



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.

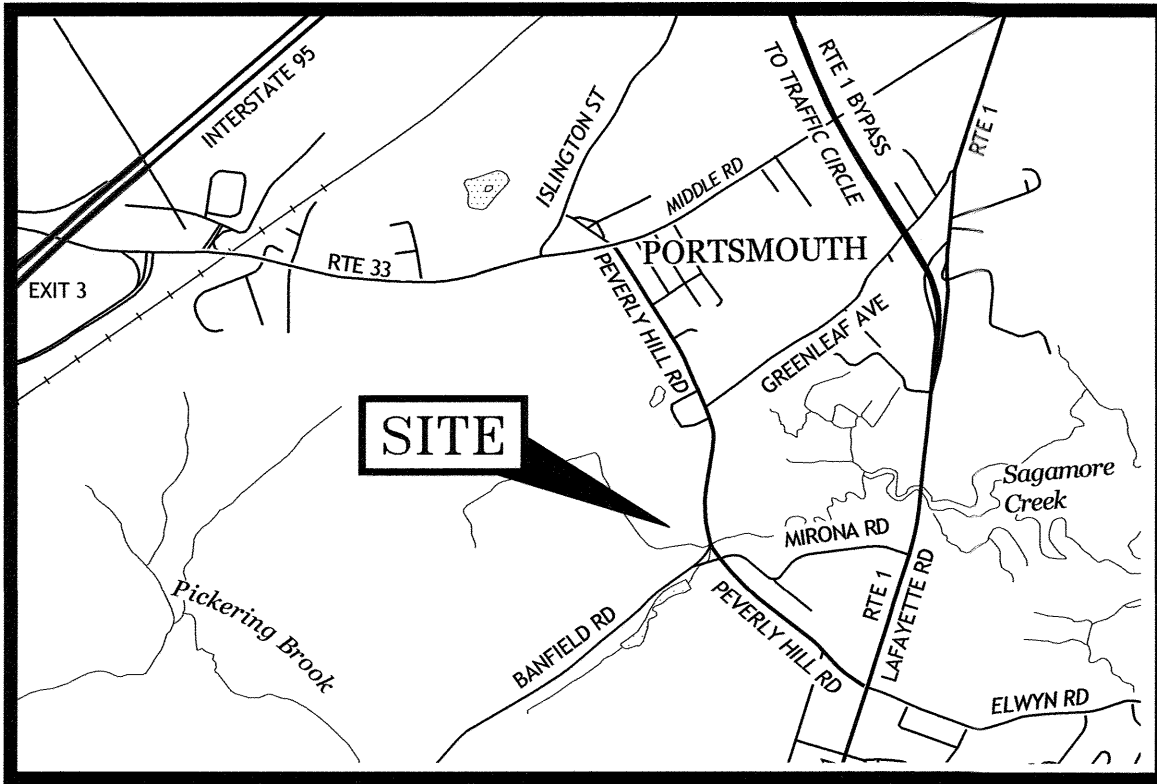
The following plans are included in our submission:

- 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.
- Utility Site Plan - This plan shows proposed utilities

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



LOCATION MAP

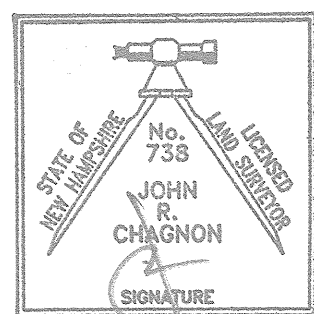
SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
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
---	UTILITY POLE (w/ GUY) (UP)
FP	FAIR POINT
ES	EVSOURCE
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
(CALC)	CALCULATED
EL	ELECTRIC METER
EL	ELEVATION
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
W	FRESH WATER WETLAND
TBS	TO BE SET

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'



"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. CHANNON, LLS 738

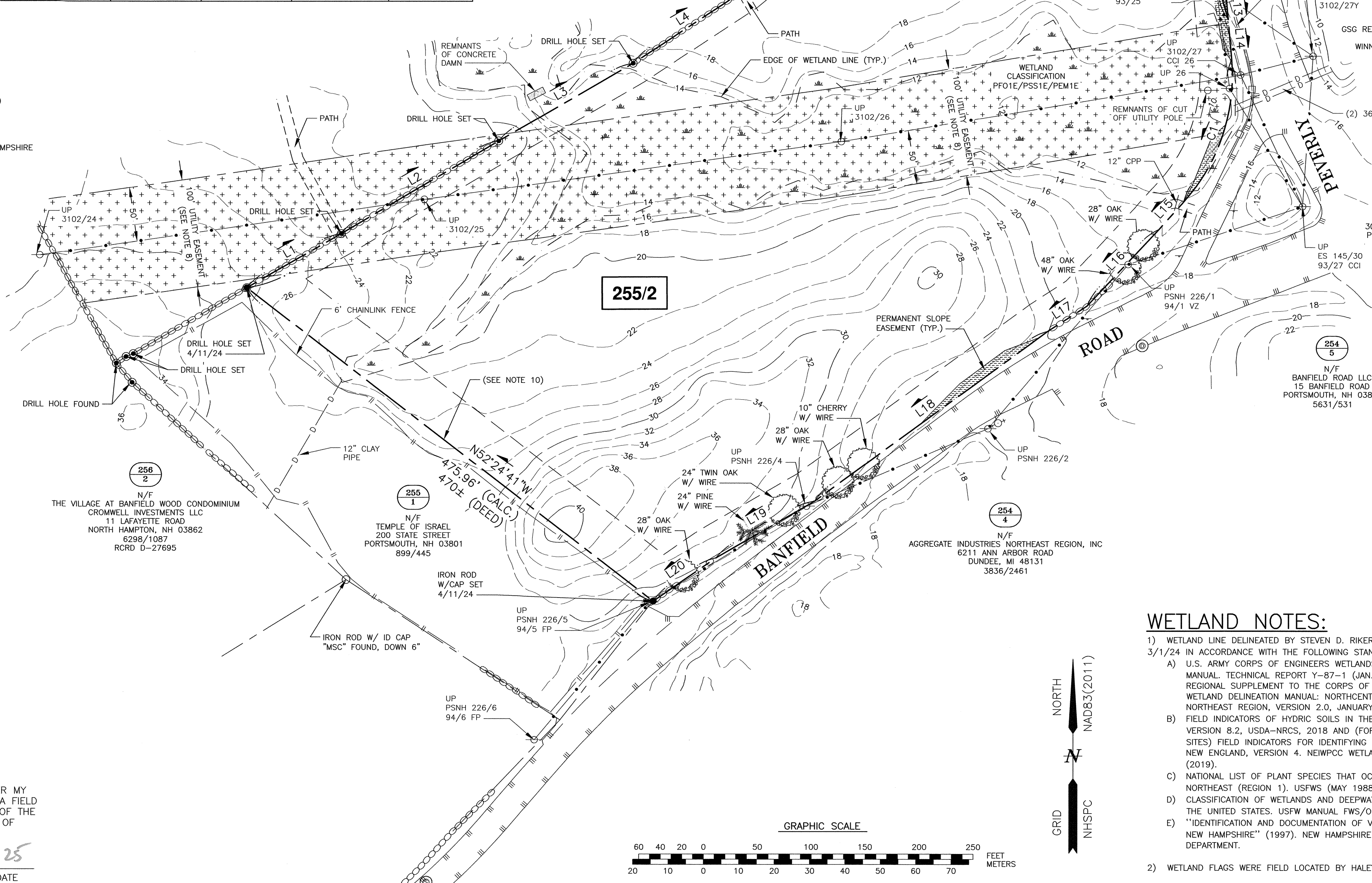
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- 6) NEW HAMPSHIRE ELECTRIC COMPANY, PORTSMOUTH, NH "FOYES CORNER TAP" PORTSMOUTH AND RYE NH, POWER LINE RIGHT OF WAY 100 FT IN WIDTH ACCROSS PROPERTY OF JOHN, ELIZABETH, & HELEN M HETT. PREPARED BY: ALBERT MOULTON, SCALE: 1"=200', DATED: JANUARY 28, 1954. RCRD 1310/39, RCRD 1310/36, RCRD 1310/42, RCRD 1310/45.
- 7) BANFIELD ROAD RIGHT-OF-WAY WIDENING PLAN, CITY OF PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE: 1"=40', PROJECT NO. 83-311, NOT DATED OR RECORDED.

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"



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 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. NEWPCC WETLANDS WORK GROUP (2019).
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 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS 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 HALEY WARD, INC.



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

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

STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN TAX MAP 255 - LOT 2

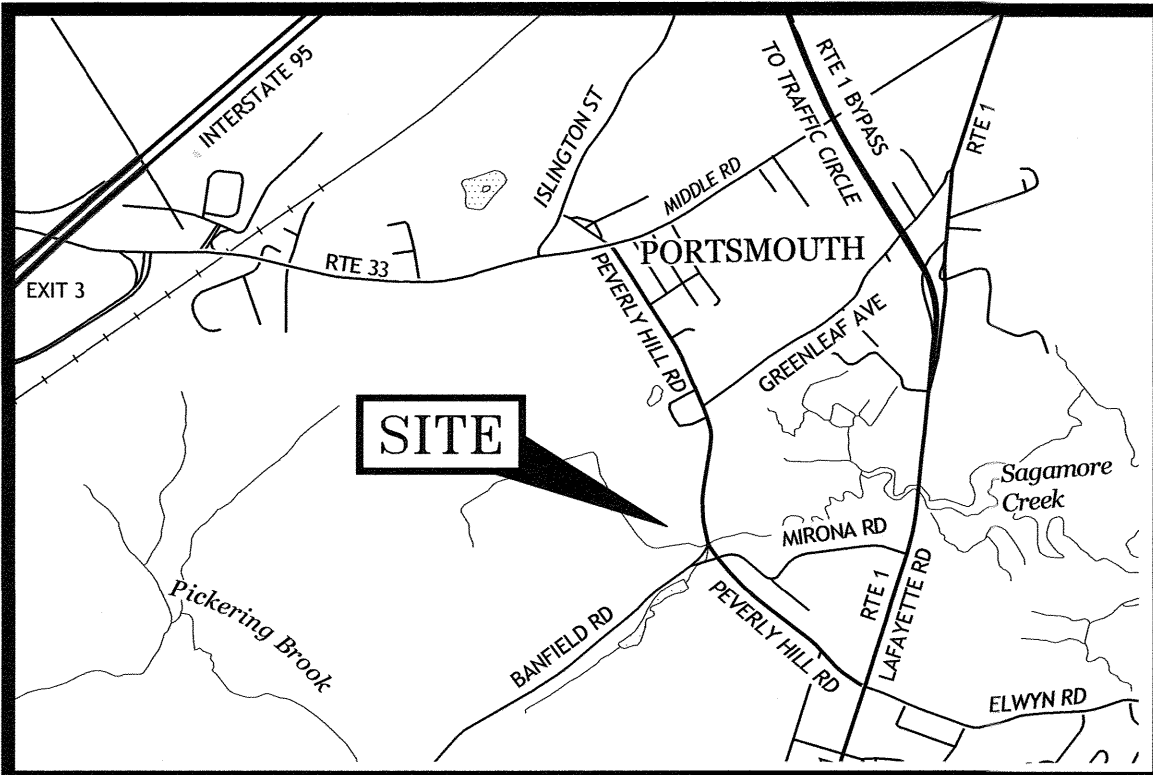
FOR
WALTER D. HETT
BANFIELD ROAD
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1"=60'

MARCH 2024

FB 499 & PG 1

5010419.001



LOCATION MAP

SCALE: 1"=2000'

LEGEND:

N/F	NOW OR FORMERLY
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L21	N 56°42'48" E	123.27'
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L23	N 48°55'47" E	127.34'
L24	N 50°13'41" E	46.30'
L25	N 49°42'27" E	187.30'
L26	S 52°59'15" W	502.60'
L27	N 75°56'01" W	123.44'
L28	N 75°56'01" W	403.33'
L29	N 52°22'34" W	455.57'
L30	N 52°22'34" W	470.09'
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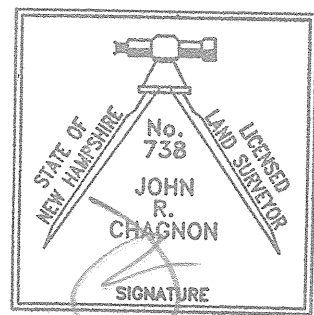
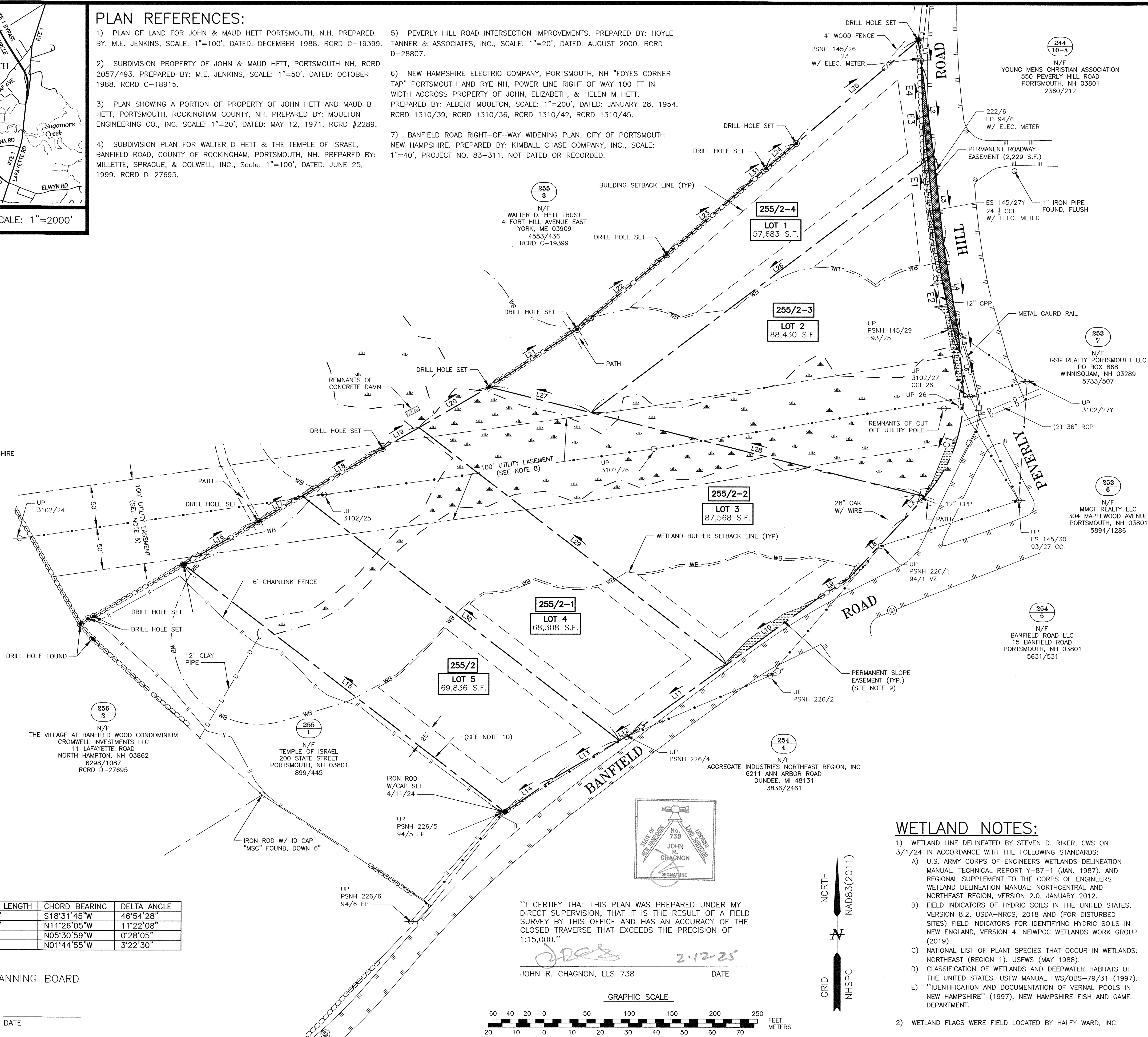
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

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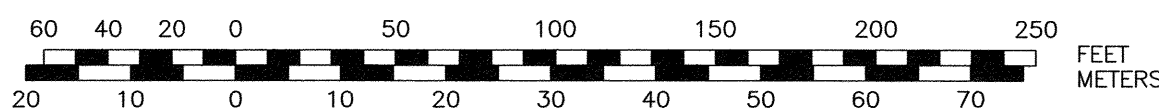


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JOHN R. CHAGNON, LLS 738

DATE

GRAPHIC SCALE



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 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: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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NOTES:

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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
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.
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MAXIMUM STRUCTURE COVERAGE: 10%
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- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A 5 LOT SUBDIVISION ON ASSESSOR'S MAP 255 LOT 2 IN THE CITY OF PORTSMOUTH.
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NO.	DESCRIPTION	DATE
1	LOTS	2/12/25
0	ISSUED FOR COMMENT	1/27/25

REVISIONS

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

SCALE: 1"=60'

JANUARY 2025

FB 499 & PG 1

5010220



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CHINBURG DEVELOPMENT
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NEWMARKET, NH 03847

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REVISIONS

SUBDIVISION SITE PLAN
TAX MAP 255 - LOT 2

OWNER:

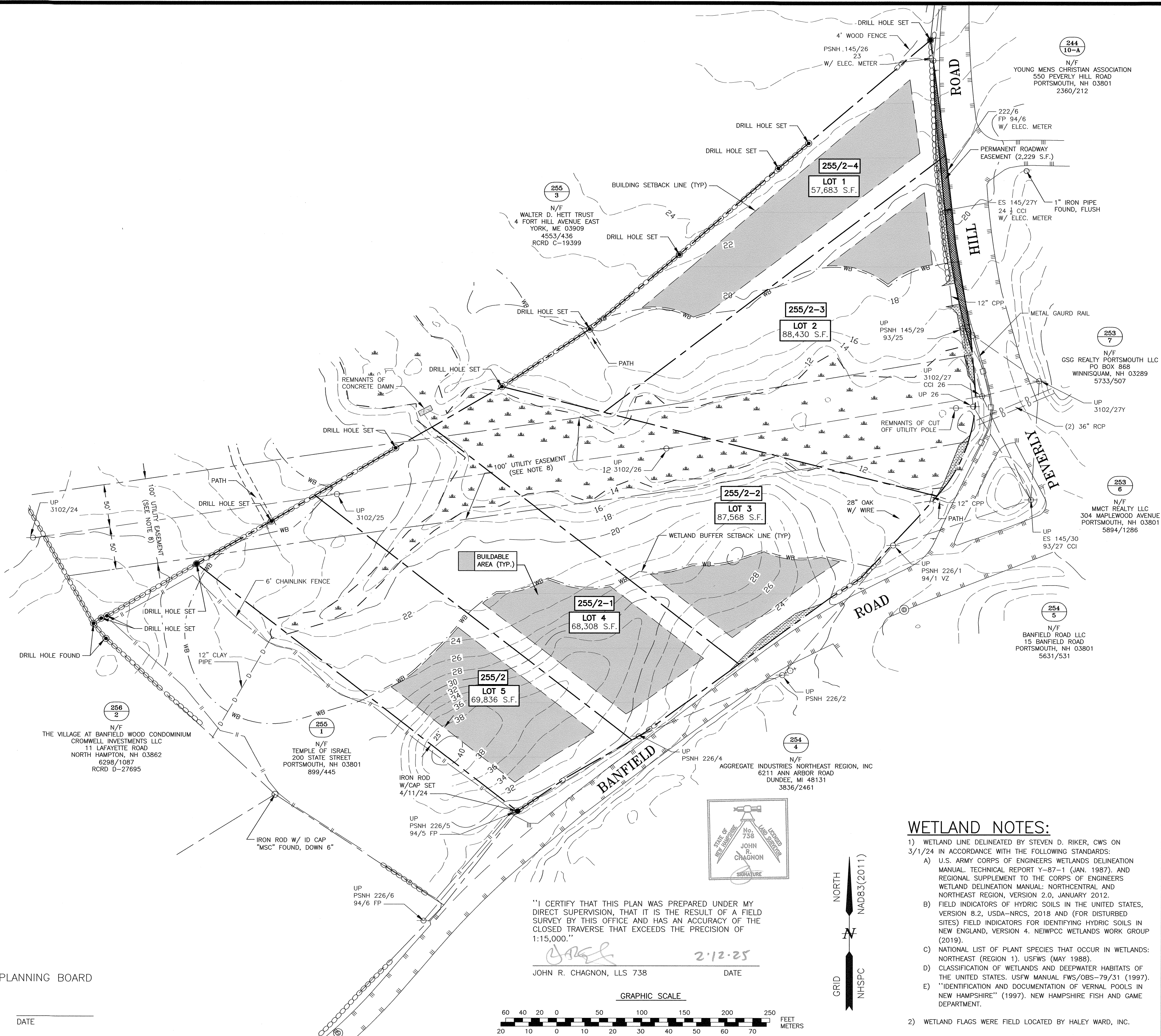
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CITY OF PORTSMOUTH
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STATE OF NEW HAMPSHIRE

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FB 499 & PG 1

5010220



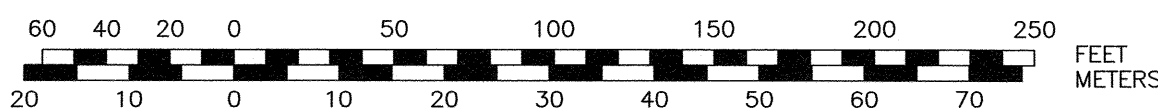
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2/12/25

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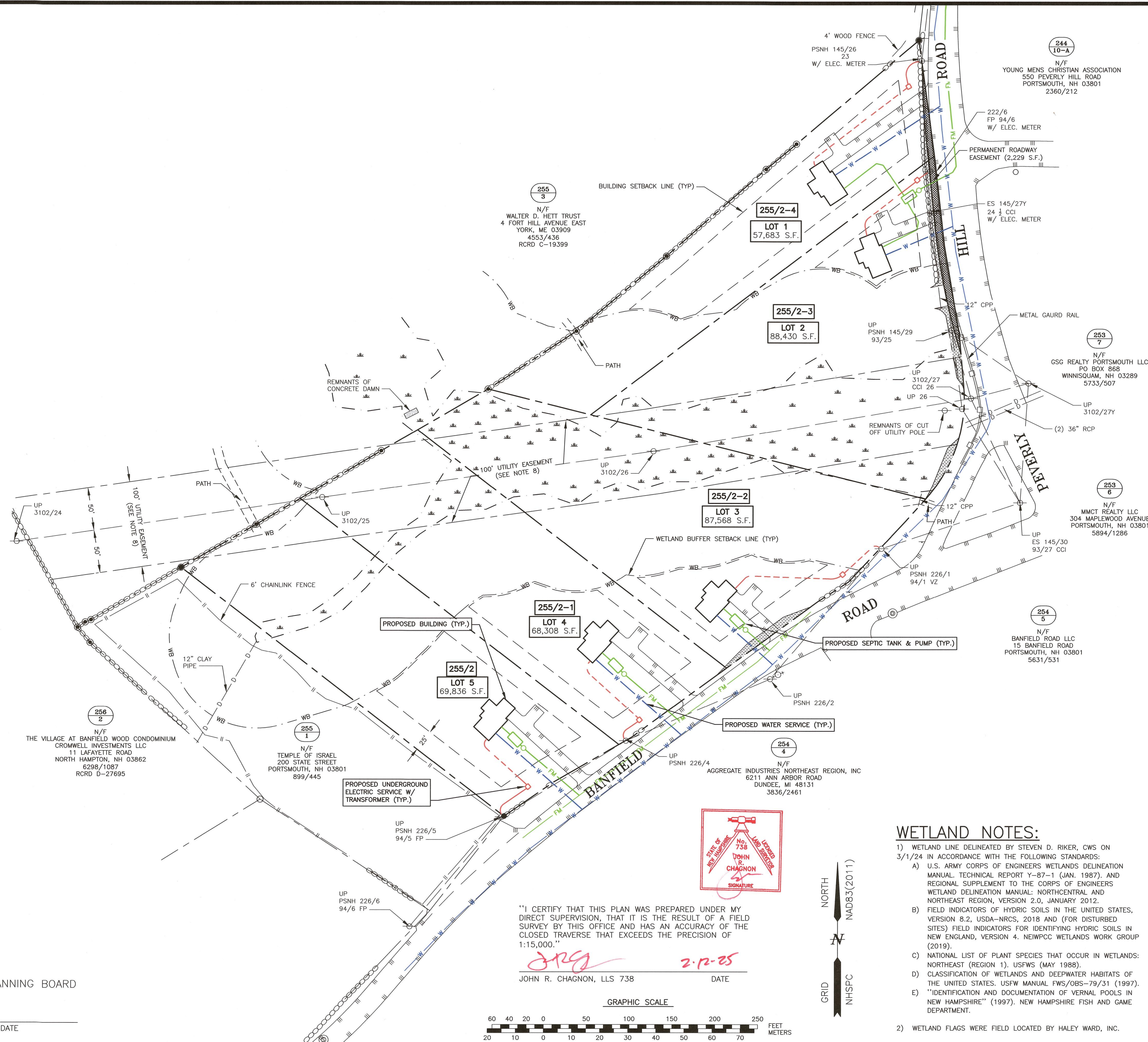
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DATE

NOTES:

- 1) 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.
- 2) 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.
- 3) 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).



APPROVED BY THE PORTSMOUTH PLANNING BOARD

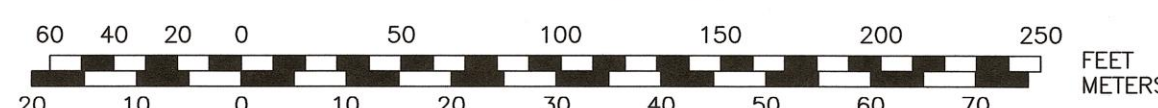
CHAIRMAN _____ DATE _____

"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 738

DATE

GRAPHIC SCALE



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 3/1/24 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: NORTHEASTRAL 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. NEWPCC 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. USFWS 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 HALEY WARD, INC.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/12/25

REVISIONS

UTILITY SITE 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

SCALE: 1"=60' JANUARY 2025

FB 499 & PG 1

5010220