

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: 2024-11-11

Property Address: 119 Diamond Drive

Application #: LU-24-199

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT	Meets Does Not Meet	All applicable requirements are shown on sheet S-1 with the exception of Section IV.9/V.8 requiring wetlands be shown, see waiver request.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets Does Not Meet	All applicable requirements are shown on sheet S-1 with the exception of Section V.8 requiring wetlands be shown, see waiver request.
3	SECTION VI - GENERAL REQUIREMENTS	Meets Does Not Meet	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with the General Requirements. • N/A per Section III.B.1
4	SECTION VII - DESIGN STANDARDS	Meets	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with these minimum requirements.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
		Does Not Meet	<ul style="list-style-type: none"> • N/A per Section III.B.1
5	<p><u>Other Board Findings:</u></p> <p>There is no proposed construction or site improvements as a part of this application. This lot line adjustment will make Map 220 Lot 31 conform to the minimum lot area requirement of 15,000 sf for the Single Residence B (SRB) zoning district.</p>		

DRAFT



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



October 30, 2024

Peter Stith, Planning Manager
City of Portsmouth, Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Via: View Point Cloud

**RE: Lot Line Revision Application
119 Diamond Drive & 827 Woodbury Avenue –
Lawrence P. Bornheimer Revocable Trust & Roman Catholic Bishop of Manchester –
Tax Map 220 Lot 31 & Tax Map 219 Lot 39
TFM Project #46077-100**

Dear Mr. Stith:

On behalf of our client, Lawrence P. Bornheimer, please find a Lot Line Revision Application submission relative to the above-referenced project. The following materials are included in this submission:

- **Check for Planning Board Fee Paid to “City of Portsmouth” (\$250);**
- **Letter of Authorization – Map 220 Lot 31;**
- **Letter of Authorization – Map 219 Lot 39;**
- **Lot Line Revision Application Checklist (1 copy);**
- **Abutter’s List (1 copy);**
- **Abutter’s List (3 set of labels); and**
- **Plan entitled “Tax Map 220 Lot 31 & Map 219 Lot 39, Lot Line Adjustment Plan, 119 Diamond Drive & 827 Woodbury Avenue, Portsmouth, New Hampshire”, prepared by TFMoran, Inc., dated October 25, 2024, (1 copy at 22”x34”).**

Project Description

The project includes relocating the common boundary line between Map 220 Lot 31 and Map 219 Lot 39 to encompass existing encroachments of Map 220 Lot 31 within Map 219 Lot 39. The existing Tax Map 220 Lot 31 is approximately 13,320 sf and currently contains one single-family dwelling. The existing Tax Map 219 Lot 39 is approximately 444,353 sf and contains the Corpus Christi Parish Gathering Hall & Meeting Center. The proposed lot line revision is to convey a 4,590 sf portion of Map 219 Lot 39 to Map 220 Lot 31. This portion of land currently contains a portion of the rear yard of Map 220 Lot 31, including a fence, retaining wall and drainage features.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222



Lot Line Revisions Application

October 30, 2024

119 Diamond Drive & 827 Woodbury Avenue – Tax Map 220 Lot 31 & Tax Map 219 Lot 39

TFM Project #46077-100

Based on our review of the City of Portsmouth Subdivision Regulations, we are requesting relief in the form of a waiver from the following section as part of this submission.

Waiver Request

Requirement: Subdivision Regulations Section IV.9/V.8: Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls, and soil types.

Reason for Waiver:

Because there is no proposed construction as a part of this lot line revision, we feel the location of these features is not necessary.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future.

We respectfully request that we be placed on the upcoming agenda for the Planning Board meeting on November 21, 2024.

If you have any questions or concerns, please do not hesitate to contact us.

Respectfully,
TFMoran, Inc.

Brenda Kolbow, LLS
Survey Department Manager

BMK/ghb

cc: Lawrence P. Bornheimer
Diocese of Manchester




Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



Letter of Authorization

I, Lawrence Bornheimer, trustee of Bornheimer Revocable Trust, 119 Diamond Drive, Portsmouth, NH, hereby authorize TFMoran, Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, to act on my behalf concerning property owned by Bornheimer Revocable Trust, 119 Diamond Drive, Portsmouth, NH, known as Tax Map 220, Lot 31.

I hereby appoint TFMoran, Inc. as my agent to act on my behalf in the review process, to include any required signatures.

DocuSigned by:

F99F4CDDF95C408...

2024-10-30

Client Name

Date

Witness

Date



Letter of Authorization

In accordance with the terms of a Purchase And Sale Agreement by and between Roman Catholic Bishop of Manchester, a corporation sole, whose address is 153 Ash Street, Manchester, New Hampshire 03104 (hereinafter "**Seller**") and Lawrence P. Bornheimer, Trustee of the Lawrence P. Bornheimer Revocable Trust of 2020, 119 Diamond Drive Portsmouth, New Hampshire (hereinafter "**Buyer**"), dated September 11, 2024 as amended by an Amendment dated October 28, 2024 (collectively the "**Agreement**"), **for a lot line adjustment between the Seller and Buyer, the undersigned on behalf of the Roman Catholic Bishop of Manchester, a corporation sole, hereby authorizes TF Moran, Inc., of 170 Commerce Way, Suite 102, Portsmouth, to:**

- (i) file the survey plan entitled "Tax Map 220 Lot 31 & Map 219 Lot 39 Lot Line Adjustment Plan 119 Diamond Drive and 827 Woodberry Avenue, Portsmouth, New Hampshire County of Rockingham Owned By Lawrence P. Bornheimer Revocable Trust (Map 220 Lot 31) Roman Catholic Bishop Manchester (Map 219 Lot 39)" dated October 25, 2024 (herein the "**Survey Plan**") with the City of Portsmouth in order to obtain final approval of said Survey Plan, and lot line adjustment between the Seller and Buyer.
- (ii) Further in accordance with the terms, conditions and limitations of said Agreement (including, but not limited to Section 7.03 "Buyer's Subdivision Approval") the undersigned on behalf of the Roman Catholic Bishop of Manchester, a corporation sole, as owner of 827 Woodberry Ave., Portsmouth, NH, Tax Map 219, Lot 39, hereby authorizes TF Moran, Inc. to act as agent on behalf of the Seller in the review process of the Survey Plan, to include any required signatures, provided the same remains at no cost or expense to the Seller.

This authorization being limited to approval of the Survey Plan and lot line adjustment between the Seller and Buyer only and shall automatically expire as of December 31, 2024 without further act.

Signed to be in effect October 30, 2024

Seller:

Roman Catholic Bishop of Manchester, a corporation sole:

By: + Peter A. Libaker
Name: PETER A. LIBAKER
Title: Roman Catholic Bishop of MANCHESTER



City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: _____ Date Submitted: _____

Applicant: _____

Phone Number: _____ E-mail: _____

Site Address 1: _____ Map: _____ Lot: 31

Site Address 2: _____ Map: _____ Lot: 39

Application Requirements			
	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>			
<input type="checkbox"/>	Completed Application form. (III.C.2-3)		N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (III.C.4)		N/A

Requirements for Preliminary/Final Plat			
	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat
<input checked="" type="checkbox"/>			
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. (Section IV.1/V.1)		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat
			N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	<p>Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2)</p> <p>Final Plat Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. (Section V.2)</p>	Sheet S-1, Abutters List Table	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	Sheet S-1, Note 4	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p>Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5)</p> <p>Final Plat Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. (Section V.5)</p>	Sheet S-1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6)	Sheet S-1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. (Section V.6/ IV.7)	Sheet S-1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. (Section IV.8/V.7)	Sheet S-1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. (Section IV.9/V.8)	See Cover Letter	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	Yes
<input type="checkbox"/>	Preliminary Plat Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. (Section IV.10) Final Plat Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. (Section V.9)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. (Section IV.10)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. (Section IV.11)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. (Section IV.12/ V.12)	N/A	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. (Section V.11)	N/A	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. (Section V.12)	Sheet S-1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

General Requirements¹

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1. Basic Requirements: (VI.1) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	Sheet S-1	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2. Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	Sheet S-1	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3. Streets: (VI.3) a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips	Sheet S-1	
<input type="checkbox"/>	4. Curbing: (VI.4)	N/A	
<input type="checkbox"/>	5. Driveways: (VI.5)	Sheet S-1	
<input type="checkbox"/>	6. Drainage Improvements: (VI.6)	N/A	
<input type="checkbox"/>	7. Municipal Water Service: (VI.7)		
<input type="checkbox"/>	8. Municipal Sewer Service: (VI.8)		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	9. Installation of Utilities: (VI.9) a. All Districts b. Indicator Tape	N/A	
<input type="checkbox"/>	10. On-Site Water Supply: (VI.10)	N/A	
<input type="checkbox"/>	11. On-Site Sewage Disposal Systems: (VI.11)	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	12. Open Space: (VI.12) a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	13. Flood Hazard Areas: (VI.13) a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A	
<input type="checkbox"/>	14. Erosion and Sedimentation Control (VI.14)	N/A	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	15. Easements (VI.15) a. Utilities b. Drainage	N/A	
<input type="checkbox"/>	16. Monuments: (VI.16)	Sheet S-1	
<input type="checkbox"/>	17. Benchmarks: (VI.17)	N/A	
<input type="checkbox"/>	18. House Numbers (VI.18)	Sheet S-1	

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	1. Streets have been designed according to the design standards required under Section (VII.1). a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	N/A	
<input type="checkbox"/>	2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2). a. Design b. Standards of Construction	N/A	
<input type="checkbox"/>	3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3). a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	
<input type="checkbox"/>	4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4). a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	N/A	

Applicant's/Representative's Signature: _____ Date: _____

¹ See City of Portsmouth, NH Subdivision Rules and Regulations for details.
Subdivision Application Checklist/January 2018



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

Abutters List

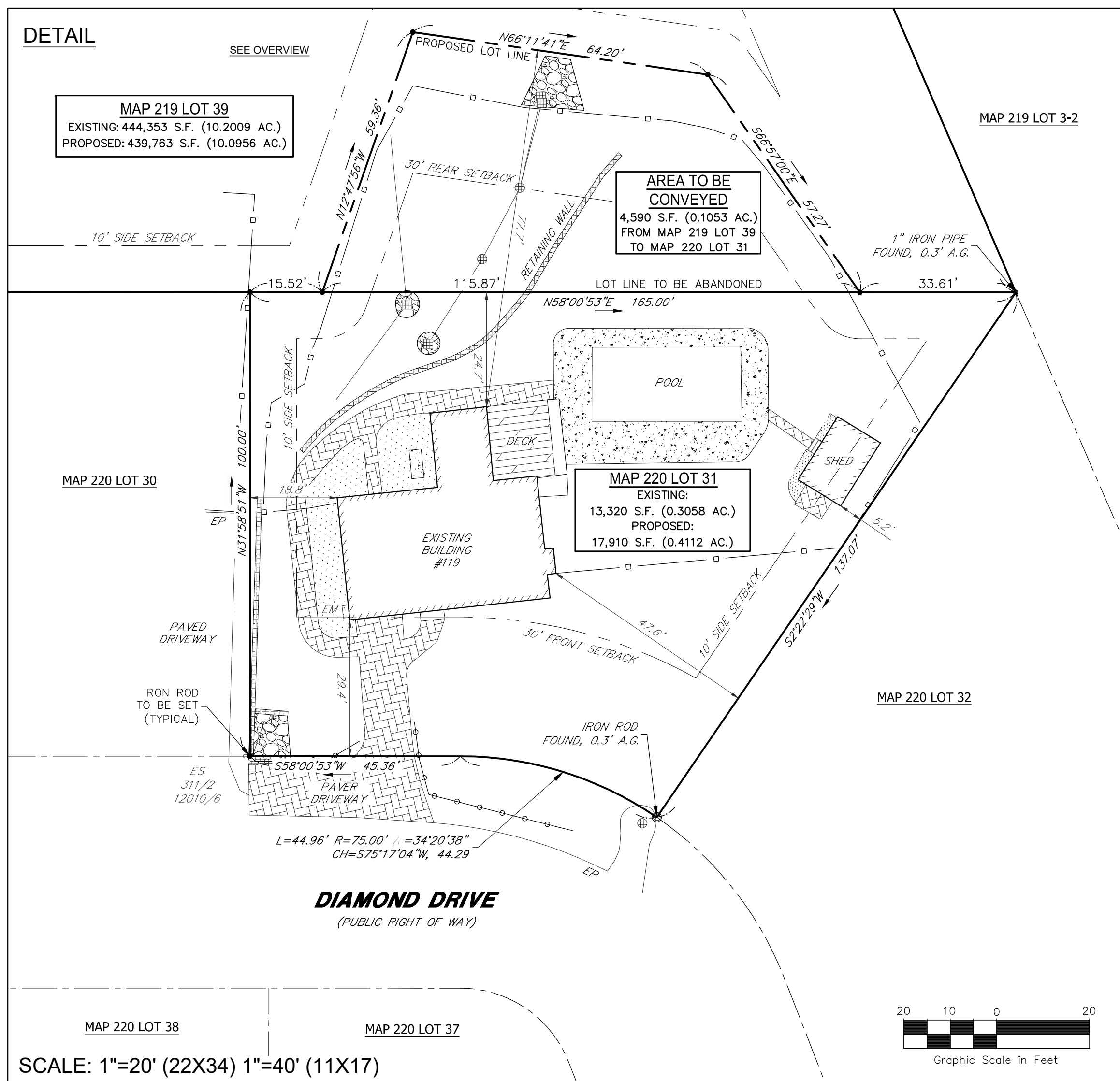
BORNHEIMER REVOCABLE TRUST 119 DIAMOND DR & 827 WOODBURY AVE, PORTSMOUTH

October 30, 2024

46077-100

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 219	39	ROMAN CATHOLIC BISHOP OF MANCHESTER ST. CATHERINE OF SIENA CHURCH	153 ASH STREET MANCHESTER, NH 03104
LOCUS 220	31	LAWRENCE P. BORNHEIMER REVOCABLE TRUST LAWRENCE P. BORNHEIMER, TRUSTEE	119 DIAMOND DR PORTSMOUTH, NH 03801
219	3	JOSHUA M. CYR REVOCABLE TRUST & JENNIFER S. CYR REVOCABLE TRUST	990 MAPLEWOOD AVE PORTSMOUTH, NH 03801
219	3-2	PHILIP L. & HEATHER PETTIS	202 OLEARY PL PORTSMOUTH, NH 03801
219	3-4	PHOENIX REVOCABLE TRUST OF 2016 T.J. & A.T. MACCANNELL, TRUSTEES	960 MAPLEWOOD AVE PORTSMOUTH, NH 03801-3545
219	4	CHINBURG DEVELOPMENT	3 PENSTOCK WAY NEWMARKET, NH 03857
219	24	BARBARA A. WILLER REVOCABLE TRUST BARBARA A. WILLER, TRUSTEE	9 FAIRVIEW DR PORTSMOUTH, NH 03801
219	38	ROBERT F. HOGAN & SHERRY H. BRANDSEMA	865 WOODBURY AVE PORTSMOUTH, NH 03801
220	15	ANNE L. & DAVID W. PERKINS	759 WOODBURY AVE PORTSMOUTH, NH 03801
220	24	NATHANIEL J. LISTER REVOCABLE TRUST NATHANIEL J. LISTER, TRUSTEE	85 RUBY RD PORTSMOUTH, NH 03801
220	25	OCONNELL LANGS FAMILY REVOCABLE TRUST S. LANGS & K. OCONNELL LANGS, TRUSTEES	9 DIAMOND DR PORTSMOUTH, NH 03801
220	26	PHYLLIS OCONNELL & ESTATE OF JOHN T. OCONNELL JR.	29 DIAMOND DR PORTSMOUTH, NH 03801
220	27	CHRISTOPHER ALDEN & BETRIZ C. BERMUDEZ	49 DIAMOND DR PORTSMOUTH, NH 03801
220	28	LISTER FAMILY TRUST ROBERT J. & CYNTHIA A. LISTER, TRUSTEES	69 DIAMOND DR PORTSMOUTH, NH 03801
220	29	RICHARD K. & KERSTIN E. MATZ	89 DIAMOND DR PORTSMOUTH, NH 03801
220	30	BRIANNA S. & JAMES L. CONNOLLY	109 DIAMOND DR PORTSMOUTH, NH 03801
220	32	GERRY WESTGATE REVOCABLE TRUST ROGER A. GERRY & GREGORY B. WESTGATE,	9 ONYX LN PORTSMOUTH, NH 03801
220	37	KATHRYNE A. OCONNELL REVOCABLE TRUST KATHRYNE A. OCONNELL, TRUSTEE	8 ONYX LN PORTSMOUTH, NH 03801
220	38	MARIE L. LYFORD	5 OPAL AVE PORTSMOUTH, NH 03801
236	8	MARK M. & MOLLY PENNER	710 WOODBURY AVE PORTSMOUTH, NH 03801

236	8-1	IIRO LEHTINEN & PIRJO ANNELI HEELS	740 WOODBURY AVE PORTSMOUTH, NH 03801
236	9	KATHRYN M. BEBE	762 WOODBURY AVE PORTSMOUTH, NH 03801
236	10	RICHARD JR. & MARITA HAYNES	778 WOODBURY AVE PORTSMOUTH, NH 03801
236	11	LENORE W. BRONSON	828 WOODBURY AVE PORTSMOUTH, NH 03801
236	49	JENNIFER HAWES & MICHAEL BARTLETT	864 WOODBURY AVE PORTSMOUTH, NH 03801
236	50	ERIC & KATHLEEN PEARCE	PO BOX 933 RYE, NH 03870-0933
236	51	ERIC S. & KATHLEEN H. PEARCE	PO BOX 933 RYE, NH 03870-0933
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist			
Architect			



SCALE: 1"=20' (22X34) 1"=40' (11X17)

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP / LOT NUMBER
A.G.	ABOVE GRADE
BK, PG.	BOOK/PAGE
CONC.	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY
S.F.	SQUARE FEET
○	IRON PIPE/ROD FOUND
—	GUY WIRE
—	UTILITY POLE W/LIGHT
—	CATCH BASIN
—	CATCH BASIN ROUND
—	STOCKADE FENCE
—	APPROXIMATE ABUTTER LINE
—	BOUNDARY LINE
—	SETBACK LINE
—	CONCRETE
—	CRUSHED STONE
—	RIPRAP
—	PAVER WALK
—	WOOD DECK
—	RETAINING WALL

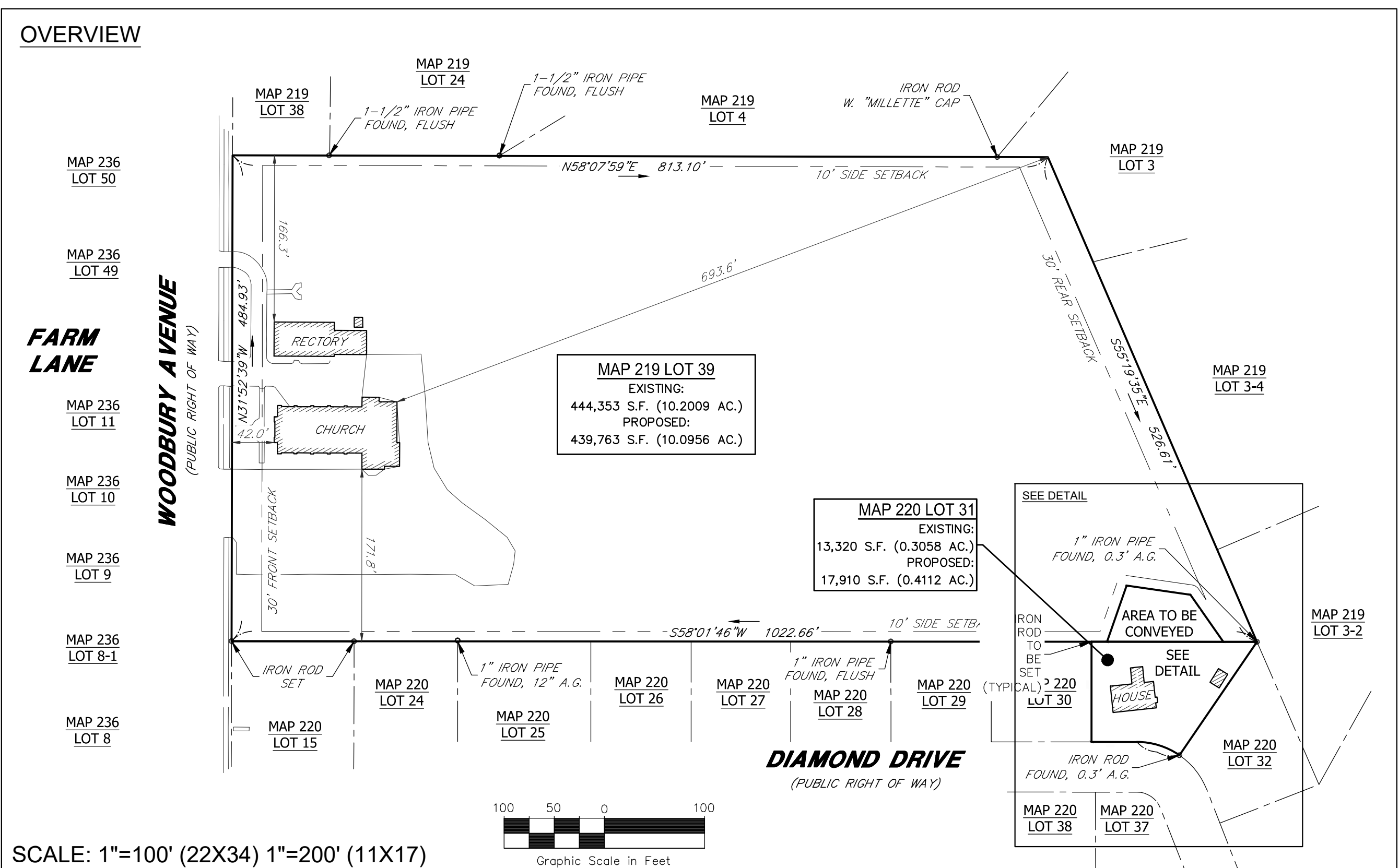
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 672:14 THIS SURVEY PLAT IS A SUBDIVISION THAT REQUIRES PLANNING BOARD APPROVAL: SEE PLANNING BOARD SIGNATURE BLOCK HEREON.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN OCTOBER 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

LICENSED LAND SURVEYOR
 2024-10-30
 DATE

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



SCALE: 1"=100' (22X34) 1"=200' (11X17)

- NOTES:**
- THE PARCELS ARE LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
 - THE PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 31 AND MAP 219 AS LOT 39.
 - THE PARCELS ARE LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD", AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 661, MAP NUMBER 33015C0259F, MAP REVISED JANUARY 29, 2021.
 - DIMENSIONAL REQUIREMENTS:**
 MINIMUM LOT SIZE: 15,000 S.F.
 LOT FRONTAGE: 100'
 LOT DEPTH: 100'
MINIMUM YARD DIMENSIONS:
 FRONT: 30'
 SIDE: 10'
 REAR: 30'
MAXIMUM STRUCTURE DIMENSIONS:
 BUILDING HEIGHT: 35'
 BUILDING COVERAGE: 20%
 MIN. OPEN SPACE: 40%
 - OWNER OF RECORD:**
 MAP 220 LOT 31: LAWRENCE P. BORNHEIMER REVOCABLE TRUST, 119 DIAMOND DRIVE, PORTSMOUTH, NH 03801, RCRD BK#6103 PG#1836
 MAP 219 LOT 39: ROMAN CATHOLIC BISHOP OF MANCHESTER, 153 ASH STREET, MANCHESTER, NH 03104, RCRD BK#2222 PG#275
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN MAP 220 LOT 31 AND MAP 219 LOT 39.
 - FIELD SURVEY COMPLETED BY TCE IN OCTOBER 2024 USING A LEICA TS-16 TOTAL STATION & GS-16, GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
 - HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
 - MAP 220 LOT 31 IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN RCRD BK.2152 PG.45.

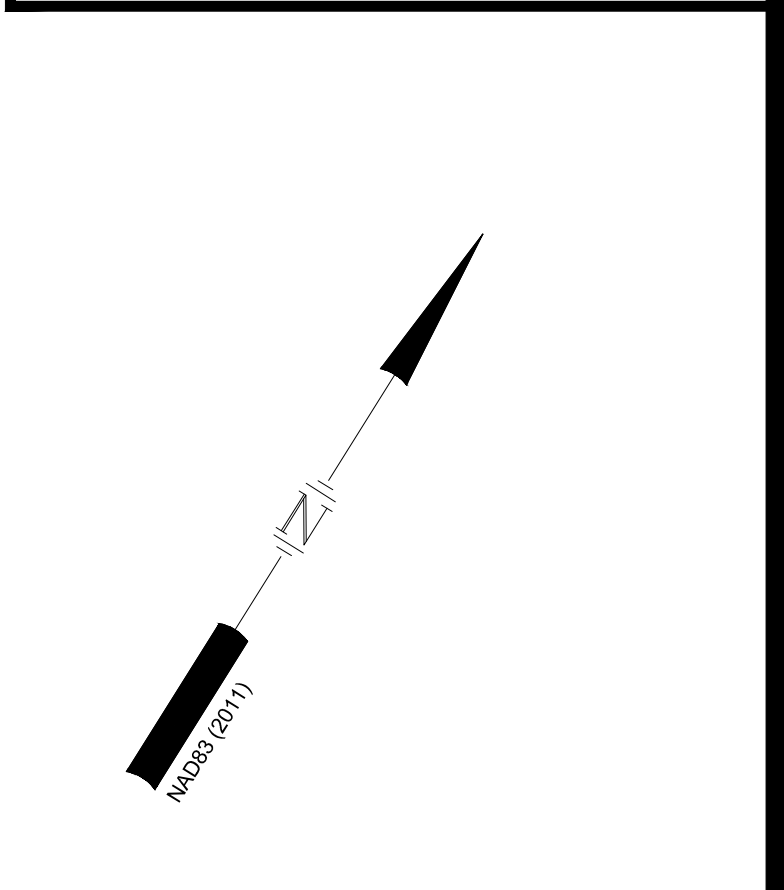
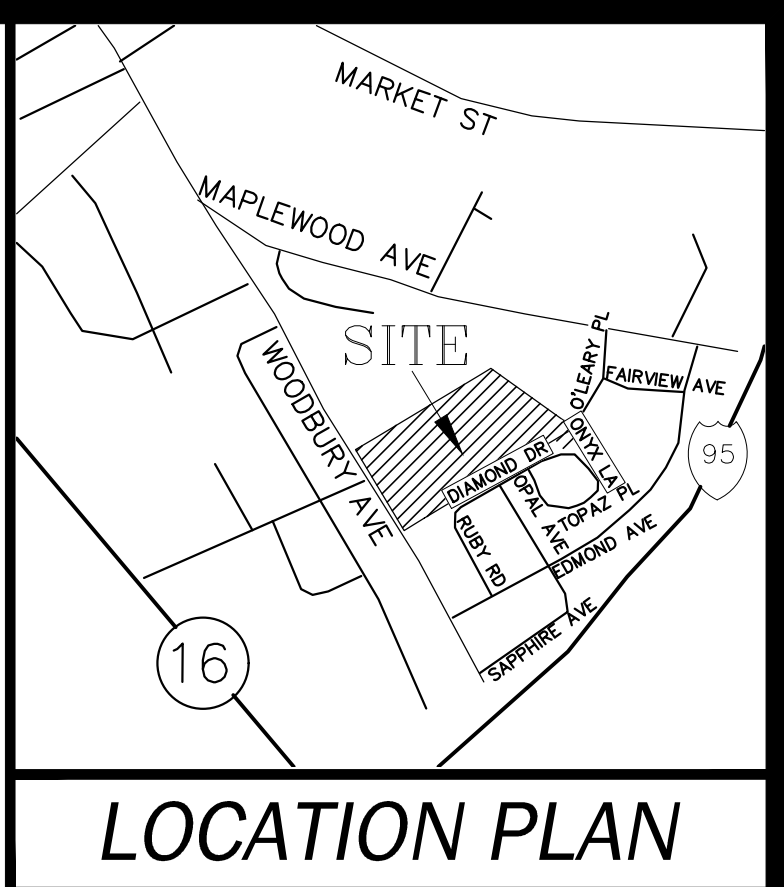
- ABUTTERS LIST:**
- TAX MAP & LOT | OWNER | ADDRESS | RCRD BK & PG
- MAP 219 LOT 3 | JOSHUA M. CYR REVOCABLE TRUST & JENNIFER S. CYR REVOCABLE TRUST | 990 MAPLEWOOD AVE, PORTSMOUTH, NH 03801 | RCRD BK 5542 PG 1506
 MAP 219 LOT 3-2 | PHILIP L. & HEATHER PETTIS | 202 OLEARY PL | PORTSMOUTH, NH 03801 | RCRD BK 5990 PG 1811
 MAP 219 LOT 3-4 | PHOENIX REVOCABLE TRUST OF 2016, T.J. & A.T. MACCANNELL, TRUSTEES | 960 MAPLEWOOD AVE/PORTSMOUTH, NH 03801-3545 | RCRD BK 5736 PG 2650
 MAP 219 LOT 4 | CHINBURG DEVELOPMENT | 3 PENSTOCK WAY | NEWMARKET, NH 03857 | RCRD BK 5836 PG 2730
 MAP 219 LOT 24 | BARBARA A. MILLER REVOCABLE TRUST, BARBARA A. MILLER, TRUSTEE | 9 FAIRVIEW DR | PORTSMOUTH, NH 03801 | RCRD BK 6548 PG 548
 MAP 219 LOT 38 | ROBERT F. HOGAN & SHERRY H. BRANDSMA | 865 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 4972 PG 0629
 MAP 220 LOT 15 | ANNE L. & DAVID W. PERKINS | 759 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 4246 PG 0144
 MAP 220 LOT 24 | NATHANIEL J. LISTER REVOCABLE TRUST, NATHANIEL J. LISTER, TRUSTEE | 85 RUBY RD | PORTSMOUTH, NH 03801 | RCRD BK 6533 PG 107
 MAP 220 LOT 25 | O'CONNELL LANGS FAMILY REVOCABLE TRUST, S. LANGS & K. O'CONNELL LANGS, TRUSTEES | 9 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD BK 6412 PG 681
 MAP 220 LOT 26 | PHYLLIS O'CONNELL & ESTATE OF JOHN T. O'CONNELL JR. | 29 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD BK 2020 PG 0213
 MAP 220 LOT 27 | CHRISTOPHER ALDEN & BETRIZ C. BERMUDEZ | 49 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD BK 5361 PG 1623
 MAP 220 LOT 28 | LISTER FAMILY TRUST, ROBERT J. & CYNTHIA A. LISTER, TRUSTEES | 69 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD 3547 PG 2943
 MAP 220 LOT 29 | RICHARD K. & KERSTIN E. WATZ | 69 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD BK 5863 PG 0250
 MAP 220 LOT 30 | BRIANNA S. & JAMES L. CONNOLLY | 109 DIAMOND DR | PORTSMOUTH, NH 03801 | RCRD BK 5929 PG 2782
 MAP 220 LOT 32 | GERRY WESTGATE REVOCABLE TRUST, ROGER A. GERRY & GREGORY B. WESTGATE, TRUSTEES | 9 ONYX LN | PORTSMOUTH, NH 03801 | RCRD BK 4851 PG 2432
 MAP 220 LOT 37 | KATHRYNE A. O'CONNELL REVOCABLE TRUST, KATHRYNE A. O'CONNELL, TRUSTEE | 8 ONYX LN | PORTSMOUTH, NH 03801 | RCRD BK 5530 PG 2410
 MAP 220 LOT 38 | MARIE L. LYFORD | 5 OPAL AVE | PORTSMOUTH, NH 03801 | RCRD BK 3248 PG 2204
 MAP 236 LOT 8 | MARK M. & MOLLY PENNER | 710 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 6048 PG 2577
 MAP 236 LOT 8-1 | IIRO LEHTINEN & PIJUO ANELLI HEELS | 740 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 5784 PG 1910
 MAP 236 LOT 9 | KATHRYN M. BEBE | 762 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 5766 PG 2699
 MAP 236 LOT 10 | RICHARD JR. & MARITA HAYNES | 778 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 2798 PG 2797
 MAP 236 LOT 11 | LENORE W. BRONSON | 828 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 3071 PG 2619
 MAP 236 LOT 49 | JENNIFER HAWES & MICHAEL BARTLETT | 864 WOODBURY AVE | PORTSMOUTH, NH 03801 | RCRD BK 6482 PG 183
 MAP 236 LOT 50 | ERIC & KATHLEEN PEARCE, PO BOX 933 | RYE, NH 03870-0933 | RCRD BK 3513 PG 0206
 MAP 236 LOT 51 | ERIC S. & KATHLEEN H. PEARCE, PO BOX 933 | RYE, NH 03870-0933 | RCRD BK 3338 PG 1049
 MAP 236 LOT 52 | DALE T. & ERIN J. WHITAKER, 880 WOODBURY AVENUE | PORTSMOUTH, NH 03801 | RCRD BK 6006 PG 496

PLAN REFERENCES:

- "LOT LINE RELOCATION PLAN FOR DAVID W. & ANNE L. PERKINS AND ROMAN CATHOLIC BISHOP OF MANCHESTER, 827 & 759 WOODBURY AVENUE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY MILLETTE, SPRAGUE & COLWELL, INC. DATED NOVEMBER 20, 2003. RECORDED AT THE RCRD AS PLAN D-31322.
- "PLAN OF LOTS, PLAN "B", WOODBURY HEIGHTS, PORTSMOUTH, N.H. FOR E.A. RICCI" PREPARED BY JOHN W. DURGIN, DATED APRIL 1965. RECORDED AT THE RCRD AS PLAN D-2056.
- "SUBDIVISION PLAN FOR LESLIE CLOUGH & ROBERT PALLESCHI, FAIRVIEW AVENUE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY RICHARD MILLETTE AND ASSOCIATES. DATED MAY 1987, REVISION 1: JUNE 19, 1987. RECORDED AT THE RCRD AS PLAN D-16778.
- "PLAN OF LOTS, PLAN "A", WOODBURY HEIGHTS, PORTSMOUTH, N.H. FOR E.A. RICCI" PREPARED BY JOHN W. DURGIN, DATED NOVEMBER 1960. RECORDED AT THE RCRD AS PLAN D-03098.

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REV.	DATE	DESCRIPTION	DR	CK



TAX MAP 220 LOT 31 & MAP 219 LOT 39
LOT LINE ADJUSTMENT PLAN
119 DIAMOND DRIVE & 827 WOODBURY AVENUE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
LAWRENCE P. BORNHEIMER REVOCABLE TRUST (MAP 220 LOT 31)
ROMAN CATHOLIC BISHOP OF MANCHESTER (MAP 219 LOT 39)
 SCALE: 1" = 20' (22x34) : 1" = 100' (22x34)
 1" = 40' (11x17) : 1" = 200' (11x17) **OCTOBER 25, 2024**

Seacoast Division

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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46077-100 DR PJT FB 606
 CK BMK CADFILE SEE MARGIN S-1

Cpl 30, 2024 - 1:48pm W:\FM-BED\FORD\Projects\Civil-Survey\MSG-Projects\46077-100 - Bornheimer Rev. Trust 827 Woodbury Ave\Caition Survey\Drawings\46077-100 Survey.dwg