

DISCOVER ENGINEERS WEEK



FEBRUARY 21-27, 2021

Green & Company and TFMoran bring new neighborhood to Portsmouth

ONE OF THE MOST desirable communities in the state to live in is adding a new residential neighborhood. Nestled between The Great Bog and Lafayette Road in Portsmouth is Banfield Road. The properties adjacent to Banfield Road are primarily residential with large

tracts of woodland adjacent to The Great Bog. A new 22-unit condominium neighborhood, The Village at Banfield Woods, is under construction on a quiet 44.8-acre parcel surrounded by woodlands.

Regional Engineering firm TFMoran, Inc. was retained by

Green and Company Building & Development Corp. to provide local and state permitting, surveying, civil engineering, planning, landscape architecture, and construction administration services for the neighborhood. Design assistance and site & infrastructure construction is being provided by Severino Trucking Co., Inc. out of Candia, NH. The project architect is Art Form Architecture, Inc. of North Hampton.

Several design challenges were overcome with teamwork provided by numerous consultants for the project. The project contains unique eco-passages to facilitate wildlife movement, underground drainage treat-

ment and storage that minimizes environmental impact, and hybrid bio-retention areas to maximize removal of nitrogen all while reducing impact to the wetland buffer.

"This project utilized an exceptional team of consultants including, soil and wetland scientists, wildlife biologists, civil engineers, surveyors, attorneys, and land planning consultants to design and permit this unique neighborhood," stated TFMoran Principal Corey Colwell.

The project utilized the city's Open Space Planned Unit Development provisions of the zoning ordinance. This allowed us to cluster dwelling units to preserve

the sites natural features and to create open space. Of the 44.8-acre parcel of land, 37 of these acres are open space and will be preserved in the form of a Conservation Easement. By clustering the homes, reducing roadway width and length, and implementing common driveways, we were able to reduce wetland buffer impact, stormwater runoff, tree clearing, and traffic and wildlife impact. The preservation of 83% of this property ensures these woodland areas will remain in perpetuity.

This now protected land is adjacent to other parcels preserved for conservation allowing the residents of this unique

neighborhood to participate in outdoor recreation, hiking, and the enjoyment of the surrounding woodlands and conservation land. This neighborhood, with the protected surrounding woodlands, is a desirable place within the city of Portsmouth to make a home. TFMoran feels privileged to be part of an incredibly dedicated team that brought this project to fruition.

TFMoran, Inc., founded in 1968, is one of the largest full-service engineering firms in New Hampshire with offices in Bedford and Portsmouth. The firm provides: Civil, Structural, Traffic and Transportation Engineering, Land Surveying, Landscape Architecture, Environmental Permitting, Stormwater Monitoring, and Construction Support Services.



Site plan rendering by TFMoran