

9/27/23


To Planning Board,

We are planning on removing existing deck at 810 McGee Dr. Portsmouth, NH. We will be replacing existing deck with new footings, frame and new Trex composite decking & railing. The deck is to be built as shown in the drawings attached. I have met with the Conservation Commission and they have voted to recommend approval of the Wetland Conditional Use Permit so the new deck can be installed with two conditions which will be addressed.

1. We will be installing  $\frac{3}{4}$ " crushed stone under the new deck with non-woven filter fabric under the stone. Also, we will install a temporary silt fence across the backyard to protect wetlands during construction. (Not requested but thought would be good idea)
2. The homeowner has purchased the wetland boundary markers to be installed along the fence toward the back of the property to designate sensitive wetland area as requested by the conservation commission.

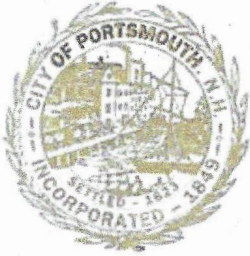
If you have any questions or concerns, please contact me at 603-734-4282. Otherwise, I look forward to meeting with you on October 19<sup>th</sup>.

Regards,

A handwritten signature in dark ink, appearing to read 'Lynette Rogers', with a long horizontal flourish extending to the right.

Lynette Rogers

President- Homescapes of New England



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## CONSERVATION COMMISSION

September 20, 2023

Eric Beidleman  
Amanda Beidleman  
810 McGee Drive  
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 810 McGee Drive (LU-23-143)

Dear Mr. and Ms. Beidleman:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, September 13, 2023**, considered your application for the removal of an existing wraparound 508 s.f. rear deck within the 100-ft wetland buffer and the associated framing and stairs. The applicant is proposed to replace the rear deck with a smaller deck of approx. 319 s.f. with a 60 s.f. landing.. Said property is shown on Assessor Map 219, Lot 45-5 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Commission voted to **recommend** approval of the Wetland Conditional Use Permit to the Planning Board with the following stipulations.

1. Crushed stone be placed underneath the deck area to provide storm-water infiltration.
2. Wetland boundary markers shall be placed along the fence towards the back of the property to designate sensitive wetland area.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, October 19, 2023**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, September 27, 2023.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Samantha Collins, Chair  
Conservation Commission

cc:



# DECK DETAILS

FOR A ONE OR TWO-FAMILY  
RESIDENTIAL STRUCTURE

APPLICANT

ADDRESS

810 McGee Dr  
Portsmouth, NH

NOTE: ANY TRUSSES OR MANUFACTURED LUMBER  
MEMBERS MUST HAVE A COMPUTER-GENERATED  
LOAD CALCULATION PRINTOUT, WHICH IS  
NORMALLY AVAILABLE THROUGH THE SUPPLIER

BEAM

MATERIAL: P.T.  
SIZE: 12"  
SPAN: 21'6"

JOISTS

MATERIAL: PT  
SIZE: 10"  
SPACING: 16" O.C.

BOLTS (AT HOUSE)

MATERIAL: Ledyer  
SIZE: 5/8" x 12"  
SPACING: 16" O.C.

DECKING

MATERIAL: Trex  
THICKNESS: 5/4

COLUMN

MATERIAL: PT  
SIZE: 6x6

FOUNDATION

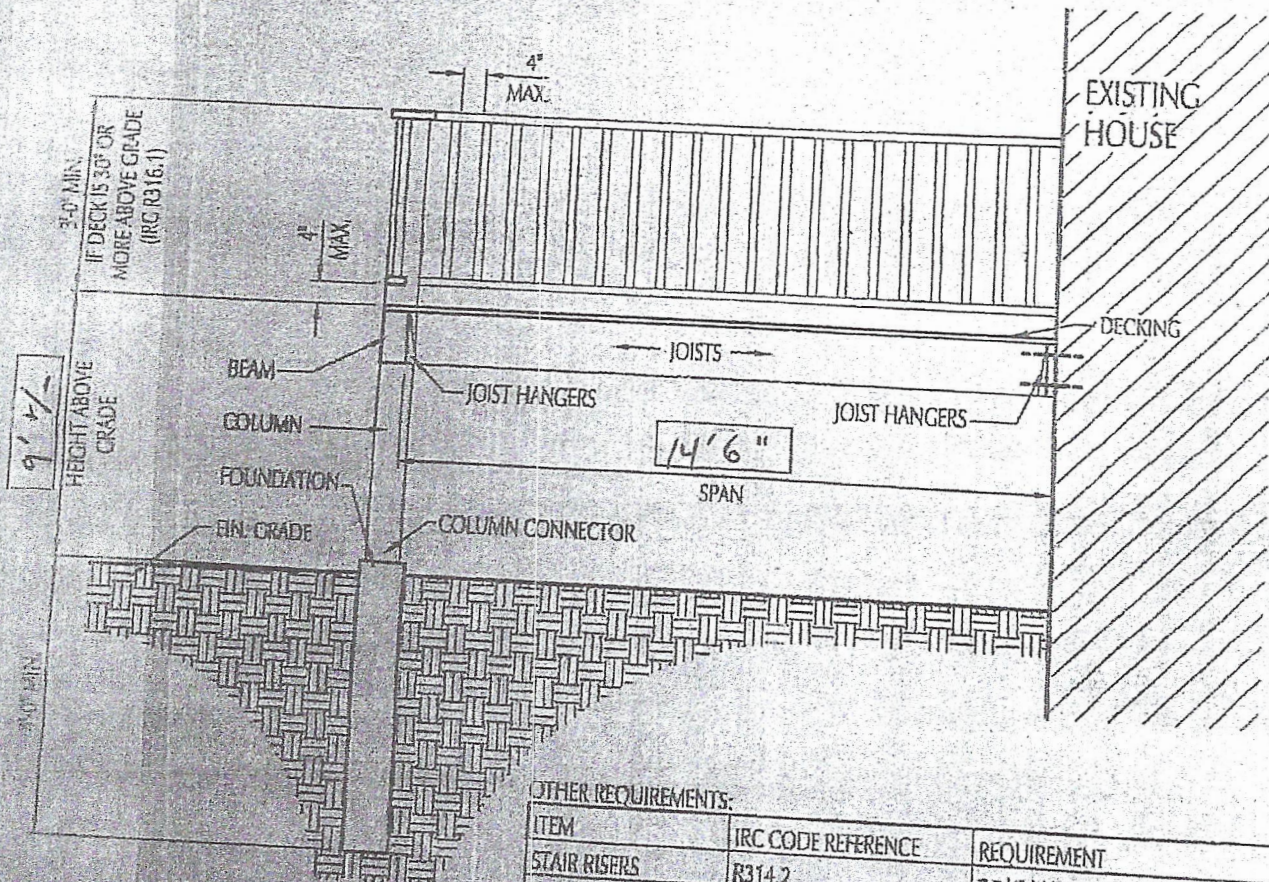
MATERIAL: Precast  
SIZE: 12" x 48"

JOIST HANGERS

BRAND: Simpson  
MODEL #: LUS 210

COLUMN CONNECTOR

BRAND:  
MODEL #:

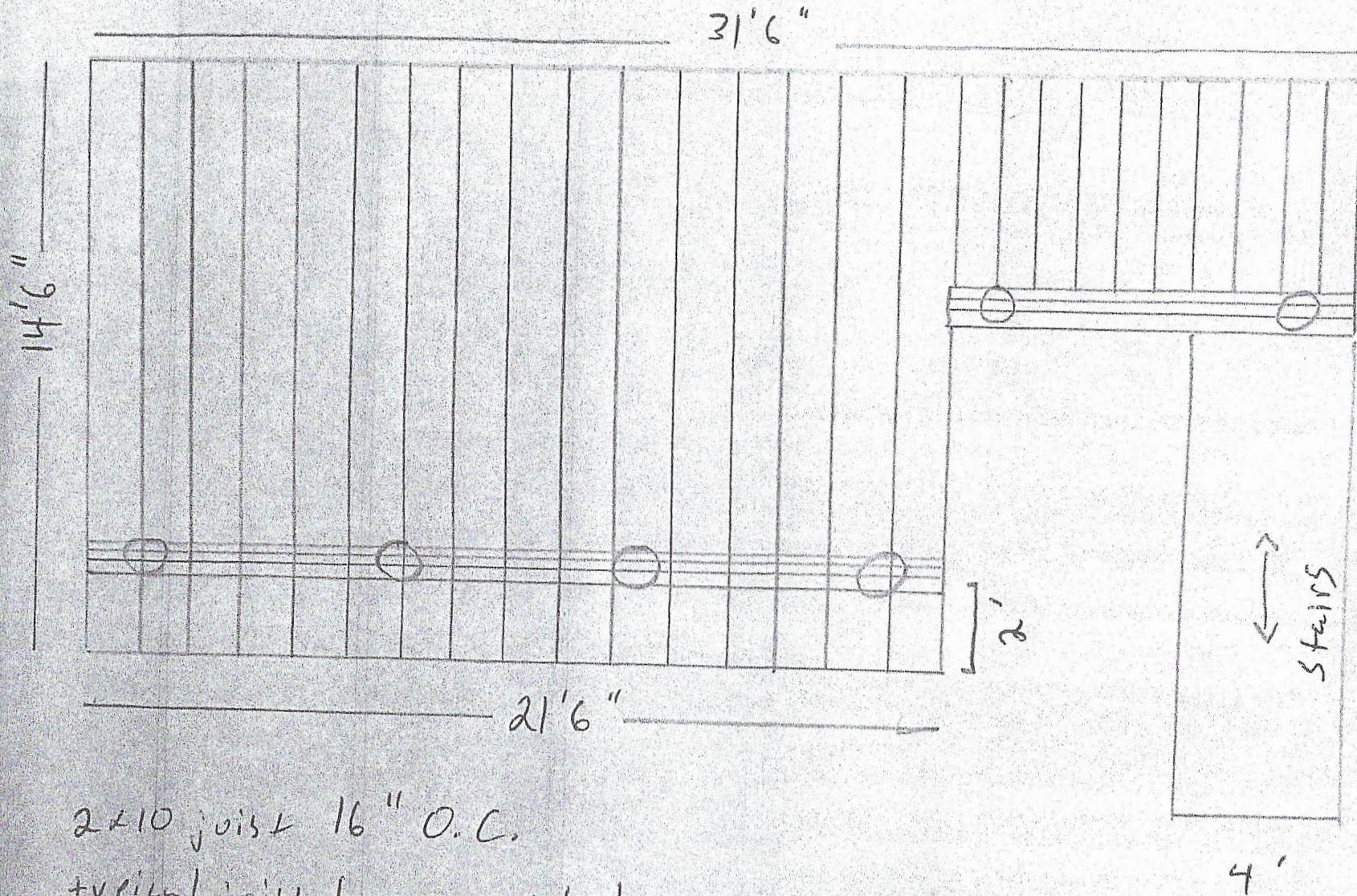


## OTHER REQUIREMENTS:

ITEM	IRC CODE REFERENCE	REQUIREMENT
STAIR RISERS	R314.2	7 3/4" MAXIMUM
STAIR TREADS	R314.2	10" MINIMUM
STAIR WIDTH	R314.1	36"
STAIR HEADROOM	R314.3	6'-8" MINIMUM
HANDRAIL HEIGHT	R315.1	34"-38" ABOVE STAIR NOSINGS
HANDRAIL DETAILS	R315.1	ONE SIDE, WITH RETURNS



Attached to house



2x10 joist 16" O.C.

typical joist hanger at ledger

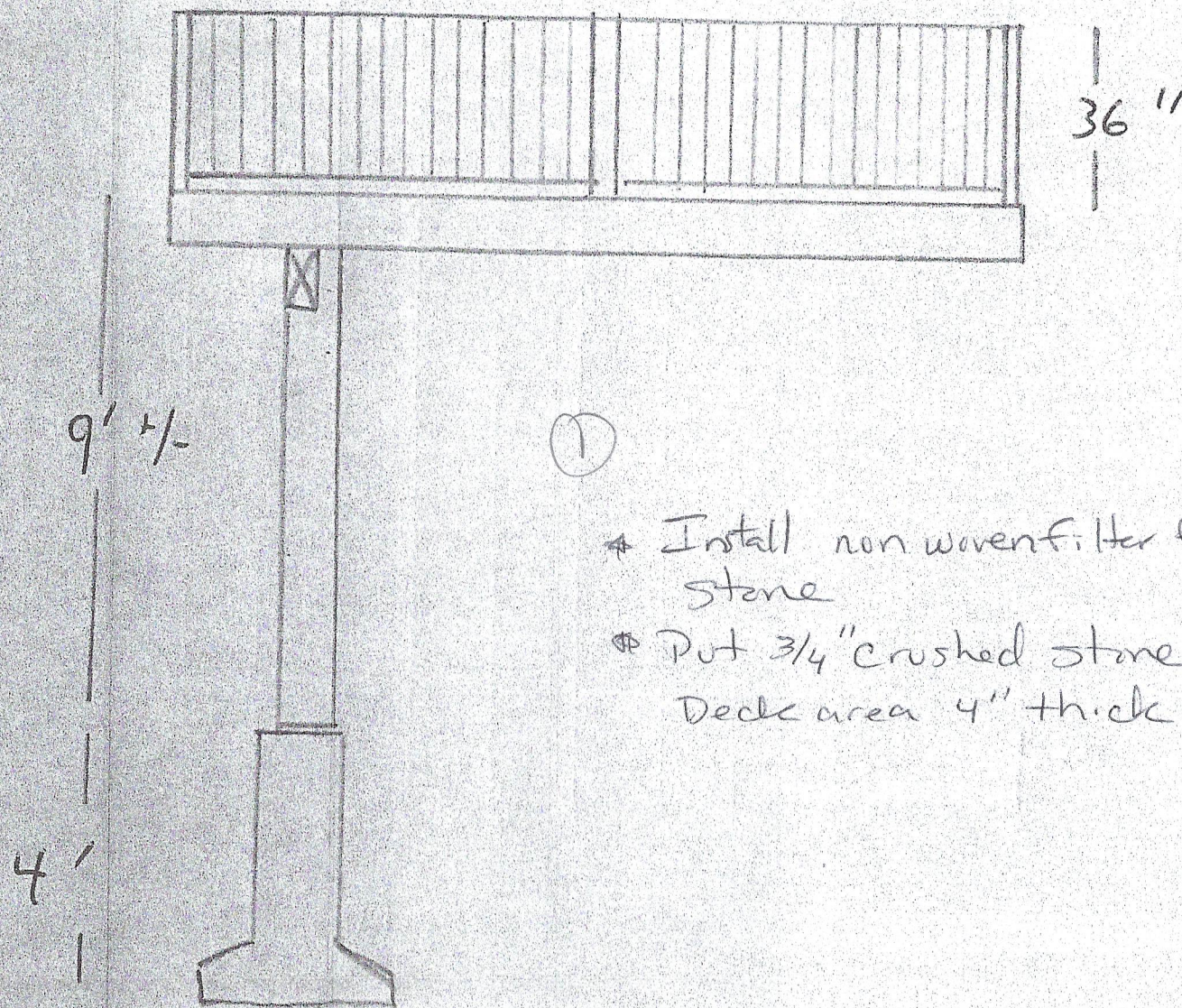
5" Ledger Locks 2 in ea. bay 16" O.C.

3x2x12 beam

6x6 support posts

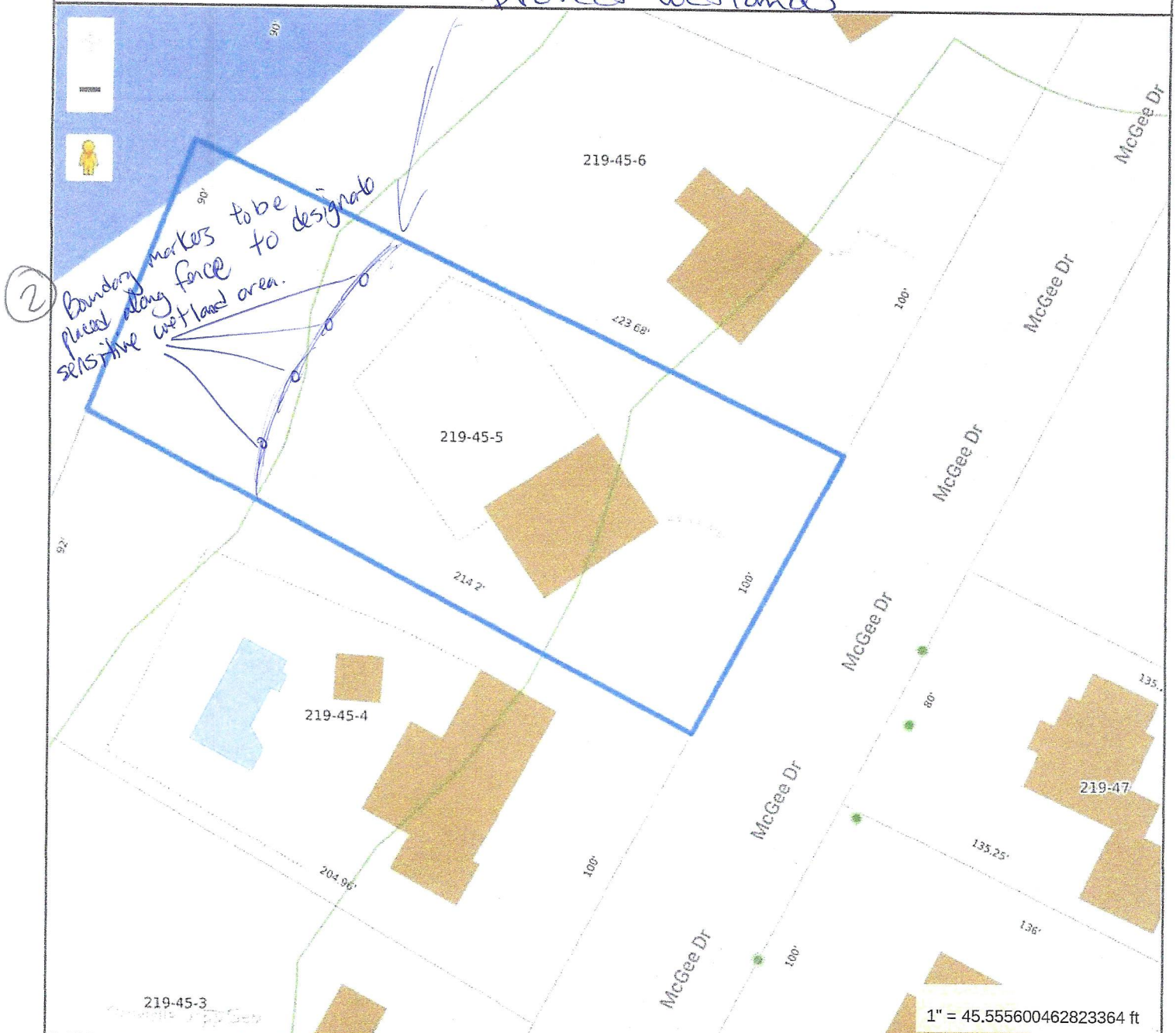
pre-cast concrete piers







- Put up silt fence across backyard to protect wetlands



Property ID	0219-0045-0005
Location	810 MCGEE DR
Owner	BEIDLEMAN ERIC C



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/21/2023  
Data updated 3/9/2022

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



[illegible]

Fill  
Opacity



New Deck construction distance to edge of wetland – Approx: 60' | Area of new deck/disturbance of wetland buffer – Approx: 352 ft2





City of Portsmouth, NH
**Property**

**810 MCGEE DR**

Map-Lot: 0219-0045-0005  
Vision Account Number: 29412

**Ownership**  
Owner: BEIDLEMAN ERIC C  
BEIDLEMAN AMANDA J  
Address: 810 MCGEE DR,  
PORTSMOUTH, NH 03801

**Valuation**  
Total: \$573,500  
Last Sale: \$135,000 on 2008-08-05  
Deed Date: 2008-08-05  
Book/Page: 4940/2637

**Land**  
Land Use: 1012  
Land Description: SFR WATER/NFL  
Market: 129  
Destination:  
Local District: R  
Parcel Area (Ac): 0.48

**Zoning:**  
Zoning: SRB

**Show On Map**

**Tools**

- Pan
- Line
- Circle
- Rectangle
- Polygon

**Results**

Clear All Hide All

Line - Distance: 31 Feet Edit Remove

Line - Distance: 25 Feet Edit Remove

Line - Distance: 60 Feet Edit Remove

Line - Distance: 60 Feet Edit Remove

Polygon - Area: 352 Sq Ft Edit Remove

Line - Distance: 93 Feet Edit Remove

Polygon - Area: 20,108 Sq Ft Edit Remove

**Zoom To**

**Share**

**Print**

**Property Quick Search**

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Line - Distance: 60 Feet [Edit] [Remove]

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Polygon - Area: 352 Sq Ft [Edit] [Remove]

Line - Distance: 93 Feet [Edit] [Remove]

Polygon - Area: 20,108 Sq Ft [Edit] [Remove]



Setbacks to all areas of home: Front 40', Left 15', Right 27' & Rear 122'

City of Portsmouth, NH

Property

810 MCGEE DR

StreetView

Google

Google Directions

200m

View Details

Google Maps Link

City of Portsmouth

Property Data

Market Delinquent

Property

Location

Map-LOT

Vision Account Number

Ownership

Owner

Address

Valuation

Total

Last Sale

810 MCGEE DR

0219-0915-0005

29412

BEULEMAN ERIC L  
BEULEMAN AVANDA J  
810 MCGEE DR,  
PORTSMOUTH, NH 03801

\$573,503

\$435,003 on 2/08/05-05

Map

Layers

Search

Selection

Traces

Markup

Markup

200m

Share

Print

Property Link Search

Moce

Draw

Measure

Tools

Pan

Line

Circle

Rectangle

Polygon

Results

Clear All

Hide All

Line: Distance 122 Feet

Line: Distance 27 Feet

Line: Distance 15 Feet

Line: Distance 40 Feet

Unsaved Markup

Keyboard Shortcuts

Map data ©2023

5 m

Terms of Use

Report a map error

43.083696, -70.706555

7.1

1.1



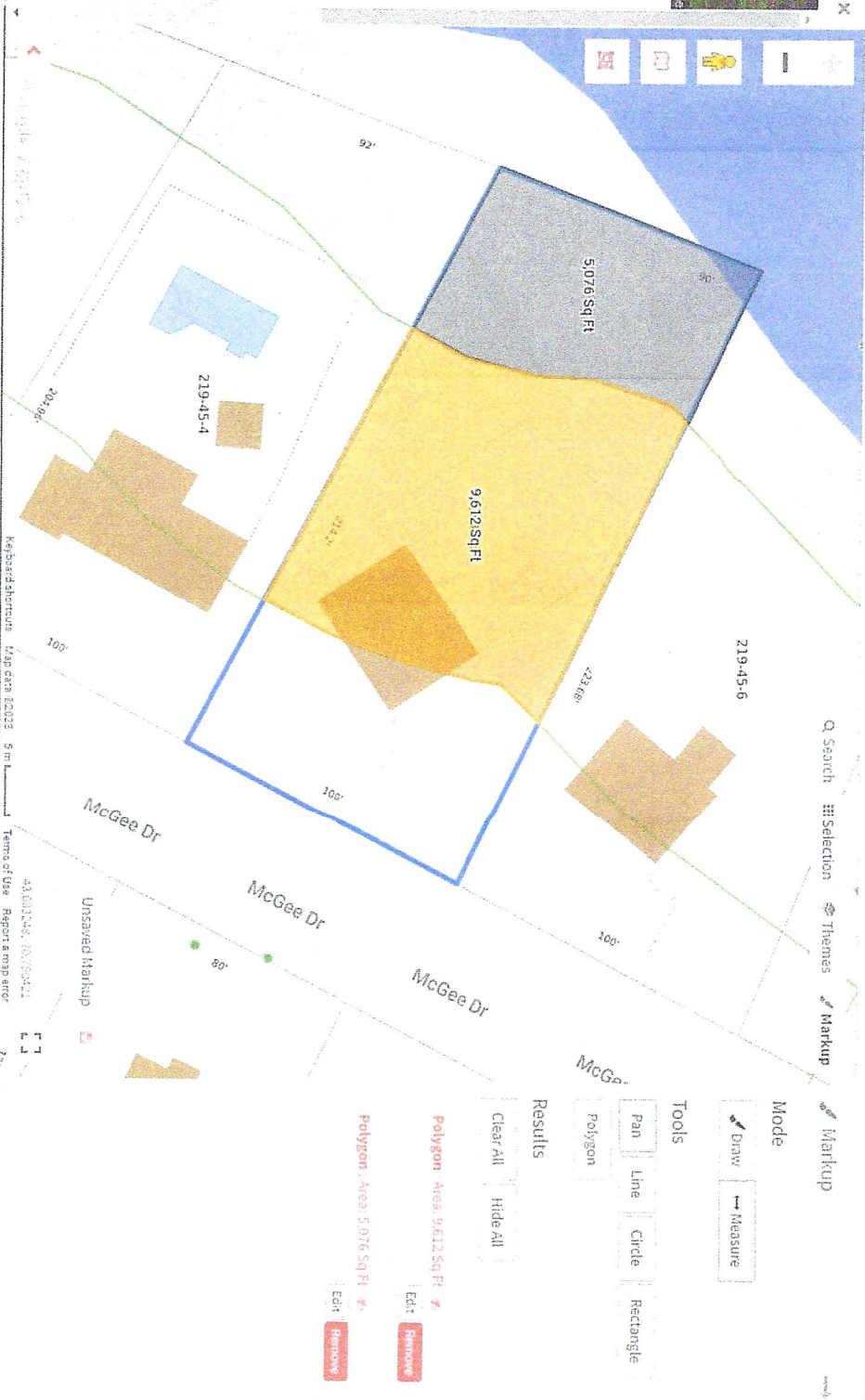
City of Portsmouth, NH  
Property

Google Maps Link  
City of Portsmouth  
Property Data  
Market Delineation

Location	810 MCGEE DR
Map-Lot	0219-0045-0005
Vision Account Number	29412

Owner	BEIDLEMAN ERIC C
Address	BEIDLEMAN AMANDA J 810 MCGEE DR, PORTSMOUTH, NH 02801

Total	\$573,500
Last Sale	\$435,000.00 2008-08-05





Total area of vernal pool on and off parcel – Approx: 127 ft^2 on parcel & 5.5 acres off parcel





Total area of lot- Approx: 20,108 ft2

