



HALEY WARD

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

29 January 2025

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Request for Conceptual (Subdivision) Consultation at Peverly Hill Road & Banfield Road,
Tax Map 255, Lot 2**

Dear Mr. Chellman and Planning Board Members:

On behalf of Chinburg Development, we are pleased to submit the attached plan set for **Conceptual Consultation** for the above-mentioned project and request that we be placed on the agenda for your **February 20, 2025**, Meeting. The project is the subdivision of an existing parcel into five new residential lots with the associated and required site improvements.

The site is currently vacant, approximately 8.5-acre parcel that is located within the SRA Zoning District. The applicant has entered into a Purchase and Sale Agreement with the owner. The site is bifurcated by an existing wetland and wetland buffer. Two proposed lots would access Peverly Hill Road, and three would access Banfield Road. The applicant is proposing to connect each lot to the public sewer, water, and power and communications systems located within/along Peverly Hill Road and Banfield Road.

The following plans are included in our submission:

- Standard Boundary Survey & Existing Conditions Plan – This plan shows the results of a Standard Boundary Survey and the existing property conditions.
- Subdivision Plan – This plan shows the proposed lot lines.
- Subdivision Site Plan - This plan shows the site building envelopes.

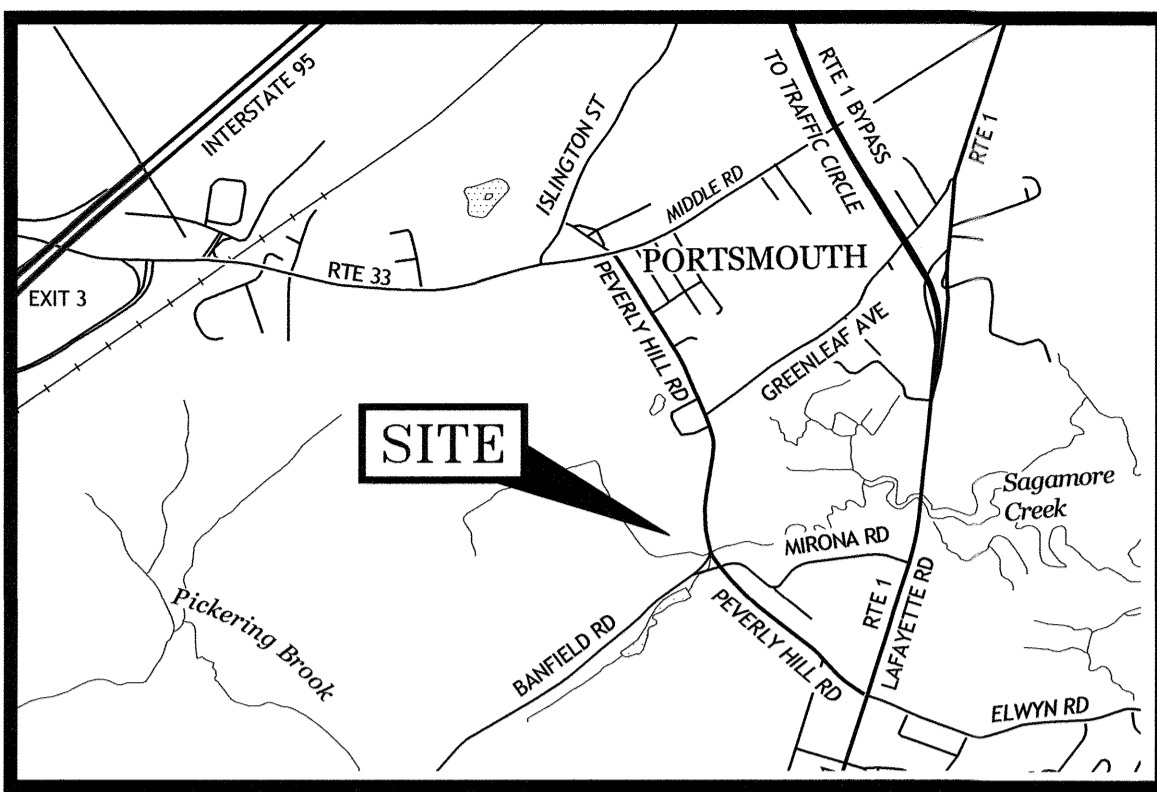
We look forward to an in-person presentation and the Planning Board's review of this submission.

Sincerely,

Jon Whitten, Jr., PE (Maine)

Senior Project Manager

P:\NH\5010220-Chinburg_Builders\001-Peverly Hill Rd. & Banfield Rd. - JHW\03-WIP_Files\Planning Board Submission Letter 1-29-25.doc



LOCATION MAP SCALE: 1"=2000'

LEGEND:

- N/F NOW OR FORMERLY RECORD OF PROBATE
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
- 4553/432 DEED BOOK/PAGE
- BOUNDARY SETBACK
- IRON ROD/PIPE FOUND
- EDGE OF PAVEMENT
- FRESHWATER WETLAND LINE
- HYDRANT
- OVERHEAD ELECTRIC/WIRES
- CONTOUR
- 100
- UTILITY POLE (w/ GUY) (UP)
- FP FAIR POINT
- ES EVERSOURCE
- PSNH PUBLIC SERVICE OF NEW HAMPSHIRE
- (CALC) CALCULATED
- E ELECTRIC METER
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- FF FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
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- FRESH WATER WETLAND TO BE SET
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PLAN REFERENCES:

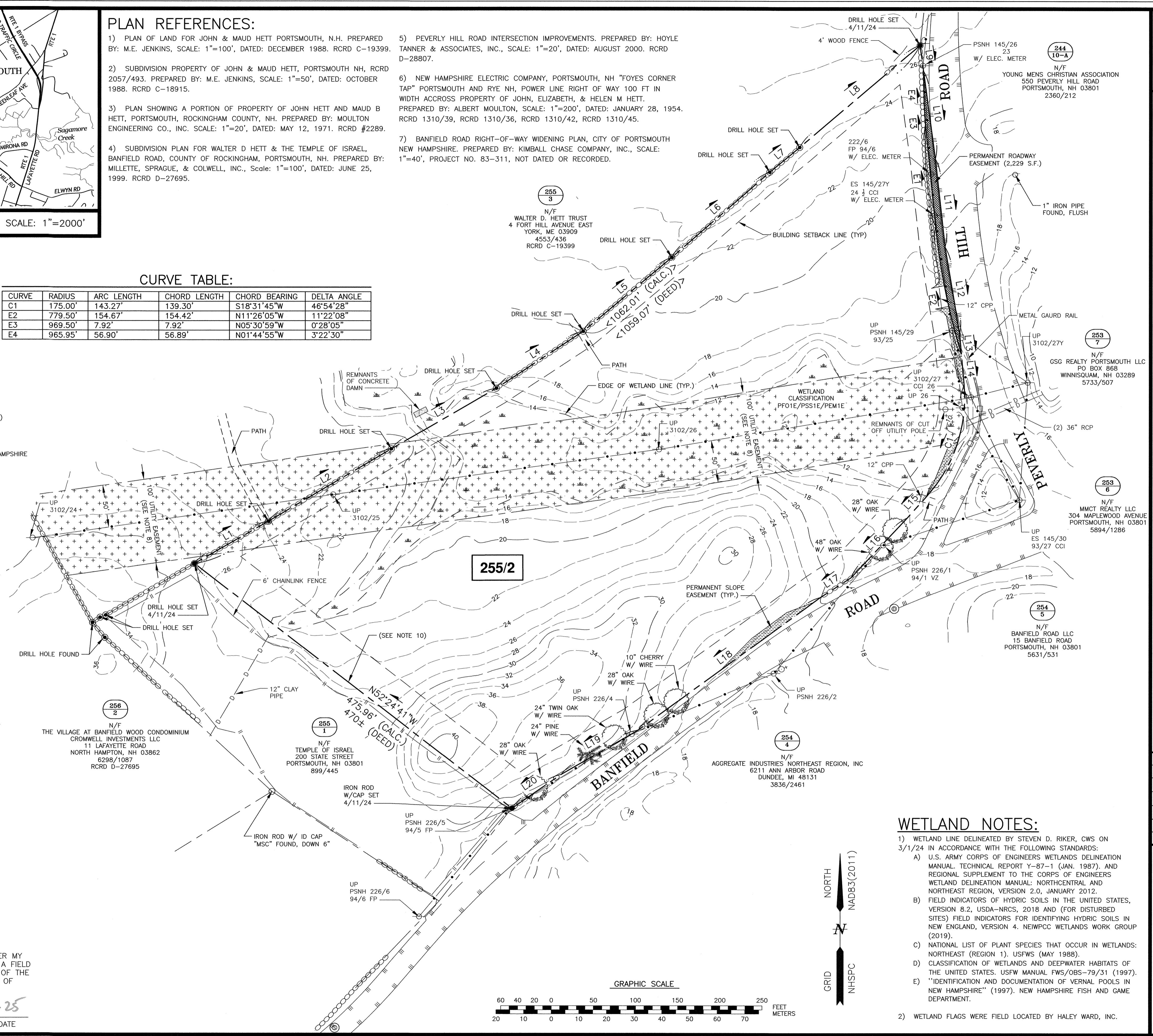
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CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	143.27'	139.30'	S18°31'45"W	46°54'28"
E2	779.50'	154.67'	154.42'	N11°26'05"W	11°22'08"
E3	969.50'	7.92'	7.92'	N05°30'59"W	0°28'05"
E4	965.95'	56.90'	56.89'	N01°44'55"W	3°22'30"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N60°14'31"E	100.91'
L2	N59°28'46"E	169.37'
L3	N59°58'57"E	143.89'
L4	N56°42'48"E	123.27'
L5	N50°09'02"E	136.90'
L6	N48°55'47"E	154.07'
L7	N50°13'41"E	46.30'
L8	N49°42'27"E	187.30'
L9	S07°44'22"E	30.73'
L10	S07°44'20"E	105.29'
L11	S06°18'17"E	105.22'
L12	S09°33'00"E	104.35'
L13	S05°03'09"E	24.11'
L14	S04°55'29"E	37.13'
L15	S41°59'00"W	34.17'
L16	S43°13'04"W	97.52'
L17	S57°03'33"W	42.99'
L18	S53°54'24"W	268.10'
L19	S60°03'05"W	105.30'
L20	S55°32'09"W	70.74'
E1	N05°45'02"W	120.34'



HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 200 Griffin Rd. Unit 14
 Portsmouth, New Hampshire 03801
 603.430.9282
 WWW.HALEYWARD.COM

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 255 AS LOT 2.
 - 2) OWNERS OF RECORD:
 WALTER D. HETT TRUST
 WALTER D. HETT TRUSTEE
 4 FORT HILL AVENUE
 YORK, ME 03909
 4553/432 (PARCEL 1)
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA:
 371,824 S.F.
 8.54 ACRES
 - 5) PARCEL IS LOCATED IN SINGLE RESIDENCE A (SRA) DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 43,560 S.F.
 FRONTAGE: 150 FEET
 DEPTH: 200 FEET
 SETBACKS:
 FRONT 30 FEET
 SIDE 20 FEET
 REAR 40 FEET
 MAXIMUM STRUCTURE HEIGHT: 35 FEET
 MAXIMUM STRUCTURE COVERAGE: 10%
 MINIMUM OPEN SPACE: 50%
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND WETLANDS LOCATION ON ASSESSOR'S MAP 255 LOT 2 IN THE CITY OF PORTSMOUTH.
 - 8) PARCEL IS SUBJECT TO A P.S.N.H. UTILITY EASEMENT, SEE RCRD 1310/37 AND 1310/39.
 - 9) PARCEL IS SUBJECT TO A PERMANENT ROADWAY EASEMENT AND PERMANENT SLOPE EASEMENTS CONTAINED IN A DEED FROM WALTER D. HETT TO THE CITY OF PORTSMOUTH, SEE RCRD 3563/686 AND RCRD D-28807.
 - 10) SEE NEW HAMPSHIRE STATUTE, TITLE XXVI CHAPTER: 289:3 LOCATION.III. NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF A KNOWN BURIAL SITE OR WITHIN 25' OF THE BOUNDARIES OF AN ESTABLISHED BURIAL GROUND OR CEMETERY.
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 - 12) TOPOGRAPHY SHOWN HEREON DERIVED FROM LIDAR BARE EARTH DIGITAL ELEVATION MODEL 2022 OBTAINED FROM NH GRANIT.

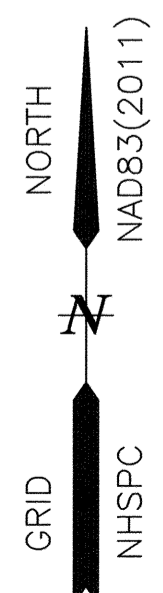
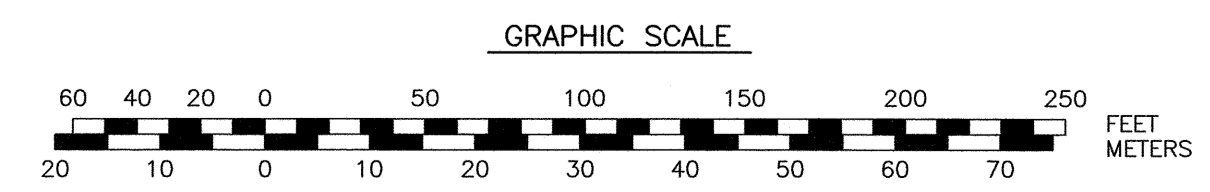
NO.	DESCRIPTION	DATE
2	ISSUED TO CITY	1/24/25
1	MONUMENTS SET	4/11/24
0	ISSUED FOR COMMENT	4/5/24

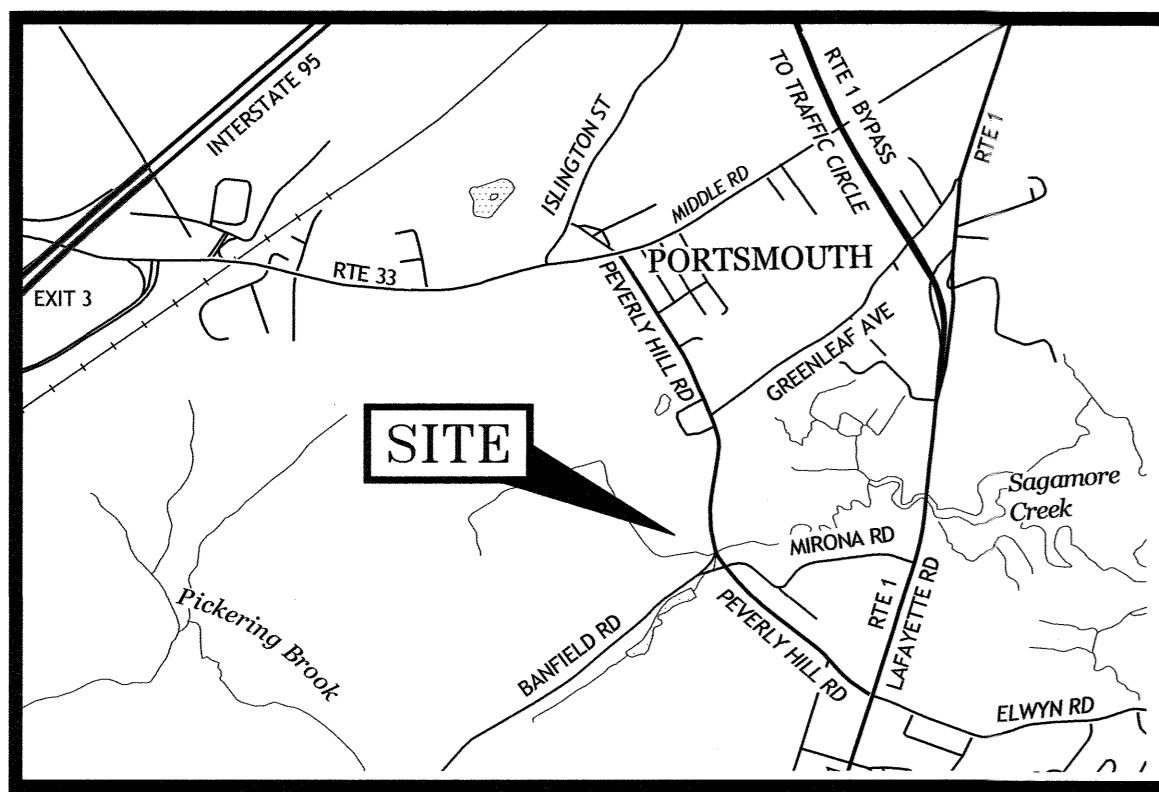
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 C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
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- 2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

"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 738 DATE 1.24.25





LOCATION MAP SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
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RCRD	ROCKINGHAM COUNTY
	REGISTRY OF DEEDS
	MAP 11 / LOT 21
4553/432	DEED BOOK/PAGE
---	BOUNDARY
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LINE TABLE

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L25	N 49°42'27" E	187.30'
L26	S 76°18'25" W	87.96'
L27	N 72°39'09" W	90.59'
L28	N 41°04'13" W	86.05'
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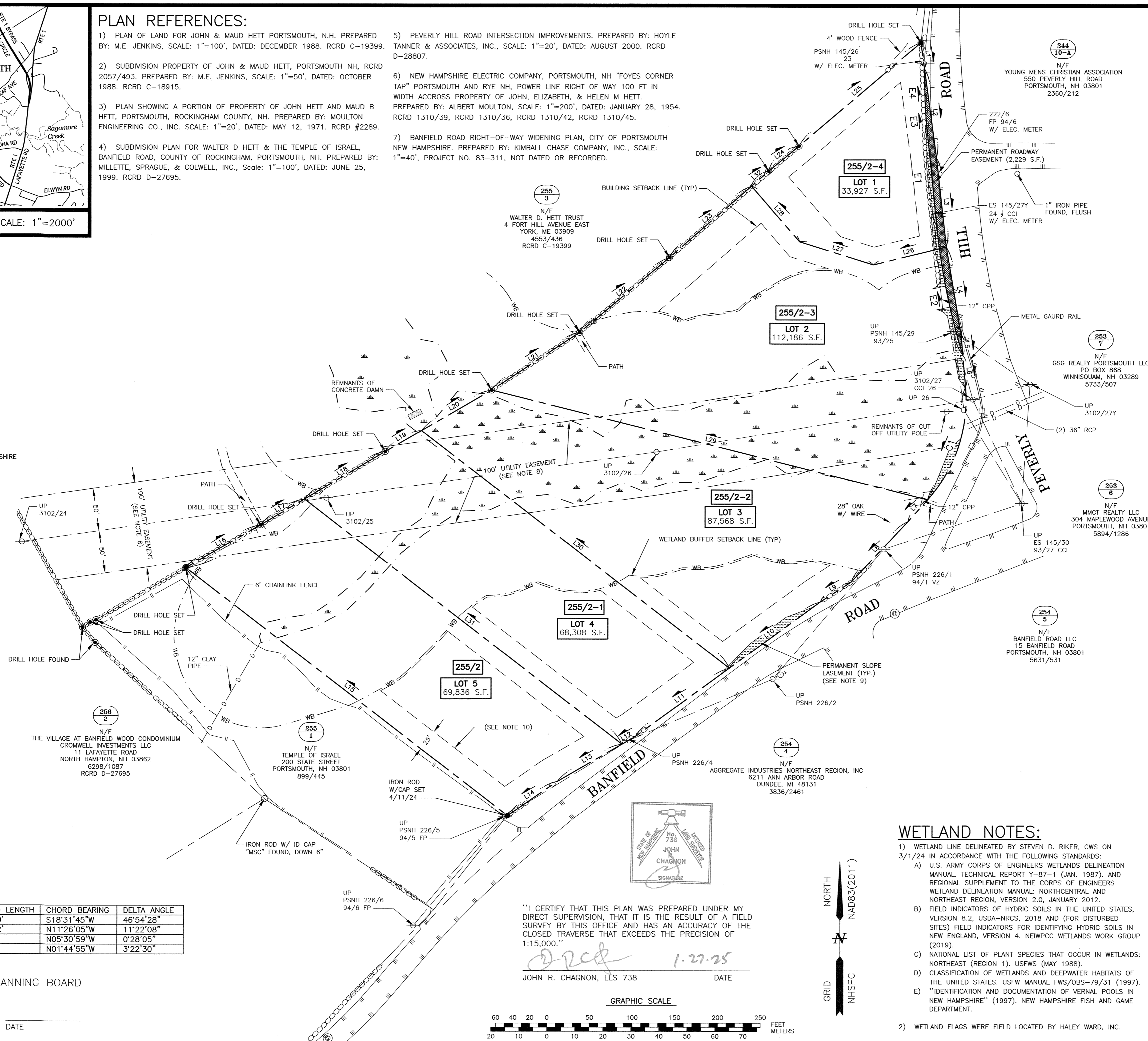
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APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

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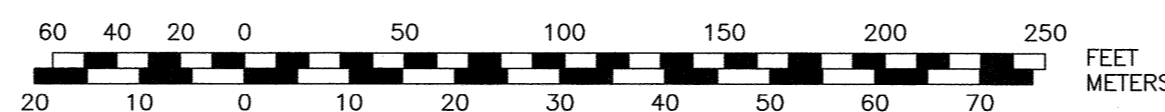
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JOHN R. CHAGNON, LLS 738 DATE 1-27-25

GRAPHIC SCALE



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
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WALTER D. HETT TRUSTEE
4 FORT HILL AVENUE
YORK, ME 03909
4553/432 (PARCEL 1)

APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWMARKET, NH 03847
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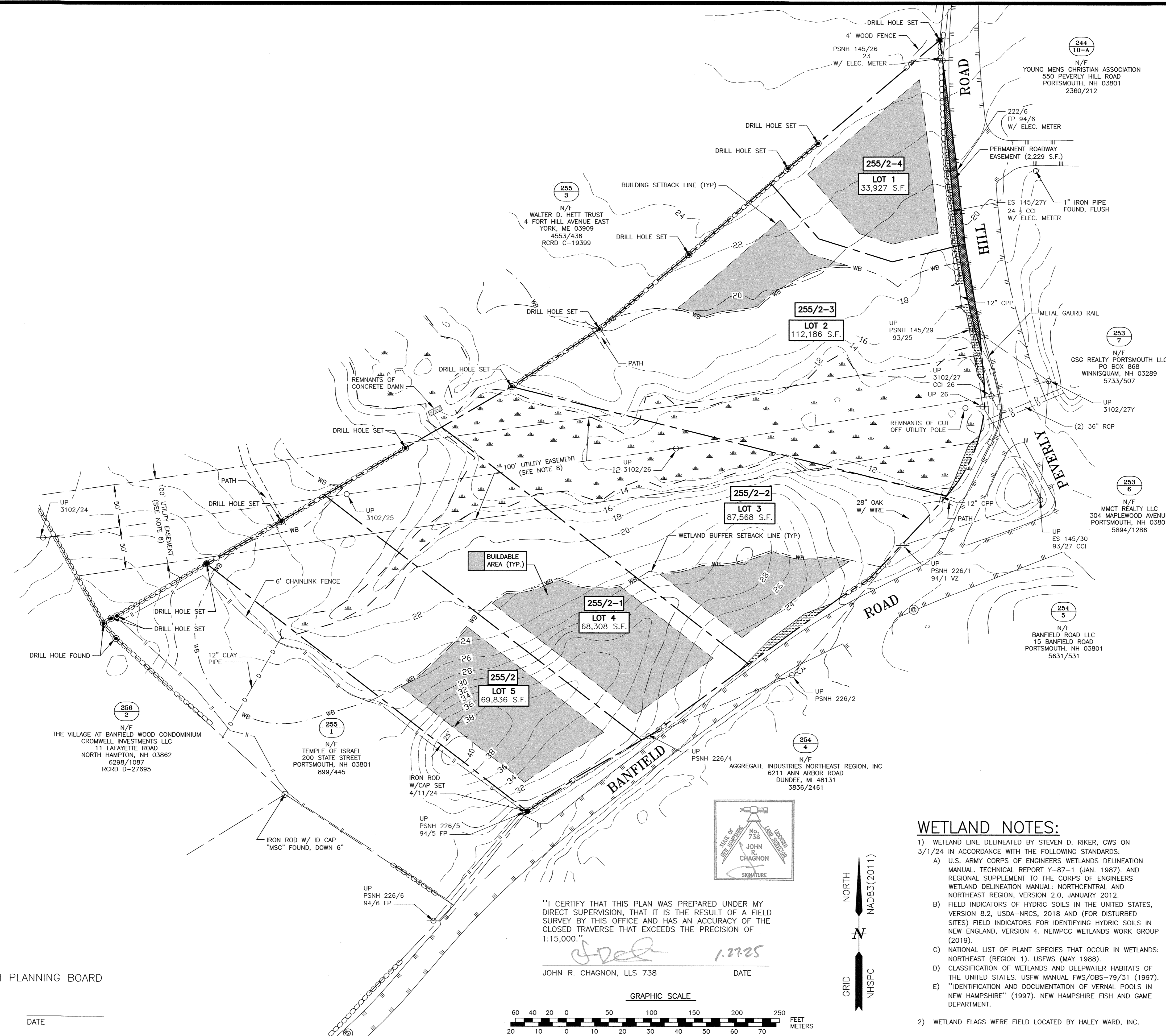
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NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/27/25

SUBDIVISION PLAN
TAX MAP 255 - LOT 2

OWNER:
WALTER D. HETT
BANFIELD ROAD &
PEVERLY HILL ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

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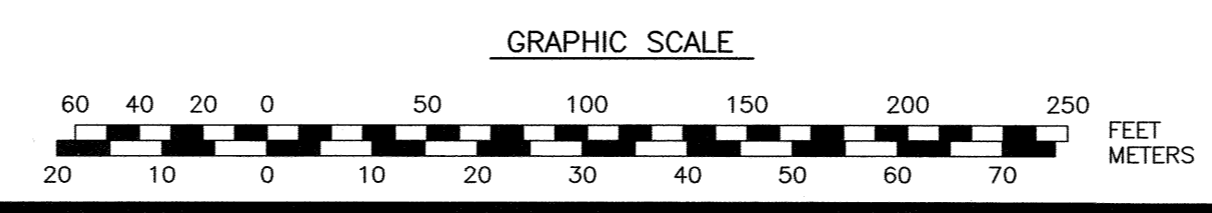


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

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John R. Chagnon
 JOHN R. CHAGNON, LLS 738 DATE 1.27.25



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REVISIONS		

**SUBDIVISION SITE PLAN
 TAX MAP 255 - LOT 2**

OWNER:
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 BANFIELD ROAD &
 PEVERLY HILL ROAD
 CITY OF PORTSMOUTH
 COUNTY OF ROCKINGHAM
 STATE OF NEW HAMPSHIRE