



Town of Stratham, NH
Preliminary Consultation

Map# _____ Lot# _____

Project Name: SITE PLAN REVISION

Location: 257 PORTSMOUTH AVE

Project Description: SITE PLAN REVISION DUE TO CHANGING CONDITIONS.
SUBMIT REVISED SITE PLAN IN ORDER TO CONSTRUCT GARAGE.

Applicant:

Name: KEVIN ROY Phone: 603-361-5507

Company: KRB KITCHEN & BATH Fax: _____

Address: 257 PORTSMOUTH AVE.

Email Address: KEVIN @ KRBCOMPANY.COM

Owner:

Name: KEVIN ROY Phone: 603-361-5507

Company: 257 PORTSMOUTH AVE, LLC. Fax: _____

Address: 39 KNOWLES DRIVE BARRINGTON, NH

Email Address: KEVIN @ KRBCOMPANY.COM

Agent:

Contact Name: KEVIN ROY Phone: 603-361-5507

Company: KRB KITCHEN & BATH Fax: _____

Address: 39 KNOWLES DRIVE BARRINGTON, NH

Email Address: KEVIN @ KRBCOMPANY.COM

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, of your property, to ensure compliance with all Stratham Zoning, Subdivision and or Site Plan Review regulations while your application is under consideration.

Signed: [Signature] Date: 12-15-17

Fees:

Preliminary Consultation: Application fee of \$75.00

*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: _____ Total Fees Collected with Application: \$ _____

PB Application Acceptance Date: _____ PB Hearing Date: _____



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John P. Hayes III CSS, CWS,
7 Limestone Way
North Hampton, NH 03862
603-205-4396
johnphayes@comcast.net

11/1/17

To: Kevin Roy
257 Portsmouth Ave.
Stratham NH 03885

Job # 13-044

Re: Wetland Delineation: 10/31/17
257 Portsmouth Ave. Stratham, NH

Dear Kevin:

This letter reports the completion of a wetland delineation conducted on the referenced property by John P. Hayes III on October 31, 2017. The site is located on the northwest side of Portsmouth Avenue in Stratham, NH. The purpose of the delineation was to determine the wetland setbacks, for possible site alterations of the property. Soil textures in the areas delineated consist mainly of glacial till. There is a non-jurisdictional, man made drainage swale, that runs from a drainage pipe under the paved area in the rear, into the wetland system.

The wetland delineation was conducted in accordance with the 1987 Army Corps of Engineers Wetlands Delineation Manual using the Routine Determinations Method, as required by the New Hampshire Department of Environmental Services Wetlands Bureau and the US Army Corps of Engineers.

The following standards were used to determine jurisdiction under the manual and to classify the wetland systems on the site

- 1) *Field Indicators for Identifying Hydric Soils in the United States* Version 7.0. 2010.
- 2) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North central and Northeast Region* Version 2.0 2012
- 3) *Field Indicators for Identifying Hydric Soils in New England* New England Hydric Soils Technical Committee. April 2004. 3rd Edition. NEIWPCCLowell, MA. .
- 4) *National List of Plant Species That Occur in Wetlands: 2012 New Hampshire*. United States Department of the Interior. Fish and Wildlife Service. NERC-88/18.29.
- 5) *Corps of Engineers Wetlands Delineation Manual*, January 1987. Wetlands Research Program Technical Report Y-87-1.
- 6) *Classification of Wetlands and Deep water Habitats of the United States*. December 1979. US Department of the Interior. Fish and Wildlife Service. FWS/OBS-79/31.

The wetland delineation complies with the poorly drained soil criteria defined in SSSNNE Special Publication No.1 "High Intensity Soil Map of New Hampshire Standards" dated April 2008, and definitions by the town of Stratham. Wetland soils in the area meet hydric soil criterion XB.

Wetland boundaries identified on the property are witnessed in the field with pink flagging tape, hung periodically on vegetation, using an alpha-numeric system as follows:

A1 to A9 (stop)

It is strongly recommended that the flagged line(s) be survey located as soon as possible and depicted on a base plan.

According to the "Classification of Wetlands and Deep water Habitats of the United States" (USFWS December 1979) the wetland areas delineated would be classified as a combination of a Palustrine Scrub Shrub, and Emergentnt, Persistent system, that is seasonally flooded and or saturated. (PSS/EMIE).

The plant species located in or near the wetlands include, but are not limited to:

Red maple (*Acer rubrum*), Willow (*Salix spp.*) Apple (*Malus spp.*) Glossy Buckthorn (*Rhamnus frangula*), Silky dogwood (*Cormus amomum*), Staghorn sumac (*Rhus typhina*), Honeysuckle (*Lonicera spp.*) Multiflora Rose (*Rosa multiflora*), Jewel weed (*Impatiens capensis*), Wool grass (*Scirpus cyperinus*), Cinnamon fern (*Osmunda cinnamomea*), Royal fern (*Osmunda regalis*) and Sensitive fern, (*Onoclea sensibilis*).

Please contact me if you have any questions or if I can be of further assistance.

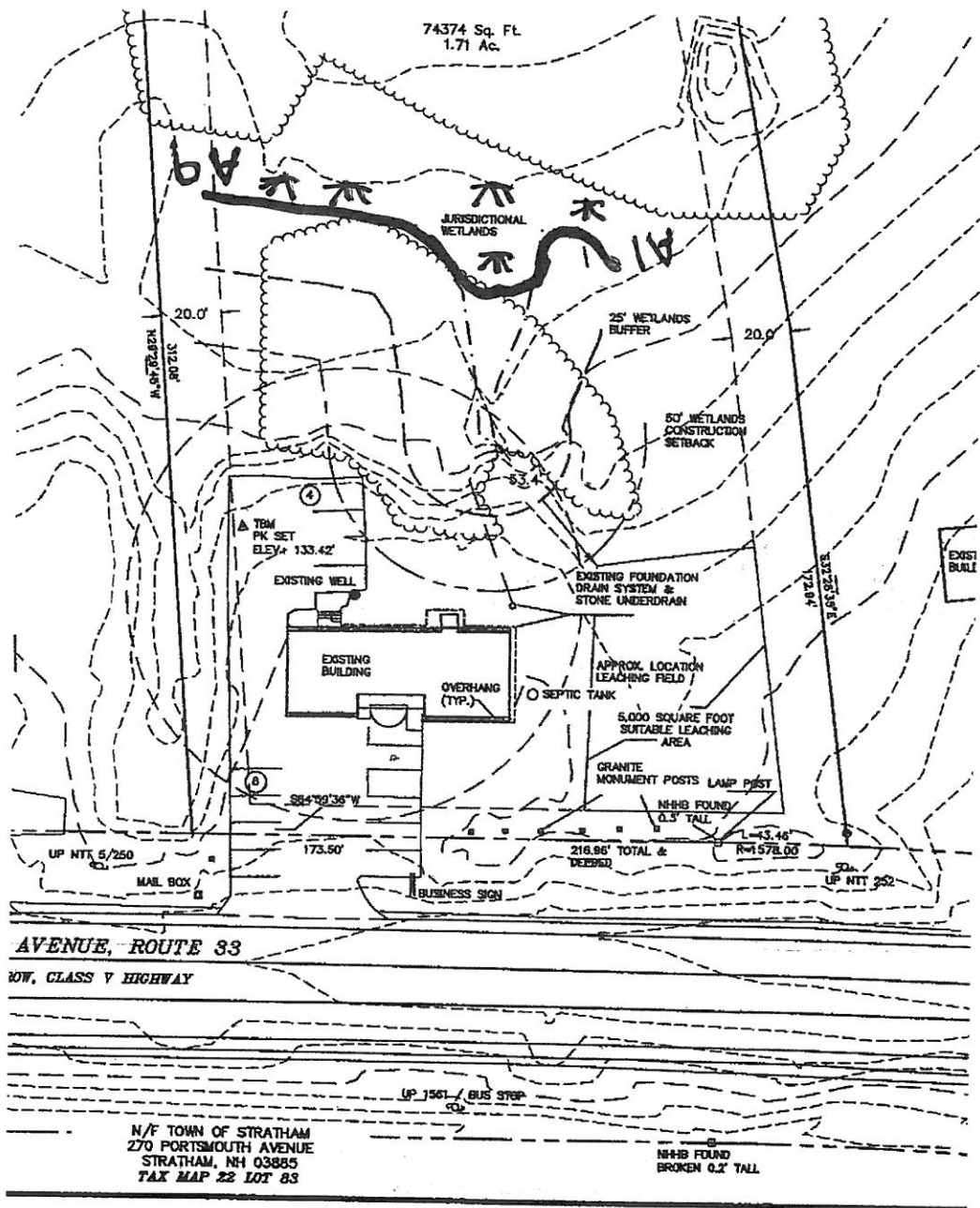
Sincerely,



John P. Hayes III CWS, CSS,



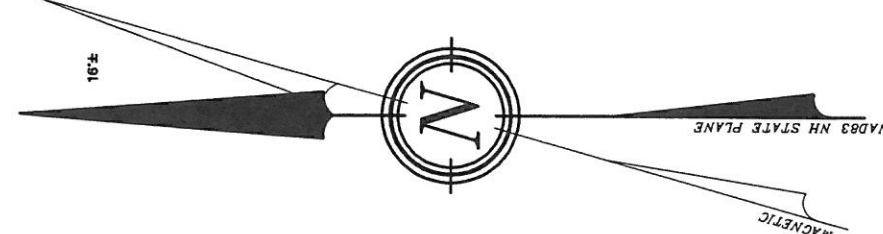
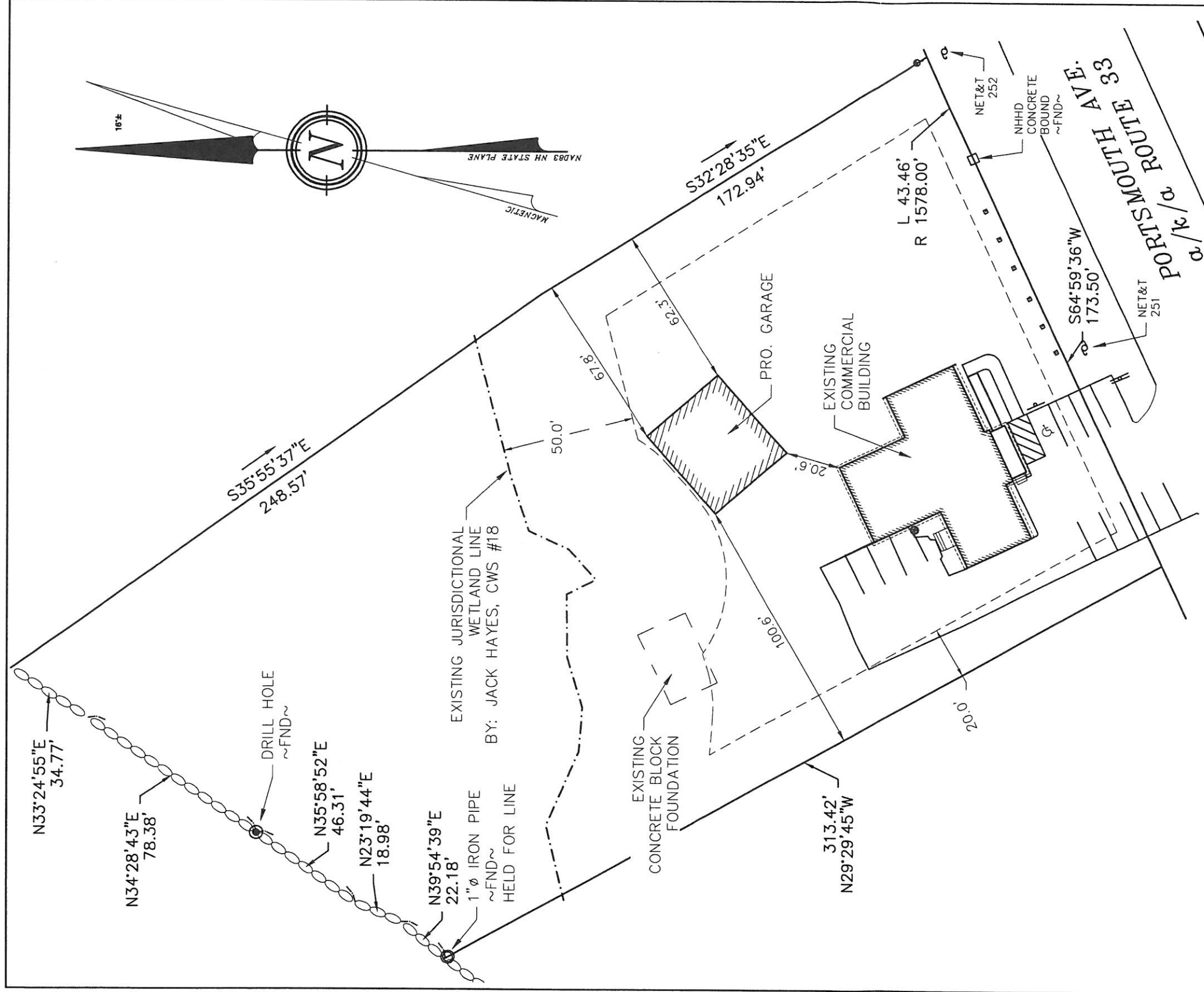
74374 Sq. Ft.
1.71 Ac.



AVENUE, ROUTE 33
ROW, CLASS V HIGHWAY

N/F TOWN OF STRATHAM
270 PORTSMOUTH AVENUE
STRATHAM, NH 03885
TAX MAP 22 LOT 83

NH&B FOUND
BROKEN 0.2' TALL



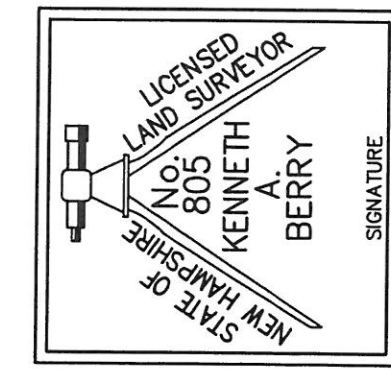
THIS IS NOT A BOUNDARY SURVEY

ZONE:
RES/AG

SETBACKS:
FRONT: 10.0'
SIDE: 20.0'
REAR: 20.0'

R.C.R.D.:
BOOK 5527, PAGE 436
PLAN #38204

CERTIFIED PLOT PLAN
FOR
KEVIN ROY BUILDERS, INC.
257 PORTSMOUTH AVE.
STRATHAM, N.H.
TAX MAP 22, LOT 8



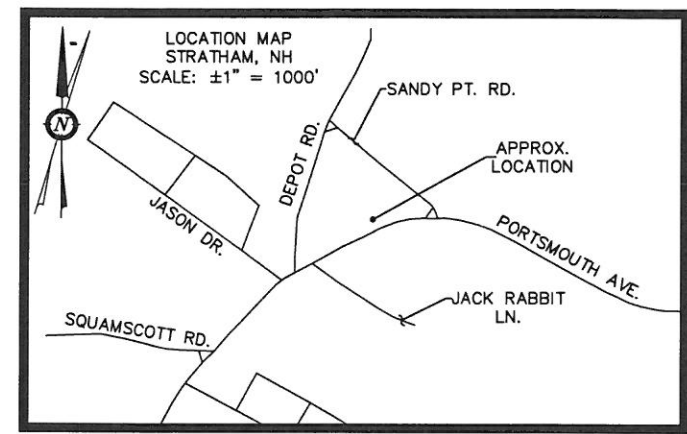
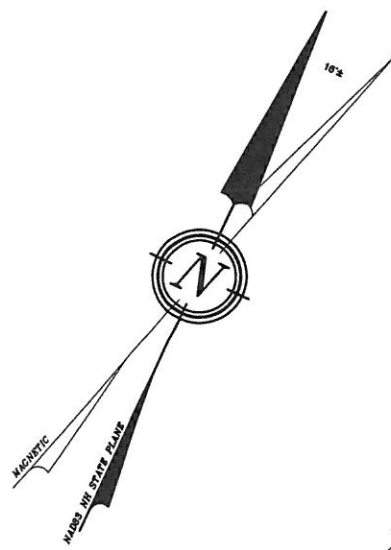
BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 50 FT.

DATE : NOVEMBER 20, 2017

FILE NO. : DB 2017 - 186



PLAN REFERENCE:

- 1.) PLAN OF LAND BELONGING TO NANCY L. MORAN SOUTH SIDE STATE ROAD STRATHAM, NH BY: R.A. HOGAN DATED: APRIL 1962 R.C.R.D. PLAN 03331
- 2.) PLAN OF LAND STRATHAM, NH FOR: JAMES B PEIRCE AND JOHN N SCHOCH BY: JOHN W. DURGIN, CIVIL ENGINEER DATED: MARCH 1965 R.C.R.D. PLAN #430
- 3.) SUBDIVISION PLAN OF LAND OF NANCY L. MORAN PORTSMOUTH AVENUE, STRATHAM, NH BY: ERNEST J. COTE, RLS DATED: APRIL 1976 R.C.R.D. PLAN C-5980
- 4.) SUBDIVISION PLAN OF LAND WILLIAM P. JR. & MARGARET P. LEAHY DEPOT ROAD, STRATHAM, NH BY: THOMAS F. MORAN, INC. DATED: APRIL 3, 1984 R.C.R.D. PLAN # D-12494
- 5.) PLAT OF LAND FOR: ESTHER L. FLANAGAN DEPOT ROAD & PORTSMOUTH AVENUE STRATHAM, NH BY: DURGIN, VERRA AND ASSOCIATES, INC. DATED: JULY 8, 1991 R.C.R.D. PLAN # D-21091
- 6.) STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY AND CONSTRUCTION MAP, PROJECT NO. F 018-2(9), SHEET 17. NOT RECORDED, ON FILE WITH NH DOT, CONCORD, NH.

PARKING NOTES:

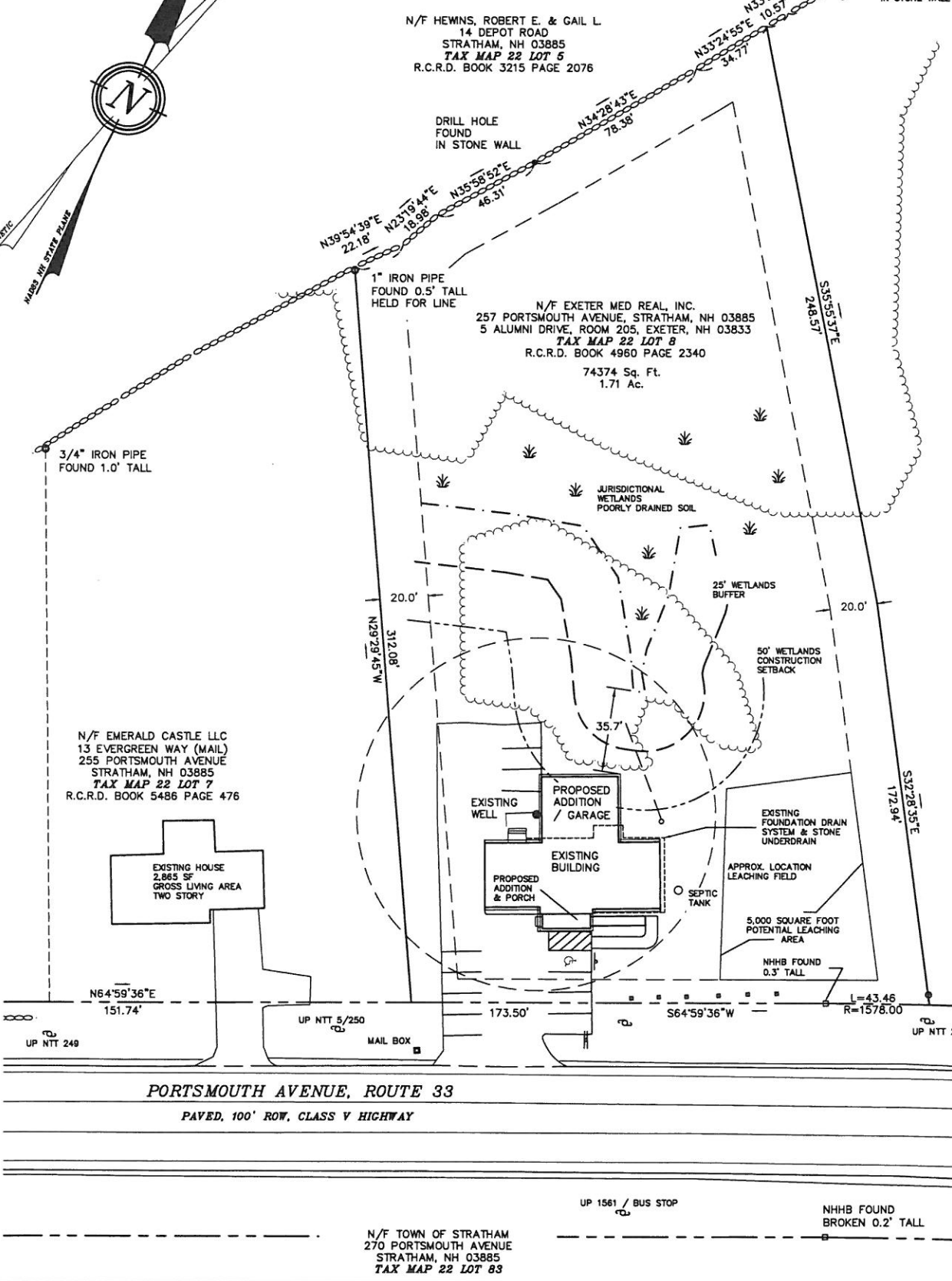
- 1.) PARKING SPACES REQUIRED
- | | |
|----------------|--------------------------|
| OFFICE 1037 SF | 3.11 SPACES FIRST FLOOR |
| OFFICE 1232 SF | 3.70 SPACES SECOND FLOOR |
| RETAIL 1037 SF | 3.70 SPACES FIRST FLOOR |
| GARAGE 896 SF | 1.00 SPACE |
- TOTAL: 11.51 SPACES - 12 EXISTING / PROVIDED

LEGEND:

- IRON BOUND (TO BE SET)
- IRON BOUND (FND)
- IRON PIPE (FND)
- CONCRETE BOUND (FND)
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE SUPPORT WIRE

NOTES:

- 1.) OWNER: EXETER MED REAL, INC. 5 ALUMNI DRIVE ROOM 205 EXETER, NH 03833
- FOR: THE KEVIN ROY BUILDING COMPANY, INC. 64 PORTSMOUTH AVENUE STRATHAM, NH 03885
- 2.) TAX MAP 22 LOT 8
- 3.) LOT AREA: 74,374 SQ. FT. 1.71 ACRES
- 4.) R.C.R.D. BOOK 4960 PAGE 2340
- 5.) ZONING: RESIDENTIAL / AGRICULTURAL ZONE
 MINIMUM AREA: 2-ACRES (EXISTING NON-CONFORMING)
 CONTIGUOUS FRONTAGE: 200 FEET
 DEPTH: 150 FEET
 FRONT SET-BACK: 10 FEET (ROUTE 33 ROW, FOOTNOTE E)
 FRONT SET-BACK: 20 FEET (ROUTE 33 EP, FOOTNOTE E)
 SIDE & REAR SETBACK: 20 FEET
 MAXIMUM HEIGHT: 35 FEET
 MAXIMUM BLD COVERAGE: 20%
 MINIMUM OPEN SPACE: 60%
- 6.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO RETRACE THE PERIMETER BOUNDARY OF TAX MAP 22, LOT 8, WHICH RESULTED FROM PLAN REFERENCE 1 AND DEMONSTRATE THE PROPOSED ADDITION TO THE BUILDING. THIS RECORDED PLAN REPRESENTS ONE SHEET IN A PLAN SET OF SIX ON FILE WITH THE TOWN OF STRATHAM, NH.
- 7.) PROJECT DATUM: THE HORIZONTAL COORDINATES ARE BASED ON THE NH STATE PLANE COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER AND POST-PROCESSED DATA. THE VERTICAL DATUM IS NAVD 1988 AS ESTABLISHED BY HIPER SR GPS.
- 8.) WETLANDS DELINEATED BY JOHN P. HAYES, CWS 18, CSS 87, OCTOBER 22, 2013.
- 9.) VARIANCE GRANTED JANUARY 21, 2014, CASE NO. 593 & 594 STRATHAM ZONING BOARD OF ADJUSTMENT TO ALLOW A STRUCTURE WITHIN THE 50' WETLAND BUFFER SETBACK AND CONSTRUCTION OF A COMMERCIAL USE WITHIN THE RESIDENTIAL / AGRICULTURAL ZONE DISTRICT.
- 10.) WAIVERS TO THE FOLLOWING SITE PLAN REVIEW REGULATIONS WERE GRANTED AS A PART OF THE APPROVAL:
 SECTION 4.3.1.d - EXISTING TREES, SECTION 4.3.1.k - HISS SOIL MAP, SECTION 4.3.2.f - STORM DRAINAGE PLAN
 SECTION 5.2.H - PARKING AREA LANDSCAPING, SECTION 5.2.N.2 - LANDSCAPE PLAN, &
 SECTION 5.8.1.b.i-ii - GENERAL LIGHTING REQUIREMENTS.
- 11.) A REPLACEMENT SEPTIC SYSTEM DESIGN WILL BE REQUIRED IN ORDER TO OBTAIN A BUILDING PERMIT.



N/F PLOURDE, JUDITH E.
 261 PORTSMOUTH AVENUE
 STRATHAM, NH 03885
 TAX MAP 22 LOT 9
 R.C.R.D. BOOK 1760 PAGE 424
 R.C.R.D. BOOK 2266 PAGE 894

N/F EMERALD CASTLE LLC
 13 EVERGREEN WAY (MAIL)
 255 PORTSMOUTH AVENUE
 STRATHAM, NH 03885
 TAX MAP 22 LOT 7
 R.C.R.D. BOOK 5486 PAGE 476

N/F HEWINS, ROBERT E. & GAIL L.
 14 DEPOT ROAD
 STRATHAM, NH 03885
 TAX MAP 22 LOT 5
 R.C.R.D. BOOK 3215 PAGE 2076

N/F EXETER MED REAL, INC.
 257 PORTSMOUTH AVENUE, STRATHAM, NH 03885
 5 ALUMNI DRIVE, ROOM 205, EXETER, NH 03833
 TAX MAP 22 LOT 8
 R.C.R.D. BOOK 4960 PAGE 2340
 74374 Sq. Ft.
 1.71 Ac.

STRATHAM
 APPROVED
 PLANNING BOARD

 SIGNATURE

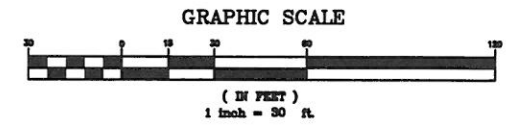
 TITLE

 DATE



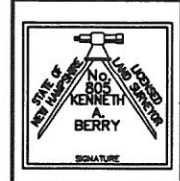
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

KENNETH A. BERRY L.L.S. 805 DATE



REVISION	DATE	DESCRIPTION
#4	3/31/14	PLANNING BOARD ACTION
#3	3/04/14	PLANNING STAFF REVIEW
#2	1/28/14	VARIANCE GRANTED / SITE PLAN APPLICATION
#1	12/9/13	5,000 SF SEPTIC AREA

SITE PLAN FOR: THE KEVIN ROY BUILDING COMPANY, INC.
 LAND OF: EXETER MED REAL, INC.
 257 PORTSMOUTH AVE., STRATHAM, NH
 TAX MAP 22 LOT 8
 PROPOSED BUILDING ADDITION PLAN



BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863
 SCALE : 1 IN. EQUALS 30 FT.
 DATE : NOVEMBER 19, 2013
 FILE NO. : DB 2013 - 138