



July 6, 2022

City of Portsmouth Planning Board
1 Junkins Ave
Portsmouth, NH 03801

Re: 81 Taft Rd – Wetlands Conditional Use Application
Land Use Application LU-22-98

Dear Members of the Planning Board,

Yankee Construction LLC submitted a Land Use Application (LU-22-98) as an authorized agent on behalf of Tom and Angela Mita (the Owners) of 81 Taft Rd (the Home). The Land Use Application was submitted because the proposed addition project required:

1. A Wetlands Conditional Use Permit Dimensional due to 17 sqft of the proposed addition being co-located within a 100 ft wetland buffer zone originating from wetlands on the north side of Elwyn Rd.
2. Dimensional relief from the Zoning Ordinance Section 10.521 to allow a 17.5 ft secondary front yard from Elwyn Rd where 30 ft is required.
3. Dimensional relief from the Zoning Ordinance Section 10.321 to allow a nonconforming building to be extended, reconstructed or enlarged without conforming to the requirements of the Ordinance.

The City of Portsmouth Conservation Commission (Conservation Commission) voted to recommend approval of the Wetland Conditional Use Permit to the Planning Board, with stipulations, on June 8, 2022. The June 17, 2022 letter from the Conservation Commission is attached.

The City of Portsmouth Zoning Board of Adjustment approved the dimensional relief variances on May 24, 2022.

We are now requesting final approval of the Wetlands Conditional Use Permit by the City of Portsmouth Planning Board.

www.yankeeconstructionllc.com
(603) 420-9527
PO Box 1183, NORTH HAMPTON, NH 03862



The following site data was summarized in support of the Wetland Conditional Use Permit Application:

- There is currently 1,936 sqft of wetland buffer extending across the northeast corner of the lot. The proposed addition will disturb 17 sqft (0.88%) of the wetland buffer on the lot.
- Lot and Impervious Surface Data
 - Lot size: 8,765 sqft (2021 professional survey)
 - Existing home size: 1,560 sqft
 - Proposed addition footprint: 235 sqft
 - Driveway coverage: 404 sqft
 - Other impervious coverage: 204 sqft (small concrete patio)
 - Lot topography is generally flat or mildly sloped (3 – 15% slopes)
 - Primary ground cover is lawn, vegetated, landscape beds
 - Area soils are well drained, generally gravelly fine sandy loam over loamy sand (source USDA / NRCS Soil Survey)

Attachments:

- Existing Conditions Photos
- June 17, 2022 City of Portsmouth Conservation Commission letter
- Doucet Survey LLC “Plan of Land for Thomas J. & Angela M. Mita”, dated April 16, 2021, as annotated for this application package by Yankee Construction LLC, April 27, 2022.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D A Ciccalone', written over a horizontal line.

David A. Ciccalone, PG
Co-Owner
Yankee Construction LLC

Existing Conditions photos:



Rear of home and area of proposed addition, west side, Elwyn to left (north)



North side of home, facing Taft Rd (east) and Elwyn Rd on left (north)



Area of stockade fence to be removed.



CITY OF PORTSMOUTH

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

CONSERVATION COMMISSION

June 17, 2022

Angela Mita
Thomas J. Mita
81 Taft Road
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 81 Taft Road (LU 22-98)

Dear Owners:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, June 08, 2022**, considered your application for a wetland conditional use permit according to section 10.1017. The applicant is proposing to construct a new addition of which 17 square feet are located in the wetland buffer. Said property is shown on Assessor Map 247 Lot 87 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. The applicant shall follow NOFA standards for land care management
https://nofa.organiclandcare.net/wp-content/uploads/nofa_organic_land_care_standards_6thedition_2017_opt.pdf
2. The applicant will add additional wetland buffer plantings.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 21, 2022**. 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, June 29, 2022.

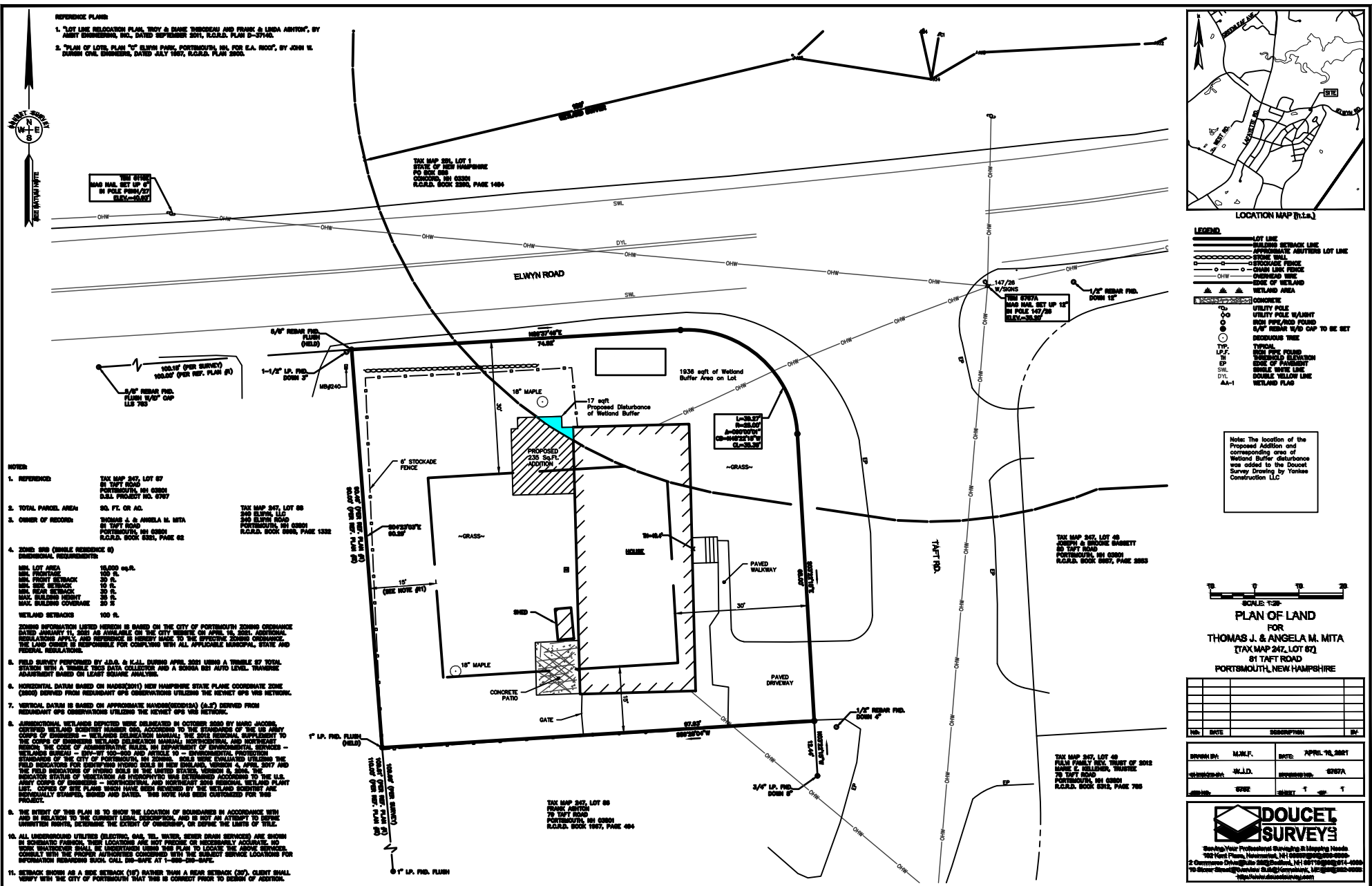
The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Barbara McMillan, Chair
Conservation Commission

cc:

David Ciccalone



REFERENCE PLANS
 1. LOT LINE RELOCATION PLAN, TROY & ERNE THOMPSON AND FRANK & LINDA ABITON, BY JERRY CONSTRUCTION, INC., DATED SEPTEMBER 2011, R.G.A.D. PLAN D-07940.
 2. PLAN OF LOTS, PLAN "C" ELWIN PARK, PORTSMOUTH, NH, FOR S.A. ROOF, BY JOHN N. DUNN C.N.L. ENGINEER, DATED JULY 1987, R.G.A.D. PLAN 2200.

NOTES:
 1. REFERENCES:
 2. TOTAL PARCEL AREA:
 3. OWNER OF RECORD:
 4. ZONE: S80 (SINGLE RESIDENCE S)
 5. WETLAND SETBACKS:
 6. FIELD SURVEY PERFORMED BY J.S. & K.L. DURING APRIL 2021 USING A TRIMBLE 57 TOTAL STATION WITH A TRIMBLE 5700 DATA COLLECTOR AND A SOBEK 901 AUTO LEVEL. TRANSFORMER ADJUSTMENT BASED ON LEAST SQUARES ANALYSIS.
 7. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (SS82) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE TRIMBLE GPS WIS NETWORK.
 8. VERTICAL DATUM IS BASED ON APPROXIMATE NA83(2011) (A.S.P) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE TRIMBLE GPS WIS NETWORK.
 9. JURISDICTIONAL WETLANDS IDENTIFIED WERE EVALUATED IN OCTOBER 2020 BY MAHD ADGES, CERTIFIED WETLAND SCIENTIST (MAHD 036), ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - WETLANDS Delineation MANUAL, THE 2020 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation MANUAL, INTERPRETATION, AND NOTES REGARDING THE CODE OF ADMINISTRATIVE RECORDS, IN DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS SECTION AND ARTICLE 14 - ENVIRONMENTAL PROTECTION STANDARDS OF THE CITY OF PORTSMOUTH IN 2020. THE 2020 REGIONAL SUPPLEMENT TO THE WETLANDS Delineation MANUAL HAS BEEN REVIEWED BY THE FIELD SUPERVISOR OF WETLANDS IN THE UNITED STATES, VERONICA S. ZIMAS, THE US ARMY CORPS OF ENGINEERS - ENVIRONMENTAL AND WETLANDS SECTION ACCORDING TO THE US ARMY CORPS OF ENGINEERS - ENVIRONMENTAL AND WETLANDS SECTION REGIONAL WETLAND PLAN (REVISED) STATE, FEDERAL AND DATES. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 10. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATIONS OF ENCUMBRANCES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LOTS, DEEDS, EASEMENTS, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
 11. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN APPROXIMATE POSITIONS. THEIR LOCATIONS ARE NOT PRECISE, OR NECESSARILY ACCURATE. THE USER OF THIS PLAN SHOULD CONDUCT THEIR OWN FIELD SURVEY TO LOCATE THE ABOVE SERVICES. THESE ENCUMBRANCES SHOULD BE UNDERSTOOD UNDER THIS PLAN TO LOCATE THE ABOVE SERVICES. THE USER OF THIS PLAN SHOULD CONDUCT THEIR OWN FIELD SURVEY TO LOCATE THE ABOVE SERVICES FOR INFORMATION PURPOSES ONLY. CALL 603-281-4141 AT 1-800-368-8484.
 12. SETBACK SHOWN AS A SIDE SETBACK (16') EITHER THAN A REAR SETBACK (20'). CLIENT SHALL VERIFY WITH THE CITY OF PORTSMOUTH THAT THIS IS CORRECT PRIOR TO DEEDING OF ADDITION.

TAX MAP 20Z, LOT 1
 EDGE OF DEER HAMPSHIRE
 PD 0022 868
 COCORD, NH 03201
 R.G.A.D. BOOK 2383, PAGE 1484

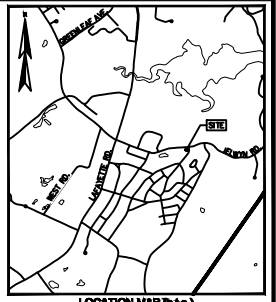
1/2" NEAR FIN.
 FLUSH 5/8" GAP
 LLB 763

147/28
 147/28
 1/2" NEAR FIN.
 DOWN 12"

1-1/2" NEAR FIN.
 DOWN 12"

TAX MAP 24Z, LOT 48
 JERRY & BRIGGS SHRETT
 80 TAFT ROAD
 PORTSMOUTH, NH 03801
 R.G.A.D. BOOK 8907, PAGE 2883

TAX MAP 24Z, LOT 82
 THOMAS MITA
 81 TAFT ROAD
 PORTSMOUTH, NH 03801
 R.G.A.D. BOOK 1067, PAGE 484



LEGEND

- LOT LINE
- APPROXIMATE SETBACK LINE
- APPROXIMATE ADJUTING LOT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OHW
- EDGE OF WETLAND
- WETLAND AREA
- CONCRETE
- UTILITY POLE
- UTILITY POLE W/OUT
- 1/2" NEAR FIN. FLOOR
- 5/8" NEAR FIN. W/O GAP TO BE SET
- DESIGNATED TREE
- TRIP
- 1/2" NEAR FIN. FLOOR
- TRIP
- EP
- SWL
- DYL
- AA-1

Note: The location of the Proposed Addition and corresponding area of Wetland Buffer disturbance was added to the Doucet Survey Drawing by Yonkee Construction LLC.



PLAN OF LAND
 FOR
 THOMAS J. & ANGELA M. MITA
 [TAX MAP 24Z, LOT 82]
 81 TAFT ROAD
 PORTSMOUTH, NEW HAMPSHIRE

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | | |
|-------------|----------|--------------|----------------|
| DRAWN BY: | M.J.F. | DATE: | APRIL 16, 2021 |
| CHECKED BY: | W.J.D. | APPROVED BY: | 0297A |
| SCALE: | AS SHOWN | SHEET: | 1 OF 1 |

DOUCET SURVEYS
 The Only True Professional Surveying & Mapping Needs
 362 West Plains, Portsmouth, NH 03801
 2 Courthouse Drive, 2nd Floor, Portsmouth, NH 03801
 70 Stone Street, 2nd Floor, Portsmouth, NH 03801
 Telephone: (603) 431-1111
 Fax: (603) 431-1112
 Website: www.doucetsurveys.com