

**REGULAR MEETING
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 P.M.

August 09, 2023

AGENDA

I. APPROVAL OF MINUTES

1. July 12, 2023

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 67 Ridges Court
Jeffery & Melissa Foy, Owners
Assessor Map 207, Lot 59

III. NHDES PERMIT APPLICATIONS (NEW BUSINESS)

1. Standard Dredge and Fill
67 Ridges Court
Jeffrey & Melissa Foy, Owners
Assessor Map 207, Lot 59
2. Standard Dredge and Fill
Tony Rahn Park (Corporate Drive)
Unitil, Owner
Assessor Map 303, Lot 6

IV. OTHER BUSINESS

1. Paul's Path- Trail Clearing Project
2. Joint Work Session Dates
3. Non-Public Meeting Dates

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_1wzUdoCUTW2BofHlkbow6A

**MINUTES
REGULAR MEETING
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 P.M.

July 12, 2023

MEMBERS PRESENT: Chair Collins; Vice Chair Barbara McMillan; Members; Allison Tanner, Jessica Blasko, Lynn Vaccaro, Stewart Sheppard and Adam Fitzpatrick. Alternates; Brian Gibb

MEMBERS ABSENT: Alternate; Abigail Gindele.

ALSO PRESENT: Peter Britz, Director of Planning & Sustainability; Kate Homet, Associate Environmental Planner

Welcome to new member Adam Fitzpatrick.

I. APPROVAL OF MINUTES

1. June 14, 2023

Allison Tanner made a motion to approve the minutes with a few edits including the language around the pervious pavers on Greenleaf Avenue and mention of trees for the Pleasant Point application. Jessica Blasko seconded the motion. The motion was approved unanimously with Chair Collins and Adam Fitzpatrick abstaining.

II. CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 198 Essex Avenue
Whitney and Robert Westhelle, Owners
Assessor Map 232, Lot 128

Property owner Rob Westhelle came to speak on behalf of his application to support renovations to his home. Mr. Westhelle gave a presentation of the project and showed the site and wetlands on the site and where the buffer falls, with a majority of the property in wetland buffer.

The applicant described the additions to the house in two phases of the addition being a North and South addition. Addition in the South and a deck or patio will both be getting closer to the wetland than the existing house. The proposal includes removal of invasive species and that is

currently done and will continue. Will also provide erosion control, new seeding, re-establishment of buffer vegetation where there is currently lawn in the vegetated buffer, to add gutters and rain barrels.

Ms. Tanner asked about the deck being pervious or impervious. Applicant is asking for relief as impervious as they do not yet know if they are building a deck or patio.

Ms. Tanner asked about plantings in vegetated buffer. Applicant responded that they will be planting blueberries and other native species.

Ms. Tanner asked about any trees to be removed. The applicant responded that none would be removed that were inside the buffer. Two outside of buffer shown on pictures and plans to remove include a leaning tree, a Norway maple, and an oak outside the wetland buffer.

Ms. Tanner asked if the applicant had asked their neighbor about removing the oak and Mr. Westhelle said yes. Ms. Tanner expressed her concern about the removal of trees and how taking out one can impact others in a cluster.

Question from SS have you considered adding other trees. Applicant said yes but in the area outside the 50' wetland buffer.

Chair Collins asked about the gutter system and proposed rain barrels. Where is overflow from the rain barrels going to? Applicant said the rain barrels on the south side would shed to plantings. Chair Collins asked if applicant has plan for infiltration of rain barrel overflow. Discussed various options for overflow. Applicant described locations where rain barrel water would be used.

Mr. Fitzpatrick asked about the playground. Applicant said he was planning on removing playground and shed they got approval for shed and plan to keep it. Mr. Fitzpatrick asked about the size of the deck/patio area and whether it could be smaller. Applicant said they would use the deck for outdoor cooking and seating but has not defined exact plan for deck/patio area.

Vice Chair McMillan asked whether the outdoor shower area would drain into a domestic drain. Applicant said if it is a rinse station it does not need to be plumbed to house. Chair Collins said the plans call for an outdoor shower. If it is not an outdoor shower it needs to be clarified.

Chair Collins noted that the wraparound stairs on the deck may have less of an impact if they were to be replaced with a single set of stairs. Applicant said he would not go smaller but when project is fully developed, he will not exceed what is approved.

Ms. Vaccaro asked about the layout of the house/existing floorplan. Applicant described existing floor plan. Ms. Vaccaro asked if there was any opportunity to expand to the front. Applicant said no due to setbacks around the front and side. The natural place to expand is the back corner. Ms. Vaccaro said he could ask for relief to move out to the front. Mr. Britz answered questions about phasing and exemption.

Vice Chair McMillan asked about the lighting for this project. The applicant described lighting as existing not expanding except for lighting on deck and patio where it exists today just onto area that it is today. Vice Chair McMillan asked about plantings in extended buffer plantings. Applicant used the NH wetland buffer guide with letting it go. The plans include intensive planting in between a wild area while introducing new plantings.

Vice Chair McMillan recommended that wetland buffer markers be included. Applicant says he was hesitant to do too much landscaping. Chair Collins let applicant know he could purchase signs from planning department.

Ms. Vaccaro asked for clarification on what the colors referred to in plan set. The applicant responded that yellow is Japanese knotweed and applicant is working on control. Orange is honey suckle vine system. Applicant described how he controls invasive species. Ms. Vaccaro noted that planting shrubs could help the applicant keep the knotweed down.

Vice Chair McMillan asked when the project would start. Applicant said they hope for a fall start but may be later in winter or even spring.

Ms. Tanner made a motion to recommend approval of this project with the following stipulations:

1. Any trees to be removed will be replaced with a similar species type and number trees.
2. Any patio or deck area installed shall be pervious.
3. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction along the 25' vegetated buffer. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
4. Applicant shall provide a report back to the Planning and Sustainability Department one year after vegetated buffer area has been planted, demonstrating at least an 80% survival rate of new plantings.
5. An additional method of infiltration shall be provided for rain barrel overflows.
6. Any increase in impervious surface will require a new wetland conditional use permit.
7. Applicant shall use only dark sky-friendly lighting on the exterior of the home.
8. Applicant shall update site plans to indicate exact locations of proposed rain barrels and include a detail sheet showing a cross-section of the proposed deck/patio including details of how infiltration from the design will occur. These updates shall be approved by the Planning & Sustainability Department prior to submission to the Planning Board.

Ms. Tanner noted her appreciation for the applicant staying on top of knotweed and bittersweet. Chair Collins noted her appreciation for bringing the vegetative buffer back.

The motion was approved unanimously.

III. OTHER BUSINESS

1. Joint Work Session Scheduling

Meeting to setup joint work session with the Planning Board to be scheduled by doodle poll.

Schedule an upcoming meeting to talk about conservation properties.

Chair Collins noted that Ted Jankowski asked about non-toxic workshop and asked if the Conservation Commission would sponsor an upcoming NOFA class at the Portsmouth Historical Society in late October/early November. Commission agreed they would be a non-paying sponsor.

Ms. Homet brought up the Climate Action Plan: Upcoming workshop on July 31 at the Library in Levenson Room with focus on Adaptation strategies and targets for reducing greenhouse gas emissions. Will also talk about results of information collected so far. Will go over that feedback and how it will feed into strategies and targets.

Ms. Blasko brought up the upcoming community conversation organized by Portsmouth Climate Action. Monday July 24 in Levenson Room. Topic around waste, Plastic, recycling and composting.

Ms. Homet noted that neighbors in Curriers Cove have complained about pesticide and herbicide use within the buffer. A letter is going out to all Curriers Cove residents as enforcement/education awareness around pesticides and herbicides and the current regulations prohibiting their use in the buffer. Also pointed to NOFA Standards.

Ms. Homet reminded the Commission about the citywide wetland boundary determination being completed and once that is complete and any ordinance changes are made, a letter will go out to all residents in the buffer about regulations around wetlands.

Chair Collins said that we should also plan on notifying contractors who spray pesticides/herbicides.

Vice Chair McMillan noted that said some communities will enforce with warnings and fines for impacts to their buffer.

Jake Marvally, a lawyer from Hoeffel Pheonix Gormley & Roberts came to speak on the subject of the Millionaire project out at Pease as a representative of Port City Air Leasing who had previously come before the Commission to express concern over the work being proposed by Pease Aviation Partners. The Commission previously did not recommend approval for the project. This project has gone on to the NH Wetlands Council and the NH Supreme Court. They have an ability to weigh in on the application. He provided a packet for the Commission and the Commission's role in the process.

VI. ADJOURNMENT

Ms. Tanner made a motion to adjourn. Ms. Blasko seconded the motion. The motion passed unanimously.

Meeting adjourned at 4:32pm.

Memo



TO: Conservation Commission Members
FROM: Peter Britz, Planning & Sustainability Director
Kate Homet, Associate Environmental Planner
DATE: August 4, 2023
SUBJ: August 9, 2023 Conservation Commission Meeting

**67 Ridges Court
Melissa & Jeffrey Foy
LU-22-199**

This application proposes the construction of a new garage addition with living space above, a bump out of the existing rear deck and roof, a re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. All existing retaining walls are to remain. Approximately 68% of the lot is within the City's 100 ft wetland buffer and the project proposes a decrease of 479 sf of impervious surface across the lot. Within the buffer, the applicant is proposing 2,010 sf of permanent impacts and 1,056 sf of temporary impacts. The impacts would be offset by the various buffer plantings to be planted within the 25' vegetated buffer as well as the installation of the rain gardens to help control and filter stormwater runoff from the property as well as other areas upslope from the street.

1. The land is reasonably suited to the use activity or alteration.

Currently the area that will receive the addition is impervious asphalt. The new addition will not impact the amount of impervious on the site and will increase the infiltration of stormwater with the conversion of the driveway from impervious to a new porous driveway and the adjacent rain garden system which will also help mitigate roof runoff.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

Given that a majority of the property is within the buffer, there is no other reasonable location for the garage addition. It will be placed in an area that is already impervious surface within the buffer and will be removing a large portion of the current impervious asphalt in favor of a porous driveway.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

This project is within the 100' buffer of a tidal wetland. The wetland edge currently includes salt marsh species which are to be further buffered with the applicant's landscaping plan which includes additional salt marsh grasses along with both native and non-native plants to further protect the resource. The applicant is also proposing to remove invasive burning bush species.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project is not proposing any construction within the 25' vegetative buffer but will be enhancing the buffer with various plantings which will add an additional 5 feet of buffering to the wetland edge.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This application proposes a new attached garage with a new porous driveway, the expansion of the rear deck and roof, the installation of new stone steps, a stone patio, and three rain gardens. According to the applicant, this project will result in a net loss of approximately 479 sf of impervious surface across the property, which should create a positive impact on the wetland resource. The applicant has shown a mitigation plan that will work to offset the impacts of the new addition by capturing and filtering stormwater before it reaches the salt marsh species and wetland resource.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

As stated above, new buffer plantings are to be added to the vegetative buffer strip which should help the buffer continue to protect the tidal wetland resource.

Recommendation: Staff recommends approval of the project with two stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.



26 July 2023

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Wetland Conditional Use Permit Request
Tax Map 207, Lot 59
67 Ridges Court
Portsmouth, New Hampshire**

Dear Samantha:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit Amendment request for 3,066 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for residential site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. (see attached plan set).

The property currently contains a single-family residential structure, a paved driveway, retaining walls, steps and associated landscaping (see attached photo log)

The proposed pervious technologies being used for the construction of the driveway combined with the proposed rain gardens will allow for collection, treatment and infiltration of the stormwater from the proposed building addition, providing a stormwater treatment component that does not exist under existing conditions. Attached to this application is a Rain Garden Subcatchment Exhibit, rain garden sizing & design calculations form, and an Inspection & Maintenance Plan for the proposed stormwater structures.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.22 (3)*, wetland buffer occupies approximately 68% (11,170 sq. ft.) of the subject lot (16,500 sq. ft.) of which a majority of the buffer area would be characterized as maintained lawn. Approximately 16% or 1,788 sq. ft. of the wetland buffer area that occurs on the lot consists of structure, driveway, retaining walls and steps (developed area). The remaining wetland buffer area on the lot would be characterized as mostly maintained lawn, which would total approximately 84% or 9,382 sq. ft.

Also, per the City of Portsmouth Zoning Ordinance, *Article 10.1017.24 the application shall include removal of **impervious surfaces** at least equal in area to the area of **impervious surface** impact.* The project proposes a decrease (253 sq. ft.) of impervious surface within the City wetland buffer.





Under the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (1) the wetland buffer enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protected easements provided offsite.* The attached Landscape Plan prepared by LM Land Design, LLC (attached) provides for the installation of 92 plantings along the tidal wetland resource within the 25' vegetated buffer strip, in addition to 55 plants being installed outside of the vegetative buffer strip which will also serve to improve stormwater quality on the subject lot. Since the project proposes a decrease of impervious surface within the City wetland buffer, wetland buffer enhancements are not required under *Article 10.1017.24*, however the plantings will also serve to enhance the visual quality and aesthetics on the lot, provide micro habitats for urban wildlife species, promote pollinators and other valuable insect life and provide a landscape improvement from what currently exists.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (2), where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the wetland buffer enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.* The attached Planting Plan proposes 92 plantings (as described above) in an area that is currently maintained lawn, directly adjacent to the tidal wetland resource.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

1. The land is reasonably suited to the use, activity or alteration.

The proposal is to construct a building addition onto the existing single-family residential structure, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. Given that the proposed project includes expansion of an existing footprint on a previously developed lot utilizing an area that is currently paved driveway, removal and re-configuration of driveway and the proposed disturbance is not located in the Flood Hazard Zone, the land is reasonably suited to the use, activity, or alteration.

2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

Due to the configuration of the lot, the location of nearby wetlands, there does not exist an area to propose the building addition and achieve a reasonable use while avoiding the 100' City of Portsmouth Wetland Buffer. The project utilizes an area that currently exists as paved driveway for the building addition and converts remaining driveway to a pervious surface resulting in a net reduction of impervious surface in the 100' City of Portsmouth Wetland Buffer.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The proposal will not significantly impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project reduces the amount of impervious surface within the 100' City of Portsmouth Wetland Buffer, provides for the installation of three rain gardens and 147 plantings on the lot which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. With the above measures being taken, it is my belief that the above project will improve water quality entering the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.



4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The proposed project does not alter any naturally vegetated areas to construct the project.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids the wetland buffer to the greatest extent practicable while providing a reasonable use for the property owner. The project also provides the use of pervious technology, installation of rain gardens and a robust planting plan which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

There are no areas within the vegetated buffer strip that will be impacted or altered by this project. The project does however enhance the vegetated buffer strip with the installation of 92 plantings as described above.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

Cc: Jeffrey M. & Melissa Foy-Owners/Applicant

13 July, 2022

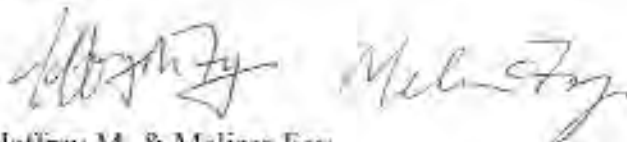
To Whom It May Concern

RE: New Hampshire Department of Environmental Services Application and City of Portsmouth Applications for residential site improvements for Jeffrey M. & Melissa Foy, 67 Ridges Court, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Ambit Engineering is authorized to obtain approvals in regards to the above referenced property.

Please feel free to call me if there is any question regarding this authorization.

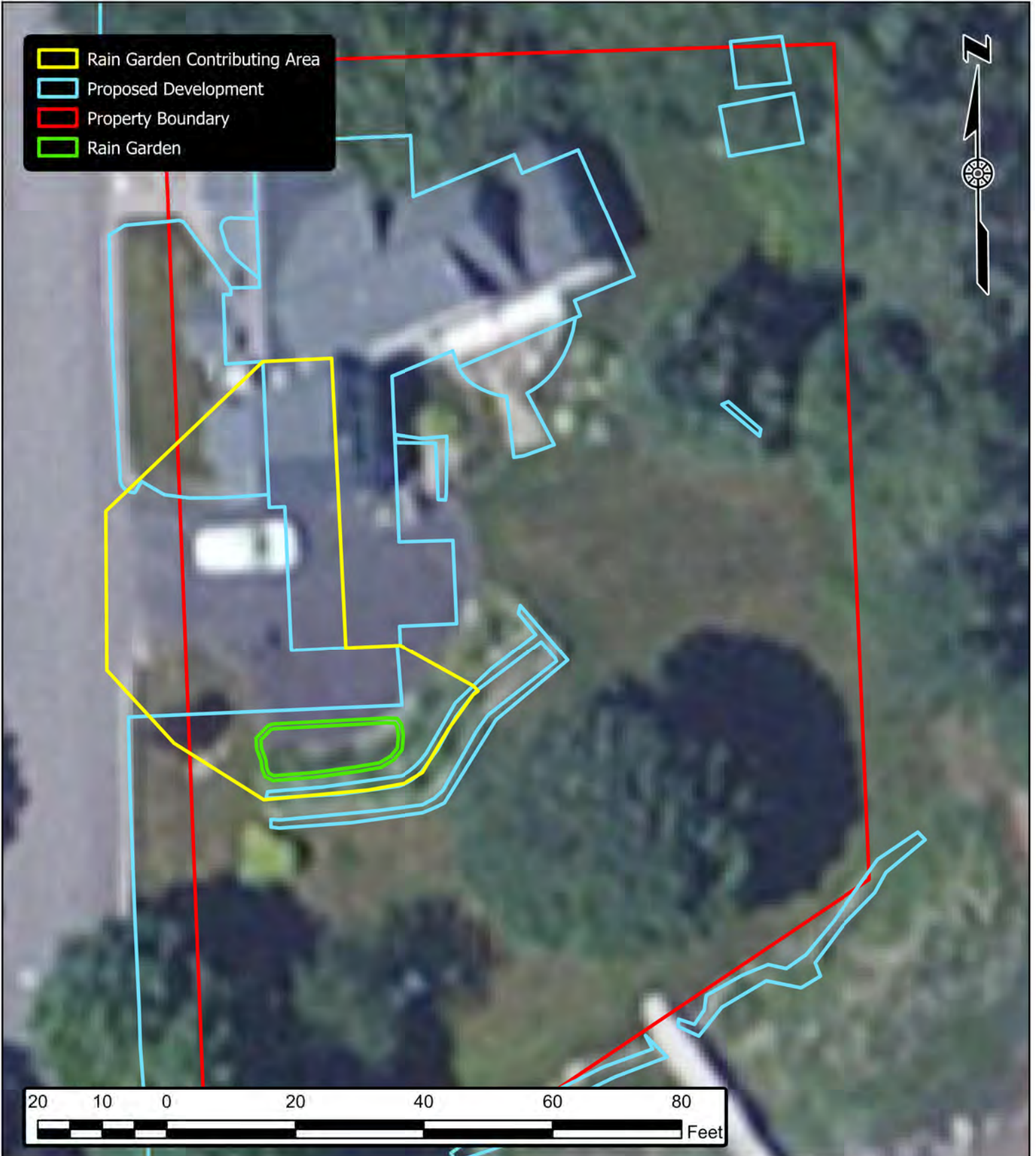
Sincerely,

Handwritten signatures of Jeffrey M. Foy and Melissa Foy in cursive script.

Jeffrey M. & Melissa Foy
4 Fox Hollow Court
East Kingston, NH 03827

PROPOSED ADDITIONS
67 RIDGES COURT
PORTSMOUTH, NEW HAMPSHIRE

JOB NUMBER: 5010130.1153.02
SCALE: 1" = 20'
SUBMITTED: 07-25-2023



Rain Garden Design Calculations

Foy Residence, JN 5010130.1153.02

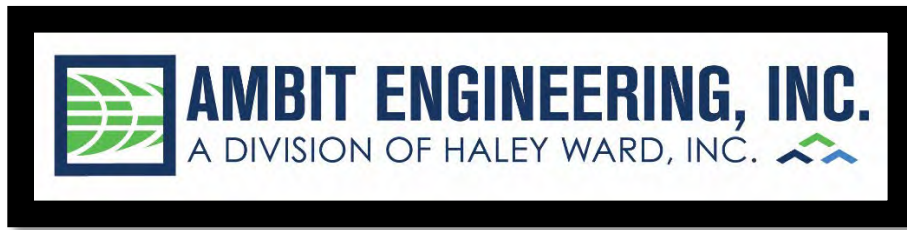
Contributing area (sf)	
Impervious	1602
Landscaped	754
$WQV = P * Rv * A$ $Rv = 0.05 + 0.9 * I$	
I	0.68
Rv	0.662
P (in)	1
A (sf)	2356
WQV (cf)	130.0

Rain garden volume	
Filter area (sf)	137
Filter depth (ft)	3
Filter porosity	0.2
Filter volume (cf)	82.2
Ponding area (sf)	178
Ponding depth (ft)	0.5
Pond volume (cf)	78.8
Total volume (cf)	161.0

Rain Garden Volume > WQV

161 cf > 130 cf

Design is in compliance with BMPs



***INSPECTION & LONG-TERM MAINTENANCE PLAN
FOR
BUILDING ADDITION***

**67 RIDGES COURT
PORTSMOUTH, NH**

Introduction

The intent of this plan is to provide Jeffrey M. & Melissa Foy (herein referred to as “owner”) with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development. Specifically, the Rain Garden other and Best Management Practices (collectively referred to as the “Stormwater Management System”). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly and will help in maintaining a high quality of stormwater runoff to minimize potential environmental impacts. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system’s maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the Portsmouth DPW, if required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Log. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate the quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Examples of non-structural BMP's on this project include but are not limited to:

- Temporary and Permanent mulching
- Temporary and Permanent grass cover
- Trees
- Shrubs and ground covers
- Miscellaneous landscape plantings
- Dust control
- Tree protection
- Topsoiling
- Sediment barriers
- Stabilized construction entrance

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMP's that may be found on this project.

1. **Grassed areas and swales (until established):** After each rain event of 0.5" or more during a 24-hour period, inspect grassed areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil, lime, seed, fertilizer and mulch.
2. **Plantings:** Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year. Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection.
3. **Rain Garden:** After installation of the infiltration detention pond, perform the following inspections weekly until vegetation is established after construction, then on a bi-annual basis and after heavy rains thereafter:
 - a. Monitor for excessive or concentrated accumulations of debris, or erosion in excess of 2 inches below the various pipe inlets. Remove debris as required and replace or augment inlet fabric strips.
 - b. Monitor the outfall structure for problems with uneven flow or clogged pipes. Repair or

- remove clogs as required.
 - c. Monitor vegetation on pond and replace dead or dying vegetation as required.
 - d. Monitor side slopes of ponds for damage or erosion in excess of 2 inches—repair, as necessary.
 - e. If surface ponds for longer than 24 hours following a storm, remove and replace the top 6 inches of soil.
4. **Permeable Pavers:** Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary. Repair porous installations as necessary to maintain functionality. Vacuum at least twice annually.

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

No on-site trash facility is provided until site is constructed. The contractors are required to remove trash from the site. Hazardous material storage is prohibited.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

Invasive Species

Monitor the Stormwater Management System for signs of invasive species growth. If caught early, their eradication is much easier. The most likely places where invasions start is in wetter, disturbed soils or detention ponds. Species such as phragmites and purple loose-strife are common invaders in these wetter areas. If they are found, the owner shall refer to the fact-sheet created by the University of New Hampshire Cooperative Extension or contact a wetlands scientist with experience in invasive species control to implement a plan of action for eradication. Measures that do not require the application of chemical herbicides should be the first line of defense.



Figure 1: *Lythrum salicaria*, Purple Loosestrife. Photo by Liz West.

Figure 2: *Phragmites australis*. Photo by Le Loup Gris

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS
ENTRANCE SURFACE <i>-Check for sediment accumulation/clogging of stone</i> <i>-Check Vegetative filter strips</i>	After heavy rains, as necessary	<i>-Top dress pad with new stone.</i> <i>-Replace stone completely if completely clogged.</i> <i>-Maintain vigorous stand of vegetation.</i>
WASHING FACILITIES (if applicable) <i>-Monitor Sediment Accumulation</i>	As often as necessary	<i>-Remove Sediments from traps.</i>

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	INSPECTOR CONTACT INFO
DATE OF INSPECTION	REASON FOR INSPECTION <input type="checkbox"/> LARGE STORM EVENT <input type="checkbox"/> PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE
DATE OF MAINTENANCE	PERFORMED BY
NOTES	

RAIN GARDEN LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS
POND SURFACE -Check for sediment accumulation/clogging of filter. -Check for ponding water > 24 hours over the filter.	Weekly until vegetation is established, then bi-annually and after heavy rains	-Replace dead or dying vegetation -Remove sediments when required -Mow grasses at least twice yearly -If system ponds longer than 24 hours, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function.
FOREBAY -Monitor Sediment Accumulation	Bi-annually	-Replace dead or dying vegetation -Remove Sediments When Required

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	INSPECTOR CONTACT INFO
DATE OF INSPECTION	REASON FOR INSPECTION <input type="checkbox"/> LARGE STORM EVENT <input type="checkbox"/> PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE
DATE OF MAINTENANCE	PERFORMED BY
NOTES	

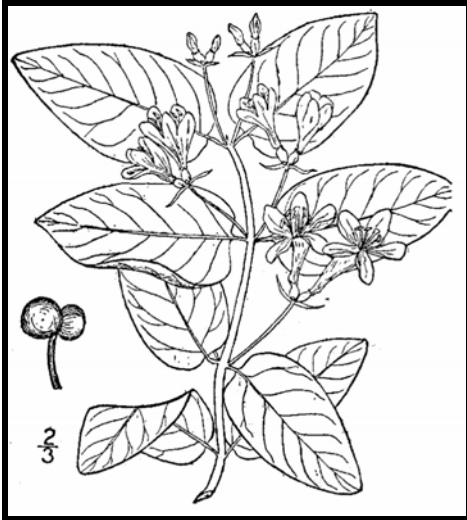
PERMEABLE PAVER LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	FREQUENCY	MAINTENANCE REQUIREMENTS
-Inspect pavement surface for the occurrence of sediment, trash, debris, or structural damage. -Check pavement for surface ponding	Frequently in first few months following construction, Bi-annually after	-Ensure that sediments do not enter and plug pavement. Remove sediments, trash, and debris, as necessary. -Repair outlet structures and appurtenances, as necessary. -Vacuum pavement at least twice annually. -Prevent vehicles with muddy wheels from accessing permeable pavement.
-No winter sanding permitted -Minimize application of salt	Continuous practice	

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	INSPECTOR CONTACT INFO
DATE OF INSPECTION	REASON FOR INSPECTION <input type="checkbox"/> LARGE STORM EVENT <input type="checkbox"/> PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE
DATE OF MAINTENANCE	PERFORMED BY
NOTES	

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle

Lonicera tatarica

USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr. 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag “head first” at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.






Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions*. Vol. 1: 676.

Be diligent looking for seedlings for years in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	Fruit and Seeds 	<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn. <hr/> <p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	Fruits, Seeds, Plant Fragments 	<p>Prior to fruit/seed ripening</p> <p>Seedlings and small plants</p> <ul style="list-style-type: none"> ▪ Pull or cut and leave on site with roots exposed. No special care needed. <p>Larger plants</p> <ul style="list-style-type: none"> ▪ Make a brush pile. ▪ Burn. <hr/> <p>After fruit/seed is ripe</p> <p>Don't remove from site.</p> <ul style="list-style-type: none"> ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
<p>garlic mustard (<i>Alliaria petiolata</i>)</p> <p>spotted knapweed (<i>Centaurea maculosa</i>)</p> <ul style="list-style-type: none"> ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. <p>black swallow-wort (<i>Cynanchum nigrum</i>)</p> <ul style="list-style-type: none"> ▪ May cause skin rash. Wear gloves and long sleeves when handling. <p>pale swallow-wort (<i>Cynanchum rossicum</i>)</p> <p>giant hogweed (<i>Heracleum mantegazzianum</i>)</p> <ul style="list-style-type: none"> ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. <p>dame's rocket (<i>Hesperis matronalis</i>)</p> <p>perennial pepperweed (<i>Lepidium latifolium</i>)</p> <p>purple loosestrife (<i>Lythrum salicaria</i>)</p> <p>Japanese stilt grass (<i>Microstegium vimineum</i>)</p> <p>mile-a-minute weed (<i>Polygonum perfoliatum</i>)</p>	<p>Fruits and Seeds</p> 	<p>Prior to flowering Depends on scale of infestation</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. <hr/> <p>During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot.</p> <p>Small infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and leave on site with roots exposed. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
<p>common reed (<i>Phragmites australis</i>)</p> <p>Japanese knotweed (<i>Polygonum cuspidatum</i>)</p> <p>Bohemian knotweed (<i>Polygonum x bohemicum</i>)</p>	<p>Fruits, Seeds, Plant Fragments</p> <p>Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.</p>	<p>Small infestation</p> <ul style="list-style-type: none"> ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. <p>Large infestation</p> <ul style="list-style-type: none"> ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

UNH Cooperative Extension programs and policies are consistent with pertinent Federal and State laws and regulations, and prohibits discrimination in its programs, activities and employment on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sex, sexual orientation, or veteran's, marital or family status. College of Life Sciences and Agriculture, County Governments, NH Dept. of Resources and Economic Development, Division of Forests and Lands, NH Fish and Game, and U.S. Dept. of Agriculture cooperating.

23110 FOY L1 PLAN



©2022 Hortycopia, Inc.

BEARBERRY
Arctostaphylos uva-ursi



©2022 Hortycopia, Inc.

BUTTERFLY WEED
Asclepias tuberosa



©2022 Hortycopia, Inc.

PURPLE DOME NE ASTER
Aster novae-angliae 'Purple Dome'



©2022 Hortycopia, Inc.

SUMMER SWEET
Clethra alnifolia



©2022 Hortycopia, Inc.

RED OSIER DOGWOOD
Cornus stolonifera



©2022 Hortycopia, Inc.

JOE PYE WEED
Eupatorium purpureum



©2022 Hortycopia, Inc.

CRANESBILL
Geranium maculatum



©2022 Hortycopia, Inc.

ANNABELLE HYDRANGEA
Hydrangea arborescens 'Annabelle'



©2022 Hortycopia, Inc.

GALLBERRY HOLLY
Ilex glabra



©2022 Hortycopia, Inc.

BLUE FLAG IRIS
Iris versicolor



©2022 Hortycopia, Inc.

EASTERN RED CEDAR
Juniperus virginiana



©2022 Hortycopia, Inc.

SWITCH GRASS
Panicum virgatum



TINY WINE NINEBARK
Physocarpus opulifolius 'SMNPOTW'



THE BLUES BLUE STEM GRASS
Schizachyrium scoparium 'The Blues'



SALTMEADOW CORDGRASS
Spartina patens



LOWBUSH BLUEBERRY
Vaccinium angustifolium

OWNER & APPLICANT:
JEFFREY M. & MELISSA FOY
 4 FOX HOLLOW COURT
 EAST KINGSTON, NH 03827
 (603)-778-5036

CIVIL ENGINEER & LAND SURVEYOR:

AMBIT ENGINEERING, INC.
 A DIVISION OF HALEY WARD
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801
 TEL. (603) 430-9282

ATTORNEY:

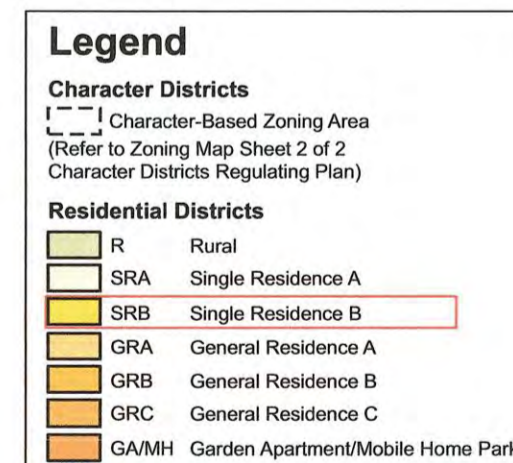
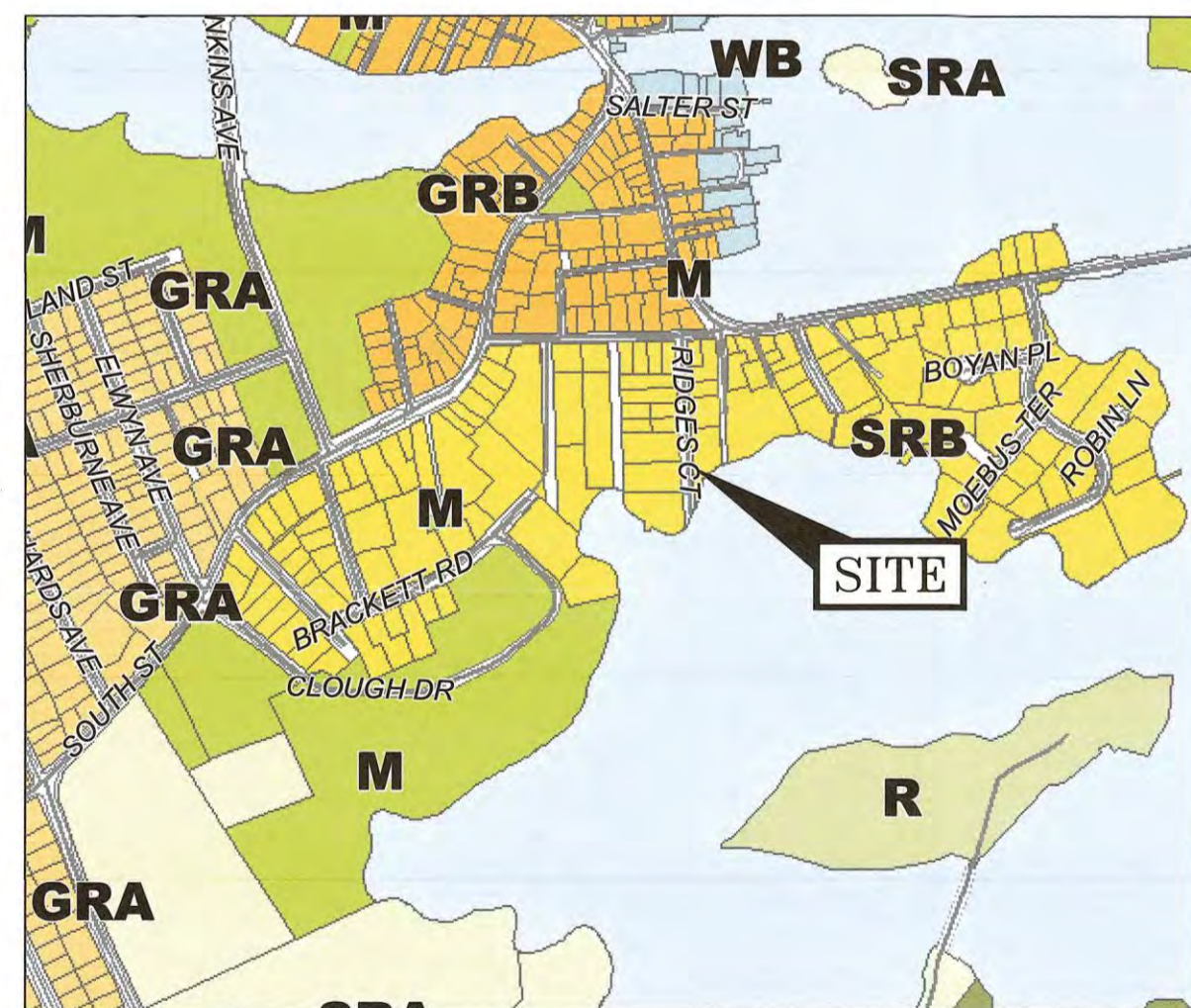
HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
 127 PARROTT AVENUE
 PORTSMOUTH, NH 03801
 TEL. (603) 436-0666

LANDSCAPE ARCHITECT:

LAND DESIGN, LLC
 11 SOUTH ROAD
 BRENTWOOD, NH 03833
 TEL. (603) 770-7728

ARCHITECT:

MAUGEL DESTEFANO ARCHITECTS
 22 LADD STREET
 PORTSMOUTH NH 03801
 TEL. (603) 431-8701



STRUCTURE ADDITION

FOY RESIDENCE

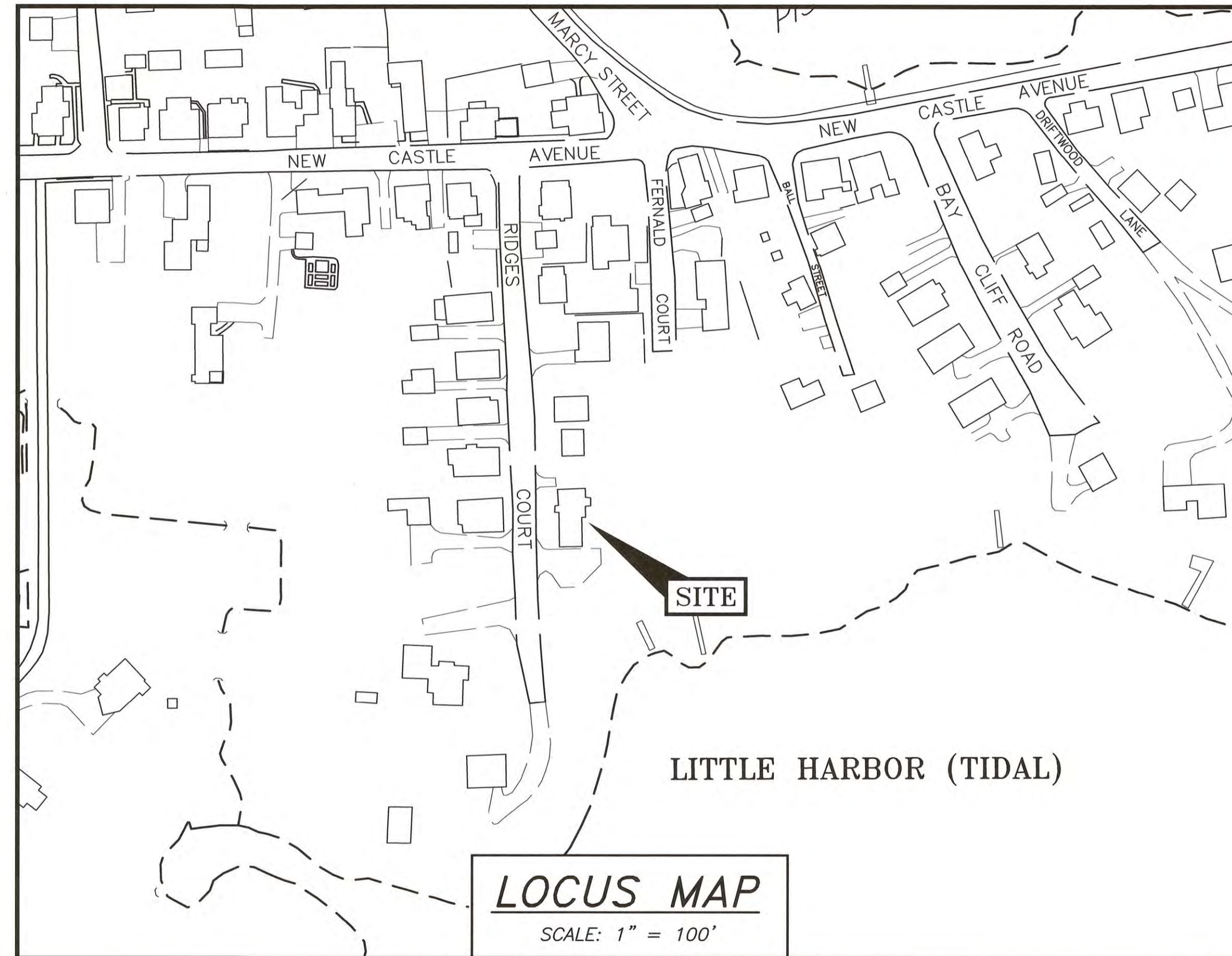
67 RIDGES COURT, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

PERMIT LIST:
 PORTSMOUTH ZONING BOARD: APPROVED
 PORTSMOUTH CUP WETLANDS: PENDING
 NHDES WETLANDS: PENDING
 NHDES SHORELAND: PENDING

LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
☀	☀	WALL MOUNTED EXTERIOR LIGHTS
☒	☒	TRANSFORMER ON CONCRETE PAD
⊗	⊗	ELECTRIC HANDHOLD
⊗	⊗	SHUT OFFS (WATER/GAS)
⊗	⊗	GATE VALVE
⊗	⊗	HYDRANT
⊗	⊗	CATCH BASIN
⊗	⊗	SEWER MANHOLE
⊗	⊗	DRAIN MANHOLE
⊗	⊗	TELEPHONE MANHOLE
⊗	⊗	PARKING SPACE COUNT
⊗	⊗	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



INDEX OF SHEETS

DWG. No.	Description
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
L1	LANDSCAPE PLAN
C3	NHDES PERMIT PLAN
C4	GRADING & EROSION CONTROL PLAN
D1	EROSION CONTROL NOTES & DETAILS
D2	DETAILS

UTILITY CONTACTS

ELECTRIC:
 EVERSOURCE
 1700 LAFAYETTE ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 436-7708, Ext. 555.5678
 ATTN: MICHAEL BUSBY, P.E. (MANAGER)

SEWER & WATER:
 PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
 680 PEVERLY HILL ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 427-1530
 ATTN: JIM TOW

NATURAL GAS:
 UNITIL
 325 WEST ROAD
 PORTSMOUTH, N.H. 03801
 Tel. (603) 294-5144
 ATTN: DAVE BEAULIEU

COMMUNICATIONS:
 FAIRPOINT COMMUNICATIONS
 JOE CONSIDINE
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525

CABLE:
 COMCAST
 155 COMMERCE WAY
 PORTSMOUTH, N.H. 03801
 Tel. (603) 679-5695 (X1037)
 ATTN: MIKE COLLINS

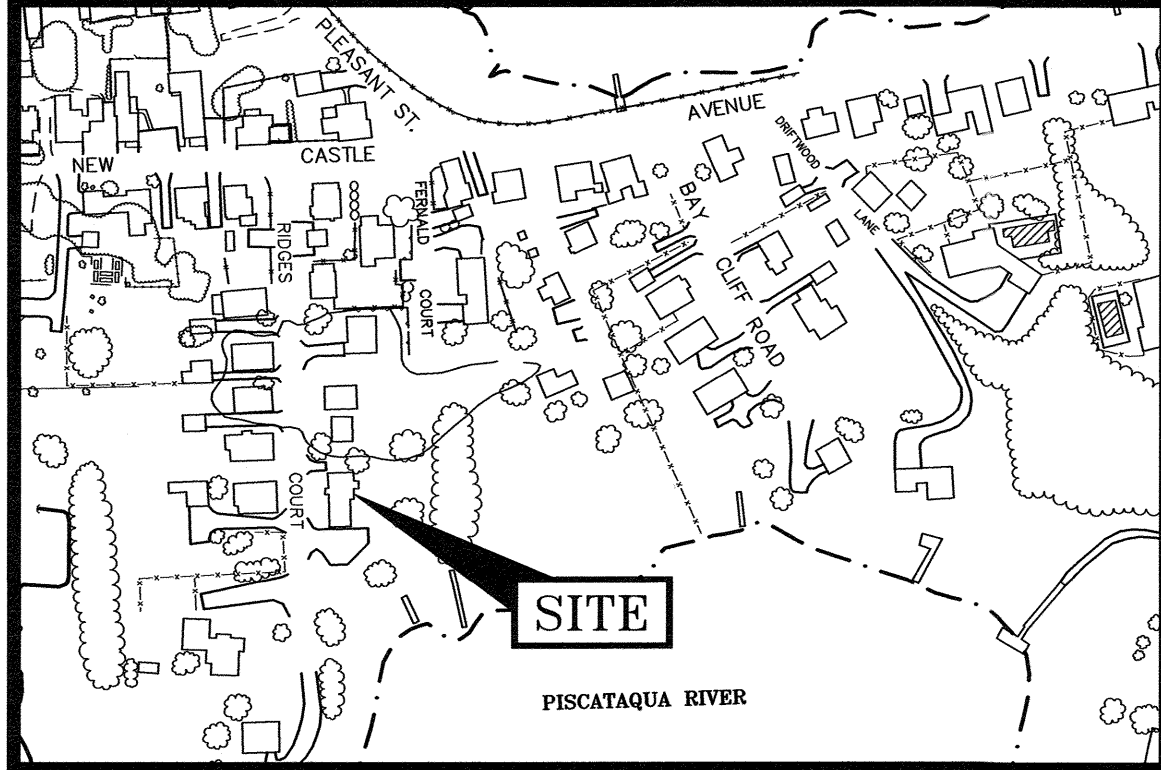
STRUCTURE ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.



200 Griffin Road, Unit 3
 Portsmouth, NH 03801
 603.430.9282

WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 19 JULY 2023



LOCATION MAP SCALE 1" = 200'

NOTES:
 IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 207/59 IS 19'.

MAP/LOT	SETBACK (FT)	AVG
207/58	13	
207/57	25	
2	38	19

GRANTED VARIANCES:
 ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 14.0 FEET WHERE 8.2 FEET EXISTS AND 19 FEET (SECTION 10.516.10 REDUCTION) IS REQUIRED.

ARTICLE 3 SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING TO BE ENLARGED.

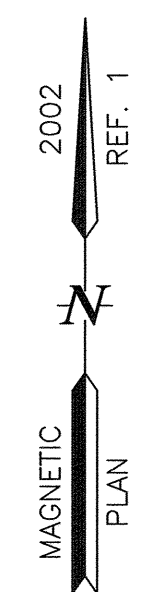
GRANTED APRIL 18, 2023

200 Griffin Road, Unit 3
 Portsmouth, NH 03801
 603.430.9262

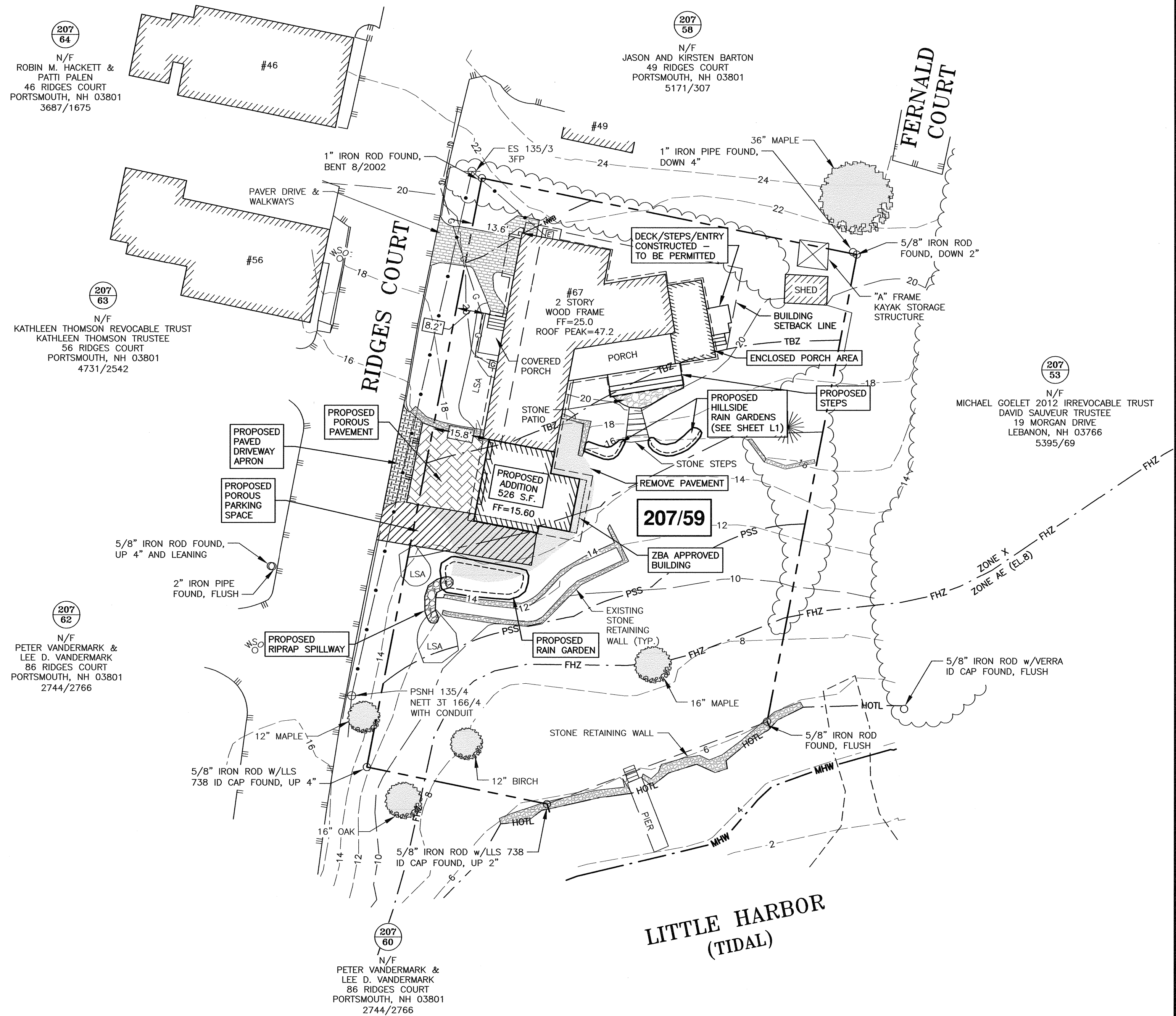
WWW.HALEYWARD.COM

NOTES:

- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.
- 2) OWNERS OF RECORD:
 JEFFREY M. & MELISSA FOY
 4 FOX HOLLOW COURT
 EAST KINGSTON, N.H. 03827
 6325/1066
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
 16,500± S.F.
 0.3788± ACRES
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 15,000 S.F.
 FRONTAGE: 100 FEET
 SETBACKS: FRONT 30 FEET
 SIDE 10 FEET
 REAR 30 FEET
 MAXIMUM STRUCTURE HEIGHT: 35 FEET
 MAXIMUM STRUCTURE COVERAGE: 20%
 MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION & SITE IMPROVEMENTS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 22, 2023.
- 10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.

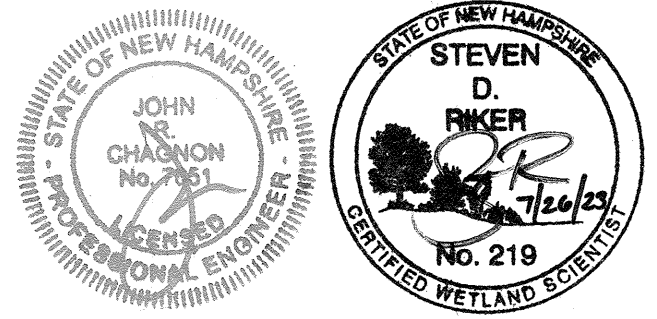


IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,117
SHED	91	91
PORCHES	513	513
STAIRS	123	297
WALKWAYS	89	89
PAVEMENT & PAVER DRIVE	1,594	470
RETAINING WALL	212	212
PATIO	109	54
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4,389	3,910
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.7%



**PROPOSED ADDITION
 FOY RESIDENCE
 67 RIDGES COURT
 PORTSMOUTH, N.H.**

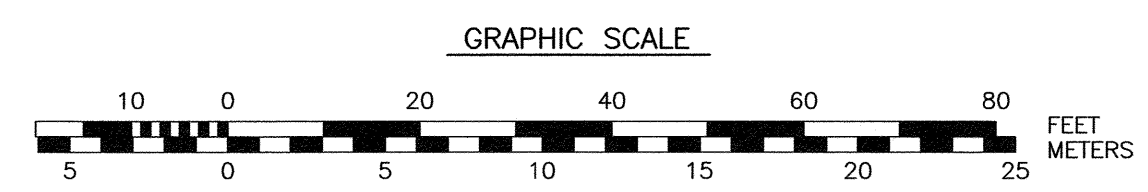
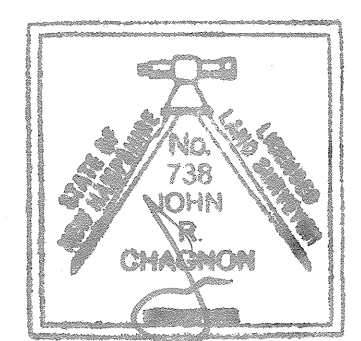
REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23



SCALE 1"=20' JULY 2023

SITE PLAN C2

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."
 JOHN R. CHAGNON, LLS DATE 7-19-23



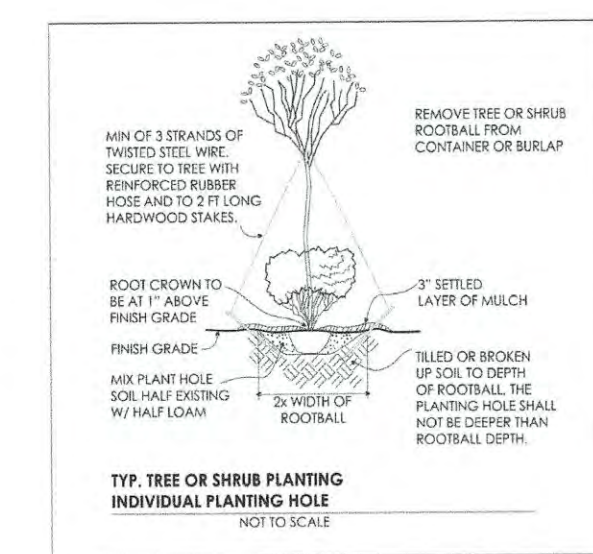
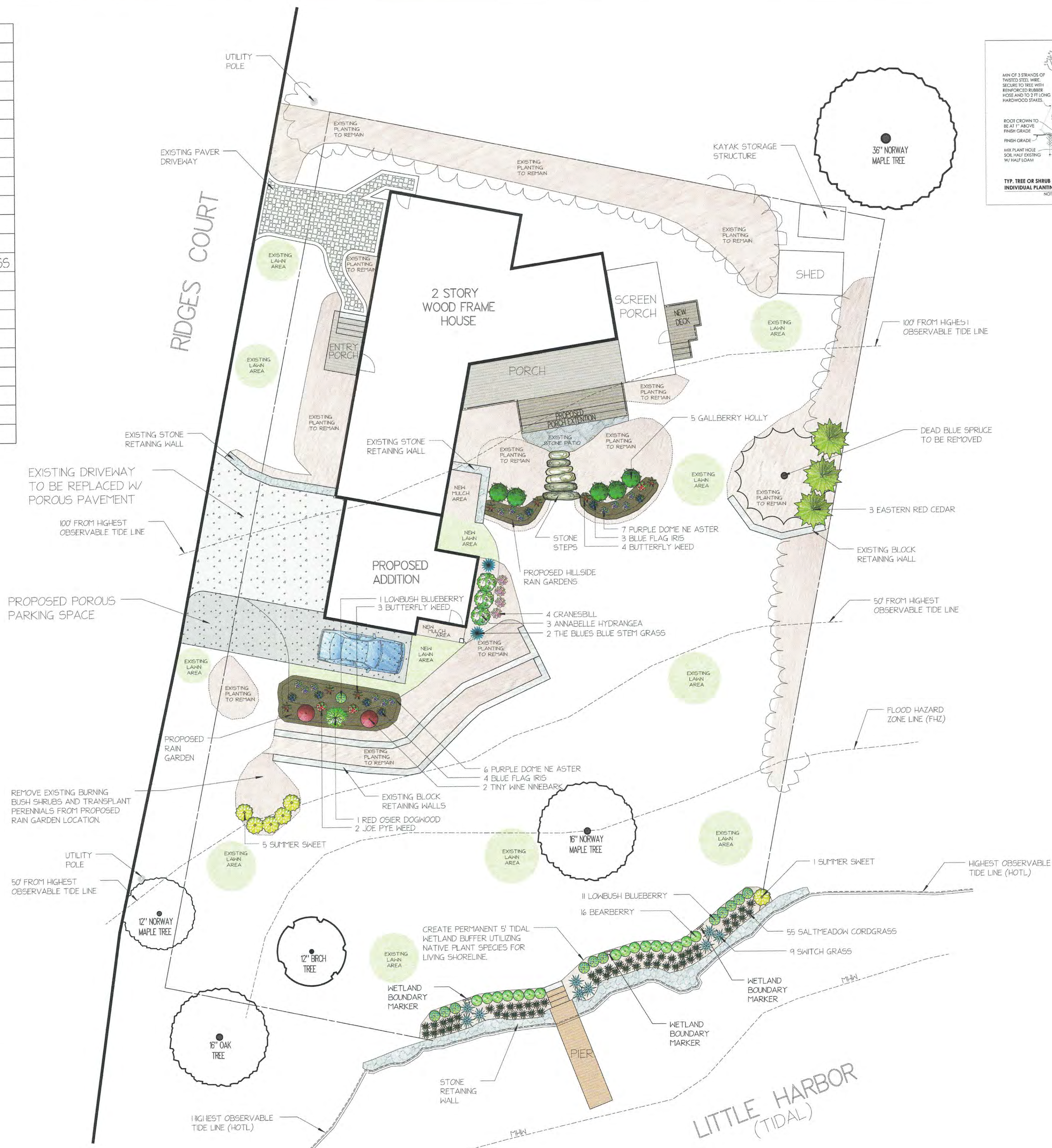
Qty	Botanical Name	Common Name
Trees		
3	<i>Juniperus virginiana</i> *	EASTERN RED CEDAR
Shrubs		
6	<i>Clethra alnifolia</i> *	SUMMER SWEET
1	<i>Cornus stolonifera</i> *	RED OSIER DOGWOOD
3	<i>Hydrangea arborescens</i> 'Annabelle'	ANNABELLE HYDRANGEA
5	<i>Ilex glabra</i> *	GALLBERRY HOLLY
2	<i>Physocarpus opulifolius</i> 'SMNPOTW'	TINY WINE NINEBARK
12	<i>Vaccinium angustifolium</i> *	LOWBUSH BLUEBERRY
Ornamental Grasses		
9	<i>Panicum virgatum</i> *	SWITCH GRASS
2	<i>Schizachyrium scoparium</i> 'The Blues'	THE BLUES BLUE STEM GRASS
55	<i>Spartina patens</i> *	SALTMADOW CORDGRASS
Perennials and Annuals		
7	<i>Asclepias tuberosa</i> *	BUTTERFLY WEED
13	<i>Aster novae-angliae</i> 'Purple Dome'	PURPLE DOME NE ASTER
2	<i>Eupatorium purpureum</i> *	JOE PYE WEED
4	<i>Geranium maculatum</i> *	CRANESBILL
7	<i>Iris versicolor</i> *	BLUE FLAG IRIS
Groundcovers		
16	<i>Arctostaphylos uva-ursi</i> *	BEARBERRY

NOTE: PLANT SIZES SHALL BE COMMON TO THE INDUSTRY AND MAY VARY BASED ON AVAILABILITY.

* DENOTES NATIVE SPECIES
+ DENOTES IMPROVED NATIVE

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL.
5. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
7. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM.
8. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT IS, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER, IN UNHEALTHY OR UNSIGHTLY CONDITION.
9. RAIN GARDENS SHALL BE INSTALLED FOLLOWING THE GUIDELINES SHOWN ON THE SOAKNH LINK AT DES.STATE.NH.US.
10. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE. GRASS SEED OR PINE BARK MULCH SHALL BE APPLIED AS DEPICTED ON PLANS. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED NATURAL PINE BARK MULCH.
11. RECOMMEND OWNER TO FOLLOW NORTHEAST ORGANIC FARMING ASSOCIATION GUIDELINES FOR MULCHING AND FERTILIZING TO MAINTAIN YARD.
12. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.



NOTES

LM Land Design, LLC
11 South Road
Brentwood, NH 03833
LMLandDesign.com

AMERICAN SOCIETY OF
LANDSCAPE ARCHITECTS

SHEET SIZE : 24"x 36"

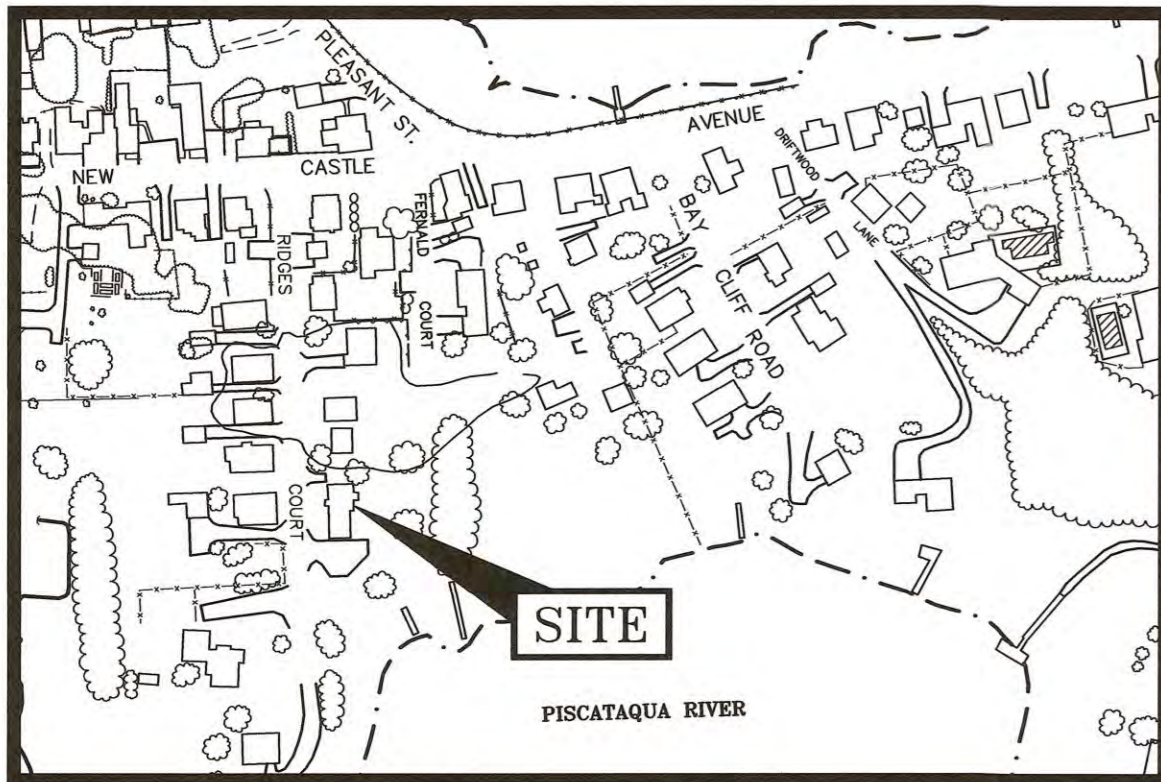


No.	Date	Description

LANDSCAPE PLAN

**HOUSE ADDITIONS
FOY RESIDENCE**
67 RIDGES COURT
PORTSMOUTH, NH

SCALE: 1" = 10'-0"	PROJECT NO: 23110
DRAWN BY: L. McNAUGHTON	SHEET NO: L 1
CHECKED BY:	DATE: 7/6/2023
DATE OF PRINT:	



LOCATION MAP

SCALE 1" = 200'

NOTES:

IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 207/59 IS 19'.

MAP/LOT	SETBACK (FT)	AVG
207/58	13	
207/57	25	
2	38	19

GRANTED VARIANCES:

ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 14.0 FEET WHERE 8.2 FEET EXISTS AND 19 FEET (SECTION 10.516.10 REDUCTION) IS REQUIRED.

ARTICLE 3 SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING TO BE ENLARGED.

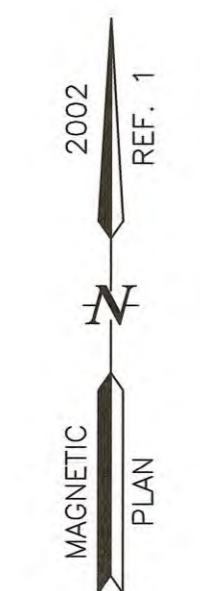
GRANTED APRIL 18, 2023

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

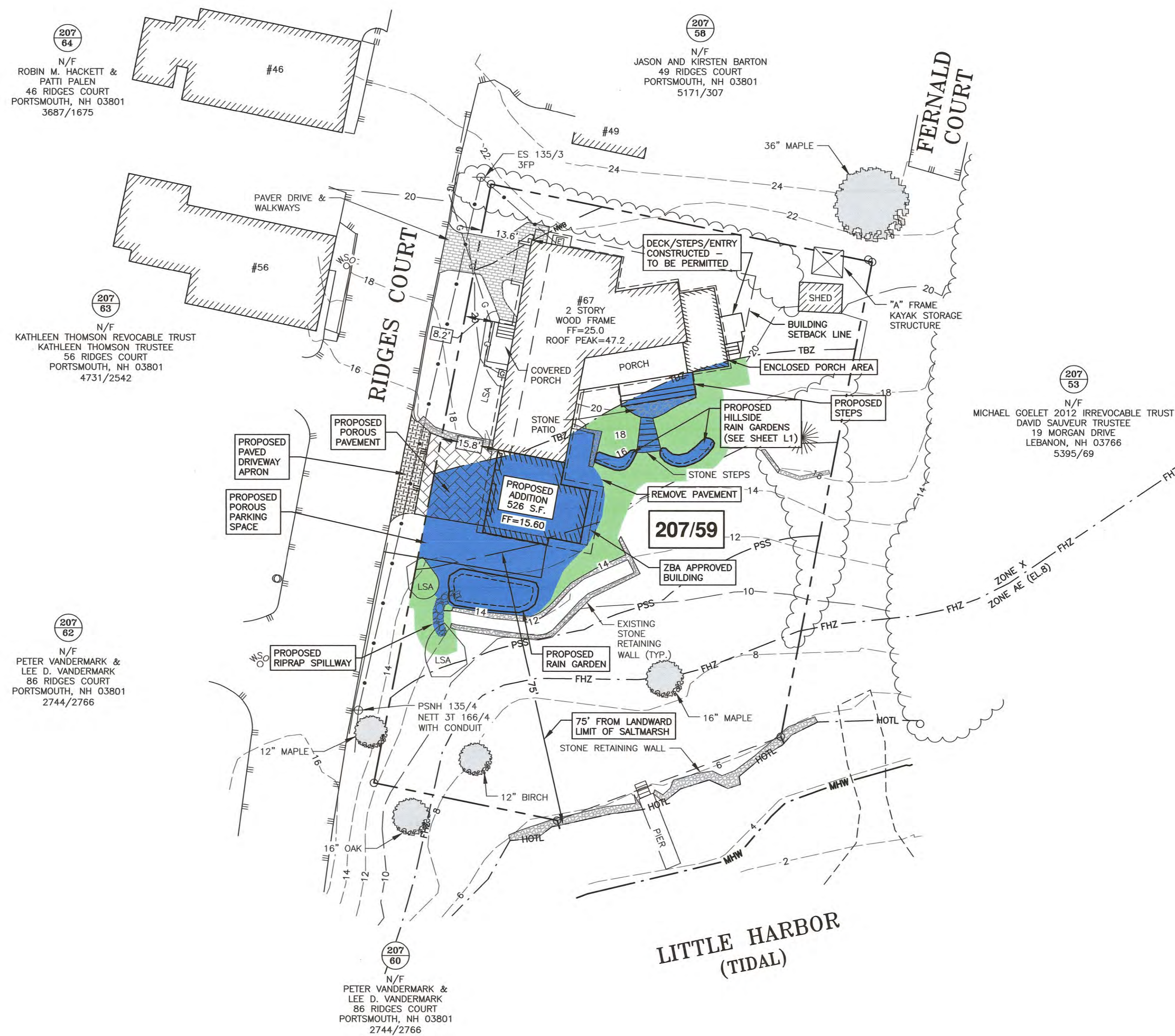
NOTES:

- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.
- 2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. B) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
16,500± S.F.
0.3788± ACRES
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 15,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION & SITE IMPROVEMENTS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 22, 2023.
- 10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY DATABASE LOCATIONS.



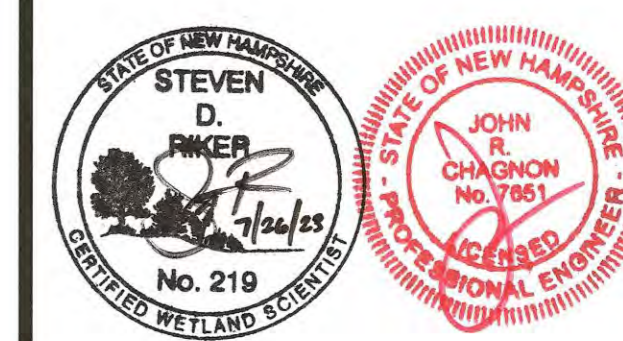
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,117
SHED	91	91
PORCHES	513	513
STAIRS	123	297
WALKWAYS	89	89
PAVEMENT & PAVER DRIVE	1,594	470
RETAINING WALL	212	212
PATIO	109	54
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4,389	3,910
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.7%

NHDES IMPACT AREAS IN S.F.		
	PERMANENT IMPACT AREAS	TEMPORARY IMPACT AREAS
100' TIDAL BUFFER ZONE	2,010	1,056
TOTAL:	2,010	1,056



**PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

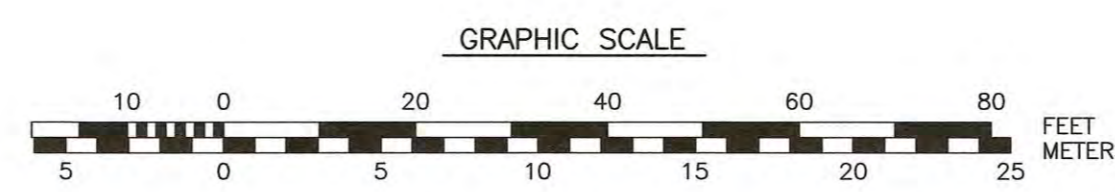
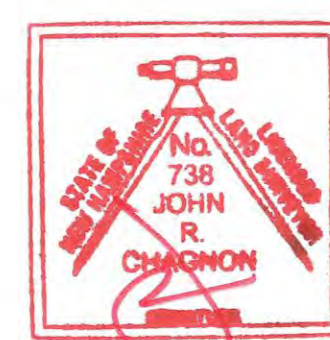


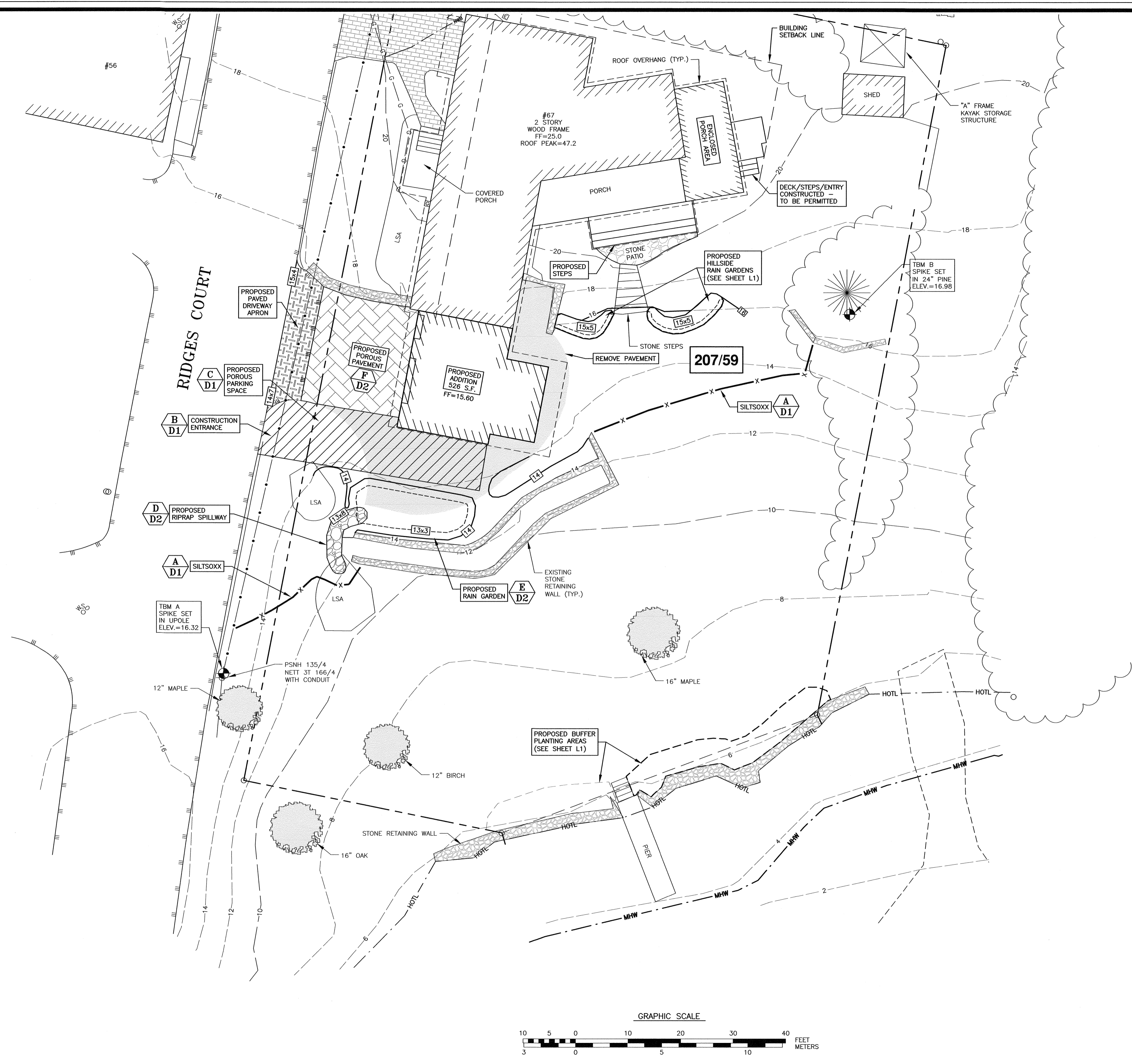
SCALE 1"=20' JULY 2023

NHDES PERMIT PLAN **C3**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

John R. Chagnon 7.19.23
JOHN R. CHAGNON, LLS DATE





2002 REF. 1
MAGNETIC PLAN

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED GRADING & STORMWATER TREATMENT ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED SEPTEMBER 22, 2023.
- 10) ROOF RUNOFF FROM THE SOUTH WEST PITCHES SHALL BE DIRECTED ACROSS THE PARKING SPACE TO THE RAIN GARDEN.

**PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23
REVISIONS		



SCALE 1"=10' JULY 2023

GRADING & EROSION CONTROL PLAN **C4**

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL PERIMETER CONTROLS, I.E., SILT/SOXX AROUND THE LIMITS OF DISTURBANCE AND DRAINAGE CONSTRUCTION FENCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CUT BRUSH AND TREES AS REQUIRED. STUMP SITE AND CLEAR TOPSOIL.

REMOVE EXISTING PAVEMENT.

INSTALL FOUNDATION AND BACKFILL; ROUGH GRADE DRIVEWAY

ROUGH GRADE RAIN GARDEN.

CONSTRUCT BUILDING.

PLANT LANDSCAPING IN AREAS OUT OF WAY OF BUILDING CONSTRUCTION. PREPARE AND STABILIZE FINAL SITE GRADING BY ADDING TOPSOIL, SEED, MULCH AND FERTILIZER. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

CONSTRUCT DRIVEWAY.

FINISH ALL REMAINING LANDSCAPE WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS—CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- * BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- * A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- * A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- * EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.

NOFA STANDARDS FOR ORGANIC LAND CARE

*REFERENCE NOFA STANDARDS FOR ORGANIC LAND CARE MANUAL FOR ALL LAND CARE PRACTICES AT THIS SITE.

NEW LAWN INSTALLATION

- ORDER OF PROCESSES:
- 1. SOIL TESTING. SOIL TYPE PREFERRED IS CLOSE TO NEUTRAL PH AND HAS A BALANCED FUNGAL TO BACTERIAL RATIO.
- 2. PLANTING BED PREPARATION WITH SOIL AMENDMENTS AS SPECIFIED BY SOIL TEST RESULTS.
- 3. SEEDING WITH AN APPROPRIATE MIX OF SEEDS BY HAND, USING A SPREADER OR SEED DRILLER, OR BY ORGANIC HYDROSEEDING.
- 4. WATERING FREQUENTLY BUT SHALLOWLY, MAINTAINING A "UNIFORMLY MOIST" SEEDBED DURING GERMINATION AND ESTABLISHMENT.

LAWN MAINTENANCE

-GRASS SHOULD BE ALLOWED TO GROW 3" OR TALLER IN HEIGHT PRIOR TO FIRST MOWING. GRASS CLIPPINGS SHOULD BE LEFT IN PLACE.

-REMOVE NO MORE THAN 1/3 OF GRASS LENGTH PER MOWING.

FERTILIZING

-ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

EROSION CONTROL NOTES

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS: LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE.

ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	PROPORTION	SEEDING RATE
CREEPING RED FESCUE	50%	100 LBS/ACRE
KENTUCKY BLUEGRASS	50%	
SLOPE SEED (USED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1)		
CREEPING RED FESCUE	42%	
TALL FESCUE	42%	48 LBS/ACRE
BIRDSFOOT TREFOLI	16%	

IN NO CASE SHALL THE WEED CONTENT EXCEED ONE PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL SEED LAWS.

FOR TEMPORARY PROTECTION OF DISTURBED AREAS: MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT. PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER. ORGANIC FERTILIZERS ONLY. OMRI CERTIFIED PRODUCTS (ORGANIC MATERIALS REVIEW INSTITUTE) ARE PREFERRED.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

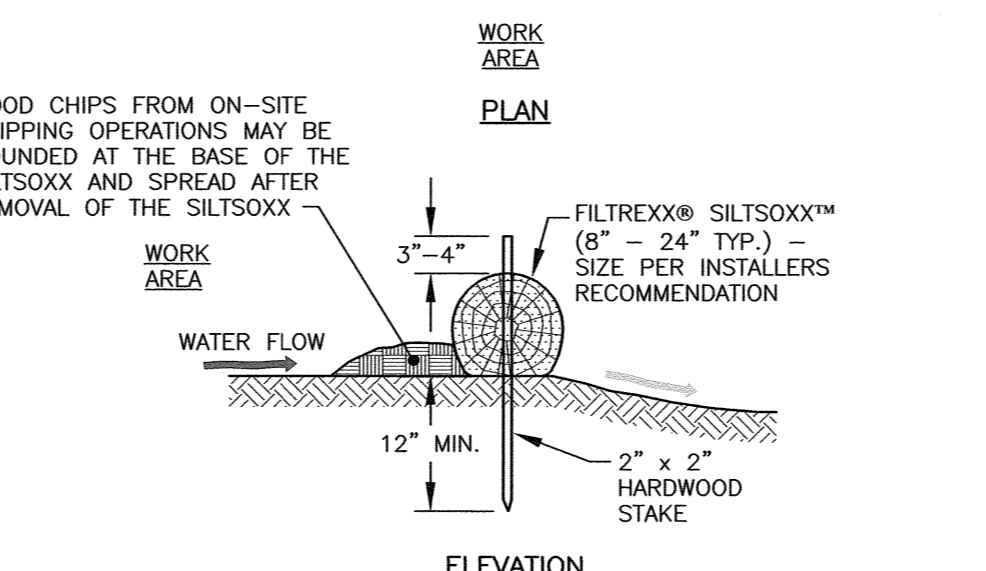
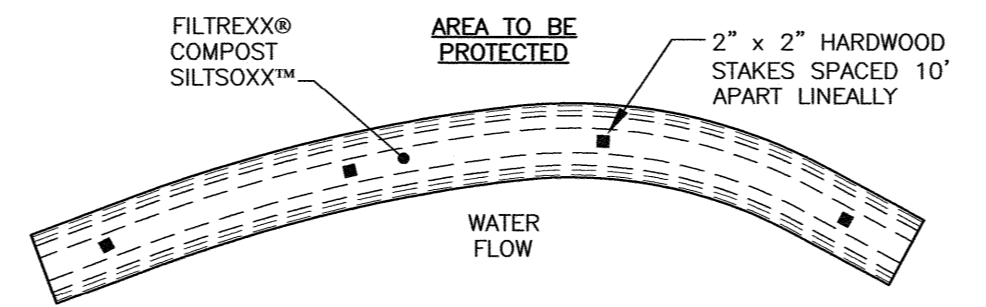
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



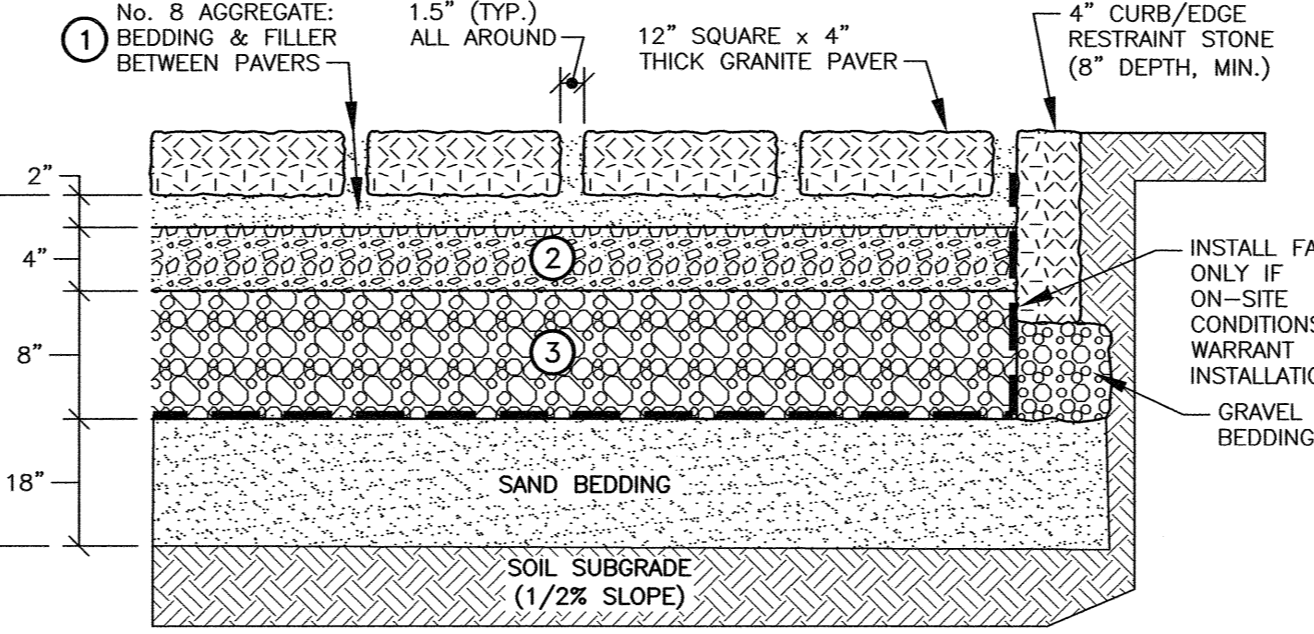
- NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A FILTREXX® SILT/SOXX™ FILTRATION SYSTEM NTS

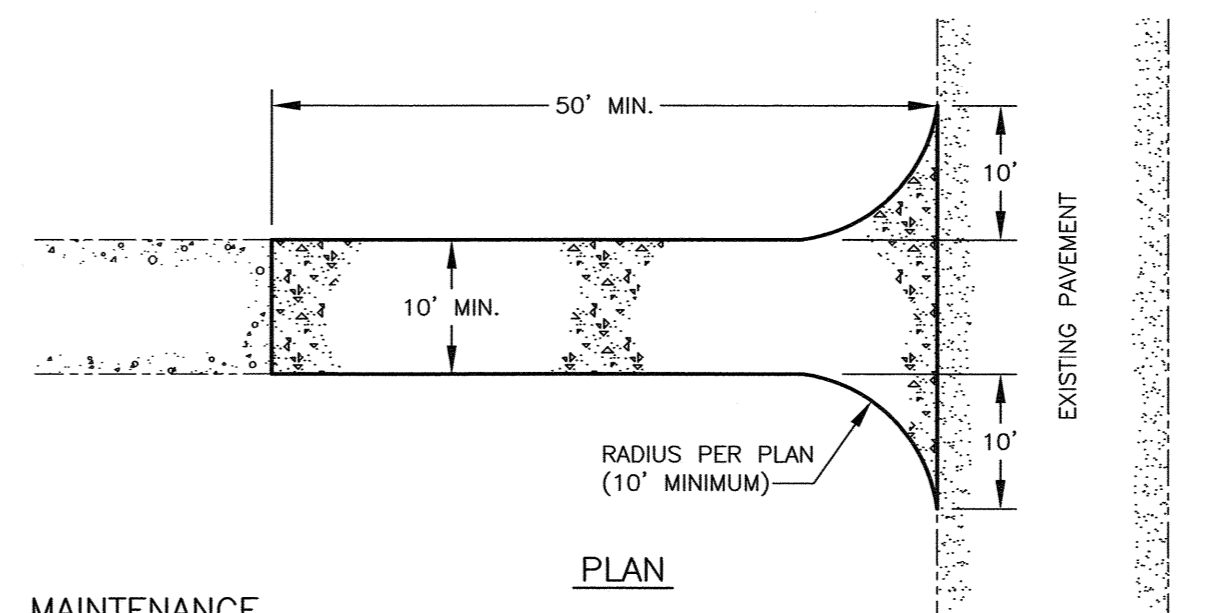
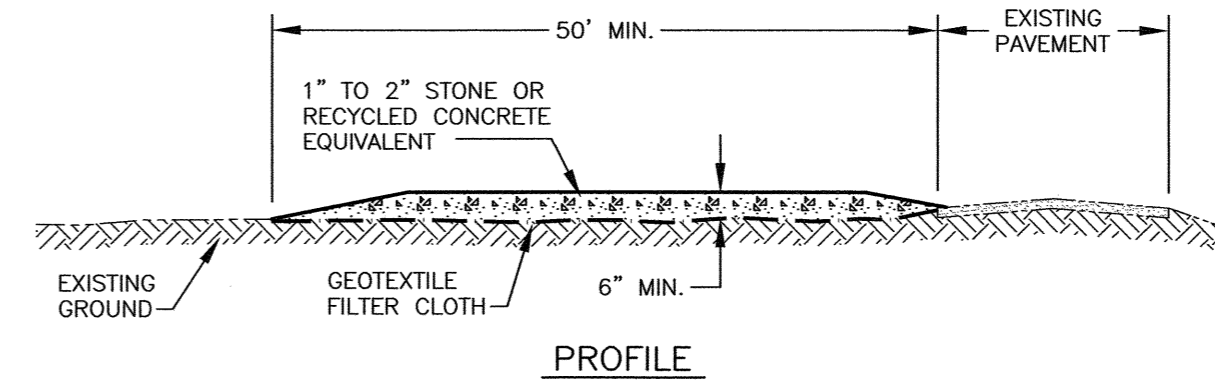
ASTM D 448 GRADATION TABLE

①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" 37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

- NOTES:
1. PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNI ECO-STONE PAVER. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
 2. ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
 3. CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
 4. CONTRACTOR SHALL SUBMIT PROPOSED PAVER BLOCK TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



C POROUS PARKING SECTION (OR APPROVED EQUAL) NTS



- MAINTENANCE
- 1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
 - 2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

- 1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- 2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- 3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- 4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- 5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- 6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE GROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- 8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

B STABILIZED CONSTRUCTION ENTRANCE NTS
SUBSTITUTE FODS IF DESIRED

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

WWW.HALEYWARD.COM

- NOTES:
- 1) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.
 - 5) NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WETLAND BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WETLAND BUFFER.

**PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

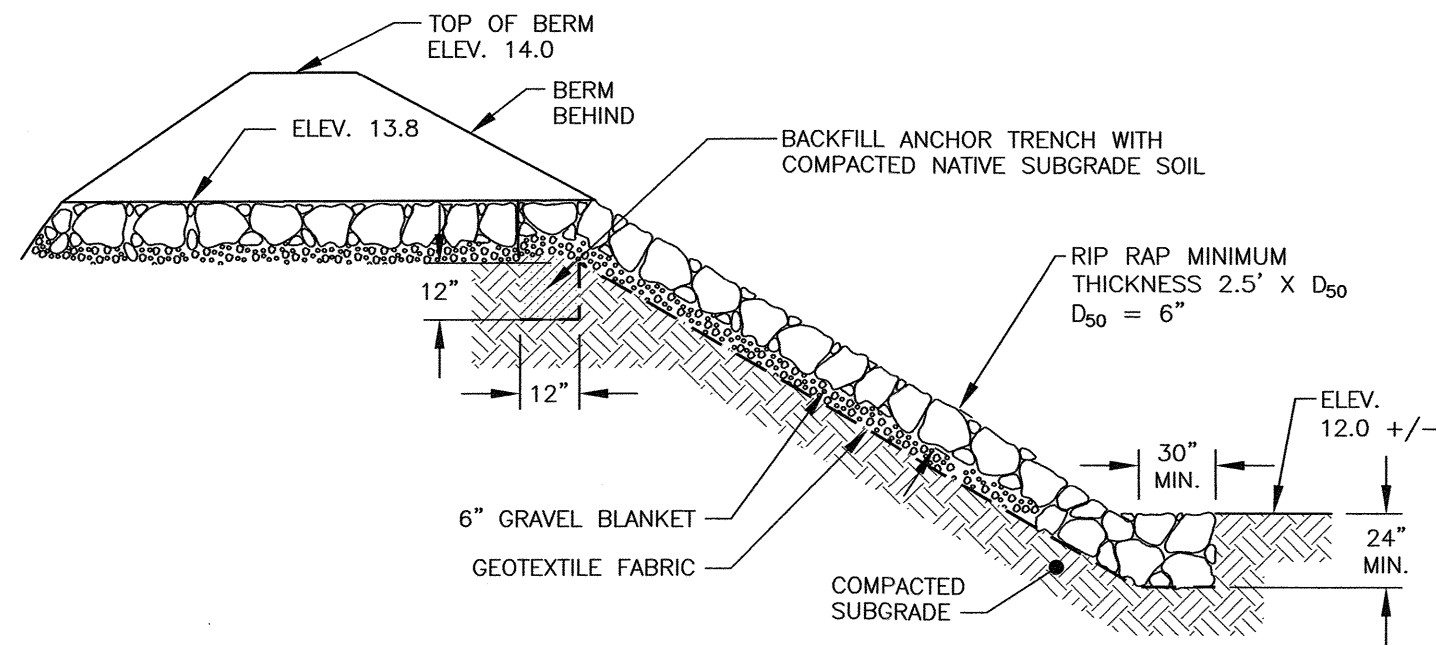
REVISIONS

SCALE: AS SHOWN JULY 2023

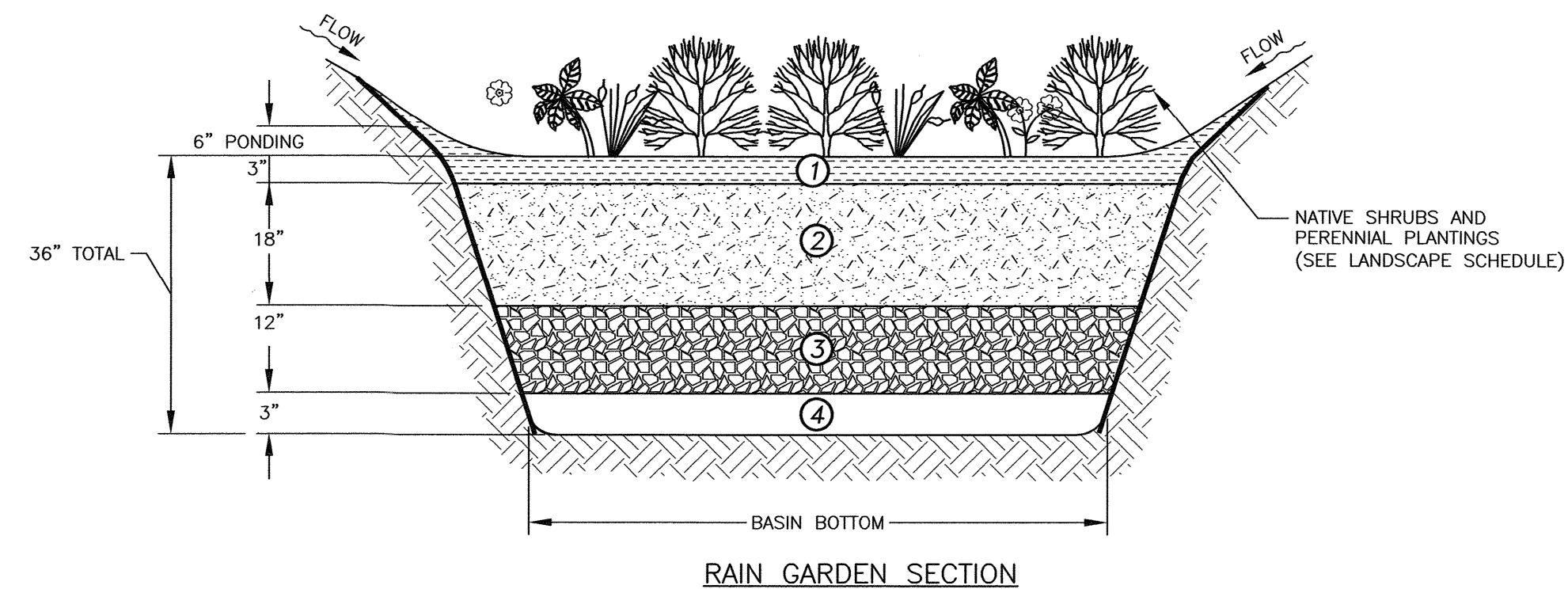
EROSION NOTES & DETAILS **D1**

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.
- 5) PURSUANT TO RSA 483-B:9, V (A) (2) (A), NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WATERFRONT BUFFER, EXCEPT IF ESTABLISHED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE OR AS ALLOWED BY SPECIAL PERMIT ISSUED UNDER RSA 541-A. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WATERFRONT BUFFER.



D
C4 EMERGENCY SPILLWAY SECTION
NTS



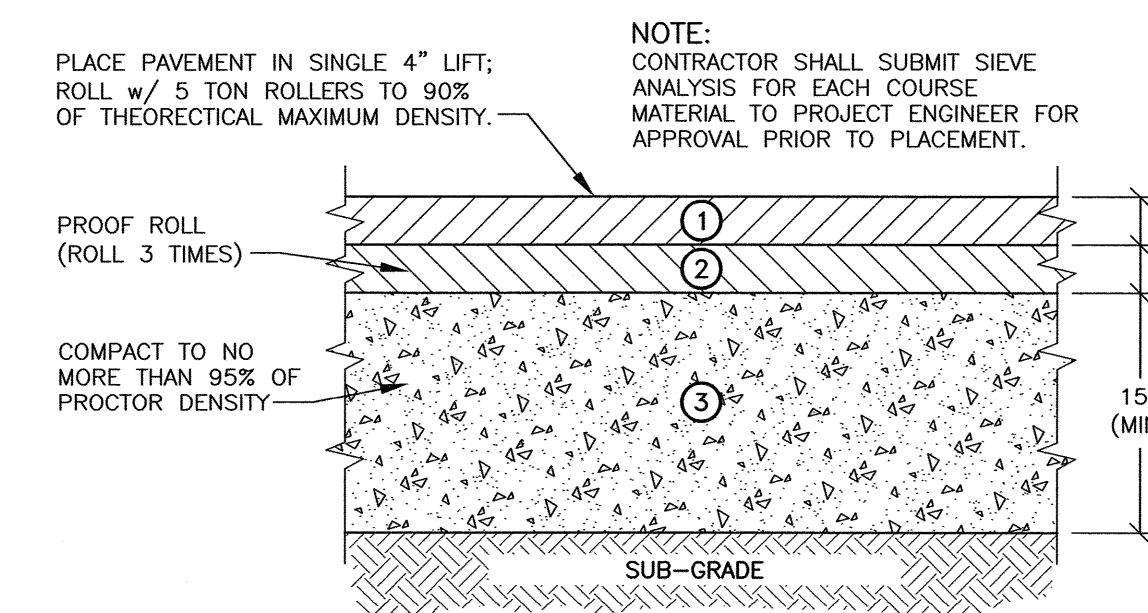
RAIN GARDEN SECTION

RAIN GARDEN MEDIA													
①	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM												
②	SOIL FILTER LAYER: USE UNHSC BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017. 20% - 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% - 80% BY VOLUME) MEETING THE FOLLOWING GRADATION:												
	<table border="1"> <thead> <tr> <th>SIEVE NO.</th> <th>% BY WEIGHT, PASSING</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>100</td> </tr> <tr> <td>10</td> <td>95</td> </tr> <tr> <td>40</td> <td>40 - 15</td> </tr> <tr> <td>200</td> <td>10 - 20</td> </tr> <tr> <td><200</td> <td>0 - 5</td> </tr> </tbody> </table>	SIEVE NO.	% BY WEIGHT, PASSING	4	100	10	95	40	40 - 15	200	10 - 20	<200	0 - 5
SIEVE NO.	% BY WEIGHT, PASSING												
4	100												
10	95												
40	40 - 15												
200	10 - 20												
<200	0 - 5												
③	0.75" - 1.5" CRUSHED STONE, WASHED.												
④	3/8" PEA GRAVEL												

BIORETENTION MAINTENANCE
SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.
MULCH: REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER. ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LATER BEFORE APPLYING NEW ONE.
PLANTS: IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER PLANT MATERIAL FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. WHEN TREES HAVE TAKEN ROOT, OR AT LEAST BY 6 MONTHS, REMOVE STAKES AND WIRES. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN LEAVES, LOSS OF LEAVES, ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.

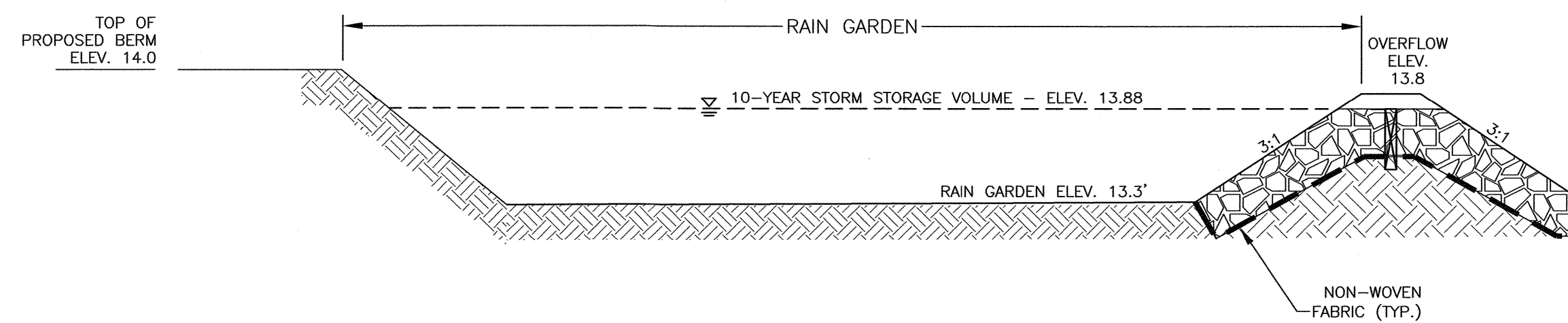
POROUS PAVEMENT SPECIFICATIONS					
①		②		③	
POROUS PAVEMENT w/ THE FOLLOWING GRADATIONS*		CHOKER/RESERVOIR COURSE w/ THE FOLLOWING GRADATIONS**		FILTER COURSE (Item 304.3, Processed Gravel)	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
3/4" (19mm)	100	1" (25mm)	100	3" (75mm)	100
1/2" (12.5mm)	85-100	3/4" (19mm)	45-55	2.0" (63mm)	95-100
3/8" (9.5mm)	55-75	1/2" (12.5mm)	40-50	1" (25mm)	55-85
No. 4 (4.75mm)	10-25	3/8" (9.5mm)	35-45	No. 4 (4.75mm)	27-52
No. 8 (2.36mm)	5-10	No. 4 (4.75mm)	---	---	---
No. 200 (0.075mm)	2-4	No. 8 (2.36mm)	0-5	No. 200 (0.075 mm)	0-12 (in sand portion)

* WITH 6% PERFORMANCE GRADED ASPHALT BINDER CONTENT BY VOLUME. AIR VOIDS TO BE 20%
 ** CRUSHED QUARRY STONE SHALL CONTAIN AT LEAST 2 FRACTURED FACES, & SHALL BE WASHED WITH LESS THAN 1% BY WEIGHT PASSING No. 200 SIEVE.



PAVEMENT SECTION
NTS

F
C2 POROUS PAVEMENT SECTION
NTS



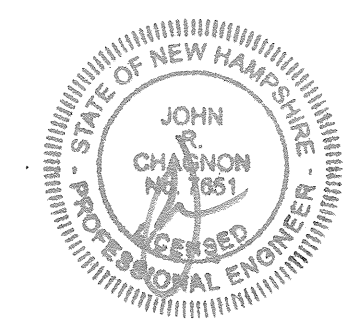
RAIN GARDEN PROFILE

E
C4 RAIN GARDEN DETAIL
NTS

**PROPOSED ADDITION
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, NH**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/19/23

REVISIONS



SCALE: AS SHOWN JULY 2023

DETAILS

D2



25 July 2022

Wetland Inspector
New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive / P.O. Box 95
Concord, New Hampshire 03302

**Re: NHDES Minor Impact Wetland Permit Application
Tax Map 207 Lot 59
67 Ridges Court
Portsmouth, New Hampshire**

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minor Impact Expedited Wetland Permit Application request to permit 2,010 sq. ft. of permanent impact and 1,056 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio.

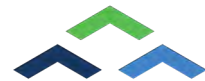
Attached to this application you will find a "NH DES Dock Permit Plan-C3" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, temporary and permanent impact areas.

Per Env-Wt 306.05, Certified Wetland Scientist Steve Riker from Ambit Engineering, Inc. classified all jurisdictional areas and identified the predominant functions of all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ, as well as the beginning of Tidal Wetland on the attached plan set. Attached to this application is a Coastal Functional Assessment as this project is subject to the requirements of Env-Wt 603.05.

The construction sequence for the proposed project is as follows:

- Mobilization of equipment and materials to the site via Ridges Court.
- Installation of erosion and sediment control devices.
- Remove relevant portion of existing paved driveway.
- Excavate for and pour new concrete foundation.





- Construct superstructure of proposed addition and pervious paver driveway.
- Construct stone steps and stone patio.
- Install rain gardens.
- Install and connect any utilities.
- Backfill, finish grade and landscape disturbed area surrounding foundation.
- Remove sediment and erosion controls once disturbed area is stabilized.

The project does not propose any removal of vegetation within the 50' Waterfront Buffer to achieve construction goals.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

Per Env-Wt 603.02(b), attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, all natural resources in the area, abutting parcels, existing structures, proposed structures, and temporary impact areas. Also included in this application are maps created in accordance with Env-Wt 603.03 and Env-Wt 603.05.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(2) has been evaluated and addressed below.

(2) a. Contains any documented occurrences of protected species or habitat for such species, using the NHB DataCheck tool;

Attached to this application are the results of the NHB review and it was determined that although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, NHB does not expect that it will be impacted by the proposed project.

(2) b. Is a bog;

Utilizing the NH DES WPPT, the subject property is not a bog, nor does it contain any portion of a bog.

(2) c. Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

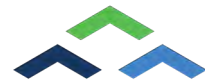
Utilizing the NH DES WPPT, the subject property does contain a floodplain wetland contiguous to a tier 3 or higher watercourse.

(2) d. Does the property contain a designated prime wetlands or a duly established 100-foot buffer; or

The property does not contain a prime wetland or duly established 100 foot buffer.

(2) e. Does the property contain a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone;

The property does not contain a sand dune or undeveloped tidal buffer zone. The property does contain a tidal wetland and tidal waters.



The DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(4) and (a)(7) has been evaluated and addressed below.

(4) a. Is the subject property within LAC jurisdiction;

The property does not fall within an area of LAC jurisdiction.

(4) b. Does the subject property fall within or contain any areas that are subject to time of year restrictions under Env-Wt 307;

The property does not fall within or contain any areas that are subject to time of year restrictions.

(7) Does the project have potential to impact impaired waters, class A waters, or outstanding resource waters;

I do not believe the nature of the proposed project has the potential to impact an impaired water. The project reduces the amount of impervious surface on the lot and also provides rain gardens to collect and treat stormwater, which will serve to improve stormwater quality that leaves the site.

The DES Wetlands Bureau rules in Chapter Env-Wt 603.02 (e) & (f) have been evaluated and addressed below.

(e)(1) The project meets the standard conditions in Env-Wt 307;

The project meets the standard conditions in Env-Wt 307 as the proposed project meets the standards of Env-Wq 1000, RSA 483-B and Env-Wq 1400. Sediment and erosion controls will also be used and maintained during the proposed construction ensuring protection of water quality on the site. Under Env-Wt 306.05 (a)(2)a. a NHB review has been performed to ensure there are no impacts to protected species or habitats of such species. The protection of Prime Wetlands or Duly-Established 100 foot buffers does not apply as none exist on or adjacent to the subject lot.

(e)(2) The project meets the approval criteria in Env-Wt 313.01;

The project meets the approval criteria in Env-Wt 313.01 as the project requires a functional assessment (attached), meets the avoidance and minimization requirements specified in Env-Wt 313.03, does not require compensatory mitigation, meets applicable conditions specified in Env-Wt 307 (above), meets project specific criteria listed in Env-Wt 600 (above), and the project is located entirely within the boundary of the applicants property.

(f)(1) The project design narrative as described in Env-Wt 603.06;

The project design narrative is provided above.

(f)(2) Design plans that meet the requirements of Env-Wt 603.07;

The design plans meet the above standard.

(f)(3) The water depth supporting information required by Env-Wt 603.08;

The design plans do not provide water depth information as it is non-applicable to the proposed project.

(f)(4) A statement regarding impact on navigation and passage required by Env-Wt 603.09.

Navigation and passage is not applicable to the proposed project.



Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

13 July, 2022

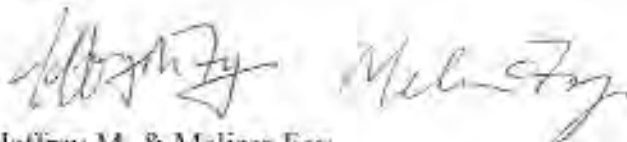
To Whom It May Concern

RE: New Hampshire Department of Environmental Services Application and City of Portsmouth Applications for residential site improvements for Jeffrey M. & Melissa Foy, 67 Ridges Court, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Ambit Engineering is authorized to obtain approvals in regards to the above referenced property.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

Handwritten signatures of Jeffrey M. Foy and Melissa Foy in cursive script.

Jeffrey M. & Melissa Foy
4 Fox Hollow Court
East Kingston, NH 03827



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Jeffrey M. & Melissa Foy

TOWN NAME: Portsmouth

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))	
Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): Unknown ○ NHB Project ID #: 23-2110 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): <input style="width: 50px;" type="text"/> • A copy of the application was sent to the LAC on Month: <input style="width: 20px;" type="text"/> Day: <input style="width: 20px;" type="text"/> Year: <input style="width: 20px;" type="text"/> 	

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <input type="text"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): <input type="text" value="N/A"/>	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))	
Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
The project proposes 2,010 sq. ft. of permanent impact and 1,056 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <input type="text" value="67 Ridges Court"/>	
TOWN/CITY: <input type="text" value="Portsmouth"/>	
TAX MAP/BLOCK/LOT/UNIT: <input type="text" value="Map 207, Lot 59"/>	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="text" value="Little Harbor"/> <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): X: <input type="text" value="1,229,351.7017° North"/> Y: <input type="text" value="208,755.5882° West"/>	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Jeffrey M. & Melissa Foy		
MAILING ADDRESS: 4 Fox Hollow Court		
TOWN/CITY: East Kingston	STATE: NH	ZIP CODE: 03827
EMAIL ADDRESS: jeff.foy@foyinsurance.com		
FAX: [REDACTED]	PHONE: 603-778-5036	
ELECTRONIC COMMUNICATION: By initialing here: [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.		
COMPANY NAME: Ambit Engineering, Inc.		
MAILING ADDRESS: 200 Griffin Road, Unit 3		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: sdr@ambitengineering.com		
FAX: [REDACTED]	PHONE: 603-430-9282	
ELECTRONIC COMMUNICATION: By initialing here <i>SR</i> , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input type="checkbox"/> Same as applicant		
NAME: [REDACTED]		
MAILING ADDRESS: [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]		
FAX: [REDACTED]	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Please see attached narrative

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A – Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	2,010		<input type="checkbox"/>	1,056		<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		2,010			1,056		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 3,066 SF × \$0.40 = \$ 1,226.40
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$
Total = \$1,226.40
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.













Minimum Impact Project

Minor Project








Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:





Initials:   	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:   	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials:   	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials:   	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Steven D. Riker	DATE: 7/26/2023

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: 
TOWN/CITY: 	DATE: 

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".



STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION
ATTACHMENT A: MINOR AND MAJOR PROJECTS



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: Jeffrey M. & Melissa Foy **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the [Avoidance and Minimization Narrative](#) or [Checklist](#) that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#).

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROJECT PROPOSES RESIDENTIAL SITE IMPROVEMENTS ON AN EXISTING RESIDENTIAL LOT. THE OWNER/APPLICANT DOES NOT HAVE ACCESS TO OTHER PROPERTIES THAT WOULD SERVE AS AN ALTERNATIVE AND ACHIEVE THE SAME PURPOSE. THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED AND LOCATED ON THE LOT TO AVOID IMPACTS TO THE PREVIOUSLY DEVELOPED 100' TIDAL BUFFER ZONE TO THE GREATEST EXTENT PRACTICABLE, SPECIFICALLY PLACING A PROPOSED ADDITION ONTO THE EXISTING HOME IN AN AREA THAT CURRENTLY EXISTS AS IMPERVIOUS SURFACE. DUE TO THE CONFIGURATION OF THE LOT, THE LOCATION OF TIDAL WETLANDS ASSOCIATED WITH THE SITE, AND LOCAL ZONING AND DIMENSIONAL REQUIREMENTS, THE BUILDING ENVELOPE IN WHICH AN ADDITION COULD BE BUILT IS LIMITED.

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

The project does not propose any impacts to tidal marshes or non-tidal marshes.

SECTION I.III - HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

Since the proposed project proposes impacts to the previously developed 100' Tidal Buffer Zone and proposes no impacts to adjacent wetland and/or streams, this is not applicable.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

The project does not propose any impacts to wetlands (tidal or freshwater), exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of special concern.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project is located on private property and proposes no impacts or interference to public commerce, navigation or recreation.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The proposed structures will not impact floodplains or floodplain wetlands that provide flood storage.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

The project does not propose impacts to riverine forested wetland systems and scrub shrub marsh complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The wetland resources associated with the project site are not hydrologically connected to a groundwater aquifer or drinking water supply.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project does not propose any impacts to stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A

PART II: FUNCTIONAL ASSESSMENT
<p>REQUIREMENTS</p> <p>Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).</p>
<p>FUNCTIONAL ASSESSMENT METHOD USED:</p> <p>Wetland functions and values were assessed using the Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. 1999. The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. New England Division. 32pp. NAEPP-360-1-30a.</p>
<p>NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEVEN D. RIKER, NH CWS 219</p>
<p>DATE OF ASSESSMENT: JULY 18, 2023</p>
<p>Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT:</p> <p><input checked="" type="checkbox"/></p>
<p>For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable:</p> <p><input checked="" type="checkbox"/></p> <p>Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.</p>



**AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Jeffrey M. & Melissa Foy

TOWN NAME: Portsmouth

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))
Is the primary purpose of the proposed project to construct a water access structure?
No
SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))
Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?
No.
SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*
For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?
<i>*Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.</i>
The project proposes site improvements on an existing lot of record. The owner/applicant does not have access to other properties that would serve as an alternative and achieve the same purpose.

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization?](#)

The proposed residential site improvements have been designed and located on the lot to avoid impacts to the previously developed 100' Tidal Buffer Zone to the greatest extent practicable. Due to the configuration of the lot, the location of tidal wetlands associated with the site, and local zoning and dimensional requirements, the building envelope in which a structure could be built is limited. The proposed structure has been placed within an area that exists as impervious surface. The proposed project results in a decrease of impervious surface on the lot from 26.6% to 24%.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

The project proposes a total of 3,066 sq. ft. of impact to the previously developed 100' TBZ and qualifies as a minor impact project under Env-Wt 605.03(b)(5) and therefore a Coastal Functional Assessment is required and a Coastal Vulnerability Assessment is required and attached to this application.



COASTAL RESOURCE WORKSHEET
Water Division/Land Resources Management
Wetlands Bureau



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: Jeffrey M. & Melissa Foy

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The project proposes 2,010 sq. ft. of permanent impact and 1,056 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential site improvements including including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio. .

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

For standard permit projects, provide:

- A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).
- A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

The proposed residential development has been designed and located on the lot to avoid impacts to the previously developed 100' Tidal Buffer Zone to the greatest extent practicable. Due to the configuration of the lot, the location of tidal wetlands associated with the site, and local zoning and dimensional requirements, the building envelope in which a structure could be built is limited. The proposed structure has been placed within an area of existing impervious surface. The project does not require any removal of vegetation in the 50' Waterfront Buffer. See attached Coastal Vulnerability Assessment for project avoidance related to projected sea level rise

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

The attached narrative and the project plan set, specifically the Details Sheet includes all notes demonstrating compliance with Env-Wt 307 and Env-Wt 313.01.

Provide a project design narrative that includes the following:

- A discussion of how the proposed project:
 - Uses best management practices and standard conditions in Env-Wt 307;
 - Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
 - Meets approval criteria in Env-Wt 313.01;
 - Meets evaluation criteria in Env-Wt 313.01(c);
 - Meets CFA requirements in Env-Wt 603.04; and
 - Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;
- A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and
- A discussion of how the completed project will be maintained and managed.



- Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);
- Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and
- For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.



SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

- Existing salt marsh and salt marsh migration pathways;
- Eelgrass beds;
- Documented shellfish sites;
- Projected sea-level rise; and
- 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

- [National Oceanic and Atmospheric Administration \(NOAA\) Tides & Currents](#); and
- [NOAA Essential Fish Habitat Mapper](#).
- Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

- Not impair the navigation, recreation, or commerce of the general public; and
- Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

- Adverse impacts to beach or tidal flat sediment replenishment;
- Adverse impacts to the movement of sediments along a shore;
- Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and
- Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

- Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:
 - Performed by a qualified coastal professional; and
 - Completed using one of the following methods:
 - a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or
 - b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

- Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;
- Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and
- Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

- Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;
- Minimize disturbances to groundwater and surface water flow;
- Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and
- Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

See attached CVA

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

See attached CVA

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

See attached CVA

Identify areas of the proposed project site subject to flooding from SLR.

See attached CVA

Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.

See attached CVA

Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.

See attached CVA

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

Pre-application meeting date held: **N/A**

SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements.

The plan view shall depict the following:

- The engineering scale used, which shall be no larger than one inch equals 50 feet;
- The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.
- An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;
- The location of all special aquatic sites at or within 100 feet of the subject property;
- Existing bank contours;
- The name and license number, if applicable, of each individual responsible for the plan, including:
 - a. The agent for tidal docking structures who determined elevations represented on plans; and
 - b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;
- The location and dimensions of all existing and proposed structures and landscape features on the property;
- Tidal datum(s) with associated elevations noted, based on NAVD 88; and
- Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

- The nature and slope of the shoreline;
- The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and
- Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

See specific design and plan requirements for certain types of coastal projects:

- Overwater structures (Env-Wt 606).
- Dredging activities (Env-Wt 607).
- Tidal beach maintenance (Env-Wt 608).
- Tidal shoreline stabilization (Env-Wt 609).
- Protected tidal zone (Env-Wt 610).
- Sand Dunes (Env-Wt 611).

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO BOX 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- Mean lower low water;
- Mean low water;
- Mean high water;
- Mean tide level;
- Mean higher high water;
- Highest observable tide line; and
- Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- The date, time of day, and weather conditions when water depths were recorded; and
- The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- The standard conditions in Env-Wt 307;
- The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- The approval criteria in Env-Wt 313.01;
- The evaluation criteria in Env-Wt 313.05;
- The project specific criteria in Env-Wt 600;
- The CFA required by Env-Wt 603.04; and
- The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- To protect public safety; and
- Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

- The standard conditions in Env-Wt 307;
- The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- The approval criteria in Env-Wt 313.01;
- The evaluation criteria in Env-Wt 313.05;
- The project specific criteria in Env-Wt 600;
- The CFA required by Env-Wt 603.04; and
- The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

- Provide habitat values;
- Protect tidal environments from potential sources of pollution;
- Provide stability of the coastal shoreline; and
- Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

- The standard conditions in Env-Wt 307;
- The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- The approval criteria in Env-Wt 313.01;
- The evaluation criteria in Env-Wt 313.05;
- The project specific criteria in Env-Wt 600;
- The CFA required by Env-Wt 603.04; and
- The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

- Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- Be designed with a preference for living shorelines over hardened stabilization practices; and
- Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

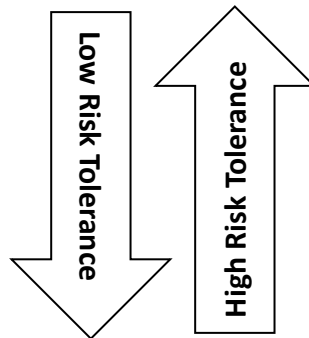
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission’s Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project’s willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.

Map by NH GRANIT



1 X: 1229351.701745
Y: 208755.588272

Legend

- State
- County
- City/Town

Map Scale

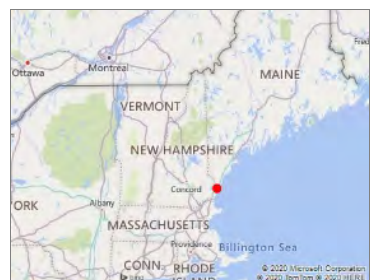
1: 6,494

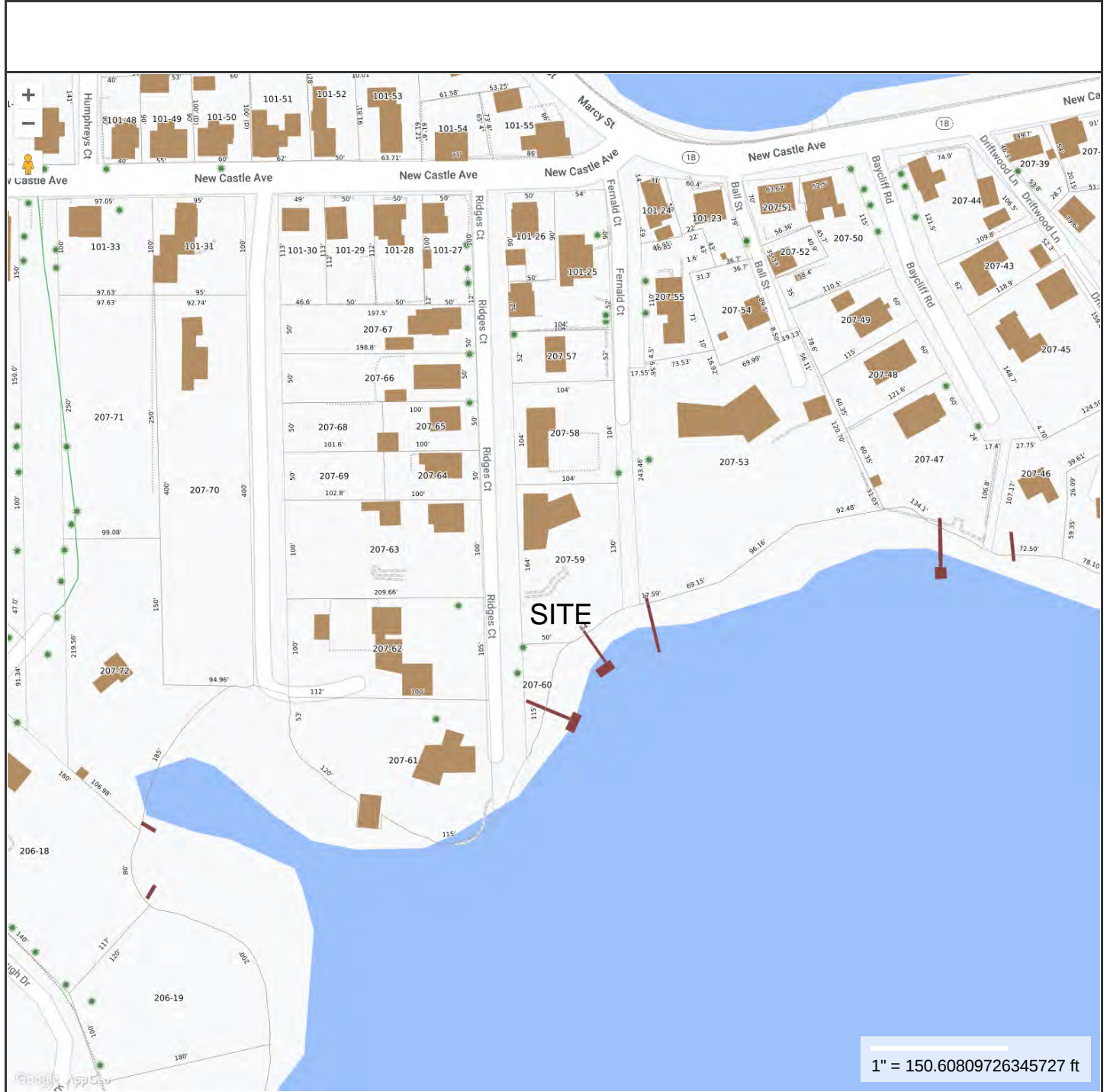
© NH GRANIT, www.granit.unh.edu

Map Generated: 7/6/2020



Notes





**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 3/9/2022
Data updated 3/9/2022

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



26 July, 2023

Jason & Kirsten Barton
49 Ridges Court
Portsmouth, NH 03801

RE: New Hampshire DES Wetland & Shoreland Applications for proposed site improvements for Jeffrey M. & Melissa Foy, 67 Ridges Court, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B this letter is to inform you in accordance with State Law that a NH DES Wetlands Permit and a NH DES Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland** on behalf of your abutter, **Jeffrey M. & Melissa Foy**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Jeffrey M. & Melissa Foy**, proposes a project that requires construction in the 100' Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing at the office of the **Portsmouth** clerk, **Portsmouth city offices** during their normal business hours, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,



Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

CERTIFIED MAIL/Return Receipt Requested





26 July, 2023

Michael Goelet 2012 Irrevocable Trust
David Sauveur Trustee
19 Morgan Drive
Lebanon, NH 03766

RE: New Hampshire DES Wetland & Shoreland Applications for proposed site improvements for Jeffrey M. & Melissa Foy, 67 Ridges Court, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B this letter is to inform you in accordance with State Law that a NH DES Wetlands Permit and a NH DES Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland** on behalf of your abutter, **Jeffrey M. & Melissa Foy**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Jeffrey M. & Melissa Foy**, proposes a project that requires construction in the 100' Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing at the office of the **Portsmouth** clerk, **Portsmouth city offices** during their normal business hours, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,



Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

CERTIFIED MAIL/Return Receipt Requested





26 July, 2023

Peter Vandermark & Lee D. Vandermark
86 Ridges Court
Portsmouth, NH 03801

RE: New Hampshire DES Wetland & Shoreland Applications for proposed site improvements for Jeffrey M. & Melissa Foy, 67 Ridges Court, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B this letter is to inform you in accordance with State Law that a NH DES Wetlands Permit and a NH DES Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland** on behalf of your abutter, **Jeffrey M. & Melissa Foy**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Jeffrey M. & Melissa Foy**, proposes a project that requires construction in the 100' Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing at the office of the **Portsmouth** clerk, **Portsmouth city offices** during their normal business hours, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,



Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

CERTIFIED MAIL/Return Receipt Requested



7022 0410 0002 6196 5579

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage
Peter Vandermark & Lee D.
Vandermark
86 Ridges Court
Portsmouth, NH 03801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 8345 7263

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage
Jason & Kirsten Barton
49 Ridges Court
Portsmouth, NH 03801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 8345 7270

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$



Postage
Michael Golet 2012 Irrevocable Trust
David Sauveur Trustee
19 Morgan Drive
Lebanon, NH 03766

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Site Photograph #1

July 2023



Site Photograph #2

July 2023



Site Photograph #3

July 2023



Site Photograph #4

July 2022



Site Photograph #5

July 2023



Site Photograph #6

July 2023



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 7/21/2023 (valid until 7/21/2024)

Re: Review by NH Natural Heritage Bureau of request submitted 7/13/2023

Permits: MUNICIPAL POR - Portsmouth, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Minor

NHB ID: NHB23-2110

Applicant: Steve Riker

Location: Portsmouth
67 Ridges Court

Project

Description: The project proposes the construction of an attached garage onto the existing residential structure (in an area that currently exists as asphalt driveway), reconfiguration of the existing driveway, removal of pavement and associated grading.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 7/13/2023 9:11:58 AM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB23-2110**

NHB23-2110



Return to:
Jeffrey M. Foy and Melissa Foy
4 Fox Hollow Court
East Kingston, NH 03827



LCHIP	ROA582892	25.00
TRANSFER TAX	RO109387	39,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Christopher S. Clews, Trustee of the Christopher S. Clews Revocable Trust of 1993 u/d/t 02/05/1993**, of 67 Ridges Court, Portsmouth, NH 03801, for consideration paid grants to **Jeffrey M. Foy and Melissa Foy, A Married Couple**, of 4 Fox Hollow Court, East Kingston, NH 03827, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain tract or parcel of land with the buildings thereon, situated in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a point on the easterly sideline of Ridges Court, at the southwesterly corner of land now or formerly of Ralph Kinch; thence running easterly along the said land of said Kinch, 104 feet to Fernald Court, so-called; thence turning and running southerly along the westerly side of said Fernald Court, 130 feet, more or less, to Little Harbor, 64 feet, more or less, to a point; thence turning and running westerly on a line parallel to and 164 feet distance from the northerly boundary of the within described premises, a distance of 50 feet, more or less, to Ridges Court; thence turning and running northerly along the easterly side of Ridges Court, 164 feet to the point of beginning.

Meaning and intending to convey Lots No. 62, 69 and the northerly portion of Lot 61 on a plan entitled, "Plan of Lots, Belonging to Rienzi Ridge, Portsmouth, N.H., Scale: 1' = 30 feet," recorded in the Rockingham County of Deeds on March 24, 1914. Said plan being No. 0188. For further reference, see Estate of Huldah S. Marden.

The undersigned Trustee is the sole Trustee under the Christopher S. Clews Revocable Trust, created under a certain Declaration of Trust dated February 5, 1993 and thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

Meaning and intending to describe and convey the same premises conveyed to Christopher S. Clews, Trustee of the Christopher S. Clews Revocable Trust, by virtue of a Deed from Christopher S. Clews, dated July 13, 2020 and recorded at the Rockingham County Registry of Deeds in Book 6138, Page 2770.

I, the grantor hereby release all rights of homestead in the above described premises.

Executed this 3rd day of September, 2021.



Christopher S. Clews, Trustee of the Christopher S. Clews Revocable Trust of 1993 u/d/t 02/05/1993

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 3rd day of September, 2021, the said Christopher S. Clews, Trustee of the Christopher S. Clews Revocable Trust of 1993 u/d/t 02/05/1993 and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:



Coastal Vulnerability Assessment

Prepared for:

**Jeffrey M. & Melissa Foy
67 Ridges Court
Portsmouth, New Hampshire 03801**

Prepared By:

**Ambit Engineering, Inc. Haley Ward
200 Griffin, Unit 3
Portsmouth, New Hampshire 03801**



AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC. 

Introduction

This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application for residential site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio at 67 Ridges Court, Portsmouth, NH (herein referred to as “project site”). The project site is a previously developed residential lot located adjacent to Little Harbor, a tidal wetland system. The surrounding land use is residential with similar structures and development.

Methods

On July 1, 2020, Steven D. Riker, CWS from Ambit Engineering, Inc.- Haley Ward. conducted a site visit to evaluate coastal characteristics of the project site. This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hampshire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein referred to as Guidance Document).

Part 1.1 – Project Type

This project proposes residential site improvements on a previously developed lot adjacent to Little Harbor. For more details regarding the proposed improvements, please refer to the NH DES Wetlands Bureau Application Letter to the Wetlands Inspector and attached Plan Set.

Part 1.2 – Project Location

The project location is 67 Ridges Court, Portsmouth, NH, Tax Map 207, Lot 59 and consists of +/- 16,500 sq. ft. of residential upland and +/- 64.1’ of shoreline frontage along Little Harbor. Access to the project site will be from Ridges Court for the mobilization of equipment and materials to the site.

Part 1.3 – Timeline for Desired Useful Life

The desired useful life for this project is considered to be 2100 (50-100 years) due to the fact that it is a residential structure which has a life expectancy of approximately 75-100 years.

2.1 – Project Risk Tolerance

The proposed project is considered to have a high risk tolerance considering the proposed residential structure has a relatively low cost, is relatively easy to modify, proposes little to no implications on public function and/or safety; and has relatively low sensitivity to inundation given the elevation and position of the structure on the landscape.

2.2 – Risk Tolerance of Important Access and Service Areas

The risk tolerance of surrounding access and service areas would also be considered as high, as the project occurs on a residential private lot intended for private use; and the primary access to the lot would not be subject to projected sea level rise.

3.1 – Relative Sea Level Rise Scenario (RSLR)

Based on Table 3 in the Guidance Document (see table below), the RSLR for this project (based on the previously determined high risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable sea level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Docking structure & Stone Revetment	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) <i>Compared to the sea level in the year 2000</i>			
	Lower magnitude Higher probability	←—————→		Higher magnitude Lower probability
2030	0.7	0.9	1.0	1.1
2050	1.3	1.6	2.0	2.3
2100	2.9	3.8	5.3	6.2
2150	4.6	6.4	9.9	11.7

*Added by Ambit Engineering, Inc. based on the application of the Guidance Document towards our project.

3.2 – RSLR Impacts to the Project Evaluation

Please see the attached Figure 1 – Projected SLR’s; which depicts the project site and relevant Highest Observable Tide Line (HOTL), MHW, and the projected SLR’s for the years 2030, 2050, 2100 and 2150. Relative to surrounding topography and considering the High Risk Tolerance of this project; it is not expected the projected RSLR for this project needs to be a strong consideration. Mean High Water (MHW) associated with the project site is located approximately at elevation 3.75. Considering a 2.9 foot RSLR in the year 2100 resulting in a future MHW elevation of 6.65, and the proposed finished floor of the residential structure to be 15.6 projected RSLR does not need to be considered for this project.

3.3 – Other Factors

Other factors were evaluated in conjunction with RSLR including surface water levels, groundwater levels, and current velocities which will increase with sediment erosion and deposition, which will also change. The projects position in the landscape was also considered relative to other infrastructure. The closest surface water to the project site is the adjacent Little Harbor, projections of RSLR of which have already been depicted and discussed. There are no current restrictions on the project site or associated with the proposed project.

4.1 – RSLR and Coastal Storms

Due to the lowest area of proposed development being elevation 15.6, RSLR and storm surge do not need to be considered for this project.

4.2 – Other Factors

Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the high risk tolerance of this project, it is not anticipated that this project has a significant level of vulnerability surface water levels, wind, current velocities and storm surge.

5.1 – Projected RSL-Induced Groundwater Rise

The NH Granit- Coastal Viewer database has projected groundwater rise data associated with RSLR on the project site. Averaging the height of groundwater rise between a 2 foot SLR and a 4 foot SLR results in a groundwater rise of 2.7 feet. Based on knowledge of the site, with an Estimated Seasonal High Water Table approximately 36” below the soil surface the proposed addition (lowest area of proposed development) is not considered to be at high risk from RSL induced groundwater rise as the addition floor will be located at elevation 15.6.

5.2 – Projected Groundwater Depth at the Project Location

Projected groundwater depth on the subject site would likely rise with projected RSLR, but the proposed project involves a structure (foundation) that is designed to be placed below the Estimated Seasonal High Water table.

6.1 – Best Available Precipitation Estimates

Please see the attached Extreme Precipitation Tables from the Northeast Regional Climate Center.

7.1 – Cumulative Coastal Flood Risk to the Project

Based on the high risk tolerance of this project combined with all other factors including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation and/or freshwater flooding occurring together; this project is not considered to be at high risk from coastal flooding.

7.2 – Possible Actions to Mitigate Coastal Flood Risk

Given the high risk tolerance of the proposed project, it is not anticipated that it is necessary to mitigate for coastal flood risk beyond what has already been incorporated into the design plan for residential development. The projected SLR scenario through 2100 is 2.9’, with MHW at +/- elevation 3.75, and the finished floor of the proposed structure being elevation 15.6, providing +/- 11.85 feet of freeboard to the proposed development.

Map by NH GRANIT



1
X: 1229381.71777
Y: 208725.00139



Legend

MHHW + 1-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 10 +

Coastal 2019 1-foot RGB
World Imagery
Low Resolution 15m Imager
High Resolution 60cm Imager
High Resolution 30cm Imager
Citations
30cm Resolution Metadata

Map Scale

1: 812

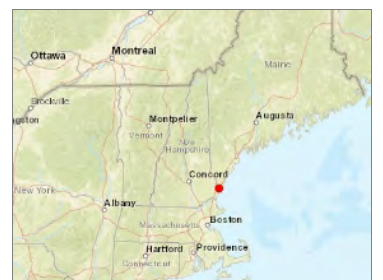


© NH GRANIT, www.granit.unh.edu

Map Generated: 7/18/2023

Notes

1 foot SLR



Map by NH GRANIT



1 X: 1229381.71777
Y: 208725.00139



Legend

MHHW + 2-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

World Imagery

Low Resolution 15m Imager

High Resolution 60cm Imager

High Resolution 30cm Imager

Citations

30cm Resolution Metadata

Map Scale

1: 812

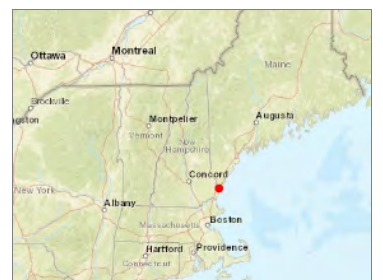


© NH GRANIT, www.granit.unh.edu

Map Generated: 7/18/2023

Notes

2 foot SLR



Map by NH GRANIT



Legend

MHHW + 4-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

World Imagery

Low Resolution 15m Imager

High Resolution 60cm Imager

High Resolution 30cm Imager

Citations

30cm Resolution Metadata

1 X: 1229381.71777
Y: 208725.00139

Map Scale

1: 812

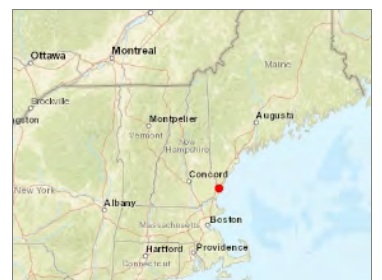


© NH GRANIT, www.granit.unh.edu

Map Generated: 7/18/2023

Notes

4 foot SLR



Map by NH GRANIT



Legend

MHHW + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

World Imagery

Low Resolution 15m Imager

High Resolution 60cm Imager

High Resolution 30cm Imager

Citations

30cm Resolution Metadata

1 X: 1229381.71777
Y: 208725.00139

Map Scale

1: 812

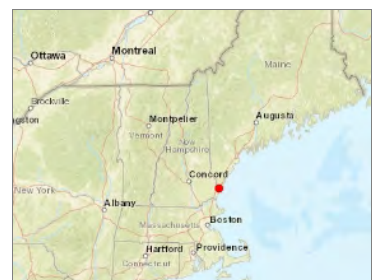


© NH GRANIT, www.granit.unh.edu

Map Generated: 7/18/2023

Notes

6 foot SLR



Map by NH GRANIT



Legend

MHHW + 8-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

World Imagery

Low Resolution 15m Imager

High Resolution 60cm Imager

High Resolution 30cm Imager

Citations

30cm Resolution Metadata

1
X: 1229381.71777
Y: 208725.00139

Map Scale

1: 812

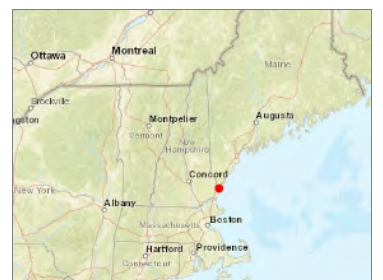


© NH GRANIT, www.granit.unh.edu

Map Generated: 7/18/2023

Notes

8 foot SLR



Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	
Location	
Longitude	70.745 degrees West
Latitude	43.071 degrees North
Elevation	0 feet
Date/Time	Tue, 21 Jan 2020 12:37:30 -0500

Precipitation estimates multiplied by 1.15 are listed below:

1-yr: 3.06
 2-yr: 3.69
 10-yr: 5.59
 50-yr: 8.49

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	1yr	0.70	0.98	1.21	1.56	2.03	2.66	2.92	1yr	2.35	2.81	3.22	3.94	4.55	1yr
2yr	0.32	0.50	0.62	0.81	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.49	3.21	3.57	2yr	2.84	3.43	3.94	4.68	5.33	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.61	5yr	1.08	1.47	1.89	2.43	3.14	4.07	4.58	5yr	3.60	4.40	5.04	5.94	6.70	5yr
10yr	0.41	0.65	0.82	1.12	1.45	1.89	10yr	1.25	1.73	2.23	2.90	3.75	4.86	5.53	10yr	4.30	5.32	6.09	7.11	7.98	10yr
25yr	0.48	0.76	0.97	1.34	1.78	2.34	25yr	1.54	2.15	2.78	3.64	4.74	6.17	7.10	25yr	5.46	6.83	7.81	9.02	10.05	25yr
50yr	0.54	0.86	1.10	1.54	2.08	2.77	50yr	1.79	2.53	3.30	4.33	5.67	7.38	8.58	50yr	6.54	8.25	9.43	10.81	11.97	50yr
100yr	0.60	0.97	1.25	1.78	2.43	3.27	100yr	2.09	2.99	3.92	5.17	6.77	8.85	10.37	100yr	7.83	9.98	11.39	12.96	14.26	100yr
200yr	0.68	1.11	1.43	2.05	2.84	3.85	200yr	2.45	3.53	4.63	6.14	8.09	10.60	12.54	200yr	9.38	12.06	13.76	15.54	17.00	200yr
500yr	0.80	1.32	1.72	2.50	3.50	4.79	500yr	3.02	4.40	5.79	7.72	10.23	13.47	16.13	500yr	11.92	15.51	17.68	19.77	21.47	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	1yr	0.62	0.86	0.93	1.33	1.69	2.25	2.48	1yr	1.99	2.38	2.87	3.20	3.91	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.33	3.06	3.45	2yr	2.71	3.32	3.82	4.55	5.09	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.11	2.73	3.78	4.18	5yr	3.35	4.02	4.72	5.53	6.23	5yr
10yr	0.39	0.59	0.73	1.03	1.33	1.60	10yr	1.14	1.56	1.80	2.38	3.05	4.36	4.85	10yr	3.86	4.66	5.43	6.40	7.18	10yr
25yr	0.44	0.67	0.83	1.19	1.56	1.90	25yr	1.35	1.86	2.10	2.75	3.52	4.74	5.87	25yr	4.20	5.64	6.62	7.77	8.66	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.16	50yr	1.52	2.12	2.34	3.06	3.91	5.36	6.76	50yr	4.75	6.50	7.69	9.01	9.99	50yr
100yr	0.53	0.81	1.01	1.46	2.01	2.46	100yr	1.73	2.41	2.62	3.40	4.32	6.03	7.80	100yr	5.34	7.50	8.92	10.47	11.53	100yr
200yr	0.59	0.89	1.13	1.63	2.27	2.81	200yr	1.96	2.75	2.93	3.76	4.76	6.77	8.99	200yr	5.99	8.64	10.34	12.17	13.33	200yr
500yr	0.68	1.02	1.31	1.90	2.70	3.36	500yr	2.33	3.28	3.41	4.28	5.40	7.89	10.84	500yr	6.99	10.43	12.56	14.89	16.15	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.72	0.89	1.09	1yr	0.77	1.06	1.26	1.74	2.20	2.97	3.17	1yr	2.63	3.05	3.58	4.37	5.04	1yr
2yr	0.34	0.52	0.64	0.87	1.07	1.27	2yr	0.92	1.24	1.48	1.96	2.52	3.42	3.71	2yr	3.03	3.57	4.10	4.84	5.62	2yr
5yr	0.40	0.62	0.77	1.05	1.34	1.62	5yr	1.15	1.59	1.89	2.54	3.26	4.34	4.97	5yr	3.84	4.78	5.38	6.39	7.17	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.98	10yr	1.39	1.94	2.29	3.11	3.97	5.34	6.22	10yr	4.72	5.98	6.84	7.86	8.77	10yr
25yr	0.58	0.88	1.09	1.56	2.05	2.58	25yr	1.77	2.52	2.96	4.08	5.17	7.74	8.37	25yr	6.85	8.05	9.20	10.36	11.43	25yr
50yr	0.67	1.03	1.28	1.84	2.47	3.14	50yr	2.13	3.07	3.61	5.02	6.35	9.69	10.50	50yr	8.57	10.10	11.51	12.76	13.99	50yr
100yr	0.79	1.20	1.50	2.17	2.98	3.83	100yr	2.57	3.74	4.39	6.18	7.81	12.11	13.17	100yr	10.72	12.66	14.41	15.74	17.13	100yr
200yr	0.93	1.40	1.77	2.57	3.58	4.68	200yr	3.09	4.57	5.36	7.61	9.61	15.19	16.53	200yr	13.44	15.89	18.08	19.41	20.97	200yr
500yr	1.16	1.72	2.21	3.21	4.57	6.07	500yr	3.94	5.94	6.96	10.07	12.67	20.50	22.33	500yr	18.14	21.48	24.39	25.60	27.40	500yr

Wetland Functions and Values Assessment

Prepared for:

Jeffrey M. & Melissa Foy
67 Ridges Court
Portsmouth, New Hampshire 03801

Prepared By:

Ambit Engineering, Inc. Haley Ward
200 Griffin, Unit 3
Portsmouth, New Hampshire 03801



AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC. 

Date: July 18, 2023

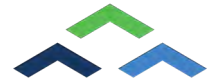


TABLE OF CONTENTS

	PAGE
Introduction.....	1
Methods.....	1
Functions and Values Assessment	3
Proposed Impacts.....	6
Summary and Conclusions	6

APPENDICES

- Appendix A Wetland Function-Value Evaluation Form
- Appendix B Photo Log
- Appendix C NH Natural Heritage Bureau Letter



INTRODUCTION

The applicant is proposing site improvements including construction of a proposed addition, re-configuration of the existing driveway utilizing pervious pavers, installation of three rain gardens, and construction of stone steps and a stone patio located at 67 Ridges Court, Portsmouth, New Hampshire. The project site is identified on Portsmouth Tax Map 207 as Lot 59 and is approximately 16,500 sq. ft. in size. As currently designed, the proposed project would require impacts to tidal wetlands and the 100' previously developed Tidal Buffer Zone (TBZ).

The purpose of this report is to present the existing functions and values of the tidal wetlands and to assess any impacts the proposed project may have on their ability to continue to perform these functions and values. The tidal wetlands being impacted were assessed with consideration to their association with Little Harbor and the larger marine ecosystem and was not limited to the tidal wetlands immediately on-site.

METHODS

DATA COLLECTION

The tidal wetlands associated with this project area were identified and characterized through field surveys and review of existing information. Ambit Engineering, Inc. (Ambit) conducted site visits in July of 2020 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, Ambit contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

WETLAND FUNCTIONS AND VALUES ASSESSMENT

Ambit assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential effects the proposed project may have on their ability to continue to provide those functions and values. Wetland functions and values were assessed using the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*. This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most important functions and values associated with the on-site wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed.

° **Groundwater Interchange (Recharge/Discharge)**

This function considers the potential for the project area wetlands to serve as groundwater recharge and/or discharge areas. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.



° **Floodwater Alteration (Storage and Desynchronization)**

This function considers the effectiveness of the wetlands in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

° **Fish and Shellfish Habitat**

This function considers the effectiveness of seasonally or permanently flooded areas within the subject wetlands for their ability to provide fish and shellfish habitat.

° **Sediment/Toxicant Retention**

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland to function as a trap for sediments, toxicants, or pathogens, and is generally related to factors such as the type of soils, the density of vegetation, and the position in the landscape.

° **Nutrient Removal/Retention/Transformation**

This wetland function relates to the effectiveness of the wetland to prevent or reduce the adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

° **Production Export (Nutrient)**

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

° **Sediment/Shoreline Stabilization**

This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion, primarily through the presence of persistent, well-rooted vegetation.

° **Wildlife Habitat**

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

° **Recreation (Consumptive and Non-Consumptive)**

This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities.

° **Educational/Scientific Value**

This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.



- **Uniqueness/Heritage**

This value relates to the effectiveness of the wetland or its associated water bodies to provide certain special values such as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

- **Visual Quality/Aesthetics**

This value relates to the visual and aesthetic qualities of the wetland.

- **Endangered Species Habitat**

This value considers the suitability of the wetland to support threatened or endangered species.

FUNCTIONS AND VALUES ASSESSMENT

Results of the wetland functions and values assessment are presented below. This assessment includes a discussion of potential changes to existing wetland functions and values that may occur as a result of the proposed project:

Groundwater Interchange (Recharge/Discharge)

Because there is no identified sand and gravel aquifer underlying the project area, and the wetlands are not underlain by sands or gravel, it is unlikely that significant groundwater recharge is occurring within the tidal wetlands.

Floodwater Alteration (Storage and Desynchronization)

The tidal wetlands and Little Harbor receive floodwaters from the surrounding watershed and connected waterways; therefore, is considered a principal function considering the large size of the combined waterways.

Fish and Shellfish Habitat

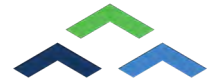
The tidal wetland does provide fish and shellfish habitat, is associated with Little Harbor and the Atlantic Ocean; therefore, is considered a principal function.

Sediment/Toxicant Retention

The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Nutrient Removal/Retention/Transformation

The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.



Production Export (Nutrient)

Production export is a wetland function that typically occurs in the form of nutrient or biomass transport via watercourses, foraging by wildlife species, and removal of timber and other natural products. Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fisheries opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.

Sediment/Shoreline Stabilization

Due to the tidal nature and wave action of this wetland; sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat

The greater tidal wetland and Little Harbor provide a variety of coastal and marine habitat, therefore would be considered a principal function.

Recreation (Consumptive and Non-Consumptive)

The greater tidal wetland and Little Harbor provide a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.

Education/Scientific Value

The tidal wetland and Little Harbor are part of a larger marine ecosystem with multiple areas of public access making this a principal value.

Uniqueness/Heritage

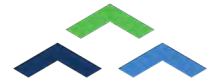
The tidal wetland and Little Harbor are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Little Harbor & the Piscataqua river and the surrounding areas making this a principal value.

Visual Quality/Aesthetics

Little Harbor provides aesthetically pleasing coastal views that are viewable from surrounding uplands as well as from the water, making this a principal value.

Endangered Species Habitat

An online inquiry with the NH Natural Heritage Bureau resulted in occurrences of sensitive species near the project area. NHB determined that impacts to these sensitive species are not expected as a result of the project. Given the above factors in regards to threatened or endangered species, this is not considered a function.



PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,010 sq. ft. of permanent impact and 1,056 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential site improvements.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland associated with the project site is part of a large marine system and provides eleven principal functions and values when evaluated as a whole. These functions and values include: floodflow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, nutrient removal/retention, sediment/toxicant retention, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics. While the entire marine system provides these principal functions and values, the proposed impacts associated with the site improvements will not have any effect on its ability to continue to provide them. As the proposed project will reduce impervious surface on the lot and the area within the previously developed 100' Tidal Buffer Zone, provides for the installation of three rain gardens, includes the installation of a robust planting plan and the use of pervious technology for the proposed driveway, stormwater quality leaving the site will be improved and there are no anticipated impacts to the current functions and values.

The proposed impacts have been minimized to the greatest extent practicable, while allowing reasonable use of the property. The project will not contribute to additional storm water or pollution. It is anticipated that there will be no effect on any fish or wildlife species that currently use the site for food, cover, and/or habitat. The project will not impede tidal flow or alter hydrology, it will not deter use by wildlife species that currently use the wetland area, and it will not impede any migrational fish movement.

Based on our assessment of the current functions and values, the proposed project; it is our belief that the proposed project will have no significant impact on the tidal wetlands or greater marine systems ability to continue to provide their current functions and values.



APPENDIX A

WETLAND FUNCTION - VALUE EVALUATION FORM



Wetland Function – Value Evaluation Form

Wetland Description: Wetland A is a tidal wetland associated with Little Harbor.	File number: 1153.02
	Wetland identifier: Wetland A
	Latitude:X:1,229,351.70 Longitude:Y:208,755
	Preparer(s): Ambit Engineering, Inc.
	200 Griffin Road
	Date: July 18, 2023

Function/Value	Capability		Summary	Principal Yes/No
	Y	N		
Groundwater Recharge/Discharge		X	This wetland does not possess the characteristics needed to provide this function as there are no identified underlying sand or gravel aquifers.	—
Floodwater Alteration	X		The tidal wetland and Little Harbor do receive floodwater from the surrounding watershed and connected waterways; therefore, this would be considered a principal function.	Y
Fish and Shellfish Habitat	X		The tidal wetland and Little Harbor are part of a larger coastal marine system and provide both fish and shellfish habitat. This is considered a Principal Function.	Y
Sediment/Toxicant Retention	X		The immediate tidal wetland contains dense vegetation and a source of sediments and toxicants, therefore a principal function.	Y
Nutrient Removal	X		The immediate tidal wetland contains dense vegetation and a source of nutrients, therefore a principal function.	Y
Production Export	X		Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fishing opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.	Y
Sediment/Shoreline Stabilization	X		Due to the tidal nature and wave action of this wetland; sediment/shoreline stabilization is considered a principal function. The project proposes to stabilize the shoreline with a more structurally stable design.	Y
Wildlife Habitat	X		The greater tidal wetland and Little Harbor provides a variety of coastal and marine habitat, therefore would be considered a principal function.	Y
Recreation	X		The adjacent tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.	Y
Education/Scientific Value	X		The tidal wetland and Little Harbor are part of a larger marine ecosystem with multiple areas of public access making this a principal value.	Y
Uniqueness/Heritage	X		The tidal wetland and Little Harbor are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Little harbor and the Piscataqua river and the surrounding areas making this a principal value.	Y
Visual Quality/Aesthetics	X		Little Harbor provides aesthetically pleasing coastal views that are seeable from surrounding uplands as well as from the water, making this a principal function.	Y
ES Endangered Species Habitat		X	An online inquiry with the NH Natural Heritage Bureau resulted in an occurrences of sensitive species near the project area. NHB determined that impacts to sensitive species are not expected as a result of the project.	—
Other				



APPENDIX B

PHOTO LOG

Site Photograph #1

July 2023



Site Photograph #2

July 2023



Site Photograph #3

July 2023



Site Photograph #4

July 2022



Site Photograph #5

July 2023



Site Photograph #6

July 2023





APPENDIX C

NEW HAMPSHIRE NATURAL HERITAGE BUREAU CORRESPONDENCE

New Hampshire Natural Heritage Bureau

NHB DataCheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.
200 Griffin Road
Unit 3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 7/21/2023 (valid until 7/21/2024)

Re: Review by NH Natural Heritage Bureau of request submitted 7/13/2023

Permits: MUNICIPAL POR - Portsmouth, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Minor

NHB ID: NHB23-2110

Applicant: Steve Riker

Location: Portsmouth
67 Ridges Court

Project

Description: The project proposes the construction of an attached garage onto the existing residential structure (in an area that currently exists as asphalt driveway), reconfiguration of the existing driveway, removal of pavement and associated grading.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 7/13/2023 9:11:58 AM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB23-2110**

NHB23-2110



New Hampshire Department of Environmental Services Wetlands Permit Application

Project: Ball Field Launcher & Receiver Station
Tony Rahn Park
Portsmouth, NH



Prepared For:



Prepared By:



4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

Table of Contents

1. Project Description
2. Standard Dredge and Fill Permit Application
3. Site Survey
4. Wetlands Report
5. National Heritage Bureau Review
6. NH PGP & Army Corps of Engineers
7. Designated River Check
8. USGS Map
9. Photographs
10. Tax Map
11. Project Plans
12. Standard Permit Conditions
13. PDA License Agreement
14. Avoidance & Minimization Checklist
15. NH Coastal Program
16. Functional Assessment Waiver

1. Project Description

Project Description

Unitil has an existing natural gas receiver station behind the baseball field in Tony Rahn Park in Portsmouth, New Hampshire. The station is currently 20' x 50' and completely enclosed by fencing. There is an 8-inch transmission pipeline that runs unground through the station. The station serves as a location to receive a pipeline inspection gauge (PIG) device that is sent through the pipeline using the flow of natural gas to check the integrity of the pipeline. Federal regulations require that Unitil inspect their pipeline and using Pigging stations are the easiest and most effective way to do so.

Unitil is proposing to make some modifications to the station. The modifications would involve adding a launcher unit so that the pipeline inspection gauge could be sent down into the pipe at this location as well as received from the pipeline. The new station footprint will be expanded to 20' x 110' and the surrounding fence will also be updated. The updated station will better serve the natural gas community in Portsmouth as well as increase safety.

Since the project involves updating the existing station piping and the location is predetermined there is no real alternative to the project that could be evaluated. All impacts caused by this project are in areas where impacts have been previously made. A wetland study by Mark Jacobs, certified wetland scientist, concluded that there are no Prime resource areas nearby and all work will occur in "manmade wetlands" and exist on a mowed field.

The DHR records were reviewed on July 29, 2022. It was concluded that no historic properties would be affected. The station modifications will not result in any new visual impacts. The existing pipe will be replaced with new pipe and part of the existing fence will be replaced with new fencing. The access path to the site will be covered with new crushed stone to reduce further erosion. The property use will remain the same as a natural gas station.

General Work Sequence

1. Contractor shall call DIGSAFE at least 72 hours prior to construction.
2. Contractor to verify the location of all utilities and structures prior to any construction.
3. Install erosion controls.
4. Existing station to be isolated.
5. Existing station piping to be removed.
6. Excavate and install new station per plan details.
7. Excavate and install new inlet and outlet piping.
8. Pressure test all piping.
9. Complete tie ins and purge new piping and components into service.
10. I&R to finalize and activate station.
11. Perform restoration.

2. Standard Dredge and Fill Permit Application



Matt Pelletier
Process Pipeline Services, Inc.
4 Broad St.
Plainville, MA 02762

June 29, 2023

Dear Project Reviewer,

For Unitil's project at 135 Corporate Dr. at the Pease Tradeport in Portsmouth, NH, Process Pipeline Services, Inc. is authorized to contact, submit, or request information to any local, state, or federal agency in order to determine environmental compliance as deemed necessary for any local, state, or federal environmental permitting efforts.

Sincerely,

Robert Schummrick
Gas Engineer
Unitil Corporation
325 West Rd.
Portsmouth, NH 03801
T 603-294-5194
C 603-770-7273

NH GAS OPERATIONS

325 West Road
Portsmouth, NH 03801



**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Unitil

TOWN NAME: Portsmouth

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): <input style="width: 100px;" type="text"/> ○ NHB Project ID #: <input style="width: 100px;" type="text"/> • Bog? • Floodplain wetland contiguous to a tier 3 or higher watercourse? • Designated prime wetland or duly-established 100-foot buffer? • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): <input style="width: 100px;" type="text"/> • A copy of the application was sent to the LAC on Month: <input style="width: 50px;" type="text"/> Day: <input style="width: 50px;" type="text"/> Year: <input style="width: 50px;" type="text"/> 	

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

For stream crossing projects, provide watershed size (see [WPPT](#) or Stream Stats):
 N/A

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))
 Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

The Portsmouth, NH Ball Field Launcher and Receiver project aims to improve an existing above grade pigging (pipeline inspection gauge) station. The utility provider is Unutil Corporation, with Process Pipeline Services serving as the engineering consultant for the project. The goal is to replace the existing pipeline receiver barrel while adding a new launcher barrel to the station located northeast of the Corporate Drive baseball field near Tony Rahn Park. The additional launcher barrel will be considered a new utility and classify the project as a minor impact utility project. The area within the station will be crushed stone. The existing access path to the station will be updated with geotextile fabric and gravel to reduce future erosion when accessing the station. Improvement of the Launcher and Receiver components will allow for safe usage of this station to internally inspect Unutil's transmission pipeline and adhere to federal code requirements. There is no practicable alternative due to the fact that an existing station is being expanded, and the work needs to take place in the specified area.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: Corporate Drive

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Tax Map: MDL-94 901C, Lot: 0303-0006-0000

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): ° North
 ° West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: UnitilMAILING ADDRESS: 325 West RoadTOWN/CITY: PortsmouthSTATE: NHZIP CODE: 03801EMAIL ADDRESS: schumrickr@unitil.comFAX: N/APHONE: 603-770-7273ELECTRONIC COMMUNICATION: By initialing here: RS, I hereby authorize NHDES to communicate all matters relative to this application electronically.**SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))** N/ALAST NAME, FIRST NAME, M.I.: Hanson Noah ACOMPANY NAME: Process Pipeline ServicesMAILING ADDRESS: 4 Broad StTOWN/CITY: PlainvilleSTATE: MAZIP CODE: 02762EMAIL ADDRESS: Nhanson@processpipeline.comFAX: N/APHONE: 518-698-5818ELECTRONIC COMMUNICATION: By initialing here NH, I hereby authorize NHDES to communicate all matters relative to this application electronically.**SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))**

If the owner is a trust or a company, then complete with the trust or company information.

 Same as applicantNAME: Pease Development AuthorityMAILING ADDRESS: 55 International DriveTOWN/CITY: PortsmouthSTATE: NHZIP CODE: 03801EMAIL ADDRESS: m.mates@peasedev.orgFAX: N/APHONE: 603-433-6088ELECTRONIC COMMUNICATION: By initialing here MB, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

- Env-Wt 500 PROJECT-SPECIFIC REQUIREMENTS

The proposed project will be a minor impact project and not a minimum impact project based on the following criteria:
 Env-Wt 521.06 - Utility Project Classification

A utility project shall be a minor impact project if the project:

- (2) Establishes a new access road, new utility corridor or right-of-way, or new utility assets;
- (3) Exceeds the Utility BMPs, available as noted in Appendix B, or any of the minimum impact criteria in (a), above;
- (5) For private residential utility projects, exceeds minimum impact criteria but does not exceed Env-Wt 400 project classification criteria.

(Sections 2, 3 and 5 are met, which define a minor impact project)

- Env-Wt 700 PRIME WETLANDS

The attached wetlands study report conducted by Marc Jacobs, CWS indicates that this project does not occur within a Prime Wetland area.

- Env-Wt 900 STREAM CROSSINGS; CERTIFIED CULVERT MAINTAINER PROGRAM

The attached project design plans indicate that no stream crossings, or culvert alterations will occur.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A – Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland	3700		<input type="checkbox"/>	300		<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		3700			300		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, 1)

MINIMUM IMPACT FEE: Flat fee of \$400.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking):	4000 SF	× \$0.40 =	\$ 1600
Seasonal docking structure:	SF	× \$2.00 =	\$
Permanent docking structure:	SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$
Total =			\$ 1600

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1600

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

Minimum Impact Project
 Minor Project
 Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: [Signature] RBS NH	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: [Signature] RBS NH	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: [Signature] RBS NH	The signer understands that: <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: [Signature] RBS NH	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): [Signature]	PRINT NAME LEGIBLY: Paul Brean	DATE: 07/13/2023
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): [Signature]	PRINT NAME LEGIBLY: Bob Schumrick Robert Schumrick	DATE: 07/13/2023
SIGNATURE (AGENT, IF APPLICABLE): [Signature]	PRINT NAME LEGIBLY: Noah Hanson	DATE: 07/13/2023

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: [Signature]	PRINT NAME LEGIBLY: [Signature]
TOWN/CITY: [Blank]	DATE: [Blank]

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

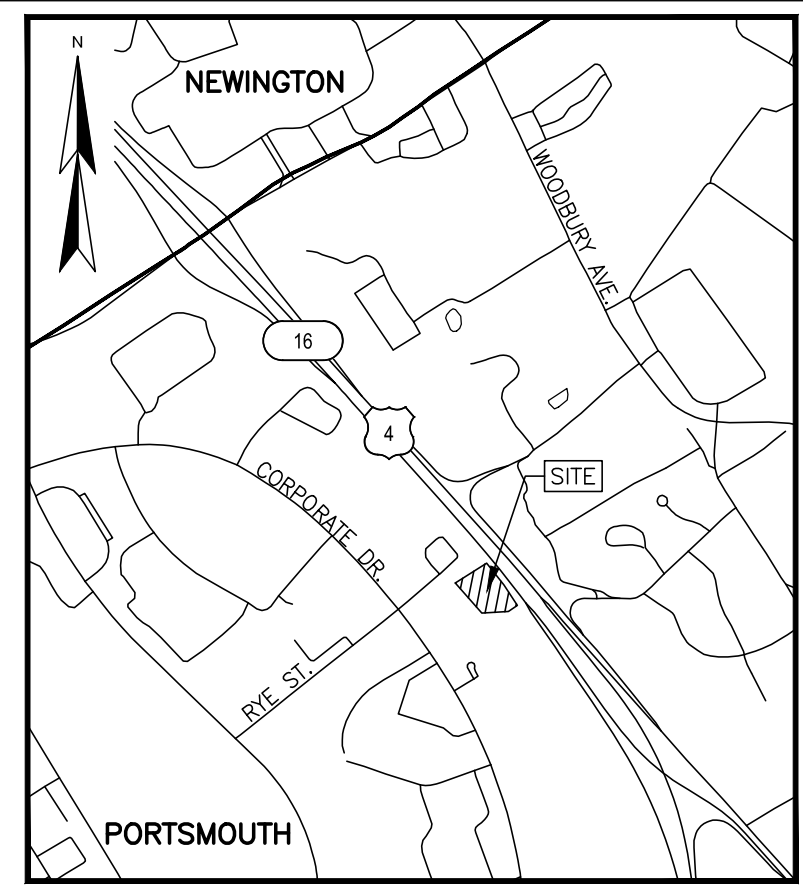
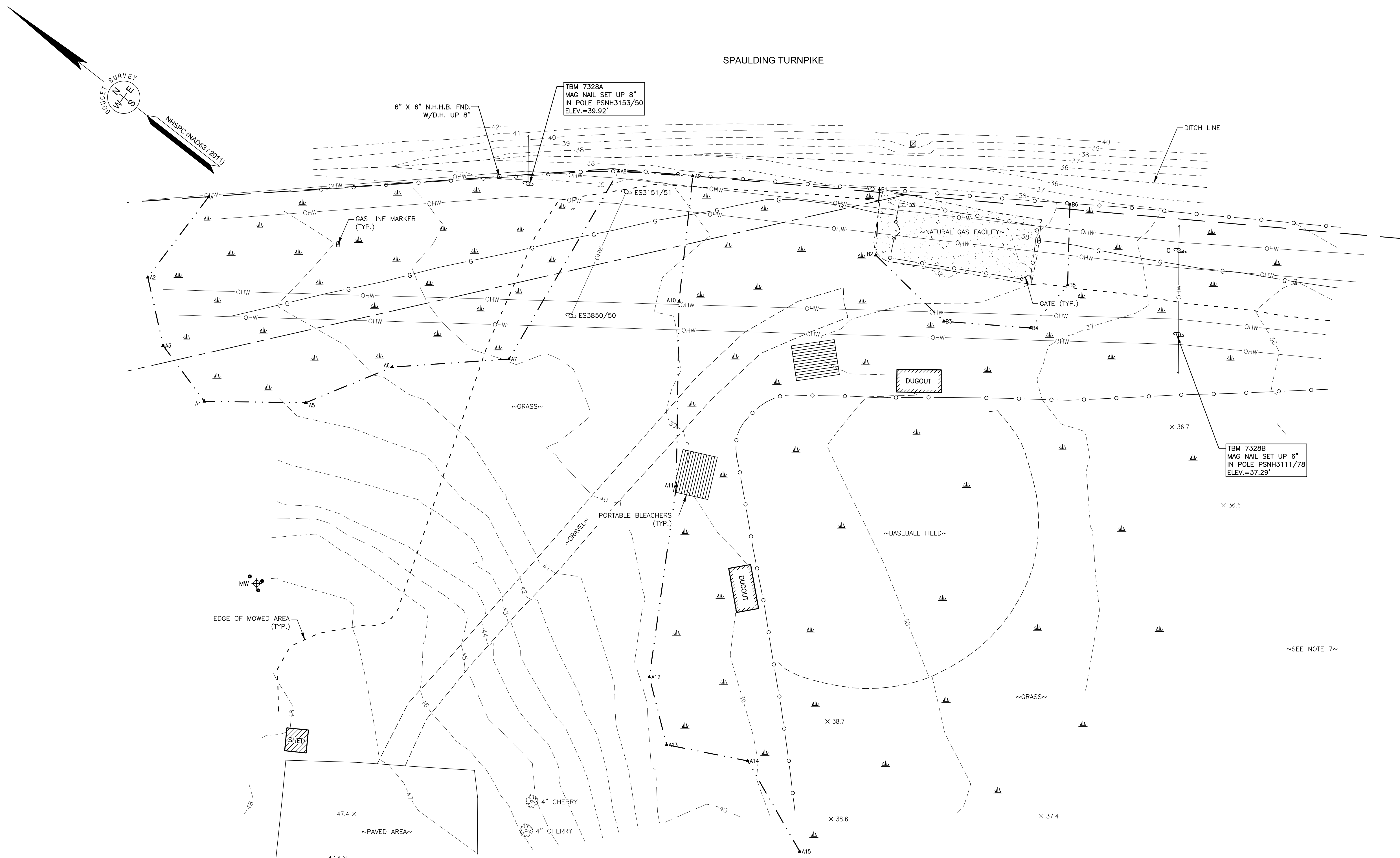
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

3. Site Survey



LEGEND

---	EXISTING EASEMENT LINE (SEE NOTE 5)
---	EXISTING RIGHT OF WAY LINE (SEE NOTE 5)
---	100- MAJOR CONTOUR LINE
---	99- MINOR CONTOUR LINE
○	CHAIN LINK FENCE
○	OVERHEAD WIRE
G	GAS LINE
---	EDGE OF DELINEATED WETLAND
■	WETLAND AREA
▲	WETLAND FLAG
■	CRUSHED STONE
x	SPOT GRADE
□	BOUND FOUND (BND. FND.)
○	UTILITY POLE
○	UTILITY POLE & GUY WIRE
○	GAS LINE MARKER POST
□	UNIDENTIFIED UTILITY BOX
●	BOLLARD
○	DECIDUOUS TREE
⊕	MONITORING WELL LOCATION
TYP.	TYPICAL
BND. FND.	BOUND FOUND
N.H.H.B.	NEW HAMPSHIRE HIGHWAY BOUND



TOPOGRAPHIC PLAN
 FOR
PROCESS PIPELINE SERVICES, INC.
 OF
BALL FIELD STATION
 CORPORATE DRIVE
 PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

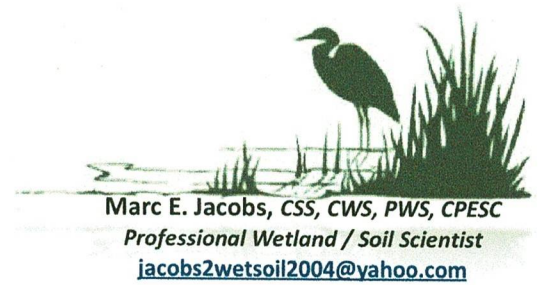
DRAWN BY:	W.D.C.	DATE:	MARCH 16, 2022
CHECKED BY:	J.F.K.	DRAWING NO.:	7328A
JOB NO.:	7328	SHEET	1 OF 1

DOUCET SURVEY
 Serving Your Professional Surveying & Mapping Needs
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560
 Offices in Bedford & Keene, NH and Kennebunk, ME
 http://www.doucetsurvey.com

- NOTES:**
- REFERENCE:** BALL FIELD STATION
 CORPORATE DRIVE
 PORTSMOUTH, NH 03801
 D.S. PROJECT NO. 7328
- OWNER OF RECORD: PEASE DEVELOPMENT AUTHORITY NEWINGTON, NH 03801
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. DURING MARCH 2022 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEIOD18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - SPAULDING TURNPIKE (ROUTE 16) RIGHT OF WAY AS SHOWN HEREON IS BASED ON NHDOT PROJECT NO. 10102. EASEMENT GRANTED TO P.S. CO. OF N.H. FROM THE STATE OF N.H. IS BASED ON R.C.R.D. BOOK 5107, PAGE 1816. RIGHTS OF OTHERS EXIST WITHIN SAID EASEMENT LIMITS FOR THE PURPOSE OF PUBLIC UTILITIES.
 - MAN-MADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH 2022 ACCORDING TO THE STANDARDS OF THE US ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION, THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND ARTICLE 10 OF THE PORTSMOUTH ZONING ORDINANCE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 - PER MARC JACOBS, A POSSIBLE UPLAND AREA EXISTS TOWARDS THE LEFT AND CENTER OUTFIELD. HOWEVER IT WAS DECIDED UPON BY PROCESS PIPELINE, DOUCET SURVEY, AND MARC JACOBS, TO AVOID CREATING AUGER HOLES THROUGHOUT THE FIELD TO MAKE THE DETERMINATION.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND MARKINGS FOUND ON-SITE.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

FILE NAME: T:\PROJECTS\7328A_032022\DRAWING\7328A-01.dwg (DATE: 03/16/2022 10:05:10 AM) (USER: W.D.C.) (PLOTTER: HP DesignJet 2000) (SCALE: 1:20) (SHEET: 1 OF 1)

4. Wetland Report



VIA EMAIL to jack@doucetsurvey.com

March 13, 2023

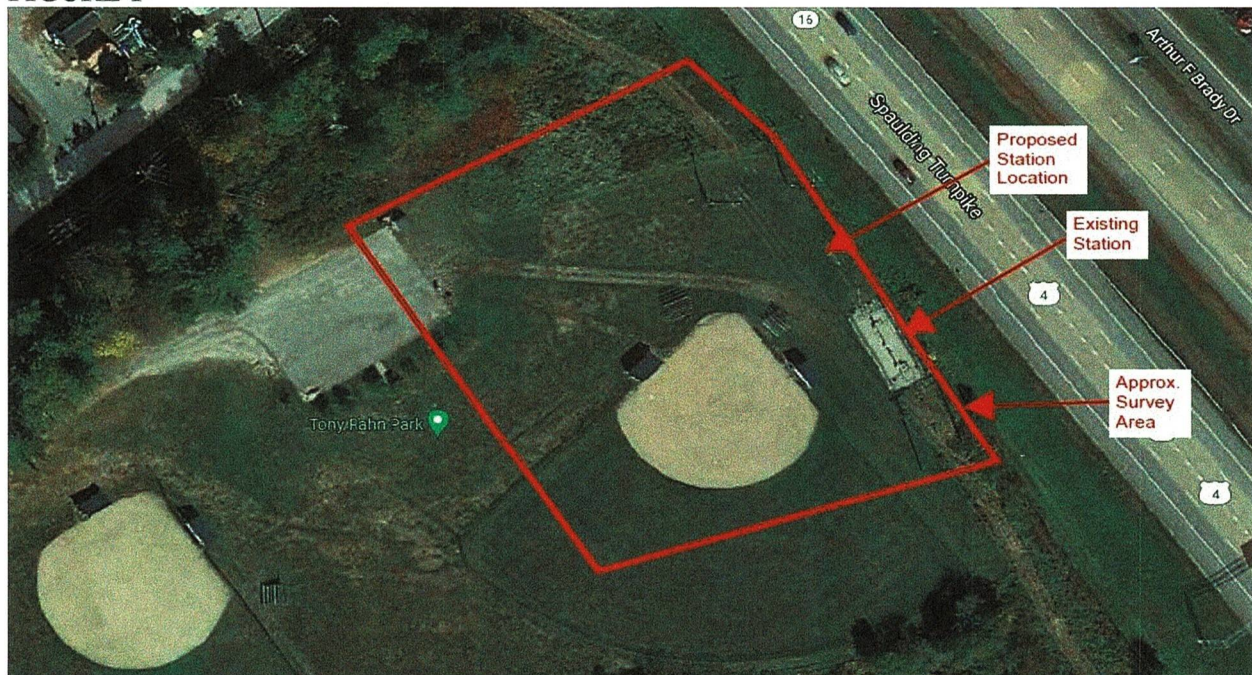
Mr. Jack Kaiser, LLS, Vice-President
Doucet Survey, LLC
102 Kent Place
Newmarket, NH 03857

Re: Tony Rahn Park
Corporate Drive
Portsmouth, NH
DS #7328

Dear Mr. Kaiser,

The following preliminary remarks summarize observations made during a site inspection at the above-referenced location conducted on March 9, 2022 to identify and delineate jurisdictional wetlands. The approximate area-of-interest (AOI) is depicted below by the red polygon in Figure 1. Figure 1 has been compressed slightly to fit on this page. This report has been updated and replaces the previous report dated March 16, 2022.

FIGURE 1



Certification Note

Man-made and natural jurisdictional wetland boundaries were delineated by Marc Jacobs, Certified Wetland Scientist number 090, in March 2022 according to the standards of the US Army Corps of Engineers – 1987 Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau – Env Wt 100-900, Article 10 of the Portsmouth Zoning Ordinance and Part 304-A Pease Wetland Protection – Pease Development Authority Zoning Ordinance. Predominant hydric soils were identified utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, June 2020 and the Field Indicators of Hydric Soils in the United States, Version 8, 2016. The status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2020 Regional Wetland Plant List. Copies of site plans depicting the wetland delineation which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.

General Methodology

Jurisdictional wetlands were identified and wetland-upland boundaries within the AOI were delineated in the field based upon on-the-ground investigations using the technical guidance above. Solid color pink survey flags were then placed at random intervals to mark wetland-upland boundaries in the field. Each flag bears a unique letter and number to assist in subsequent field location by instrument survey as well as to ascertain exact field position when referencing site plans during any future site visits. The following flag sequences were used: A1-A15 and B1-B6.

General Wetland Description

The following section generally describes wetland hydrology, vegetation and soil conditions at this location. More specific information for each wetland area is provided below, organized by wetland flag series or, where appropriate, groups of flag series that generally define a discreet wetland area.

Hydrology

All flags and flag series identify freshwater wetlands. Dominant wetland hydrology historically involved groundwater and sheet flow from upgradient uplands perched on slowly permeable soils. This hydrology has been altered by construction of baseball fields and a gas pipeline. Hodgson Brook flows through the park, south of the ball fields.

No primary or secondary vernal pool indicators were observed within the AOI during site investigations and preliminary observations strongly suggest that the delineated wetlands do not provide breeding habitat for species customarily associated with vernal pools. However, additional investigations during the spring would be necessary to definitively conclude that no vernal pool habitat exists.

Vegetation

The dominant wetland classification according to the National Wetlands Inventory and the Cowardin system involves palustrine emergent (PEM) wetlands. Dominant vegetation involves customary turf grasses subject to frequent maintenance, although adjacent to the gas pipeline in the northern part of the AOI, common hydrophytic species included purple loosestrife (*Lythrum salicaria*), reed canary grass (*Phalaris arundinacea*) and willow herb (*Epilobium* sp.). Purple loosestrife is a commonly accepted invasive species. Vegetation was not actively growing and had to be identified from persistent remains of last season's specimens.

Soils

Except as noted below, all wet flags generally identify man-made or altered wetland-upland boundaries created by filling, regrading, excavation and/or backfilling activities associated with prior construction. These activities did not take place recently – within the last year by our estimates – but may have taken place after the state wetlands law became effective in 1969. Additional investigations would be necessary if more information is required.

Predominant hydric soils most closely resemble poorly drained Scitico series (*Typic Endoaquepts*) mineral soils although these soils have been altered and may possess a sandy or gravelly veneer as a result of previous construction activities. Scitico series soils are derived from marine silt and clay parent materials and are considered hydric soils under normal conditions.

Wetland Flag series A & B

Wetland flags series ‘A’ and ‘B’ generally identify the edge of altered or disturbed wetlands. Due to altered site conditions, the delineation and placement of flags identifying the wetland-upland boundary in the field relied heavily upon observations of soil wetness features and morphology. Protocols for evaluation of altered conditions were utilized as was best professional judgment gained from prior experience with sites having similar conditions. The protocols generally assume that, so long as wetlands have not been filled with a deep overburden, areas which have been converted to turf would eventually develop a plant community dominated by species which have adaptations that allow, or an affinity for, growth in seasonally saturated soils (otherwise known as hydrophytic vegetation) if mowing or other regular cultural practices were to cease.

State Jurisdiction

All wetlands and any banks are jurisdictional under NH RSA 482:A and the NH Code of Administrative Rules – Chapter Env-Wt 100-900. With the exception of prime wetlands in certain communities, the NHDES does not require a buffer to freshwater wetlands. Work in uplands adjacent to wetlands is not regulated, to the extent that it does not cause indirect impacts, such as sedimentation, to areas under NHDES jurisdiction.

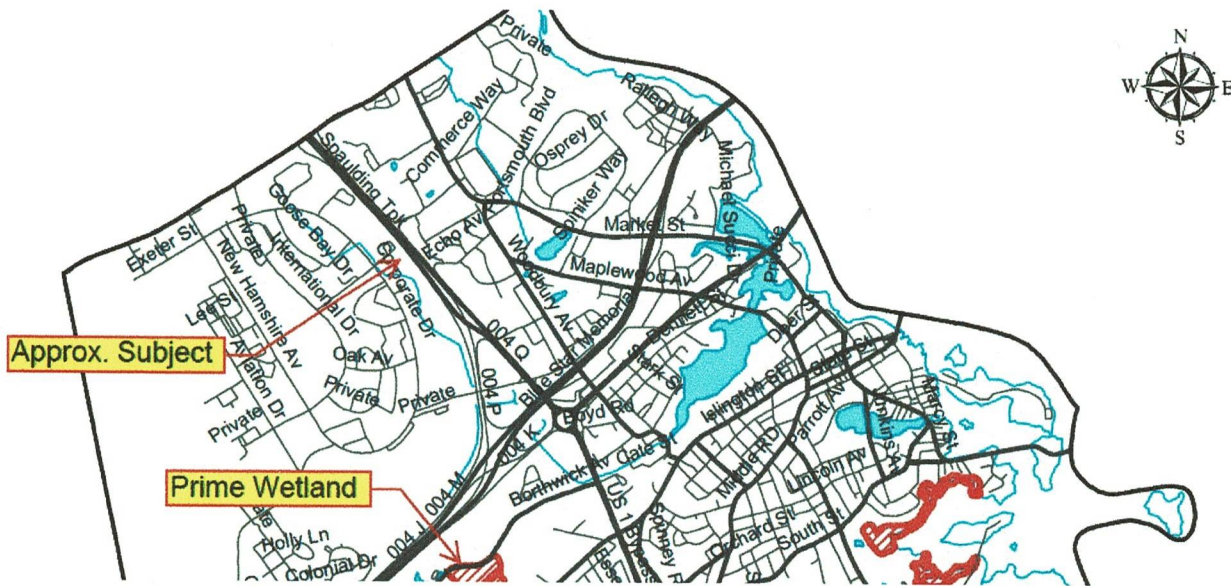
Shoreland Protection

There are no water bodies identified on the Comprehensive List of Water Bodies subject to RSA 483-B, the Shoreland Water Quality Protection Act, which are located within 250 feet of the AOI.

Prime Wetlands

The NHDES applies applicable rules and law to all municipally designated prime wetlands (and in certain municipalities all land within 100-feet of municipally designated prime wetlands). Prime wetlands are those wetlands with higher functions and values and receive additional protection under the law. Portsmouth has designated municipal prime wetlands which are recognized by NHDES. Portsmouth prime wetlands receive a 100-foot state buffer. The subject wetlands are not identified as prime wetlands and there are no prime wetlands adjacent to the AOI. Refer to Figure 2 below.

FIGURE 2



Priority Resource Areas

Areas that embody bogs, sand dunes, tidal waters, tidal wetlands, undeveloped tidal buffer zone, floodplain wetlands adjacent to a tier 3 or higher watercourse, designated prime wetland or duly established prime wetland buffer zone and/or documented occurrences of protected rare species or habitat are considered Priority Resource Areas (PRA). Projects which propose impacts to jurisdictional areas that involve PRA's are elevated to major project classification for permitting review purposes, with a couple of exceptions. With the possible exception of rare species, remote sensing and direct observation confirm that there are no PRA's within the AOI. We have not contacted the Natural Heritage Bureau (NHB) for information regarding rare species, which we presume will take place during the permitting process for any proposed project going forward. Other remote sensing indicates that the AOI is not considered Highest Ranked Habitat in NH according to the 2020 N.H. Fish and Game – Wildlife Action Plan so it is unlikely that an inquiry to the NHB would indicate any sensitive species.

Local Zoning

Chapter 10 of the Portsmouth Zoning Ordinance, specifically Article 10 – Environmental Protection Standards and Section 10.1010 – Wetland Protection, take jurisdiction over the following areas:

- Any inland wetland area greater than 10,000 square feet (SF) in size;
- Any vernal pool regardless of size;
- Any non-tidal perennial river or stream; and,
- Any tidal wetlands.

The local zoning requires a buffer of all land within 100–feet of any jurisdictional area. Permitted uses in wetlands and the wetland buffer include any use that does not involve the erection or construction of any structure or impervious surface and will not alter the natural surface configuration by the addition of fill or dredging. Any use or activity not specifically permitted is prohibited unless authorized by the Portsmouth Planning Board by Conditional Use Permit (CUP) after review by the Portsmouth Conservation Commission. Regarding CUP applications, the following specific criteria for approval apply to public and private utilities within rights-of-way in wetlands and wetland buffers:

- The proposed construction is in the public interest;
- Design, construction and maintenance methods will utilize best management practices to minimize impact and will include restoration of sites as nearly as possible to the original grade;
- No alternative feasible route exists; and
- Alteration of natural vegetation will occur only to the extent necessary.

The zoning identifies performance standards for stormwater management and vegetation management, including fertilizer and herbicide application, within local jurisdiction. The zoning requires separate vegetation buffers within the overall 100-foot buffer.

Pease Development Authority

The subject property is located within the Pease International Tradeport and as such involves the jurisdiction of the Pease Development Authority (PDA) zoning ordinances.

Part 303 of the zoning ordinances identifies the various zoning districts and the associated permitted uses. The subject property falls within the Natural Resource Protection zone (§303.06). **Permitted uses** within the Natural Resource Protection Zone include, among other uses, public utilities (§303.06)(b)(8). There is no mention of private utilities.

Part 303-A identifies uses permitted by special exception. Part 303 identifies public utilities as a permitted use, however, the zoning goes on to identify, in §303-A.05(b), the criteria that public utilities need for **Special Exception**... “provided it meets the additional criteria as specified in subsection 303-A.01(g)”, more specifically §303-A.01(g)(1-5), which are first listed in the Airport Zone and which we have listed below.¹

- (1) any exposed equipment, apparatus, appurtenance or structure is effectively screened and/or landscaped;
- (2) land area, structures and buildings are identified by suitable markers and signs where there is the potential for safety hazards;
- (3) the design of any required structure housing the facility is compatible with adjoining properties and any design standards established by the Board;
- (4) the facility is essential to service the area in which it is located; and
- (5) no business office nor any storage yard or storage building is operated in connection with such facility.

Part 304-A discusses Pease Wetlands Protection. The overarching purpose and intent of this article is “to protect public health, safety and general welfare as well as the wetland’s ecological integrity and function by controlling and guiding the use of land areas which have been found to be wetlands or that are adjacent to wetlands.” The zoning goes on, in §304-A.01, to list seven specific objectives. We note that in §304-A.01(b) the zoning seeks to prevent the destruction of or significant changes to natural wetlands (which provide flood protection, provide filtration of water flowing into ponds and streams, augment stream flow during dry periods, or are connected to the ground or surface water supply).

Jurisdictional wetlands are defined, in §304-A.02, similarly to the city, state and federal definitions. The requirements of the PDA zoning are applicable to all jurisdictional wetlands over one-quarter acre (10,890 SF) in size per §304-A.03. As per §304-A.04, all wetlands at Pease International Tradeport are protected by state and federal laws. All wetlands shall have a minimum twenty-five (25) foot buffer as per §304-A.06, although other buffers may apply.

¹ It is unusual to require a special exception for a use that is permitted. No formal process for obtaining a special exception is identified.

Permitted uses identified in §304-A.07(a) “are those that will not generally require the erection or construction of any building or impermeable surface; that will not inhibit the ability of the vegetation to filter pollution; that will not result in site alterations; and that are otherwise permitted by the Pease Development Authority”.

Public utility facilities are permitted in §304-A.07(a)(8) provided that:

- a) The facility is unmanned and has no storage component;
- b) The facility is essential to service the area in which it is located;
- c) Impacts to the buffer are minimized.

In §304-A.07(a)(13) the zoning also states “Where land within the buffer zone has been previously disturbed for the construction of an impervious surface, that land may be redeveloped provided that any new impervious surface does not extend further into the buffer than the contiguous boundary of the previously disturbed area. The previous disturbance shall have occurred subsequent to 1956 (the commencement of the Pease Air Force Base).”

In §304-A.07(b), **exemptions** are provided for existing structures. As per §304-A.07(b)(1), the construction of additions and/or extensions to existing structures constructed at the Tradeport and approved subject to the Site Review process subsequent to January 1, 1992 will be permitted within the wetland buffer provided that:

- a) The proposed construction conforms with all other Pease Development Authority land use regulations and state statutes.
- b) The footprint of any new construction does not exceed 25% of the area of the footprint of the existing building prior to the effective date of this ordinance and that any such additions comply with the following requirements:
 - i. That no construction is closer to a wetland than the existing structure; and
 - ii. That the construction will take place in an area that was previously disturbed.

In §304-A.08, **Conditional Use Permits** (CUP) are required for unpermitted uses. As per §304-A.08(a), any use not permitted in “§304A.06(a) or §304A.06(b)” shall require a CUP.²

As per §304-A.08(b), CUP approval shall be granted provided all other provisions of this ordinance are met and that the proposal meets all the of the criteria set forth in §304-A.08(f), criteria for approval, listed below.

- (1) The land is reasonably suited to the use;
- (2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use;
- (3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;
- (4) The alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and
- (5) Potential impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.

² We are unable to find “§304A.06(b)” in the PDA zoning. We speculate that it was likely intended that the zoning cite §304-A.06(a) and the various uses identified in §304-A.07. We note that the citations referenced in §304-A.08(a) lack the hyphen found in other sections.

The zoning states in §304-A.08(c) that the reviewing Board shall evaluate an application in accordance with the Highway Methodology Workbook Supplement. (The “Highway Method” represents a type of wetland functional assessment. This report does not constitute a wetland functional assessment.)

Part 304-A.09 discusses the CUP permitting process. Whereas the property is located in the Natural Resource Protection District, any CUP application gets referred by the PDA to the Planning Board for the local municipality in which the project is located, as per §304-A.09(b)(1). There are a number of steps to the process but the highlights are as follows:

Following approval of a proposal, in concept form, by the full PDA Board, a completed application for a CUP shall be submitted to the PDA Building Inspector who shall forward the application to the local Planning Board. The Planning Board shall forward its written recommendation on the application to the PDA Board within 60 days. The recommendation of the applicable Planning Board shall be deemed a final decision of the Board after 14 days unless the applicant/developer or a member of the Board requests a hearing by the Board. The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable municipal Planning Board. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable municipal Planning Board, the grounds for such action will be stated in writing. The PDA cannot take any action on an application for CUP, which is contrary to the recommendation of the applicable Planning Board, without conducting a public hearing and giving certified mail notice to the Planning Board and the Conservation Commission of the affected municipality.

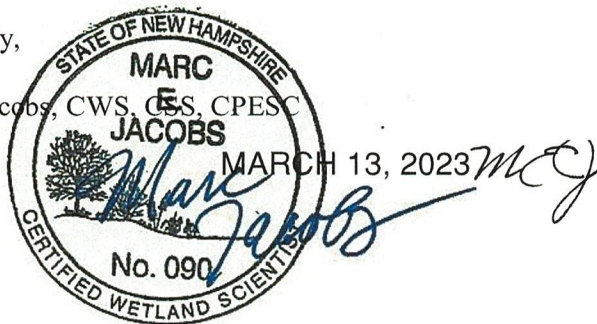
As per §304-A.10, performance standards for stormwater management and vegetation management apply.

The above represents a summary of the applicable zoning and other jurisdictions. We recommend that you consult this office, the PDA, Portsmouth Planning Department or the NHDES for further guidance before proceeding with any design, permitting or construction at this location.

Please contact the undersigned with any questions regarding the above-referenced information.

Cordially,

Marc Jacobs, CWS, CES, CPESC



5. National Heritage Bureau Review

New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Noah Hanson
4 Broad St
Plainville, MA 02762

From: NH Natural Heritage Bureau

Date: 1/5/2023 (This letter is valid through 1/5/2024)

Re: Review by NH Natural Heritage Bureau of request dated 1/5/2023

Permit Type: Wetland Permit by Notification (PBN)

NHB ID: NHB23-0064

Applicant: Noah Hanson

Location: Portsmouth
Tax Map: MDL-94 901C, Tax Lot: 0303-0006-0000
Address: corporate drive

Proj. Description: The Portsmouth NH, Ball Field Launcher project aims to modify an existing pigging (Pipeline inspection gauge) station. The goal is to replace the existing pipeline receiver barrel while adding a new launcher barrel to the station located northeast of the Corporate Drive baseball field near Tony Rahn Park. Improvement of the Launcher and Receiver components will allow for safe usage of this station as well as ensuring that the station can meet the growing demand for natural gas in the area. The upgraded Ball Field Launcher project will connect to the existing 8-inch plastic distribution pipeline along Pease Blvd / Gosling Road in the Portsmouth IP system.
No excavated trenches or pits shall be left unattended or open overnight within the roadway or clear zone as specified by AASHTO-Roads

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF NOTIFICATION POINTS FOR: NHB23-0064



6. NH PGP & Army Corps of Engineers



**US Army Corps
of Engineers**®
New England District

**New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)**

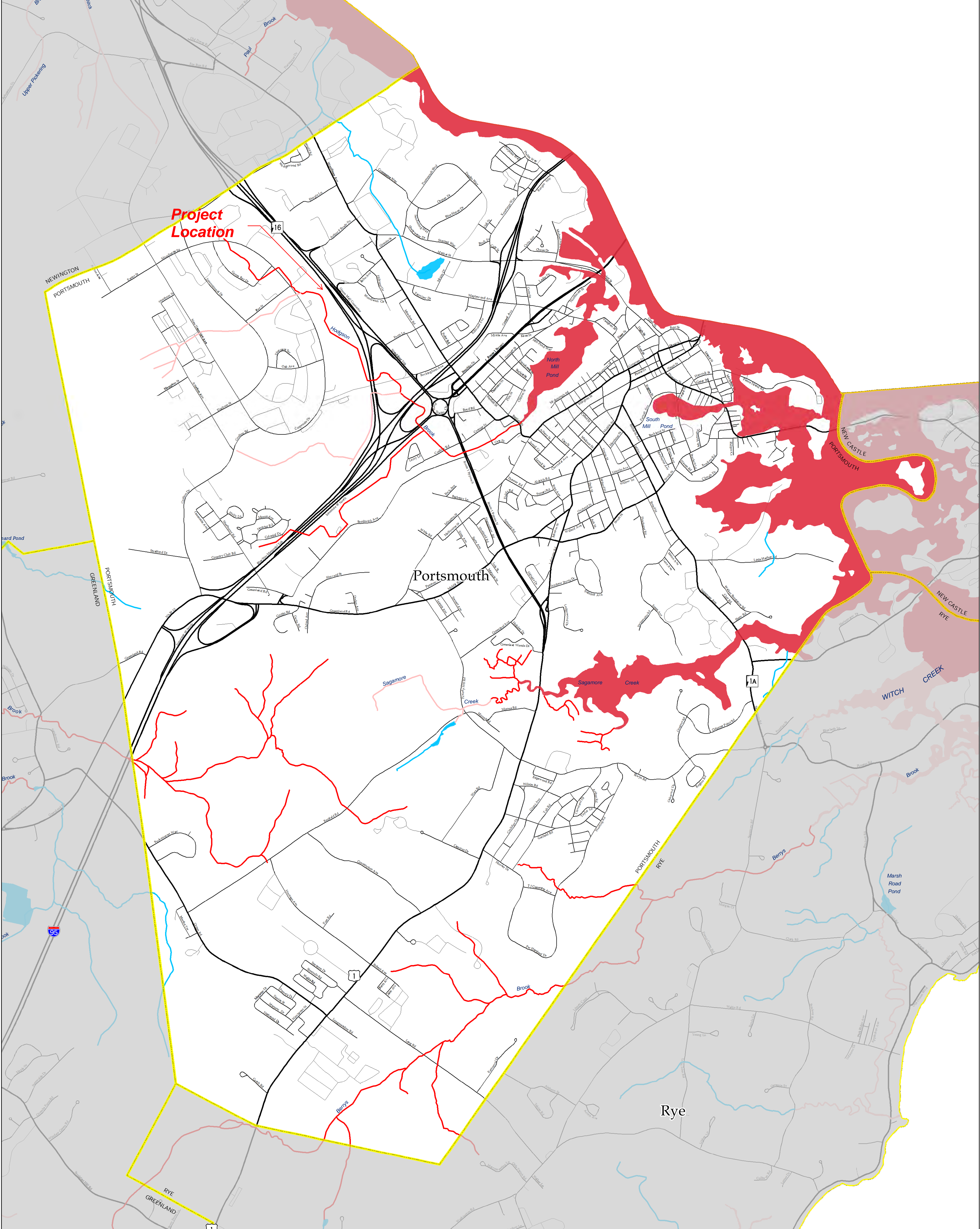
1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters		Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		X	
2. Wetlands		Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?			X
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/ . The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.			X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?			N/A
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)			X
2.5 The overall project site is more than 40 acres?			X
2.6 What is the area of the previously filled wetlands?		1000 SF	
2.7 What is the area of the proposed fill in wetlands?		4000 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?		2.1%	
3. Wildlife		Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index			X

<p>3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at:</p> <ul style="list-style-type: none"> • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. 		X
<p>3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?</p>		X
<p>3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?</p>		X
<p>3.5 Are stream crossings designed in accordance with the GC 21?</p>		N/A
<p>4. Flooding/Floodplain Values</p>	Yes	No
<p>4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?</p>		X
<p>4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?</p>		X
<p>5. Historic/Archaeological Resources</p>		
<p>For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**</p>	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.



Rockingham Planning Commission Standard Map Set

Impaired Water Map

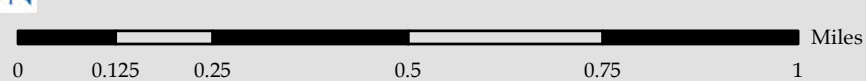
Portsmouth

Date: Fall 2015

RPC Standard Map Set

- | | | |
|-----------------------------|------------------------|-------------------|
| RPC Towns 2013 | Shoreline; Stream | State Road |
| Water Feature | Apparent Wetland Limit | Local Road |
| Tidal Feature | Intermittent Stream | Unmaintained Road |
| Other Surface Water Feature | Private Road | |

This mapset was funded with grants from NH Office of Energy & Planning and through the RPC's UWPW grant.



Assessed Beach Areas (Impairment type)

- More Severe Impairment, Poor Condition
- Slight Impairment, Marginal Condition
- Not impaired or Impaired but Not Requiring a TMDL

Rivers and Streams (Impairment)

- More Severe Impairment, Poor Condition
- Slight Impairment, Marginal Condition
- Not impaired or Impaired but Not Requiring a TMDL

Water bodies (Impairment)

- More Severe Impairment, Poor Condition
- Slight Impairment, Marginal Condition
- Not impaired or Impaired but Not Requiring a TMDL

Impaired Waters The data presented on this map reflect NH 303(D) data as submitted to EPA as of February 3, 2013. This dataset is intended to report on the water quality status of New Hampshire's surface waters and groundwater in accordance with Section 305(b) and 303(d) of the Federal Water Pollution Control Act as last reauthorized by the Water Quality Act of 1987 [PL 92-500, commonly called the Clean Water Act (CWA)], and New Hampshire Statutes Chapter 485-A:4 XIV. Section 305(b) of the CWA requires submittal of a report (commonly called the "305(b) Report"), that describes the quality of its surface waters and an analysis of the extent to which all such waters provide for the protection and propagation of a balanced population of shellfish, fish and wildlife, and allow recreational activities in and on the water. Section 303(d) requires submittal of a list of waters (i.e., the 303(d) List) that are:

- impaired or threatened by a pollutant or pollutant(s),
- not expected to meet water quality standards within a reasonable time even after application of best available technology standards for point sources or best management practices for nonpoint sources and,
- require development and implementation of a comprehensive water quality study (i.e., called a Total Maximum Daily Load or TMDL study) that is designed to meet water quality standards.

Base Features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the Study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-2012. The roads within the Rockingham Planning Region have been updated by NH Department of Transportation through local input by the RPC where available.

Although these data have been processed successfully on a computer system at the Rockingham Planning Commission, no warranty expressed or implied is made regarding the accuracy or utility of the data on any other system or for general or scientific purposes, nor shall the act of distribution constitute any such warranty. It is also strongly recommended that careful attention be paid to the contents of the metadata file associated with these data to evaluate data set limitations, restrictions or intended use. Rockingham Planning Commission shall not be held liable for improper or incorrect use of the data described and/or contained herein.

RPC extends every effort to ensure map data is current and complete, however, errors do happen. Please let us know if you spot errors or omissions.

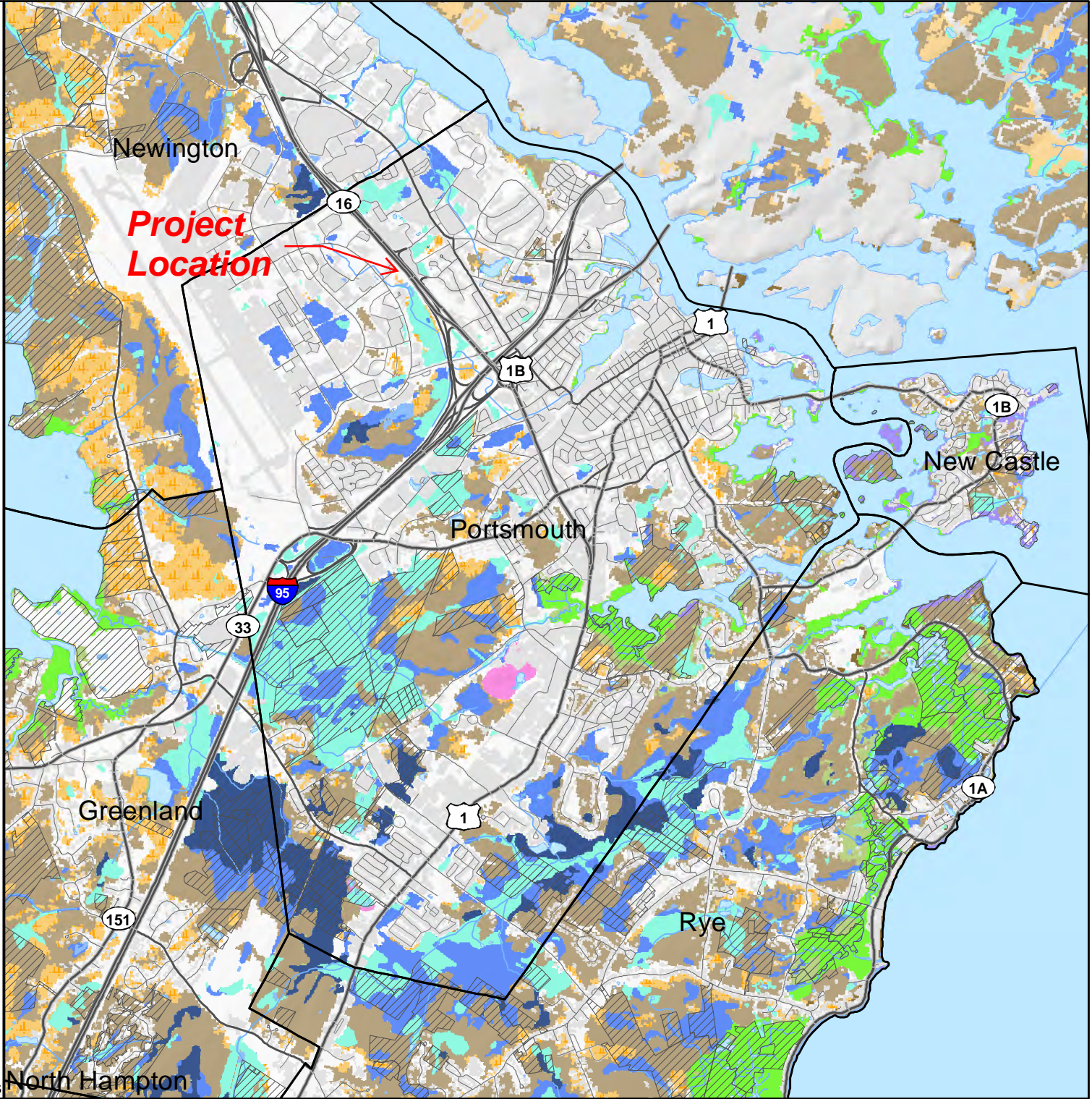
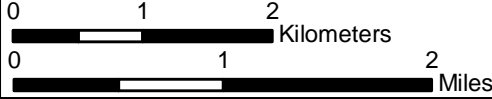
2020 NH WILDLIFE HABITAT LAND COVER

-  Coastal Island/Rocky coast
-  Dune
-  Salt marsh
-  Peatland
-  Marsh and Shrub wetland
-  Northern or Temperate Swamp
-  Floodplain Forest
-  Grassland
-  Pine barren
-  Cliff or Talus slope
-  Rocky ridge
-  Alpine
-  High-elevation Spruce-fir
-  Low-elevation Spruce-fir
-  Northern hardwood-conifer
-  Appalachian oak-pine
-  Hemlock-hardwood-pine
-  Open Water
-  Sand/Gravel
-  Developed Impervious
-  Developed or Barren
-  Conservation or public land

Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.



Sept. 2015, spatial data Apr. 2020



Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED JUL 27 2022

DHR Use Only	
R&C #	14105
Log In Date	7/29/22
Response Date	7/29/22
Sent Date	7/29/22

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title *Ball Field Launcher*

Project Location *Corporate Dr MDL-94*

City/Town *Portsmouth, NH* Tax Map *901C* Lot # ~~303-6~~ *0303-0006-0000*

NH State Plane - Feet Geographic Coordinates: Easting *1217430.171* Northing *213645681*
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*
(Agency providing funds, licenses, or permits)
 Permit Type and Permit or Job Reference #

State Agency and Contact *(if applicable)*
 Permit Type and Permit or Job Reference #

APPLICANT INFORMATION

Applicant Name *Unitil Corporation*

Mailing Address *325 West Rd* Phone Number *603 294 5194*

City *Portsmouth* State *NH* Zip *03801* Email *Schommrickr@unitil.com*

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company *Noah Hanson / Process Pipeline Services*

Mailing Address *4 Broad St* Phone Number *518 698 5818*

City *Plainville* State *MA* Zip *02762* Email *Nhanson@processpipeline.com*

*This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. **Please include a self-addressed stamped envelope.** Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.s.labash@dncr.nh.gov or 603.271.3558.*

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (*Informative photo captions are requested.*)
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** (*Blank table forms are available on the DHR website.*) Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.
EMMIT or in-house records search conducted on 6 / 14 / 22 .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Neeraj Mulla, DSHPO Date: 7/29/22



United States Department of the Interior



FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:
Project Code: 2023-0100844
Project Name: Unutil Ball Field L&R Station

July 05, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (Updated 4/12/2023) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2023-0100844

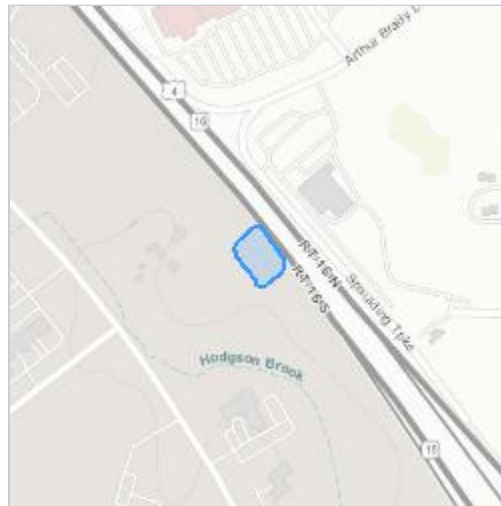
Project Name: Unitil Ball Field L&R Station

Project Type: Natural Gas Distribution

Project Description: The Portsmouth, NH Ball Field Launcher and Receiver project aims to improve an existing above grade pigging (pipeline inspection gauge) station. The utility provider is Unitil Corporation, with Process Pipeline Services serving as the engineering consultant for the project. The goal is to replace the existing pipeline receiver barrel while adding a new launcher barrel to the station located northeast of the Corporate Drive baseball field near Tony Rahn Park. The additional launcher barrel will be considered a new utility and classify the project as a minor impact utility project. The area within the station will be crushed stone. The existing access path to the station will be updated with geotextile fabric and gravel to reduce future erosion when accessing the station. Improvement of the Launcher and Receiver components will allow for safe usage of this station to internally inspect Unitil's transmission pipeline and adhere to federal code requirements. There is no practicable alternative due to the fact that an existing station is being expanded, and the work needs to take place in the specified area.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.08343485,-70.79439385514719,14z>



Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Process Pipeline Services
Name: Noah Hanson
Address: 4 Broad St
City: Plainville
State: MA
Zip: 02762
Email: nhanson@processpipeline.com
Phone: 5186985818

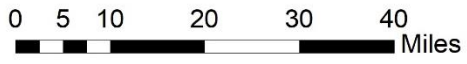
7. Designated River Check

DESIGNATED RIVERS of NEW HAMPSHIRE

NH Rivers Management & Protection Program

Designated Rivers

1. Ammonoosuc River 8/10/07 & 9/13/09
2. Ashuelot River 6/07/93
3. Cochecho River 7/21/09
4. Cold River 7/20/99
5. Connecticut River 7/14/92
6. Contoocook and North Branch Rivers 6/28/91
7. Exeter and Squamscott Rivers 8/11/95 & 5/31/11
8. Isinglass River 6/30/02
9. Lamprey River 6/26/90 & 6/7/11
 - A. Lamprey River
 - B. North Branch River
 - C. Pawtuckaway River
 - D. North River
 - E. Little River
 - F. Piscassic River
10. Mascoma River 5/9/11
11. Merrimack River (Lower) 6/26/90
12. Merrimack River (Upper) 6/26/90
13. Oyster River 6/2/11
14. Pemigewasset River 6/28/91
15. Piscataquog River 7/16/93
16. Saco River 6/26/90
17. Souhegan River 5/28/00
18. Swift River 6/26/90
19. Warner River 8/7/18



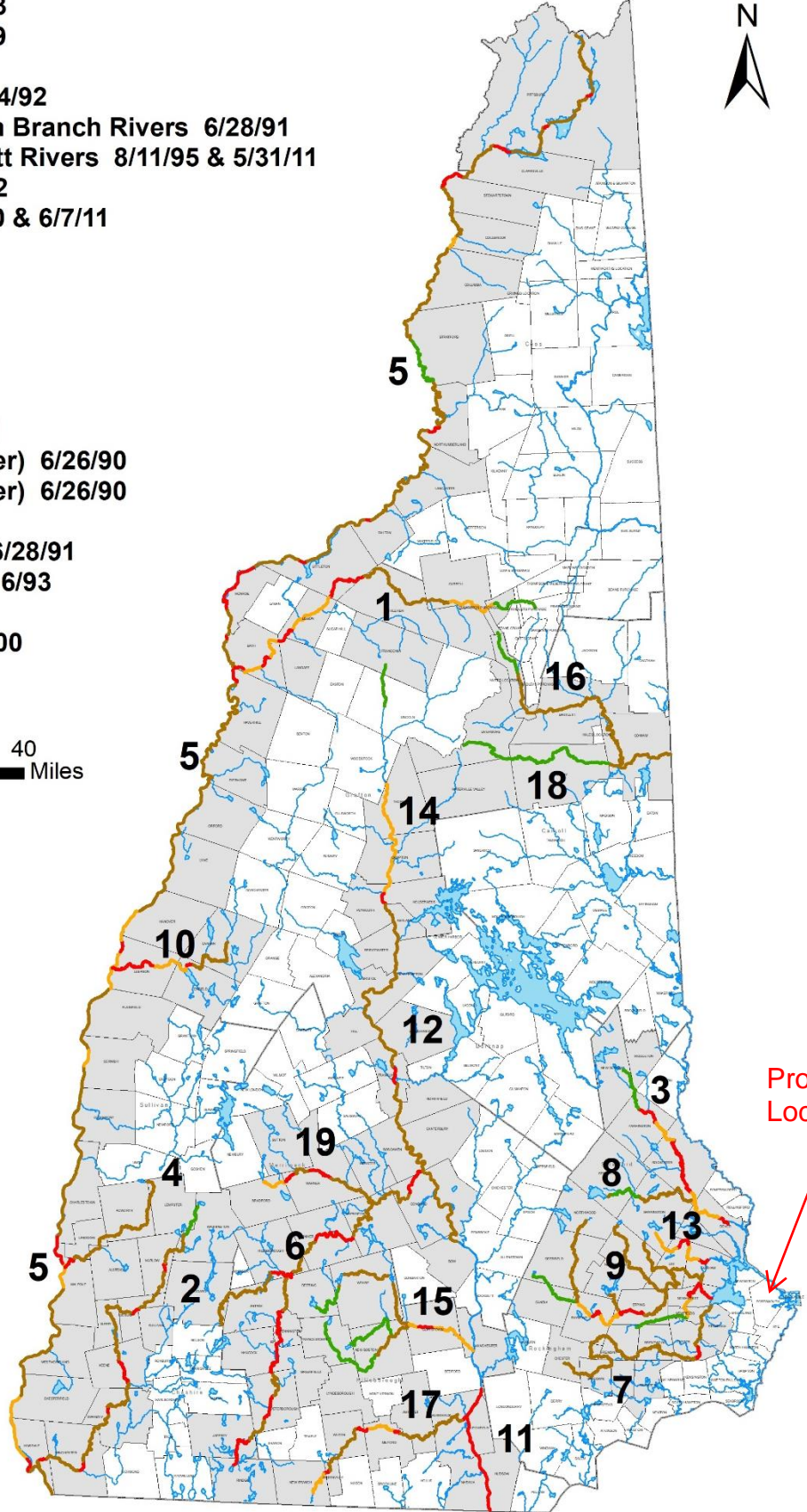
Legend

Designated Rivers

Class

- ~ Natural
- ~ Rural
- ~ Rural-community
- ~ Community
- Waterbodies
- Participating
- County Boundary
- Town Boundary

Designated River Communities



8. USGS Map

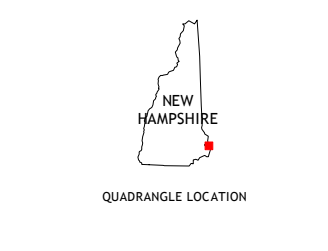
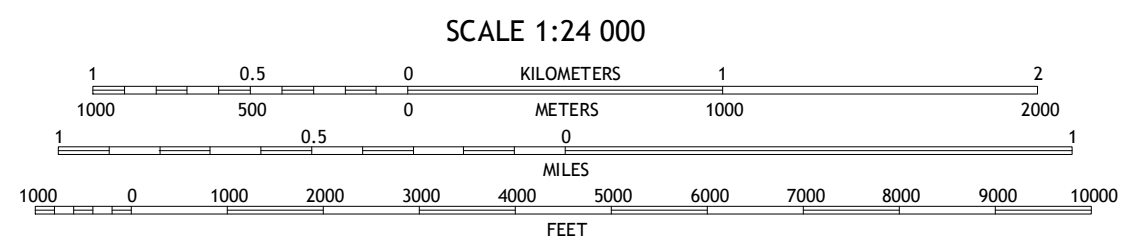
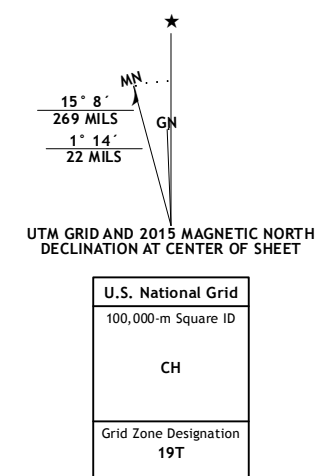


Project Location

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84), Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 19T
10 000-foot ticks: New Hampshire Coordinate System of 1983,
Maine Coordinate System of 1983 (west zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2013
Roads.....HERE, ©2013 - 2014
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2013
Contours.....National Elevation Dataset, 2012
Boundaries.....Multiple sources; see metadata file 1972 - 2015



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

1 Dover West
2 Dover East
3 York Harbor
4 Newmarket
5 Kittery
6 Exeter
7 Hampton
8 Isles of Shoals OE W

PORTSMOUTH, NH-ME
2015

*764301638285
NSN 7 643 016 382 85
NGA REF. NO. USGS X 24 K 36 T 2 B

9. Photographs

Unitil Natural Gas Launcher & Receiver Station – Tony Rahn Park, Portsmouth, NH



Photo 1: View looking Northeast towards the station on “manmade wetlands”



Photo 2: View looking Northwest towards the station on “manmade wetlands”
(Station expansion to be made on side opposite tall grass)

10. Tax Map

135 CORPORATE DR



Google

Google Directions

Zoom

View Details

Google Maps Link

City of Portsmouth

Property Data

Market Delineation

Property

Location 135 CORPORATE DR
Map-Lot 0303-0006-0000
Vision Account Number 38387

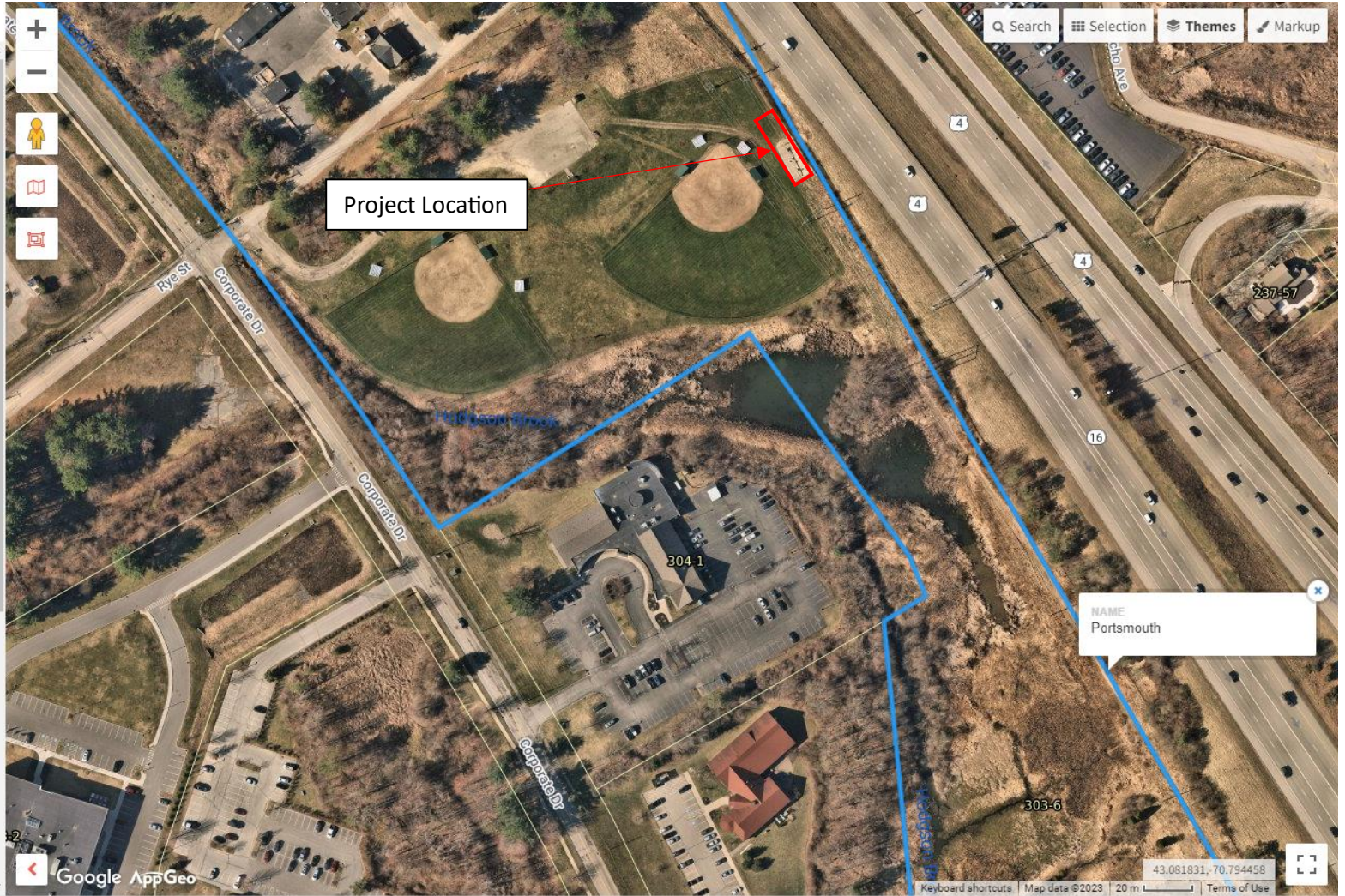
Ownership

Owner PEASE DEVELOPMENT
AUTHORITY WASTEWATER
TREATMENT PLANT
Address 135 CORPORATE DR,
PORTSMOUTH, NH 03801

Valuation

Total \$3,727,000
Last Sale \$0 on
Book/Page 0/0

Land



TAX MAP – BALL FIELD LAUNCHER PROJECT

Location	135 CORPORATE DR (Project Location)	161 CORPORATE DR (SE of project)	121 CORPORATE DR (NW of project)	160 CORPORATE DR (S of project)
Map-Lot	0303-0006-0000	0304-0001-0000	0303-0008-0000	0313-0002-0000
Vision Account Number	38387	37853	50700	38396
Owner	PEASE DEVELOPMENT AUTHORITY WASTEWATER TREATMENT PLANT	MARTIN'S POINT HEALTH CARE ATTN FINANCE	WENTWORTH-DOUGLASS HOSPITAL	160 CORPORATE DR LLC
Address	135 CORPORATE DR, PORTSMOUTH, NH 03801	PO BOX 9746, PORTLAND, ME 04101	399 REVOLUTION DR SUITE 1345, SOMERVILLE, MA 02145	340 CENTRAL AVE #202, DOVER, NH 03820
Book/Page	0/0	0/0	6042/140	0000/0000
Land Use	901C	3420	3400	4020
Land Use Description	STATE MDL-94	PROF BLDG	OFFICE BLD	IND OFFICE
Market Delineation	307	307	303	307
Local District	EN	PN	PN	PN

Tax Map List

11. Project Plans



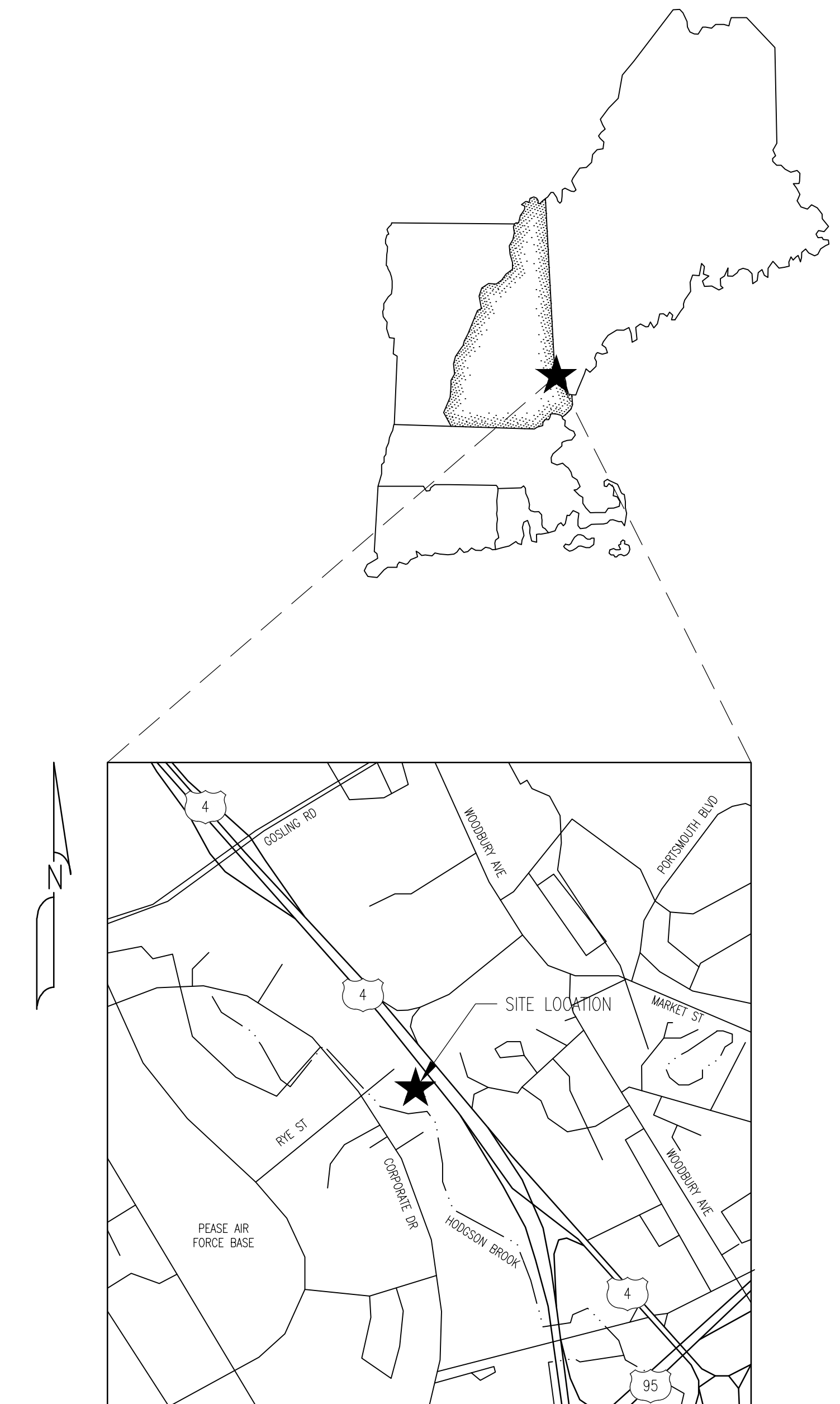
Unitil

Granite State
Gas Transmission

BALL FIELD LAUNCHER & RECEIVER

CORPORATE DRIVE
PORTSMOUTH, NH

INDEX OF SHEETS		
SHEET	NAME	TITLE
1	T301	COVER SHEET
2	A101	EXISTING CONDITIONS
3	R101	DEMOLITION PLAN
4	A102	SITE PLAN
5	A103	SITE PLAN (ENLARGED)
6	A104	WETLAND IMPACT AND EROSION CONTROLS
7	A105	SITE ACCESS
8	P301	STATION SECTION VIEW
9	C301	STANDARD DETAILS - 1 OF 2
10	C302	STANDARD DETAILS - 2 OF 2



LOCUS
SCALE: NTS

ISSUED FOR REVIEW

ISSUE STATUS	DATE	REVIEWED	CHECKED	APPROVED
PRELIMINARY				
25% SUBMISSION				
50% SUBMISSION				
75% SUBMISSION				
90% SUBMISSION				
■ PERMITTING	06/26/23			
ISSUED FOR BID				
ISSUED FOR CONSTRUCTION				
AS CONSTRUCTED				

FILE NAME: 5603_P300.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	T301	P
SHEET 1 OF 10			



4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

SPAULDING TURNPIKE



LEGEND

- BOUNDARY LINE
- XXX --- CONTOUR MAJOR
- CONTOUR MINOR
- D- DRAINAGE
- E- EASEMENT
- E- ELECTRIC
- X-X- FENCE CHAIN LINK
- O-O- FENCE POST
- FENCE STOCKADE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - EDGE OF RIVER
- - - EDGE OF WETLAND
- G- GAS
- GUARDRAIL
- OHW- OVER HEAD WIRES
- OHE- OVER HEAD TELEPHONE
- OHE- OVER HEAD ELECTRIC
- P- PROPERTY LINE
- ROW- RETAINING WALL
- ROW- RIGHT OF WAY
- S- SEWER
- SF- SILT FENCE
- - - STONEWALL
- - - STREAM
- T- TELEPHONE
- - - TREELINE
- W- WATER

- NOTES:
- EXISTING CONDITIONS ARE BASED ON A PLAN TITLED: TOPOGRAPHIC PLAN; FOR PROCESS PIPELINE SERVICES, INC.; OF BALL FIELD STATION, CORPORATE DRIVE, PORTSMOUTH, NEW HAMPSHIRE, PREPARED BY: DOUCET SURVEY LLC, DATE: MARCH 16, 2022; SCALE: 1" = 20 FT.; SHEET 1 OF 1.
- REFERENCE:
- BALL FIELD STATION
CORPORATE DRIVE
PORTSMOUTH, NH 03801
D.S. PROJECT NO. 7328
- OWNER OF RECORD: PEASE DEVELOPMENT AUTHORITY NEWINGTON, NH 03801
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. DURING MARCH 2022 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - SPAULDING TURNPIKE (ROUTE 16) RIGHT OF WAY AS SHOWN HEREON IS BASED ON NHDOT PROJECT NO. 10102. EASEMENT GRANTED TO P.S. CO. OF N.H. FROM THE STATE OF N.H. IS BASED ON R.C.R.D. BOOK 5107, PAGE 1816. RIGHTS OF OTHERS EXIST WITHIN SAID EASEMENT LIMITS FOR THE PURPOSE OF PUBLIC UTILITIES.
 - MAN-MADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH 2022 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH-CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND ARTICLE 10 OF THE PORTSMOUTH ZONING ORDINANCE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH-CENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 - PER MARC JACOBS, A POSSIBLE UPLAND AREA EXISTS TOWARDS THE LEFT AND CENTER OUTFIELD. HOWEVER IT WAS DECIDED UPON BY PROCESS PIPELINE, DOUCET SURVEY, AND MARC JACOBS, TO AVOID CREATING AUGER HOLES THROUGHOUT THE FIELD TO MAKE THE DETERMINATION.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND MARKINGS FOUND ON-SITE.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD
PRJ ENGINEER: MATT PELLETIER
PRJ NAME: BALL FIELD L&R
PRJ NUMBER: 5603
PRJ MILESTONE: PERMITTING
PRJ PHASE: PERMITTING
DESIGNED BY: MPP 06/23/23
DRAFTED BY: RPC 06/23/23
DCM: SMR 06/23/23
APPROVED BY: MDW 06/23/23

CLIENT INFORMATION

Granite State Gas Transmission

DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:
DESIGN ENGINEER: BOB SCHUMMRICK	CHECKED BY:
ACTIVATION ORDER:	APPROVED BY:

GRAPHIC SCALE

1" = 20'-0"

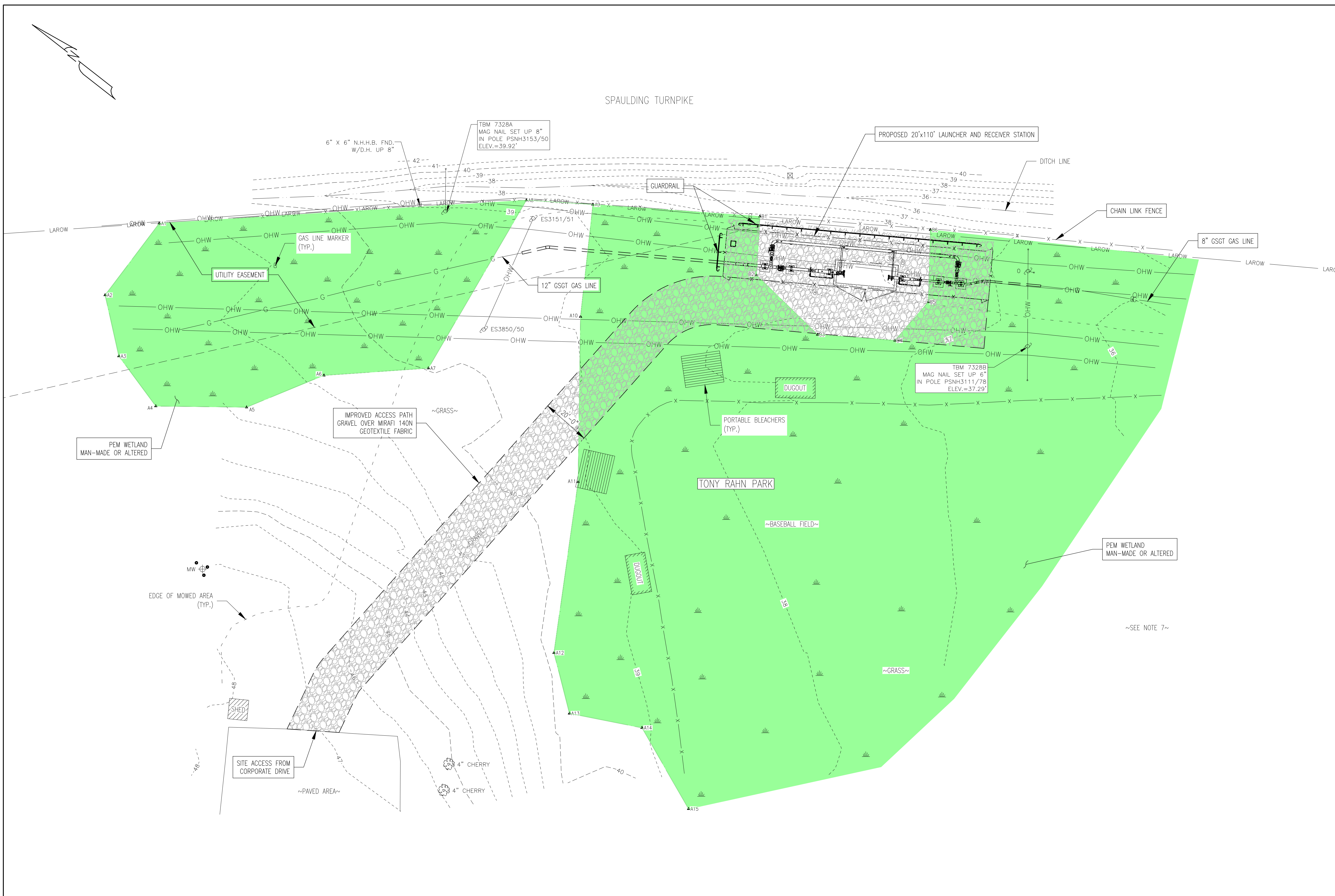
PERMITTING

SHEET TITLE	EXISTING CONDITIONS
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

FILE NAME: 5603_C100.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	A101	P
SCALE: 1" = 20'-0"	SHEET 2 OF 10		

SPAULDING TURNPIKE



LEGEND	
EXISTING	PROPOSED
	BOUNDARY LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	DRAINAGE
	EASEMENT
	ELECTRIC
	FENCE CHAIN LINK
	FENCE POST
	FENCE STOCKADE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	EDGE OF RIVER
	EDGE OF WETLAND
	GAS
	GUARDRAIL
	OVER HEAD WIRES
	OVER HEAD TELEPHONE
	OVER HEAD ELECTRIC
	PROPERTY LINE
	RETAINING WALL
	RIGHT OF WAY
	SEWER
	SILT FENCE
	STONEWALL
	STREAM
	TELEPHONE
	TRELINE
	WATER

- NOTES:
- EXISTING CONDITIONS ARE BASED ON A PLAN TITLED: TOPOGRAPHIC PLAN; FOR PROCESS PIPELINE SERVICES, INC.; OF BALL FIELD STATION, CORPORATE DRIVE, PORTSMOUTH, NEW HAMPSHIRE, PREPARED BY: DOUCET SURVEY LLC, DATE: MARCH 16, 2022; SCALE: 1" = 20 FT.; SHEET 1 OF 1.
 - REFERENCE: BALL FIELD STATION CORPORATE DRIVE PORTSMOUTH, NH 03801 D.S. PROJECT NO. 7328
 - OWNER OF RECORD: PEASE DEVELOPMENT AUTHORITY NEWINGTON, NH 03801
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. DURING MARCH 2022 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DNI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (+/-2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - SPAULDING TURNPIKE (ROUTE 16) RIGHT OF WAY AS SHOWN HEREON IS BASED ON NHDOT PROJECT NO. 10102. EASEMENT GRANTED TO P.S. CO. OF N.H. FROM THE STATE OF N.H. IS BASED ON R.C.R.D. BOOK 5107, PAGE 1816. RIGHTS OF OTHERS EXIST WITHIN SAID EASEMENT LIMITS FOR THE PURPOSE OF PUBLIC UTILITIES.
 - MAN-MADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH 2022 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND ARTICLE 10 OF THE PORTSMOUTH ZONING ORDINANCE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 - PER MARC JACOBS, A POSSIBLE UPLAND AREA EXISTS TOWARDS THE LEFT AND CENTER OUTFIELD. HOWEVER IT WAS DECIDED UPON BY PROCESS PIPELINE, DOUCET SURVEY, AND MARC JACOBS, TO AVOID CREATING AUGER HOLES THROUGHOUT THE FIELD TO MAKE THE DETERMINATION.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND MARKINGS FOUND ON-SITE.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD	CLIENT INFORMATION
PRJ ENGINEER: MATT PELLETIER	<p>Unitil Granite State Gas Transmission</p>
PRJ NAME: BALL FIELD L&R	
PRJ NUMBER: 5603	
PRJ MILESTONE: PERMITTING	
PRJ PHASE: PERMITTING	
DESIGNED BY: MPP 06/23/23	DESIGN MANAGER: TIM BICKFORD
DRAFTED BY: RPC 06/23/23	REVIEWED BY:
DCM: SMR 06/23/23	DESIGN ENGINEER: BOB SCHUMMRICK
APPROVED BY: MDW 06/23/23	ACTIVATION ORDER:

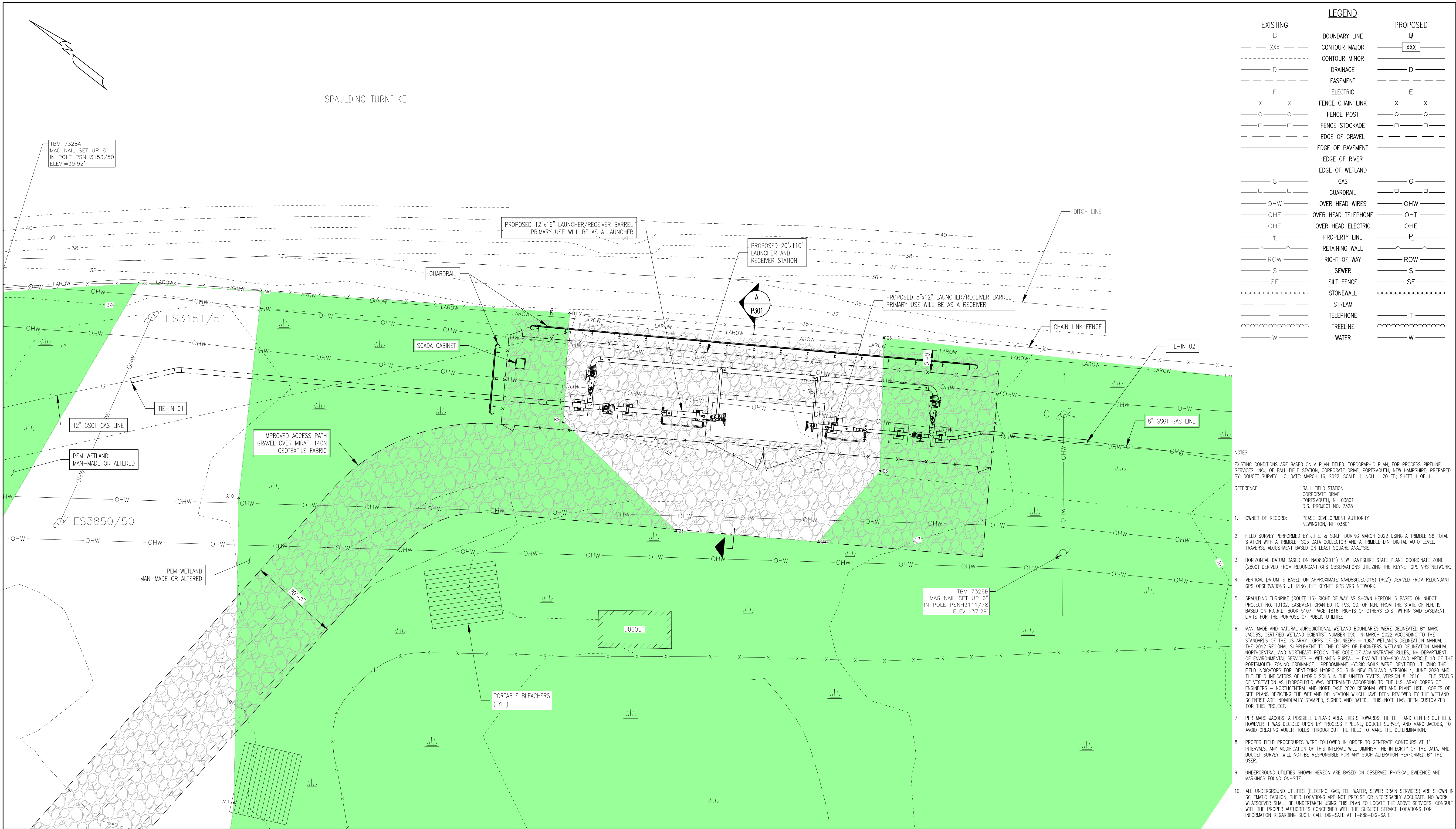
GRAPHIC SCALE	1" = 20'-0"
20' 10' 0 20' 40' 60'	
P E R M I T T I N G	

SHEET TITLE	SITE PLAN
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

FILE NAME: 5603_C100.DWG	SIZE	NAME	REV
22X34	A102	P	
SCALE: 1" = 20'-0"	SHEET 4 OF 10		

PROCESS PIPELINE SERVICES

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com



EXISTING		PROPOSED	
	BOUNDARY LINE		BOUNDARY LINE
	CONTOUR MAJOR		CONTOUR MAJOR
	CONTOUR MINOR		CONTOUR MINOR
	DRAINAGE		DRAINAGE
	EASEMENT		EASEMENT
	ELECTRIC		ELECTRIC
	FENCE CHAIN LINK		FENCE CHAIN LINK
	FENCE POST		FENCE POST
	FENCE STOCKADE		FENCE STOCKADE
	EDGE OF GRAVEL		EDGE OF GRAVEL
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
	EDGE OF RIVER		EDGE OF RIVER
	EDGE OF WETLAND		EDGE OF WETLAND
	GAS		GAS
	GUARDRAIL		GUARDRAIL
	OVER HEAD WIRES		OVER HEAD WIRES
	OVER HEAD TELEPHONE		OVER HEAD TELEPHONE
	OVER HEAD ELECTRIC		OVER HEAD ELECTRIC
	PROPERTY LINE		PROPERTY LINE
	RETAINING WALL		RETAINING WALL
	RIGHT OF WAY		RIGHT OF WAY
	SEWER		SEWER
	SILT FENCE		SILT FENCE
	STONEWALL		STONEWALL
	STREAM		STREAM
	TELEPHONE		TELEPHONE
	TRELLINE		TRELLINE
	WATER		WATER

NOTES:
 EXISTING CONDITIONS ARE BASED ON A PLAN TITLED: TOPOGRAPHIC PLAN; FOR PROCESS PIPELINE SERVICES, INC.; OF BALL FIELD STATION, CORPORATE DRIVE, PORTSMOUTH, NEW HAMPSHIRE, PREPARED BY: DOUCET SURVEY LLC, DATE: MARCH 16, 2022; SCALE: 1 INCH = 20 FT.; SHEET 1 OF 1.

- REFERENCE:
 BALL FIELD STATION
 CORPORATE DRIVE
 PORTSMOUTH, NH 03801
 D.S. PROJECT NO. 7328
- OWNER OF RECORD: PEASE DEVELOPMENT AUTHORITY NEWINGTON, NH 03801
 - FIELD SURVEY PERFORMED BY J.P.E. & S.N.F. DURING MARCH 2022 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR AND A TRIMBLE DMI DIGITAL AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
 - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (+/-2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
 - SPAULDING TURNPIKE (ROUTE 16) RIGHT OF WAY AS SHOWN HEREON IS BASED ON NHDOT PROJECT NO. 10102. EASEMENT GRANTED TO P.S. CO. OF N.H. FROM THE STATE OF N.H. IS BASED ON R.C.R.D. BOOK 5107, PAGE 1816. RIGHTS OF OTHERS EXIST WITHIN SAID EASEMENT LIMITS FOR THE PURPOSE OF PUBLIC UTILITIES.
 - MAN-MADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, IN MARCH 2022 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - 1987 WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND ARTICLE 10 OF THE PORTSMOUTH ZONING ORDINANCE. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, JUNE 2020 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2020 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
 - PER MARC JACOBS, A POSSIBLE UPLAND AREA EXISTS TOWARDS THE LEFT AND CENTER OUTFIELD. HOWEVER IT WAS DECIDED UPON BY PROCESS PIPELINE, DOUCET SURVEY, AND MARC JACOBS, TO AVOID CREATING AUGER HOLES THROUGHOUT THE FIELD TO MAKE THE DETERMINATION.
 - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND MARKINGS FOUND ON-SITE.
 - ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD
 PRJ ENGINEER: MATT PELLETIER
 PRJ NAME: BALL FIELD L&R
 PRJ NUMBER: 5603
 PRJ MILESTONE: PERMITTING
 PRJ PHASE: PERMITTING
 DESIGNED BY: MPP 06/23/23
 DRAFTED BY: RPC 06/23/23
 DDCM: SMR 06/23/23
 APPROVED BY: MDW 06/23/23

CLIENT INFORMATION

Unitil
 Granite State
 Gas Transmission

DESIGN MANAGER: TIM BICKFORD
 DESIGN ENGINEER: BOB SCHUMMRICK
 ACTIVATION ORDER:
 REVIEWED BY:
 CHECKED BY:
 APPROVED BY:

GRAPHIC SCALE

 1" = 10'-0"
 PERMITTING

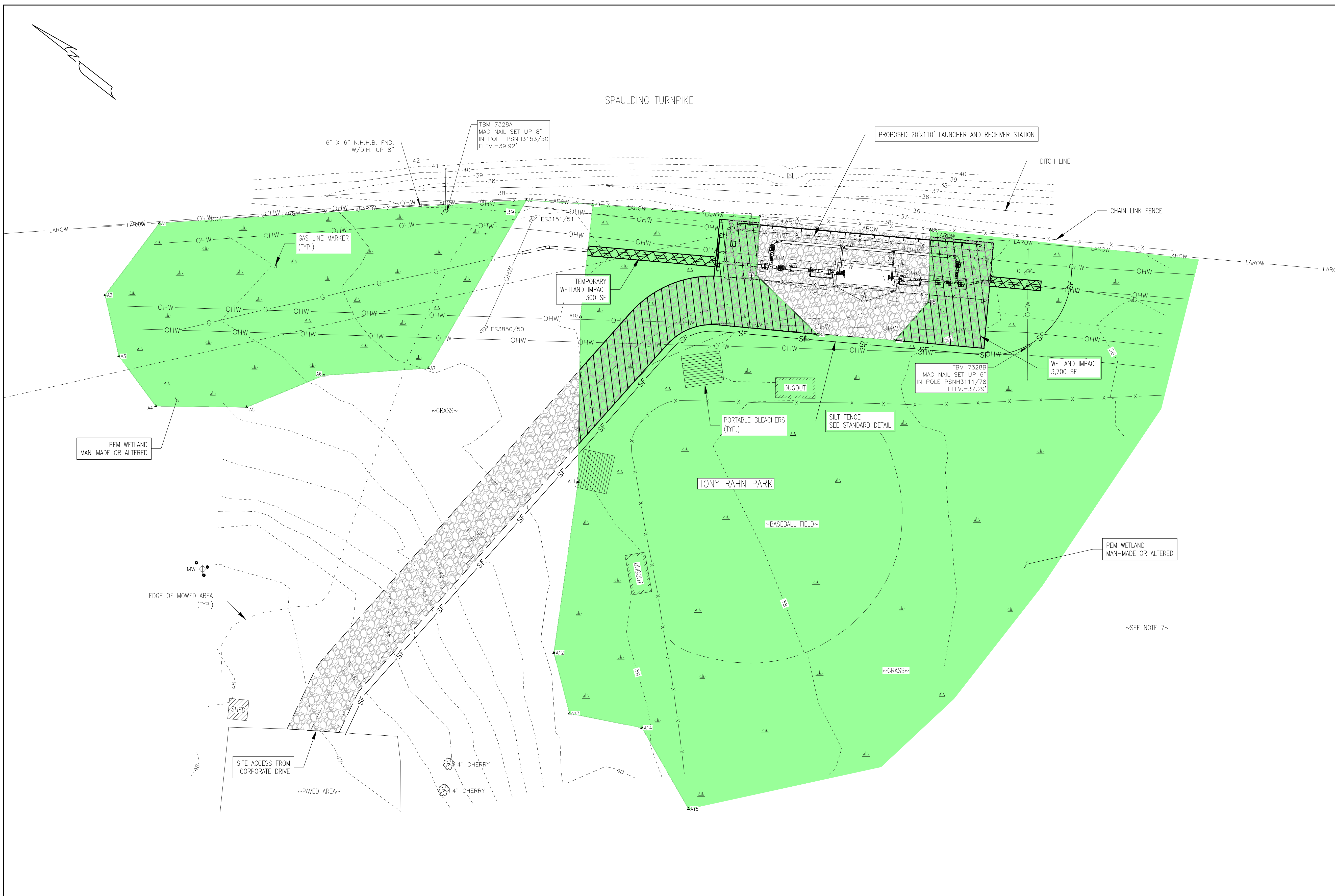
SHEET TITLE
 SITE PLAN (ENLARGED)
 PROJECT NAME
 BALL FIELD LAUNCHER & RECEIVER
 PROJECT LOCATION
 CORPORATE DRIVE
 PORTSMOUTH, NH

4 Broad Street
 Plainville, MA 02762
 781.829.0524
 processpipelineservices.com

FILE NAME: 5603_C100.DWG
 PLOT DATE: 06/26/2023 11:55 AM
 SCALE: 1" = 10'-0"

SIZE: 22X34
 NAME: A103
 REV: P
 SHEET 5 OF 10

SPAULDING TURNPIKE



LEGEND	
EXISTING	PROPOSED
	BOUNDARY LINE
	CONTOUR MAJOR
	CONTOUR MINOR
	DRAINAGE
	EASEMENT
	ELECTRIC
	FENCE CHAIN LINK
	FENCE POST
	FENCE STOCKADE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	EDGE OF RIVER
	EDGE OF WETLAND
	GAS
	GUARDRAIL
	OVER HEAD WIRE
	OVER HEAD TELEPHONE
	OVER HEAD ELECTRIC
	PROPERTY LINE
	RETAINING WALL
	RIGHT OF WAY
	SEWER
	SILT FENCE
	STONEWALL
	STREAM
	TELEPHONE
	TRELLINE
	WATER

SITE LEGEND	
	WETLAND IMPACT
	TEMPORARY WETLAND IMPACT

- GENERAL EROSION CONTROL NOTES**
- SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER AS TO MINIMIZE EROSION TO ONLY AREAS OF ACTIVE CONSTRUCTION. STABILIZE ALL AREAS THAT HAVE REACHED FINISH GRADE AS SOON AS POSSIBLE.
 - IF SEDIMENT IS TRANSPORTED OFF-SITE IT IS TO BE MONITORED. CONSTRUCT STABILIZED STONE PAD TO HELP REMOVE SEDIMENT FROM TIRES BEFORE LEAVING SITE.
 - IF MATERIAL IS STOCKPILED ON-SITE IT SHALL BE ENCOMPASSED BY A SEDIMENT CONTROL FENCE. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS, WETLANDS, OR BUFFERS.
 - IF DEWATERING IS REQUIRED, CONTRACTOR IS TO PREVENT SEDIMENT LADEN WATER FROM EXITING THE PROJECT SITE AND IS TO CREATE A NON EROSION CONVEYANCE OF THE WATER AS REQUIRED. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
 - ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING AREAS AFFECTED BY CONSTRUCTION ACTIVITIES TO THE ORIGINAL UNDISTURBED CONDITIONS.

CONTRACTOR IS REQUIRED TO IMPLEMENT ALL APPLICABLE EROSION CONTROL MEASURES IN ACCORDANCE WITH GUIDELINES ESTABLISHED WITHIN THE CURRENT "NH STORMWATER MANUAL, VOL. 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" DATED 10/2008 OR LATER.

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD	CLIENT INFORMATION
PRJ ENGINEER: MATT PELLETIER	<p>Unitil Granite State Gas Transmission</p>
PRJ NAME: BALL FIELD L&R	
PRJ NUMBER: 5603	
PRJ MILESTONE: PERMITTING	
PRJ PHASE: PERMITTING	
DESIGNED BY: MPP 06/23/23	DESIGN MANAGER: TIM BICKFORD
DRAFTED BY: RPC 06/23/23	REVIEWED BY:
DCM: SMR 06/23/23	DESIGN ENGINEER: BOB SCHUMMRICK
APPROVED BY: MDW 06/23/23	ACTIVATION ORDER:

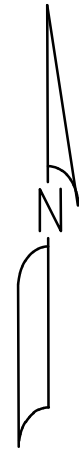
GRAPHIC SCALE	1" = 20'-0"				
20'	10'	0'	20'	40'	60'
P E R M I T T I N G					

SHEET TITLE	WETLAND IMPACT AND EROSION CONTROLS
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

FILE NAME: 5603_C100.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	A104	P
SCALE: 1" = 20'-0"	SHEET 6 OF 10		

PROCESS PIPELINE SERVICES

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com



EXISTING	LEGEND	PROPOSED
	BOUNDARY LINE	
	CONTOUR MAJOR	
	CONTOUR MINOR	
	DRAINAGE	
	EASEMENT	
	ELECTRIC	
	FENCE CHAIN LINK	
	FENCE POST	
	FENCE STOCKADE	
	EDGE OF GRAVEL	
	EDGE OF PAVEMENT	
	EDGE OF RIVER	
	EDGE OF WETLAND	
	GAS	
	GUARDRAIL	
	OVER HEAD WIRES	
	OVER HEAD TELEPHONE	
	OVER HEAD ELECTRIC	
	PROPERTY LINE	
	RETAINING WALL	
	RIGHT OF WAY	
	SEWER	
	SILT FENCE	
	STONEWALL	
	STREAM	
	TELEPHONE	
	TREELINE	
	WATER	

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD
PRJ ENGINEER: MATT PELLETIER
PRJ NUMBER: 5603
PRJ MILESTONE: PERMITTING
PRJ PHASE: PERMITTING
DESIGNED BY: MPP 06/23/23
DRAFTED BY: RPC 06/23/23
DCM: SMR 06/23/23
APPROVED BY: MDW 06/23/23

CLIENT INFORMATION
DESIGN MANAGER: TIM BICKFORD
DESIGN ENGINEER: BOB SCHUMMRICK
ACTIVATION ORDER:

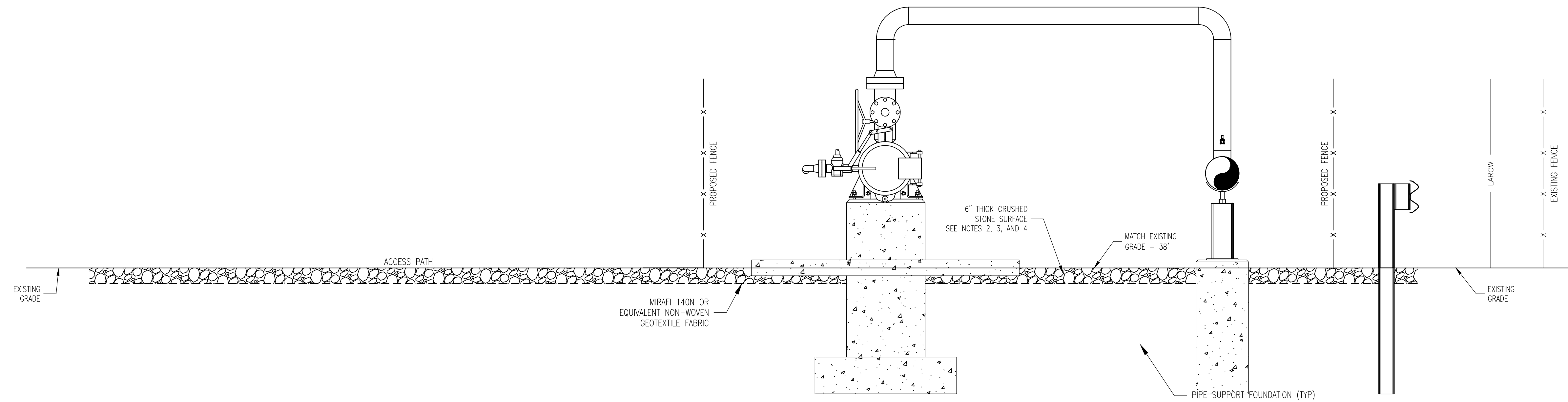
GRAPHIC SCALE 1" = 50'-0"

PERMITTING

SHEET TITLE	SITE ACCESS
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

FILE NAME: 5603_C100.DWG	SIZE: 22X34	NAME: A105	REV: P
PLOT DATE: 06/26/2023 11:55 AM	SHEET 7 OF 10		
SCALE: 1" = 50'-0"			



SECTION VIEW A
SCALE: 1/2" = 1'-0"

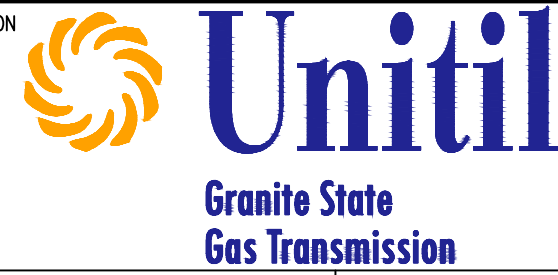
- NOTES:
- VIEW IS FROM CENTER OF STATION LOOKING NORTHWEST.
 - MATERIAL FOR CRUSHED STONE SHALL BE 1/2" MEETING THE REQUIREMENTS OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION ITEM 304.4 (CRUSHED STONE FINE).
 - MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557. THE MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN 2 PERCENTAGE OF THE OPTIMUM MOISTURE CONTENT.
 - THE CRUSHED STONE SURFACE WILL BE MAINTAINED BY PERIODIC (AT MOST ANNUAL) INSPECTION AND SWEEPING USING A LEAF BLOWER OR SIMILAR, AND BY PLACEMENT OF ADDITIONAL CLEAN STONE AS NEEDED TO MAINTAIN A LEVEL SURFACE THAT WILL SUPPORT EQUIPMENT AND PERSONNEL AND INFILTRATE STORMWATER.

REV	BY	DATE	DESCRIPTION

PRJ MANAGER: MARK D. WOOD
 PRJ ENGINEER: MATT PELLETIER
 PRJ NAME: BALL FIELD L&R
 PRJ NUMBER: 5603
 PRJ MILESTONE: PERMITTING
 PRJ PHASE: PERMITTING

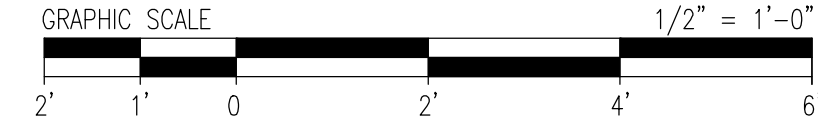
DESIGNED BY: MPP 06/26/23
 DRAFTED BY: RPC 06/26/23
 DDCM: SMR 06/26/23
 APPROVED BY: MDW 06/26/23

CLIENT INFORMATION




DESIGN MANAGER: TIM BICKFORD
 DESIGN ENGINEER: BOB SCHUMMRICK
 ACTIVATION ORDER:

GRAPHIC SCALE 1/2" = 1'-0"



PERMITTING

SHEET TITLE: STATION SECTION VIEW
 PROJECT NAME: BALL FIELD LAUNCHER & RECEIVER
 PROJECT LOCATION: CORPORATE DRIVE PORTSMOUTH, NH

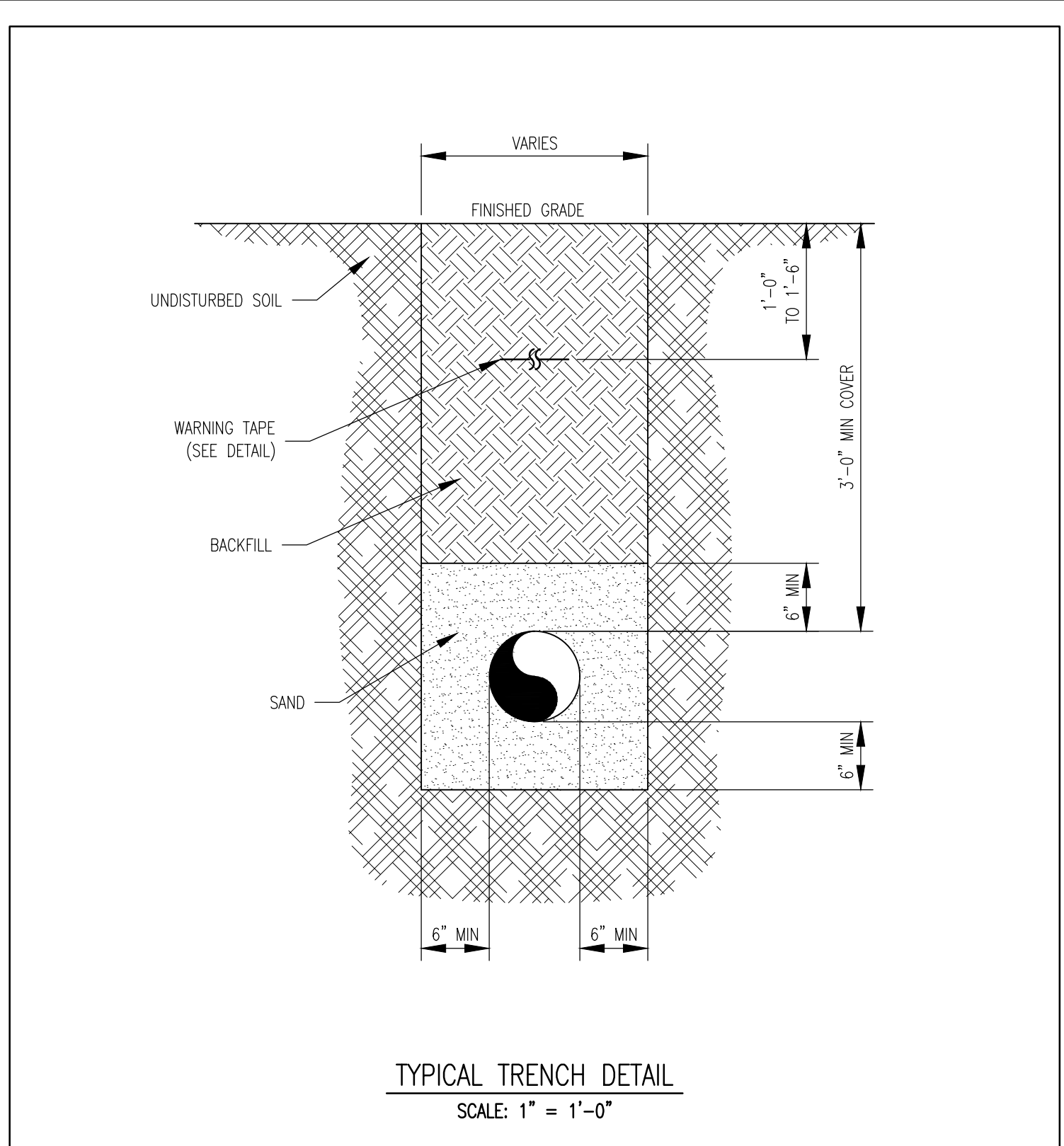
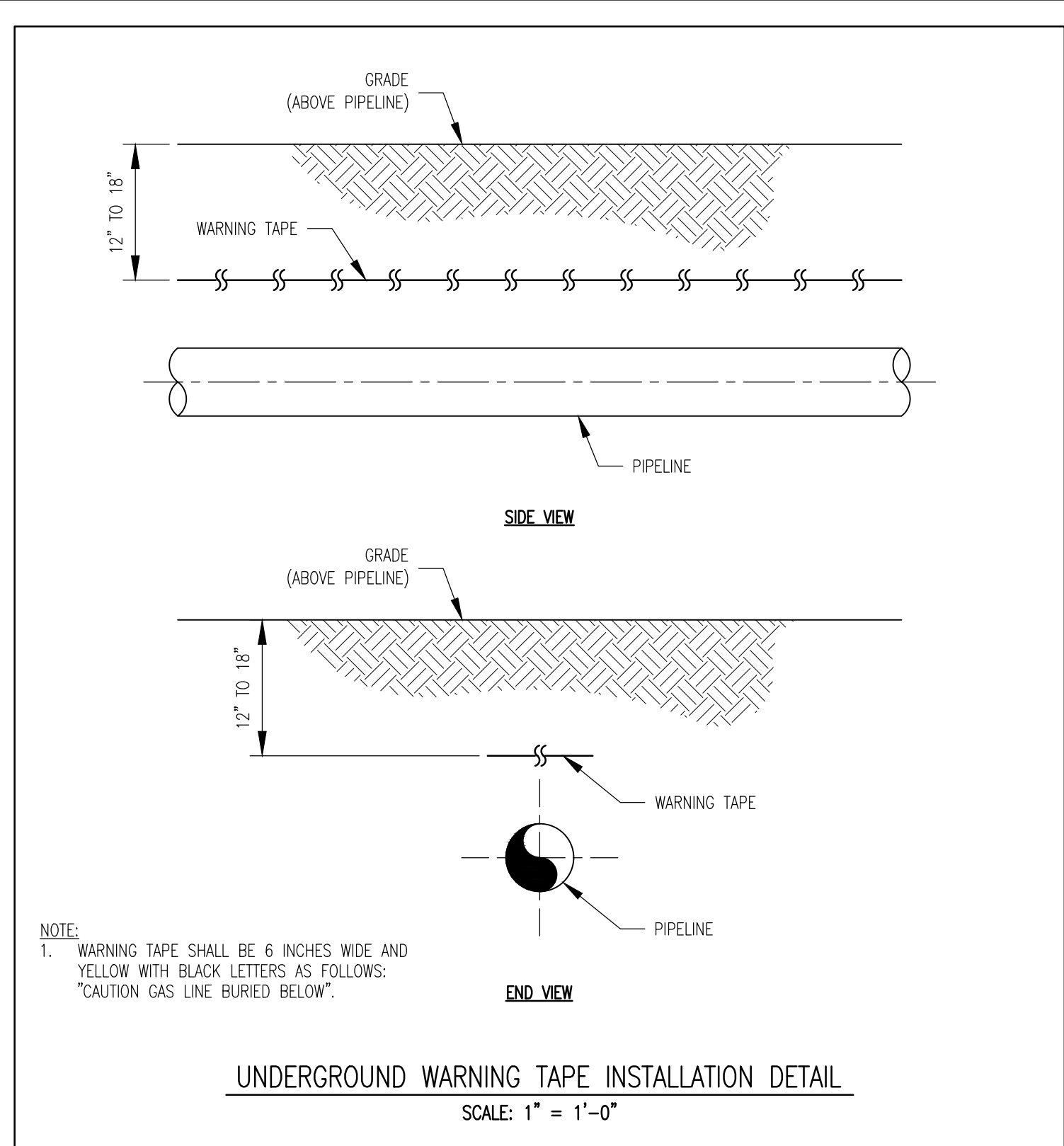


4 Broad Street
 Plainville, MA 02762
 781.829.0524
 processpipelineservices.com

FILE NAME: 5603_P300.DWG
 PLOT DATE: 06/26/2023 11:55 AM
 SCALE: 1/2" = 1'-0"

SIZE	NAME	REV
22X34	P301	P

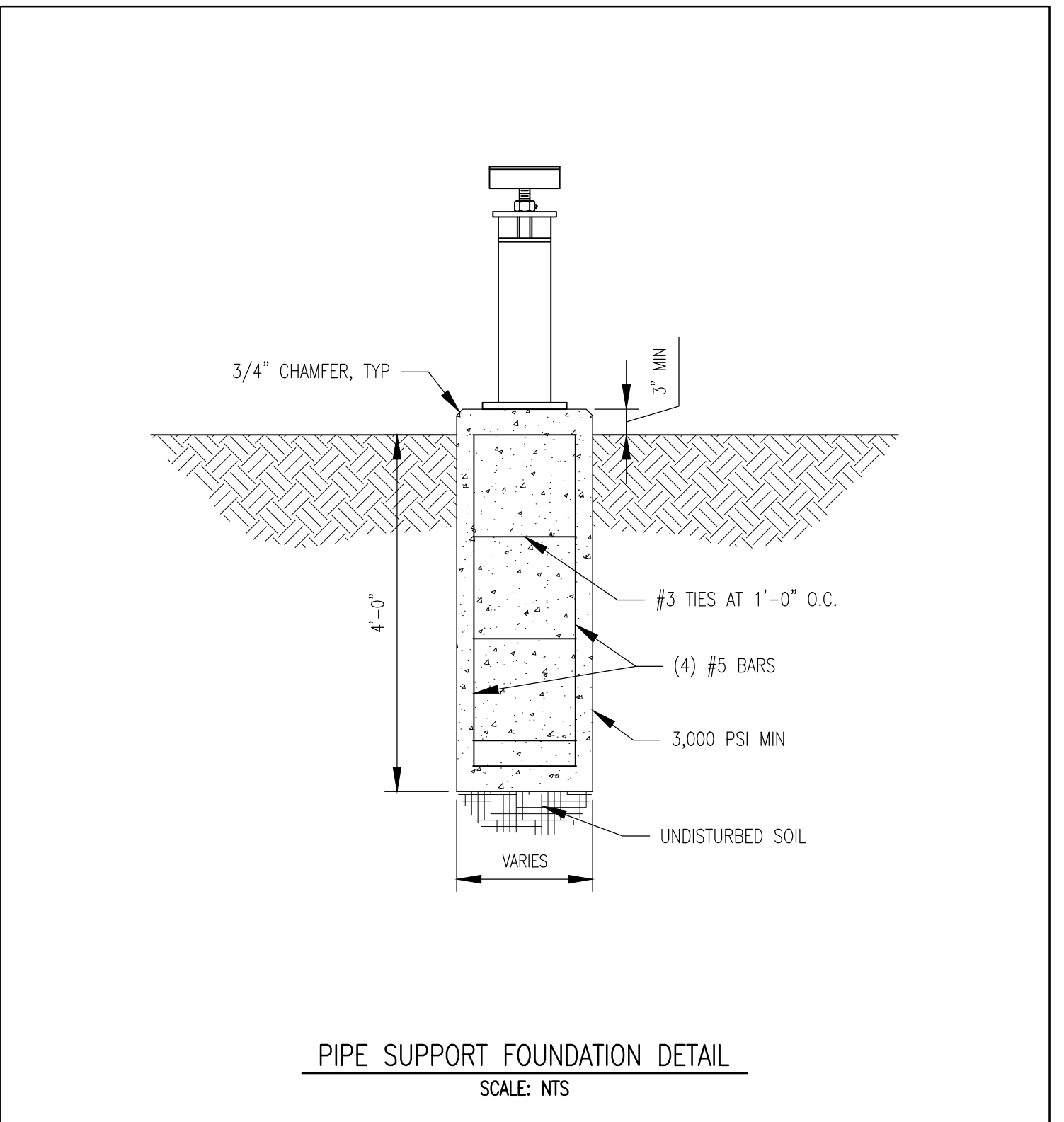
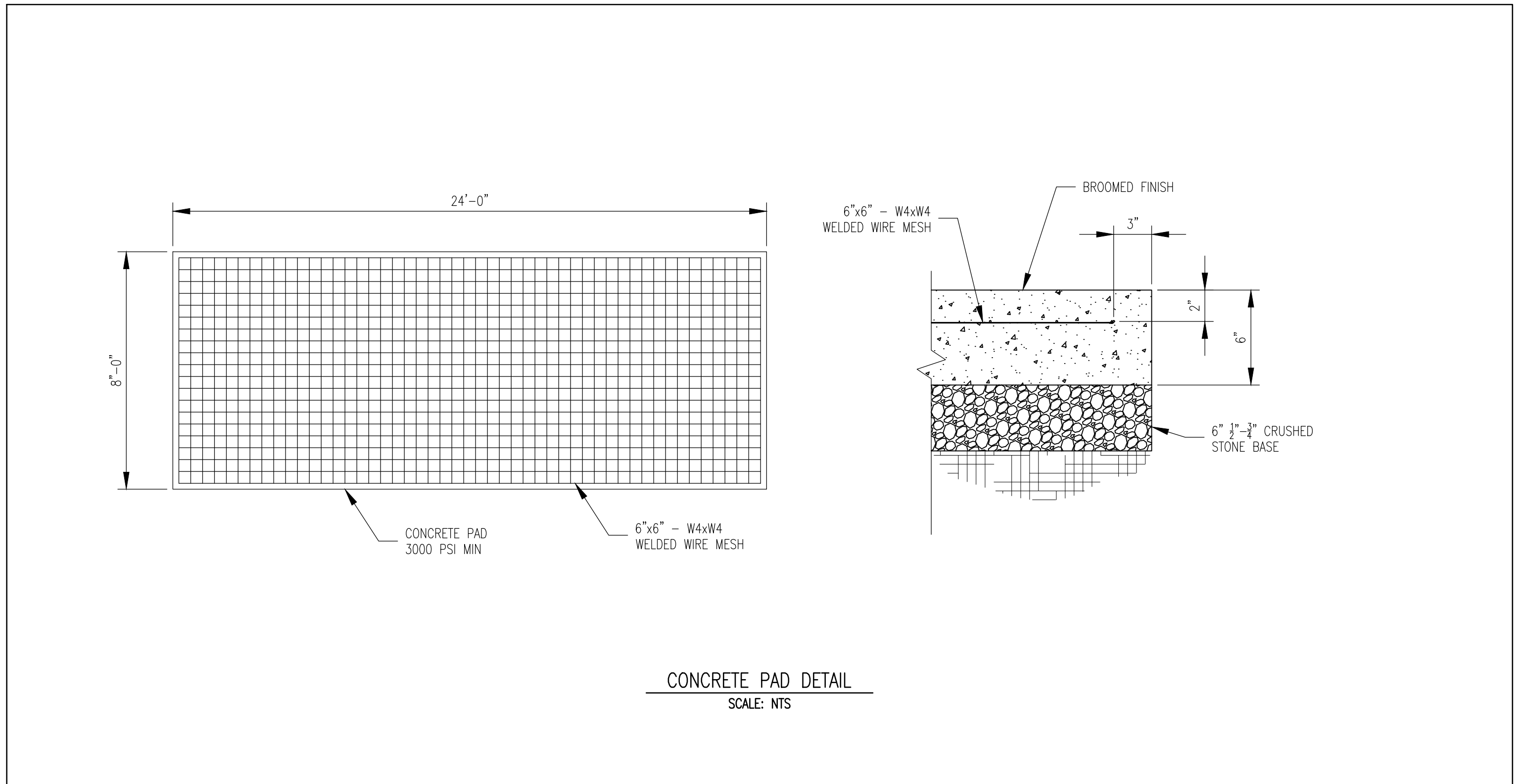
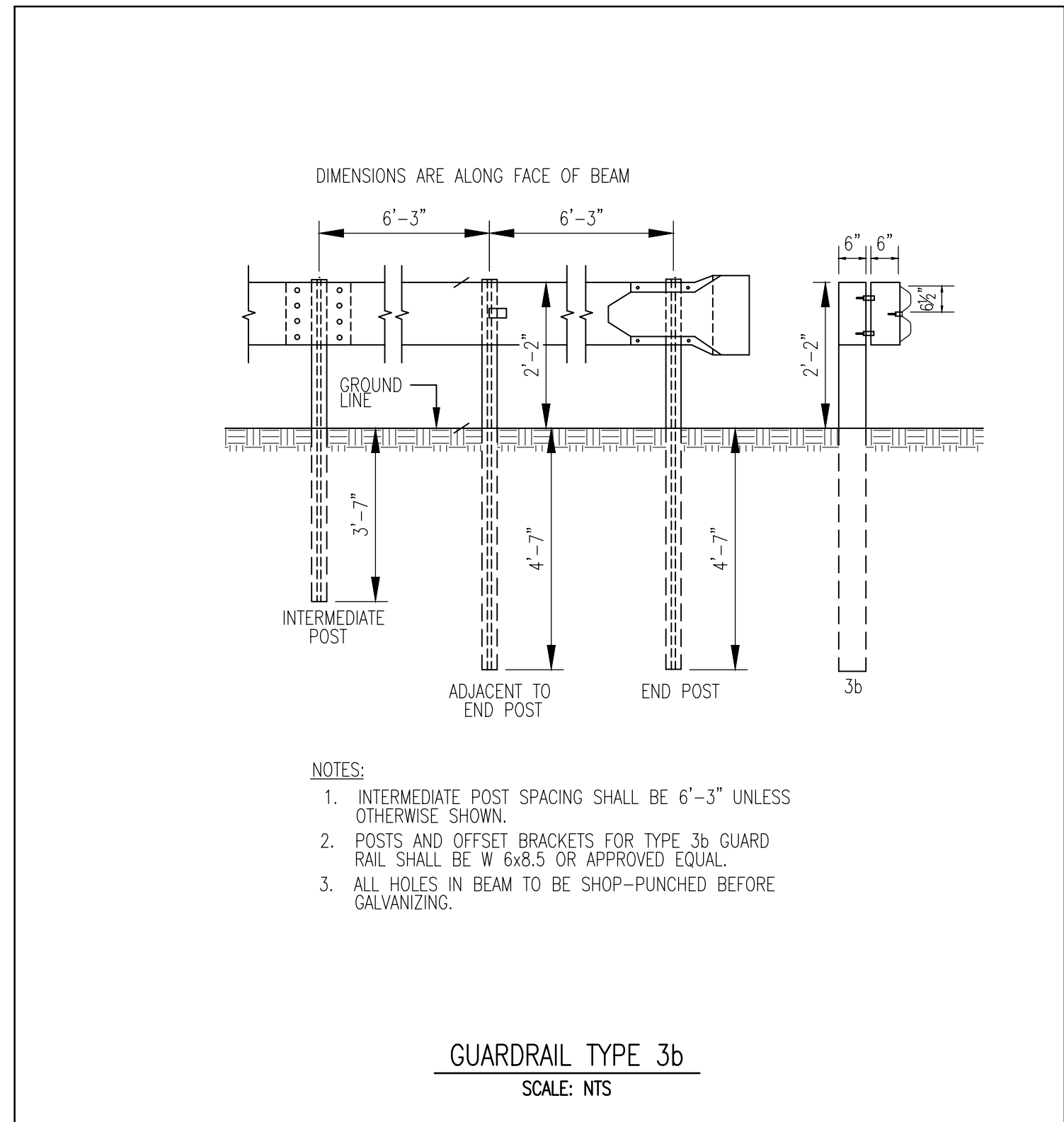
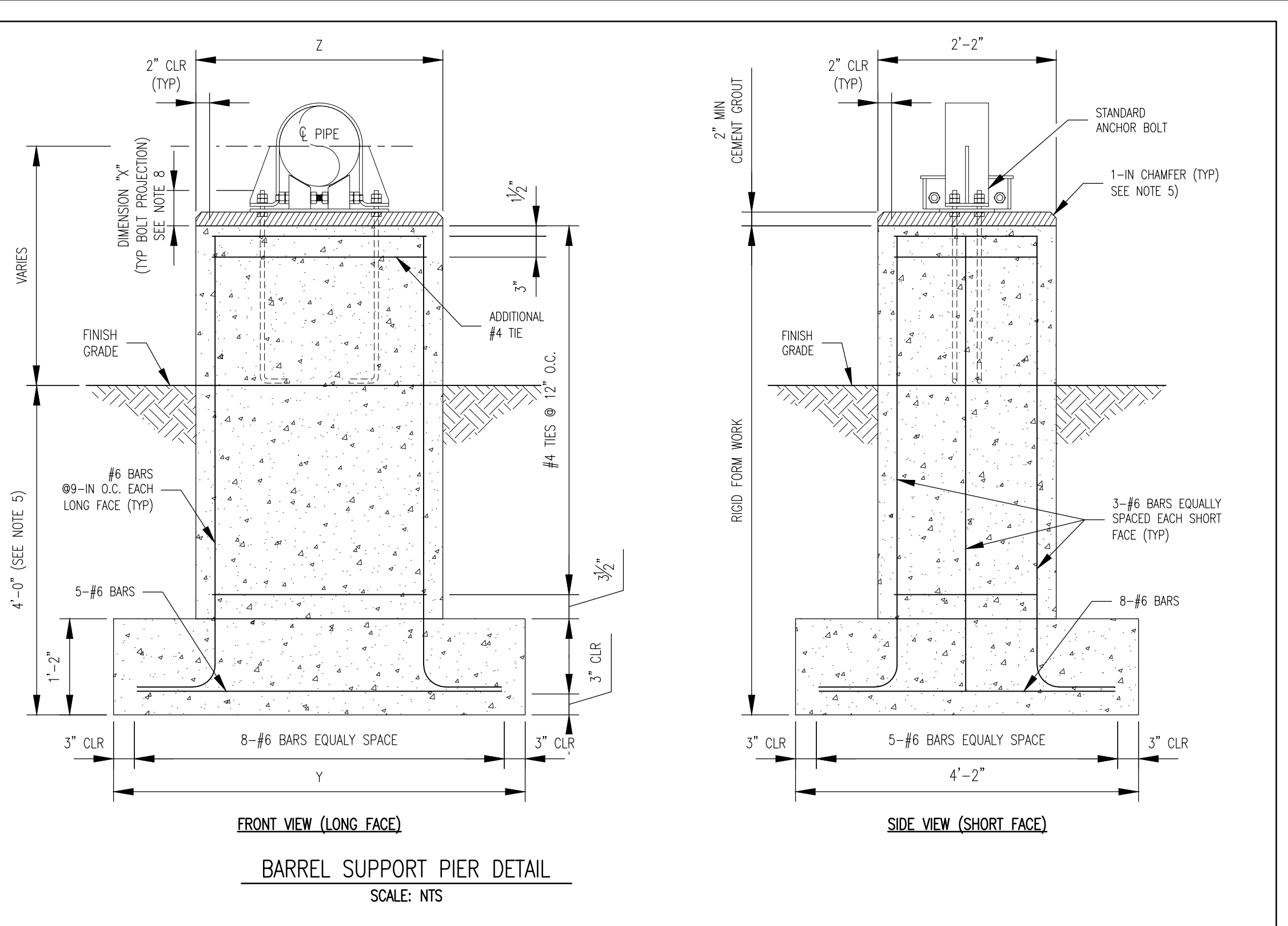
SHEET 8 OF 10



DIMENSION

PIPE DIA.	X	Y	Z
4"	6"	3'-10"	1'-10"
6"	6"	4'-0"	2'-0"
8"	6 1/2"	4'-2"	2'-2"
10"	6 3/4"	4'-4"	2'-4"
12"	7 3/4"	4'-6"	2'-6"
14"	8"	4'-8"	2'-8"
16"	8"	4'-10"	2'-10"
18"	8"	5'-0"	3'-0"
20"	8"	5'-2"	3'-2"
22"	8"	5'-6"	3'-6"
24"	8 3/4"	5'-8"	3'-8"
26"	8 3/4"	5'-10"	3'-10"
30"	8 3/4"	6'-2"	4'-2"
32"	8 3/4"	6'-4"	4'-4"
34"	8 3/4"	6'-6"	4'-6"
36"	8 3/4"	6'-8"	4'-8"
38"	8 3/4"	6'-10"	4'-10"
40"	8 3/4"	7'-0"	5'-0"
42"	8 3/4"	7'-2"	5'-2"
48"	8 3/4"	7'-8"	5'-8"

NOTES:
1. ALL GROUT SHALL BE A CEMENTITIOUS BASE NONSHRINK GROUT WITH A ONE DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. ALL CONCRETE SHALL TEST A MINIMUM OF 3000 PSI AT THE END OF 28 DAYS.
3. ALL REINFORCING SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS.
4. CHAMFER ALL EXPOSED EDGES OF CONCRETE 1 INCH @ 45 DEGREES TO 8 INCH BELOW FINISHED GRADE.
5. MINIMUM DEPTH BELOW GRADE SHALL BE 4 FEET.
6. E-Z LINE CLAMP AND SHIM BLOCK ASSEMBLY SHALL BE INSTALLED CENTERED ON CONCRETE SUPPORT.
7. CONTRACTOR TO CONFIRM REQUIRED BOLT PROJECTION PRIOR TO SETTING ANCHOR BOLTS BY PHYSICALLY EXAMINING E-Z LINE MATERIALS AND BY VERIFYING FINAL PIPE LOCATION.



REV	BY	DATE	DESCRIPTION

SEAL AND SIGNATURE	PRJ MANAGER: MARK D. WOOD	CLIENT INFORMATION	
	PRJ ENGINEER: MATT PELLETIER	 Unitil Granite State Gas Transmission	
	PRJ NAME: BALL FIELD L&R		
	PRJ NUMBER: 5603		
	PRJ MILESTONE: PERMITTING		
PRJ PHASE: PERMITTING	DESIGNED BY: MPP 06/26/23	DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:
DRAFTED BY: RPC 06/26/23	DCM: SMR 06/26/23	DESIGN ENGINEER: BOB SCHUMMRICK	CHECKED BY:
APPROVED BY: MDW 06/26/23		ACTIVATION ORDER:	APPROVED BY:

P E R M I T T I N G

SHEET TITLE	STANDARD DETAILS 1 OF 2
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

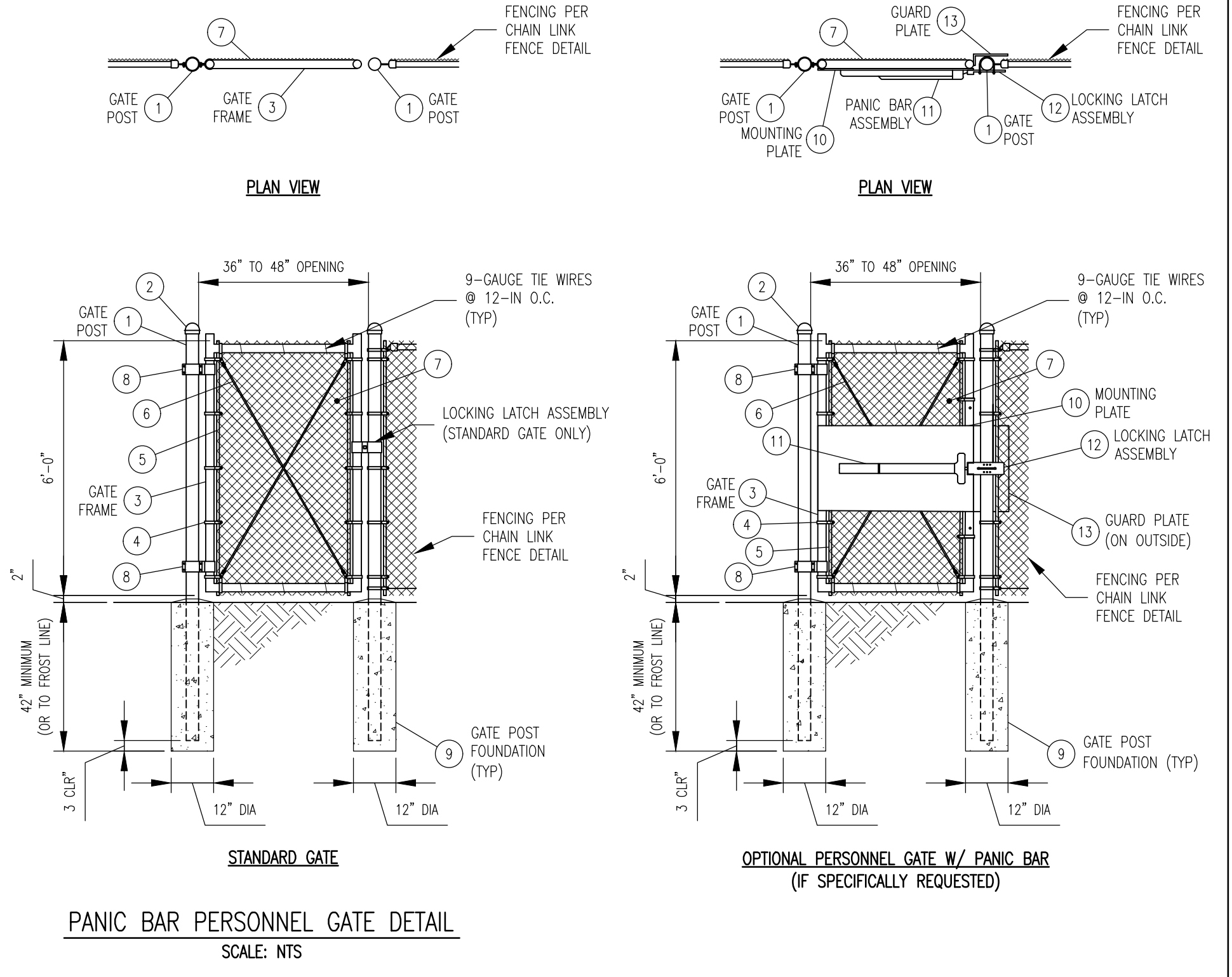
PROCESS PIPELINE SERVICES

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

FILE NAME: 5603_P300.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	C301	P
SCALE: AS SHOWN	SHEET 9 OF 10		

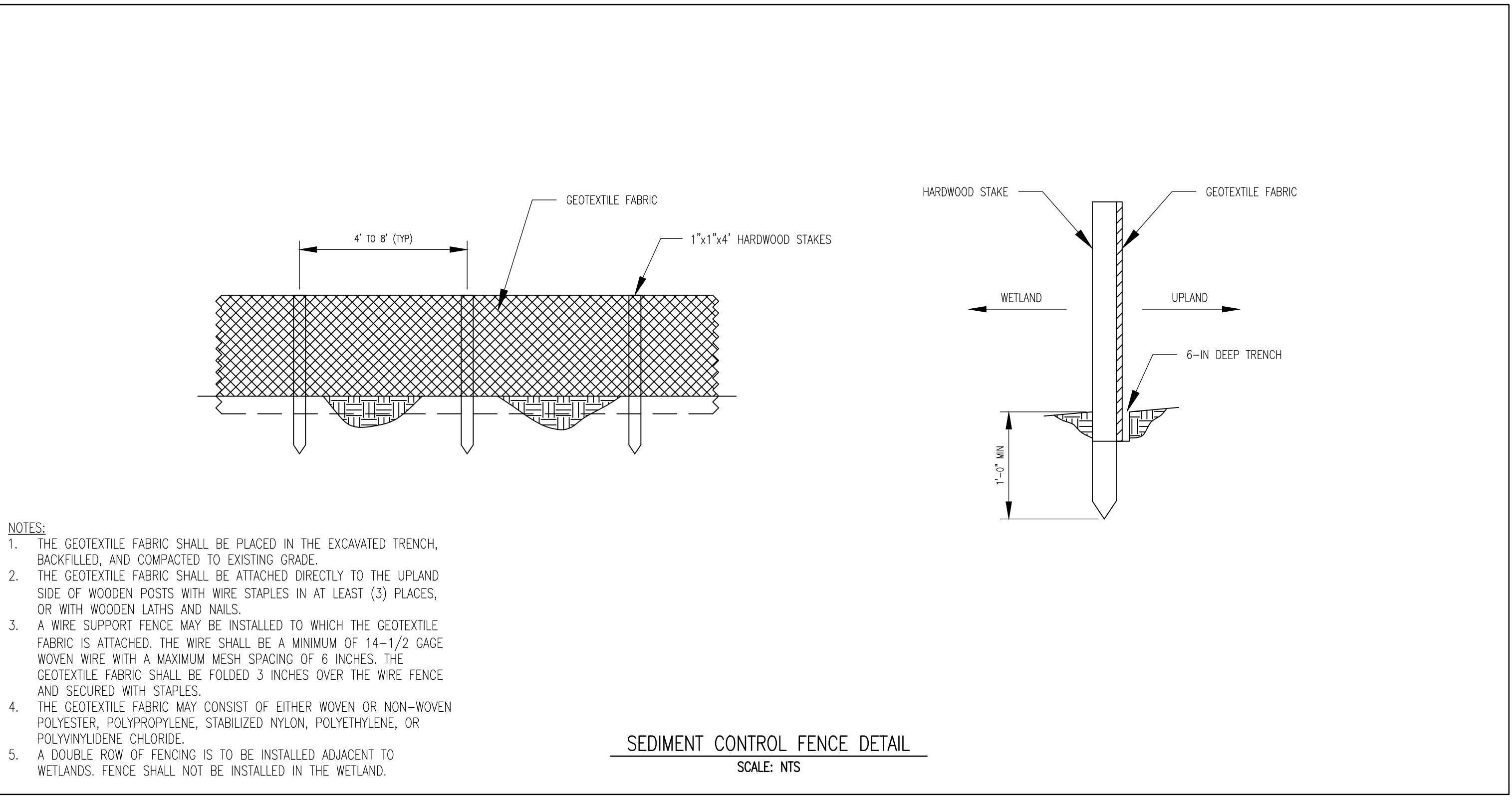
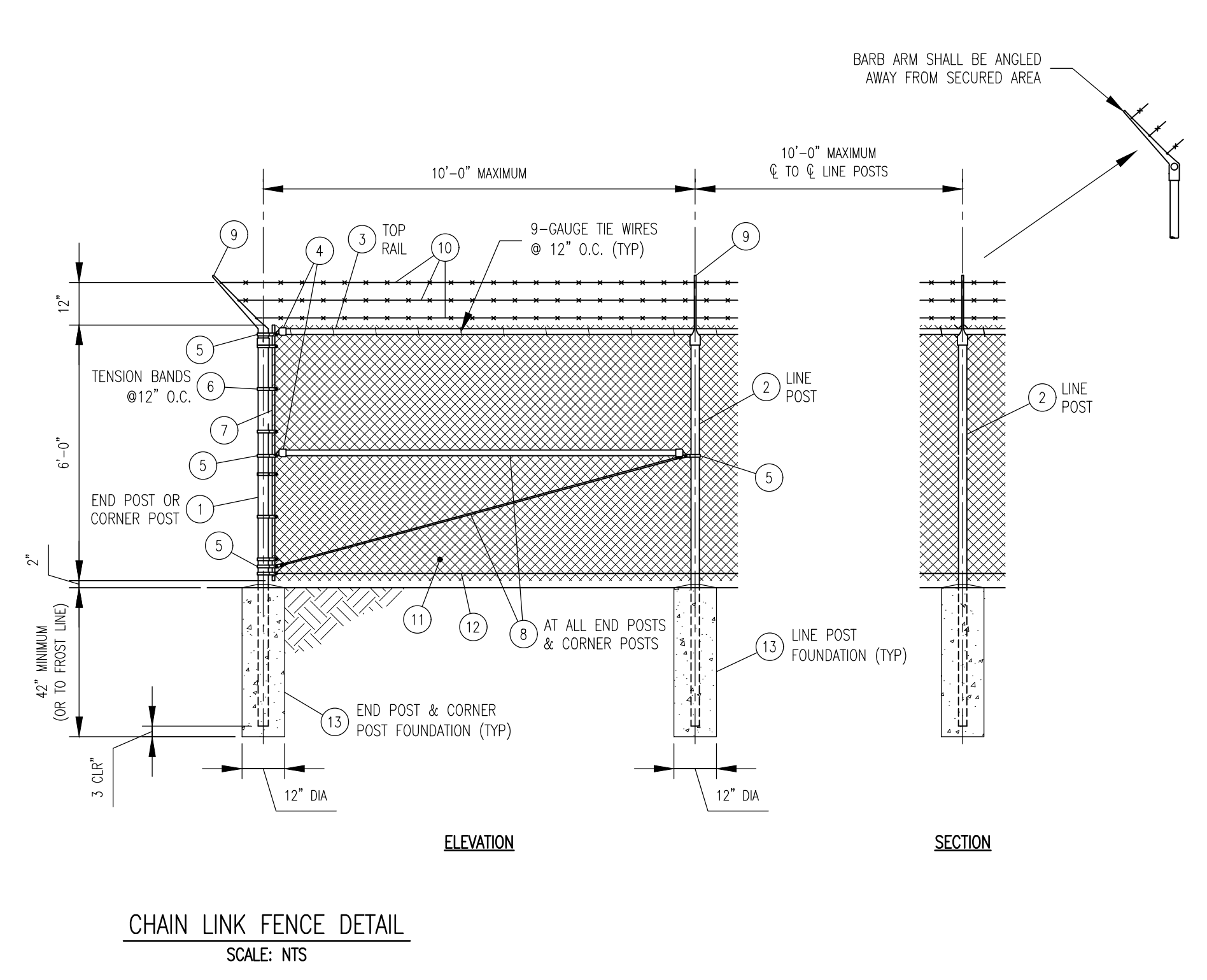
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	SCH 40 GALVANIZED STEEL GATE POST, OR APPROVED EQUAL
2	GALVANIZED STEEL POST CAP
3	GALVANIZED STEEL GATE FRAME
4	GALVANIZED STEEL TENSION BAND
5	GALVANIZED STEEL TENSION BAR
6	DOUBLE TRUSS ROD ASSEMBLY
	(FOUR) GALVANIZED STEEL TRUSS TIGHTENERS
	(TWO) 3/8" GALVANIZED STEEL TRUSS RODS
7	9-GAUGE, ASTM-392, CLASS 1, 2" MESH, GALVANIZED CHAIN LINK FABRIC
8	INDUSTRIAL HINGE ASSEMBLY
9	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI
	BILL OF MATERIALS FOR EMERGENCY GATE ONLY
10	24" TALL GALVANIZED STEEL MOUNTING PLATE, PLATE IS TO SPAN WIDTH OF GATE AND TO BE WELDED TO THE INSIDE OF THE VERTICAL GATE FRAME
11	PANIC BAR ASSEMBLY W/ SS MOUNTING HARDWARE
12	LOCKING LATCH ASSEMBLY W/ SS MOUNTING HARDWARE
13	24" TALL GALVANIZED STEEL PL OR ANGLE WELDED TO THE OUTSIDE OF THE VERTICAL GATE FRAME SO THAT IT OVERLAPS THE ADJACENT GATE POST WHEN GATE IS IN THE CLOSED POSITION TO PREVENT INTRUSION OR ACCESS TO LATCH ASSEMBLY BETWEEN THE FRAME AND POST

- NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND, REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



BILL OF MATERIALS	
ITEM	DESCRIPTION
1	2-1/2" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	1-1/4" SCH 40 GALVANIZED STEEL PIPE
4	1-1/4" GALVANIZED STEEL RAIL END CAP
5	GALVANIZED STEEL BRACE BAND
6	GALVANIZED STEEL TENSION BAND
7	GALVANIZED STEEL TENSION BAR
8	BRACE RAIL & TRUSS ASSEMBLY
	1-1/4" SCH 40 GALVANIZED STEEL PIPE
	GALVANIZED STEEL TRUSS TIGHTENERS
	5/16" DIA GALVANIZED STEEL TRUSS ROD
9	3-WIRE 45 GALVANIZED STEEL BARB ARM
10	12-1/2 GAUGE GALVANIZED STEEL 4-POINT BARBED WIRE
11	9-GAUGE, ASTM-392, CLASS 1, 2" MESH, GALVANIZED CHAIN LINK FABRIC
12	7-GAUGE GALVANIZED STEEL TENSION WIRE
13	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

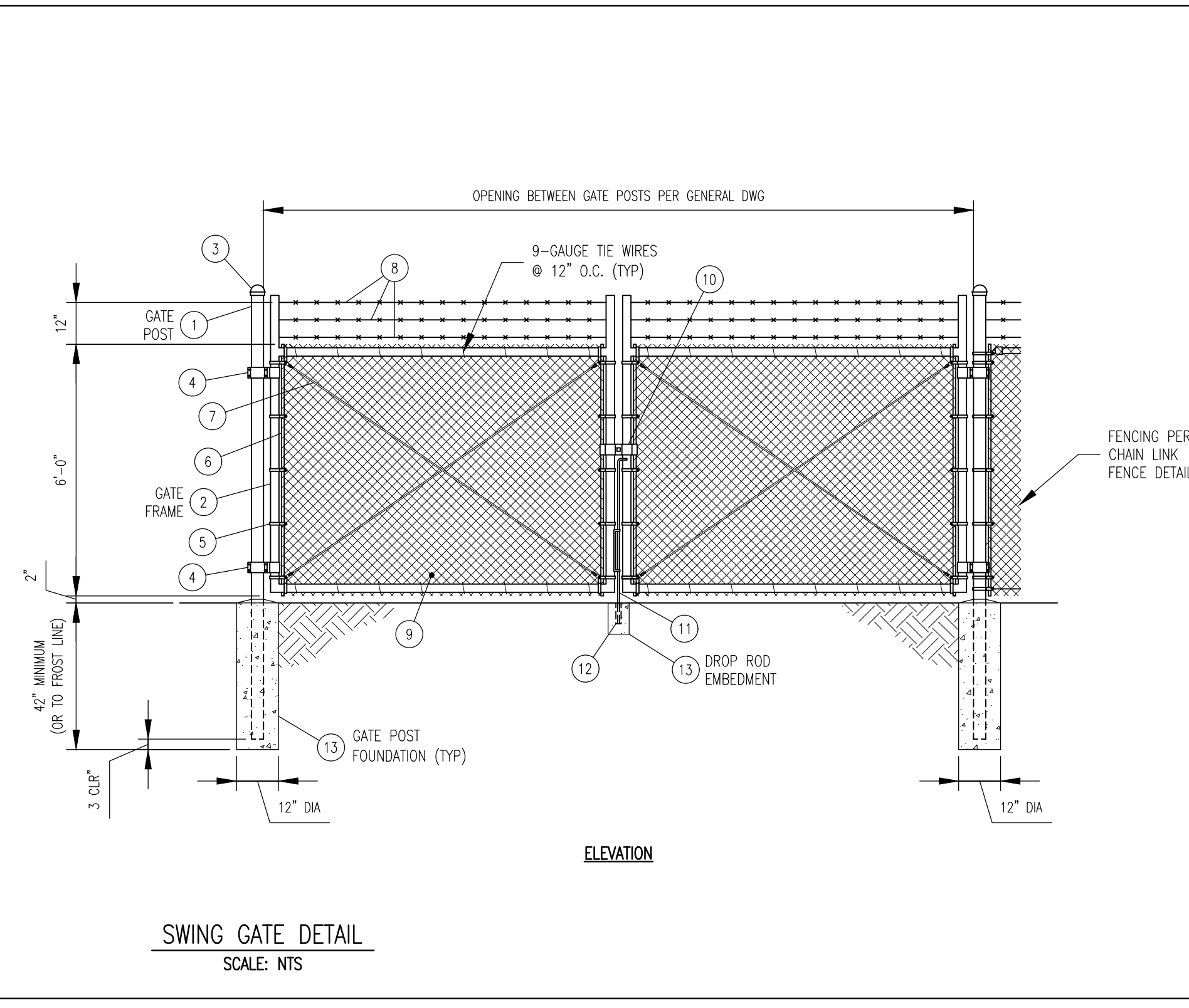
- GENERAL NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND, REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



- NOTES:
- THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO EXISTING GRADE.
 - THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPLAND SIDE OF WOODEN POSTS WITH WIRE STAPLES IN AT LEAST (3) PLACES, OR WITH WOODEN LATHS AND NAILS.
 - A WIRE SUPPORT FENCE MAY BE INSTALLED TO WHICH THE GEOTEXTILE FABRIC IS ATTACHED. THE WIRE SHALL BE A MINIMUM OF 14-1/2 GAUGE WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6 INCHES. THE GEOTEXTILE FABRIC SHALL BE FOLDED 3 INCHES OVER THE WIRE FENCE AND SECURED WITH STAPLES.
 - THE GEOTEXTILE FABRIC MAY CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE.
 - A DOUBLE ROW OF FENCING IS TO BE INSTALLED ADJACENT TO WETLANDS. FENCE SHALL NOT BE INSTALLED IN THE WETLAND.

BILL OF MATERIALS	
ITEM	DESCRIPTION
1	3" SCH 40 GALVANIZED STEEL PIPE
2	2" SCH 40 GALVANIZED STEEL PIPE
3	GALVANIZED STEEL POST CAP
4	1-1/4" INDUSTRIAL GATE POST HINGE
5	GALVANIZED STEEL TENSION BAND
6	GALVANIZED STEEL TENSION BAR
7	DOUBLE TRUSS ROD ASSEMBLY
	(FOUR) GALVANIZED STEEL TRUSS TIGHTENERS
	(TWO) 3/8" GALVANIZED STEEL TRUSS RODS
8	12-1/2" GAUGE GALVANIZED STEEL 4-POINT BARBED WIRE
9	9-GAUGE, ASTM-392, CLASS 1, 2" MESH, GALVANIZED CHAIN LINK FABRIC
10	GALVANIZED STEEL LOCKING LATCH ASSEMBLY
11	GALVANIZED STEEL DROP ROD ASSEMBLY
12	GALVANIZED STEEL DROP ROD SLEEVE
13	ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

- GENERAL NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 UNLESS NOTED OTHERWISE.
 - ALL WELDING SHALL CONFORM TO AWS D1.1.
 - ALL GALVANIZED SURFACES DAMAGED DURING CONSTRUCTION SHALL BE COATED WITH AN APPROVED COLD ZINC COMPOUND, REMOVE ALL SCALE & FOREIGN MATTER FROM THE SURFACE BEFORE APPLYING THE ZINC COMPOUND.
 - GATE POST FOOTING SIZES ARE THE RECOMMENDED MINIMUM AND SHOULD BE REDESIGNED FOR POOR SOIL CONDITIONS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS UNLESS NOTED OTHERWISE.



REV	BY	DATE	DESCRIPTION

SEAL AND SIGNATURE	PRJ MANAGER: MARK D. WOOD	CLIENT INFORMATION	 Granite State Gas Transmission
	PRJ ENGINEER: MATT PELLETIER		
	PRJ NAME: BALL FIELD L&R		
	PRJ NUMBER: 5603		
	PRJ MILESTONE: PERMITTING		
	PRJ PHASE: PERMITTING		
DESIGNED BY: MPP	06/26/23	DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:
DRAFTED BY: RPC	06/26/23	DESIGN ENGINEER: BOB SCHUMMRICK	CHECKED BY:
DCM:	SMR	06/26/23	APPROVED BY:
APPROVED BY: MDW	06/26/23	ACTIVATION ORDER:	APPROVED BY:

P E R M I T T I N G

SHEET TITLE	STANDARD DETAILS 2 OF 2
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com

FILE NAME: 5603_P300.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	C302	P
SCALE: AS SHOWN	SHEET 10 OF 10		

12. Standard Permit Conditions

Standard Permit Conditions – Minor Impact

Env-Wt 307.03 Protection of Water Quality Required. (Applicable codes & measures)

(a) No activity shall be conducted in such a way as to cause or contribute to any violation of:

- (1) The surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700;
- (2) The ambient groundwater quality standards established under RSA 485-C;
- (3) The limitations on activities in a sanitary protective area established under Env-Dw 302.10 or Env-Dw 305.10; or
- (4) Any provision of RSA 485-A, Env-Wq 1000, RSA 483-B, or Env-Wq 1400 that protects water quality.

No local water sources will be impacted upon completion of this project.

(b) All work, including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands using the techniques described in:

- (1) Env-Wq 1505.02, Env-Wq 1505.04, Env-Wq 1506, and Env-Wq 1508;

All soil excavated for below grade piping will be returned in-kind and will follow all state/local construction guidelines for soil management practices.

(g) The person in charge of construction equipment shall:

- (1) Inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands;
- (2) Repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands;
- (3) Maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and
- (4) Train each equipment operator in the use of the spill kits.

The construction supervisor shall take all appropriate leak/spill detection & prevention measures.

483-B and Env-Wq 1400 during and after construction.

Env-Wt 307.08 Protection of Designated Prime Wetlands and Duly-Established 100-Foot Buffers.

(a) Water quality and environmental minimization measures shall be in place to ensure that functions and values of prime wetlands and duly-established 100-foot buffers are protected.

The work does not take place within any prime wetlands or 100-foot buffers..

Env-Wt 307.14 Rock Removal. In addition to all other applicable conditions in this part or in Env-Wt 500, the following conditions shall apply to removal of rocks from surface waters:

- (a) No rocks shall be blasted or otherwise removed unless doing so is necessary to provide public access or to abate an immediate navigable hazard;
- (e) Rocks that are necessary to protect fish spawning areas or critical wildlife habitat in shallow streams or lakes shall not be relocated.

No rock removal or blasting is proposed as part of this project.

Env-Wt 521 Utility Projects – in Public ROW

We are working within a private easement from the Pease Development Authority and not the public ROW.

Env-Wt 524 Residential, Commercial, and Industrial Development

(a) An off-site alternatives analysis is conducted for any project that will result in more than one acre of permanent wetland impacts;

The project impacts less than 1 acre of wetlands.

(b) The project avoids and minimizes impacts to wetlands, watercourses, and sensitive and valuable wetlands in accordance with Env-Wt 311.07 and Env-Wt 313.03;

All proposed project activities occur away from sensitive and valuable wetlands. The work being done occurs completely within manmade wetlands and directly adjacent to the existing natural gas facility.

(c) The project complies with the design criteria specified in Env-Wt 524.04 and the construction criteria specified in Env-Wt 524.05; and (d) Compensatory mitigation is provided for any new residential, commercial, or industrial development in a PRA.

Per the attached wetland study, the work does not occur within a PRA.

Chapter Env-Wt 600 – Tidal Wetlands

The project does not occur near any tidal wetlands.

Chapter Env-Wt 900 – Stream Crossings

No stream crossing or culvert maintenance is planned for this project.

13. PDA License Agreement

LICENSE AGREEMENT

This LICENSE is made by and between the PEASE DEVELOPMENT AUTHORITY established under New Hampshire law having a mailing address of 55 International Drive, Pease International Tradeport, Portsmouth, NH 03801 ("PDA" or "Licensor") and GRANITE STATE GAS TRANSMISSION, INC., a New Hampshire corporation with its principal offices at 6 Liberty Lane West, Hampton, NH 03842 ("GSGT" or "Licensee"). PDA and Licensee may be referred to jointly as the "Parties".

RECITALS

PDA is an agency of the State of New Hampshire established pursuant to RSA ch. 12-G, "Pease Development Authority," and is authorized to enter into this License pursuant to the provisions contained therein.

PDA acquired fee simple title to the portion of Pease International Tradeport (Pease) on which the Pipeline is proposed to be located by Deed from the United States Air Force (the "USAF" or "Government") dated as of October 15, 2003, and recorded on January 28, 2004, in the Rockingham County Registry of Deeds at Book 4227, Page 0001 (together with all exhibits and attachments thereto, the "Vesting Deed").

The Parties acknowledge that a Federal Facilities Agreement ("FFA") required under Section 120 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq. has been entered into by the Air Force, the New Hampshire Department of Environmental Services ("NHDES") and the United States Environmental Protection Agency ("EPA") regarding certain contamination at Pease and that this FFA also imposes certain requirements upon PDA which are addressed in the terms and conditions of this License. A copy of the current FFA, as amended by Modification I thereto, is available for viewing at the PDA. Unless the context refers specifically to the document referred to in the preceding sentence, the term FFA shall include any amendments to said document, all of which have been provided to Licensee by Licensor.

NOW, THEREFORE, in consideration of the covenants herein contained and other valuable consideration, the receipt of which is hereby acknowledged, PDA and Licensee hereby agree as follows:

A. Licensed Premises. PDA grants to Licensee, for a period of thirty (30) years, beginning on December 1, 2022 (the "Commencement Date"), and terminating on the thirtieth (30th) anniversary of the Commencement Date (the "Term"), a license to approximately 2,200 square feet of land owned by the PDA located in Portsmouth, on the "Ball Field" off Corporate Drive adjacent to the Spaulding Turnpike, as shown on a Plan Set titled "Unitil Granite State Gas Transmission Ball Field Launcher and Receiver Corporate Drive Portsmouth, NH" dated 9/30/2022, prepared by Processed Pipeline Services for Unitil, attached as **Exhibit A** (the "Licensed Premises" and the "Development Plans"). Licensee may use the Licensed Premises during the Term, as extended by any Renewal Terms (see below), only for the purpose of installing, maintaining and operating a pipe that will be used to convey natural gas, as set forth below, and for no other use without the prior express written consent of the PDA. Licensee recognizes that the uses authorized in this License are not granted on an exclusive basis and that PDA may enter into leases, licenses or other agreements with other tenants or users at areas of the Pease other than the Licensed Premises for similar, identical, or competing uses. No provision of this License shall be construed as granting or authorizing the granting of an exclusive right, which is forbidden by

49 USC § 40103(e), as the same may be amended from time to time.

PDA reserves the right to require Licensee to relocate its facilities to another location on Pease property provided that (i) such right not be exercised more than once in any 5 year term unless required by law; (ii) Licensee be given at least ninety (90) days prior notice; (iii) the alternate location be of comparable size and utility to Licensee, in Licensee's sole discretion; and (iv) unless the relocation is mandated by law, all reasonable costs of the relocation shall be borne by Licensor. Licensee shall complete the relocation of its facilities within ninety (90) days after written notice from PDA. In the event that the proposed alternative location is unacceptable to Licensee, in its sole discretion, Licensee shall have the right to terminate this License.

B. Term. Licensee shall have the right to extend the Term for four (4) successive five (5) year periods (the "Renewal Terms") on the same terms and conditions as set forth herein. This License shall automatically be extended for each successive Renewal Term unless Licensee notifies PDA of its intention not to renew at least six (6) months prior to commencement of the succeeding Renewal Term.

This License is granted subject to the following conditions:

1. Use of Licensed Premises. Licensee has the right to construct, maintain, operate, repair and/or alter a pipeline (the "Pipeline") that will be used to convey natural gas and to construct build maintain and operate Ball Field Launcher and Receiver as shown on the Development Plans. This License includes the right to dig trenches, store materials and equipment, and do all other things on and under the Licensed Premises in order to construct, maintain, operate, repair and/or alter the Pipeline along with rights of ingress and egress along common roadways on foot and by vehicle, to and along the Licensed Premises subject to compliance with PDA operational rules and regulations or other PDA directives issued for the purpose of ensuring orderly operations at Pease, including the right to cut and keep clear all trees, brush, structures, or other obstructions that interfere with the exercise of their rights and license granted herein. Nothing in this paragraph shall be construed to limit Licensee's rights of access or ability to respond without interference as may be required in an emergency to protect the interests of public health and/or safety, provided, however, the Licensee shall coordinate with PDA with respect to its operations and if applicable, shall restore the Licensed Premises and any other property adversely affected by such emergency response to preexisting conditions or such other conditions as PDA agrees to in writing.

Licensee's use, occupation and maintenance of the Licensed Premises shall be: (a) without cost or expense to the PDA; (b) all installations shall be subject to the terms hereof and subject to the general supervision and approval of the PDA, any approvals referenced herein not to be unreasonably withheld, conditioned or delayed, unless stated otherwise in this License; and (c) subject to such reasonable rules and regulations as the PDA may prescribe from time to time, provided such rules and regulations (i) have been noticed in advance to Licensee in writing, (ii) do not materially adversely affect Licensee's rights or obligations under this License, and (iii) are applied in a nondiscriminatory and uniform manner. The current rules and regulations in effect for Pease, as may be applicable to the terms of this License, are attached hereto as in Exhibit B (PDA's Land Use Controls).

2. Condition of Licensed Premises. Licensee acknowledges that it has inspected the condition of the Licensed Premises and that said Licensed Premises are in good and tenable condition for the use contemplated in this License. Subject to the terms of this License, Licensee accepts the Licensed Premises in an "as is", "where is" condition.

3. Taxes. During the term of this License, Licensee shall pay when due, all taxes, charges, excises, license and permit fees, assessments, and other governmental charges, general and special, ordinary and extraordinary, unforeseen, as well as foreseen, of any kind and nature whatsoever, which during the term of this License are assessed or imposed upon or become due and payable or a lien upon; (i) the Licensed Premises or any part thereof or any personal property, equipment or other facility used in the operation thereof; or (ii) any use or occupancy of the Licensed Premises; or (iii) this transaction or any document to which Licensee is a party creating or transferring an estate or interest in the Licensed Premises. Licensee agrees to hold PDA harmless with respect to taxes levied against the Licensed Premises.

4. Construction Standards. All construction, operation, maintenance, repair and alteration of the Pipeline shall be performed by the Licensee in a manner that is consistent with industry standards, including, but not limited to, applicable requirements of the United States Department of Transportation ("USDOT"), and shall exercise due diligence in protecting the Pipeline against damage or destruction by fire and other causes. All construction, operation, maintenance, repair and alteration of the Pipeline shall be coordinated with the PDA and conducted in such a way to avoid or mitigate the impacts on PDA operations.

5. Maintenance.

a. Licensee shall, at its own expense, maintain the Pipeline in a safe condition, in good repair and in a manner suitable to PDA so as not to conflict with the use of the land by PDA, provided that such use does not interfere with the operation and maintenance of the Pipeline.

b. Licensee shall have sole responsibility for the maintenance, repair, and security of its equipment, personal property and improvements and shall keep the same in good repair and condition during the License term.

c. Licensee shall keep the Licensed Premises free of debris and anything of a dangerous, noxious or offensive nature or which would create a hazard or undue vibration, heat, noise or interference.

6. Reservations by PDA.

The parties further acknowledge and agree that PDA has reserved to itself, and its successors and assigns, the following additional rights: (a) the right to cross and recross over, and otherwise use, the surface area over the Licensed Premises by the lanes and roads and drainage ways in use as of the date of this Agreement; (b) the right to develop, construct, maintain, alter and/or operate new roadways, vehicular parking areas, or fuel lines, over the Licensed Premises; provided, however, that the exercise of any such reserved rights described in (b) above does not: (i) impair the rights of the Licensee, (ii) impair the structural integrity of the Pipeline or (iii) create a condition of non-compliance with or applicable Federal or other governing requirements. PDA agrees that no excavation, change of grade, or water impoundments will be made on or under, and no trees, brush, improvements, vehicular parking areas or other obstructions, will be placed or erected over, under or across, the Licensed Premises without written consent of Licensee, which consent shall not be unreasonably withheld or delayed.

7. Compliance with Laws.

Licensee will at all times during the existence of this License, promptly observe and comply, at its sole cost and expense, with the provisions of all applicable federal, state and local

laws, rules, and regulations and in particular those provisions concerning the protection and enhancement of environmental quality, pollution control and abatement, safe drinking water, and solid and hazardous waste.

a. Responsibility for Licensee's compliance with such laws, rules, regulations and standards relating to Licensee's operations rests exclusively with Licensee. PDA assumes no enforcement or supervisory responsibility except for matters committed to its jurisdiction. Except as otherwise specified herein, Licensee shall assume responsibility for and pay all costs relating to Licensee's compliance, defense or enforcement of actions or suits, payment of fines, penalties, or other sanctions and remedial costs.

b. This condition does not constitute a waiver of Federal Supremacy or State or federal sovereign immunity. Only laws and regulations applicable to the Licensed Premises under the Constitution and statutes of the United States and State of New Hampshire are covered by this condition.

8. Premises Access: Environmental.

a. Licensee shall have access to the Licensed Premises by means of existing roadways, or woods roads. Licensee shall not create additional access ways without PDA's express written consent. A request to create an additional access way shall be done so in accordance with the PDA Land Use Controls (Exhibit B) with an emphasis on Storm Water Treatment / Management.

b. Licensee acknowledges that Pease has been identified as a National Priority List (NPL) Site under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, as amended. Licensee acknowledges that PDA has provided it with a copy of the FFA entered into by the EPA, NHDES, and the Air Force on April 24, 1991 and Modification No. 1 thereto, effective March 18, 1993, and agrees that it will comply with the terms of the FFA to the extent the same may be applicable to the Licensed Premises and the terms of this License and that should any conflict arise between the terms of the FFA or the provisions of this License, the terms of the FFA will take precedence. Notwithstanding any other portion of this License, the FF A, and the Vesting Deed, Licensee does not assume any liability or responsibility for environmental impacts and damage caused by the Government's or PDA's or any other third party's use of toxic or hazardous wastes, substances or materials on any portion of the Pease, including the Licensed Premises or any hazardous wastes, substances or materials existing at the site prior to Licensee's occupancy. Licensee has no obligation to undertake the defense of any claim or action, whether in existence now or brought in the future, arising out of the use of or release of any toxic or hazardous wastes, substances or materials on or from any part of the Pease, including the Licensed Premises, prior to the earlier of the first day of Licensee's occupation or use of the Licensed Premises. Further, Licensee has no obligation under this License to undertake environmental response, remediation or cleanup relating to any such prior uses or releases. This Paragraph shall survive the expiration or termination of this License.

c. The Air Force, the EPA, and NHDES and their officers, agents, employees, contractors, and subcontractors have the right, upon reasonable notice to Licensee, to enter upon the Licensed Premises to conduct any response or remedial action related to the Pease Air Force Base Installation Restoration Program (IRP) or FFA. These inspections, surveys or other response or remedial actions will, to the extent practicable, be coordinated with a representative designated by Licensee. Licensee agrees to cooperate with Licensor in its compliance with the provisions any applicable health or safety plan implemented by Licensor during the course of any such response or remedial action. Licensee shall have no claim on account of such entries against the United States

or the State of New Hampshire or any officer, agent, employee, or contractor thereof except for any intentional or negligent act or omission by PDA or any of PDA's officers, agents, employees, contractors and subcontractors.

9. Indemnification and Insurance.

PDA shall not be responsible for damage to property or injuries to persons caused by Licensee incident to the exercise of the privileges granted under this License (including the condition or state of repair of the Licensed Premises and its use and occupation by Licensee), or for damage to the property of Licensee, or for damage to the property or injuries to the person of Licensee's officers, employees, servants, agents, contractors, or others who may be on the Licensed Premises at their invitation or the invitation of any one of them, arising from governmental activities on the Licensed Premises, if any, except for any intentional or negligent act or omission by PDA or any of PDA's officers, agents, employees, contractors and subcontractors.

a. Licensee agrees to assume all risks of loss or damage to the Licensed Premises including any building(s), improvements, fixtures or other property and bodily injury or death to persons by reason of Licensee's exercise of the privileges granted herein, and will settle and pay any claims arising out of the use and occupancy of the Licensed Premises, except for any intentional or negligent act or omission by PDA or any of PDA's officers, agents, employees, contractors and subcontractors. Licensee expressly waives all claims against PDA and the State of New Hampshire for any such loss, damage, personal injury or death caused by or occurring by reason of or incident to Licensee's possession and/or use of the Licensed Premises or as a consequence of Licensee's conduct of activities or the performance of responsibilities under this License, except for any intentional or negligent act or omission by PDA or any of PDA's officers, agents, employees, contractors and subcontractors.

b. Licensee agrees to indemnify, save, hold harmless, and defend PDA and the State of New Hampshire and their officers, employees, and agents from and against all suits, claims, or actions of any sort resulting from, related to or arising out of any activities conducted by Licensee under this License and any costs, expenses, liabilities, fines, or penalties resulting from discharges, emissions, spills, releases, storage, disposal of any substance or matter, or any other action by Licensee giving rise to PDA and the State of New Hampshire including their officers, employees and agents from liability, civil or criminal, or responsibility under federal, state or local environmental laws, except for any intentional or negligent act or omission by PDA, and the State or any of such parties' officers, agents, employees, contractors and subcontractors. This provision shall survive the expiration or termination of this License and Licensee's obligations hereunder shall apply whenever PDA or the State incur costs or liabilities for Licensee's actions of the types described herein.

c. (1) During the term of this Agreement, Licensee shall maintain, or cause to be maintained, in full force and effect and at its sole cost and expense the following types and limits of insurance.

(a) Workers' Compensation and Employer's Liability Insurance meeting applicable State of New Hampshire statutory requirements and limits for each accident and which specifically covers the persons and risks involved in this License.

(b) Automobile Liability Insurance for owned, hired and non-owned automobiles, for any loss, damage, personal injury or death caused by or occurring by reason of or incident to the possession and/or use of the Licensed

Premises or as a consequence of the conduct of activities or the performance of responsibilities under this License. Limits of liability shall not be less than One Million Dollars (\$1,000,000) per incident.

- (c) Commercial General Liability Insurance with minimum limits of Four Million Dollars (\$4,000,000) as the single limit for each occurrence of bodily injury, personal injury and property damage, with four Million Dollars (\$4,000,000) aggregate. The policy shall provide blanket contractual liability insurance for all written contracts, and shall include coverage for products and completed operations liability, independent contractors liability, coverage for property damage from perils of explosion, collapse or damage to underground utilities, commonly known as XCU coverage.
- (d) At the start of and during any period of construction, Builders All Risk Insurance, together with an installation floater or equivalent property coverage covering cables, materials, machinery and supplies of any nature whatsoever which are to be used in or incidental to the installation of the Licensed Facilities. Upon completion of construction, Licensee shall substitute for the foregoing insurance policies of fire extended coverage and vandalism and mischief insurance of the Licensed Premises. The amount of insurance at all times shall be representative of the insurable valuables installed or constructed.
- (e) All policies shall be written on an occurrence and not on a claims-made basis. Licensee's insurance policies shall be primary insurance as respects the negligence of Licensee.
- (f) Coverage amounts may be met by a combination of limits underlying an umbrella policy, so long as the combination of the limits equals or exceeds those stated.
- (g) Over the term of this License and any extensions thereof, PDA reserves the right to request increases in mandatory insurance coverage limits for each respective coverage area required under this License as the same may be appropriate, commercially reasonable and prudent in view of then existing conditions and circumstances. PDA agrees to provide Licensee with a thirty (30) day written notice when making any request for an increase in required insurance coverage limits.

(2.) Other Coverage Requirements. All policies, except workers' compensation, shall name the PDA and the State of New Hampshire as additional insureds and provide that the insurer shall have no right of subrogation against PDA and the State of New Hampshire, be primary and **non-contributing** with respect to coverages carried by PDA, and be reasonably satisfactory to the PDA in all other respects. In no circumstances will the Licensee be entitled to assign to any third party rights of action which Licensee may have against the PDA. Furthermore, all coverages of Licensee's insurance shall be primary and non-contributing with respect to any coverages maintained by PDA.

(3.) Evidence of Insurance. Certificates of insurance for each insurance policy required to be obtained by Licensee shall be filed and maintained with the PDA annually during the term of this Agreement. Licensee shall immediately advise the PDA of any claim or litigation

that may result in liability to the PDA.

(4.) Cancellation or Modification of Policy. All insurance certificates provided to the Pease Development Authority shall provide a 30 day notice of cancellation with the exception of a 10 day notice for non-payment of premium. Such notice to be given by mail to PDA's address contained in this License Agreement.

(5.) Contractors. Licensee shall require that each and every one of its contractors and their subcontractors who perform work on the Licensed Premises carry, in full force and effect, workers' compensation and employer's liability insurance, comprehensive public liability insurance, and automobile liability insurance coverages of the types which Licensee is required to obtain under this Agreement, with appropriate limits.

10. Removal.

Upon termination of this Agreement for any reason, Licensee shall remove its equipment, personal property, and Licensee improvements from the Licensed Premises within ninety (90) days of the date of termination, and shall repair any damage to the Licensed Premises caused by such equipment, normal wear and tear excepted, at Licensee's sole cost and expense. Any such property or facilities which are not removed by the end of the above ninety (90) day period, at the sole discretion of the PDA and upon prior notice to Licensee, either become the property of the PDA or be removed at the cost of Licensee and no claim for damage against PDA or its officers, employees or agents shall be created by or made on account of such removal and restoration work.

11. Subordination to Vesting Deed and FFA.

This Agreement and all rights of the Licensee hereunder, are hereby made expressly subject to all of the terms and conditions of the Vesting Deed and FFA as the same may apply, and such terms, and conditions are hereby incorporated herein by reference. In the event of any conflict between this Agreement and the Vesting Deed and the FFA, the provisions of the Vesting Deed and FFA shall control.

12. Termination.

This Agreement may be terminated without further liability on thirty (30) days prior written notice as follows: (i) by Licensee upon a default of any material covenant or term hereof by PDA, which default is not cured within thirty (30) days of receipt of written notice of default; or (ii) by Licensee for any reason or for no reason, provided Licensee delivers written notice of early termination to PDA no later than thirty (30) days prior to the Commencement Date; or (iii) by Licensee if it does not obtain or maintain any license, permit or other approval necessary for the construction and operation of the Pipeline; or (iv) by Licensee if Licensee is unable to occupy and utilize the Licensed Premises for any reason. The provisions of paragraphs 9 a. and b. and 10 shall survive termination.

13. Assignment.

Licensee may not assign or otherwise transfer all or any part of its interest in this Agreement or in the Licensed Premises without the prior written consent of PDA; provided, however, that Licensee may assign its interest to its parent company, any subsidiary or affiliate of it or its parent company or to any successor-in-interest or entity acquiring all or substantially all of Licensee's assets in which the property is located whether by reason of

merger, acquisition or other business reorganization, subject to any financing entity's interest, if any, in this License. PDA may assign this License upon written notice to Licensee, subject to the assignee assuming all of PDA's obligations herein. Licensee may assign, mortgage, pledge, hypothecate or otherwise transfer its interest in this License to any financing entity, or agent on behalf of any financing entity, to whom Licensee (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof, provided Licensee has sought the approval of PDA, which approval shall not be unreasonably withheld.

14. Notices.

No notice, order, direction, determination, requirement, consent and/or approval under this License shall be of any effect unless it is in writing. All notices to be given pursuant to this License shall be sent by certified mail, postage prepaid, return receipt requested or reliable overnight courier; addressed, if to PDA:

Pease Development Authority
55 International Drive
Portsmouth, NH 03801
Attn: Executive Director

and if to Licensee to:

Granite State Gas Transmission
6 Liberty Lane West
Hampton, NH 03842
Attn: Treasurer

or at such other address or addresses as PDA or Licensee may from time to time designate by notice given.

Every notice, demand, request or communication hereunder sent by mail shall be deemed to have been given or served as of the third (3rd) business day following the date of such mailing, or in the case of overnight courier, the next business day.

15. Non-Discrimination.

Licensee shall not discriminate against any person or persons or exclude any persons from participation in Licensee's operations, program, or activities conducted on the Licensed Premises because of race, color, age, sex, handicap, national origin or religion. Licensee, by acceptance of this License, hereby gives assurance that the provisions of Title VI of the Civil Rights Act, as amended (42 U.S.C. 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and the Department of Defense Directive 5500.11, May 27, 1971, as amended (32 CFR pt 300) will be complied with.

16. Applicable Law.

This License shall be construed and enforced in accordance with the laws of the State of New Hampshire.

17. Counterparts.

This License may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

18. Subordination.

a. This License is subject and subordinate to any agreements heretofore or hereafter made between PDA and the United States, the Federal Aviation Administration (the "FAA") or the Air Force for federal grant funds for airport improvement, maintenance or development. Licensee shall abide by requirements of any agreement between PDA and the United States, the FAA or the Air Force applicable to the Licensed Premises or Licensee's activities at Pease and shall consent to amendments and modifications of this License if required by such agreements or as a condition of PDA's entry into such agreements. Should such amendments or modifications materially affect Licensee's rights or obligations under the Agreement, in Licensee's reasonable discretion, then Licensee shall have the right to terminate the Agreement without any further obligation, financial or otherwise, on PDA's part to Licensee.

b. The rights of Licensee under this License shall be subordinate to PDA's rights to manage the Airport and other common areas and roadways, which rights shall include, without limitation, the right to impose reasonable rules and regulations relating to use of the airfield common areas and roadways, subject to the conditions stated in the terms of Paragraph 1 above, and the right to add, delete, alter or otherwise modify the designation and use of all airfield facilities and parking areas, entrances, exits, roadways and other areas of Pease, to the extent all of the foregoing are not part of the Licensed Premises.

c. Licensee shall comply with all federal, state and local laws, rules and regulations which apply to the use contemplated, including rules and regulations promulgated by PDA in accordance with the terms of Paragraph 1 above. Licensee shall pay to PDA an amount equal to all fines levied by the FAA against PDA for any breach of FAA requirements by Licensee or any of its contractors, agents, servants or invitees. Licensee shall indemnify and hold the PDA harmless from any fines or other liabilities caused by the Licensee's failure to comply with its respective requirements. Licensee acknowledges and agrees that the uses authorized herein are not granted on an exclusive basis and that, subject to the terms of this License, PDA may enter into licenses, leases or other agreements with tenants and/or other users of the Pease for similar, identical or competing uses.

19. Waiver of Liens.

PDA waives any lien rights it may have concerning the Pipeline which are deemed Licensee's personal property and not fixtures, and Licensee has the right to remove the same at any time without PDA's consent. PDA acknowledges that Licensee may enter into a financing arrangement including promissory notes and financial and security agreements for the financing of the Licensee Facilities (the "Collateral") with a third party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, PDA (i) consents to the installation of the Collateral; (ii) disclaims any interest in the Collateral, as fixtures or otherwise; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

20. Condemnation. Etc.

If the Licensed Premises or Licensee Facilities are damaged, destroyed, condemned or transferred in lieu of condemnation, Licensee may elect to terminate this License as of the date of the damage, destruction, condemnation or transfer in lieu of condemnation by giving notice to PDA no more than ninety (90) days following the date of such damage, destruction, condemnation or transfer in lieu of condemnation.

21. Additional Covenants and Conditions.

PDA warrants and covenants that: (i) PDA has full right to make and perform this License; (ii) PDA will comply with all terms of the FFA, the Vesting Deed and terms of any environmental remediation, including providing any required notices to the Government, Air Force, EPA, NHDES or other government entities of the existence and terms of this License and obtaining any required consents of such entities to this License; and (iii) upon Licensee observing and performing all the terms, covenants and conditions on Licensee's part to be observed and performed under this License, Licensee may peacefully and quietly enjoy the Licensed Premises.

22. Miscellaneous.

a. This License constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. This License may only be modified or amended by mutual agreement of the parties in writing signed by a duly authorized representative of each of the respective parties hereto.

b. If any provision of this License is invalid or unenforceable with respect to any party, the remainder of this License or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this License shall be valid and enforceable to the fullest extent permitted by law. Any questions of particular interpretation shall not be interpreted against the draftsmen, but rather in accordance with the fair meaning thereof.

c. No provision of this License will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this License shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision.

d. Headings are included for reference purposes only and are not to be given any substantive effect. This License shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

e. Any actions or proceedings with respect to any matters arising under or growing out of this License shall be instituted and prosecuted only in courts located in the State of New Hampshire. Notwithstanding any other provision of this License, no provision of this License shall be deemed to constitute or effect a waiver of the sovereign immunity of PDA or the State of New Hampshire and no provision of this License shall be deemed to constitute or effect a waiver of the sovereign immunity of the State of New Hampshire and PDA as a body politic and corporate of the State of New Hampshire. The sovereign immunity of PDA and the State of New Hampshire is reserved to PDA and the State of New Hampshire to the fullest extent allowed under law provided, however, that PDA agrees to waive immunity for contractual claims under this License to the extent permitted by New Hampshire RSA Ch. 491:8, as the same may be amended.

f. Licensee's emergency phone numbers of representatives of Licensee who will be available 24 hours per day are set forth in Exhibit C attached hereto.

23. Oil, Gas, Water and Mineral Rights.

The PDA does not grant, license, lease, let or demise hereby, but expressly excepts and reserves here from, all rights to oil, gas, water and minerals in, on or under and that might be produced or mined from the Licensed Premises; provided, however, that no drilling or other activity will be undertaken on or beneath the surface of the Licensed Premises or right-of-way to recover any oil, gas, water or minerals during the term of this Agreement.

24. Federal Grant Assurances.


This agreement is subject to various federal grant assurances which are applicable to PDA in connection with funding provided by the federal government. To the extent that any provision herein is deemed to be a violation of said grant assurances, then such provision(s) shall be modified or stricken to bring the terms of the agreement into compliance with the grant assurances, without, where possible, adversely affecting Lessee's financial obligations in connection with its operations at Pease.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

OPERATIVE PROVISIONS

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of November, 2022 by authority of the Pease Development Authority.

PEASE DEVELOPMENT AUTHORITY


By: 

Duly Authorized

Title: Executive Director

This License, together with all terms and conditions thereof, is hereby accepted and executed by Licensee,

GRANITE STATE GAS TRANSMISSION

By: 

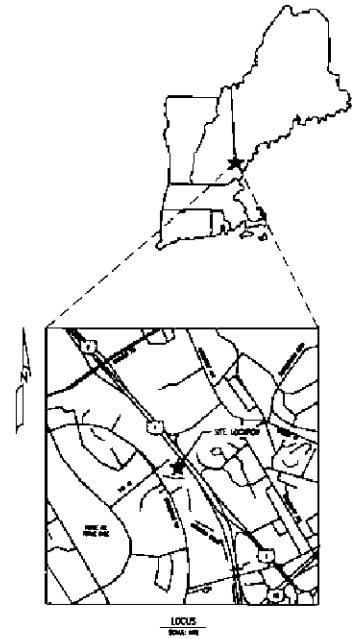
Duly Authorized

Title: Vice President, Gas Operations

EXHIBIT A



BALL FIELD LAUNCHER & RECEIVER
CORPORATE DRIVE
PORTSMOUTH, NH



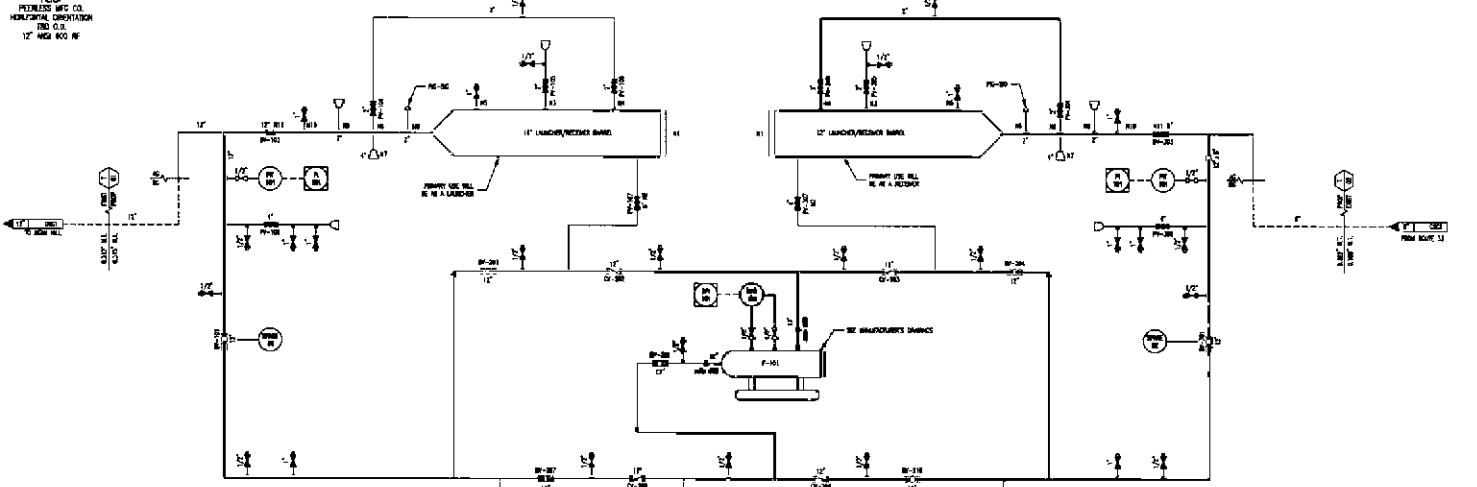
SHEET	NAME	TITLE
1	1001	COVER SHEET
2	0001	PILING AND INSTRUMENTATION LEGEND
3	0002	PILING AND INSTRUMENTATION DRAWING
4	0001	EXISTING CONDITIONS
5	0001	EXHAUSTION PLAN
6	0002	SITE PLAN
7	0003	SITE PLAN (ENLARGED)
8	0004	FOUNDING AND FOUNDATION PLAN
9	0005	SITE ACCESS
10	0001	PILING PLAN
11	0002	PILING PLAN - 12"x18" BARRI
12	0003	PILING SECTIONS - 12"x18" BARRI
13	0004	PILING PLAN - 8"x12" BARRI
14	0005	PILING SECTIONS - 8"x12" BARRI
15	0006	PILING PLAN - FILTER
16	0007	PILING SECTIONS - FILTER
17	P101	12"x18" LAUNCHER/RECEIVER BARRI FABRICATION
18	P001	8"x12" LAUNCHER/RECEIVER BARRI FABRICATION
19	0001	PRELIMINARY TEST PLAN
20	0001	ELECTRICAL AND TELECOMMUNICATIONS
21	0001	PLACING PLAN
22	0001	SCHEMATIC AND CONTROLS PLAN
23	1004	LOOP SHEET
24	0001	STANDARD DETAILS - 1 OF 4
25	0002	STANDARD DETAILS - 2 OF 4
26	0003	STANDARD DETAILS - 3 OF 4
27	0004	STANDARD DETAILS - 4 OF 4
1 OF 1	2239A	EXHAUSTION PLAN

AUTHORIZATION No: TBD
C.W.O. No: TBD

ISSUED FOR REVIEW			
NO.	NAME	DATE	REVISION / COMMENTS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



F-101
 FLUID
 REFRIGERANT
 HORIZONTAL ORIENTATION
 12" O.D.
 12" I.D.



ID	SIZE	CLASS	WALL THICKNESS	WGT	WGT
12-101	12"	ANSI B31.1	0.375"	11.2	11.2
12-102	12"	ANSI B31.1	0.375"	11.2	11.2
12-103	12"	ANSI B31.1	0.375"	11.2	11.2
12-104	12"	ANSI B31.1	0.375"	11.2	11.2
12-105	12"	ANSI B31.1	0.375"	11.2	11.2
12-106	12"	ANSI B31.1	0.375"	11.2	11.2
12-107	12"	ANSI B31.1	0.375"	11.2	11.2
12-108	12"	ANSI B31.1	0.375"	11.2	11.2
12-109	12"	ANSI B31.1	0.375"	11.2	11.2
12-110	12"	ANSI B31.1	0.375"	11.2	11.2
12-111	12"	ANSI B31.1	0.375"	11.2	11.2
12-112	12"	ANSI B31.1	0.375"	11.2	11.2
12-113	12"	ANSI B31.1	0.375"	11.2	11.2
12-114	12"	ANSI B31.1	0.375"	11.2	11.2
12-115	12"	ANSI B31.1	0.375"	11.2	11.2
12-116	12"	ANSI B31.1	0.375"	11.2	11.2
12-117	12"	ANSI B31.1	0.375"	11.2	11.2
12-118	12"	ANSI B31.1	0.375"	11.2	11.2
12-119	12"	ANSI B31.1	0.375"	11.2	11.2
12-120	12"	ANSI B31.1	0.375"	11.2	11.2

NAME	SIZE	DESCRIPTION	CONNECTION
12-101	12"	BACK OPENING	FLANGED
12-102	12"	BACK OPENING	FLANGED
12-103	12"	BACK OPENING	FLANGED
12-104	12"	BACK OPENING	FLANGED
12-105	12"	BACK OPENING	FLANGED
12-106	12"	BACK OPENING	FLANGED
12-107	12"	BACK OPENING	FLANGED
12-108	12"	BACK OPENING	FLANGED
12-109	12"	BACK OPENING	FLANGED
12-110	12"	BACK OPENING	FLANGED
12-111	12"	BACK OPENING	FLANGED
12-112	12"	BACK OPENING	FLANGED
12-113	12"	BACK OPENING	FLANGED
12-114	12"	BACK OPENING	FLANGED
12-115	12"	BACK OPENING	FLANGED
12-116	12"	BACK OPENING	FLANGED
12-117	12"	BACK OPENING	FLANGED
12-118	12"	BACK OPENING	FLANGED
12-119	12"	BACK OPENING	FLANGED
12-120	12"	BACK OPENING	FLANGED

NAME	SIZE	DESCRIPTION	CONNECTION
12-101	12"	BACK OPENING	FLANGED
12-102	12"	BACK OPENING	FLANGED
12-103	12"	BACK OPENING	FLANGED
12-104	12"	BACK OPENING	FLANGED
12-105	12"	BACK OPENING	FLANGED
12-106	12"	BACK OPENING	FLANGED
12-107	12"	BACK OPENING	FLANGED
12-108	12"	BACK OPENING	FLANGED
12-109	12"	BACK OPENING	FLANGED
12-110	12"	BACK OPENING	FLANGED
12-111	12"	BACK OPENING	FLANGED
12-112	12"	BACK OPENING	FLANGED
12-113	12"	BACK OPENING	FLANGED
12-114	12"	BACK OPENING	FLANGED
12-115	12"	BACK OPENING	FLANGED
12-116	12"	BACK OPENING	FLANGED
12-117	12"	BACK OPENING	FLANGED
12-118	12"	BACK OPENING	FLANGED
12-119	12"	BACK OPENING	FLANGED
12-120	12"	BACK OPENING	FLANGED

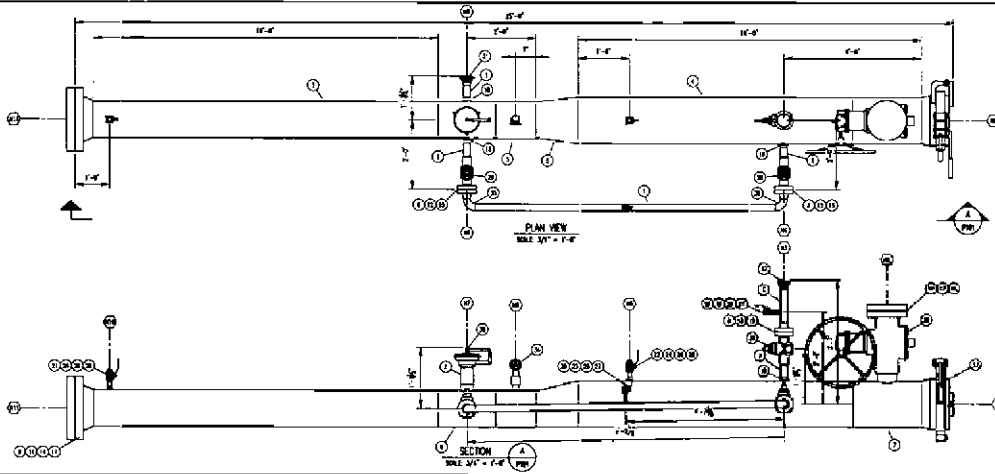
DESIGN PARAMETERS	STATION DESIGN PARAMETERS AND CALCULATIONS
PIPE SCHEDULE	10
PIPE NOMINAL SIZE	12.000
PIPE WALL THICKNESS	0.375
PIPE WEIGHT	11.2
PIPE STIFFNESS	1.0
PIPE MODULUS	29.0
PIPE EXPANSION	0.000
PIPE CONTRACTION	0.000
PIPE FACTOR	1.0
PIPE STRESS	1.0
PIPE DEFLECTION	1.0
PIPE VIBRATION	1.0
PIPE CORROSION	1.0
PIPE FATIGUE	1.0
PIPE SEISMIC	1.0
PIPE WIND	1.0
PIPE SNOW	1.0
PIPE ICE	1.0
PIPE COLLISION	1.0
PIPE BURST	1.0
PIPE LEAKAGE	1.0
PIPE EMISSION	1.0
PIPE NOISE	1.0
PIPE VIBRATION	1.0
PIPE SEISMIC	1.0
PIPE WIND	1.0
PIPE SNOW	1.0
PIPE ICE	1.0
PIPE COLLISION	1.0
PIPE BURST	1.0
PIPE LEAKAGE	1.0
PIPE EMISSION	1.0
PIPE NOISE	1.0

ISSUED FOR REVIEW

PIPING AND INSTRUMENTATION DIAGRAM

BALL FIELD LAUNCHER & RECEIVER

DATE: 11/11/11
 TIME: 10:00 AM
 BY: [Name]
 CHECKED: [Name]



LAUNCHER/RECEIVER BAZZLE LISTING			
ITEM	SIZE	DESCRIPTION	QUANTITY
1	1/2"	GRIND OFFICE W/ T	10000
2	1/2"	WELLS	10000
3	1/2"	WELLS	10000
4	1/2"	WELLS	10000
5	1/2"	WELLS	10000
6	1/2"	WELLS	10000
7	1/2"	WELLS	10000
8	1/2"	WELLS	10000
9	1/2"	WELLS	10000
10	1/2"	WELLS	10000
11	1/2"	WELLS	10000
12	1/2"	WELLS	10000
13	1/2"	WELLS	10000
14	1/2"	WELLS	10000
15	1/2"	WELLS	10000
16	1/2"	WELLS	10000
17	1/2"	WELLS	10000
18	1/2"	WELLS	10000
19	1/2"	WELLS	10000
20	1/2"	WELLS	10000
21	1/2"	WELLS	10000
22	1/2"	WELLS	10000
23	1/2"	WELLS	10000
24	1/2"	WELLS	10000
25	1/2"	WELLS	10000
26	1/2"	WELLS	10000
27	1/2"	WELLS	10000
28	1/2"	WELLS	10000
29	1/2"	WELLS	10000
30	1/2"	WELLS	10000
31	1/2"	WELLS	10000
32	1/2"	WELLS	10000
33	1/2"	WELLS	10000
34	1/2"	WELLS	10000
35	1/2"	WELLS	10000
36	1/2"	WELLS	10000
37	1/2"	WELLS	10000
38	1/2"	WELLS	10000
39	1/2"	WELLS	10000
40	1/2"	WELLS	10000
41	1/2"	WELLS	10000
42	1/2"	WELLS	10000
43	1/2"	WELLS	10000
44	1/2"	WELLS	10000
45	1/2"	WELLS	10000
46	1/2"	WELLS	10000
47	1/2"	WELLS	10000
48	1/2"	WELLS	10000
49	1/2"	WELLS	10000
50	1/2"	WELLS	10000

PRESSURE			
ITEM	SIZE	DESCRIPTION	QUANTITY
1	1/2"	GRIND OFFICE W/ T	10000
2	1/2"	WELLS	10000
3	1/2"	WELLS	10000
4	1/2"	WELLS	10000
5	1/2"	WELLS	10000
6	1/2"	WELLS	10000
7	1/2"	WELLS	10000
8	1/2"	WELLS	10000
9	1/2"	WELLS	10000
10	1/2"	WELLS	10000
11	1/2"	WELLS	10000
12	1/2"	WELLS	10000
13	1/2"	WELLS	10000
14	1/2"	WELLS	10000
15	1/2"	WELLS	10000
16	1/2"	WELLS	10000
17	1/2"	WELLS	10000
18	1/2"	WELLS	10000
19	1/2"	WELLS	10000
20	1/2"	WELLS	10000
21	1/2"	WELLS	10000
22	1/2"	WELLS	10000
23	1/2"	WELLS	10000
24	1/2"	WELLS	10000
25	1/2"	WELLS	10000
26	1/2"	WELLS	10000
27	1/2"	WELLS	10000
28	1/2"	WELLS	10000
29	1/2"	WELLS	10000
30	1/2"	WELLS	10000
31	1/2"	WELLS	10000
32	1/2"	WELLS	10000
33	1/2"	WELLS	10000
34	1/2"	WELLS	10000
35	1/2"	WELLS	10000
36	1/2"	WELLS	10000
37	1/2"	WELLS	10000
38	1/2"	WELLS	10000
39	1/2"	WELLS	10000
40	1/2"	WELLS	10000
41	1/2"	WELLS	10000
42	1/2"	WELLS	10000
43	1/2"	WELLS	10000
44	1/2"	WELLS	10000
45	1/2"	WELLS	10000
46	1/2"	WELLS	10000
47	1/2"	WELLS	10000
48	1/2"	WELLS	10000
49	1/2"	WELLS	10000
50	1/2"	WELLS	10000

ITEM	QTY	SIZE	DESCRIPTION	UNIT	PRICE	TOTAL	REMARKS
1	1	1/2"	GRIND OFFICE W/ T	10000	1.00	10000.00	
2	1	1/2"	WELLS	10000	1.00	10000.00	
3	1	1/2"	WELLS	10000	1.00	10000.00	
4	1	1/2"	WELLS	10000	1.00	10000.00	
5	1	1/2"	WELLS	10000	1.00	10000.00	
6	1	1/2"	WELLS	10000	1.00	10000.00	
7	1	1/2"	WELLS	10000	1.00	10000.00	
8	1	1/2"	WELLS	10000	1.00	10000.00	
9	1	1/2"	WELLS	10000	1.00	10000.00	
10	1	1/2"	WELLS	10000	1.00	10000.00	
11	1	1/2"	WELLS	10000	1.00	10000.00	
12	1	1/2"	WELLS	10000	1.00	10000.00	
13	1	1/2"	WELLS	10000	1.00	10000.00	
14	1	1/2"	WELLS	10000	1.00	10000.00	
15	1	1/2"	WELLS	10000	1.00	10000.00	
16	1	1/2"	WELLS	10000	1.00	10000.00	
17	1	1/2"	WELLS	10000	1.00	10000.00	
18	1	1/2"	WELLS	10000	1.00	10000.00	
19	1	1/2"	WELLS	10000	1.00	10000.00	
20	1	1/2"	WELLS	10000	1.00	10000.00	
21	1	1/2"	WELLS	10000	1.00	10000.00	
22	1	1/2"	WELLS	10000	1.00	10000.00	
23	1	1/2"	WELLS	10000	1.00	10000.00	
24	1	1/2"	WELLS	10000	1.00	10000.00	
25	1	1/2"	WELLS	10000	1.00	10000.00	
26	1	1/2"	WELLS	10000	1.00	10000.00	
27	1	1/2"	WELLS	10000	1.00	10000.00	
28	1	1/2"	WELLS	10000	1.00	10000.00	
29	1	1/2"	WELLS	10000	1.00	10000.00	
30	1	1/2"	WELLS	10000	1.00	10000.00	
31	1	1/2"	WELLS	10000	1.00	10000.00	
32	1	1/2"	WELLS	10000	1.00	10000.00	
33	1	1/2"	WELLS	10000	1.00	10000.00	
34	1	1/2"	WELLS	10000	1.00	10000.00	
35	1	1/2"	WELLS	10000	1.00	10000.00	
36	1	1/2"	WELLS	10000	1.00	10000.00	
37	1	1/2"	WELLS	10000	1.00	10000.00	
38	1	1/2"	WELLS	10000	1.00	10000.00	
39	1	1/2"	WELLS	10000	1.00	10000.00	
40	1	1/2"	WELLS	10000	1.00	10000.00	
41	1	1/2"	WELLS	10000	1.00	10000.00	
42	1	1/2"	WELLS	10000	1.00	10000.00	
43	1	1/2"	WELLS	10000	1.00	10000.00	
44	1	1/2"	WELLS	10000	1.00	10000.00	
45	1	1/2"	WELLS	10000	1.00	10000.00	
46	1	1/2"	WELLS	10000	1.00	10000.00	
47	1	1/2"	WELLS	10000	1.00	10000.00	
48	1	1/2"	WELLS	10000	1.00	10000.00	
49	1	1/2"	WELLS	10000	1.00	10000.00	
50	1	1/2"	WELLS	10000	1.00	10000.00	

- REMARKS:**
1. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.
 2. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.
 3. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.
 4. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.
 5. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.
 6. CHECKED ALL TEST RESULTS REQUIRED FOR ALL PRESSURE CONTAINERS.

Unitil
Energy Inc.

ISSUED FOR REVIEW

12"x16" LAUNCHER/REGENER
BARREL FABRICATION

BALL FIELD LAUNCHER & RECEIVER

225410101

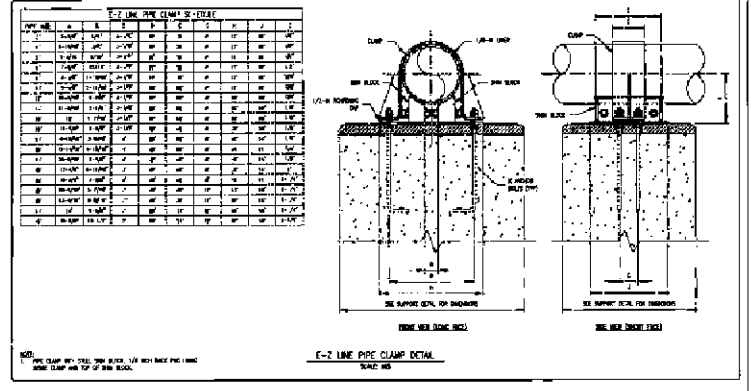
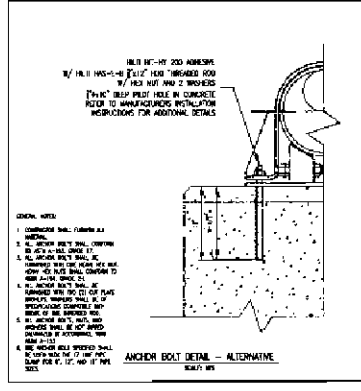
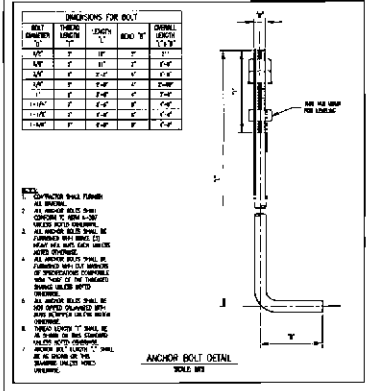
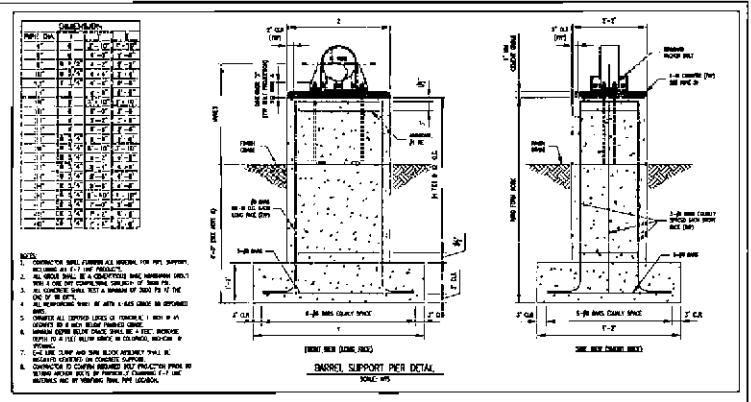
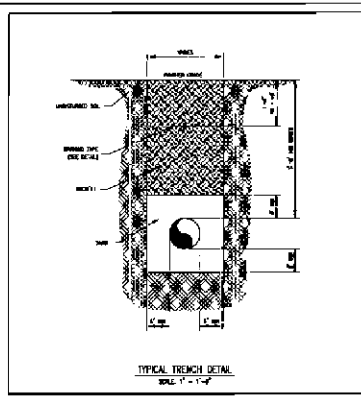
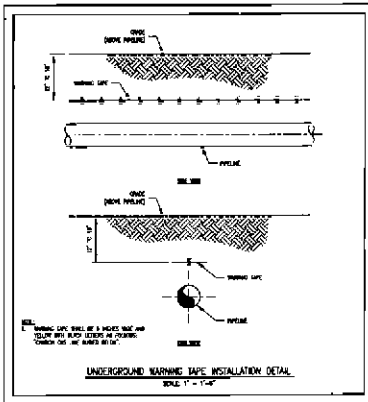


EXHIBIT B



PEASE DEVELOPMENT AUTHORITY

ZONING ORDINANCE

SITE PLAN REGULATIONS

SUBDIVISION REGULATIONS

Adopted

December 20, 1991

Revised to January 25, 1994

Revised to December 18, 1997

Revised to June 24, 1999

Revised to October 10, 2008

Revised to October 18, 2013

Revised to October 15, 2020

Revised to June 16, 2022

TABLE OF CONTENTS

CHAPTER 300. PEASE DEVELOPMENT AUTHORITY ZONING REQUIREMENTS.....	6
PART 301. PURPOSE.....	6
PART 302. DEFINITIONS.....	6
PART 303. ZONING DISTRICTS AND PERMITTED USES.....	14
303.01 Zoning Map.....	14
303.02 Airport Zone.....	14
303.03 Airport Industrial Zone.....	16
303.04 Industrial Zone.....	17
303.05 Airport Business and Commercial Zone.....	18
303.06 Natural Resource Protection Zone.....	20
PART 303-A USES PERMITTED BY SPECIAL EXCEPTION.....	21
303-A.01 Special Exception Uses Permitted in the Airport Zone.....	21
303-A.02 Special Exception Uses Permitted in the Airport Industrial Zone.....	23
303-A.03 Special Exception Uses Permitted in the Industrial Zone.....	24
303-A.04 Special Exceptions Permitted in the Business/Commercial Zone.....	25
303-A.05 Special Exception Uses Permitted in the Natural Resource Protection Zone.....	25
PART 304. DIMENSIONAL REQUIREMENTS.....	26
304.01 Airport Zone.....	26
304.02 Airport Industrial Zone.....	26
304.03 Industrial Zone.....	27
304.04 Airport Business and Commercial Zone.....	28
304.05 Airport Natural Resource Protection Zone.....	28
304.06 Nonconforming Buildings, Structures and Lots.....	28
PART 304-A PEASE WETLANDS PROTECTION.....	29
304-A.01 Purpose and Intent.....	29
304-A.02 Wetlands Defined.....	30
304-A.03 District Boundaries.....	30
304-A.04 Permitted and Prohibited Land Uses in Wetlands.....	30
304-A.05 Minimum Lot Size Requirements.....	31
304-A.06 Wetland Buffer Provisions.....	31
304-A.07 Permitted and Prohibited Land Uses in Wetland Buffers.....	31
304-A.08 Conditional Use Permitting.....	33
304-A.09 Conditional Use Permitting Process.....	34
304-A.10 Performance Standards.....	36

PART 305.	GENERAL PROVISIONS AND PERFORMANCE STANDARDS	37
305.01	Nonconforming Uses	37
305.02	Accessory Buildings and Uses	37
305.03	Landscaping and Screening.....	38
305.04	Construction Trailers	38
305.05	Performance Standards	39
PART 306.	SIGNS.....	41
306.01	General Provisions	41
306.02	Master Signage Plan.....	41
306.03	Lot Signage Plan	41
306.04	Illumination and Motion of Signs	41
306.05	Temporary Signs	42
306.06	Design, Construction and Maintenance	42
PART 307.	VEHICLE PARKING AND LOADING.....	42
307.01	Parking Requirements	42
307.02	Off-Street Loading	45
PART 308.	UNDERGROUND AND ABOVE GROUND STORAGE FACILITIES	46
308.01	Underground Storage Facilities	46
308.02	Above Ground Storage Facilities.....	47
308.03	Aviation-related Bulk Fuel Storage Facilities.....	47
PART 309.	EXCAVATIONS	47
309.01	Permit Requirements.....	47
309.02	Site Protection.....	48
309.03	Reclamation	48
PART 310.	INDUSTRIAL SEWAGE PRE-TREATMENT STANDARDS	48
PART 311.	DESIGN STANDARDS.....	48
PART 312.	PLANNED INDUSTRIAL/COMMERCIAL DEVELOPMENT.....	48
PART 313.	AQUIFER PROTECTION DISTRICT	49
PART 313-A	ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE).....	49
313-A.01	Purpose and Intent.....	49
313-A.02	Prohibition of Illicit Discharges.....	49
313-A.03	Prohibition of Illicit Connections.....	49
313-A.04	IDDE Responsibility for Administration.....	50
PART 314.	SPECIAL EXCEPTIONS	50
314.01	General Provisions	50

314.02	Application Requirements	51
314.03	Applications Administered by the Board.....	51
314.04	Special Exceptions Referred to Local Municipalities for Review and Recommendation	52
314.05	Uses Permitted by Special Exception	53
PART 315.	ENFORCEMENT OF ZONING PROVISIONS	55
315.01	General Provisions and Jurisdiction.....	55
315.02	Building Permit.....	55
315.03	Certificate of Occupancy.....	56
PART 316.	BUILDING CODES.....	56
316.01	Adoption of Building Codes	56
316.02	Electrical, Fire and Safety Codes	56
316.03	Miscellaneous Codes and Requirements	57
PART 317.	VARIANCES FROM ZONING PROVISIONS.....	58
317.01	General Provisions	58
317.02	Zoning Variances Administered By the Board	58
317.03	Zoning Variances Referred to Local Municipalities for Administration	59
PART 318.	APPEALS FROM ADMINISTRATIVE DECISIONS OF THE BUILDING INSPECTOR	60
318.01	Requirements for Appeal	60
318.02	Appeals Administered by the Board	60
318.03	Appeals Referred to Local Municipalities for Administration	61
PART 319.	REHEARING AND APPEAL	62
PART 320.	EFFECTIVE DATE.....	62
CHAPTER 400.	SITE PLAN REVIEW REGULATIONS.....	63
PART 401.	PURPOSE	63
PART 402.	DEFINITIONS	63
PART 403.	APPLICATION REQUIREMENTS.....	63
403.01	General Provisions	63
403.02	Development Requiring Site Plan Review	64
403.03	Waiver of Site Plan Regulations	64
403.04	Site Plan Submission Requirements	65
PART 404.	SITE PLAN REVIEW AND APPROVAL.....	67

404.01	Applications Administered By the Board	67
404.02	Applications Referred to Local Municipalities for Administration	68
404.03	Public Hearings and Notice.....	69
404.04	Application and Review Fees	71
404.05	Impact Fees	71
PART 405.	SITE PLANNING STANDARDS.....	71
405.01	General Provisions	71
405.02	Vehicular and Pedestrian Circulation	71
405.03	Screening and Landscaping.....	73
405.04	Water System	74
405.05	Sewage System	75
405.06	Fire Protection Systems	76
405.07	Stormwater Management	76
405.08	Natural Features	76
405.09	Lighting.....	77
405.10	Utilities.....	77
405.11	Low Impact Development.....	77
PART 406.	CONDITIONAL APPROVAL OF SITE PLANS.....	77
406.01	Stipulated Conditions.....	78
406.02	Guarantees of Performance.....	78
PART 407.	PROCEDURES FOLLOWING SITE REVIEW APPROVAL.....	78
407.01	Approval Time Period.....	78
407.02	Site Review Agreement	79
407.03	Amendments to Approved Site Plans	80
407.04	Applicant/Developer Substitution.....	80
407.05	Rehearing Requests.....	80
407.06	Appeal of Decisions for Property not located within the Airport District.....	80
PART 408.	PROJECT INSPECTION AND COMPLETION.....	80
408.01	Final Inspection Notification	80
408.02	As-Built Plan.....	81
408.03	Release of Security.....	81
PART 409.	PRELIMINARY CONSULTATION AND REVIEW.....	81
409.01	Informal Review by Building Inspector.....	81
409.02	Informal Review by the Board.....	81
PART 410.	EFFECTIVE DATE.....	82
CHAPTER 500.	PEASE DEVELOPMENT AUTHORITY SUBDIVISION REGULATIONS	83

PART 501.	PURPOSE AND DEFINITIONS	83
501.01	Purpose.....	83
501.02	Definitions.....	83
PART 502.	SUBDIVISION APPLICATION REQUIREMENTS	83
502.01	General Provisions	83
502.02	Pre-application Review	84
502.03	Requirements for Preliminary and Final Plats	85
PART 503.	PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION	
	PLATS	87
503.01	General Provisions	87
503.02	Parcels Administered by the Board.....	88
503.03	Parcels Referred to Municipal Planning Board.....	90
PART 504.	NOTICE AND FEES	90
504.01	Notice Requirements.....	91
504.02	Application and Review Fees	91
504.03	Impact Fees	91
PART 505.	PROCEDURE FOLLOWING APPROVAL	91
505.01	Recording of Approved Plats.....	91
505.02	Approval Time Period.....	92
505.03	Improvements and Installation Performance Bond.....	92
505.04	Waiver of Subdivision Regulations	93
505.05	Applicant/Developer Substitution.....	93
505.06	Appeal of Decisions for Property not Located Within the Airport District.....	93
PART 506.	REQUIREMENTS FOR THE SUBDIVISION OF LAND	94
506.01	General Requirements.....	94
506.02	Required Construction, Site Improvements and Design Standards	95
PART 507.	EFFECTIVE DATE	95
 EXHIBITS		
	Pease International Tradeport – Zoning Map.....	96

**CHAPTER 300. PEASE DEVELOPMENT AUTHORITY ZONING REQUIREMENTS
STATUTORY AUTHORITY: RSA 12-G:13, II**

PART 301. PURPOSE

301.01. The purpose of the zoning regulations is to promote the public health, safety and general welfare, promote the safe operation of air transportation, conserve the value of property within the jurisdiction of the Pease Development Authority, assure the most efficient use of existing natural and manmade resources, provide adequate light, air and open space, encourage the appropriate and wise use of land and promote high quality economic development and employment.

PART 302. DEFINITIONS

302.01. "Abutter" means any person, to include property owner, lessee or tenant, whose property is within five hundred (500) feet of the boundaries of the lot under consideration; the Towns of Newington and Greenland and the City of Portsmouth. For purposes of receiving testimony only, and not for purposes of notification, the term "Abutter" shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration.

302.02. "Accessory building or use" means a building or use which is customarily subordinate or incidental to the principal use or building on a lot.

302.03. "Administrative officer" means the Building Inspector or other official of the Pease Development Authority or, in the applicable case, any official or board of the municipality, when referred by the Board, having responsibility for issuing permits or certificates of occupancy, or for enforcing the provisions of this rule.

302.04. "Administrative decisions" means any decisions involving construction, interpretation or application of the terms of this zoning rule.

302.05. "Advanced stormwater treatment" means stormwater best management practices (such as those from the New Hampshire Stormwater Manual, as amended) for treatment of impervious surfaces that reduce runoff volume or provide superior stormwater management and pollutant removal through measures including, but not limited to, bioretention, bioswales, tree planters, gravel wetlands and/or infiltration/filtration systems (e.g. porous pavements, subsurface infiltration, sand filters, infiltration trenches.)

302.06. "Aerospace" means of or relating to travel in space beyond the earth's atmosphere, to include the design, construction and operation of vehicles for travel in space beyond the earth's atmosphere.

302.07. "Airport" means property that is maintained for the landing, refueling and takeoff of aircraft and for the receiving and discharge of passengers and cargo traveling by air, to include aviation-related facilities, structures and property.

302.08. "Airport District" means property conveyed, granted or otherwise transferred to the Pease Development Authority by the federal government or any agency thereof, 1) pursuant to Section 13(g) of the Surplus Property Act of 1944 (50 U.S.C. App. Section 1622(g) as amended, or 2) as otherwise declared or designated by the Authority as the "airport district" in accordance with the procedures prescribed in RSA 12-G:13, II.

302.09. "Airport apron" means the pavement area used or intended to be used for the parking and movement of aircraft.

302.10. "Alteration" means any change, addition or modification in construction or occupancy of an existing structure.

302.11. "Aquifer" means a geologic formation, group of formations or part of a formation in which porous and permeable conditions exist and thus is capable of yielding large quantities of groundwater usable for public or private water supply.

302.12. "Aquifer recharge area" means the land surface area from which infiltration of precipitation through surface soil materials into an aquifer occurs. Recharge may also occur from surface waters, including lakes, streams and wetlands.

302.13. "Aviation-related" means any activity, use, facility, structure, service, property or property right used or intended to be used for any operational purpose related to, in support of, or complementary to the flight of aircraft to or from the airport, to include convenience concessions serving the public.

302.14. "Board" means the Board of Directors of the Pease Development Authority.

302.15. "Buffer" means an area within a lot, generally adjacent to and parallel with the lot line either consisting of existing natural vegetation or created by the use of trees, shrubs, fences and/or berms and designed to limit the view of and/or sound from the lot to adjoining lots or roadways.

302.16. "Building coverage" means the aggregate or maximum horizontal cross section area of all buildings on the lot, including accessory buildings but excluding cornices, eaves, or gutters projecting not more than 30 inches. Structures less than 18" above ground level shall not be included in calculating building or lot coverage.

302.17. "Building Inspector" means the Pease Development Authority Engineer or, in the appropriate case, the building inspection official authorized by the Pease Development Authority Board to conduct and certify inspections.

302.18. "Building footprint" means the building coverage.

302.19. "Commercial use" means an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

302.20. "Comprehensive Plan" or "Master Plan" means the Pease Development Plan as described in the Pease Air Force Base Comprehensive Redevelopment Plan prepared by the Bechtel Corporation and adopted by the Pease Redevelopment Commission and subsequently adopted as modified by the Pease Development Authority.

302.21. "Construction trailer" means a structure or structures, to include a mobile home, tractor trailer or similar structure, which is used in conjunction with construction activities and which is used or constructed in such a manner as to permit daily occupancy and/or the storage of equipment and materials.

302.22. "Environmental Protection Agency" means the Federal agency responsible for implementing the Federal Water Pollution Control Act, (3 U.S.C. § 1251 et seq.) also known as the "Clean Water Act".

302.23. "Excavation" means the removal, movement or replacement of earth, to include soil, dirt, sod, loam, sand, gravel or stone, above or below grade, for any purpose, to include site grading and building construction. In the appropriate case, excavation also means a land area which is used or has been used for the commercial taking of earth, including all slopes.

302.24. "Front yard" means the open area located on the same lot with a building or structure that extends across the entire width of the lot and is situated between the front lot line and the nearest point of any building or structure. In the case of a corner lot, the front yard is the yard bordering the principal street. Front yard dimensions are to be measured from the street right of way.

302.25. "Frontage" means the horizontal distance measured along the lot line, which lot line abuts a street right of way.

302.26. "Governmental facilities" means buildings, structures and other facilities intended to provide functions or services, other than housing, normally provided by governmental entities, such as wastewater treatment facilities, police stations, fire stations, water distribution systems, and offices for the conduct of governmental functions or services.

302.27. "Gross floor area" means the sum of the areas of the several floors of a building, as measured from the exterior faces of the walls, but excluding the areas of fire escapes, unroofed porches or terraces, and areas such as basements and attics exclusively devoted to uses accessory to the operation of the building.

302.28. "Height" means the vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, gambrel or other peaked roofs, measured from the lot grade, defined as the average finished ground level of the land surrounding the building.

302.29. "Illicit connection" means an illicit, unauthorized or illegal connection that drains into or is connected to the Pease Development Authority Separate Storm Sewer System, and could include any of the following:

1. Any pipe, drain, open channel or other conveyances that have the potential to allow an illicit discharge to enter the Separate Storm Sewer System including, but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system. This includes any connections to the Separate Storm Sewer System from indoor drains and sinks regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency

Or

2. Any pipe, drain, open channel or conveyance connected from a residential, commercial or industrial land use, to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by an authorized federal, state or local enforcement agency.

302.30. "Illicit discharge" means any direct or indirect non-storm water discharge to the Pease Development Authority Separate Storm Sewer System, excepting discharges as identified in Section 313-A.02. (b).

302.31. "Impact fee" means a fee or assessment imposed upon development, including subdivision, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the Pease Development Authority, including but not limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; stormwater drainage and flood control facilities; and public road systems and rights of way.

302.32. "Impervious surface" means any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include, but is not limited to: roads, driveways, structures, artificial turf, and compacted gravel or soil.

302.33. "Industrial" means the occupancy or use of any building(s) or structure(s) for assembling, fabricating, finishing, manufacturing, retrofitting, remanufacturing, warehousing, packaging, distribution, or processing operations and related offices. Industrial also includes the servicing or repair of industrial uses.

302.34. "Industrial use dependent upon the airport" means industrial uses that involve aircraft, aircraft parts or aircraft services; or utilize air transportation to obtain goods or services, transport finished products or packaging, or provide services; and which require access to the runway.

302.35. "Infiltration" means the act of conveying the surface water into the ground, to permit the groundwater to be recharged resulting in the reduction of stormwater runoff from a project site.

302.36. "Light Industry" or "light manufacturing" means a use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabricating, assembly, treatment, packaging, incidental storage, sales and distribution of such products, and excluding industrial processes which utilize extracted or raw materials, flammable or explosive materials or which potentially involve hazardous or commonly recognized offensive conditions.

302.37. "Lot" means a parcel of land at least sufficient in size to meet the minimum requirements for use, coverage and area and for the provision of required yards and other open space and having its principal frontage on a public street or right of way.

302.38. "Mitigation area" means property, to include wetlands and uplands, used or reserved for the purpose of avoiding, minimizing, rectifying, reducing over time, or compensating for unavoidable environmental impacts or offsetting environmental losses arising from development of the same or another parcel of property.

302.39. "National Pollutant Discharge Elimination System (NPDES) program" means the water quality program established as part of the Clean Water Act, implemented by the EPA, to authorize the discharge of pollutants into surface waters of the United States.

302.40. "Nonconforming use" or "nonconforming structure" means a building, structure or use of land in existence as of the date of enactment of this Rule which does not conform to the regulation of the zone in which it is situated.

302.41. "Non-stormwater discharge" means a surface discharge to the PDA separate storm sewer system not composed entirely of stormwater.

302.42. "Official map" means the officially adopted map of the property under the jurisdiction of the Pease Development Authority showing the location of the exterior lines of all existing and proposed streets, as filed with the registry of deeds of Rockingham County.

302.43. "Open space" means land or water area free of all structures, parking, drives and other uses which preclude attractive landscaping in such area. Open space may be landscaped with lawn, trees, shrubs or other plantings and may include walks and terraces, all of which shall be maintained thereafter in a sightly and well-kept condition. Open space may also include existing woodlands, wetlands, meadows or other natural vegetation areas.

302.44. "Outdoor storage" means the keeping, in an unroofed area, of any goods, material, products, merchandise, junk, or vehicles in the same place for more than 24 hours.

302.45. "Pease Development Authority Separate Storm Sewer System (System)" means owned and operated facilities by which storm water is collected including but not limited to roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains, piped storm drains, pumping facility retention or detention basins, reservoir or other drainage structure that discharges to the waters of the United States. It does not include any facility owned by another party, including facilities owned by the United States Government or the City of Portsmouth.

302.46. "Pollutant" means dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal and agricultural waste discharged into water.

302.47. "Professional office" means an office for the practice of medicine, dentistry, law, accounting, architecture, teaching or other activity in which specialized services to clients are performed by persons possessing a degree from a recognized institution of higher learning involving four or more years of concentrated study related to the occupation involved.

302.48. "Public utility facility" means a communications, electric, gas, cable, water, sewer, or other utility pipe, conduit, transmission line, transformer, reducer, distribution apparatus or other unoccupied structure necessary for the furnishing of utility service.

302.49. "Rear yard" means the open area located on the same lot with a building that extends the full width of the lot along the rear lot line and is situated between the rear lot line and the nearest point of the principal building or buildings.

302.50. "Recreational Facilities" when permitted as a customary accessory use shall include playing fields, tennis and basketball courts and similar outside sport court facilities, pedestrian and bicycle paths.

302.51. "Right of way" means a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric or communications transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees or other special use.

302.52. "Roadway" means a street or other public or private way open to vehicular ingress and egress and reserved or dedicated for street traffic.

302.53. "Runway protection zone" means the trapezoidally-shaped area centered about the extended runway center line at either end of the runway and beginning 200 feet beyond the end of the area usable for the takeoff and landing of aircraft where, due to the higher potential for the occurrence of aircraft accidents, land use is necessarily restricted such that reasonable economic use of the land may be prohibited.

302.54. "Setback" means the required minimum horizontal distance between the principal building and the nearest front, side or rear lot line.

302.55. "Side yard" means the open area located on the same lot with a building that extends from the front yard to the rear yard and is situated between the side line of the lot and the nearest point of the principal building or buildings.

302.56. "Sign" means any name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public, and which directs attention to a product, place, activity, person, institution or business. A sign shall include writing, representation or other figure of similar character within a building only when illuminated and located in a window.

302.57. "Sign, attached" means a sign which is attached to a building wall and which extends eighteen (18) inches or less from the face of such wall.

302.58. "Sign, flashing" means a sign, illumination of which is not kept constant in intensity at all times when in use and which exhibits changes in light, color, light direction, and/or animation. Signs which indicate the time and temperature shall be considered flashing signs.

302.59. "Sign, free standing" means a sign which is not attached or affixed to a structure or building and which is supported by a pole(s) or other supporting members.

302.60. "Sign, incidental" means a sign, generally informational that has a purpose secondary to the use of the lot on which it is located, to include signs such as "no parking," "entrance," "loading only," etc., and similar directives.

302.61. "Sign, internally illuminated" means a sign which has characters, letters, figures, designs or outlines illuminated by electric lighting or luminous tubes as part of the sign.

302.62. "Sign, projecting" means a sign which is attached to a building wall and which extends more than eighteen (18) inches from the face of such wall.

302.63. "Sign, surface area of" means the entire area within a single continuous perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of such perimeter which do not form an integral part of the display. For projecting or double-faced signs, only one (1) display space shall be measured in computing total surface area where the sign faces are parallel or where the interior angle formed by the faces is ninety (90) degrees or less.

302.64. "Sign, temporary mobile" means a sign, customarily located on a trailer or similar wheeled apparatus whether self-propelled or pulled by another vehicle, intended for promotional purposes or to convey an advertising message of any kind, which is not permanently affixed to the ground.

302.65. "Site review agreement" means the legal agreement entered into between the applicant/developer and the Pease Development Authority wherein the applicant/developer, upon site plan approval, agrees to implement development in accordance with the approved site plan, to include any required roadwork, utility or other infrastructure improvements, and provides a

performance bond, irrevocable letter of credit or other form of security as a performance guarantee for the satisfactory completion of all construction and/or improvements.

302.66. "Street" means a thoroughfare or roadway which is: 1) an existing paved thoroughfare or roadway; 2) is shown on the official street map approved by the Board; or 3) is shown on a subdivision plat approved by the Board and constructed to specifications or for which security has been posted to guarantee construction of all improvements required by the Board.

302.67. "Subdivision" means the division of a lot or parcel of land into two or more lots or parcels or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or property subdivided.

302.68. "Taxilane" means a designated access lane reserved for the movement of aircraft that provides access to and from a taxiway and airplane parking position, terminal, hangar or other airport apron areas.

302.69. "Taxiway" means a designated access lane reserved for the movement of aircraft to and from the airport runway. Taxiways include the taxiway parallel to the runway and connecting transverse taxiways between the runway and parallel taxiway.

302.70. "Transportation terminal" means a facility or station serving as one end or junction of one or more means of public conveyance, to include rail, bus, limousine, taxi or other commercial motor carrier, and all ancillary structures, yards and other appurtenances incidental thereto.

302.71. "Underground storage facility" means an underground system of tanks, pipes, pumps, vaults, fixed containers, and appurtenant structures, singly or in any combination which are used or designed to be used for the storage, transmission or dispensing of oil or any hazardous substance, and which are within the size, capacity, and other specifications prescribed by rules adopted by the Division of Waste Management, NH Department of Environmental Services pursuant to RSA 146-C:9, VI. In this instance, "hazardous substance" means material defined as a regulated substance under 42 USC 6991(2)(A) in addition to any material designated as a hazardous substance pursuant to RSA 146-C:9, VI-a. Underground storage facilities shall not include storage facilities housed entirely in a basement or other below grade area of a building or structure.

302.72. "Variance" means a waiver from one or more terms of the zoning rule granted by the Board to the property owner, to include a lessee or sublessee, for a specific parcel of property.

302.73. "Warehouse" means a building used primarily for the storage of goods and materials.

302.74. "Warehousing and distribution" means a use engaged in the storage, wholesale and distribution of manufactured or assembled products, supplies or equipment.

PART 303. ZONING DISTRICTS AND PERMITTED USES

303.01 Zoning Map

(a) A Pease Development Authority Zoning Map depicting the locations and boundaries of all zones and districts is hereby made a part of this zoning rule, and may be reissued by the Board from time to time to incorporate such amendments as may be adopted by the Board.

(b) A copy of the Pease Development Authority Zoning Map is attached to this zoning rule as Exhibit 1. Official copies of said map shall be on file in the offices of the Pease Development Authority.

303.02 Airport Zone

(a) Description and Purpose. The Airport Zone is primarily intended to provide for uses associated with the operation of an airport, to include aviation-related facilities, structures and activities. The area subject to the Airport Zone consists of approximately 813 acres and is bounded on the north by the aircraft parking limit and Arboretum Drive; on the west by the building restriction line running 750' from center line of and parallel to the runway; on the south by the Natural Resource Protection Zone; and on the east by the Airport Industrial Zone (aircraft parking apron) up to the south edge of the Taxiway Juliet pavement; and then turning and being bordered on the south by the Airport Industrial Zone to a point approximately 390 feet west of the centerline of NH Avenue; on the east from said point along a line approximately 625 feet and then turning and following a line approximately 390 feet to the center line of NH Avenue, then following NH Avenue to the intersection with Exeter Street, then following Exeter Street approximately 590 feet to a point, then turning and following a line approximately 694 feet to the NH Air National Guard cantonment boundary; then following the NH Air National Guard cantonment boundary back to the aircraft parking limit line and the point of beginning; the Airport Zone also includes the North Apron.

(b) Permitted Uses.

- (1) Airport facilities, to include runway, aprons, taxiways, control towers, navigational and communications facilities, airfield lighting and signs, and associated structures.
- (2) Runway protection zone.
- (3) Airport passenger terminal, with associated ticket sales, restaurant/lounge and food services, retail sales and services, car rental services, other incidental services and associated short-term and long-term parking garages and lots.
- (4) Aircraft servicing, manufacturing and retrofitting facilities.
- (5) Aircraft parts manufacturing and retrofitting, aircraft parts and components storage.
- (6) Aircraft hangars, servicing and repair facilities.

- (7) Airport administration and maintenance offices and facilities.
- (8) Air cargo/freight terminals, operations and activities.
- (9) Customary accessory uses incidental to air transportation.
- (10) General aviation services and facilities, including aircraft tie-down and parking areas, support and maintenance shops, concessions, aviation fuel storage and dispensing facilities.
- (11) Transportation terminals, including bus terminals, rail terminals, commuter van, taxi and limousine services and incidental parking garages and lots.
- (12) Industrial activities and uses dependent upon the airport for transport or resources.
- (13) Aviation research and testing laboratories and activities dependent upon the airport for transport or resources.
- (14) Crash fire station, police station, garage and other airport maintenance, emergency and snow response facilities.
- (15) Aircraft sales and leasing facilities and services.
- (16) Aerospace and aviation-related training facilities.
- (17) Vehicular parking garages and lots.
- (18) Customary accessory uses incidental to permitted uses, to include but not be limited to off-street parking and loading, signs, outdoor storage, offices and employee day care and recreational facilities.

(c) Restrictions on Aircraft Operations and Related Uses and Activities

- (1) Aircraft Ground Engine Run-ups. Except when emergency situations or safety considerations require otherwise Aircraft Operations shall be subject to the following restrictions:
 - a) Maintenance Run-ups
 - (1) Aircraft ground engine run-ups above idle power conducted as part of maintenance operations shall be conducted only in designated noise mitigation areas at the Airport and in accordance with procedures for use of such areas as established by the PDA as airport operator.

b) Pre-Flight Run-ups

(1) Aircraft ground engine run-ups above idle power conducted as part of pre-flight procedures shall be conducted only in designated noise mitigation areas at the airport and in accordance with procedures for use of such areas as established by the PDA as airport operator.

(2) Before 7:00 A.M. and after 9:00 P.M., aircraft ground engine run-ups above idle power conducted as part of pre-flight procedures shall be conducted no earlier than 15 minutes prior to scheduled takeoff.

303.03 Airport Industrial Zone

(a) Description and Purpose. The Airport Industrial Zone is primarily intended to provide for industrial uses necessitating close proximity to an airport and aviation-related facilities, structures and activities servicing industrial users. The area subject to the Airport Industrial Zone consists of the following parcels comprising approximately 333 acres:

- (1) In the area geographically situated in the City of Portsmouth, bounded on the north and west by the Airport Zone; on the south by the Natural Resource Protection Zone (Grafton Drive); and on the east by the Industrial Zone (Aviation Avenue).
- (2) In the area geographically situated in the Town of Newington, bounded on the north by the Newington Town Forest; on the east by the Industrial Zone; on the south by NH Air National Guard cantonment area to the North Apron, and turning and following the North Apron boundary to its intersection with the aircraft parking limit; and on the west by the Airport Zone.

(b) Permitted Uses

- (1) Aircraft parking aprons and taxiways for industrial users.
- (2) Aircraft hangars, servicing and repair facilities.
- (3) Airport administration and maintenance offices and facilities.
- (4) Air cargo/freight terminals, operations and activities.
- (5) General aviation services and facilities, including aircraft tiedown and parking areas, support and maintenance shops, concessions, aviation fuel storage and dispensing facilities.
- (6) Aircraft servicing, manufacturing and retrofitting facilities.
- (7) Aerospace and aviation-related training facilities.

- (8) Aviation research and testing laboratories and activities.
- (9) Aircraft sales and leasing facilities and services.
- (10) Aircraft parts manufacturing and retrofitting; aircraft parts and components storage.
- (11) Customary accessory uses incidental to permitted uses, to include but not be limited to off-street parking and loading, signs, outdoor storage, offices and employee day care and recreational facilities.
- (12) Vehicular parking garages and lots.
- (13) Customary accessory uses incidental to air transportation.
- (14) Other industrial activities and uses dependent upon the airport for transport or resources.
- (15) Recreational uses, including playing fields, tennis and basketball courts and similar outside sport court facilities, pedestrian and bike paths; provided such uses are maintained on a non-profit basis for the benefit of Pease International Tradeport tenants and/or the Towns of Newington and Greenland and the City of Portsmouth.

303.04 Industrial Zone

(a) **Description and Purpose.** The Industrial Zone is intended primarily for industrial uses which do not require direct access to the airport. The area subject to the Industrial Zone consists of the following parcels comprising approximately 432 acres:

- (1) In the area geographically situated in the City of Portsmouth, bounded on the north by the Business and Commercial Zone and Airport Zone (approximately 1,080 feet south of the intersection of Manchester Square and New Hampshire Avenue then southerly to Stratham Street and extending to Aviation Avenue; on the west by the Airport Industrial Zone (Aviation Avenue); on the south by the Natural Resource Protection Zone and Business/Commercial Zone (Grafton Drive); and on the east by the Business/Commercial Zone (Corporate Drive to International Drive, then northerly along International Drive to approximately 1,020 feet from the intersection of International Drive and Manchester Square).
- (2) In the area geographically situated in the Town of Newington, bounded on the north by the boundary of the PDA land at its border with land of NHDOT and then Arboretum Drive, and then along Arboretum Drive to the Newington Town Forest; on the west by the Newington Town Forest, the Airport Industrial Zone, and the NH Air National Guard cantonment area to the intersection with Pease Boulevard; on the south by Pease Boulevard; and on the east by Spaulding Turnpike.

(b) Permitted Uses

- (1) Uses permitted in the Airport Industrial Zone.
- (2) Business offices, data processing facilities, professional offices, banks and financial institutions.
- (3) Research and development laboratories and related facilities and activities, including prototype production facilities and/or the related assembly of high technology equipment and/or components.
- (4) Warehousing and transportation-related activities and operations for all transportation modes, including rail, for nonflammable and/or nonhazardous materials.
- (5) Light industry and manufacturing, including but not limited to communications, electronic and data processing equipment manufacturing and assembly.
- (6) Customary accessory uses incidental to permitted uses, to include but not be limited to off-street parking and loading, signs, outdoor storage, offices and employee day care and recreational facilities.
- (7) Industrial uses.
- (8) Recreational uses, including playing fields, tennis and basketball courts and similar outside sport court facilities, pedestrian and bike paths; provided such uses are maintained on a non-profit basis for the benefit of Pease International Tradeport tenants and/or the Towns of Newington and Greenland and the City of Portsmouth.

303.05 Airport Business and Commercial Zone

(a) Description and Purpose. The Airport Business and Commercial Zone is intended primarily for uses involving business, commercial and trade-related enterprise. The area subject to the Airport Business and Commercial Zone consists of approximately 503.5 acres and is bounded on the north by the Industrial Zone (Pease Boulevard to New Hampshire Avenue) and the NH Air National Guard cantonment area; on the west by the Airport and Industrial Zones, on the south by the Natural Resource Protection Zone; and on the east by the Natural Resource Protection Zone and Spaulding Turnpike.

(b) Permitted Uses

- (1) Offices, banking and financial services and activities, public utility, professional and business offices, research and development offices and data processing facilities.

- (2) Transportation terminals, including bus terminals, rail terminals, commuter vans, taxi and limousine services and incidental parking garages and lots.
- (3) Hotels and related accessory uses.
- (4) Colleges, educational and training facilities.
- (5) Vehicular parking garages and lots.
- (6) Car rental agencies.
- (7) Consumer services including barber and beauty shops, laundry and dry cleaning establishments for pickup and delivery only, repair shops for shoes and household appliances and similar service establishments, provided no such use exceeds 10,000 square feet, nor such contiguous uses via attached buildings exceed 25,000 square feet.
- (8) Restaurants, bakeries, newsstands, convenience stores, including sale of drugs, food, hardware/ housewares, gifts, stationery and flowers and similar convenience and retail facilities, provided no such use exceeds 10,000 square feet, nor such contiguous uses via attached buildings exceed 25,000 square feet.
- (9) Trade-related exhibition/conference centers, offices, and support activities.
- (10) Governmental facilities.
- (11) Hospitals and out-patient health care facilities.
- (12) Child care facilities, to include day care, kindergarten and nursery schools.
- (13) Customary accessory uses incidental to permitted uses to include but not be limited to off-street parking and loading, signs, outdoor storage, offices and employee day-care and recreational facilities.
- (14) Light industry and manufacturing, including but not limited to communications, electronic and data processing equipment manufacture and assembly.
- (15) Research and development laboratories and related facilities and activities.
- (16) Motor vehicle service stations, excluding auto body repair and painting, provided:
 - a) All repairs and service work shall take place within an enclosed building.

- b) No inoperative, unregistered or uninspected vehicles are to remain on the site for more than a two (2) week period unless enclosed within a building. No vehicle sales shall be permitted upon the premises.
 - c) Screening, consisting of a solid fence, wall or evergreen hedge not less than six (6) feet in height shall be erected and properly maintained on the side and rear property lines.
 - d) All pump islands shall be set back at least twenty (20) feet from the front property line.
 - e) There shall be no more than two (2) forty (40) foot wide curb cuts or access or egress points on each abutting street.
 - f) Notwithstanding Section 304.04, minimum lot areas shall be 20,000 square feet, front yard shall be 50', side and rear yards 40'.
- (17) Recreational uses, including playing fields, tennis and basketball courts and similar outside sport court facilities, pedestrian and bike paths; provided such uses are maintained on a non-profit basis for the benefit of Pease International Tradeport tenants and/or the Towns of Newington and Greenland and the City of Portsmouth.
- (18) Health Clubs

303.06 Natural Resource Protection Zone

(a) Description and Purpose. The Natural Resource Protection Zone is intended primarily for uses relating to airport buffer and security purposes and for the protection of existing natural resources. It is intended to serve as a natural buffer between aviation-related and other uses occurring on property under the jurisdiction of the Pease Development Authority and surrounding properties. The area subject to the Natural Resource Protection Zone consists of approximately 698 acres.

- (1) The Natural Resource Protection Zone includes the land bounded by the Business Commercial Zone beginning near the wastewater treatment plant, then the Industrial, Airport Industrial, and Airport Zones ending at Arboretum Drive and Short Street and the perimeter of the Pease Development Authority land back to the point of beginning.
- (2) The Natural Resource Protection Zone also includes a northeastern parcel bounded by the perimeter of the Pease Development Authority land and the Industrial Zone.

(b) Permitted Uses

- (1) Airport-related equipment and structures limited to communication and navigational aids and related activities, and only buildings which are subordinate and accessory to communications or navigational aids. No building shall exceed 1,000 square feet.

- (2) Runway protection zones.
- (3) Stormwater management facilities, water wells, water treatment and pumping facilities and equipment and related activities.
- (4) Tree farms and forestry, wildlife preservation, recreational uses not involving motorized vehicles; provided such uses do not interfere with airport safety and security.
- (5) Golf Course.
- (6) Mitigation areas.
- (7) Open Space.
- (8) Public utility facilities.
- (9) Railroad lines and related railway facilities and activities.
- (10) Access roads.
- (11) Recreational uses, including playing fields, tennis and basketball courts and similar outside sport court facilities, pedestrian and bike paths; provided such uses are maintained on a non-profit basis for the benefit of Pease International Tradeport tenants and/or the Towns of Newington and Greenland and the City of Portsmouth.

PART 303-A USES PERMITTED BY SPECIAL EXCEPTION

303-A.01 Special Exception Uses Permitted in the Airport Zone

- (a) Aircraft Operations and Ground Engine Run-ups not otherwise permitted. *[Reserved]*.
(To be proposed as part of overall package of zoning amendments and other programs to address airport noise concerns).
- (b) Open lot storage, provided the following additional criteria are met:
 - (1) No hazardous or toxic materials are stored on site or used to process or treat the materials.
 - (2) The use is consistent with preservation of the Pease Aquifer.
 - (3) The use will not detract from the ability of abutting properties to conduct business.

- (4) The use will not exceed eighteen (18) months in duration without the filing and approval of a new request for a Special Exception.
 - (5) A bond or other security satisfactory to PDA counsel is provided to guarantee the restoration of the site at the end of the storage period.
- (c) Uses of buildings or structures planned for demolition, removal or reconstruction that are compatible with permitted uses and provided the use shall not extend beyond the time such demolition, removal or reconstruction is planned to be undertaken.
- (d) Motor vehicle service stations (excluding auto body repair and painting), provided the following additional criteria are met:
- (1) All repairs and service work shall take place within an enclosed building.
 - (2) No inoperative, unregistered or uninspected vehicles are to remain on the site for more than a two (2) week period unless enclosed within a building. No vehicle sales shall be permitted upon the premises.
 - (3) Screening, consisting of a solid fence, wall or evergreen hedge not less than six (6) feet in height shall be erected and properly maintained on the side and rear property lines.
 - (4) All pump islands shall be set back at least twenty (20) feet from the front property line.
 - (5) There shall be no more than two (2) forty (40) foot wide curb cuts or access or egress points on each abutting street.
 - (6) Notwithstanding Section 304.04, minimum lot areas shall be 20,000 square feet, front yard shall be 50', side and rear yards 40'.
- (e) Vehicle maintenance facility and/or car wash in support of permitted use.
- (f) Radio, television, **communication** and data transmission services and facilities including antennae and satellite dishes.
- (g) Public utility facilities provided the following additional criteria are met:
- (1) any exposed equipment, apparatus, appurtenance or structure is effectively screened and/or landscaped;
 - (2) land area, structures and buildings are identified by suitable markers and signs where there is the potential for safety hazards;

- (3) the design of any required structure housing the facility is compatible with adjoining properties and any design standards established by the Board;
- (4) the facility is essential to service the area in which it is located; and
- (5) no business office nor any storage yard or storage building is operated in connection with such facility.

303-A.02 Special Exception Uses Permitted in the Airport Industrial Zone.

- (a) Open lot storage, provided it meets the additional criteria specified in subsection 303-A.01(b) above.
- (b) Uses of buildings or structures planned for demolition, removal or reconstruction that are compatible with permitted uses and provided the use shall not extend beyond the time such demolition, removal or reconstruction is planned to be undertaken.
- (c) Motor vehicle service station (excluding auto body repair and painting), provided it meets the additional criteria specified in subsection 303-A.01(d) above.
- (d) Vehicle maintenance facility and/or car wash in support of permitted use.
- (e) Radio, television, communication and data transmission services and facilities including antennae and satellite dishes.
- (f) Testing laboratories and facilities.
- (g) Public utility facility, provided it meets the additional criteria specified in 303-A.01(g) above.
- (h) Light industrial and research and development uses not dependent upon the airport and of limited duration not to exceed five (5) years.
- (i) Performing arts centers and associated activities, facilities and accessory uses including celebrations, receptions, food services for patrons, gift and souvenir sales, arts and crafts demonstrations and administrative offices, provided the following additional criteria are met:
 - (1) The facility is not located within 1,000 feet of any residential use in existence at the time of application.
 - (2) Adequate municipal sewerage is available or it can be demonstrated that an on-site waste disposal system can be located on the site in a manner which will be environmentally safe and have no adverse aesthetic impacts.

- (3) The facility and access to the facility are designed and located in such a way as to not result in undue conflicts with other corporate, commercial, industrial or aviation activities at Pease during normal business hours.
- (4) The facility is designed in such a way as to take advantage of, enhance and promote the enjoyment and use of open space and other natural features at Pease.
- (5) An adequate parking plan is provided that accommodates parking sufficient for peak capacity performances. Parking plans may include the use of on-site parking, off-site parking and common parking facilities at Pease, remote parking areas and shuttle services, or any combination thereof.
- (6) An environmental and economic impact statement acceptable to the PDA Board is submitted which addresses anticipated impacts associated with the proposed facility. Impacts studied shall include, but not be limited to, off-site and on-site impacts on surface waters, groundwaters, wetlands, surface drainage, wildlife and vegetation, economy of the Portsmouth-Newington area, employment and financial impacts on PDA, City of Portsmouth or Town of Newington relating to the provision of municipal services to the facility.
- (7) A traffic and air quality impact study acceptable to the PDA Board and meeting the requirements of Section 314.02(a)(6) is submitted. If as a result of the study it is determined that traffic or air quality mitigation measures are required, a traffic and air quality mitigation plan acceptable to the PDA shall be submitted.
- (8) Sound from the facility will not unreasonably disturb abutters and, where reasonably determined to be necessary by PDA, noise mitigation facilities are provided.
- (9) Facility operators will provide or otherwise arrange for all traffic control, emergency response and security personnel reasonably necessary for facility events.

303-A.03 Special Exception Uses Permitted in the Industrial Zone

- (a) Open lot storage, provided it meets the additional criteria specified in subsection 303-A.01(b) above.
- (b) Motor vehicle service station (excluding auto body repair and painting), provided it meets the additional criteria specified in subsection 303-A.01(d) above.
- (c) Vehicle maintenance and/or car wash facility in support of permitted use.
- (d) Uses of buildings or structures planned for demolition, removal or reconstruction that are compatible with permitted uses and provided the use shall not extend beyond the time such demolition, removal or reconstruction is planned to be undertaken.

- (e) Radio, television, communication and data transmission services and facilities including antennae and satellite dishes.
- (f) Testing laboratories and facilities.
- (g) Public utility facility, provided it meets the additional criteria specified in 303-A.01(g) above.
- (h) Performing arts center and associated activities, facilities and accessory uses including celebrations, receptions, food services for patrons, gift and souvenir sales, arts and crafts demonstrations and administrative offices, provided it meets the additional criteria specified in subsection 303-A.02(i) above.
- (i) Radio or television studio.

303-A.04 Special Exceptions Permitted in the Business/Commercial Zone

- (a) Uses of buildings or structures planned for demolition, removal or reconstruction that are compatible with permitted uses and provided the use shall not extend beyond the time such demolition, removal or reconstruction is planned to be undertaken.
- (b) Motor vehicle service station, provided it meets the additional criteria as specified in subsection 303-A.01(d) above.
- (c) Radio, television, communication and data transmission services and facilities including antennae and satellite dishes.
- (d) Heliport as accessory use.
- (e) Testing laboratories and facilities.
- (f) Public utility facility, provided it meets the additional criteria as specified in subsection 303-A.01(g) above.
- (g) Performing arts centers, and associated activities, facilities and accessory uses including celebrations, receptions, food services for patrons, gift and souvenir sales, arts and craft **demonstrations** and administrative offices, provided it meets the additional criteria as specified in subsection 303-A.02(i) above.
- (h) Radio or television studio.

303-A.05 Special Exception Uses Permitted in the Natural Resource Protection Zone

- (a) Radio, television, communication and data transmission services and facilities including antennae and satellite dishes.

(b) Public utility facilities, provided it meets the additional criteria as specified in subsection 303-A.01(g) above.

PART 304. DIMENSIONAL REQUIREMENTS

304.01 Airport Zone

(a) Lot dimensional requirements shall not be applicable to the Airport Zone and shall be subject to approval by the Board.

(b) Building height shall not exceed FAA criteria.

(c) Lots fronting on taxiways or taxilanes shall comply with all FAA regulations and criteria for dimensional requirements for taxiway and taxilane design.

304.02 Airport Industrial Zone

(a) Lots fronting on roadways.

- (1) Minimum lot size shall be 5 acres.
- (2) Minimum lot frontage shall be 100 feet.
- (3) Minimum front yard setback shall be 70 feet.
- (4) Minimum side yard setbacks shall be 50 feet.
- (5) Minimum rear yard setback shall be 50 feet.
- (6) Building height shall not exceed FAA criteria.
- (7) At least 25% of the upland area on each lot shall be retained as open space. Notwithstanding this requirement, on any lot containing a contiguous wetland of 2 acre or more, 15% of the wetland area may be used to meet the open space requirement.

Examples of Calculations for Reference Only:

Total Lot Size	Total Upland Area	Open Space Required Incl. Wetland Buffer	Upland Open Space	Wetland Open Space
10 Acres	10 Acres	2.50 Acres	2.50 Acres	0.00 Acres
10 Acres	9 Acres	2.25 Acres	2.10 Acres	0.15 Acres
10 Acres	6 Acres	1.50 Acres	0.90 Acres	0.60 Acres

- (b) Airport apron lots.
 - (1) Lot dimensional requirements shall not be applicable to lots situated on the airport apron, and shall be subject to approval by the Board.
 - (2) Lots fronting on taxiways or taxilanes shall comply with all FAA criteria for dimensional standards for taxiway and taxilane design.
 - (3) Building height shall not exceed FAA criteria.

304.03 Industrial Zone

- (a) Minimum lot size shall be 10 acres.
- (b) Minimum lot frontage shall be 200 feet.
- (c) Minimum front yard setback shall be 70 feet.
- (d) Minimum side yard setbacks shall be 50 feet.
- (e) Minimum rear yard setback shall be 50 feet.
- (f) Building height shall not exceed FAA criteria.
- (g) At least 25% of the upland area on each lot shall be retained as open space. **Notwithstanding** this requirement, on any lot containing a contiguous wetland of 2 acre or more, 15% of the wetland area may be used to meet the open space requirement.

[See below - Examples of Calculations for Reference Only]

Examples of Calculations for Reference Only:

Total Lot Size	Total Upland Area	Open Space Required Incl. Wetland Buffer	Upland Open Space	Wetland Open Space
10 Acres	10 Acres	2.50 Acres	2.50 Acres	0.00 Acres
10 Acres	9 Acres	2.25 Acres	2.10 Acres	0.15 Acres
10 Acres	6 Acres	1.50 Acres	0.90 Acres	0.60 Acres

304.04 Airport Business and Commercial Zone

- (a) Minimum lot size shall be 5 acres.
- (b) Minimum lot frontage shall be 200 feet.
- (c) Minimum front yard setback shall be 70 feet.
- (d) Minimum side yard setbacks shall be 30 feet.
- (e) Minimum rear yard setback shall be 50 feet.
- (f) Building height shall not exceed FAA criteria.
- (g) At least 25% of the upland area on each lot shall be retained as open space. Notwithstanding this requirement, on any lot containing a contiguous wetland of 2 acre or more, 15% of the wetland area may be used to meet the open space requirement.

Examples of Calculations for Reference Only:

Total Lot Size	Total Upland Area	Open Space Required Incl. Wetland Buffer	Upland Open Space	Wetland Open Space
10 Acres	10 Acres	2.50 Acres	2.50 Acres	0.00 Acres
10 Acres	9 Acres	2.25 Acres	2.10 Acres	0.15 Acres
10 Acres	6 Acres	1.50 Acres	0.90 Acres	0.60 Acres

304.05 Airport Natural Resource Protection Zone

- (a) Lot dimensional requirements shall not be applicable to the Airport Natural Resource Protection Zone and shall be subject to approval by the Board.
- (b) Structural and natural vegetation heights shall not exceed FAA regulations or criteria or otherwise interfere with airport operations.

304.06 Nonconforming Buildings, Structures and Lots

- (a) Any building, structure or lot made nonconforming as to yard, building height, building coverage, open space or lot area by the transfer of land formerly encompassed by Pease Air Force Base from federal ownership to State, municipal or private ownership may be maintained and repaired, except as limited by (g) below.

- (b) Any new construction, alterations or additions to existing buildings shall comply with the provisions of these rules.
- (c) Any subsequent subdivision of lands formerly encompassed by Pease Air Force Base into two or more lots shall comply with the lot dimensional requirements for the zone in which the lots are located.
- (d) A nonconforming structure or building may not be moved to a location where it would not conform in its new location to the Dimensional Requirements for that zone.
- (e) A nonconforming structure damaged by fire or other causes to such extent that the restoration to its condition before being damaged will cost more than fifty (50) percent of the cost to produce a new and entire structure shall not be repaired or rebuilt except in conformity with this Rule. If such damage is less than fifty (50) percent, the restoration of such nonconforming structure shall be completed in one (1) year.
- (f) Nothing in this Rule shall prevent the strengthening or restoring to safe condition of any part of any building or structure declared unsafe by the Building Inspector.
- (g) Any property formerly encompassed by Pease Air Force Base which is sold, leased or otherwise conveyed by the federal government to any person other than the State of New Hampshire or one of its political subdivisions shall be in full compliance with all applicable municipal land use regulations, building codes, electrical codes, plumbing codes and related codes prior to being occupied for any use by any person.

PART 304-A PEASE WETLANDS PROTECTION

304-A.01 Purpose and Intent

The purpose of this article is to protect the public health, safety and general welfare as well as the wetland's ecological integrity and function by controlling and guiding the use of land areas which have been found to be wetlands or that are adjacent to wetlands. It is intended that this article shall:

- (a) Prohibit development of structures and land uses in wetlands and adjacent buffer areas described in this ordinance which will contribute to pollution of surface and groundwater by sewage or toxic substances or sedimentation;
- (b) Prevent destruction of or significant changes to, natural wetlands which provide flood protection, provide filtration of water flowing into ponds and streams, augment stream flow during dry periods, or are connected to the ground or surface water supply;
- (c) Protect wildlife habitats, maintain ecological balances, and enhance ecological values such as those cited in RSA 482-A:1;

- (d) Protect potential water supplies and existing aquifers (water bearing stratum) and aquifer recharge areas;
- (e) Prevent unnecessary or excessive expense to the Pease Development Authority in providing or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands;
- (f) Prevent damage to structures and properties caused by inappropriate development of wetlands;
- (g) Fulfill the requirement for a Wetlands Management Plan required by the provisions of the transfer of land from the United States Air Force.

304-A.02 Wetlands Defined

(a) "Wetlands" means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to swamps, streams, ponds, vernal pools, marshes, bogs, tidal wetlands and similar areas. Man-made storm water treatment areas as shown on site plans approved by the Pease Development Authority after January 1, 1992 shall not be construed as wetlands; nor shall roadside drainage ditches whose principal purpose is to facilitate the drainage of surface water from the adjacent roadway.

(b) Delineation Requirements: The precise location of a wetland boundary in any particular case must be determined by on-site inspection of soils, vegetation, and hydrology by a New Hampshire Certified wetland scientist using the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987) and Field Indicators for Identifying Hydric Soils in New Hampshire (Version 3) published by the New Hampshire Department of Environmental Services or other agency with applicable jurisdiction.

(c) Wetlands shown on proposed development plans shall have been delineated no earlier than three years before the date of any application.

304-A.03 District Boundaries

The requirements of this article are applicable to the entire Pease International Tradeport and include all jurisdictional wetlands over one-quarter acre in size as defined in Section 304A.02 (a) above.

304-A.04 Permitted and Prohibited Land Uses in Wetlands

(a) Existing Legislation

All wetlands at Pease International Tradeport are protected by State and Federal laws and regulations. All development at Pease must meet the requirements of NH RSA 482-A administered by the NH Department of Environmental Services (DES) and Section 404 of the Clean Water Act administered by the US Army Corps of Engineers. These laws require a permit for dredge or fill or other work in wetlands.

(b) PDA Approval for Submission of Applications

Before a proponent of a project makes application to DES or Army Corps of Engineers, the proponent must first obtain approval for the submission from the PDA Board of Directors. The Board shall consider the request at one of its regularly scheduled meetings. The PDA Board of Directors shall deny the request, approve, or approve with conditions.

304-A.05 Minimum Lot Size Requirements

Unless a lot contains an upland area of at least two (2) contiguous acres, areas designated as jurisdictional wetlands may be used to fulfill no more than 40% of the minimum lot size required by the Zoning Ordinance.

304-A.06 Wetland Buffer Provisions

(a) Buffers Established

- (1) Buffers shall be provided around all jurisdictional wetlands as recommended in a study entitled **AWETLAND INVENTORY OF THE PEASE INTERNATIONAL TRADEPORT** under the **WETLANDS MANAGEMENT SERVICES CONTRACT OF THE DEVELOPMENT AUTHORITY**,@ Portsmouth, New Hampshire, January 26, 2005, prepared for the Pease Development Authority by Gove Environmental Services (GES Project #2004-09) and shown on a plan entitled **APEASE INTERNATIONAL WETLAND OVERVIEW WITH RECOMMENDED BUFFERS**@ (AGove Report@). Except that all wetlands as defined in 304-A.02(a) shall have a minimum twenty-five (25) foot buffer.
- (2) Additionally, unless there is not already a buffer defined, there shall be a twenty-five (25) foot buffer measured from the top of the bank of the waterway known as Hodgson Brook including but not limited to Wetlands 26 and 31 as defined in the Gove Report.

304-A.07 Permitted and Prohibited Land Uses in Wetland Buffers

(a) Permitted uses within the wetland buffer zone are those that will not generally require the erection or construction of any building or impermeable surface; that will not inhibit the ability of vegetation to filter pollution; that will not result in site alterations; and that otherwise are permitted by the Pease Development Authority. Examples are as follows:

- (1) Forestry and tree farming using best management practices in order to protect streams from damage and prevent sedimentation.
- (2) Wildlife habitat enhancement and management as endorsed by a wetland scientist and approved by the Board of Directors.
- (3) Parks and recreation uses consistent with the purpose and intent of this requirement, to include golf course tees, fairways and greens; provided that best management practices are used in the construction and maintenance of such uses and that any such construction is monitored by a wetland scientist.
- (4) Conservation areas and nature trails, to include construction of bicycle paths, pedestrian paths, sidewalks and footbridges; provided that such are in the public right-of-way and that best management practices are used in the construction and maintenance of such uses.
- (5) Open spaces as permitted or required by the Zoning Requirements or Site Plan Regulations.
- (6) Reconstruction of any building or structure located within the buffer zone, which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent may be restored or reconstructed, provided that such restoration or reconstruction commences within twelve months and that it not increase the footprint area of the building located in the buffer zone.
- (7) Maintenance or in-kind reconstruction of existing roads, utilities and sidewalks including public rights-of way and private accesses and services;
- (8) Public utility facilities provided that:
 - a) The facility is unmanned and has no storage component;
 - b) The facility is essential to service the area in which it is located;
 - c) Impacts to the buffer are minimized.
- (9) Drainage ways to include paths of normal storm water runoff, the construction of detention ponds, drainage swales, ditches and other storm water treatment structures, snow storage and playing fields provided that at least 50% of the depth of the buffer zone remains undisturbed and provided all state and federal permits have been obtained.

Exception: Snow storage areas in use as of the date of adoption of this ordinance are permitted to remain in use provided that all debris in snow storage area is cleared from the site and properly disposed of at the end of each snow season.
- (10) Picnic areas.
- (11) Security fencing.

- (12) Roadways, ramps, guard rails, fences, slopes, swales, water courses or other infrastructure to be constructed by the New Hampshire Department of Transportation in conjunction with the Spaulding Turnpike Improvements, Newington-Dover Project 11238.
- (13) Where land within the buffer zone has been previously disturbed for the construction of an impervious surface, that land may be redeveloped provided that any new impervious surface does not extend further into the buffer than the contiguous boundary of the previously disturbed area. The previous disturbance shall have occurred subsequent to 1956 (the commencement of the development of Pease Air Force Base).

(b) Exemption for Existing Structures:

- (1) Notwithstanding other provisions of this ordinance, the construction of additions and/or extensions to buildings constructed at the Tradeport and approved subject to the Site Review process subsequent to January 1, 1992, will be permitted within the buffer provided that:
 - a) The proposed construction conforms with all other Pease Development Authority land use regulations and state statutes.
 - b) The footprint of any proposed new construction does not exceed 25% of the area of the footprint of the existing building prior to the effective date of this ordinance and that any such additions comply with the following requirements:
 - i. That no construction is closer to a wetland than the existing structure; and
 - ii. That construction of the addition will occur in an area that was previously disturbed;

304-A.08 Conditional Use Permitting

- (a) Any use in a wetland buffer that is not permitted by Section 304A.06(a) or 304A.06(b) shall require a Conditional Use Permit. A Conditional Use Permit shall be granted only after proper public notice and public hearing.
- (b) Conditional Use Approval shall be granted provided that all other provisions of this ordinance are met and that the proposal meets all of the criteria set forth in 304A.08(f).
- (c) The reviewing Board shall evaluate an application in accordance with The Highway

Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach
NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

- (d) The burden of proof that the criteria are met shall be the responsibility of the applicant.
- (e) Economic considerations alone are not sufficient reasons for granting a conditional use permit.
- (f) Criteria for approval:
 - (1) The land is reasonably suited to the use;
 - (2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use;
 - (3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;
 - (4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and,
 - (5) Potential impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.
- (g) A Conditional Use Permit shall expire one year after the date of approval of the reviewing Board, unless a building permit is issued. The PDA Board may grant an extension of up to one (1) additional year.

304-A.09 Conditional Use Permitting Process

- (a) Applications Administered by the Board
 - (1) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for a conditional use permit shall be solely administered by the PDA Board in accordance with the provisions of this part.
 - a) Following approval of a proposal, in concept form, by the full PDA Board, a completed application for Conditional Use Permit shall be submitted to the PDA Building Inspector who shall forward the application to the PDA Land Planning and Capital Improvements Committee.
 - b) The reviewing Committee may require the findings of an independent NH certified wetland scientist and may assess the applicant a fee to cover the cost for studies or review of the submission.

- c) Notice to abutters and the public shall be provided in accordance with the requirements of Sections 404.03(b) and 404.03(c).
- d) The Land Planning and Capital Improvements Committee shall conduct a review of the application, to include a public hearing, and make a recommendation to the Board within 45 days of referral.
- e) The Board shall review the recommendation of the Land Planning and Capital Improvements Committee and render a final decision on the Conditional Use Permit 30 days of the Committee recommendation.
- f) Time limits may be waived subject to the consent of the applicant.
- g) In the case of denial, the grounds for such denial shall be stated in writing.

(b) Applications Referred to Local Municipalities

- (1) For parcels located within the Industrial Zone, Business Commercial Zone, Natural Resource Protection Zone and those portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for a conditional use permit shall be referred by the Authority to the planning board of the municipality in which the project is located for review and recommendation in accordance with the provisions of this part.
 - a) Following approval of a proposal, in concept form, by the full PDA Board, a completed application for Conditional Use Permit shall be submitted to the PDA Building Inspector who shall forward the application to the local Planning Board.
 - b) The reviewing Board may require the findings of an independent NH certified wetland scientist and may assess the applicant a fee to cover the cost for studies or review of the submission.
 - c) The local planning board, in its discretion, may refer the application to its conservation commission.
 - d) If the application is referred to the conservation commission, the conservation commission shall report back to its planning board within 45 days of referral.
 - e) The Planning Board shall forward its written recommendation on the application to the PDA Board within 60 days of its receipt of the application.
 - f) Time limits may be waived subject to the consent of the applicant.

- g) At least one public hearing shall be held by the Planning Board on an application for a conditional use permit. Notice to abutters and the public shall be provided in accordance with the requirements of Sections 404.03(b) and 404.03(c).
- h) A recommendation of the applicable planning board shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice unless the applicant/developer or a member of the Board requests a hearing by the Board.
- i) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the Conditional Use Permit within thirty (30) days.
- j) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days or such additional time as may be consented to by the applicant.
- k) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable municipal planning board. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable municipal planning board, the grounds for such action shall be stated in writing.
- l) The Pease Development Authority cannot take any action on an application for Conditional Use Permit, which is contrary to the recommendation of the applicable Planning Board, without conducting a public hearing and giving certified mail notice to the Planning Board and the Conservation Commission of the affected municipality.

304-A.10 Performance Standards

(a) Storm Water Management

All construction activities and uses of buildings, structures and land within wetlands and wetland buffers, including without limitation all temporary and permanent erosion and sediment controls, shall be carried out so as to minimize the volume and rate of storm water runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with Best Management Practices for storm water, including, but not limited to, the following:

(1) New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design, NHDES, 2008 or as amended; and

(2) New Hampshire Stormwater Manual Volume 3: Erosion and Sediment Controls During Construction, NHDES, 2008 or as amended.

(b) Vegetation Management

The use of fertilizers other than low phosphate and slow release nitrogen fertilizers is prohibited in the wetland buffer except for applications for outdoor uses such as playing fields and golf courses.

The use of pesticides or herbicides is prohibited in a wetland or wetland buffer except for applications by a public agency for public health purposes or applications for outdoor uses such as playing fields and golf courses.

PART 305. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

305.01 Nonconforming Uses

(a) Any property being used or intended to be used for a purpose which is a nonconforming use as of the effective date of this rule may continue to be so used, as long as it remains otherwise lawful, subject to the following provisions.

(b) If any nonconforming use ceases for any reason for a period of more than 180 days as of the effective date of this rule or is not resumed within 180 days of the effective date of this rule, any subsequent use shall conform to the uses specified by this Zoning Rule for the zone in which such land or structure is located.

(c) Any nonconforming building, structure or use which has been superseded by a conforming building, structure or use shall thereafter conform to the regulations for the zone in which it is located, and the nonconforming building, structure or use shall not be thereafter resumed.

(d) A nonconforming use shall not be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of this Rule.

(e) As of the effective date of this Rule, all residential uses of buildings at Pease shall be deemed abandoned and shall not thereafter be resumed.

305.02 Accessory Buildings and Uses

(a) No accessory building, structure or use (other than off-street parking as permitted in Subsection 305.02(b)) shall be located within the required front yard area nor shall be located nearer to the side or rear lot line than 75% of the height of such structure or 10 feet, whichever figure is greater.

(b) In the Airport Business and Commercial Zone, the Industrial Zone and for any non-apron lot in the Airport Industrial Zone, off-street parking spaces, maneuvering space and traffic aisles shall not be located within 50 feet of the front property line.

305.03 Landscaping and Screening

(a) Landscaping

- (1) Appropriate landscaping shall be provided in accordance with an approved landscaping plan.
- (2) Landscaping treatment shall consist of natural vegetation or features, ground cover, shrubs and trees as appropriate.
- (3) Landscaping plans shall meet the requirements of Section 405.03 of the Pease Development Authority Site Plan regulations.

(b) Screening

- (1) Appropriate buffers shall be provided and maintained to screen the following uses from adjoining properties:
 - a) Any off-street parking or loading area.
 - b) All outdoor areas or facilities for the storage of fuel, solid waste, materials or products.
 - c) Any commercial parking lot.
 - d) Any principal use not conducted wholly within a building.
 - e) As otherwise required by the Board.

305.04 Construction Trailers

(a) Requirements.

- (1) Construction trailers may be located on a site following the issuance of a Building Permit allowing their placement. The location of the construction trailers shall be approved by the Building Inspector. Construction trailers shall be removed from the site, and where appropriate, the grounds shall be restored to their original condition prior to the issuance of a Certificate of Occupancy by the Building Inspector.
- (2) Where a construction trailer or trailers are proposed to remain on a site following the issuance of a Certificate of Occupancy, the Building Inspector shall act to ensure that the following conditions are met prior to the issuance of a Certificate of Occupancy:
 - a) Location of the construction trailer is in an approved location;

- b) A bond of \$2,000 per trailer is either posted or contained in the Site Review Agreement to ensure the removal of the construction trailers, and where appropriate, the restoration of the grounds; and,
 - c) The Building Inspector shall ensure that the bond or the Site Review Agreement remain enforceable over the period that the construction trailer is on the site.
- (3) The bond for the construction trailers shall be released when the Building Inspector is satisfied that the trailers are removed, and where appropriate, the grounds have been restored.

305.05 Performance Standards

- (a) Buildings and uses permitted in all zones shall conform to the following standards:
- (1) FIRE AND EXPLOSION. No fire or explosive hazard shall exist such as to produce dangerous exposure to adjacent property.
 - (2) ODOR. No objectionable odor shall be detectable beyond the property line and the emission of odors, regardless of type, shall not be such as to be detrimental to the value and use of adjacent property.
 - (3) GASES. No noxious, toxic or corrosive fumes or gases shall be emitted beyond the amounts allowed and defined within the regulations and standards of the Division of Air Resources of the New Hampshire Department of Environmental Services.
 - (4) DUST AND SMOKE. Visible and particulate emissions into the atmosphere shall not exceed the limits set by, and shall meet the regulations of the Division of Air Resources of the New Hampshire Department of Environmental Resources. Visible and particulate emissions shall not create fog or other restrictions to visibility that may interfere with aircraft operations.
 - (5) HEAT AND GLARE. No heat or glare shall exist to the extent that such would be detrimental to adjacent properties or to the traveling public.
 - (6) EXTERIOR LIGHTS.
 - a) The source of exterior lighting shall not be arranged in such a manner as to be detrimental to adjacent properties or create a hazard on public ways.
 - b) A pulsating, flashing, rotating, oscillating, or other type of lighting intended as an attention-getting device shall be expressly prohibited, except for aviation-related purposes.

- c) Flood lights, spot lights, or other lighting device shall be arranged or shielded so as not to interfere with the safe operation of vehicles or aircraft.
 - d) Any light which constitutes a “misleading light” as defined by the FAA is expressly prohibited.
- (7) NOISE.
- a) Non-aircraft and non-aircraft engine testing-related noise. Noise shall be controlled so as not to be excessive due to intermittence, beat, frequency, shrillness or volume.
 - b) Aircraft and aircraft engine testing-related noise. *[Reserved]*
- (8) HARMFUL INTERFERENCE. As defined in the rules and regulations of the Federal Communications Commission or as required by the FAA, any harmful interference is expressly prohibited.
- (9) VIBRATION. No inherent and recurrently generating vibration shall be perceptible without instruments at the property line.
- (10) WASTE DISPOSAL.
- a) Liquid and solid waste disposal shall comply with all pertinent laws and regulations.
 - b) All industrial operations shall be subject to the requirements of an industrial pretreatment program to ensure that all liquid wastes meet any federal, state or other requirements prior to discharge to a publicly-owned treatment works.
- (11) STORAGE. No raw or partially processed or finished material, machinery and equipment shall be open-air stored so as to be detrimental to adjacent properties.
- (12) SEWER. Combined sewer and stormwater discharge volumes shall not cause the existing Pease sewage treatment plant to exceed 90% of its rated capacity.
- (13) AQUIFER. All development and land uses shall be accomplished in a manner which ensures maximum protection of the exiting aquifer and aquifer recharge areas or any other water source.
- (14) STORM DRAINAGE. Any grading, paving, or other construction activity, including without limitation, all temporary or permanent erosion and sediment controls, or the construction or operation of storm drainage systems shall not result in erosion or sedimentation of streams, or damage to adjoining properties and roads, and shall conform to, unless an alternative method or technology is specifically authorized by

NHDES or PDA, the following:

- a) New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design, NHDES, 2008 or as amended; and
- b) New Hampshire Stormwater Manual Volume 3: Erosion and Sediment Controls During Construction, NHDES, 2008 or as amended.

PART 306. SIGNS

306.01 General Provisions

- (a) No sign shall be erected without a sign permit issued by the Building Inspector.
- (b) No permit shall be issued for an individual sign unless and until a signage plan for the lot on which the sign(s) will be erected has been approved by the Building Inspector.
- (c) Application for a sign permit shall be accompanied by the applicable fees, as established by the Board from time to time.
- (d) Signs shall not exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet.

306.02 Master Signage Plan *[Reserved]*

306.03 Lot Signage Plan

- (a) For every lot on which the applicant proposes to erect one or more signs requiring a permit, a signage plan shall be submitted, which shall contain the following:
 - (1) A plot plan of the lot, at such scale as the Building Inspector may reasonably require.
 - (2) Location of buildings, parking lots, driveways, open space and landscaped areas on the lot.
 - (3) Computation of maximum total sign area, the maximum area for each individual sign, and the height of each sign.
 - (4) Location on the plot plan of each present and proposed sign, except for incidental signs which need not be shown.

306.04 Illumination and Motion of Signs

- (a) Moving or flashing signs and all signs with traveling lights or of an animated type are prohibited except as provided in (e) below.
- (b) Non-aviation-related beacons and flashing lights shall be prohibited.
- (c) Sources of illumination of all exterior signs shall not be visible above a line three (3) feet in elevation above any lot line. A sign or its illuminator shall not by reason of its location, shape or color interfere with public traffic or be confused with or obstruct the view or effectiveness of any official traffic signal or traffic marking.
- (d) Signs shall be prohibited within thirty (30) feet of an intersection.
- (e) Projecting signs which are designed to indicate to the public temperature and time shall be permitted in the Business and Commercial zone provided that the legend on such projecting signs shall relate only to time, temperature and identification of the sign's owner or building to which it is attached. Such signs may not be larger than thirty-six (36) square feet.

306.05 Temporary Signs

- (a) Temporary signs may be used for identification pending the arrival of a permanent sign; provided that such signs may be allowed only until a permanent sign is erected or for 60 days, whichever is the shortest period.
- (b) A permit for the erection of a temporary sign shall be obtained from the Building Inspector.
- (c) Temporary mobile signs shall not be permitted.

306.06 Design, Construction and Maintenance

- (a) All signs shall comply with applicable provisions of the latest edition of the Uniform Building Code and the Electrical Code, as amended.
- (b) Except for banners, flags, temporary signs and window signs, all signs shall be permanently attached to the ground, a building or other structure by direct attachment to a rigid wall, frame or structure.
- (c) All signs and sign structures shall be properly maintained and kept in a neat and proper state of maintenance and appearance.

PART 307. VEHICLE PARKING AND LOADING

307.01 Parking Requirements

(a) Location:

- (1) On-street parking shall not be permitted, nor shall parking facilities be permitted to obstruct property, roadways or rights of way.
- (2) Off-street parking facilities shall be provided on the same lot with the principal use they are required to serve unless otherwise approved by the Board.
- (3) In all zones, parking space on each lot shall be adequate to prevent vehicles from backing onto a roadway or right of way.
- (4) Parking spaces located within four feet of abutting structures, sidewalks, or streets shall have substantial bumpers designed to protect such structures, sidewalks, or streets.

(b) Size and surfacing:

- (1) Each parking space shall be not less than eight and one half (8.5) feet in width and shall have a minimum area of one hundred sixty (160) square feet, exclusive of drives or aisles.
- (2) Parking areas and access drives shall be surfaced with a durable asphalt or concrete material and shall be graded and drained to dispose of all surface water accumulation.
- (3) All parking spaces shall be so marked by use of painted lines or other permanent striping materials.

(c) Required minimum number of parking spaces

<u>Use</u>	<u>Minimum No. of Spaces Required</u>
Aviation facility (hangar, terminal)	As determined by Board
Banks and business offices (lots less than 10 acres)	1 per 200 s.f. gross floor area
Business offices (lots ten or more acres)	3 per every 4 employees
Child care facility	1 per 5 children at max. capacity
Health Clubs	1 per 200 s.f. gross floor area plus 3/court and 2/swim lane
Hospital	1 per bed

Hotels	1 per room plus 1 per 2 employees
Industrial, light industrial, manufacturing, wholesale	2 per 3 employees on largest shift plus 1 per company-owned-vehicle
Offices	1 per 2 employees
Professional offices	3 per professional plus 1 per other employee
Restaurants, eating, drinking establishments	1 per 3 seats or 1 per 100 s.f. gross floor area plus 1 per employee, whichever is largest
Retail/commercial	1 per 400 s.f.
Education, training facilities	1 per staff on duty plus 1 per 4 students
Transportation terminal	As determined by the Board

(d) Rules of interpretation:

- (1) Where individual seats are not provided, each eighteen (18) inches of benches or other similar seating shall be considered as one (1) seat.
- (2) In the case of mixed uses, the parking spaces required shall be the sum of the requirements for the various individual uses, computed separately. Parking spaces for one use shall not be considered as providing the required parking for any other use. Where the computation of required parking results in a fractional number, the fraction of one-half or more shall be counted as one space.
- (3) For any permitted use not covered by (c) above, the closest similar use shall govern.

(e) Compact Car Parking Spaces. In parking areas with twenty or more parking spaces, up to thirty percent (30%) of the minimum number of required parking spaces or of the total spaces, whichever is greater, may be allocated for compact cars if designed to the following standards:

- (1) a compact car space shall not be less than 7.5 feet in width and 15 feet in length;
- (2) compact car spaces shall be laid out in a group and appropriately identified as intended for exclusive use by compact cars;

- (3) all aisle dimensions shall not be reduced from the requirements specified for all parking areas.
- (f) Handicapped parking spaces.
- (1) Specifically designated parking spaces for the physically handicapped shall be located as the parking spaces closest to the designated accessible primary entrance(s). Where possible, spaces shall be located so that handicapped persons do not have to cross roadways.
 - (2) Handicapped parking spaces shall comply in number and size with either the local building code or the Code for the State of New Hampshire Architectural Barrier Free Design, whichever is more restrictive.
 - (3) Handicapped parking spaces shall be identified and reserved by an appropriately marked sign erected on a post or building at each space.
- (g) Reductions in Parking Requirements for Designated High Occupancy Vehicle Parking.
- (1) One designated van pool parking space may be substituted for six (6) required employee parking spaces, up to a fifteen percent (15%) reduction in parking requirements.
 - (2) One designated car pool parking space may be substituted for three (3) required employee parking spaces, up to a fifteen percent (15%) reduction in parking requirements.
- (h) Reductions in Parking Requirements for Reduced Demand
- (1) **Notwithstanding** other provisions of this ordinance, the parking requirements set forth elsewhere in this ordinance may be waived in exchange for permanent measures taken by the developer/applicant to reduce reliance on single occupancy motor vehicles. The extent of the parking requirement reduction shall, at the discretion of the recommending Planning Board during the site review process, as described in Part 404.01 and 404.02 , be based upon written evidence provided by the developer/applicant with the site review application.

307.02 Off-Street Loading

- (a) All principal buildings, including additions to existing principal buildings, in the Airport, Airport Industrial, Industrial and Airport Business and Commercial Zones shall be provided with off-street loading spaces in accordance with the following specifications:
- (1) Loading berths shall be located in the side or rear yards only.

- (2) No off-street loading space shall be a part of any area used to satisfy off-street parking requirements.
- (3) The first required loading berth shall be not less than twenty (20) feet in depth and all additional required berths shall be forty-five (45) feet in depth, except in the case of operators of large fleets of small sized delivery trucks, when the Board may permit additional required berths to be only twenty (20) feet deep.
- (4) All loading berths shall have a minimum width of twelve (12) feet and a minimum vertical clearance of fourteen (14) feet.
- (5) In the case of mixed uses, the loading berths required shall be the sum of the requirements for the various individual uses computed separately. Loading berths for one use shall not be considered as providing the required loading berths for any other use.

(b) Off-street loading spaces shall be provided according to the following ratios:

Use	Gross Floor Area	Required Spaces*
Industrial	Up to 10,000 sf	0
	10,001 - 40,000 sf	1
	40,001 - 100,000 sf	2
	100,001 - 200,000 sf	3
	Each additional 200,000 sf	1
Office/ Professional Space	Up to 10,000 sf	0
	10,001 - 100,000 sf	1
	100,001 - 350,000 sf	2
	Each additional 350,000 sf	1
Retail	Up to 10,000 sf	0
	10,001 - 25,000 sf	1
	25,001 - 60,000 sf	2
	60,001 - 120,000 sf	3
	Each additional 100,000 sf	1
Other Non-Residential	Up to 10,000 sf	0
	10,001 - 40,000 sf	1
	Each Additional 60,000 sf	1

*or as otherwise recommended during Site Plan Review as provided in Parts 404.01 and 404.02.

PART 308. UNDERGROUND AND ABOVE GROUND STORAGE FACILITIES

308.01 Underground Storage Facilities

- (a) Underground storage facilities in existence as of the effective date of this rule may be continued.

(b) Underground storage facilities no longer in use as of the effective date of this rule shall be permanently closed in accordance with the requirements of RSA Chapter 146-C and any rules enacted thereunder.

(c) No new underground storage facilities shall be permitted, except as is required for a motor vehicle service station.

(d) Underground storage facilities shall be operated, maintained and inspected in accordance with the requirements of RSA Chapter 146-C and any rules enacted thereunder.

(e) All inspection results for underground storage facilities shall be reported to the Building Inspector within 10 days of inspection.

308.02 Above Ground Storage Facilities

(a) Above ground storage facilities shall conform to the requirements of NFPA 30, Flammable and Combustible Liquids Code and other applicable requirements for storage facilities.

(b) At a minimum, above ground storage facilities shall be diked with an impervious retention basin capable of containing 1.3 times the rated holding capacity of the facility and shall be either double-lined or vaulted.

(c) Above ground storage facilities shall not exceed a capacity of 2,000 gallons per facility.

308.03 Aviation-related Bulk Fuel Storage Facilities

(a) Specific dimensional requirements for aviation-related above ground bulk fuel storage facilities shall be as determined by the Board.

PART 309. EXCAVATIONS

309.01 Permit Requirements

(a) Prior to the removal, movement or replacement of 100 cubic yards or more of earth, to include soil, sod, dirt, loam, sand, gravel or stone, from or upon any lot, an excavation permit issued by the Building Inspector shall be required.

(b) Permits may specify conditions pertaining to:

(1) The finished level and grading.

(2) The control of temporary and permanent drainage to prevent erosion and sedimentation.

(3) The construction of necessary fencing or other barriers to protect against hazards.

(c) Where applicable, excavations shall comply with the requirements of RSA Chapter 485-A:17.

(d) Excavations involving the commercial taking of earth shall comply with the requirements of RSA Chapter 155-E.

309.02 Site Protection

(a) All stumps and other tree parts, litter, brush, weeds, excess or scrap building materials or other debris shall be removed from the lot and disposed of in accordance with State law.

(b) Material or temporary soil deposits shall not be placed within four feet of shrubs or ten feet of trees designated to be retained. Where necessary, protective barriers or tree wells shall be installed around each plant and/or group of plants that are to remain on the lot.

309.03 Reclamation

(a) Topsoil moved during the course of construction or other excavation shall be replaced on all regraded surfaces to the depth of not less than four inches of even cover to all disturbed areas and shall be stabilized by seeding and/or plantings.

(b) All slopes, except exposed ledge, shall be graded to natural repose for the type of soil composition, and shall not exceed a site ratio of 2:1. Changes of slope shall not be abrupt but shall blend with the surrounding terrain.

(c) The topography of the land shall be left so that water drainage leaves the property at the original, natural points and in the natural proportions of flow.

(d) No standing bodies of water constituting a hazard to health and safety shall be permitted to remain after excavation.

(e) Areas accessible from a public way from which trees have been removed, shall be replanted with trees.

PART 310. INDUSTRIAL SEWAGE PRE-TREATMENT STANDARDS [Reserved]

PART 311. DESIGN STANDARDS [Reserved]

PART 312. PLANNED INDUSTRIAL/COMMERCIAL DEVELOPMENT [Reserved]

PART 313. AQUIFER PROTECTION DISTRICT [Reserved]

PART 313-A ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

313-A.01 Purpose and Intent

The intent is to protect public health, safety and general welfare of the PDA Tenants and the environment by prohibiting illicit connections and discharges to PDA's separate storm sewer system.

313-A.02 Prohibition of Illicit Discharges

(a) No person shall discharge or cause to be discharged into the PDA System any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than stormwater

(b) The following items are not considered as Illicit Discharges:

- (1) Stormwater
- (2) Discharges allowed by NPDES permit NH0090000 or any subsequent NPDES permit issued to PDA for the Tradeport
- (3) Firefighting activities, including training
- (4) Water line flushing
- (5) Ground water infiltration
- (6) Discharges from potable water sources including landscape irrigation and lawn watering
- (7) Foundation & footing drains including crawl space pumps
- (8) Air conditioning condensation
- (9) Diverted/pumped stream flows, springs & riparian habitats and wetlands and rising groundwater
- (10) Dechlorinated swimming pool discharges
- (11) Discharge from street sweeping
- (12) Dye testing if PDA is made aware prior to the test

313-A.03 Prohibition of Illicit Connections

(a) The construction, use, maintenance, or continued existence of illicit connections to the storm drain system is prohibited.

(b) This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(c) A person is considered to be in violation of this ordinance if the person connects a line conveying sewage to the PDA System or allows such a connection to continue.

313-A.04 IDDE Responsibility for Administration

(a) Enforcement

(1) Within Airport Zone and Airport Industrial Zone

For sites and locations within the airport zone or the airport industrial zone, and in addition to any right or other power PDA may have pursuant to written agreements with lessees, developers or others, PDA may undertake such enforcement against lessees, developers and others as is authorized under and consistent with the provisions of RSA 12-G:13, VI.

(2) Outside Airport Zone and Airport Industrial Zone

- a) Outside of the airport zone and airport industrial zone, and subject to the provisions of RSA 12-G:13, V(c), any deviation or noncompliance with these land use controls shall be subject to the enforcement provisions and process of the municipality having jurisdiction over the site or location pursuant to RSA 12-G:13, V(b).
- b) For the area of the Tradeport outside of the airport zone and airport industrial zone within the geographical limits of the City of Portsmouth, and subject to the provisions of RSA 12-G:13, V(c) and solely for the purposes of enforcing these Land Use Controls, the PDA adopts by reference the city's enforcement provisions and penalties applicable to the enforcement of city ordinances.
- c) For the area of the Tradeport outside of the airport zone and airport industrial zone within the geographical limits of the Town of Newington, and subject to the provisions of RSA 12-G:13, V(c) and solely for the purposes of enforcing these Land Use Controls, the PDA adopts by reference the town's enforcement provisions and penalties applicable to the enforcement of town ordinances

PART 314. SPECIAL EXCEPTIONS

314.01 General Provisions

- (a) Requests for a Special Exception shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board.
- (b) An Application for Special Exception shall set forth the specific use proposed and reasons why a Special Exception should be granted.
- (c) A use permissible only through the granting of a Special Exception shall be not approved or recommended for approval unless it meets the following criteria:

- (1) No adverse effect or diminution in values of surrounding properties would be suffered.
- (2) The use does not create a traffic or other health or safety hazard.
- (3) The proposed site is an appropriate location for the use and provides safe and proper access and egress for the use;
- (4) The use meets any additional standards provided in this Zoning Regulation for the zone in which it is situated.

(d) Reasonable conditions necessary to meet one or more of the standards in subsection (c) above may be attached to the approval of a Special Exception.

314.02 Application Requirements

(a) Only completed applications for a Special Exception shall be considered for approval. To be deemed complete, applications for a Special Exception shall contain:

- (1) A completed application form;
- (2) A scale drawing of the proposed use sufficient to provide details necessary to demonstrate compliance with the standards for approval of a Special Exception;
- (3) Applicable fee;
- (4) Names and addresses of abutters;
- (5) Information that may be required to demonstrate compliance with any additional standard(s) established for the specific use or zone.
- (6) Where a proposed special exception use is anticipated to generate in excess of 1,000 vehicle trip ends per day or is anticipated to generate a ten percent (10%) or greater increase in traffic at one or more surrounding intersections with a level of service D or worse the applicant shall be required to submit a traffic and air quality impact study addressing anticipated impacts, to be reviewed by traffic and air quality engineers approved by PDA and paid for by the applicant. If as a result of the study it is determined that traffic or air quality mitigation measures are required, a traffic and air quality mitigation plan acceptable to the PDA shall be submitted.

(b) It shall be the responsibility of the applicant to provide technical information and expertise sufficient for evaluation of the proposed use, and to appear and present the proposal at any public hearing or meeting conducted on the application.

314.03 Applications Administered by the Board

(a) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act of 1944, requests for a Special Exception shall be administered solely by the Pease Development Authority in accordance with this section.

(b) Complete applications for a Special Exception shall be referred by the Building Inspector to the Pease Development Authority Zoning Adjustment and Appeals Committee for consideration and recommendation to the Board.

(c) Notice to abutters and the public shall be provided in accordance with the requirements of Site Plan Review Regulation Section 404.03(b) for any public hearing on an application for Special Exception.

(d) The Zoning Adjustment and Appeals Committee shall conduct a review of the application, to include a public hearing, and make a recommendation to the Board within forty-five (45) days of referral.

(e) An application for a Special Exception shall be reviewed by the Board at a public hearing within thirty (30) days of the Committee recommendation.

(f) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(g) In the case of denial of any request for a Special Exception, the ground(s) for such denial shall be stated on the record and shall be provided to the applicant in writing.

314.04 Special Exceptions Referred to Local Municipalities for Review and Recommendation

(a) For parcels located within the Industrial Zone, Business and Commercial Zone, Natural Resource Protection Zone and those portions of the Airport Industrial Zone not acquired by Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, completed applications for a Special Exception shall be referred by the Authority to the Zoning Board of Adjustment of the municipality in which the parcel is located for review and recommendation in accordance with the provisions of this Section.

(b) The applicable Zoning Board of Adjustment shall, in its review and recommendation, apply the substantive provisions of this zoning regulation.

(c) At least one public hearing shall be held on the application during the municipal review process.

(d) Notice to abutters and the public shall be required for any public hearing on an application for Special Exception in accordance with the requirements of Section 314.03(c).

(e) Recommendation to the Board regarding requests for a Special Exception shall be made by the applicable zoning board of adjustment within sixty (60) days of referral. Notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.

(f) The recommendation of the applicable zoning board of adjustment shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice, unless the applicant or a member of the Board requests a hearing by the Board.

(g) Where a hearing has been requested, the Board shall conduct a public hearing and render a final decision on the request for a Special Exception within thirty (30) days.

(h) At the discretion of the Board the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(i) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable zoning board of adjustment. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable zoning board of adjustment, the ground(s) for such action shall be stated on the record and provided to the applicant and to the applicable zoning board of adjustment in writing.

314.05 Uses Permitted by Special Exception

(a) Uses permitted only by Special Exception granted in accordance with the provisions of this Section, and the zones in which such Special Exception uses are permitted are as follows:

USE	<u>ZONES</u>				
	A	AI	I	BC	NR
1. Open lot storage	X	X	X		
2. Uses of buildings or structures planned for demolition, removal or reconstruction that are compatible with permitted uses and provided the use shall not extend beyond the time such demolition, removal or reconstruction is planned to be undertaken.	X	X	X	X	
3. Motor vehicle service station (excluding auto body repairs)	X	X	X	X	

and painting)

4. Vehicle Maintenance facility/carwash in support of permitted use	X	X	X		
5. Radio, television, communication and data transmission services and facilities including antennae and satellite dishes	X	X	X	X	X
6. Heliport as accessory use			X		
7. Testing laboratories and facilities	X	X	X		
8. Public utility Facilities	X	X	X	X	X
9. Aircraft operations and ground engine run-ups not otherwise permitted	X				

Legend: **A = Airport**
 AI = Airport Industrial
 I = Industrial
 B/C = Business/Commercial
 NR = Natural Resource

ZONES

<u>USE</u>	<u>A</u>	<u>AI</u>	<u>I</u>	<u>BC</u>	<u>NR</u>
10. Light industrial and research and development uses not dependent upon the airport and of limited duration not to exceed five (5) years.	X				
11. Performing arts centers and associated activities, facilities and accessory uses including celebrations, receptions, food services for patrons, gift and souvenir sales, arts and craft demonstrations and administrative offices	X	X	X		

12. Radio or television studios

X X

Legend:
A = Airport
AI = Airport Industrial
I = Industrial
B/C = Business/Commercial
NR = Natural Resource

PART 315. ENFORCEMENT OF ZONING PROVISIONS

315.01 General Provisions and Jurisdiction

- (a) The Pease Development Authority shall have exclusive jurisdiction in adopting and establishing zoning regulations and any other land use controls for the property at Pease Air Force Base transferred, conveyed or otherwise granted to the Authority by the federal government or any agency thereof.
- (b) Zoning regulations and any other land use controls adopted by the Pease Development Authority and any amendment thereto shall remain applicable and enforceable after the sale, lease, assignment or other transfer of any or all such property to any person by the Authority.
- (c) Regulatory power over zoning and other land use controls for property under the jurisdiction of the Pease Development Authority, excluding the Airport District, shall revert exclusively to the applicable municipalities no later than January 1, 2050, or sooner at the election of the Authority.
- (d) In all instances, the Pease Development Authority shall retain the power to make the final decision regarding applicability, interpretation and enforcement of its zoning regulations and any other land use controls.
- (e) In order to adopt, amend, interpret or override any zoning provision or other land use control, five (5) affirmative votes of the Board members shall be required.
- (f) All references to time limits shall be interpreted to mean calendar days.
- (g) Buildings, structures or land owned by or leased to the Pease Development Authority for its own use, any department or agency of the State of New Hampshire, or any department or agency of the federal governmental shall be exempt from the provisions of Chapter 300.

315.02 Building Permit

- (a) No construction, reconstruction, improvement or alteration of a building or structure or change of use of a building, structure or lot shall be commenced without a building permit issued by the Pease Development Authority Building Inspector.

- (b) No building permit may be issued unless all necessary site plan, variance or subdivision approvals have been obtained by the owner/developer.
- (c) Applications for building permits shall be made by the owner/developer on forms prescribed by the Board and filed with the Pease Development Authority Building Inspector.
- (d) Fees for building permits shall be imposed in accordance with a fee schedule adopted by the Board.
- (e) If no substantial progress of construction has been made within six (6) months following the issuance of a permit, the permit shall lapse. The Building Inspector may renew the permit upon repayment of the permit fee.

315.03 Certificate of Occupancy

- (a) No premises on which buildings or other structures are constructed, reconstructed, improved or altered shall be occupied, and no premises shall be used, until a certificate of occupancy has been issued by the Building Inspector.
- (b) No certificate of occupancy shall be issued for any premises unless the intended use complies with the provisions of this rule or any variance as approved by the Board and with all applicable health, fire, safety and Building Code requirements.
- (c) An application for certificate of occupancy shall be made by the owner/developer on forms prescribed by the Board.\
- (d) A certificate of occupancy shall not be granted until all required approvals and Building Code inspections have been completed.
- (e) A record of the original application, required plans, permits, inspections and certificates of occupancy for each project shall be maintained on file in the offices of the Pease Development Authority Building Inspector.

PART 316. BUILDING CODES

316.01 Adoption of Building Codes

- (a) The building construction codes adopted by the local enforcement official having jurisdiction are hereby adopted by reference, and all buildings or structures shall conform to the requirements of the latest edition of the code, as amended from time to time.

316.02 Electrical, Fire and Safety Codes

(a) The following electrical, fire and safety codes issued by the National Fire Protection Association (NFPA) are hereby adopted by reference, and all buildings and structures shall conform to the requirements of the latest edition of the following codes, as amended from time to time:

- (1) NFPA 101, Life Safety Code, 1988.
- (2) NFPA 10, Portable Fire Extinguishers, 1990.
- (3) NFPA 13, Installation of Sprinkler Systems, 1990.
- (4) NFPA 17, Dry Chemical Extinguishing Systems, 1990.
- (5) NFPA 17A, Wet Chemical Extinguishing Systems, 1990.
- (6) NFPA 30, Flammable & Combustible Liquids Code, 1990.
- (7) NFPA 31, Installation of Oil Burning Equipment, 1987.
- (8) NFPA 54, National Fuel Gas Code, 1988.
- (9) NFPA 58, Storage & Handling of Liquefied Petroleum Gases, 1989.
- (10) NFPA 70, National Electrical Code, 1990.
- (11) NFPA 72, Installation, Maintenance & Use of Protective Signaling Systems, 1990.
- (12) NFPA 99, Health Care Facilities, 1990.

316.03 Miscellaneous Codes and Requirements

(a) All uses, buildings and structures shall comply with the following codes and regulatory requirements, as amended from time to time.

- (1) Architectural Barrier Free Design Code for New Hampshire, RSA 275-C:10 and applicable administrative rules.
- (2) Americans with Disabilities Act of 1990, P.L. 101-336 and applicable federal regulations.
- (3) State and federal regulations on the Storage and Handling of Hazardous Materials.

(b) All uses, buildings and structures shall comply with any specific requirements, conditions and/or covenants which may be contained in any deed or other transfer document.

PART 317. VARIANCES FROM ZONING PROVISIONS

317.01 General Provisions

(a) Requests for a variance from the provisions of this zoning rule shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board.

(b) Applications for zoning variance approval shall set forth the specific provision of the rule or regulation involved and reasons why a variance should be granted.

(c) A variance shall not be approved or recommended for approval unless it is in harmony with the general purpose and intent of these regulations and meets the following criteria:

- (1) No adverse effect or diminution in values of surrounding properties would be suffered.
- (2) Granting the variance would be of benefit to the public interest.
- (3) Denial of the variance would result in unnecessary hardship to the person seeking it.
- (4) Granting the variance would be substantial justice.
- (5) The proposed use would not be contrary to the spirit of this zoning rule.

(d) Reasonable conditions necessary to meet one or more of the standards in subsection (c) above may be attached to approval of a variance.

317.02 Zoning Variances Administered By the Board

(a) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act of 1944, requests for a variance from the provisions of this zoning regulation shall be administered solely by the Pease Development Authority in accordance with this section.

(b) A Zoning Adjustment and Appeals Committee of the Board established pursuant to Section 3.9 of the Pease Development Authority By-laws shall be created to consider and make recommendations to the Board regarding the following for parcels referred to in Subsection (a):

- (1) Requests for variances from the terms of this zoning rule.
- (2) Appeals from the decisions and orders of the Building Inspector.

(c) Completed applications for a zoning variance shall be referred by the Pease Development Authority Building Inspector to the Zoning Adjustment and Appeals Committee for consideration and recommendation to the Board.

(d) The Zoning Adjustment and Appeals Committee shall conduct a review of the application for a variance, to include a public hearing, and make a recommendation to the Board within forty-five (45) days of referral.

(e) The Board shall review the recommendation of the Zoning Adjustment and Appeals Committee and render a final decision on the variance request within thirty (30) days of the Committee recommendation.

(f) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(g) In the case of denial of any request for a variance, the ground(s) for such denial shall be stated in writing.

317.03 Zoning Variances Referred to Local Municipalities for Administration

(a) For parcels located within the Industrial Zone, Business and Commercial Zone, Natural Resource Protection Zone or portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, requests for a variance from the provisions of this zoning rule shall be referred to the zoning board of adjustment for the municipality in which the parcel is situated for administration in accordance with the provisions of this section.

(b) Applications for a variance for parcels referred to in Subsection (a) shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board and referred to the applicable zoning board of adjustment.

(c) The zoning board of adjustment to which the application for a variance has been referred shall, in its review of the request, apply the substantive provisions of this Chapter.

(d) Recommendations to the Board regarding requests for a zoning variance shall be made by the applicable zoning board of adjustment within sixty (60) days of referral. Notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.

(e) The recommendation of the applicable zoning board of adjustment shall be forwarded to the Board along with a written report detailing the reasons for any recommendation for denial or approval with conditions.

(f) A recommendation of the applicable zoning board of adjustment shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice, unless the applicant/developer or a member of the Board requests a hearing by the Board.

(g) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the variance request within thirty (30) days.

(h) At the discretion of the Board the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(i) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable zoning board of adjustment. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable zoning board of adjustment, the ground(s) for such action shall be stated in writing.

PART 318. APPEALS FROM ADMINISTRATIVE DECISIONS OF THE BUILDING INSPECTOR

318.01 Requirements for Appeal

(a) Applicants aggrieved by a decision or order of the Building Inspector may file an appeal pursuant to this Section.

(b) Appeals from the decisions and orders of the Building Inspector shall be filed with the Building Inspector on forms prescribed by the Board.

(c) Applications seeking appeal shall refer to the specific provision(s) of the building code or regulation involved and shall set forth the interpretation claimed and the reasons why the request of appeal should be granted.

(d) Applications for appeal shall be filed within 14 days of the decision or order from which the appeal is taken.

(e) Appeals may be granted by the Board to vary the application of any provision of the building code to any particular case when, in its opinion, the enforcement of the building code would do manifest injustice and would be contrary to the spirit and purpose of the Building Code and the public interest.

318.02 Appeals Administered by the Board

(a) For property located within the Airport Zone and within those portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act of 1944, applications for appeal from orders and decisions of the Building Inspector shall be referred to the Zoning Adjustment and Appeals Committee of the Board established pursuant to Section 317.02(a) for consideration and recommendation to the Board.

(b) The Zoning Adjustment and Appeals Committee shall conduct a review of the application for an appeal, to include a public hearing, and make a recommendation to the Board within thirty (30) days of referral.

(c) The Board shall review the recommendation of the Zoning Adjustment and Appeals Committee and render a final decision on the request for appeal in thirty (30) days.

(d) At the discretion of the Board the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(e) In the case of denial of any request for appeal, the ground(s) for such denial shall be stated in writing.

318.03 Appeals Referred to Local Municipalities for Administration

(a) For property located within the Industrial Zone, Business and Commercial Zone, Natural Resource Protection Zone and portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for appeal from the orders and decisions of the Building Inspector shall be referred by the Pease Development Authority to the zoning board of adjustment, or building code board of appeals, as appropriate, for the municipality in which the parcel is located, for administration in accordance with the provisions of this Section.

(b) The zoning board of adjustment or building code board of appeals to which the application for appeal has been referred shall, in its review of the application, apply the substantive provisions of this Chapter.

(c) Recommendations regarding requests for appeal shall be made by the applicable zoning board of adjustment or building code board of appeals, as appropriate, within thirty (30) days of referral, and notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.

(d) The recommendation of the applicable zoning board of adjustment or building code board of appeals, as appropriate, shall be forwarded to the Board along with a written report detailing the reasons for any recommendation for denial.

(e) A recommendation of the applicable zoning board of adjustment or building code board of appeals, as appropriate, shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice, unless the applicant or a member of the Board requests a hearing by the Board.

(f) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the application for appeal within thirty (30) days of the request for a hearing.

(g) At the discretion of the Board the time period for rendering a final decision may be extended an additional thirty (30) days, or such additional time as may be consented to by the applicant.

(h) The Board may grant or deny the application notwithstanding the recommendation of the applicable zoning board of adjustment or building code board of appeals, as appropriate. In the case of denial of any application by the Board, or where the Board elects not to follow the recommendation of the applicable zoning board of adjustment or building code board of appeals, as appropriate, the ground(s) for such action shall be stated in writing.

PART 319. REHEARING AND APPEAL

319.01. Within twenty (20) days after any order or decision of the Board, any party to the action or proceedings, or any person directly affected thereby, may apply for a rehearing, specifying in the request for rehearing the grounds therefor.

319.02. A request for rehearing shall set forth fully every ground upon which it is claimed that the decision or order complained of is unlawful or unreasonable.

319.03. The Board shall within 10 days either grant or deny the application, or suspend the order or decision complained of pending further consideration, upon such terms and conditions as the Board may prescribe. The Board may grant such rehearing if in its opinion good reason therefor is stated in the request.

319.04. If a request for rehearing is granted by the Board, the rehearing shall be held within 30 days.

319.05. For property not located within the Airport Zone or portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act of 1944, any person aggrieved by an order or decision of the Board may appeal to the superior court in accordance with the provisions of RSA Chapter 677.

PART 320. EFFECTIVE DATE

320.01. These rules become effective immediately upon the conveyance, granting or other transfer of property to the Pease Development Authority by the federal government or any agency thereof, pursuant to public benefit transfer or sale.

CHAPTER 400. SITE PLAN REVIEW REGULATIONS
STATUTORY AUTHORITY: RSA 12-G:13, II

PART 401. PURPOSE

401.01 The purposes of Site Plan review are:

- (a) To protect the public health, safety and welfare.
- (b) To ensure that sound site utilization principles are followed.
- (c) To provide for orderly, harmonious and aesthetically pleasing development of property under the jurisdiction of the Pease Development Authority.
- (d) To avoid development which may result in negative environmental impacts.

PART 402. DEFINITIONS

402.01. Definitions contained in Pease Development Authority Rules, Chapter 300 Zoning Requirements, Part 302, Definitions, are adopted and incorporated herein by reference.

PART 403. APPLICATION REQUIREMENTS

403.01 General Provisions

- (a) The approval by the Board of site plans is required as a condition for the issuance of a building permit for any development requiring site plan review.
- (b) Applications for site plan review shall be subject to the minimum requirements and the procedures set forth herein.
- (c) Only completed applications for site plan review shall be considered for approval. To be deemed complete, applications for site plan review shall contain:
 - (1) A completed application on forms prescribed by the Board.
 - (2) Copies of Site Plan drawings meeting the requirements of these Land Use Controls as follows: One full size and one half size paper sets, plus the number and size sets required by the local municipality reviewing the application.
 - (3) Applicable fee(s) for site plan review as required by Section 404.04.
 - (4) Names and addresses of the applicant and all abutters.

(d) Applications for site plan review and approval shall be filed with the Pease Development Authority Building Inspector.

(e) All Applicants/Developers shall obtain all permits and approvals required under applicable federal, state and local laws for construction and post-construction stormwater management.

(f) A checklist of items to be submitted with each application for site plan review shall be provided to the applicant by the Building Inspector.

(g) Requirements for site plan approval shall be in addition to any specific review and approval requirements, conditions, and/or covenants which may be contained in any deed or other transfer document.

(h) It shall be the responsibility of the applicant to provide technical information and expertise sufficient for evaluation of the proposal, and to appear and present the site plan at any public hearing or meeting conducted on the proposal.

(i) All references to time limits herein shall be interpreted to mean calendar days.

(j) Buildings, structures or land owned by or leased to the Pease Development Authority for its own use, any department or agency of the State of New Hampshire or any department or agency of the federal government shall be exempt from the provisions of Chapter 400.

403.02 Development Requiring Site Plan Review

(a) Site plan review and public hearing in accordance with the provisions of this rule shall be required for all development except the following:

- (1) Conversions or reuse of existing structures which involve no change in use, building additions or changes in the site.
- (2) Alterations or improvements in nonconforming buildings or structures or substandard buildings or structures for the purpose of achieving conformity or compliance with zoning regulations or Building Code requirements.
- (3) Projects limited to demolition.

403.03 Waiver of Site Plan Regulations

(a) The Board may waive any portion of these regulations for site plan review and

approval when, in its opinion, strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of these regulations.

403.04 Site Plan Submission Requirements

- (1) Site plans shall be drawn to scale. Acceptable scales shall be 1"=20', 1" = 30', 1" = 40', or 1"=50'.
- (2) Sheet size shall be 22" x 34" maximum or as otherwise required for recording by the Rockingham County Registry of Deeds.
- (3) Copies of Site Plan drawings meeting the requirements of these Land Use Controls as follows: One full size and one half size paper sets, plus the number and size sets required by the local municipality reviewing the application.
- (4) Date, title, north point, scale, map, lot, zone(s), revision block, legend, definition of uses and square footage of each area shall be displayed on each site plan.
- (5) Name, license number and seal of the New Hampshire licensed Land Surveyor or Civil Engineer, plus name and address of applicant/developer shall appear on each site plan.
- (6) On a separate paper, applicant shall provide the correct names and mailing addresses of the applicant(s) and all abutters.
- (7) Site plans shall include the following existing and proposed features as appropriate:
 - a) Sketch of site showing existing natural features including water courses and water bodies, trees and other vegetation, topographic features, any other features which should be considered in the site design process.
 - b) Plan view of all buildings with their use, size, location and first floor elevation indicated.
 - c) The location, width, curbing and paving of access ways and egress ways and streets within the site.

- d) The location of off-street parking and loading spaces with a layout of the parking indicated.
 - e) The size and proposed location of water mains and sanitary sewage facilities with all necessary engineering data.
 - f) The size and location of all other public service connections including gas lines, power lines, telephone lines, and fire alarm connections and locations.
 - g) The type and location of solid waste disposal facilities.
 - h) The location, elevation, and layout of catch basins and other surface drainage features, and a sheet showing proposed stormwater management and erosion control features
 - i) Existing and proposed contours and finished grade elevations as well as the type, extent, and allocation of existing and proposed landscaping and open space areas to be retained.
 - j) The location, size and the design of proposed signs and other advertising or instructional devices.
 - k) The location and type of lighting for outdoor facilities.
 - l) Lines of existing abutting streets.
 - m) Surveyed property lines showing their bearings and distances and showing monument locations.
 - n) If a subdivision, then lines and names of all proposed streets, lanes, ways or easements intended to be dedicated for public use.
 - o) All easements and rights of way.
 - p) A typical elevation view of building(s) indicating their height and bulk, when requested.
- (8) Application requirements may include any other exhibits or data required by the Board in order to evaluate adequately the proposed development, including but not limited to:
- a) Calculations relating to stormwater runoff.

- b) Information on composition and quantity of wastewater to be generated.
 - c) Information on air, water or land pollutants to be discharged.
 - d) Estimates of traffic generation.
 - e) Estimates of noise generation.
 - f) Inventory of hazardous materials anticipated for on-site storage and/or use.
- (9) A traffic impact analysis may be required as deemed necessary by the Board due to the proposal's size, location or traffic generating characteristics. In such cases, the applicant shall fund the cost of modeling the projected traffic increases in accordance with the transportation model to be derived from the Pease Development Authority surface transportation master plan.

PART 404. SITE PLAN REVIEW AND APPROVAL

404.01 Applications Administered By the Board

- (a) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for site plan review and approval shall be administered solely by the Authority in accordance with the provisions of this Part.
- (b) Upon the submission of a complete application for site plan review involving a parcel referred to in Subsection (a), the Building Inspector shall refer the application to the Pease Development Authority Technical Review Committee for technical review and recommendation prior to consideration of the application by the Board.
- (c) At least one public hearing shall be held on the application during the technical review process.
- (d) Notice to abutters and the public shall be required for any public hearing on a site plan application in accordance with the requirements of Section 404.03.
- (e) Technical review of site plan applications may also be provided by the Building Inspector and any other Pease Development Authority staff or consultant as deemed appropriate.

(f) During the technical review process, additional technical assistance may be requested from experts in any field, as deemed appropriate.

(g) Upon completion of technical review, a recommendation shall be forwarded to the Board, along with a report detailing the reasons for any recommendation for denial or for the imposition of conditions. Recommendations may consist of:

- (1) Approval recommended.
- (2) Approval recommended with conditions (specified).
- (3) Denial recommended.

(h) Technical review shall be completed within 45 days of the request for technical review from the Building Inspector. The Board may in its discretion grant an extension of time not to exceed 45 days.

(i) Site review applications shall be reviewed by the Board at a public hearing within thirty (30) days of completion of the technical review and recommendation process. The Board shall approve or deny a site plan application within ninety (90) calendar days of submission of a complete application, subject to any extension or waiver of time limits consented to by the applicant.

(j) An original on mylar and nine (9) sets of plans and associated exhibits and reports, as modified during the technical review process, shall be submitted to the Board by the applicant.

(k) In the case of denial of any application submitted to the Board, the ground(s) for such denial shall be adequately stated in writing.

404.02 Applications Referred to Local Municipalities for Administration

(a) For parcels located within the Industrial Zone, Business and Commercial Zone, Natural Resource Protection Zone and those portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, completed applications for site review and approval shall be referred by the Authority to the planning board of the municipality in which the parcel is located for review and recommendation in accordance with the provisions of this Part.

(b) The applicable planning board shall, in its review and recommendation, apply the substantive provisions of this chapter.

(c) At least one public hearing shall be held on the application during the municipal

review process.

(d) Notice to abutters and the public shall be required for any public hearing on a site plan application in accordance with the requirements of Section 404.03.

(e) The Pease Development Authority Building Inspector and/or any other staff of the Authority, as it may deem appropriate, shall participate in a non-voting capacity in the review of site plans referred to the applicable municipal planning board.

(f) The applicable municipal planning board shall review an application for site plan approval and forward a recommendation to the Board within sixty (60) days of referral, unless the Board grants an extension of time not to exceed another sixty (60) days. Notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.

(g) The recommendation of the planning board shall be forwarded to the Board along with a written report detailing the reasons for any recommendation for denial or for the imposition of conditions. Recommendations may consist of:

- (1) Approval recommended.
- (2) Approval recommended with conditions (specified).
- (3) Denial recommended.

(h) A recommendation of the applicable planning board shall be deemed a final decision of the Board upon the expiration of the fourteen (14) days from the date of notice, unless the applicant/developer or a member of the Board requests a hearing by the Board.

(i) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the site plan within thirty (30) days.

(j) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days or such additional time as may be consented to by the applicant.

(k) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable municipal planning board. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable municipal planning board, the ground(s) for such action shall be stated in writing.

(a) Public Hearings

- (1) At least one public hearing on an application for site plan approval shall be required during the technical or planning board review process and during the Board approval process.
- (2) Public hearings shall not be required for denials of applications based upon failure of the applicant to supply information as required herein, including abutters' identification; or failure to meet reasonable deadlines established by the Pease Development Authority or failure to pay costs of notice or other fees required by the Pease Development Authority or the municipality.

(b) Notice Requirements

- (1) The applicant and all abutters shall be notified by certified mail of the date, time and place at which a public hearing or other public meeting shall be held on an application for site plan approval.
- (2) Notice shall be mailed at least ten (10) days prior to any public hearing or meeting.
- (3) Notice to the general public shall also be given at the same time by posting at the Town Hall of Newington, City Hall of Portsmouth and offices of the Pease Development Authority. Notice shall also be printed in a local newspaper of general circulation at least 24 hours, including Sundays and legal holidays, prior to the hearing for which notice is provided.
- (4) Notice shall include a general description of the proposal which is the subject of the application and shall identify the applicant and the location of the proposal.
- (5) If notice of public hearing has been included in any prior notice, additional notice of the hearing is not required, nor shall additional notice be required of an adjourned session of a hearing with proper notice if the date, time and place of the adjourned session was made known at the prior hearing.

(c) Costs of Notice

- (1) All costs of notice, whether mailed, posted or published, shall be paid in advance to the Pease Development Authority by the applicant.
- (2) Failure to pay costs of notice shall constitute valid grounds to terminate

further consideration and to deny or recommend disapproval of the application without a public hearing.

404.04 Application and Review Fees

- (a) Fees shall be imposed in accordance with a fee schedule adopted by the Board.
- (b) In addition to the application and notice fees, the Board, at its discretion, may impose additional fees to cover the costs of special investigations, review of documents and special studies.

404.05 Impact Fees *[Reserved]*

PART 405. SITE PLANNING STANDARDS

405.01 General Provisions

- (a) Site planning standards specified herein shall guide the review, recommendation and approval of site plans where applicable and as appropriate.
- (b) Site plans shall conform to standards identified herein.
- (c) To the maximum extent practicable, development should be located to preserve the natural features of the site and to avoid areas of environmental sensitivity.

405.02 Vehicular and Pedestrian Circulation

- (a) Roadway, accessway and parking systems shall be designed to permit the safe, efficient and orderly movement of vehicles and pedestrians; to meet the needs of present and future users; to have a simple and logical pattern; to respect natural features and topography; and to present an attractive streetscape.
- (b) Parking spaces shall be arranged so that vehicles will not back onto a public street.
- (c) Parking spaces located within four feet of an abutting structure, sidewalk, or street shall be designed with suitable bumper stops.
- (d) Aisle widths shall conform to the following minimum dimensions:

[See chart below]

<u>Parking Angle</u>	<u>Aisle Width (1 way traffic)</u>	<u>Aisle Width (2 way traffic)</u>
0°	14'	24'
45°	16'	24'
60°	18'	24'
90°	24'	24'

- (e) Accessways shall be located no closer than fifty (50) feet to the curb line of an intersecting street.
- (f) Any two accessways from a single lot shall be no closer than fifty (50) feet to each other at the front property line.
- (g) Granite curbing shall be installed where accessways meet public streets.
- (h) Traffic control signals and signs, turning lanes, pavement widening and other improvements to public streets shall be provided by the developer upon determination by the Board that the specific improvements are necessary for safe handling of traffic generated by the proposed development.
- (i) Accessways shall, where practical, have an all-season safe sight distance of four hundred feet in both directions along the public street.
- (j) All development shall provide for a system of pedestrian access that connects the major building entrances/exits, parking areas, and sidewalks within and adjacent to the property.
- (1) Pedestrian pathways shall be easily accessible to all users and shall comply at a minimum with ICC/ANSI 117.1, latest edition.
 - (2) Sidewalks conforming to this Part shall be provided in the public right of way along the entire parcel frontage. Sidewalks within the right of way shall be of Portland Cement Concrete or other hard surface approved by the Board.
 - (3) Sidewalks within the lot lines of the site shall be surfaced with Portland Cement Concrete or other hard surface approved by the Board.
 - (4) Sidewalks shall be at least five (5) feet wide.
- (k) Where possible, the site plan should orient development to the street to facilitate transit vehicle, pedestrian and bicycle access. Parking and accessways should be designed to accommodate bus turnouts, passenger shelter/loading areas, large vehicle turnarounds,

designated van/car pool parking, bicycle storage areas and other facilities for transportation alternatives to single occupancy vehicle use

(l) The site plan shall accommodate use by bicycles (including bike racks.) Bicycle facilities shall be designed in accordance with AASHTO guide for the Development of Bicycle Facilities, as amended.

405.03 Screening and Landscaping

(a) Landscaping Plan

(1) A landscaping plan shall be submitted as part of the site plan application. The plan shall identify existing and proposed landscaping elements and show location and planting and/or construction details. Where existing plantings are to be retained, proposed methods of protecting such plantings during construction shall be included where applicable.

(2) Landscaping shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.

(3) Landscaping may include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials and street furniture.

(4) All parking lots constructed or redeveloped at Pease shall meet the following requirements:

a) Screening: All parking lots containing more than 25 parking spaces shall be appropriately screened from adjacent properties and roadways with landscape berms and/or plantings in order to minimize the aesthetic impact of the parking lot.

b) Landscaped Islands: All parking rows containing more than 10 spaces shall have landscaped islands the size of a parking space at both ends of the row.

c) Length of Rows: No parking lot shall contain more than 18 parking spaces in a row without the inclusion of a landscaped island of the same size as the parking spaces in that row.

d) Multiple Parking Aisles: There must be a 12' wide landscaped strip between every second row of double stacked parking.

e) Where called for, curbing shall be raised granite and shall border all landscape islands except that the curbing may be interrupted to allow for infiltration of stormwater.

(b) Screening

(1) Screening shall be provided for all development of land in order to minimize adverse visual impacts.

(2) Structures visible from a public street shall be partially screened with flowering or evergreen shrubs.

(3) Solid waste collection equipment, pump stations, outdoor storage and other outdoor uses visible from a public street shall be screened with a solid fence and/or evergreen shrubs.

(c) Walls and Fences

(1) Walls and fences shall be erected where required for privacy, screening, separation, security, erosion control, or to serve other necessary and reasonable functions.

(2) The design and materials used shall be functional and compatible with existing and proposed site architecture.

(3) No fence or wall shall be so constructed or installed as to constitute a hazard to traffic or safety.

(d) Exceptions

(1) Lots existing entirely or primarily on the airport apron shall not be required to comply with all standards for landscaping and screening, but may, in the discretion of the Board, have certain landscaping and/or screening requirements imposed as appropriate to the use or site.

405.04 Water System

(a) The water supply system shall be adequate to satisfy the anticipated demands of users and to provide for adequate fire protection.

(b) The water supply system shall be designed to carry peak-hour flows and be capable of delivering anticipated peak hourly demands.

- (c) Structures shall be located within five hundred (500) feet of a fire hydrant (distance measured as usable, not as straight line).
- (d) Fire hydrants shall be served by a minimum 8" main.
- (e) Fire hydrant flow tests shall yield flow determined adequate for the project.
- (f) Size, flow rate, and pressure of water mains serving the project shall be adequate.
- (g) Estimated water demand of project shall not exceed 10% of available remaining residual supply, as determined by:
 - (1) Capacity of water supply system at time of proposal.
 - (2) Average demand for municipal water in preceding July.
 - (3) Residual supply remaining [(1) minus (2) above].

405.05

Sewage System

- (a) The Pease sewage treatment plant or any other wastewater treatment system servicing the site shall be capable of providing adequate treatment for the volume and composition of sewage to be generated.
- (b) Sewer lines on site shall be designed to handle estimated sewage generation at maximum development allowed.
- (c) Existing sewer mains or lines into which the proposed development will connect shall be capable of transporting estimated sewage to be generated with minimal effect on the system. If existing mains or lines are inadequate, the applicant shall upgrade such mains or lines at no cost to the Pease Development Authority, provided the Pease Development Authority approves such alteration of public facilities.
- (d) All development shall utilize water conservation devices to include but not be limited to:
 - (1) Flow restrictors on all sinks, showers and tubs.
 - (2) Three-gallon or less flush toilets.
 - (3) Spring-loaded faucets on all lavatories.

405.06 Fire Protection Systems

- (a) Existing fire alarm circuitry shall be capable of adequately handling any proposed alarm boxes.
- (b) Locations, quantities, and types of smoke or heat detectors and other fire protection or prevention devices or systems shall meet the requirements of the Fire Safety Code and any additional requirements that may be established by the Board as necessary to ensure public safety.

405.07 Stormwater Management

- (a) All stormwater runoff in contact with developed areas shall be treated by the use of advanced stormwater treatment to minimize off-site discharge of pollutants to ground and surface waters by minimizing the volume and rate of stormwater runoff, the amount of erosion and the export of sediment from the site.
- (b) The quantity of impervious surface shall be minimized to the greatest extent practical.
- (c) For any development proposing to add impervious surface for the purpose of vehicle parking and/or traffic circulation at a site that does not conform to the requirements of Part 405.07(a), all new impervious area, as well as at least an equal amount of existing impervious area shall be provided with advanced stormwater treatment.
- (d) Off-site disposal and transport of stormwater runoff shall be capable of being adequately handled by existing facilities. If such facilities are inadequate, the applicant may be required to upgrade such facilities, at no cost to the Pease Development Authority.
- (e) All stormwater catch basins shall have deep sumps (four feet) and shall have hoods on outlet pipes.

405.08 Natural Features

- (a) To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity and to minimize negative impacts and alteration of natural features.
- (b) The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land and in accordance with applicable state or federal regulations:
 - (1) Wetlands, as defined in Section 404, Federal Water Pollution Control Act Amendments of 1972.

- (2) Trees which are uncommon for this area, in size or species.
- (3) Water bodies and water courses.
- (4) Unusual topographic features and scenic views.

405.09 Lighting

- (a) Lighting for safety shall be provided at intersections, along walkways, at entryways, between buildings, and in parking areas and passenger loading or shelter areas.
- (b) Maximum height of lighting standards shall not exceed 25 feet.
- (c) The height and shielding of lighting standards shall provide proper lighting without hazard to motorists or aircraft or nuisance to adjoining properties, and the design of lighting standards shall be of a type appropriate to the development and surrounding area.

405.10 Utilities

- (a) For parcels serviced or to be serviced by underground utilities, all electric, telephone, cable and other communication lines shall be installed underground per specifications of the applicable public utility company within such easements as are required for transmission lines, transformer units and other required utility structures.
- (b) Overhead electric, telephone, cable or other communication distribution lines and/or service connections may be permitted by the Board as an exception, in areas deemed remote or where the visual landscape is not otherwise disturbed.
- (c) Where overhead lines are permitted as the exception, the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines and shall follow rear lot lines where possible.
- (d) Year-round screening shall be required of any utility apparatus appearing above-ground, other than utility poles.

405.11 Low Impact Development

- (a) Applicants shall incorporate Low Impact Development (LID) design practices and techniques in all aspects of the site=s development.

PART 406. CONDITIONAL APPROVAL OF SITE PLANS

406.01 Stipulated Conditions

- (a) Prior to the granting of site plan approval, any or all of the following conditions may be required by the Board as a condition precedent to the approval of a site plan:
 - (1) The extent to which and the manner in which existing or proposed streets shall be graded and improved.
 - (2) The extent to which and the manner in which existing or proposed water, sewer and other utility mains, piping, connections or other facilities shall be installed.

- (b) Conditional approval may be granted before the improvements and installations have been completed.

- (c) Recommendation for site plan approval made by the Technical Advisory Committee of the Board or by the municipal planning board, as appropriate, may also specify conditions referenced in subsection (a) above.

406.02 Guarantees of Performance

- (a) Prior to final approval of a site plan, and in lieu of the completion of street work or utility installations stipulated in any conditional approval, the Board shall, upon the granting of conditional approval, accept a performance bond, irrevocable letter of credit or other type or types of security in an amount deemed sufficient by the Board to cover the cost of all required improvements, both on-site and off-site, including those related to roadways, accessways, utilities and landscaping.

- (b) The Board may specify a period for completion of the improvements and utilities to be expressed in the bond or other security.

- (c) The Board shall have the power to enforce such bonds or other securities by all appropriate legal and equitable remedies.

- (d) The security instrument shall be kept on file by the Pease Development Authority.

PART 407. PROCEDURES FOLLOWING SITE REVIEW APPROVAL

407.01 Approval Time Period

(a) Upon the granting of site plan approval by the Board, applicants have one year to obtain a building permit. If application for a building permit is not made in the required time period, site plan approval shall lapse. The Board may, for good cause shown, extend such period by as much as one year if requested and acted upon prior to the expiration date.

(b) An applicant may request, in writing, additional one-year extensions. Requests for extensions shall be evaluated by the Building Inspector who at his/her discretion shall either forward the request to the Board for action, or first require technical review to make a recommendation to the Board. The Building Inspector or the Board may, if deemed necessary, require a public hearing(s) conducted during technical review, Board review, or both.

(c) A time extension may be granted if determined that no change has taken place that would affect the currently approved site plan in regard to, but not limited to:

- (1) Traffic flow, volume, or congestion;
- (2) Pedestrian safety;
- (3) Drainage;
- (4) Water availability;
- (5) Sewer Capacity
- (6) Design standards;
- (7) Landscape elements
- (8) Zoning compliance.

407.02 Site Review Agreement

(a) A Site Review Agreement shall be drafted for all approved development. Terms and conditions of the Site Review Agreement shall indicate any stipulation or condition which may be necessary to secure the public health, safety, and welfare and insure compliance with all of the requirements of the site plan and zoning rules of the Pease Development Authority, to include building and life safety codes, and may require the posting of a performance and/or guaranty bond or other security to insure that all site development and construction is completed according to the Plan approved.

(b) Site review agreements shall include the following conditions:

- (1) All construction undertaken pursuant to this site plan approval shall be in compliance with federal and state laws.
- (2) Applicants/Developers shall provide PDA with a digital copy of any annual reports submitted to a federal, state or local governmental authority pursuant to any federal or state law, including without limitation, the NH Alteration

of Terrain Permit program, related to construction undertaken pursuant to this Site Review Agreement.

407.03 Amendments to Approved Site Plans

(a) Following approval of a site plan, an applicant may request, in writing, approval of minor amendments. Requests for amendments shall be evaluated by the Building Inspector and if deemed a minor amendment having no or only inconsequential impact to the site, it shall not require additional site plan review and approval. In his discretion, the Building Inspector may require review by the Board of a request for amendments.

407.04 Applicant/Developer Substitution

(a) The Pease Development Authority shall be advised of any assignment of development rights or any substitution of or change of identity of the applicant or developer responsible for the submission of the site plan, following the granting of site plan approval.

(b) Any assignment of development rights or any applicant/ developer substitution following site plan approval shall require the execution of a new Site Plan Agreement and the posting of a new guarantee of performance.

407.05 Rehearing Requests

(a) Within 20 days after any decision of the Board regarding the approval or conditional approval or denial of a site plan application, the applicant/developer or any abutter directly affected thereby may apply for a rehearing in respect to the matter decided.

(b) Requests for rehearing shall be processed in accordance with the requirements of Part 319 of Chapter 300 of the Pease Development Authority Zoning Requirements Rule.

407.06 Appeal of Decisions for Property not located within the Airport District

(a) For property not located within the Airport Zone or portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act of 1944, any person aggrieved by an order or decision of the Board may appeal to the superior court in accordance with the provisions of N.H. RSA Chapter 677.

PART 408. PROJECT INSPECTIONN AND COMPLETION

408.01 Final Inspection Notification

- (a) The applicant shall notify the PDA Building Inspector when the project is ready for final inspection and request a release of any posted security. The notification shall be accompanied by a letter signed and stamped by a Professional Engineer stating that construction of the site work has been completed in conformance with the approved plans.

408.02 As-Built Plan

Upon completion of the project, the applicant/developer shall submit an as-built plan of the development on Mylar and in digital format (AutoCAD.dwg) to the PDA. The as-built plan shall include all surface and subsurface features, easements, licenses, rights-of-way, and maintenance agreements. As-builts shall be prepared and stamped by a New Hampshire licensed land surveyor. The PDA may at its discretion, waive the requirement for an as-built plan for minor projects.

408.03 Release of Security

Upon receipt of request for release of security, the PDA Building Inspector will inspect the site to determine conformance with the site plan approval. For conforming work, the Building Inspector will coordinate the security release. If work is found to be not in conformance, the applicant will be provided with a list of outstanding items and an estimated cost to complete the items. PDA will coordinate a security reduction to the estimated amount. Only one security reduction is permitted.

The PDA Building Inspector may release the security only after receipt of the as-built plan, the engineer's certification, a final inspection by the PDA Building Inspector, the issuance of a Certificate of Occupancy by the applicable municipal building inspector and completion of all required conditions of the approved site plans and site review agreement.

PART 409. PRELIMINARY CONSULTATION AND REVIEW

409.01 Informal Review by Building Inspector

- (a) Persons desiring to pursue development requiring site plan review and approval are encouraged to seek informal review and consultation from the Pease Development Authority Building Inspector prior to the filing of an application for site plan review.
- (b) Any preliminary review and consultation shall be non-binding. No fees shall be required.

409.02 Informal Review by the Board

- (a) Persons seeking preliminary consultation and review of building or development

proposals by the Board may apply for such consultation and review on forms prescribed by the Board.

- (b) Application for Board preliminary consultation and review shall include:
 - (1) Name(s) and address(es) of applicant(s).
 - (2) Location of the proposal.
 - (3) Description of proposed building or development.
 - (4) Rough sketch of the site showing approximate location of lot lines, approximate lot measurements, existing and proposed streets, location and dimensions of existing and proposed structures and paved areas.
- (c) Board preliminary consultation and review shall be limited to a review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements which might occur during formal consideration. Any preliminary review and consultation shall be nonbinding.
- (d) No fees shall be required for requests for preliminary consultation and review.
- (e) Notice to abutters or the public shall not be required for preliminary consultation and review.
- (f) Requests for preliminary consultation and review shall be made fifteen (15) days prior to a regularly scheduled meeting of the Board.
- (g) Time limits for formal consideration of site plan review applications shall not apply to requests for preliminary consultation and review.

PART 410. EFFECTIVE DATE

410.01 These rules shall take effect immediately upon the conveyance, granting or other transfer of property to the Pease Development Authority by the federal government or any agency thereof, pursuant to public benefit transfer or sale.

CHAPTER 500. PEASE DEVELOPMENT AUTHORITY SUBDIVISION REGULATIONS
STATUTORY AUTHORITY: RSA 12-G:13, II

PART 501. PURPOSE AND DEFINITIONS

501.01 Purpose

- (a) The purposes of subdivision regulations are:
- (1) To promote the utilization of sound development standards.
 - (2) To ensure orderly and harmonious development of property under the jurisdiction of the Pease Development Authority.
 - (3) To ensure the use of established engineering standards and construction practices for the installation of utility services and in the grading and construction of streets.
 - (4) To avoid development which may result in negative environmental impacts.
 - (5) To ensure proper location and dimension of streets, rights of way, open spaces and lands serving public purposes.

501.02 Definitions

- (a) Definitions contained in Chapter 300 Pease Development Authority Zoning Requirements, Part 302, Definitions are adopted and incorporated herein by reference.

PART 502. SUBDIVISION APPLICATION REQUIREMENTS

502.01 General Provisions

- (a) Applicants are encouraged to seek pre-application review of proposals for subdivision prior to submission of a formal application.
- (b) The approval by the Board of a subdivision application is required as a condition for the issuance of a building permit for any development involving the subdivision of property, except as otherwise provided herein.
- (c) Applications for subdivision approval shall be subject to the minimum requirements

and procedures set forth herein.

(d) Applications for subdivision approval shall be filed with the Pease Development Authority Building Inspector on forms prescribed by the Board and shall be accompanied by exhibits meeting the requirements of Section 502.03 for preliminary or final plats as appropriate.

(e) Only completed applications sufficient to invoke jurisdiction by the Board shall be formally considered and processed. To be deemed complete, applications shall contain:

- (1) A completed application on forms prescribed by the Board.
- (2) Copies of the Subdivision Plan meeting the requirements of these Land Use Controls as follows: One full size and one half size paper sets, plus the number and size sets required by the local municipality reviewing the application.
- (3) Applicable fees as provided in Section 504.02.
- (4) Names and addresses of the owner/applicant, developer and all abutters.

(f) Applicants shall be required to obtain and submit satisfactory evidence of approval(s) for any required state or federal permits prior to final subdivision approval unless otherwise waived.

(g) A checklist of items to be submitted with each application for subdivision approval shall be provided to the applicant by the Building Inspector.

(h) Requirements for subdivision approval shall be in addition to any specific review and approval requirements, conditions, and/or covenants which may be contained in any deed or other transfer document for the property under consideration.

(i) It shall be the responsibility of the applicant to provide technical information and expertise sufficient for evaluation of the proposal, and to appear and present the subdivision application at any public hearing or meeting conducted on the proposal.

(j) Buildings, structures or land owned by or leased to the Pease Development Authority for its own use, any department or agency of the State of New Hampshire or any department or agency of the federal government shall be exempt from the provisions of Chapter 500.

502.02 Pre-application Review

(a) Prospective subdivision applicants may seek pre-application review of subdivision

proposals and plats. Pre-application review may include but not be limited to conferences with Pease Development Authority staff, staff research relating to the proposals and consultation meetings with the Board prior to formal submission of an application. Pre-application review may also include referral to the applicable municipality for preliminary consultation in accordance with this section.

(b) A professionally prepared plan is not required for preliminary consultation prior to application. Prospective applicants should submit a rough sketch of the proposal which shows the following:

- (1) Location of the proposal.
- (2) Approximate location of proposed lot lines.
- (3) Approximate lot measurements and area.
- (4) Streets on which lots have frontage.

(c) Pre-application review shall be separate and apart from formal consideration of a completed application for subdivision approval.

(d) Board consideration and consultation regarding subdivision proposals shall be nonbinding and shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during formal consideration. Proposals may be discussed in conceptual form only and in general terms, to include desirability of types of development and proposals under the Pease Development Plan. Board consultation with prospective applicants shall not require formal notice pursuant to Section 504.01 but may occur only at formal meetings of the Board.

(e) The Board or a subcommittee of the Board designated pursuant to Pease Development Authority By-law 3.9 may engage in nonbinding discussions with a prospective applicant concerning specific design and engineering details beyond the conceptual and general discussions provided for in subsection (d) above, provided that formal notice to abutters and the general public is issued in accordance with the requirements of Section 504.01.

502.03 Requirements for Preliminary and Final Plats

(a) Plats shall be prepared and certified by a professional engineer or land surveyor licensed in New Hampshire. The following items shall be included:

- (1) Name and address of record owner, applicant, any option holders, and name,

license number and seal of the land surveyor and civil or sanitary engineer if applicable.

- (2) Names and addresses of all adjoining property owners within 200 feet and locations of buildings within 100 feet of the parcel.
- (3) North point, date, and bar scale.
- (4) Proposed subdivision name if applicable and any new address numbers within the subdivision.
- (5) Zoning classification(s) and, where applicable, tax map reference.
- (6) The scale of the layout shall not be smaller than one hundred (100) feet to an inch. The plat shall also include a 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'. Said location map shall delineate all existing streets and other major physical features that may either affect or be affected by the proposed development.
- (7) The location and approximate dimensions and bearings of all existing and proposed property lines, the areas of all proposed lots, and any adjacent parcels in the same ownership or leasehold. Where lots are being subdivided from the unsubdivided Pease lot, which property lines are, in general compromised of the outermost boundaries of the parcels acquired by the Pease Development Authority pursuant to the Surplus Property Act, plats need not include the dimensions and bearings of the existing Pease property lines.
- (8) Dimensions and area of all lots and any and all property to be dedicated or reserved for public purpose. Dimensions shall include radii and length of all arcs and calculated bearings for all straight lines. For lands dedicated or reserved for public purpose, the conditions of such dedication and a copy of such private deed restrictions as are intended to cover part or all of the tract.
- (9) Location, name, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities. Curbs and sidewalks shall be shown.
- (10) Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, existing and proposed easements, important vegetation, stone walls and soils types that may influence the design of the subdivision.

- (11) 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. Include designs of any bridges or culverts which may be required.
 - (12) Topographical plan showing contours at two-foot intervals. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grades, 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.
- (b) Final plats shall be drawn on mylar by a professional engineer or land surveyor licensed in New Hampshire. Final plats shall include in final form all data and information required in subsection (a) in addition to the following:
- (1) Dates of any revisions.
 - (2) Location of all permanent monuments. Applicants shall be required to install concrete or stone monuments at least 36 inches in length and 4 inches square with suitable center point at each street intersection on the right-of-way line, and iron pin monuments 3/4 inch in diameter and 24 inches long at all points on boundary lines of lots where there is a change in direction, and at all corners.
 - (3) Dates and permit numbers of all necessary permits from governmental agencies as required by federal or state law.
 - (4) Any other information in satisfaction of any conditions imposed prior to final approval.
- (c) Upon submission of final plats, a corresponding digital file in DXF format shall also be submitted.

PART 503. PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

503.01 General Provisions

- (a) At least one public hearing on an application for subdivision approval shall be required during the technical or planning board review process and during the Board approval process.

- (b) Public hearings shall not be required for:
 - (1) Minor lot line adjustments or boundary agreements which do not create buildable lots, except that notice to abutters shall be given prior to approval of the application in accordance with Section 504.01 and any abutter may be heard on the application upon request, or
 - (2) Disapprovals of application based on failure of the applicant to supply information required by these regulations; or failure to meet reasonable deadlines established by the Board; or failure to pay costs of notice or other fees required by the Board.
- (c) Where the property to be subdivided is owned by or leased to the Pease Development Authority for its own use, any department or agency of the State of New Hampshire or any department or agency of the federal government it shall be exempt from the provisions of this rule.
- (d) The leasing or subleasing of a parcel of property which does not involve ground leases or subleases in excess of five years shall not be deemed a subdivision of land requiring approval in accordance with this Rule.

503.02 Parcels Administered by the Board

- (a) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for subdivision approval shall be administered solely by the Authority in accordance with the provisions of this Part.
- (b) When an application for subdivision of property is filed, it shall be referred to the Pease Development Authority Technical Review Committee for review and recommendation prior to consideration of the application by the Board.
- (c) Notice to abutters and the public shall be required for any public hearing on a subdivision application in accordance with the requirements of Section 504.01.
- (d) Technical review of subdivision applications may also be provided by the Building Inspector and any other Pease Development Authority staff or consultant as deemed appropriate.
- (e) During the review process and as deemed appropriate, additional technical assistance may be requested from experts in any field. Costs of additional technical assistance are to be borne by the applicant.

(f) Upon completion of technical review, a recommendation shall be forwarded to the Board, along with a written report detailing the reasons for any recommendation for denial or conditions.

(g) Technical review shall be completed within ninety (90) calendar days of the submission of a complete application.

(h) Subdivision applications shall be reviewed by the Board at a public hearing within thirty (30) days of completion of the technical review and recommendation process. The Board shall approve or deny a subdivision application within sixty (60) calendar days of completion of technical review. The Board may in its discretion extend the time limit for an additional sixty (60) days or such additional time as may be consented to by the applicant.

(i) Approval of a preliminary plat shall expire after one (1) year unless a final plat is submitted to the Board or the Board in its discretion grants an extension of time.

(j) Upon approval of a preliminary plat, the applicant shall submit one (1) mylar copy of the final plat meeting the requirements of Section 502.03 within one (1) year of preliminary plat approval. If conditions are attached to the approval of the preliminary plat, the applicant shall meet the conditions prior to submission of the final plat.

(k) Conditional approval of a plat or application, which approval shall become final without further public hearing, may be granted by the Board upon certification to the Board by the Pease Development Authority Building Inspector or other designee of satisfactory compliance with the conditions imposed. Final approval of a plat or application may occur in the foregoing manner only when the conditions are:

- (1) Minor plan changes whether or not imposed by the Board as a result of a public hearing, compliance with which is administrative and which does not involve discretionary judgment; or
- (2) Conditions which are in themselves administrative and which involve no discretionary judgment on the part of the Board; or
- (3) Conditions with regard to the applicant's possession of permits granted by other boards or agencies or approvals granted by other boards or agencies.

All other conditions shall require a hearing and notice as provided in Section 504.03.

(l) Upon submission of a final plat meeting the requirements of Section 502.03, the Board shall approve or deny the final plat. Where the Board denies a subdivision application, the ground(s) for such denial shall be stated in writing.

503.03 Parcels Referred to Municipal Planning Board

- (a) Completed applications for subdivision approval involving projects not located within the Airport Zone or those portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act shall be referred by the Pease Development Authority Building Inspector to the planning board of the municipality in which the parcel is located for review and recommendation in accordance with the provisions of this rule.
- (b) The applicable planning board shall, in its review and recommendation, apply the substantive provisions of this Chapter.
- (c) Notice to abutters and the public shall be required for any public hearing on a subdivision application in accordance with the requirements of Section 504.01.
- (d) The Pease Development Authority Building Inspector and/or any other staff of the Authority, as it may deem appropriate, may participate in a non-voting capacity in the review of subdivision applications referred to the applicable municipal planning board.
- (e) The applicable municipal planning board shall review an application for subdivision approval and forward a recommendation to the Board within ninety (90) days of referral, unless the Board grants an extension of time not to exceed another ninety (90) days. Notice of the recommendation shall be provided to the applicant and the Board within 48 hours of the decision.
- (f) The recommendation of the applicable planning board shall be forwarded to the Board along with a written report detailing the reasons for any recommendation for denial or for the imposition of conditions.
- (g) A recommendation of the applicable planning board shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice, unless the applicant/developer or a member of the Board requests a hearing by the Board.
- (h) Where a hearing has been requested, the Board shall conduct a hearing within thirty (30) days and render a final decision on the subdivision application. The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable municipal planning board. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable municipal planning board, the ground(s) for such action shall be stated in writing.
- (i) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days or such additional time as may be consented to by the applicant.

PART 504. NOTICE AND FEES

504.01 Notice Requirements

- (a) Applicants and abutters shall be notified by certified mail of the date, time and place for any public hearing or meeting on the application. Notice shall be mailed at least ten (10) days prior to any hearing or meeting.
- (b) Notice to the general public shall be given at the same time by posting at the Town Hall of Newington, City Hall of Portsmouth and office of the Pease Development Authority and by publication in a local newspaper of general circulation. Notice shall be issued 24 hours, including Sundays and legal holidays, prior to the meeting or hearing for which notice is being provided.
- (c) Notice shall include a general description of the proposal which is the subject of the application and shall identify the applicant and location of the proposal.
- (d) Additional notice shall not be required of an adjourned session of a hearing with proper notice if the date, time and place of the adjourned session were made known at the prior hearing.
- (e) All costs of notice shall be paid to the Pease Development Authority in advance by the applicant. Failure to pay such costs shall be valid grounds for the Board to terminate further consideration or to disapprove the plat without a public hearing.

504.02 Application and Review Fees

- (a) Fees shall be required by the Pease Development Authority for the review of subdivision applications in accordance with a fee schedule adopted by the Board.
- (b) In addition to application and notice fees, additional fees may be imposed to cover the costs of special investigations, review of documents and special studies required by either the Board or the applicable municipality during the review of a subdivision application.

504.03 Impact Fees *[Reserved]*

PART 505. PROCEDURE FOLLOWING APPROVAL

505.01 Recording of Approved Plats

- (a) No plat shall be filed or recorded in the Rockingham County Registry of Deeds unless it is prepared and certified by a New Hampshire licensed professional engineer or land surveyor and until it has been approved by the Board and such approval has been endorsed in writing on the plat.

(b) For approved subdivision applications involving property not located within the Airport District, the endorsements of the Board and the applicable municipal planning board shall be required prior to recording.

(c) Every plat approved by the Board shall be deemed to be an amendment of or addition to or a detail of the Official Map of the Pease Development Authority. Approval of a plat shall not be deemed to constitute or result in an acceptance by the Board of the dedication of any street or other public ground or open space shown upon the plat.

(d) Every plat approved by the Board and where required properly recorded in the Rockingham County Registry of Deeds shall be exempt from all subsequent changes in subdivision and zoning regulations adopted by the Board except those regulations which expressly protect public health standards, such as water quality and sewage treatment requirements, for a period of four (4) years after the date of recording, as pursuant to the provisions of N.H. RSA 674:39.

(e) Upon the granting of final subdivision approval by the Board, and after obtaining requisite signatures of the Board and any applicable municipal planning board, the final plat shall be retained by the PDA and filed by the PDA with the Rockingham County Registry of Deeds within twenty (20) working days, provided that all appropriate fees have been paid by the applicant.

505.02 Approval Time Period *[Reserved]*

505.03 Improvements and Installation Performance Bond

(a) Prior to issuance of a building permit, there shall be filed with the Board by the applicant a bond or other approved security in an amount sufficient to cover 100% of the cost of the preparation, installation and completion of streets, extension of public water and sewer lines and other site improvements as specified in Part 506 and securing the completion of such improvements within the period of time fixed by the Board.

(b) Prior to issuance of a building permit, there shall be filed with the Board a surety bond or other approved security covering maintenance of streets and other improvements for a period of two (2) years from the date of completion, in an amount not to exceed twenty-five percent (25%) of said cost of improvements. If repair or unusual maintenance is needed or additional improvement required, then such costs as are necessary shall be drawn against said surety.

(c) For subdivisions involving property not located within the Airport District, the applicable municipal planning board shall recommend a bond or surety amount sufficient to cover the costs of improvements and/or maintenance.

505.04 Waiver of Subdivision Regulations

(a) Relief of Hardship

- (1) When the Board finds that unnecessary hardship may result from strict compliance with one or more of the provisions of these regulations, the Board may waive the provisions(s) so that substantial justice may be done, that relief of hardship may be granted to the subdivider, and the public interest secured; provided such waiver will not have the effect of nullifying the spirit and intent of the Pease Development Plan and these regulations.
- (2) In reviewing a request for a waiver, the Board may consider factors such as the shape and topography of the land, the proposed use of alternative energy sources such as solar and wind energy, innovative building designs, and the use of on-site materials and natural features.
- (3) In granting a waiver from one or more provisions of these subdivision regulations, the Board may require such conditions as will in its judgment secure the objectives of the regulations.

(b) Minor Field Modifications

- (1) If at any time before or during the construction of the required improvements the subdivider demonstrates to the satisfaction of the Pease Development Authority or its designee that unforeseen conditions make it necessary or preferable to modify the design of the requirement or improvement, the Board or its designee may authorize modifications, provided that the modifications do not amount to a waiver or substantial alteration of the function of any improvements required by the Board.

505.05 Applicant/Developer Substitution

- (a) The Pease Development Authority shall be advised of any assignment of development rights or any substitution of or change of identity of the applicant or developer responsible for the submission of the subdivision plat, following the granting of subdivision approval.
- (b) Any assignment of development rights or any applicant/developer substitution following subdivision approval shall require the posting of a new guarantee of performance.

505.06 Appeal of Decisions for Property not Located Within the Airport District

- (a) For property not located within the Airport District, any person aggrieved by an order or decision of the Board may appeal to the superior court in accordance with the provisions of N.H. RSA Chapter 677.

PART 506. REQUIREMENTS FOR THE SUBDIVISION OF LAND

506.01 General Requirements

- (a) The arrangement of streets in any subdivision shall provide for the continuation of principal streets in adjoining subdivisions or for their proper projection when adjoining property is not subdivided and shall be of a width at least as great as that of such existing streets.
- (b) Street right-of-ways shall be as shown on the Official Map of the Pease Development Authority.
- (c) Dead end or cul-de-sac streets shall be provided at the closed end with a drive-around roadway with a minimum radius of eight (80) feet from the center to the outside edge of the right-of-way. Cul-de-sac streets shall not in general exceed 500 feet in length unless otherwise approved by the Board.
- (d) Street names of all proposed streets shall be subject to approval by the Board.
- (e) All subdivisions shall connect to the Pease water system.
- (f) All subdivisions shall connect to the Pease sanitary sewer system. The installation of on-site sewage disposal systems shall be prohibited.
- (g) Electric, telephone, cable and other utility distribution lines shall be installed underground per specifications of the applicable public utility company, and there shall be provided by the subdivider such easements as are required for transmission lines, transformer units and other required utility structures.
- (h) Subdivisions shall, whenever possible, preserve in their natural condition important natural features.
- (i) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, a stormwater or drainage easement may be required by the Board.
- (j) Streets shall intersect each other at ninety (90) degree angles or as near thereto as possible.

(k) Subdivisions shall, where appropriate, consider transit route planning and vehicle access in the design and arrangement of streets and sidewalks.

506.02 Required Construction, Site Improvements and Design Standards

(a) Property located within the Airport District. *[Reserved]*

(b) Property not located within the Airport District.

(1) All subdivision of land not located within the Airport District shall, in addition to the general requirements of Section 506.01, meet the substantive subdivision requirements of the municipality in which the property is situated, as specified in the duly adopted ordinances of the applicable municipality, as amended from time to time.

(2) To the extent that the provisions of Section 506.01 and Section 506.02 may conflict, the provisions of Section 506.01 shall take precedence.

PART 507. EFFECTIVE DATE

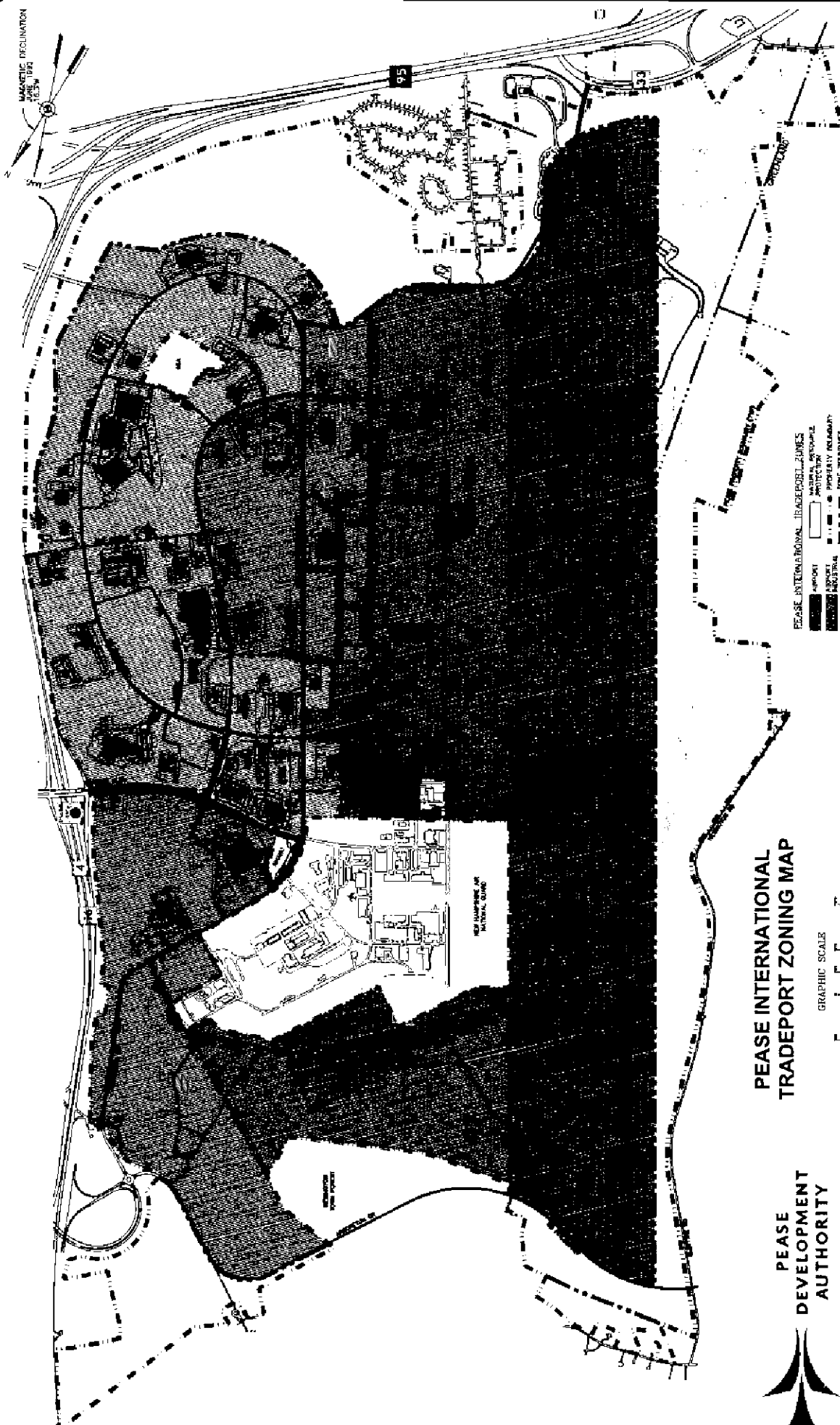
507.01 These rules shall take effect immediately upon the conveyance, granting or other transfer of property to the Pease Development Authority by the federal government or any agency thereof, pursuant to public benefit transfer or sale.

EXHIBITS

Exhibit 1

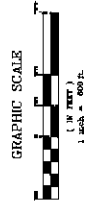
Pease Development Authority Zoning Map

MAGNETIC DECLINATION
MAY 1988
10.5° W



- PEASE INTERNATIONAL TRADEPORT ZONES
- APPORT
 - INDUSTRIAL
 - RESIDENTIAL
 - PROPERTY BOUNDARY
 - LOT BOUNDARY
 - TERAIN BOUNDARY
 - TOWN BOUNDARY

PEASE INTERNATIONAL TRADEPORT ZONING MAP



**PEASE
DEVELOPMENT
AUTHORITY**
25 INTERNATIONAL DRIVE
PORTSMOUTH, NH 02871
PHONE: 603-883-1700



EXHIBIT C

UNITIL EMERGENCY GAS CONTACT 24 HOURS
1-866-900-4460 for NH

14. Avoidance & Minimization Checklist



AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management Wetlands Bureau



[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in [Attachment A: Minor and Major Projects \(NHDES-W-06-013\)](#)).

The following definitions and abbreviations apply to this worksheet:

- “A/M BMPs” stands for [Wetlands Best Management Practice Techniques for Avoidance and Minimization](#) dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- “Practicable” means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: Hanson Noah A		
PROJECT STREET ADDRESS: Corporate Dr	PROJECT TOWN: Portsmouth	
TAX MAP/LOT NUMBER: Tax Map: MDL-94 901C, Lot: 0303-0006-0000		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If you answered “no” to this question, describe the purpose of the “non-access” project type you have proposed:</p> <p>The Portsmouth, NH Ball Field Launcher and Receiver project aims to replace an existing above grade pigging (pipeline inspection gauge) station. The utility provider is Unitil Corporation, with Process Pipeline Services serving as the engineering consultant for the project. The goal is to replace the existing pipeline receiver barrel while adding a new launcher barrel to the station located northeast of the Corporate Drive baseball field near Tony Rahn Park. The additional launcher barrel will be considered a new utility and classify the project as a minor impact utility project. The area within the station will be crushed stone. The existing access path to the station will be updated with geotextile fabric and gravel to reduce future erosion when accessing the station. The improvement project must occur in the specified area being that there already exists a natural gas station there and the goal is to improve it’s capabilities and safety. The work occurs on "manmade" or "previously altered" wetlands (near a commonly maintained baseball field) and construction will not interfere with wetland function or animal habitats. Improvement of the Launcher and Receiver components will allow for safe usage of this station to internally inspect Unitil’s transmission pipeline and adhere to federal code requirements.</p>		

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES		
Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

15. NH Coastal Program



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

July 11, 2022

Noah Hanson
Project Engineer
Process Pipeline Services, Inc.
4 Broad Street
Plainville, MA 02762

RE: File No. 2022-p-8; Unitil Corporation, Natural Gas Pipeline Inspection Gauge Station Modification, Portsmouth, NH

Dear Mr. Hanson:

The New Hampshire Coastal Program has received your federal consistency certification, submitted on behalf of Unitil Corporation, proposing to modify an existing natural gas pipeline inspection gauge (PIG) station, replace the existing receiver barrel, and add a new launcher barrel to the launcher and receiver station within an existing utility right-of-way adjacent to NH Route 16 (Spaulding Turnpike) in Portsmouth, pursuant to Section 307(c)(3)(A) of the Coastal Zone Management Act, 16 U.S.C. §1456(c)(3)(A). Based upon review of the federal consistency certification and supporting information, we find that the proposal complies with the enforceable policies of New Hampshire's federally approved coastal management program.

Should you have any questions, please feel free to contact me at christian.p.williams@des.nh.gov or (603) 559-0025.

Sincerely,

Christian Williams
Program Coordinator
New Hampshire Coastal Program

cc: Roger Barham, Unitil Corp.

16. Functional Assessment Waiver



WETLANDS RULE WAIVER OR DWELLING OVER WATER WAIVER REQUEST FORM



WATER DIVISION/LAND RESOURCES MANAGEMENT WETLANDS BUREAU

RSA/Rule: RSA 482-A/ Env-Wt 204

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver to requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interests of the public or the environment. A person may also request a waiver of standard for existing dwellings over water pursuant to RSA 482-A:26, III (b).

SECTION 1 - PROJECT LOCATION INFORMATION (Env-Wt 204.03(c))			
ADDRESS: Corporate Dr	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT NUMBER: Tax Map: MDL-94 901C, Lot: 0303-0006-0000			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Hanson, Noah A			
MAILING ADDRESS: 4 Broad St			
TOWN/CITY: Plainville		STATE: MA	ZIP CODE: 02762
EMAIL ADDRESS (if available): Nhanson@processpipeline.com or if not FAX NUMBER: N/A		DAYTIME TELEPHONE NUMBER: 518-698-5818	
SECTION 3 - APPLICANT INFORMATION (Env-Wt 204.03(b))			
If request is being made on behalf of someone else, include the following information regarding the person being represented. If requestor is the applicant, check the following box and proceed to Section 4.			
<input type="checkbox"/> Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.: Schummrick, Robert			
MAILING ADDRESS: 325 West Road			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): schummrickr@unitil.com or if not FAX NUMBER: N/A		DAYTIME PHONE NUMBER: 603-770-7273	

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 4 - WAIVER INFORMATION

SECTION 4A - WAIVER TO RULE Env-Wt 100-900

N/A - If you are not requesting a rule waiver, check this box and proceed to Section 4b

Provide the number of the specific section of each rule for which a waiver is sought (Env-Wt 204.03(d)):
 Env-Wt Env-Wt 311.10

Provide a complete explanation of why a waiver is being requested, including an explanation of the operational and economic consequences of complying with the requirement and, if the requested waiver would extend the duration of a permit, the reason(s) why the permit holder was not able to complete the project within the specified time (Env-Wt 204.03(f)(1)):

Per Env-Wt 311.10 sections A and B, a functional assesment is required from a certified wetland scientist if the minor or major project will impact tidal or non tidal waters. The project proposed does not impact any water bodies. The wetland study performed by Marc Jacobs indicates that all proposed work occurs within "manmade" wetlands. There are no water bodies or streams that require further study for this project since the "manmade" wetlands exist in a commonly maintained field at the Tony Rahn Park baseball field.

According to the mitigation worksheet, the purpose of the permittee responsible mitigation project worksheet application is to protect from "unregulated alteration that would adversely affect the natural ability of wetlands to absorb flood waters, treat stormwater and recharge groundwater supplies, impact fish and wildlife of significant value and depreciate or obstruct the commerce, recreation and the aesthetic enjoyment of the public."

The Unitil Ball Field Launcher Project proposes no alterations to wetlands that would adversely affect the natural ability of wetlands to absorb floodwaters, treat stormwater, recharge groundwater supplies, impact fish/wildlife or obstruct the commerce, recreation, and the aesthetic enjoyment of the public. The alterations proposed occur completely within a mowed field classified as "manmade" wetlands. The extension of the natural gas facility fenceline and access path crushed stone do not inhibit any wetland functions.

If applicable, provide a complete explanation of the alternative that is proposed to be substituted for the requirement in Env-Wt, including written documentation or data, or both, to support the alternative (Env-Wt 204.03(g)):

N/A

SECTION 4B – DWELLING OVER WATERS WAIVER UNDER RSA 482-A:26, III(b).

N/A - If you are not requesting a standard waiver, check this box and proceed to Section 5)

Identify the specific standard to which a waiver is being requested (Env-Wt 204.03(e)):
 RSA 482-A: [redacted]

Provide a complete explanation of why a waiver is being requested, including a complete explanation of how the statutory criteria of RSA 482-A:26, III(b) will be met (Env-Wt 204.03(f)(2)):

SECTION 5 - ADDITIONAL WAIVER INFORMATION (Env-Wt 204.03(h); Env-Wt 204.03(i))
 (applicable to Waivers of Rules *and* Standards under RSA 482-A:26, III(b))

Indicate whether the waiver is needed for a limited duration and, if so, an estimate of when the waiver will no longer be needed (Env-Wt 204.03(h)):

This waiver is required only for the duration of the project construction.

Provide a complete explanation of why the applicant believes that having the waiver granted will meet the criteria in Env-Wt 204.05 or 204.06, as applicable (Env-Wt 204.03(i)):

Granting a waiver will not result in an avoidable adverse impact on the environment or natural resources of the state or Public health or public safety. The waiver will not result in an avoidable adverse impact on the environment or natural resources of the state, public health, or an adverse impact on abutting properties.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: NH	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: NH	The signer understands that: <ul style="list-style-type: none"> Any waiver granted based on false, incomplete, or misleading information shall be subject to revocation; and

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

- He or she is subject to the penalties for falsification in official matters, currently established in RSA 641.

SECTION 7 - REQUESTOR SIGNATURE (Env-Wt 204.04)

SIGNATURE (APPLICANT): * <i>Noah Hm</i>	PRINT NAME LEGIBLY: NOAH HANSON	DATE: 6/27/2023
SIGNATURE (REQUESTOR):	PRINT NAME LEGIBLY:	DATE:

*In lieu of an applicant signature, you may include a separate signed and dated authorization for the requestor to act on the person's behalf in connection with the request.

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov