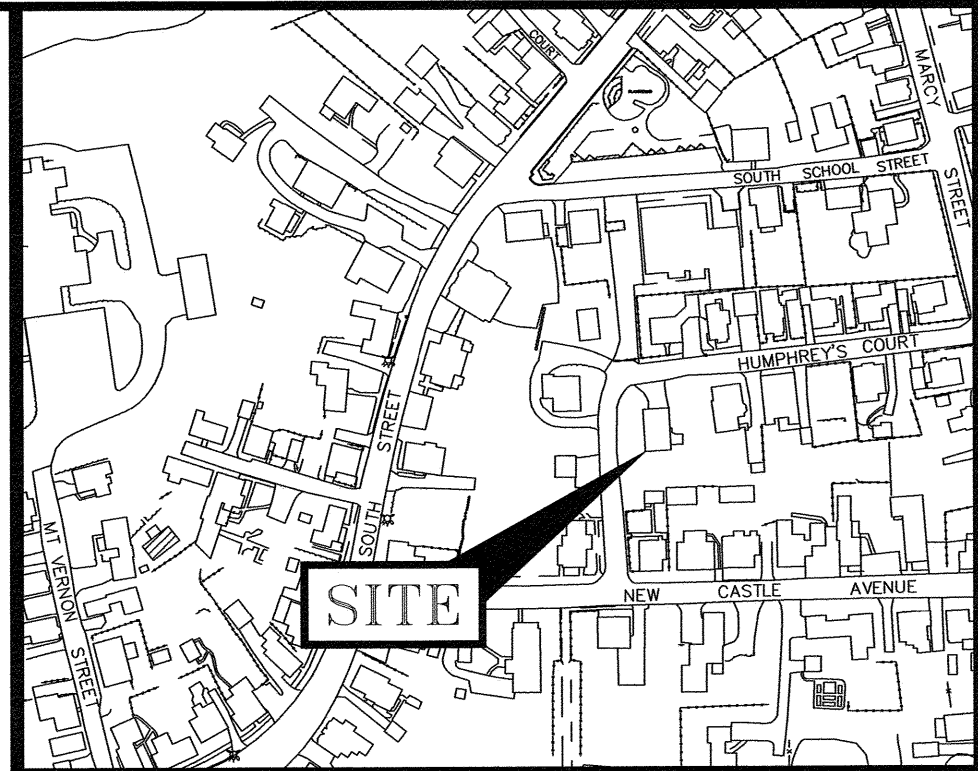
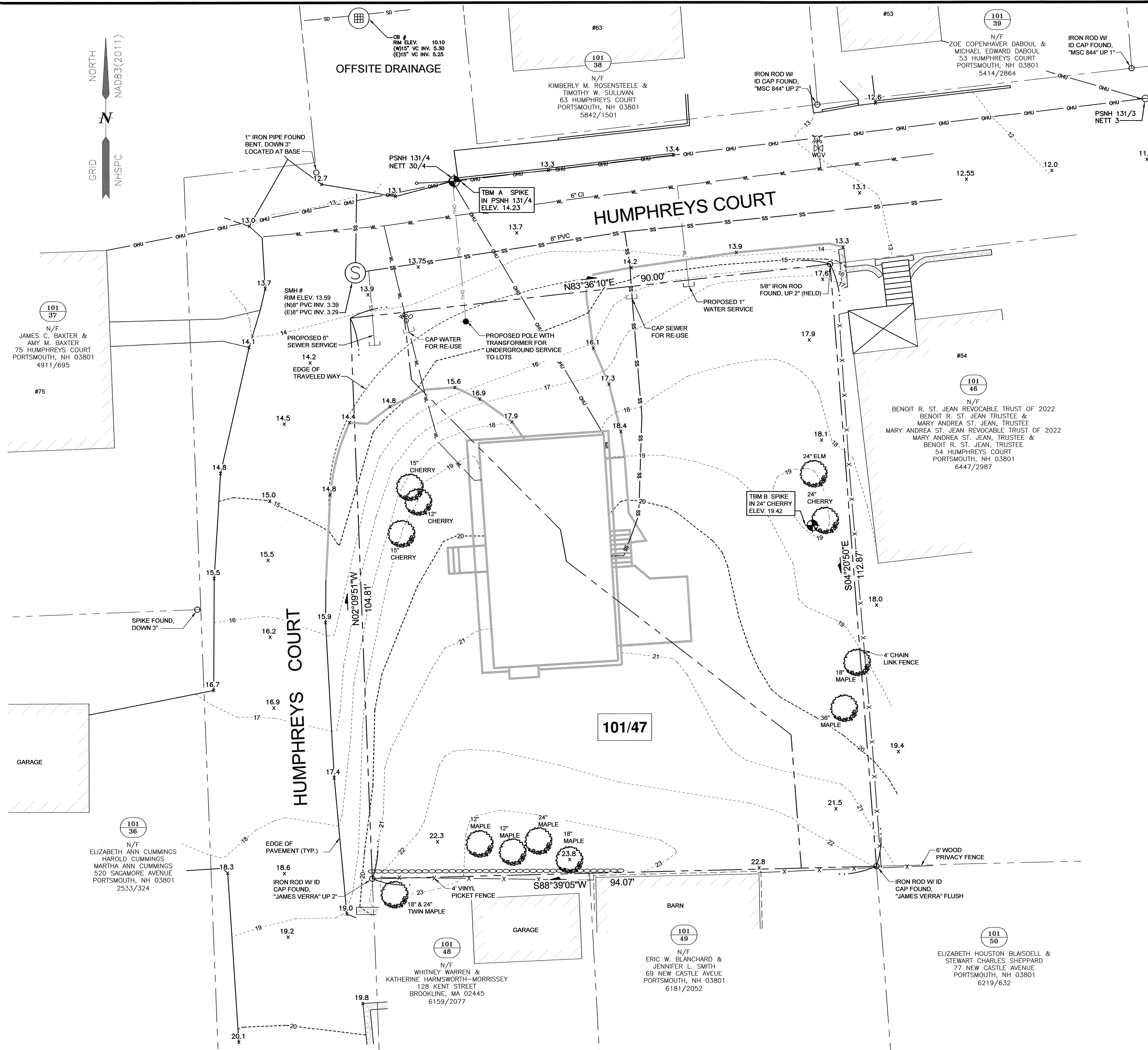
PROJECT
ROBERT M. SNOVER TRUST
58 HUMPHREYS COURT, PORTSMOUTH, N.H.

SUBDIVISION PLAN

DATE	MAY 2025	SCALE	1" = 10'
DRAWN BY	SJR	DESIGNED BY	SJR/JRC
PROJECT No.	5010515	CHECKED BY	JRC
DRAWING No.	C201	FIELD BOOK & PAGE	FB 379 PG 45
REV.	1		

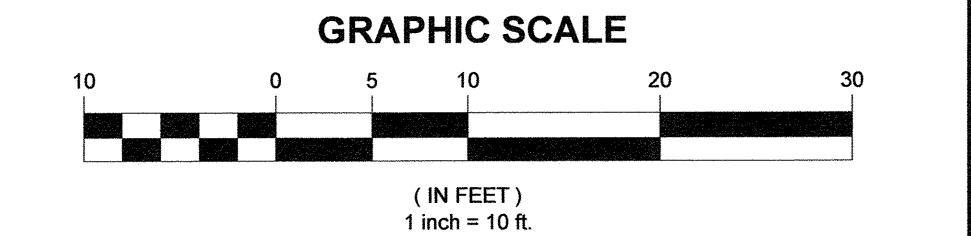
FILE LOCATION: P:\NH\510518-ROBERT_SNOVER\01-58 HUMPHREYS COURT, PORTSMOUTH - CSA\03-CAD_FILES\010518 SITE.DWG, 2025/07/21, 11:17 AM

LEGEND:	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD/ IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
OVERHEAD UTILITY LINE	
APPROXIMATE ABUTTER'S PROPERTY LINE	
PROPERTY LINE	
SANITARY SEWER	
STONE WALL	
EDGE OF TRAVELED WAY	
TIE / REFERENCE LINE	



LOCATION MAP SCALE: 1" = 200'

- NOTES:**
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 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED UTILITIES TO SERVICE THE SNOVER SUBDIVISION.
 - EACH PROPOSED LOT WILL HAVE ITS OWN DRIVEWAY.



1	7/21/2025	ISSUED FOR APPROVAL	CSA	JRC
0	05/29/2025	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

SITE PLANS				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT ROBERT M. SNOVER TRUST 58 HUMPHREYS COURT, PORTSMOUTH, N.H.				
TITLE UTILITY PLAN				
DATE MAY 2025		SCALE 1" = 10'		
DRAWN BY SJR		DESIGNED BY SJR/JRC		CHECKED BY JRC
PROJECT No. 5010515		FIELD BOOK & PAGE FB 379 PG 45		
DRAWING No. C202				REV. 1