

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

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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: <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 • Protected species or habitat? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Floodplain wetland contiguous to a tier 3 or higher watercourse? <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
Is the property within a Designated River corridor? If yes, provide the following information: <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"/> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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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: [Signature]	DATE: [Signature]

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:

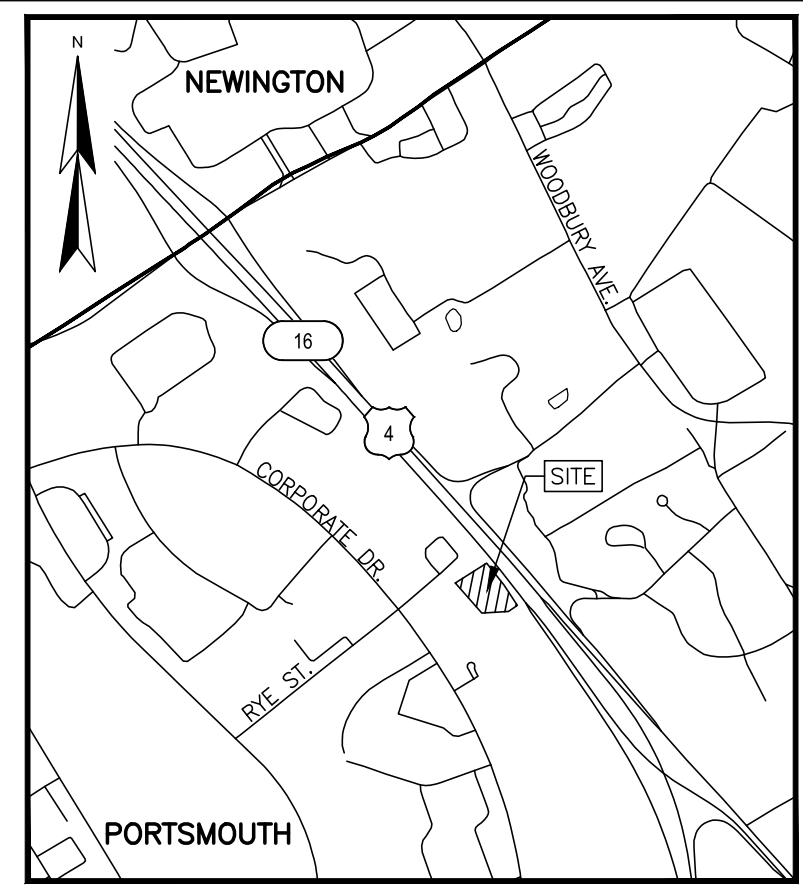
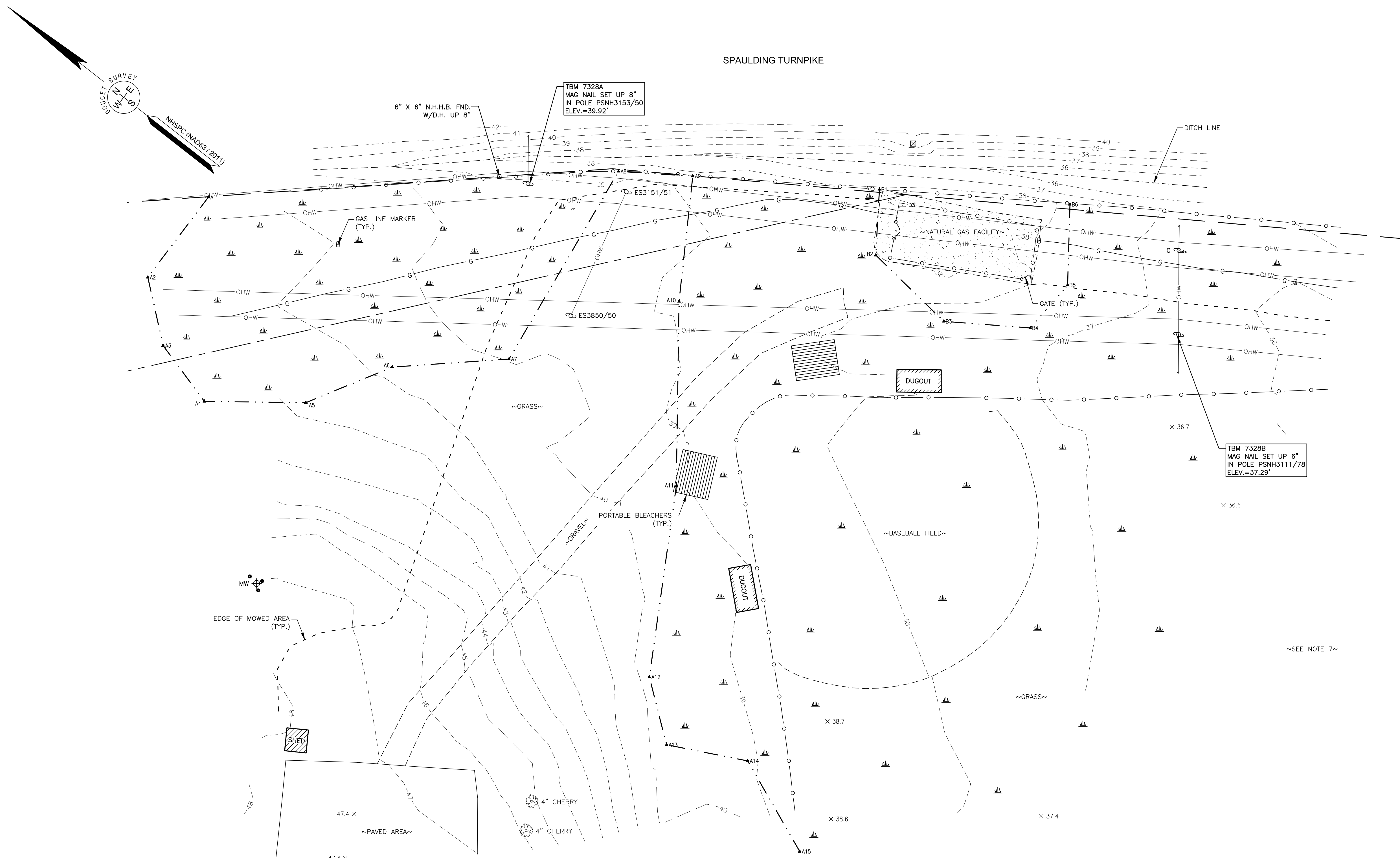
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

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

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

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3. Site Survey



LOCATION MAP (n.t.s.)

LEGEND

	EXISTING EASEMENT LINE (SEE NOTE 5)
	EXISTING RIGHT OF WAY LINE (SEE NOTE 5)
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CHAIN LINK FENCE
	OVERHEAD WIRE
	GAS LINE
	EDGE OF DELINEATED WETLAND
	WETLAND AREA
	WETLAND FLAG
	CRUSHED STONE
	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
	TYPICAL
	BOUND FOUND
	NEW HAMPSHIRE HIGHWAY BOUND



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

NO.	DATE	DESCRIPTION	BY

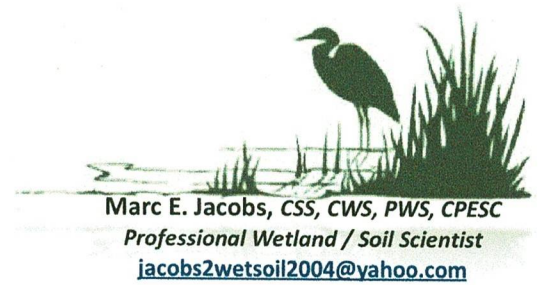
DRAWN BY:	W.D.C.	DATE:	MARCH 16, 2022
CHECKED BY:	J.F.K.	DRAWING NO.:	7328A
JOB NO.:	7328	SHEET	1 OF 1

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-03-16.dwg (PLOT) DRAWN: JDOUCET DATE: 2/22/22 10:05:10 AM (L) PLOTTED: Wednesday, March 16, 2022 - 11:53am

4. Wetland Report



VIA EMAIL to jack@doucetsurvey.com

March 13, 2023

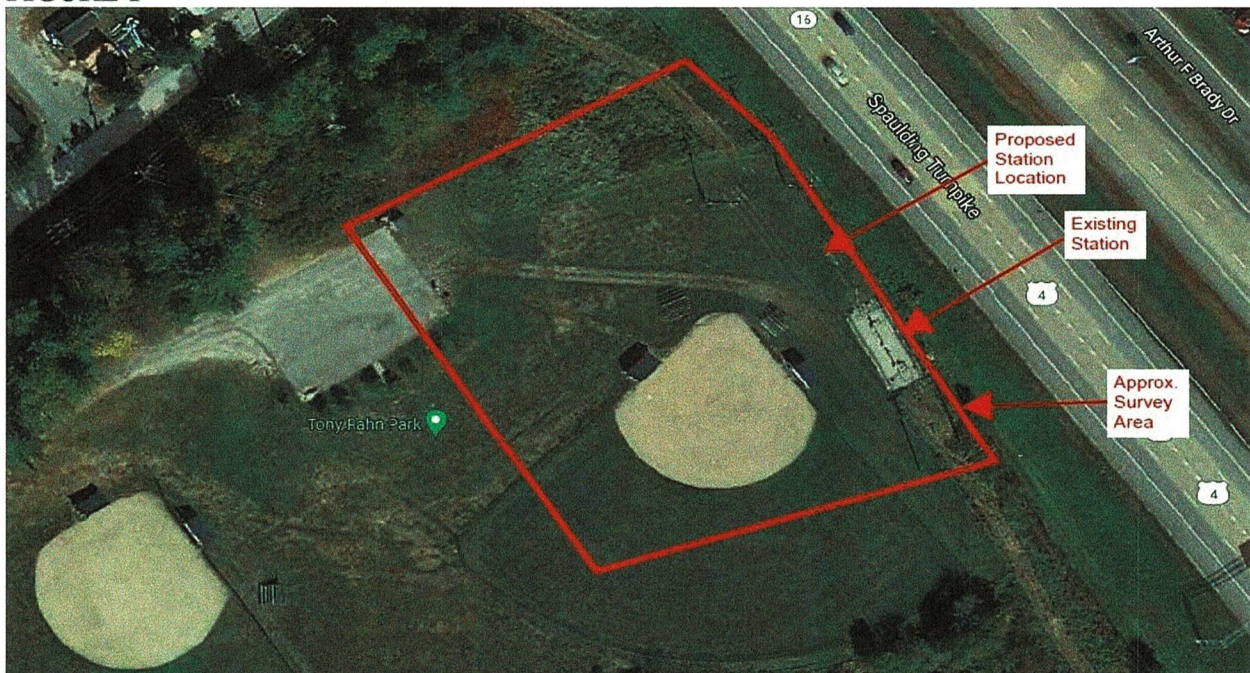
Mr. Jack Kaiser, LLS, Vice-President
Doucet Survey, LLC
102 Kent Place
Newmarket, NH 03857

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.

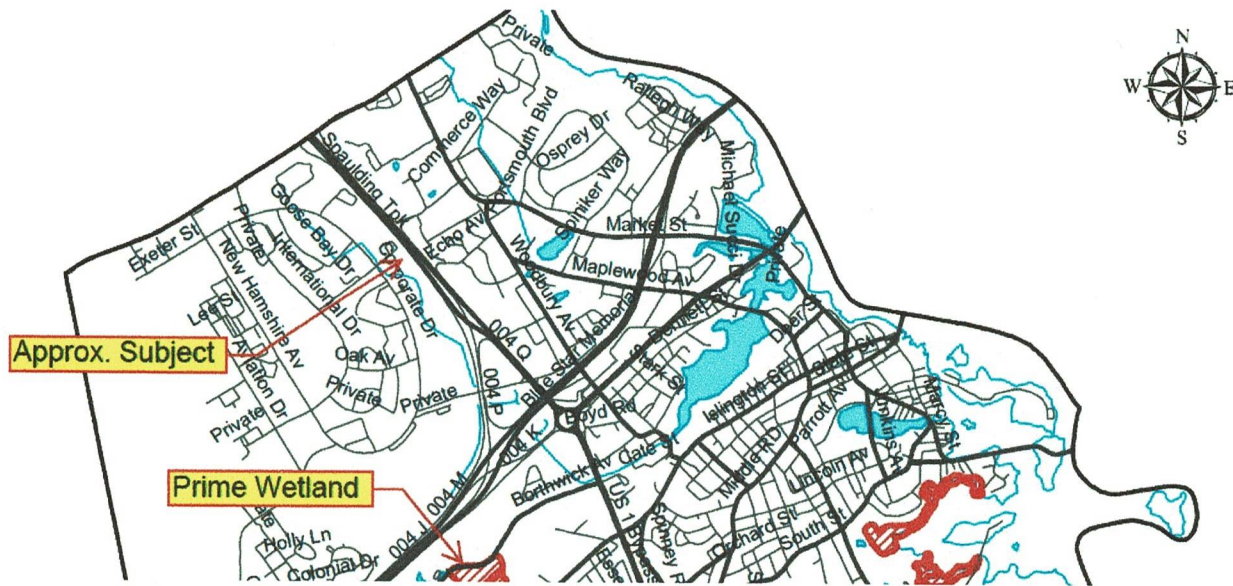
Shoreland Protection

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-foot 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.

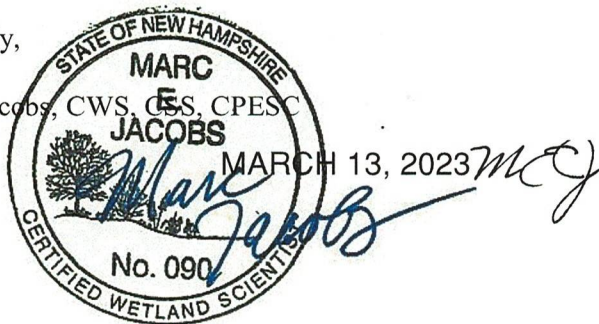
As per §304-A.10, performance standards for stormwater management and vegetation management apply.

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, C.E.S., 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)**

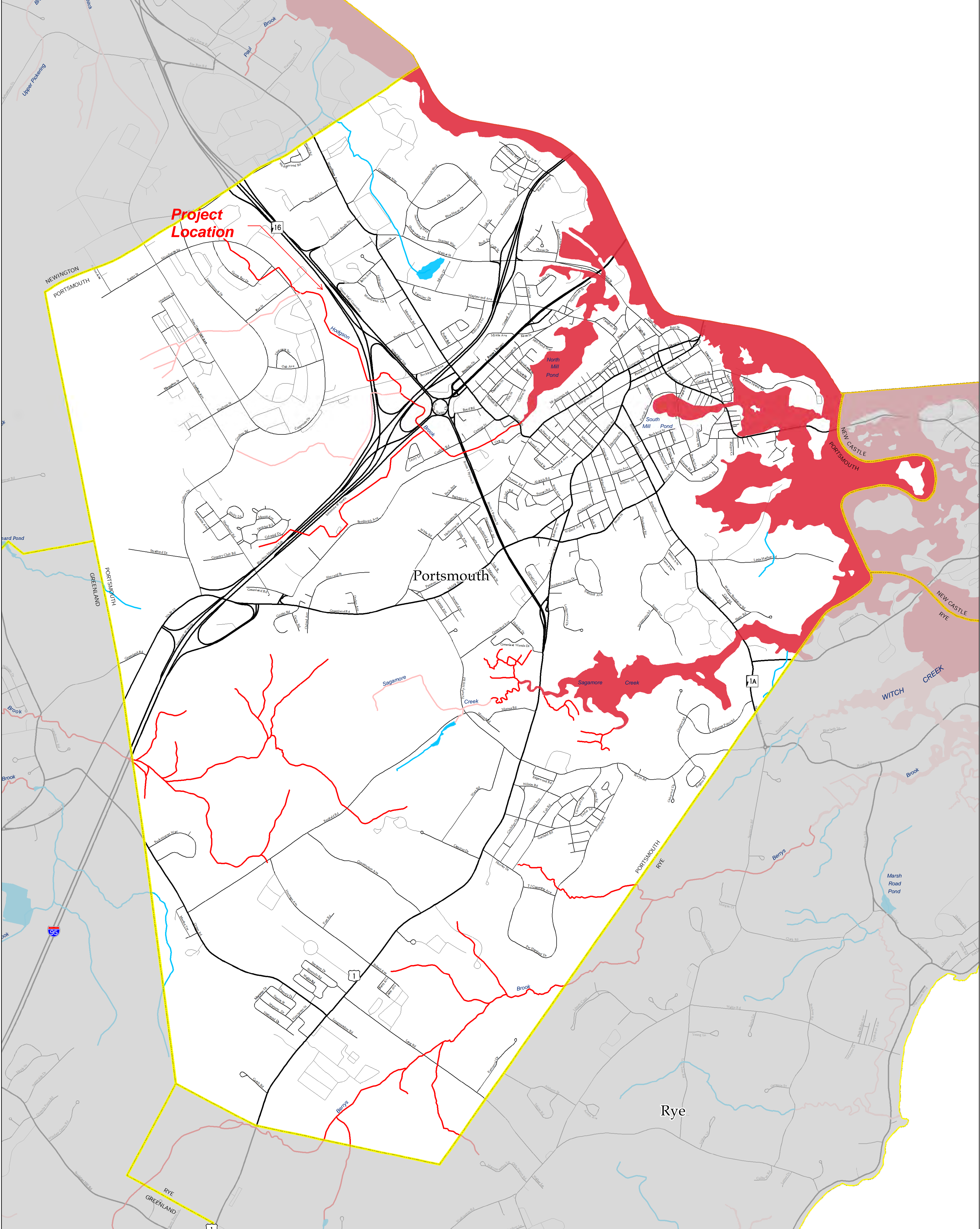
1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See 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

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: <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
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)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?		N/A
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		X
5. Historic/Archaeological Resources		
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**	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.



0 0.125 0.25 0.5 0.75 1 Miles

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. 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.

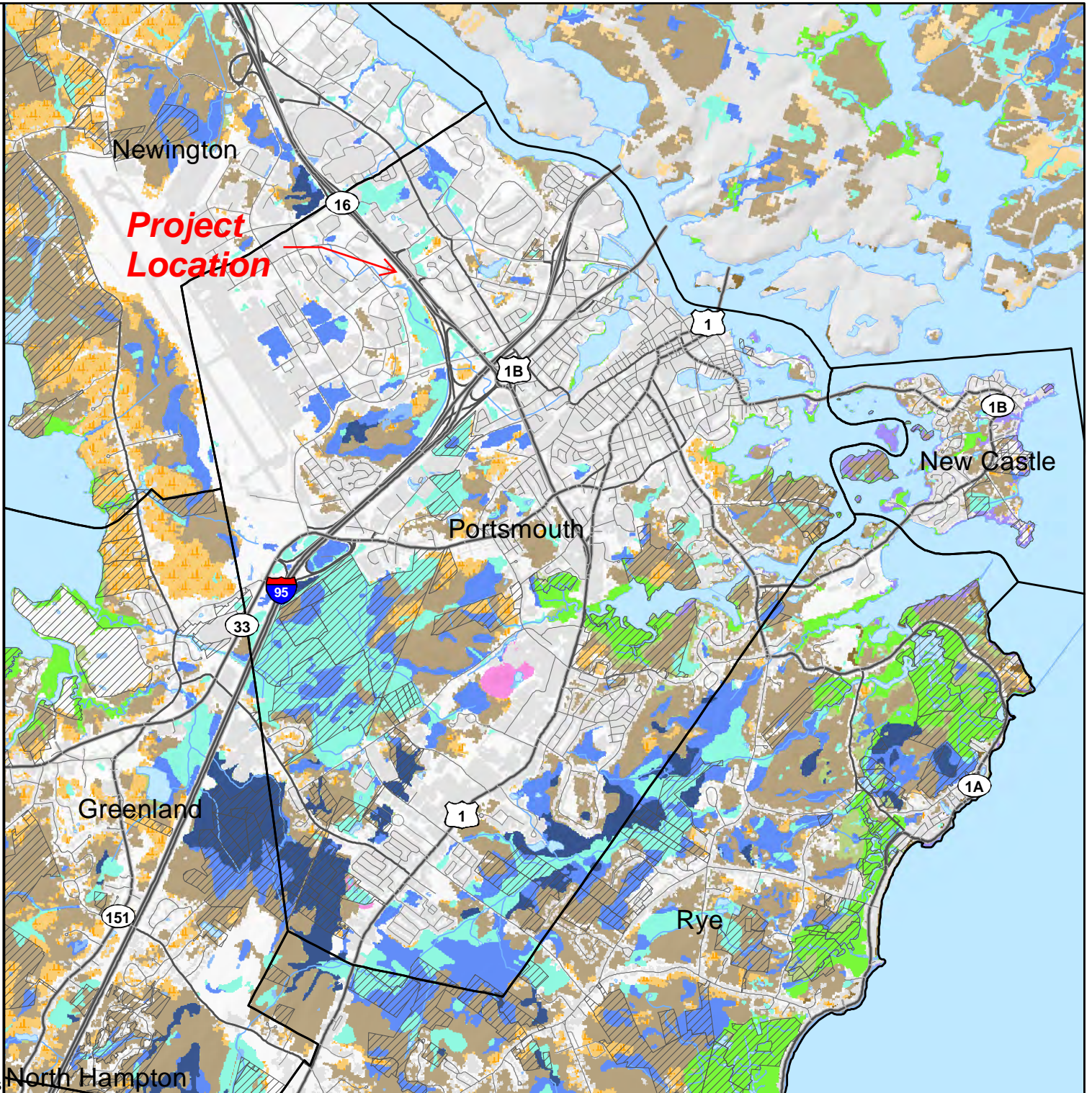


NEW HAMPSHIRE
**Wildlife Action
Plan**

Sept. 2015, spatial data Apr. 2020

0 1 2
Kilometers

0 1 2
Miles



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

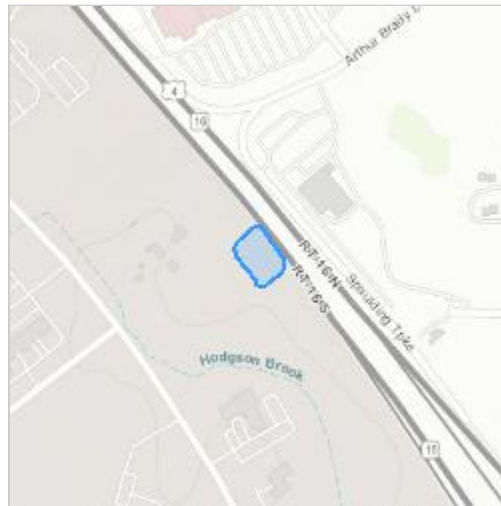
Project Name: Unitil Ball Field L&R Station

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

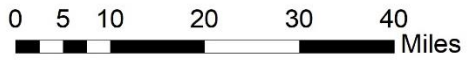
7. Designated River Check

DESIGNATED RIVERS of NEW HAMPSHIRE

NH Rivers Management & Protection Program

Designated Rivers

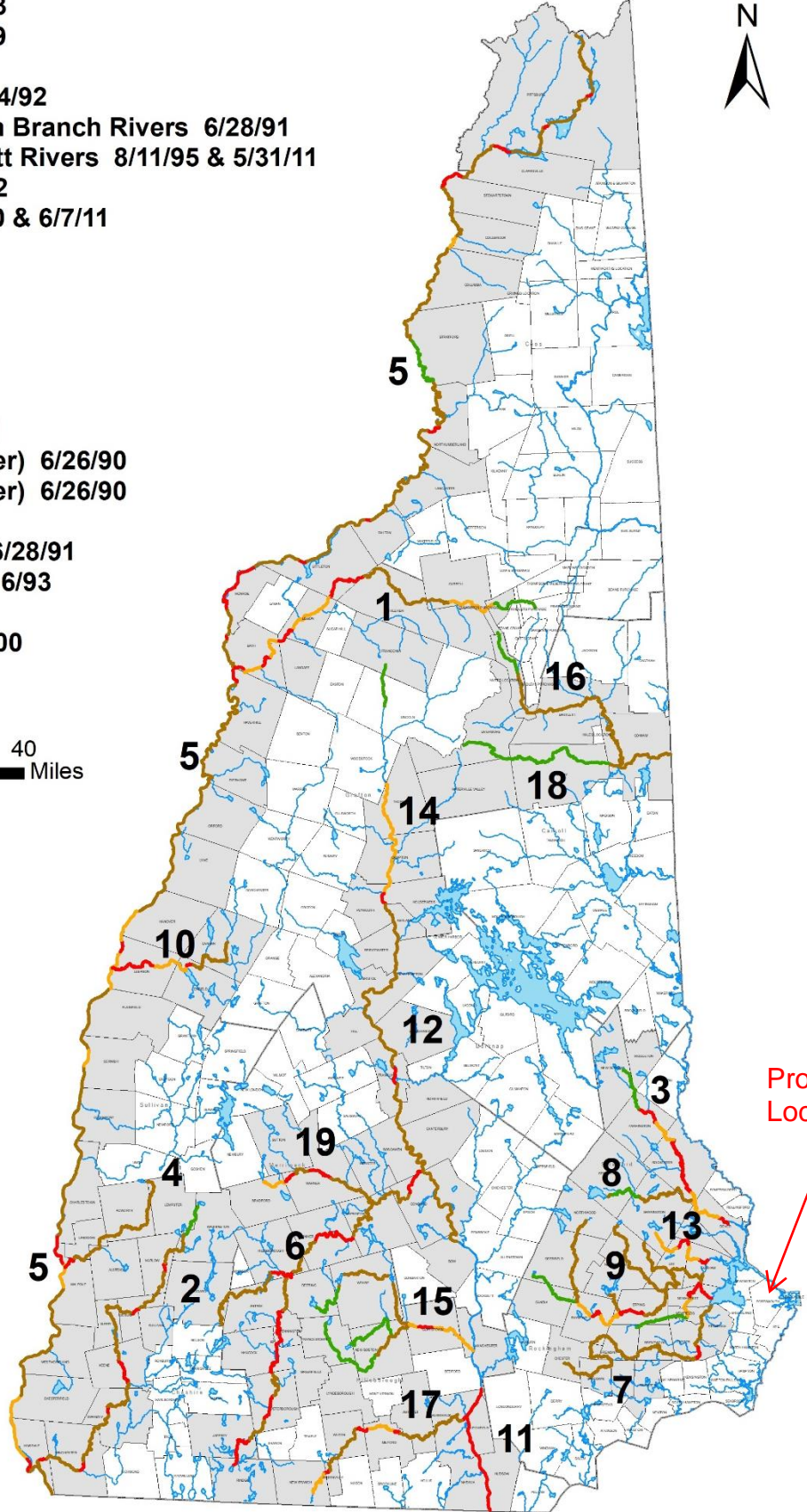
1. Ammonoosuc River 8/10/07 & 9/13/09
2. Ashuelot River 6/07/93
3. Cochecho River 7/21/09
4. Cold River 7/20/99
5. Connecticut River 7/14/92
6. Contoocook and North Branch Rivers 6/28/91
7. Exeter and Squamscott Rivers 8/11/95 & 5/31/11
8. Isinglass River 6/30/02
9. Lamprey River 6/26/90 & 6/7/11
 - 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

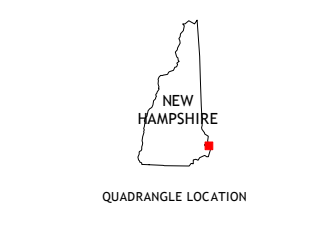
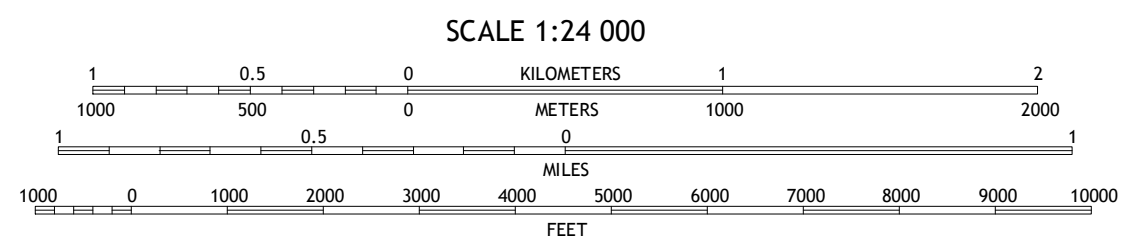
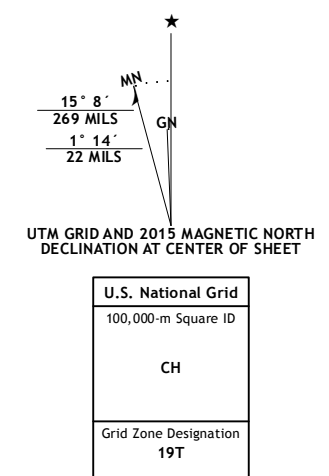


Project Location

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

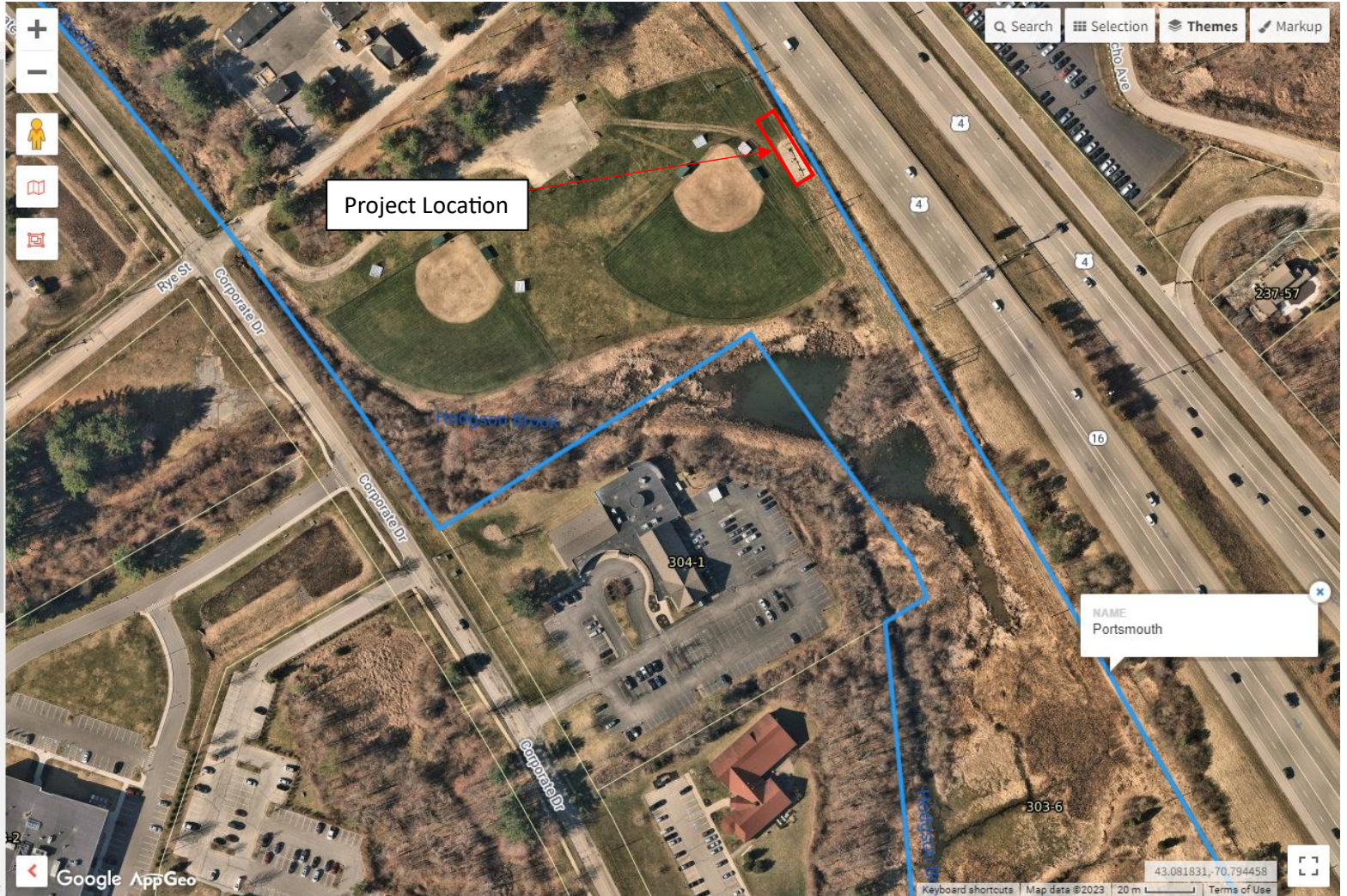
Ownership

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



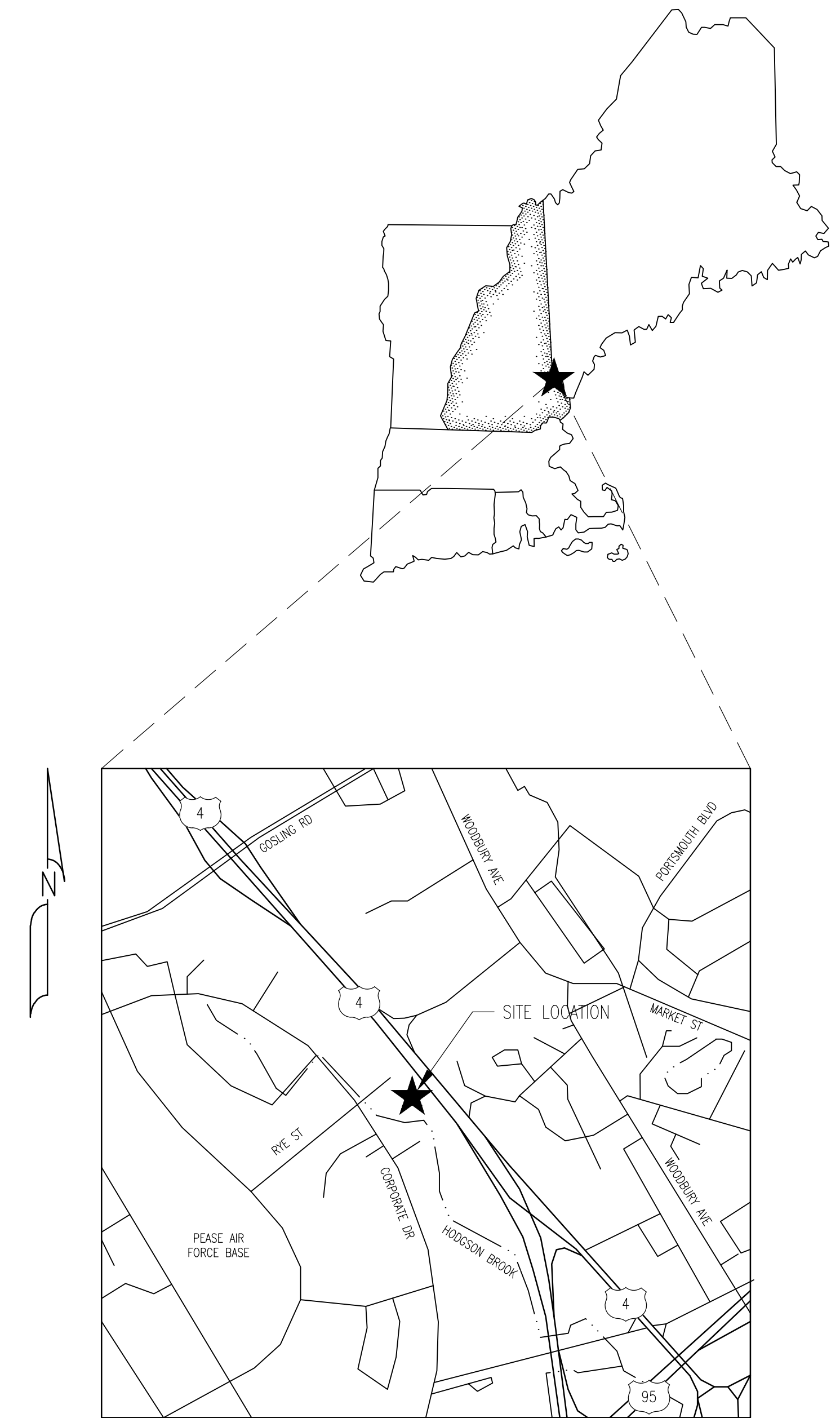
Unitil

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
- - - 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 FOR 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	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:

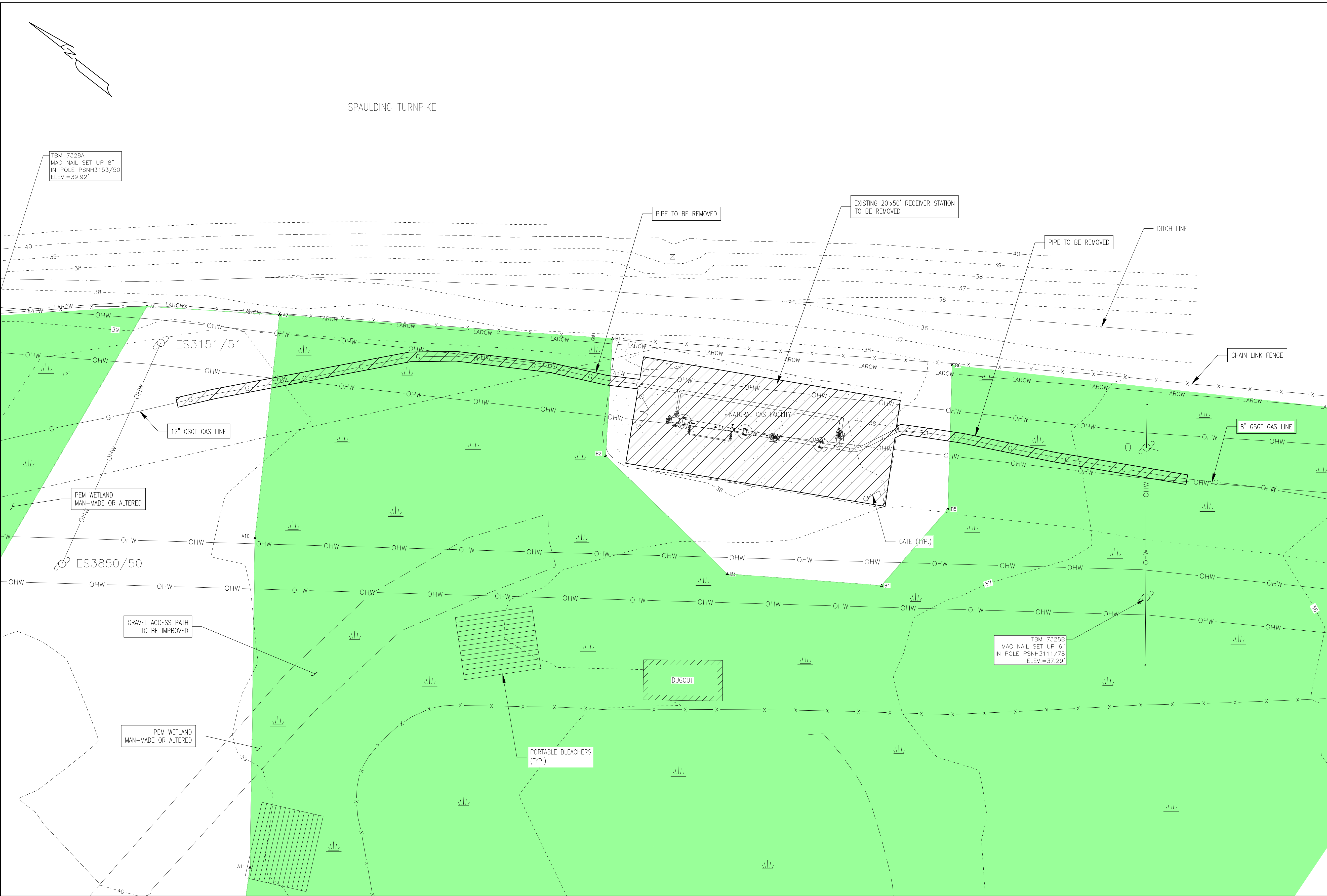
GRAPHIC SCALE	1" = 20'-0"
20' 10' 0 20' 40' 60'	
P E R M I T T I N G	

SHEET TITLE	EXISTING CONDITIONS
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

FILE NAME: 5603_C100.DWG	SIZE: 22X34	NAME: A101	REV: P
PLT DATE: 06/26/2023 11:55 AM	SHEET 2 OF 10		
SCALE: 1" = 20'-0"			

PROCESS PIPELINE SERVICES

4 Broad Street
Plainville, MA 02762
781.829.0524
processpipelineservices.com



LEGEND

- 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

DEMOLITION LEGEND

- EQUIPMENT TO BE REMOVED

NOTES:
 1. EROSION CONTROLS MEASURES TO BE IN PLACE PRIOR TO SITE WORK. SEE EROSION AND SEDIMENTATION CONTROL PLAN FOR DETAILS.

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

DESIGN MANAGER: TIM BICKFORD	REVIEWED BY:	
DESIGN ENGINEER: BOB SCHUMMRICK	CHECKED BY:	
ACTIVATION ORDER:	APPROVED BY:	

CLIENT INFORMATION

Unitil
Granite State Gas Transmission

GRAPHIC SCALE

1" = 10'-0"

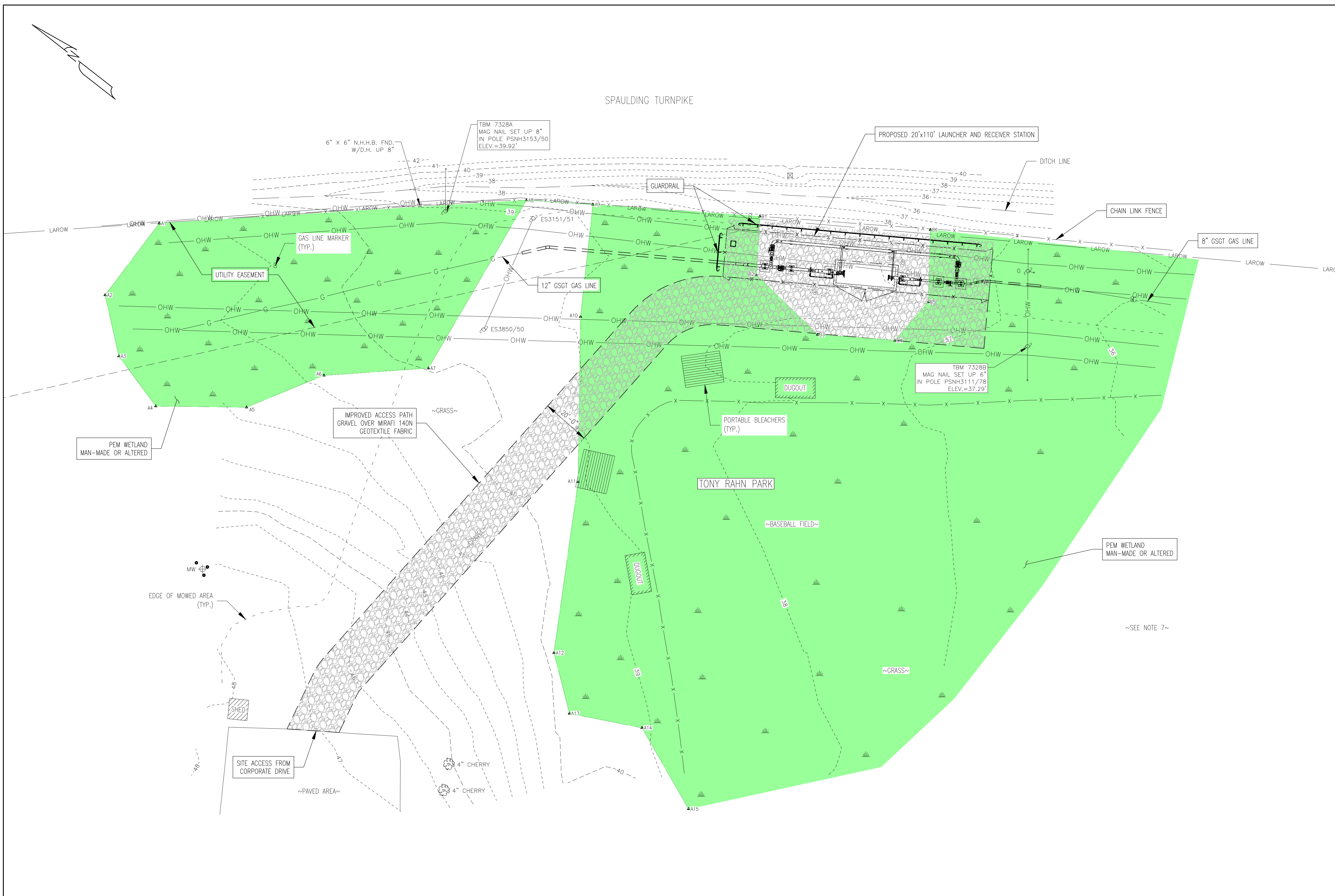
P E R M I T T I N G

SHEET TITLE	DEMOLITION PLAN
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	R101	P
SCALE: 1" = 10'-0"	SHEET 3 OF 10		

SPAULDING TURNPIKE



LEGEND	
EXISTING	PROPOSED
— R —	— R —
— XXX —	— XXX —
— D —	— D —
— E —	— E —
— X — X —	— X — X —
— O — O —	— O — O —
— □ — □ —	— □ — □ —
— G —	— G —
— OHW —	— OHW —
— OHE —	— OHE —
— OHE —	— OHE —
— R —	— R —
— ROW —	— ROW —
— S —	— S —
— SF —	— SF —
— T —	— T —
— W —	— W —

- 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; 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 FOR 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	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:

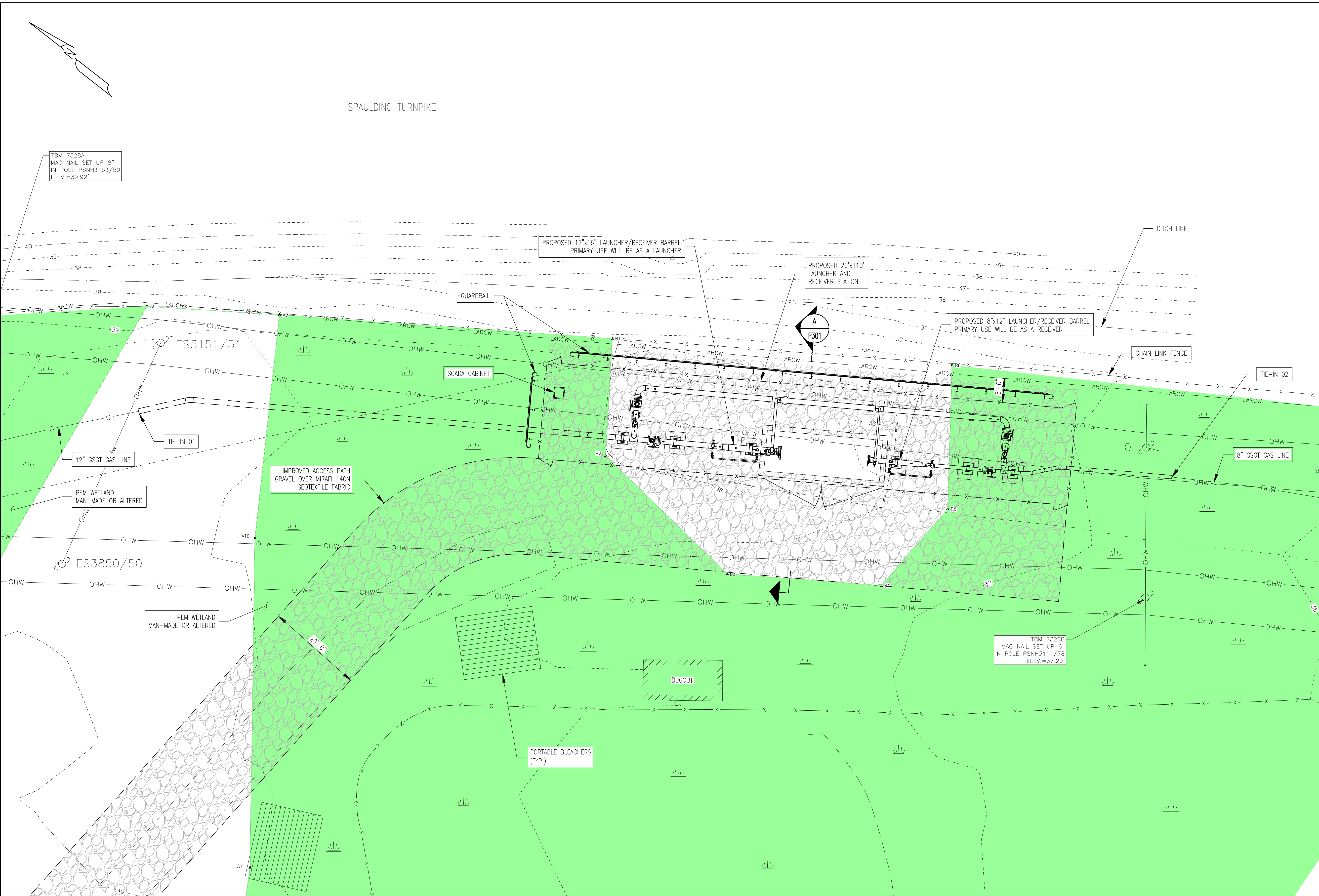
GRAPHIC SCALE	1" = 20'-0"
20' 10' 0 20' 40' 60'	
P E R M I T T I N G	

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

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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
	TRELLINE
	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
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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
DESIGN ENGINEER: BOB SCHUMMRICK
ACTIVATION ORDER:

REVIEWED BY:	CHECKED BY:	APPROVED BY:

GRAPHIC SCALE 1" = 10'-0"

PERMITTING

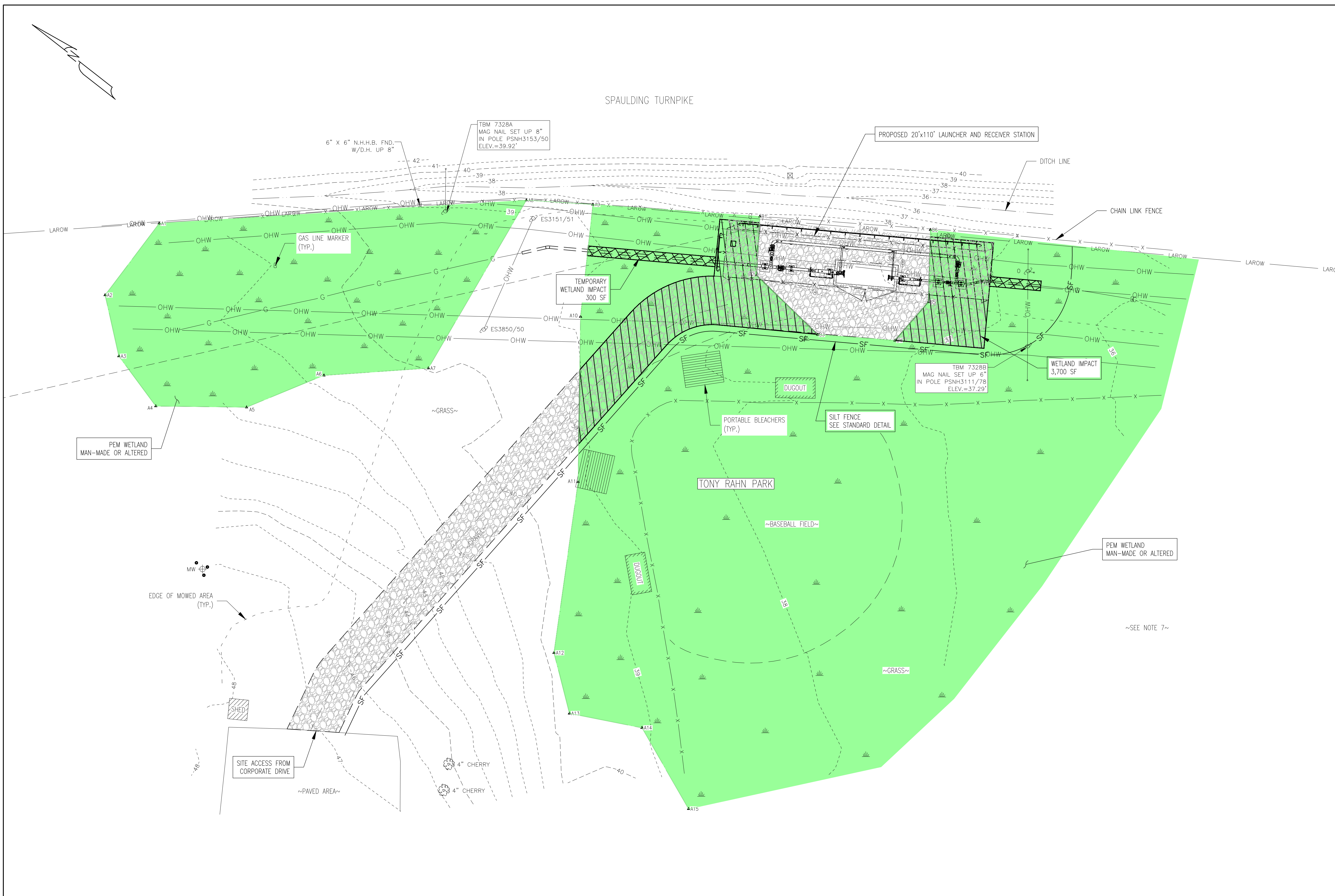
SHEET TITLE	SITE PLAN (ENLARGED)
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

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FILE NAME: 5603_C100.DWG	SIZE: 22X34	NAME: A103	REV: P
PLOT DATE: 06/26/2023 11:55 AM	SHEET 5 OF 10		

SPAULDING TURNPIKE



LEGEND	
EXISTING	PROPOSED
— —	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 WIRE
-OHE-	OVER HEAD TELEPHONE
-OHE-	OVER HEAD ELECTRIC
- -	PROPERTY LINE
- - -	RETAINING WALL
-ROW-	RIGHT OF WAY
-S-	SEWER
-SF-	SILT FENCE
- - -	STONEWALL
- - -	STREAM
-T-	TELEPHONE
- - -	TRELLINE
-W-	WATER

SITE LEGEND	
[Hatched Box]	WETLAND IMPACT
[Cross-hatched Box]	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 ONSITE 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:

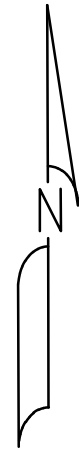
GRAPHIC SCALE	1" = 20'-0"
20' 10' 0' 20' 40' 60'	
P E R M I T T I N G	

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		

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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"

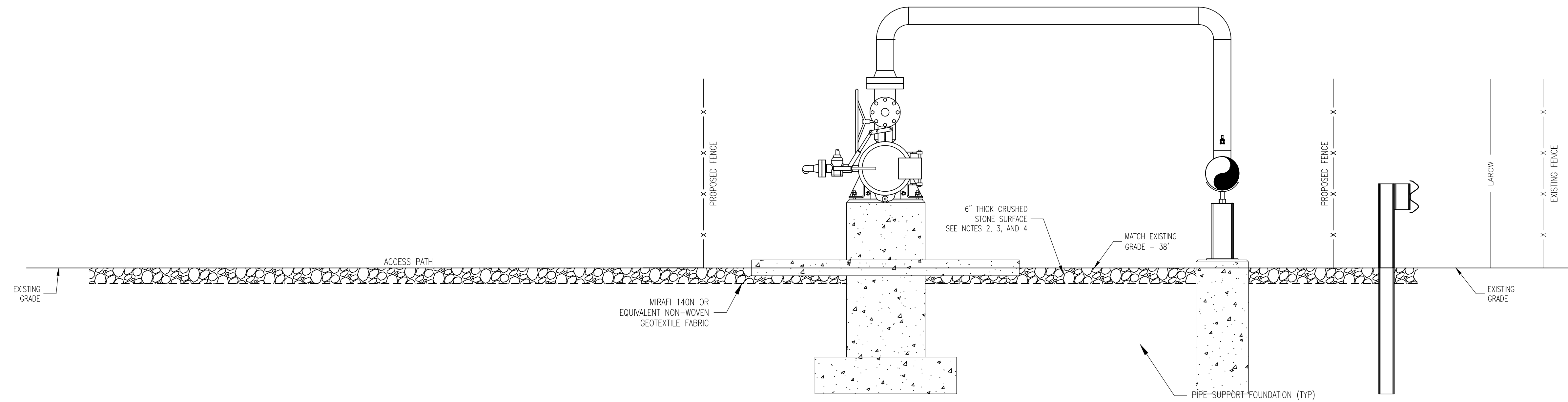
50' 25' 0 50' 100' 150'

PERMITTING

SHEET TITLE	SITE ACCESS
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

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FILE NAME: 5603_C100.DWG	SIZE	NAME	REV
PLOT DATE: 06/26/2023 11:55 AM	22X34	A105	P
SCALE: 1" = 50'-0"	SHEET 7 OF 10		



SECTION VIEW A
SCALE: 1/2" = 1'-0"

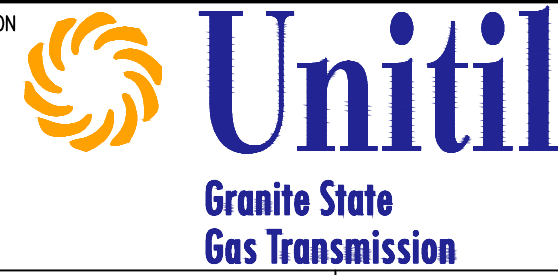
- NOTES:
- VIEW IS FROM CENTER OF STATION LOOKING NORTHWEST.
 - MATERIAL FOR CRUSHED STONE SHALL BE 1/2" MEETING THE REQUIREMENTS OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION ITEM 304.4 (CRUSHED STONE FINE).
 - MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES AND COMPACTED TO AT LEAST 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

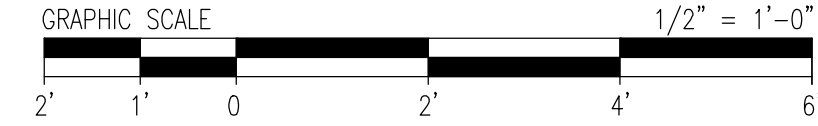
DESIGNED BY: MPP 06/26/23
 DRAFTED BY: RPC 06/26/23
 DDCM: SMR 06/26/23
 APPROVED BY: MDW 06/26/23

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

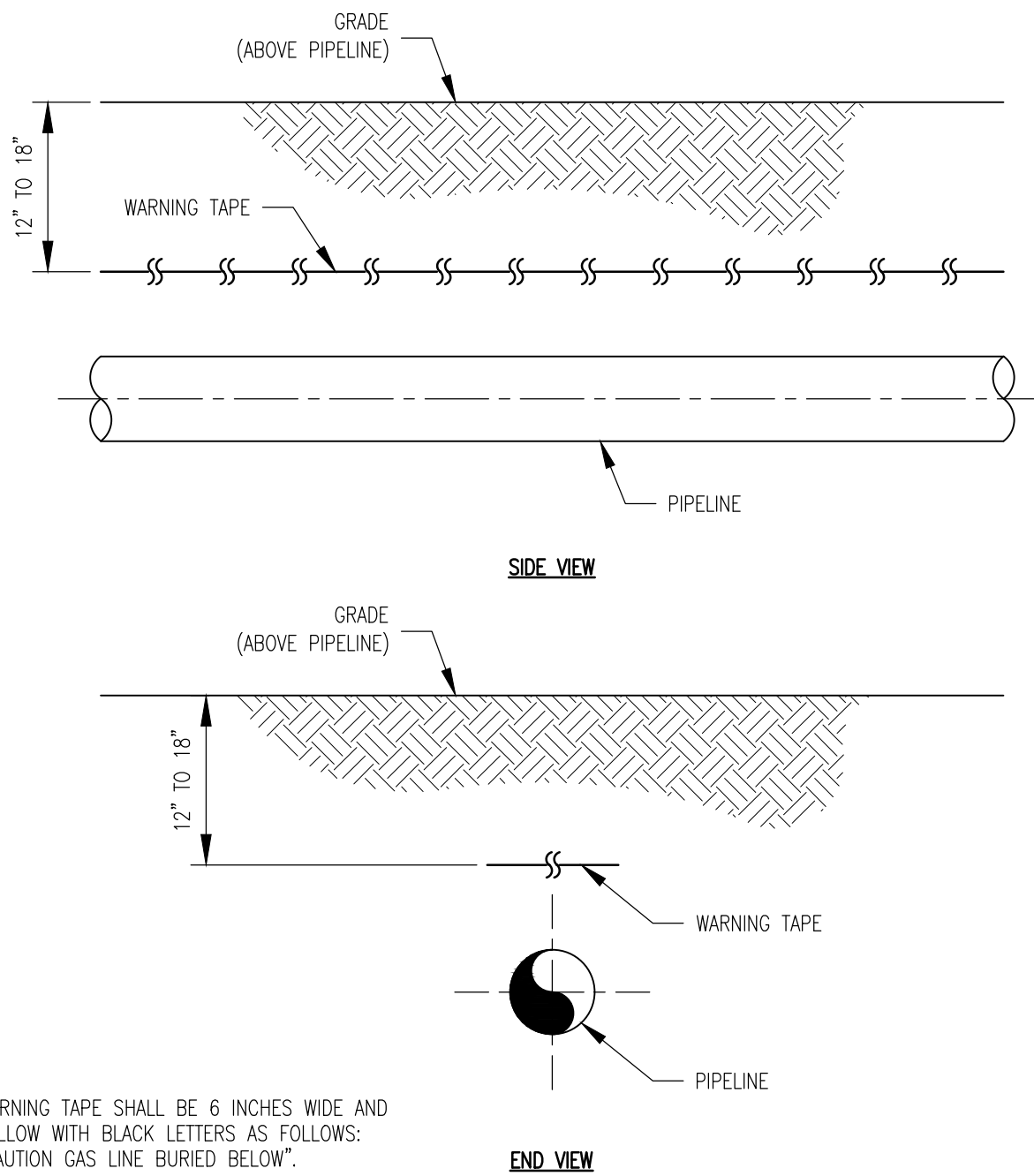


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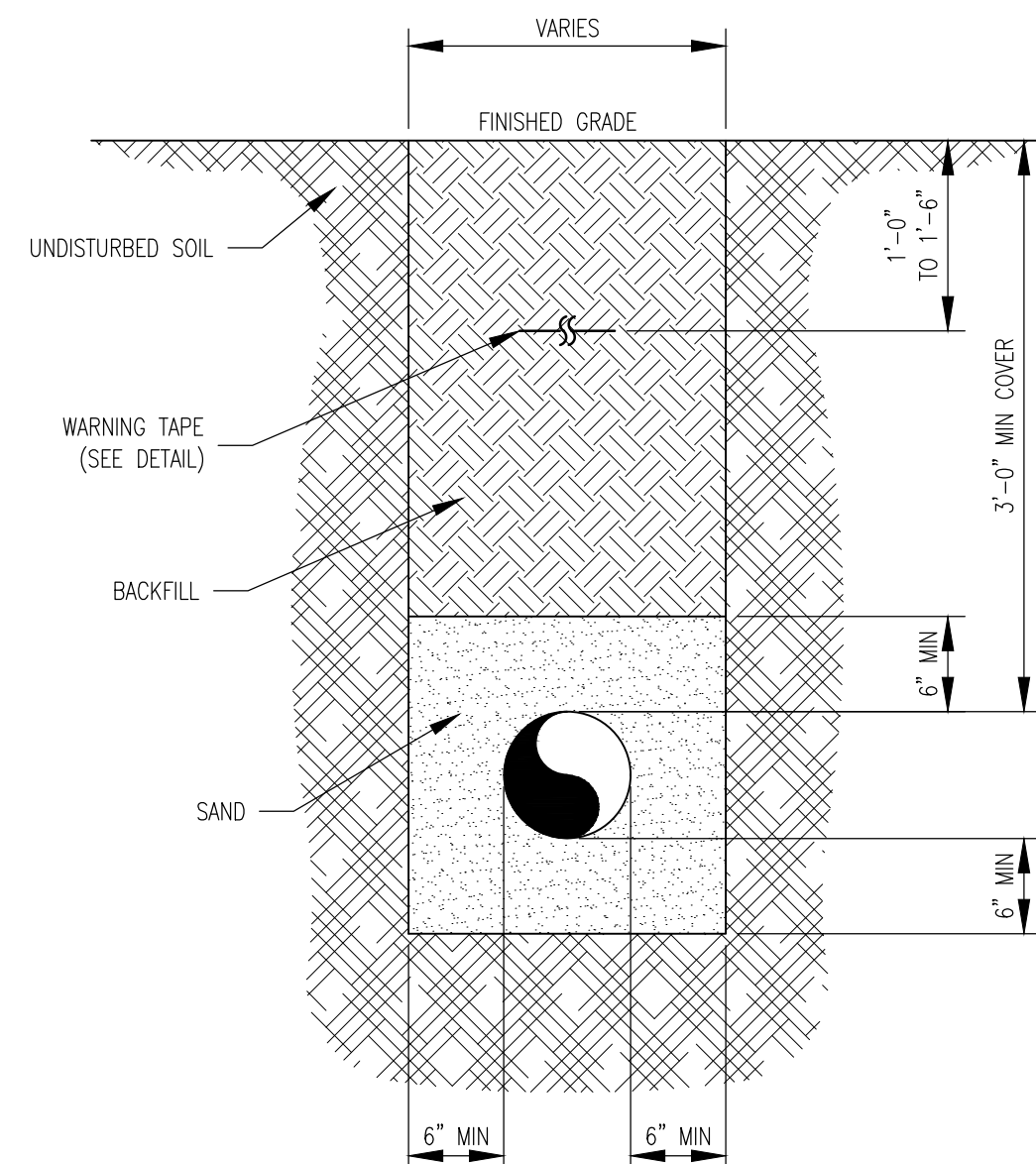
FILE NAME: 5603_P300.DWG
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 SCALE: 1/2" = 1'-0"

SIZE	NAME	REV
22X34	P301	P

SHEET 8 OF 10



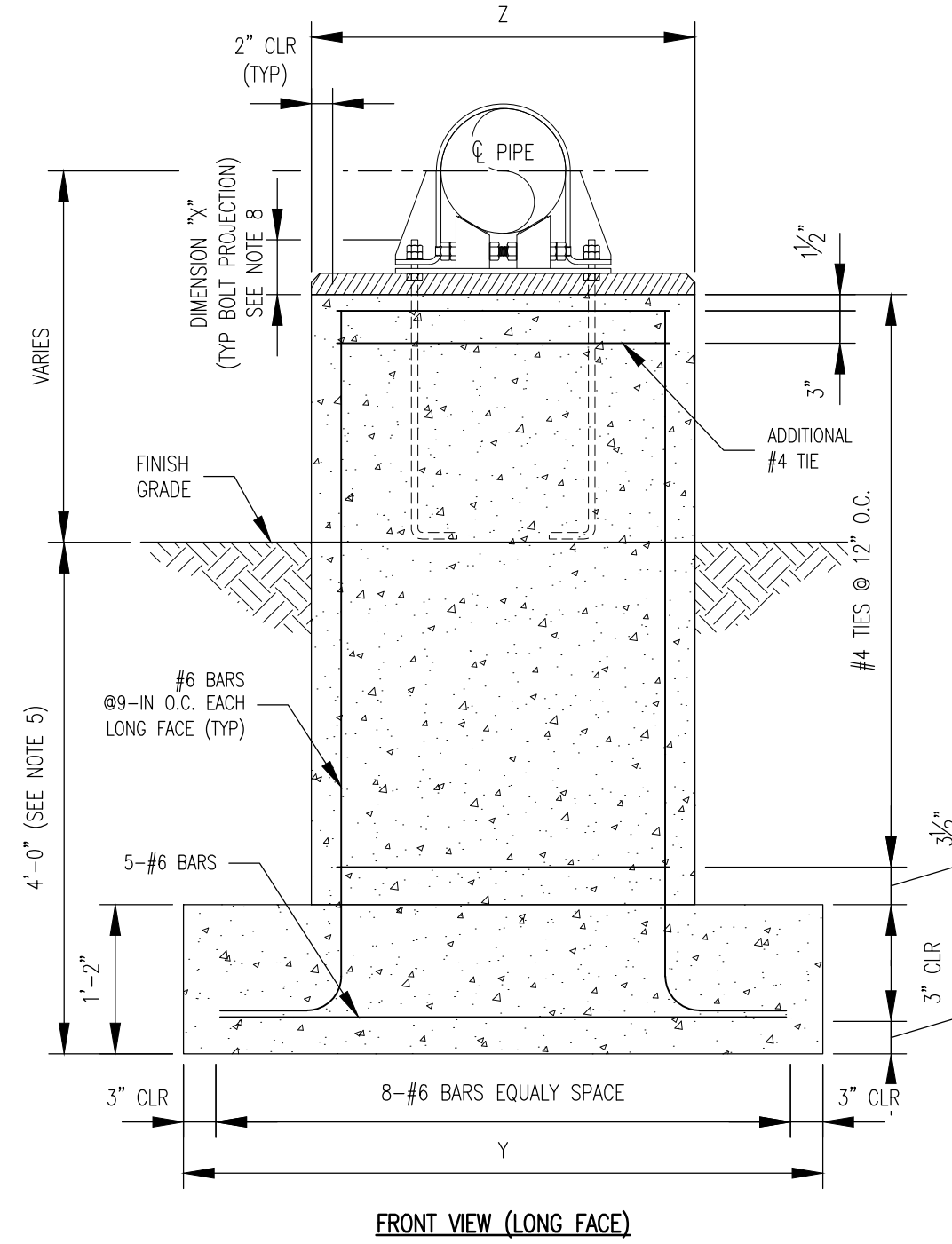
UNDERGROUND WARNING TAPE INSTALLATION DETAIL
SCALE: 1" = 1'-0"



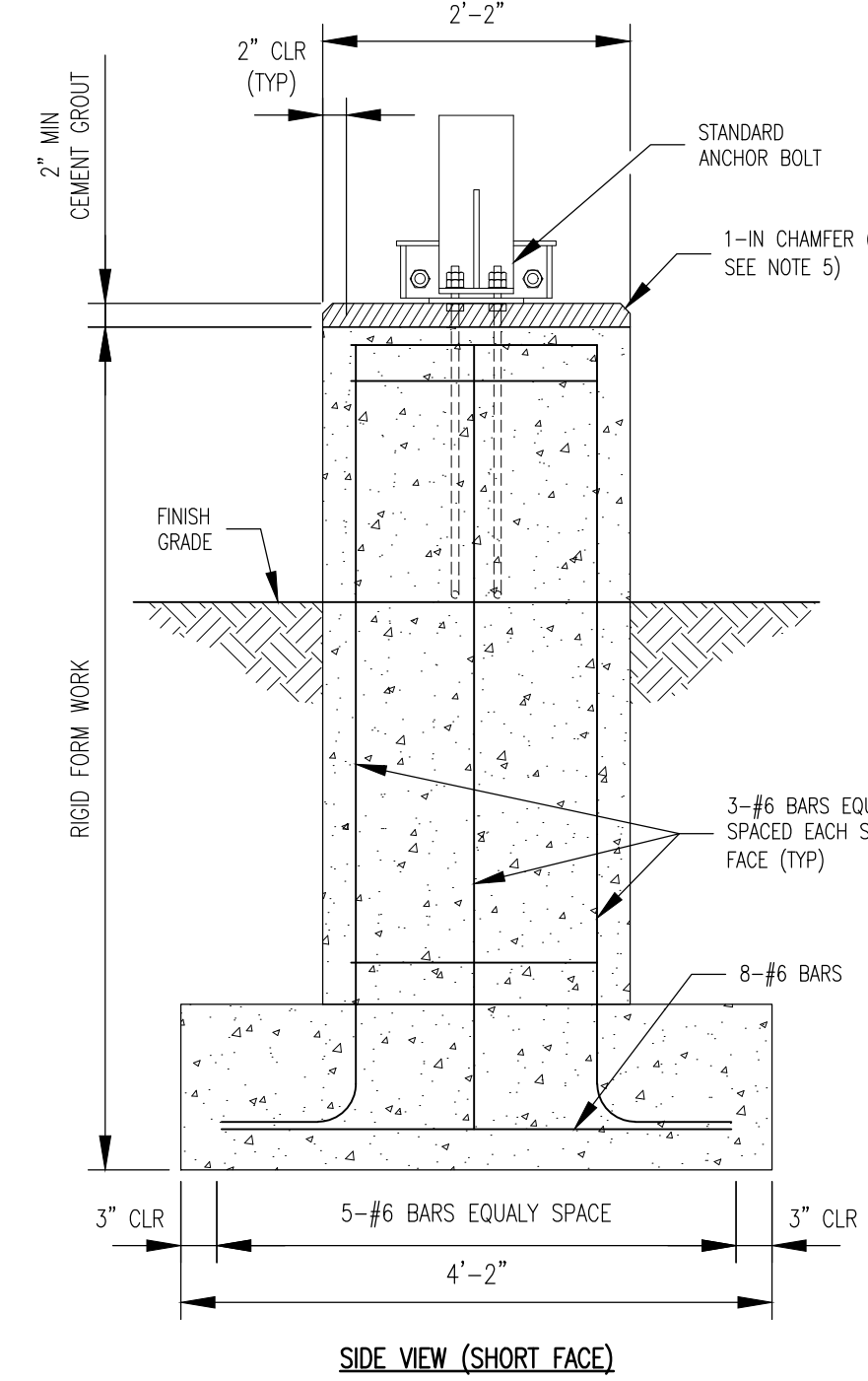
TYPICAL TRENCH DETAIL
SCALE: 1" = 1'-0"

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"

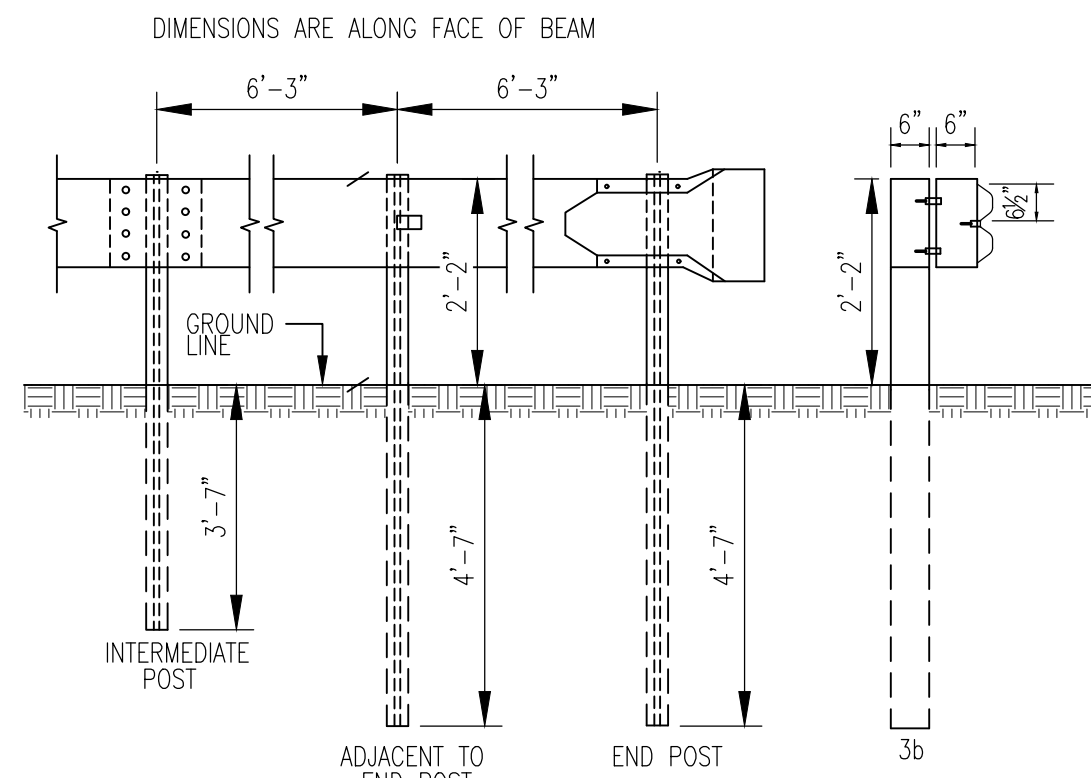
- NOTES:
1. ALL GROUT SHALL BE A CEMENTITIOUS BASE NONSHRINK GROUT WITH A ONE DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 2. ALL CONCRETE SHALL TEST A MINIMUM OF 3000 PSI AT THE END OF 28 DAYS.
 3. ALL REINFORCING SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS.
 4. CHAMFER ALL EXPOSED EDGES OF CONCRETE 1 INCH @ 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.



BARREL SUPPORT PIER DETAIL
SCALE: NTS

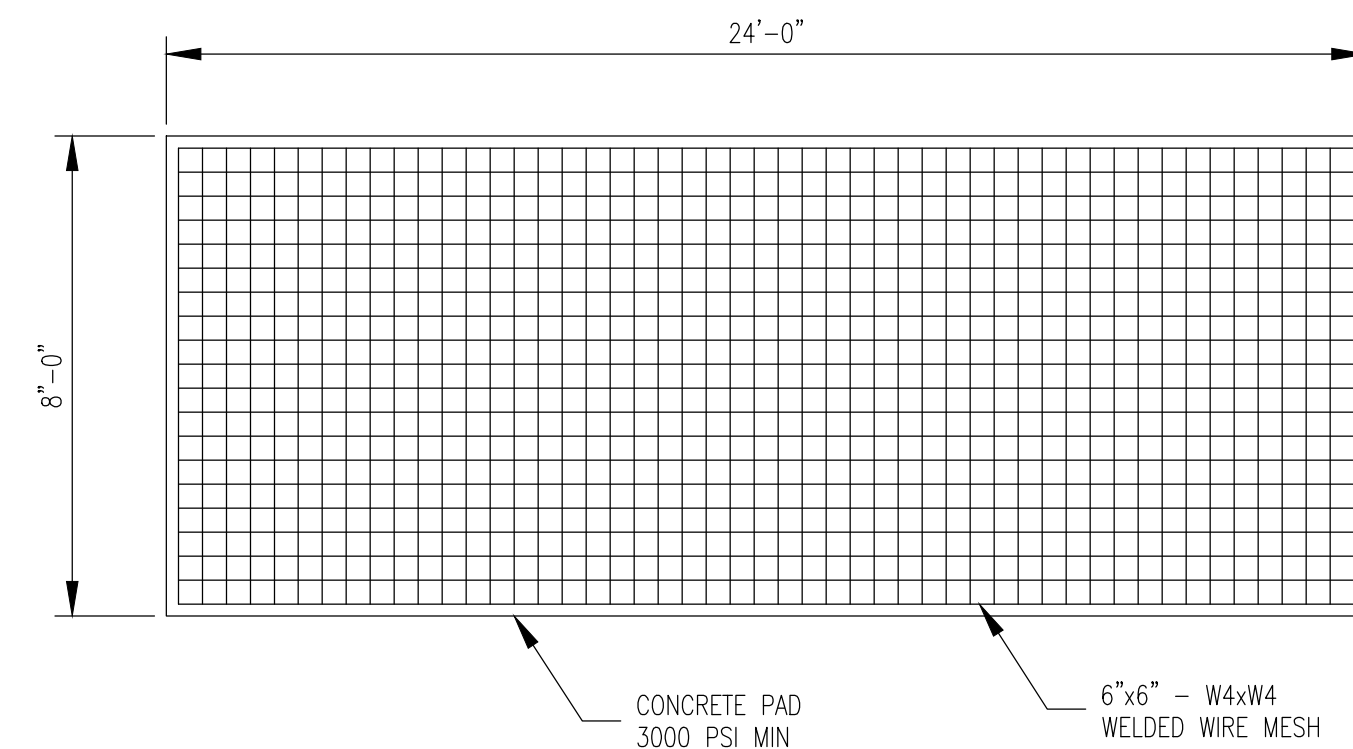


SIDE VIEW (SHORT FACE)

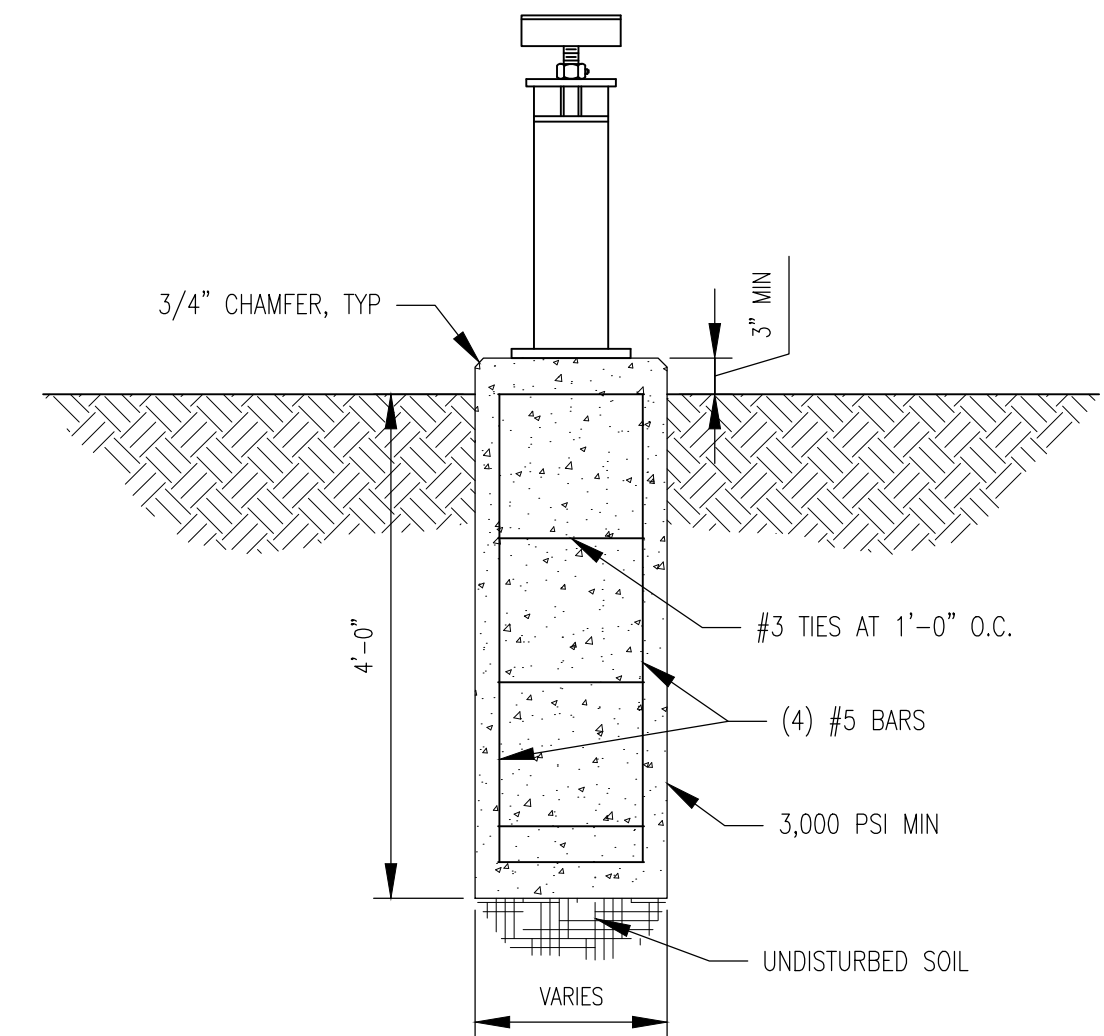
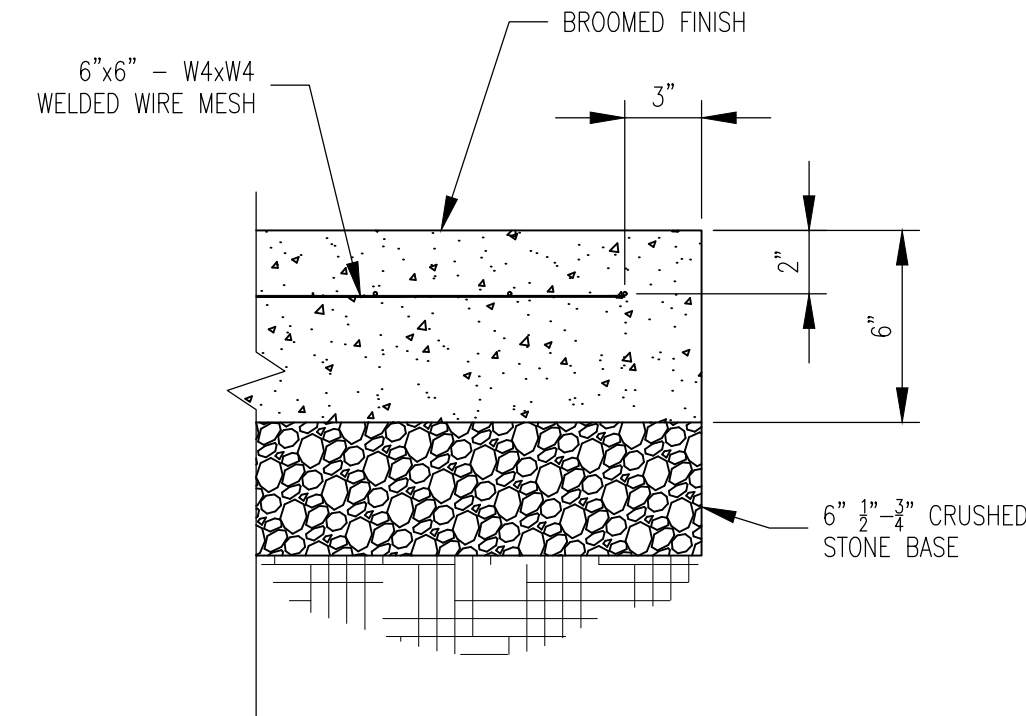


- NOTES:
1. INTERMEDIATE POST SPACING SHALL BE 6'-3" UNLESS OTHERWISE SHOWN.
 2. POSTS AND OFFSET BRACKETS FOR TYPE 3b GUARD RAIL SHALL BE W 6x6.5 OR APPROVED EQUAL.
 3. ALL HOLES IN BEAM TO BE SHOP-PUNCHED BEFORE GALVANIZING.

GUARDRAIL TYPE 3b
SCALE: NTS



CONCRETE PAD DETAIL
SCALE: NTS



PIPE SUPPORT FOUNDATION DETAIL
SCALE: NTS

REV	BY	DATE	DESCRIPTION

SEAL AND SIGNATURE	PRJ MANAGER: MARK D. WOOD	CLIENT INFORMATION	 Unitil 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	ACTIVATION ORDER:	APPROVED BY:
APPROVED BY: MDW	06/26/23		

P E R M I T T I N G

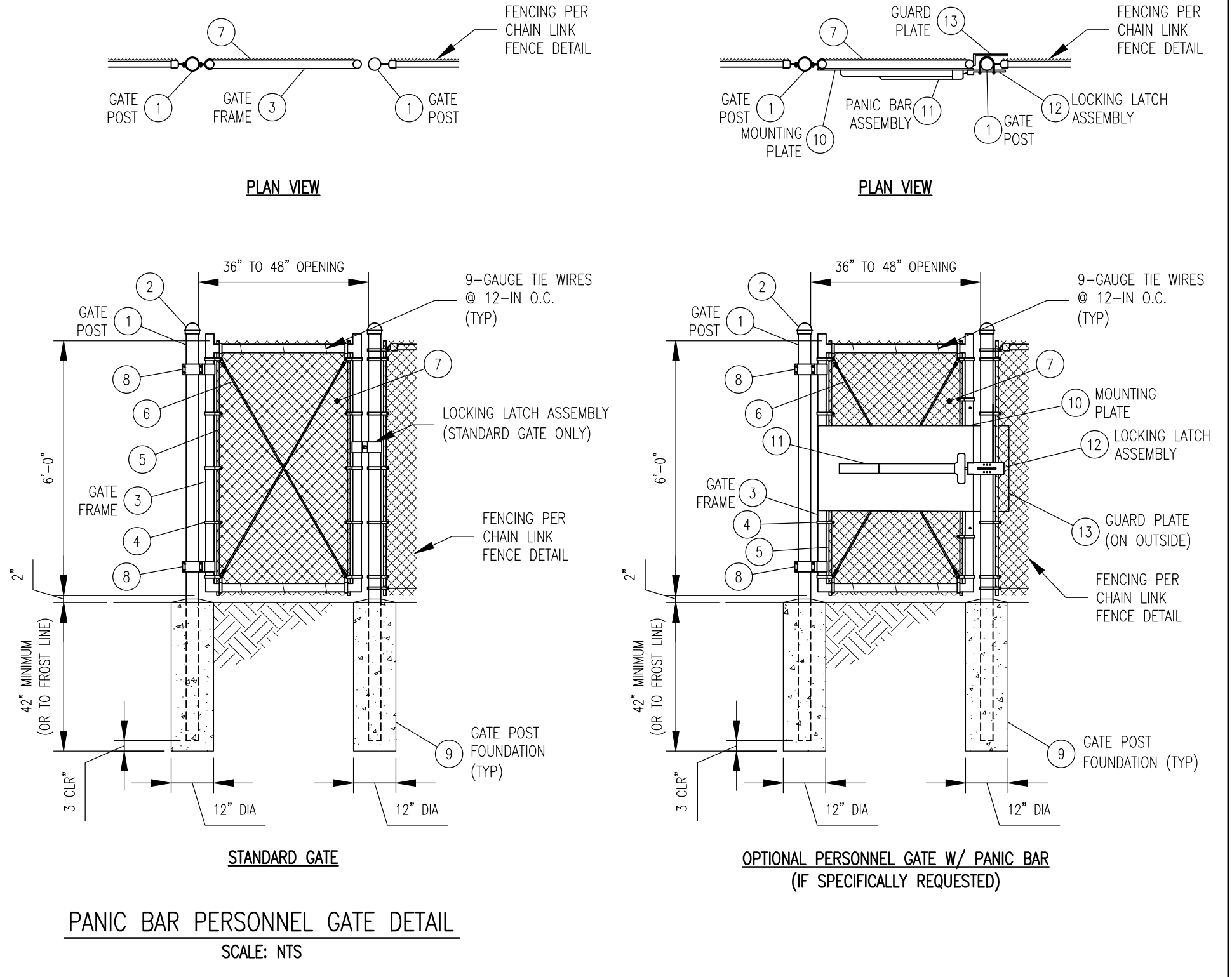
SHEET TITLE	STANDARD DETAILS 1 OF 2
PROJECT NAME	BALL FIELD LAUNCHER & RECEIVER
PROJECT LOCATION	CORPORATE DRIVE PORTSMOUTH, NH

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		

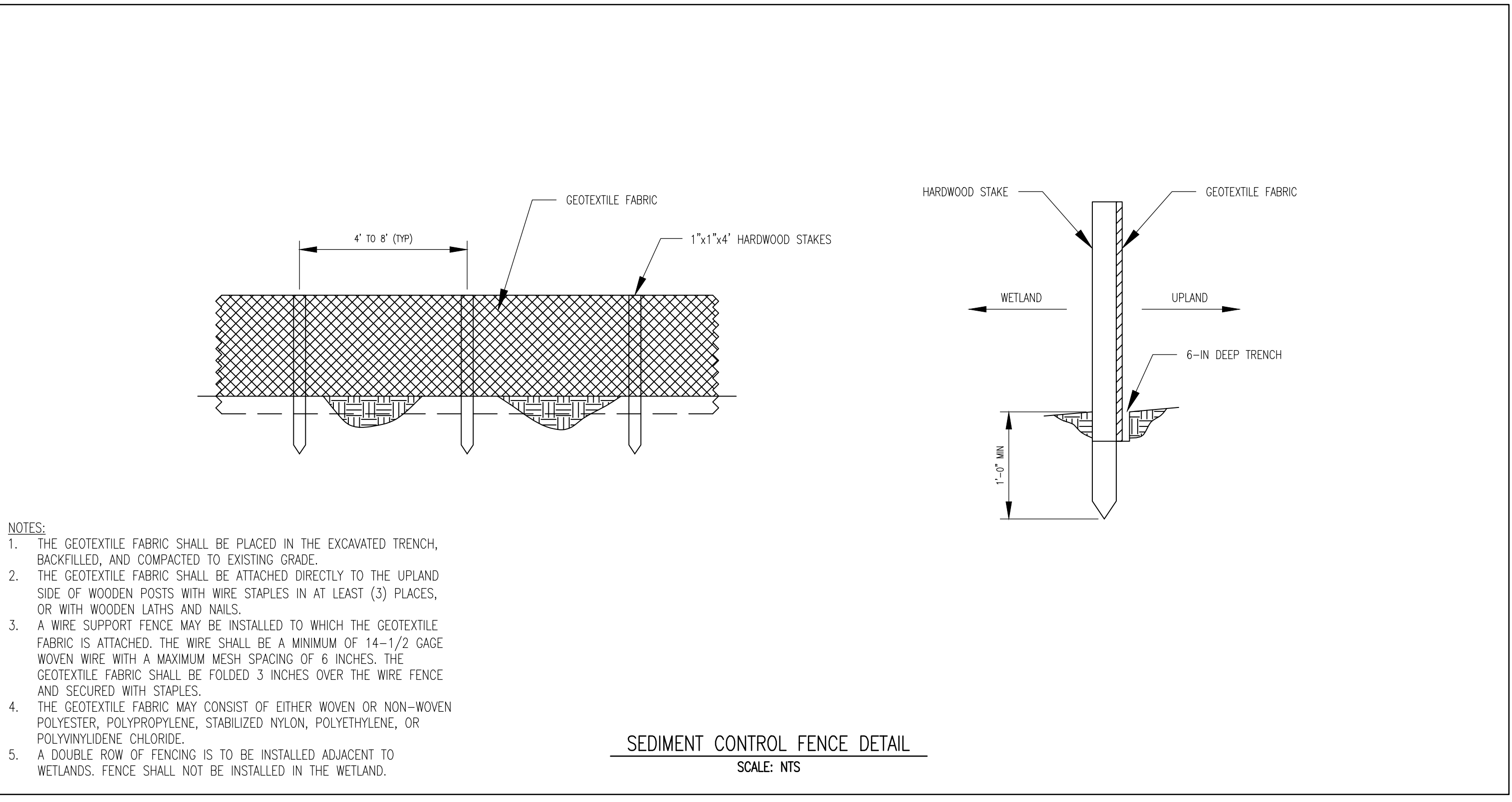
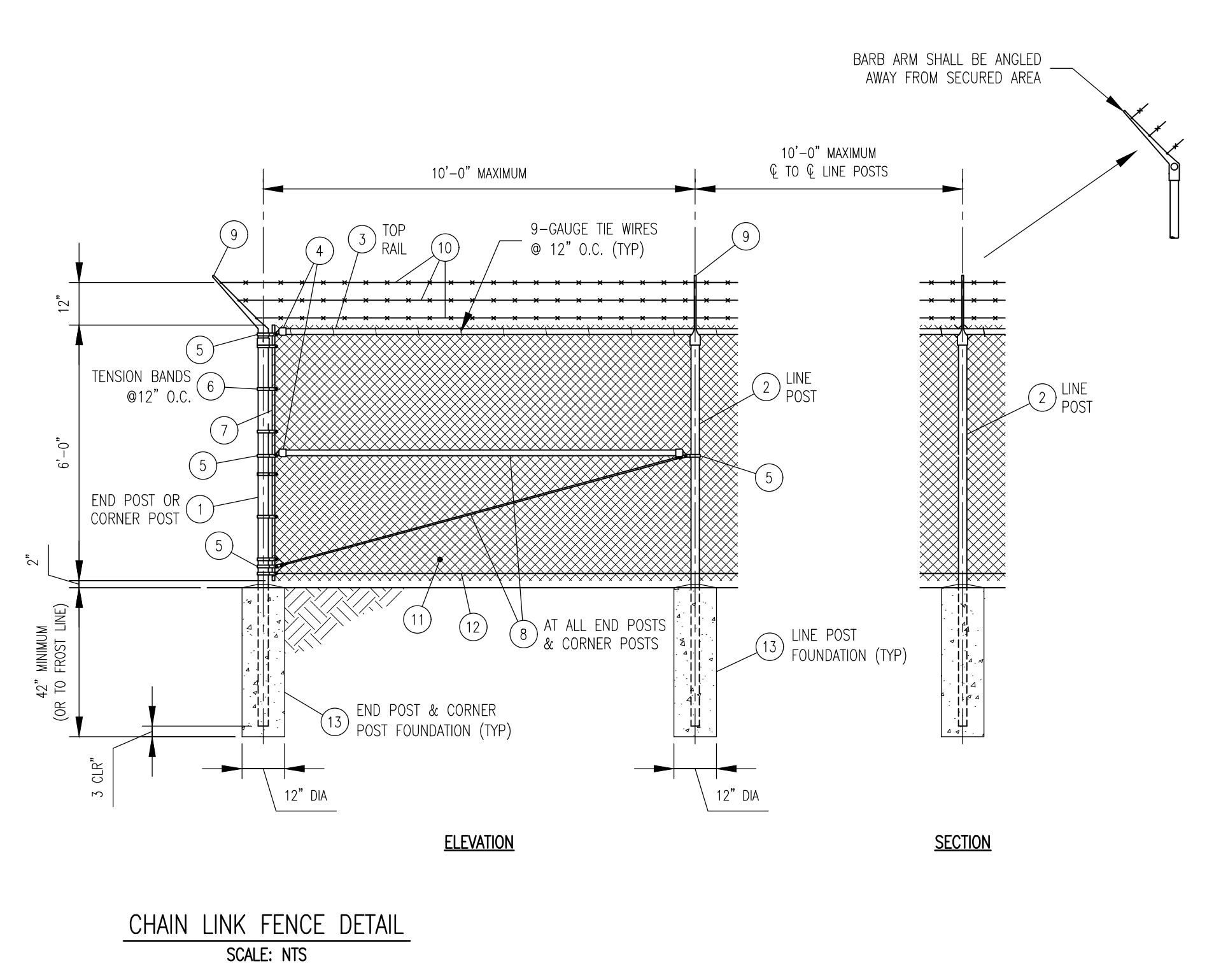
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	SCH 40 GALVANIZED STEEL GATE POST, OR APPROVED EQUAL
2	GALVANIZED STEEL POST CAP
3	GALVANIZED STEEL GATE FRAME
4	GALVANIZED STEEL TENSION BAND
5	GALVANIZED STEEL TENSION BAR
6	DOUBLE TRUSS ROD ASSEMBLY
	(FOUR) GALVANIZED STEEL TRUSS TIGHTENERS
	(TWO) 3/8" GALVANIZED 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

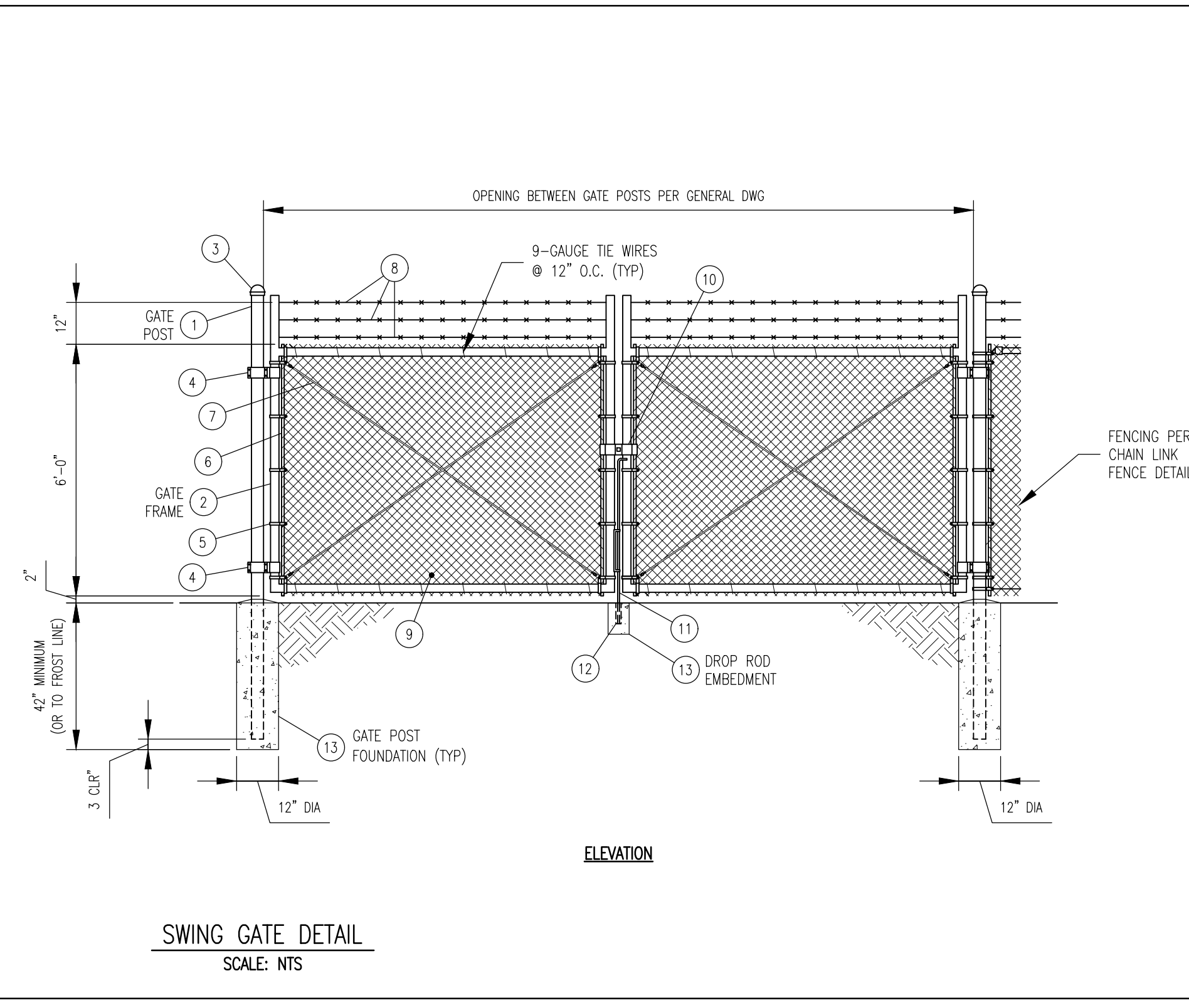
- GENERAL NOTES:
- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - ALL STEEL ANGLE, BAR, CHANNEL, FLATS, PLATE AND PIPE SHALL BE ASTM A36 HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM 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		
	PRJ ENGINEER: MATT PELLETIER			
	PRJ NAME: BALL FIELD L&R			
	PRJ NUMBER: 5603			
	PRJ MILESTONE: PERMITTING			
	PRJ PHASE: PERMITTING			
DRAFTED BY: MPP	06/26/23	DESIGN MANAGER: TIM BICKFORD		
DCM:	SMR		06/26/23	DESIGN ENGINEER: BOB SCHUMMRICK
APPROVED BY: MDW	06/26/23		ACTIVATION ORDER:	

Unitil
Granite State
Gas Transmission

PERMITTING

SHEET TITLE: STANDARD DETAILS 2 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
PLOT DATE: 06/26/2023 11:55 AM
SCALE: AS SHOWN

SIZE: 22X34
NAME: C302
REV: P

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:

Peace 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.

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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: [Signature]

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: [Signature]

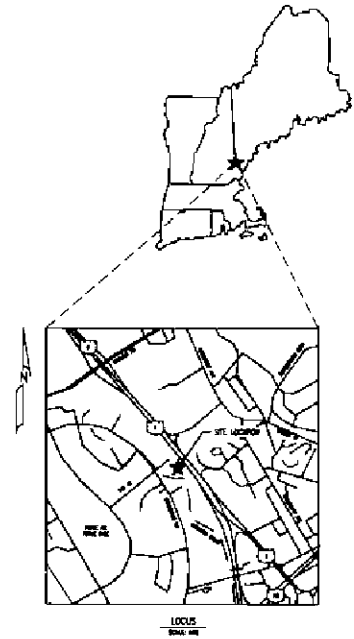
Duly Authorized

Title: Vice President, Gas Operations

EXHIBIT A



BALL FIELD LAUNCHER & RECEIVER
CORPORATE DRIVE
PORTSMOUTH, NH

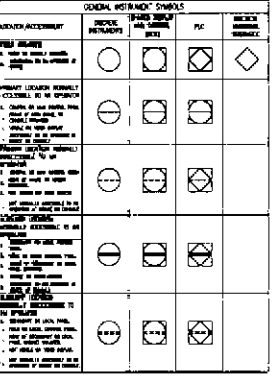
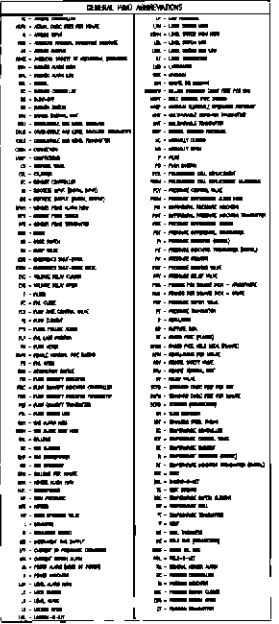
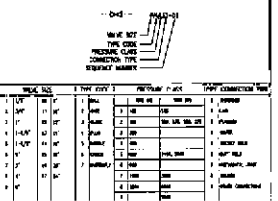
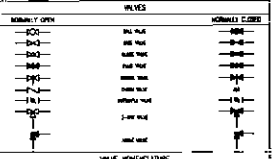
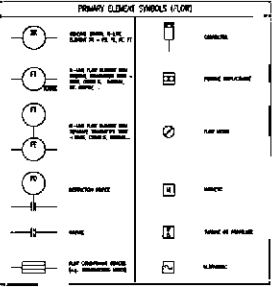
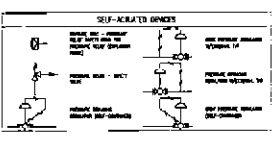
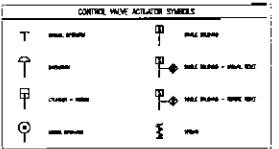
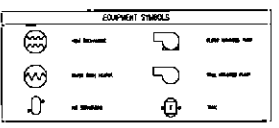
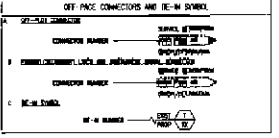
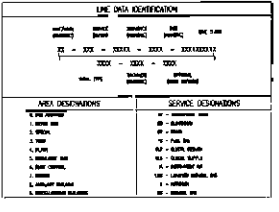
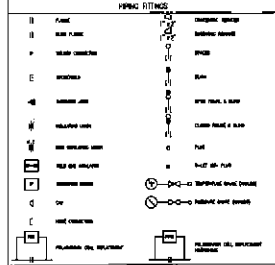
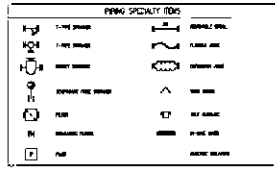
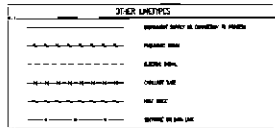
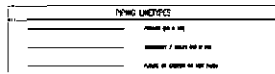
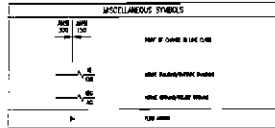


SHEET	NAME	TITLE
1	1001	COVER SHEET
2	0001	PILING AND INSTRUMENTATION LOGS
3	0002	PILING AND INSTRUMENTATION DRAWING
4	0001	EXISTING CONDITIONS
5	0001	EXHAUSTION PLAN
6	0002	SITE PLAN
7	0003	SITE PLAN (ENLARGED)
8	0004	FOUNDING AND FOUNDATION PLAN
9	0005	SITE ACCESS
10	0001	PILING PLAN
11	0002	PILING 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 TELEVISION
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
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INSTRUMENTATION IDENTIFICATION LETTERS

INSTRUMENT IDENTIFICATION LETTERS	FUNCTION	DESCRIPTION
AI	ANALOG INPUT	...
AO	ANALOG OUTPUT	...
DI	DIGITAL INPUT	...
DO	DIGITAL OUTPUT	...
...

Unit
Engineering

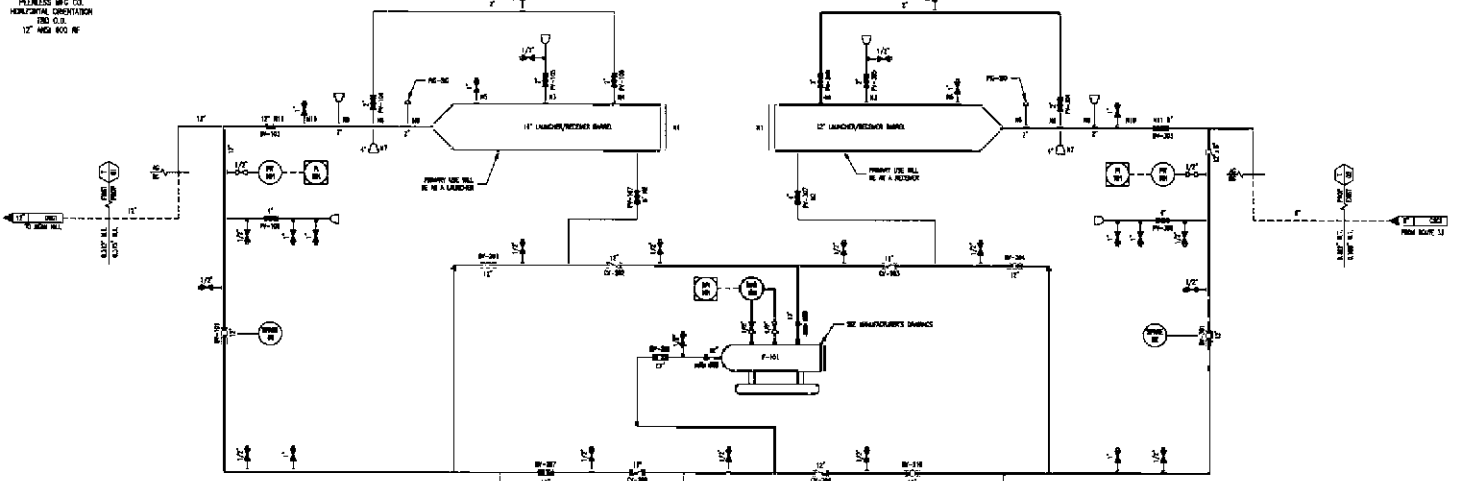
ISSUED FOR REVIEW

PIPING AND INSTRUMENTATION LEGEND

BALL FIELD LAUNCHER & RECEIVER

2023/11/01

F-101
PLUG
RENECO WPC CO.
HORIZONTAL ORIENTATION
TWO G.P.'S
12" AND 8" W.F.



VALVE SCHEDULE

ID	SIZE	CLASS	AND ORIENTATION	ACTUATION	NOTE
BP-101	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-102	4"	ANSI 900	90° R	INTERLOCK	FW 220G-TA PLUG
BP-103	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-104	12"	ANSI 900	90° R	INTERLOCK	FW 220G-TA PLUG
BP-105	12"	ANSI 900	90° R	INTERLOCK	FW 220G-TA PLUG
BP-106	12"	ANSI 900	90° R	INTERLOCK	FW 220G-TA PLUG
BP-107	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-108	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-109	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-110	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-111	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-112	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-113	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-114	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-115	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-116	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-117	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-118	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-119	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-120	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-121	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-122	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-123	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-124	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-125	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-126	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-127	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-128	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-129	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-130	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-131	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
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BP-146	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-147	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-148	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-149	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL
BP-150	12"	ANSI 900	90° R	MANUAL	TYPE 30 BALL

12" LAUNCHER/RECEIVER MOUNT LEGS

ID	SIZE	DESCRIPTION	CONNECTOR
1A	4"	WIDE OPENING BLT	CLASMA
1B	4"	WIDE OPENING BLT	CLASMA
1C	4"	WIDE OPENING BLT	CLASMA
1D	4"	WIDE OPENING BLT	CLASMA
1E	4"	WIDE OPENING BLT	CLASMA
1F	4"	WIDE OPENING BLT	CLASMA
1G	4"	WIDE OPENING BLT	CLASMA
1H	4"	WIDE OPENING BLT	CLASMA
1I	4"	WIDE OPENING BLT	CLASMA
1J	4"	WIDE OPENING BLT	CLASMA
1K	4"	WIDE OPENING BLT	CLASMA
1L	4"	WIDE OPENING BLT	CLASMA
1M	4"	WIDE OPENING BLT	CLASMA
1N	4"	WIDE OPENING BLT	CLASMA
1O	4"	WIDE OPENING BLT	CLASMA
1P	4"	WIDE OPENING BLT	CLASMA
1Q	4"	WIDE OPENING BLT	CLASMA
1R	4"	WIDE OPENING BLT	CLASMA
1S	4"	WIDE OPENING BLT	CLASMA
1T	4"	WIDE OPENING BLT	CLASMA
1U	4"	WIDE OPENING BLT	CLASMA
1V	4"	WIDE OPENING BLT	CLASMA
1W	4"	WIDE OPENING BLT	CLASMA
1X	4"	WIDE OPENING BLT	CLASMA
1Y	4"	WIDE OPENING BLT	CLASMA
1Z	4"	WIDE OPENING BLT	CLASMA

12" LAUNCHER/RECEIVER MOUNT LEGS

ID	SIZE	DESCRIPTION	CONNECTOR
2A	4"	WIDE OPENING BLT	CLASMA
2B	4"	WIDE OPENING BLT	CLASMA
2C	4"	WIDE OPENING BLT	CLASMA
2D	4"	WIDE OPENING BLT	CLASMA
2E	4"	WIDE OPENING BLT	CLASMA
2F	4"	WIDE OPENING BLT	CLASMA
2G	4"	WIDE OPENING BLT	CLASMA
2H	4"	WIDE OPENING BLT	CLASMA
2I	4"	WIDE OPENING BLT	CLASMA
2J	4"	WIDE OPENING BLT	CLASMA
2K	4"	WIDE OPENING BLT	CLASMA
2L	4"	WIDE OPENING BLT	CLASMA
2M	4"	WIDE OPENING BLT	CLASMA
2N	4"	WIDE OPENING BLT	CLASMA
2O	4"	WIDE OPENING BLT	CLASMA
2P	4"	WIDE OPENING BLT	CLASMA
2Q	4"	WIDE OPENING BLT	CLASMA
2R	4"	WIDE OPENING BLT	CLASMA
2S	4"	WIDE OPENING BLT	CLASMA
2T	4"	WIDE OPENING BLT	CLASMA
2U	4"	WIDE OPENING BLT	CLASMA
2V	4"	WIDE OPENING BLT	CLASMA
2W	4"	WIDE OPENING BLT	CLASMA
2X	4"	WIDE OPENING BLT	CLASMA
2Y	4"	WIDE OPENING BLT	CLASMA
2Z	4"	WIDE OPENING BLT	CLASMA

DESIGN PARAMETERS

ITEM	DESCRIPTION	VALUE
1	DESIGN PRESSURE	150 PSIG
2	TEMPERATURE	100 °F
3	FLUID	PROPYLENE
4	PIPE SIZE	12" NPS
5	PIPE WALL THICKNESS	0.75" SCHED 80
6	PIPE WEIGHT	53.00 LB/FT
7	PIPE ALLOWED STRESS	15000 PSI
8	PIPE STRESS	15000 PSI
9	PIPE SAFETY FACTOR	1.5
10	PIPE DENSITY	36.9 LB/FT³
11	PIPE MODULUS	30E6 PSI
12	PIPE EXPANSION	0.15 IN/IN
13	PIPE CONTRACTION	0.15 IN/IN
14	PIPE ALLOWED MOVEMENT	0.15 IN/IN
15	PIPE MODULUS OF RIGIDITY	30E6 PSI
16	PIPE ALLOWED MOVEMENT	0.15 IN/IN
17	PIPE ALLOWED MOVEMENT	0.15 IN/IN
18	PIPE ALLOWED MOVEMENT	0.15 IN/IN
19	PIPE ALLOWED MOVEMENT	0.15 IN/IN
20	PIPE ALLOWED MOVEMENT	0.15 IN/IN
21	PIPE ALLOWED MOVEMENT	0.15 IN/IN
22	PIPE ALLOWED MOVEMENT	0.15 IN/IN
23	PIPE ALLOWED MOVEMENT	0.15 IN/IN
24	PIPE ALLOWED MOVEMENT	0.15 IN/IN
25	PIPE ALLOWED MOVEMENT	0.15 IN/IN
26	PIPE ALLOWED MOVEMENT	0.15 IN/IN
27	PIPE ALLOWED MOVEMENT	0.15 IN/IN
28	PIPE ALLOWED MOVEMENT	0.15 IN/IN
29	PIPE ALLOWED MOVEMENT	0.15 IN/IN
30	PIPE ALLOWED MOVEMENT	0.15 IN/IN

STATION DESIGN PARAMETERS AND CALCULATIONS

ITEM	DESCRIPTION	VALUE
1	DESIGN PRESSURE	150 PSIG
2	TEMPERATURE	100 °F
3	FLUID	PROPYLENE
4	PIPE SIZE	12" NPS
5	PIPE WALL THICKNESS	0.75" SCHED 80
6	PIPE WEIGHT	53.00 LB/FT
7	PIPE ALLOWED STRESS	15000 PSI
8	PIPE STRESS	15000 PSI
9	PIPE SAFETY FACTOR	1.5
10	PIPE DENSITY	36.9 LB/FT³
11	PIPE MODULUS	30E6 PSI
12	PIPE EXPANSION	0.15 IN/IN
13	PIPE CONTRACTION	0.15 IN/IN
14	PIPE ALLOWED MOVEMENT	0.15 IN/IN
15	PIPE MODULUS OF RIGIDITY	30E6 PSI
16	PIPE ALLOWED MOVEMENT	0.15 IN/IN
17	PIPE ALLOWED MOVEMENT	0.15 IN/IN
18	PIPE ALLOWED MOVEMENT	0.15 IN/IN
19	PIPE ALLOWED MOVEMENT	0.15 IN/IN
20	PIPE ALLOWED MOVEMENT	0.15 IN/IN
21	PIPE ALLOWED MOVEMENT	0.15 IN/IN
22	PIPE ALLOWED MOVEMENT	0.15 IN/IN
23	PIPE ALLOWED MOVEMENT	0.15 IN/IN
24	PIPE ALLOWED MOVEMENT	0.15 IN/IN
25	PIPE ALLOWED MOVEMENT	0.15 IN/IN
26	PIPE ALLOWED MOVEMENT	0.15 IN/IN
27	PIPE ALLOWED MOVEMENT	0.15 IN/IN
28	PIPE ALLOWED MOVEMENT	0.15 IN/IN
29	PIPE ALLOWED MOVEMENT	0.15 IN/IN
30	PIPE ALLOWED MOVEMENT	0.15 IN/IN

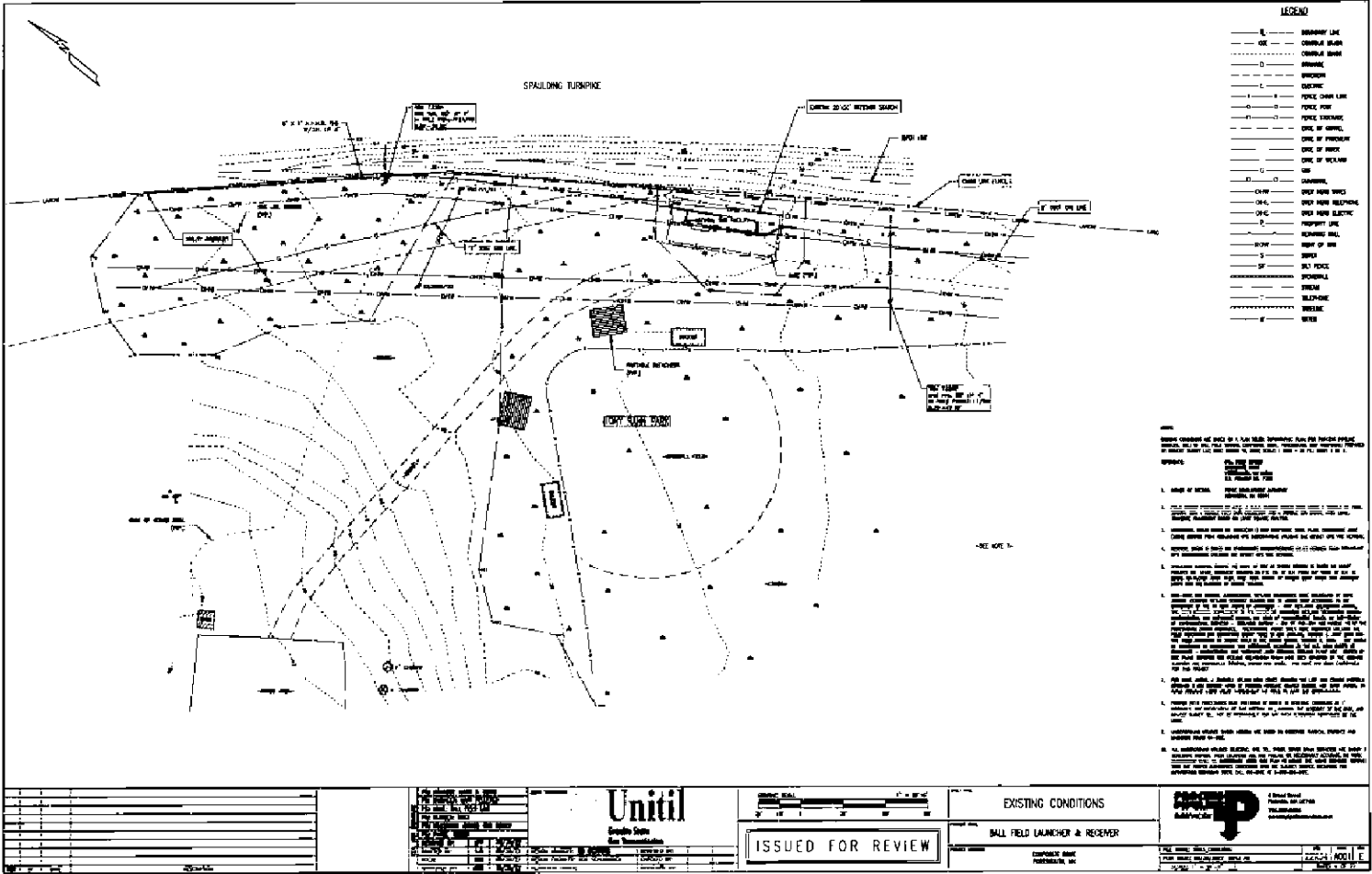
Unitil
Quality Steel
Pipe & Equipment

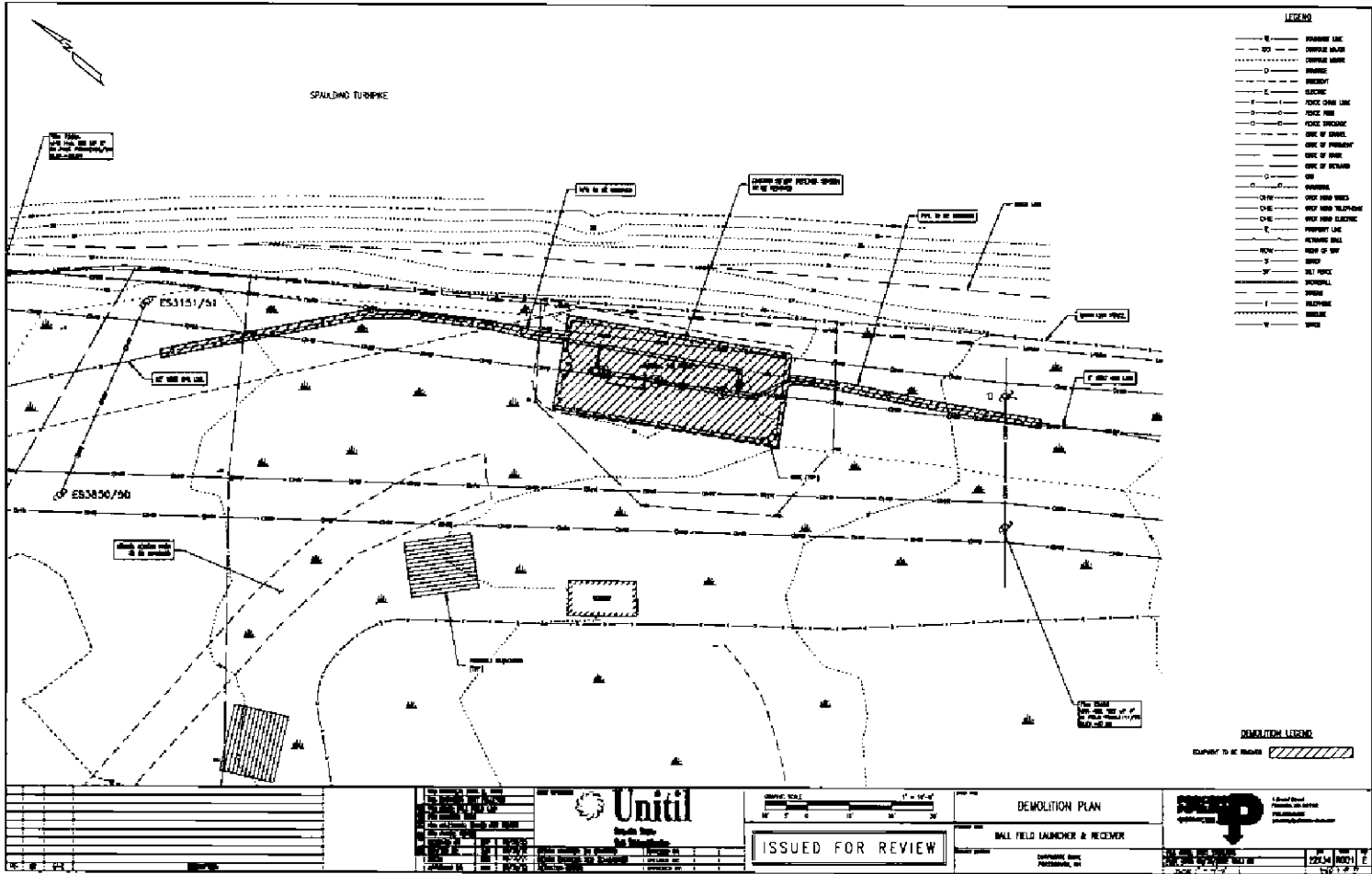
ISSUED FOR REVIEW

PIPING AND INSTRUMENTATION DIAGRAM

BALL FIELD LAUNCHER & RECEIVER

DATE: 09/11/2012
PROJECT NO: 12345678
DRAWN BY: J.D. SMITH
CHECKED BY: M.A. JONES





LEGEND

- (with square symbol) --- POWER LINE
- (with circle symbol) --- OVERHEAD CABLE
- (with dashed line symbol) --- OVERHEAD CABLE
- (with dashed line symbol) --- FENCE
- (with dashed line symbol) --- WIREMESH
- (with dashed line symbol) --- ELECTRICAL
- (with dashed line symbol) --- FENCE ORAIN LINE
- (with dashed line symbol) --- FENCE FIBER
- (with dashed line symbol) --- FENCE WOODS
- (with dashed line symbol) --- CHAIN OF DRAIN
- (with dashed line symbol) --- CHAIN OF PROPERTY
- (with dashed line symbol) --- CHAIN OF ROAD
- (with dashed line symbol) --- CHAIN OF FENCE
- (with dashed line symbol) --- CHAIN
- (with dashed line symbol) --- PROPERTY
- (with dashed line symbol) --- OVER ROAD WALK
- (with dashed line symbol) --- OVER ROAD TELEPHONE
- (with dashed line symbol) --- OVER ROAD ELECTRICAL
- (with dashed line symbol) --- PROPERTY LINE
- (with dashed line symbol) --- RECORDING WALL
- (with dashed line symbol) --- BOUNDARY OF SITE
- (with dashed line symbol) --- BRIDGE
- (with dashed line symbol) --- TOWER
- (with dashed line symbol) --- TOWER
- (with dashed line symbol) --- TOWER
- (with dashed line symbol) --- TOWER
- (with dashed line symbol) --- TOWER
- (with dashed line symbol) --- TOWER

DEMOLITION LEGEND

EQUIPMENT TO BE REMOVED

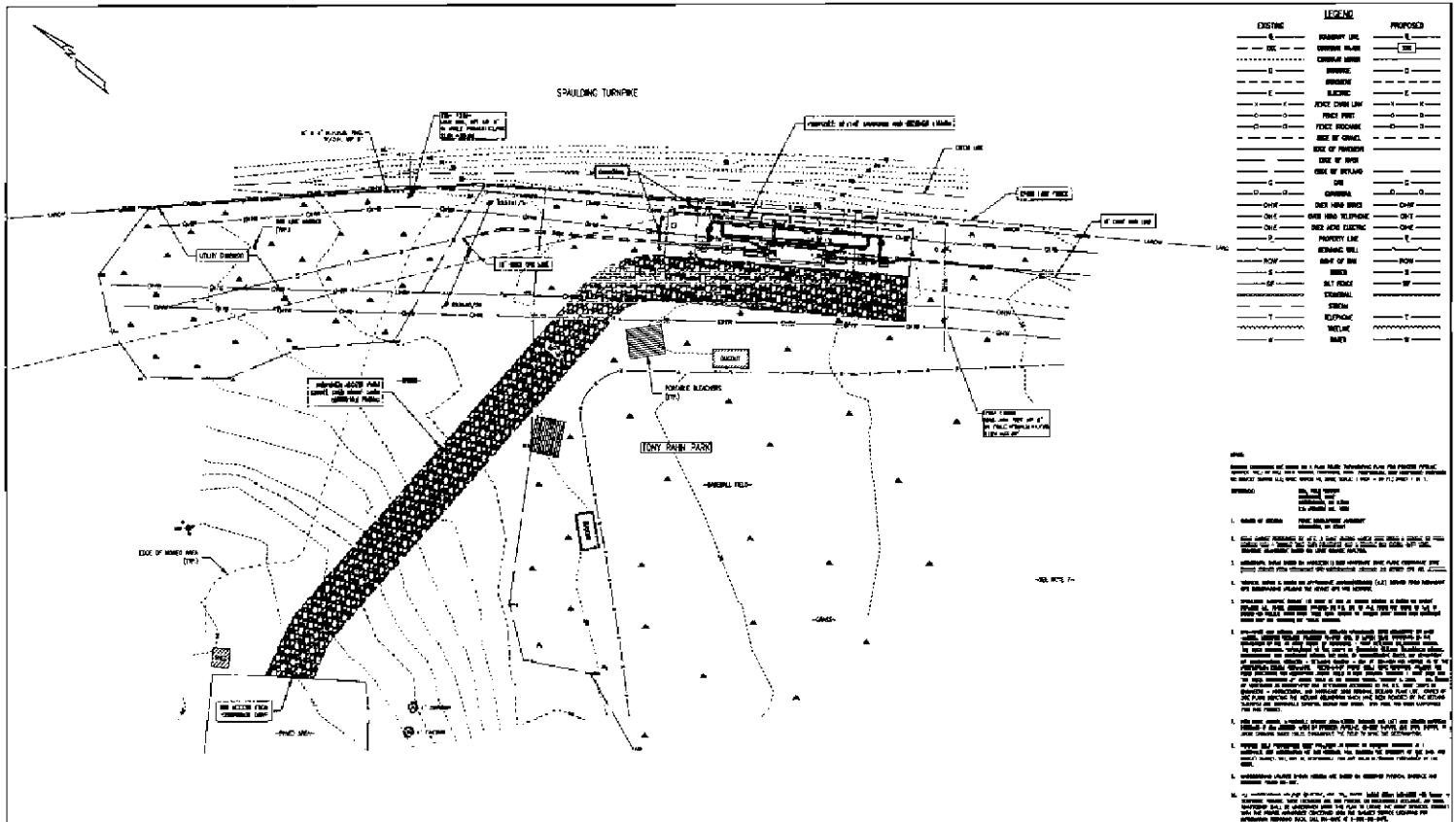


Unitil
 South Jersey
 Gas Regulatory

ISSUED FOR REVIEW

DEMOLITION PLAN
 BALL FIELD LAUNCHER & RECEIVER

DEEP
 Delaware Department of Environmental Protection
 301 N. DuPont Highway, Dover, DE 19901-2824
 TEL: 302-837-2824 FAX: 302-837-2825
 WWW.DEEP.DE.GOV



LEGEND		
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EXISTING ROAD
---	---	PROPOSED ROAD
---	---	EXISTING FENCE
---	---	PROPOSED FENCE
---	---	EXISTING UTILITY
---	---	PROPOSED UTILITY
---	---	EXISTING CONCRETE
---	---	PROPOSED CONCRETE
---	---	EXISTING ASPHALT
---	---	PROPOSED ASPHALT
---	---	EXISTING GRAVEL
---	---	PROPOSED GRAVEL
---	---	EXISTING SAND
---	---	PROPOSED SAND
---	---	EXISTING DIRT
---	---	PROPOSED DIRT
---	---	EXISTING WATER
---	---	PROPOSED WATER
---	---	EXISTING ELEC. LINE
---	---	PROPOSED ELEC. LINE
---	---	EXISTING WATER LINE
---	---	PROPOSED WATER LINE
---	---	EXISTING GAS LINE
---	---	PROPOSED GAS LINE
---	---	EXISTING TELEPHONE
---	---	PROPOSED TELEPHONE
---	---	EXISTING MAIL
---	---	PROPOSED MAIL

1. All work shall be done in accordance with the plans and specifications...
2. The contractor shall be responsible for obtaining all necessary permits...
3. The contractor shall maintain access to all existing utilities...
4. The contractor shall be responsible for the safety of all workers...
5. The contractor shall be responsible for the protection of all existing structures...
6. The contractor shall be responsible for the removal of all debris...
7. The contractor shall be responsible for the installation of all new utilities...
8. The contractor shall be responsible for the grading and paving of all new roads...
9. The contractor shall be responsible for the construction of all new structures...
10. The contractor shall be responsible for the completion of all work by the specified date...

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

Unitil
 Gas Distribution
 Gas Department

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

GRAPHIC SCALE
 1" = 20'-0"

ISSUED FOR REVIEW

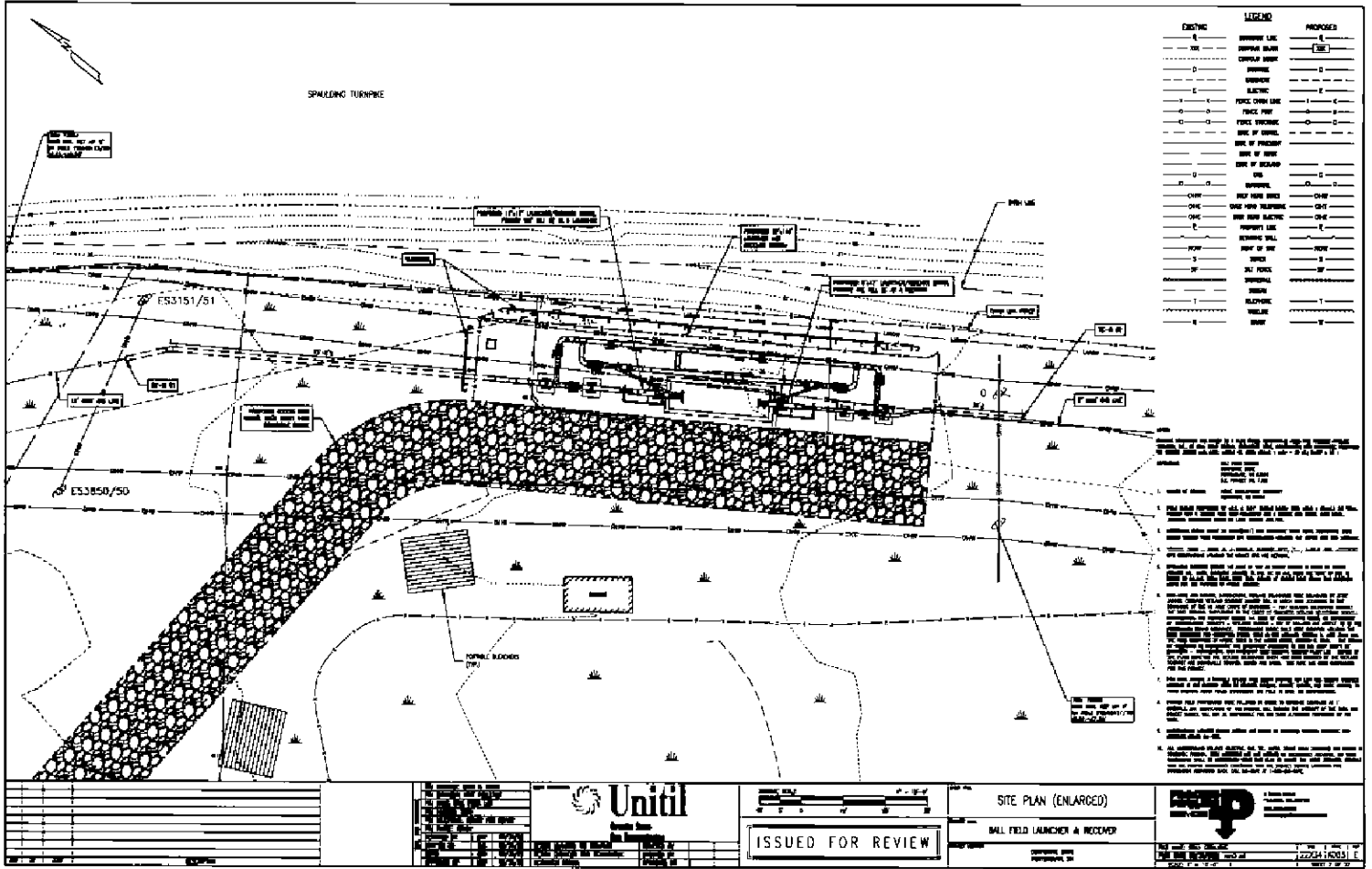
SITE PLAN
 BALL FIELD LAUNCHER & RECEIVER

COMPANY AND PERSONAL NO.

PREP
 PROFESSIONAL ENGINEERING

NO. 1000
 1000 W. 100th St.
 Suite 1000
 Minneapolis, MN 55425

NO. 22234
 1000 W. 100th St.
 Suite 1000
 Minneapolis, MN 55425



EXISTING		LEGEND		PROPOSED	
---	SHOULDER LINE	---	SHOULDER LINE	---	SHOULDER LINE
---	CONTOUR BOUNDARY	---	CONTOUR BOUNDARY	---	CONTOUR BOUNDARY
---	ROADWAY	---	ROADWAY	---	ROADWAY
---	ELECTRIC	---	ELECTRIC	---	ELECTRIC
---	PHONE	---	PHONE	---	PHONE
---	WATER	---	WATER	---	WATER
---	SEWER	---	SEWER	---	SEWER
---	RAIN	---	RAIN	---	RAIN
---	IRRIGATION	---	IRRIGATION	---	IRRIGATION
---	BOUNDARY	---	BOUNDARY	---	BOUNDARY
---	PROPOSED	---	PROPOSED	---	PROPOSED
---	...	---	...	---	...

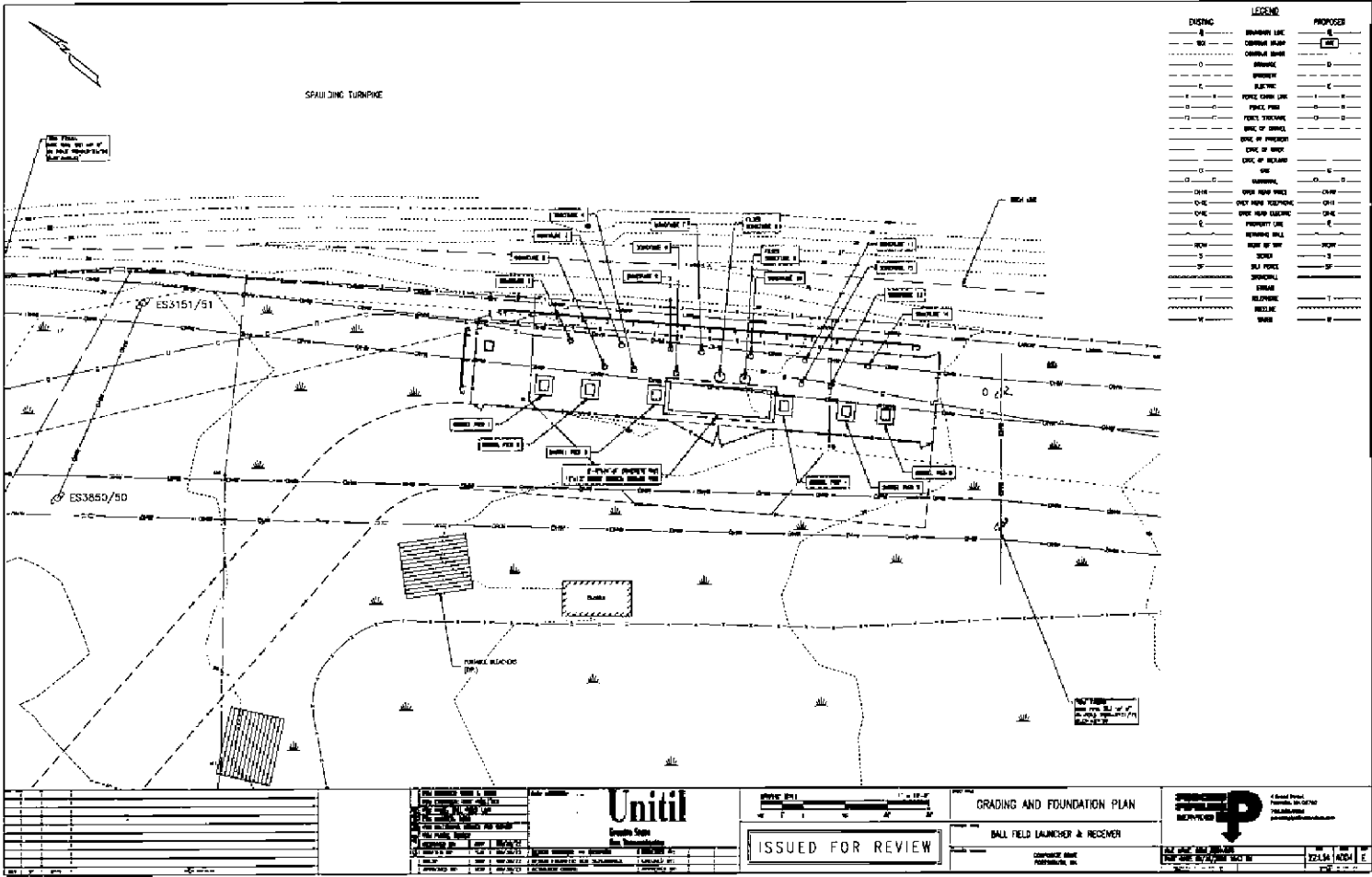
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT HAS REVIEWED AND APPROVED THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ISSUED FOR REVIEW

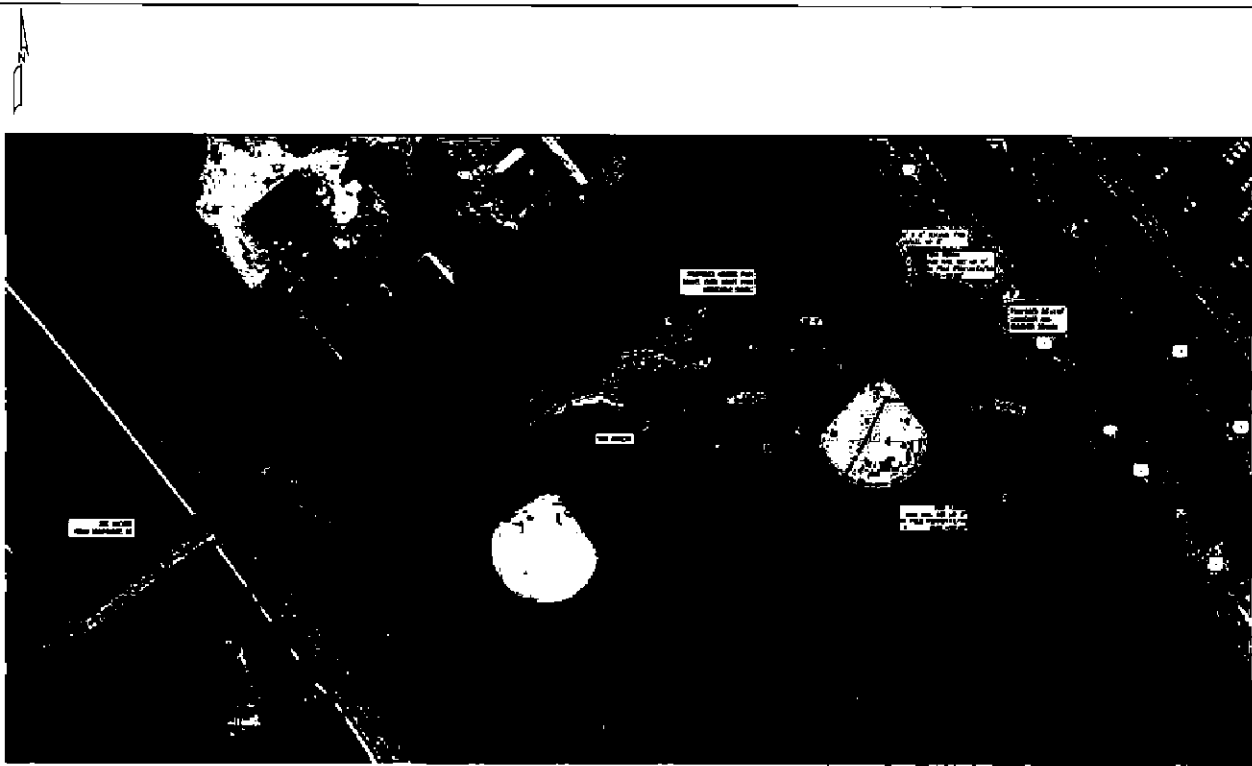
SITE PLAN (ENLARGED)
BALL FIELD LAUNCHER & RECEIVER

2024-10-25
10:00 AM



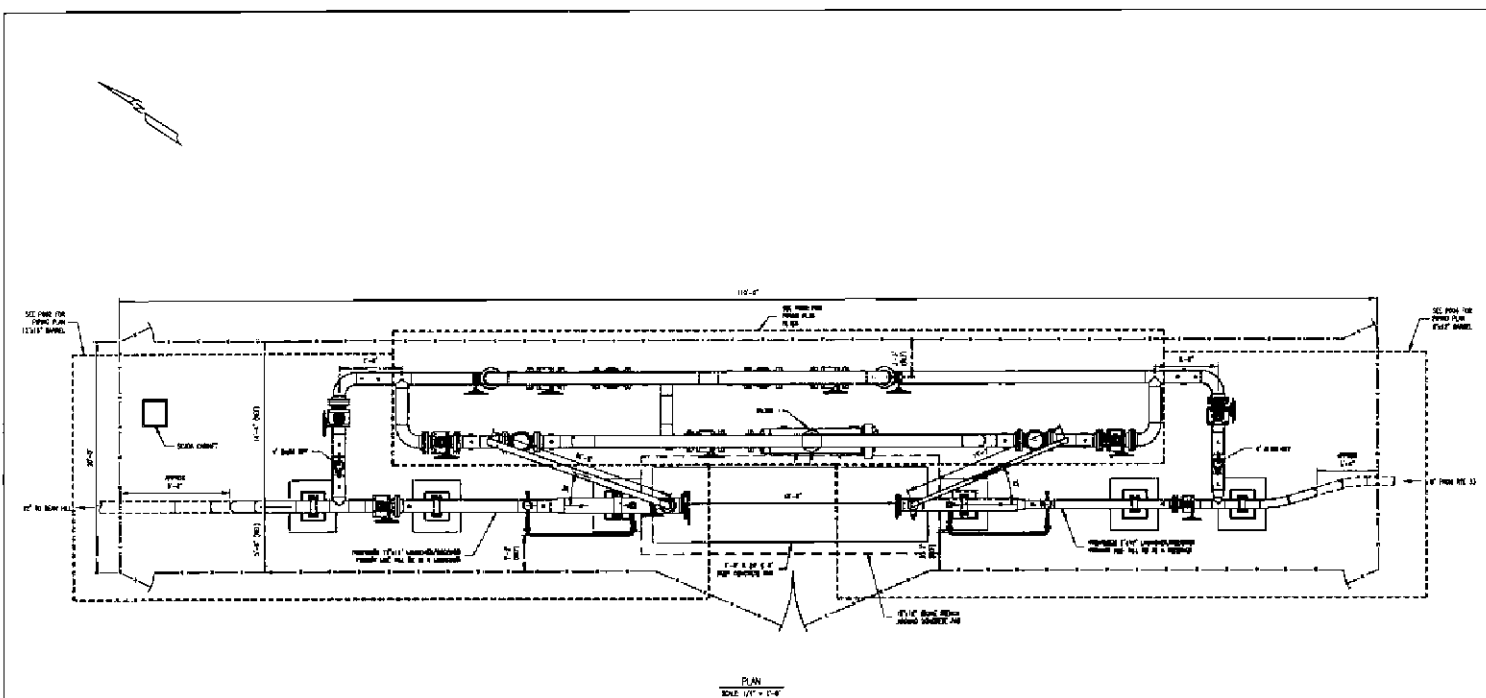
DISING	LEGEND	PROPOSER
— 8 —	BOUNDARY LINE	— 8 —
— 10 —	CONCRETE ROAD	— 10 —
— 0 —	ROADWAY	— 0 —
— 2 —	ELECTRIC	— 2 —
— 4 —	POWER CABLE LINE	— 4 —
— 6 —	STEEL PIPE	— 6 —
— 7 —	STEEL STRUCTURE	— 7 —
— 9 —	PIPE OF BRICK	— 9 —
— 11 —	PIPE OF ALUMINUM	— 11 —
— 12 —	PIPE	— 12 —
— 13 —	STEEL PIPE	— 13 —
— 14 —	STEEL PIPE	— 14 —
— 15 —	STEEL PIPE	— 15 —
— 16 —	STEEL PIPE	— 16 —
— 17 —	STEEL PIPE	— 17 —
— 18 —	STEEL PIPE	— 18 —
— 19 —	STEEL PIPE	— 19 —
— 20 —	STEEL PIPE	— 20 —
— 21 —	STEEL PIPE	— 21 —
— 22 —	STEEL PIPE	— 22 —
— 23 —	STEEL PIPE	— 23 —
— 24 —	STEEL PIPE	— 24 —
— 25 —	STEEL PIPE	— 25 —
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— 52 —	STEEL PIPE	— 52 —
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— 56 —	STEEL PIPE	— 56 —
— 57 —	STEEL PIPE	— 57 —
— 58 —	STEEL PIPE	— 58 —
— 59 —	STEEL PIPE	— 59 —
— 60 —	STEEL PIPE	— 60 —
— 61 —	STEEL PIPE	— 61 —
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— 63 —	STEEL PIPE	— 63 —
— 64 —	STEEL PIPE	— 64 —
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— 85 —	STEEL PIPE	— 85 —
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— 87 —	STEEL PIPE	— 87 —
— 88 —	STEEL PIPE	— 88 —
— 89 —	STEEL PIPE	— 89 —
— 90 —	STEEL PIPE	— 90 —
— 91 —	STEEL PIPE	— 91 —
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— 93 —	STEEL PIPE	— 93 —
— 94 —	STEEL PIPE	— 94 —
— 95 —	STEEL PIPE	— 95 —
— 96 —	STEEL PIPE	— 96 —
— 97 —	STEEL PIPE	— 97 —
— 98 —	STEEL PIPE	— 98 —
— 99 —	STEEL PIPE	— 99 —
— 100 —	STEEL PIPE	— 100 —

<p>Unitil</p> <p>Grading and Foundation Plan</p>	<p>ISSUED FOR REVIEW</p>	<p>GRADING AND FOUNDATION PLAN</p> <p>BALL FIELD LAUNCHER & RESEVER</p>	



EXISTING	LEGEND	PROPOSED
---	ROADWAY LANE	---
---	ROADWAY DRIVE	---
---	ROADWAY	---
---	ROADWAY	---
---	ROADWAY DRIVE LANE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
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---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---
---	ROADWAY DRIVE	---

		ISSUED FOR REVIEW	SITE ACCESS BALL FIELD LAUNCHER & RECEIVER	
	PROJECT NUMBER: 22224-10005 SHEET NUMBER: 1 DATE: 12/12/05	PROJECT NAME: BALL FIELD LAUNCHER & RECEIVER ADDRESS: 12345 Main St, Rockville, MD	DATE OF ISSUE: 12/12/05	SHEET NO. 1 OF 1 TOTAL SHEETS: 1
	UNITIL UTILITY GROUP, INC. 10000 Waterfront Drive Rockville, MD 20850 (301) 441-1000	PREPARED BY: J. SMITH CHECKED BY: M. JONES DATE: 12/12/05	APPROVED BY: M. JONES DATE: 12/12/05	



PLAN
SCALE 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE UNLESS SHOWN. ALL FIELD WORKERS IN THE CONNECTION AREA BY ANY SIGNATURE.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

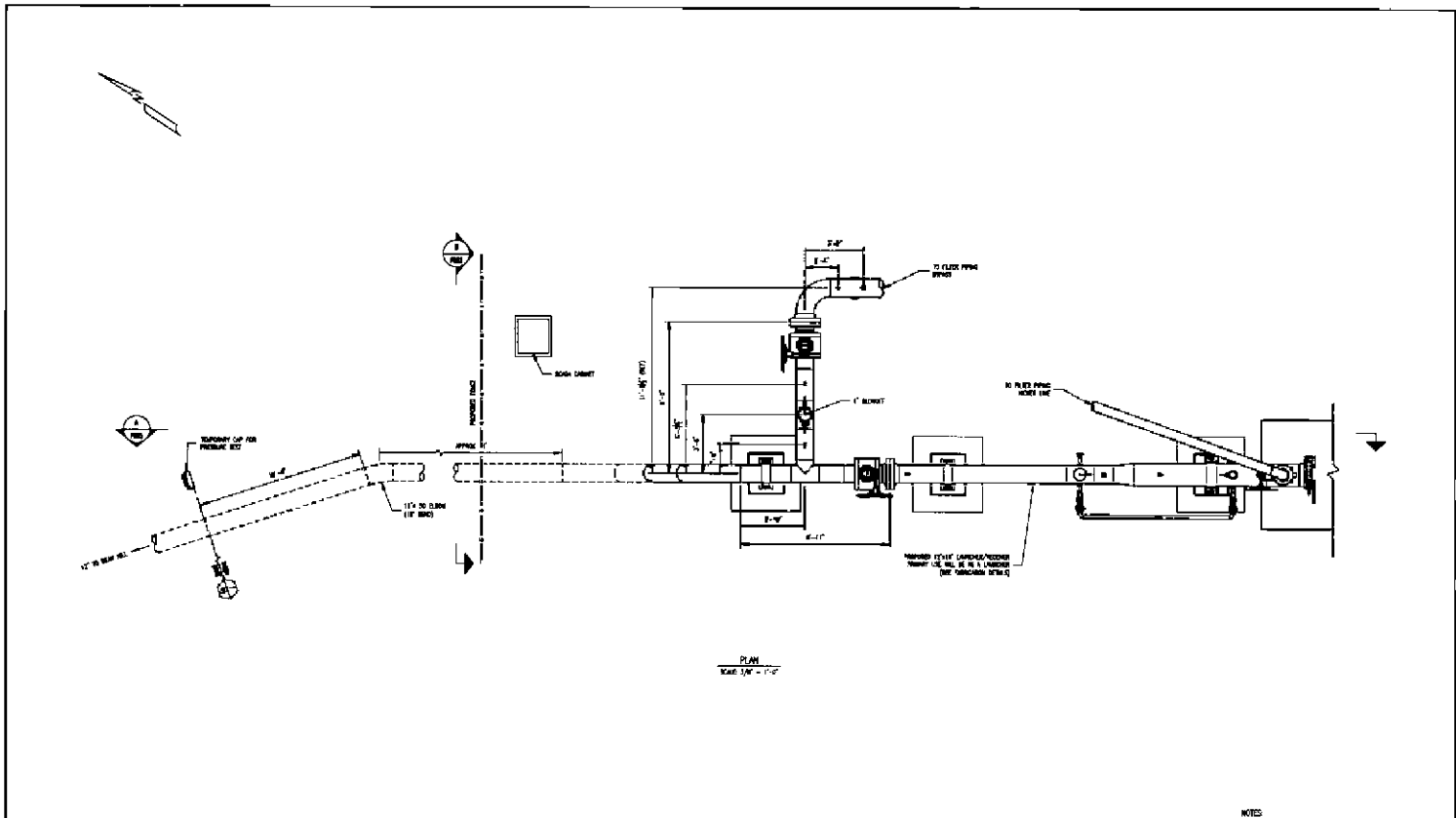
Unitil
Greater South
San Bernardino

ISSUED FOR REVIEW

PIPING PLAN
BALL FIELD LAUNCHER & RECEIVER

PROJECT NO. 22154
DATE 11/1/23
BY [Signature]

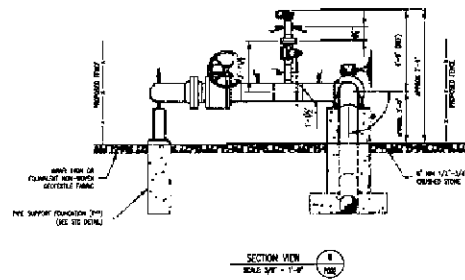
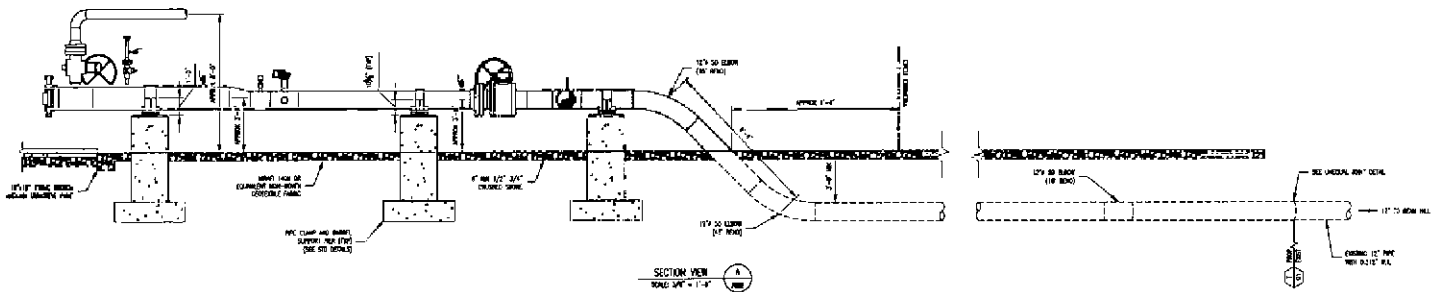
PROJECT NO. 22154
DATE 11/1/23
BY [Signature]



PLAN
SCALE 1/4" = 1'-0"

NOTES
1. ALL DIMENSIONS ARE UNLESS SPECIFIED OTHERWISE IN THE
CONNECTION FLANGE TO AIR FRAME.

<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DESCRIPTION</td><td>DATE</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE										<p>Unitil Quality Pipe The Difference</p>	<p>GRAPHIC SCALE</p> <p>SCALE 1/4" = 1'-0"</p>	<p>PIPING PLAN 12"x16" BARREL BALL FIELD LAUNCHER & RECEIVER</p> <p>DATE ISSUED: _____</p> <p>CONTRACT NO: _____</p> <p>PROJECT NO: _____</p>	 <p>Company Name Address, City, State, Zip Phone Number</p>
	NO.	DESCRIPTION	DATE													
<p>ISSUED FOR REVIEW</p>																
<p>DATE: _____</p> <p>BY: _____</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>DATE: _____</p> <p>BY: _____</p>														



NOTES:
 1. ALL DIMENSIONS ARE AND SHALL BE FIELD DIMENSIONS BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

Unitil
 Sewer Dept
 Gas Remediation
 PROJECT NO. 1000000000
 DRAWING NO. 1000000000
 SHEET NO. 1000000000

SCALE: 1" = 10'-0"

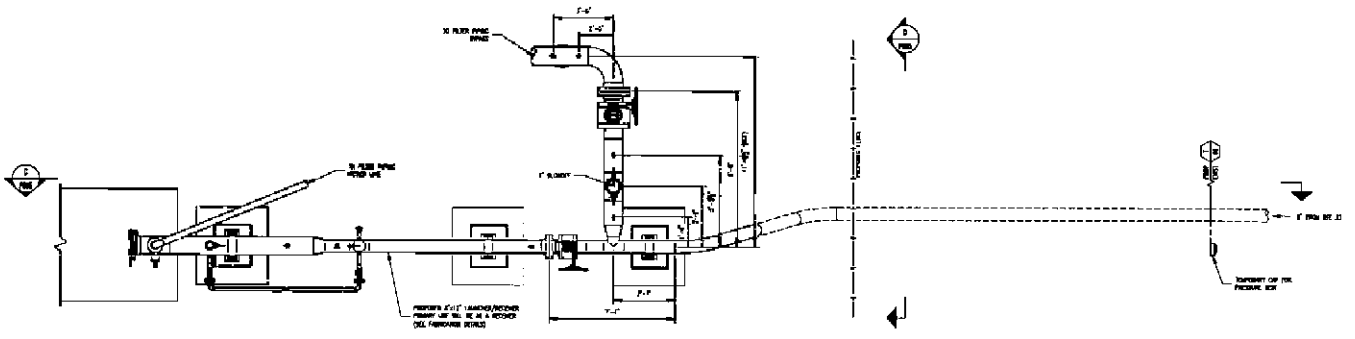
ISSUED FOR REVIEW

PIPING SECTIONS
 12"x16" BARREL
 BALL FIELD LAUNCHER & RECORDER

COMPANY: Unitil
 ADDRESS: 1000000000, 00000, 00000, 00000

Unitil
 A Great Place
 People. An Idea.
 Possibilities.

DATE: 12/12/22
 SHEET: 12 OF 22



PLAN
SCALE 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS AND SPACES SHALL BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.

NO.	REVISION	DATE

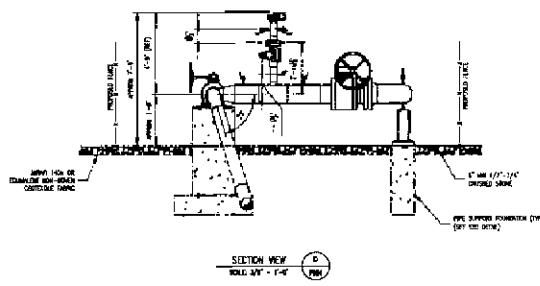
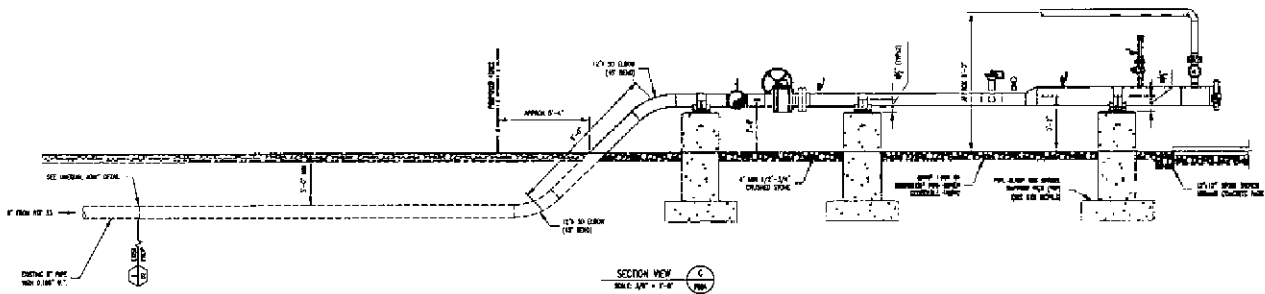
NO.	REVISION	DATE

Unitil
Public Service
of New Jersey

ISSUED FOR REVIEW

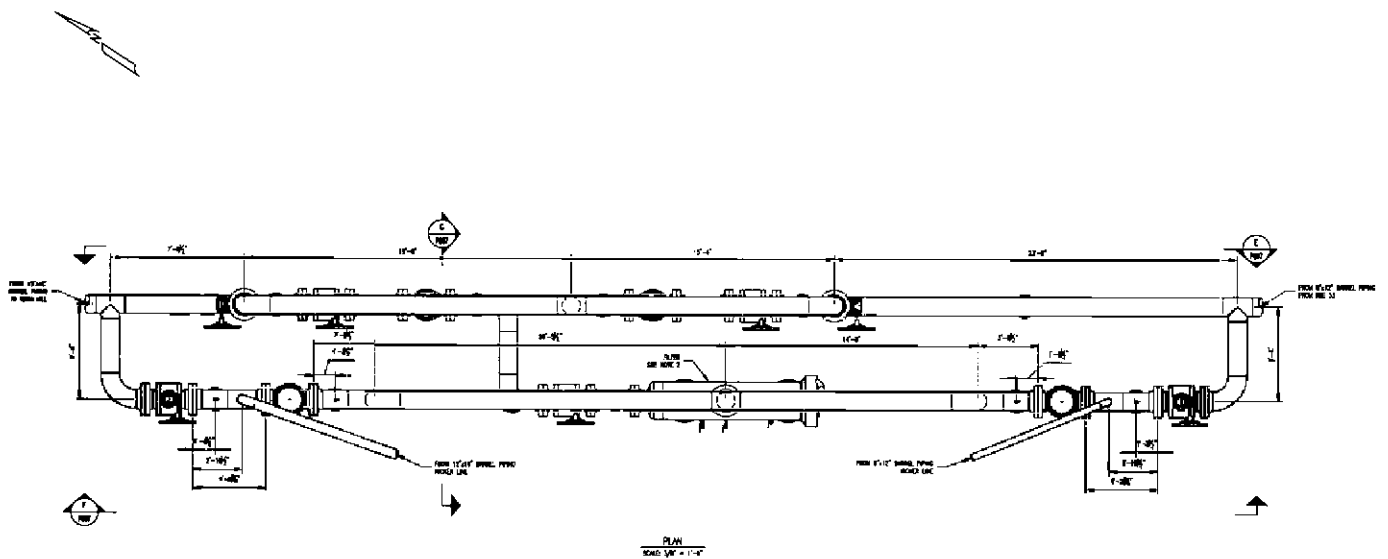
PIPING PLAN
8"x12" BARREL
BALL FIELD LAUNCHER & RECEIVER

ROBERT P. ...
Professional Engineer
No. ...
Exp. ...



NOTES:
 1. ALL DIMENSIONS AND ANGLES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY FABRICATION.

		<p>Unit Greater Boston Pipe Transportation</p>	DRAWING NO: _____ SCALE: 1/2" = 1'-0" DATE: _____	PROJECT NO: _____ SHEET NO: _____ TOTAL SHEETS: _____	PIPING SECTIONS 8"x12" BARREL BALL FIELD LAUNCHER & RECEIVER	<p>PSP SERVICES A Division of Parsons Brinckerhoff 1000 Pennsylvania Avenue, N.W. Washington, D.C. 20004</p>
		<div style="border: 1px solid black; padding: 5px; display: inline-block;">ISSUED FOR REVIEW</div>		COMPANY: _____ PROJECT: _____ SHEET: _____		



PLAN
SCALE 1/4" = 1'-0"

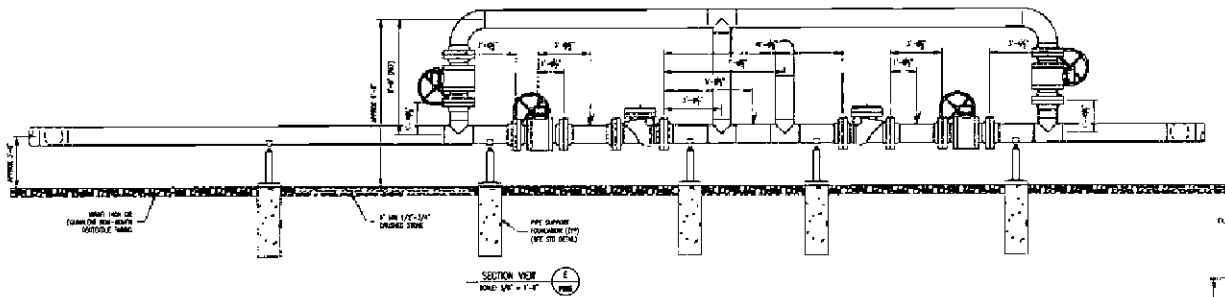
NOTES:
 1. ALL DIMENSIONS AND LABELS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION.
 2. NOTES AND DIMENSIONS SHALL BE OBTAINED FROM THE ORIGINAL AND CORRECT APPROVAL DRAWING AS RECEIVED FROM THE MANUFACTURER.



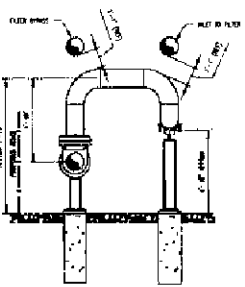
ISSUED FOR REVIEW

PIPING PLAN
 FILTER
 BALL FIELD LAUNCHER & RECEIVER

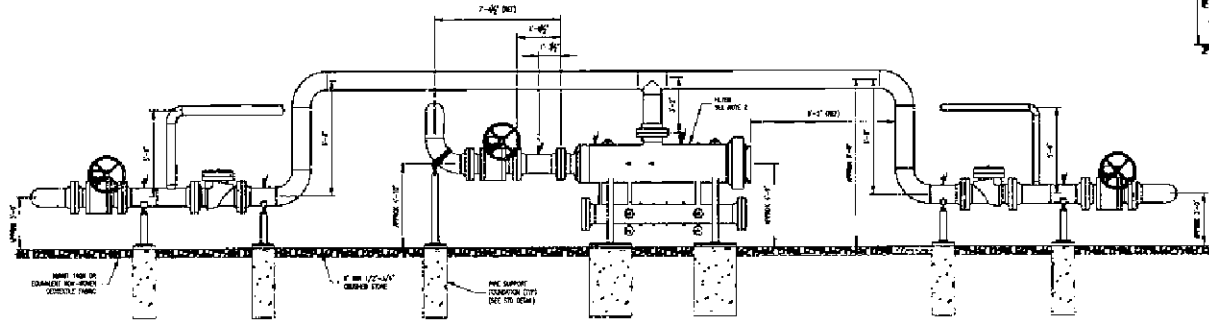
DESIGNER: [Name]
 CHECKER: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET: [Number] OF [Total]



SECTION VIEW
SCALE: 3/4\"/>



SECTION VIEW
SCALE: 3/4\"/>



SECTION VIEW
SCALE: 3/4\"/>

- NOTES:
1. ALL DIMENSIONS ARE UNLESS SHOWN, BE FIELD APPROX IN THE CONNECTIONS UNLESS SHOWN TO THE CONTRARY.
 2. ALL TOOLS AND EQUIPMENT TO BE USED IN THE FIELD MUST BE APPROVED BY THE CONTRACTOR.
 3. ALL TOOLS AND EQUIPMENT TO BE USED IN THE FIELD MUST BE APPROVED BY THE CONTRACTOR.

Unitil
 Greater South
 Gas Transmission
 10000 N. 10th St.
 Tulsa, Oklahoma 74116
 (918) 437-2000

ISSUED FOR REVIEW

GRAPHIC SCALE: 1" = 10'-0"

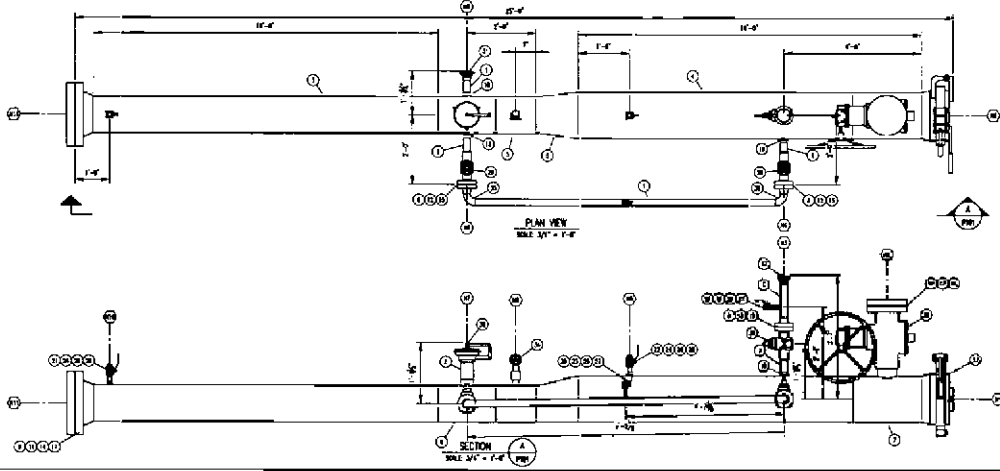
PIPING SECTIONS
 FILTER
 BALL FIELD LAUNCHER & RECEIVER

PROFESSIONAL ENGINEER

STATE OF OKLAHOMA

NO. 22234 (PROV) F

DATE: 02/10/10



LAUNCHER/RECEIVER BAZELLE LISTING			
ITEM	SIZE	DESCRIPTION	COMMENTS
10	1/2"	PIPE	10 FT
11	1/2"	PIPE	10 FT
12	1/2"	PIPE	10 FT
13	1/2"	PIPE	10 FT
14	1/2"	PIPE	10 FT
15	1/2"	PIPE	10 FT
16	1/2"	PIPE	10 FT
17	1/2"	PIPE	10 FT
18	1/2"	PIPE	10 FT
19	1/2"	PIPE	10 FT
20	1/2"	PIPE	10 FT

PRESSURE DATA			
ITEM	SIZE	DESCRIPTION	COMMENTS
1	1/2"	PIPE	10 FT
2	1/2"	PIPE	10 FT
3	1/2"	PIPE	10 FT
4	1/2"	PIPE	10 FT
5	1/2"	PIPE	10 FT
6	1/2"	PIPE	10 FT
7	1/2"	PIPE	10 FT
8	1/2"	PIPE	10 FT
9	1/2"	PIPE	10 FT
10	1/2"	PIPE	10 FT

ITEM	QTY	SIZE	DESCRIPTION	COMMENTS	UNIT PRICE	TOTAL PRICE	DATE
1	1	1/2"	PIPE	10 FT	10.00	10.00	
2	1	1/2"	PIPE	10 FT	10.00	10.00	
3	1	1/2"	PIPE	10 FT	10.00	10.00	
4	1	1/2"	PIPE	10 FT	10.00	10.00	
5	1	1/2"	PIPE	10 FT	10.00	10.00	
6	1	1/2"	PIPE	10 FT	10.00	10.00	
7	1	1/2"	PIPE	10 FT	10.00	10.00	
8	1	1/2"	PIPE	10 FT	10.00	10.00	
9	1	1/2"	PIPE	10 FT	10.00	10.00	
10	1	1/2"	PIPE	10 FT	10.00	10.00	
11	1	1/2"	PIPE	10 FT	10.00	10.00	
12	1	1/2"	PIPE	10 FT	10.00	10.00	
13	1	1/2"	PIPE	10 FT	10.00	10.00	
14	1	1/2"	PIPE	10 FT	10.00	10.00	
15	1	1/2"	PIPE	10 FT	10.00	10.00	
16	1	1/2"	PIPE	10 FT	10.00	10.00	
17	1	1/2"	PIPE	10 FT	10.00	10.00	
18	1	1/2"	PIPE	10 FT	10.00	10.00	
19	1	1/2"	PIPE	10 FT	10.00	10.00	
20	1	1/2"	PIPE	10 FT	10.00	10.00	
21	1	1/2"	PIPE	10 FT	10.00	10.00	
22	1	1/2"	PIPE	10 FT	10.00	10.00	
23	1	1/2"	PIPE	10 FT	10.00	10.00	
24	1	1/2"	PIPE	10 FT	10.00	10.00	
25	1	1/2"	PIPE	10 FT	10.00	10.00	
26	1	1/2"	PIPE	10 FT	10.00	10.00	
27	1	1/2"	PIPE	10 FT	10.00	10.00	
28	1	1/2"	PIPE	10 FT	10.00	10.00	
29	1	1/2"	PIPE	10 FT	10.00	10.00	
30	1	1/2"	PIPE	10 FT	10.00	10.00	
31	1	1/2"	PIPE	10 FT	10.00	10.00	
32	1	1/2"	PIPE	10 FT	10.00	10.00	
33	1	1/2"	PIPE	10 FT	10.00	10.00	
34	1	1/2"	PIPE	10 FT	10.00	10.00	
35	1	1/2"	PIPE	10 FT	10.00	10.00	
36	1	1/2"	PIPE	10 FT	10.00	10.00	
37	1	1/2"	PIPE	10 FT	10.00	10.00	
38	1	1/2"	PIPE	10 FT	10.00	10.00	
39	1	1/2"	PIPE	10 FT	10.00	10.00	
40	1	1/2"	PIPE	10 FT	10.00	10.00	
41	1	1/2"	PIPE	10 FT	10.00	10.00	
42	1	1/2"	PIPE	10 FT	10.00	10.00	
43	1	1/2"	PIPE	10 FT	10.00	10.00	
44	1	1/2"	PIPE	10 FT	10.00	10.00	
45	1	1/2"	PIPE	10 FT	10.00	10.00	
46	1	1/2"	PIPE	10 FT	10.00	10.00	
47	1	1/2"	PIPE	10 FT	10.00	10.00	
48	1	1/2"	PIPE	10 FT	10.00	10.00	
49	1	1/2"	PIPE	10 FT	10.00	10.00	
50	1	1/2"	PIPE	10 FT	10.00	10.00	
51	1	1/2"	PIPE	10 FT	10.00	10.00	
52	1	1/2"	PIPE	10 FT	10.00	10.00	
53	1	1/2"	PIPE	10 FT	10.00	10.00	
54	1	1/2"	PIPE	10 FT	10.00	10.00	
55	1	1/2"	PIPE	10 FT	10.00	10.00	
56	1	1/2"	PIPE	10 FT	10.00	10.00	
57	1	1/2"	PIPE	10 FT	10.00	10.00	
58	1	1/2"	PIPE	10 FT	10.00	10.00	
59	1	1/2"	PIPE	10 FT	10.00	10.00	
60	1	1/2"	PIPE	10 FT	10.00	10.00	
61	1	1/2"	PIPE	10 FT	10.00	10.00	
62	1	1/2"	PIPE	10 FT	10.00	10.00	
63	1	1/2"	PIPE	10 FT	10.00	10.00	
64	1	1/2"	PIPE	10 FT	10.00	10.00	
65	1	1/2"	PIPE	10 FT	10.00	10.00	
66	1	1/2"	PIPE	10 FT	10.00	10.00	
67	1	1/2"	PIPE	10 FT	10.00	10.00	
68	1	1/2"	PIPE	10 FT	10.00	10.00	
69	1	1/2"	PIPE	10 FT	10.00	10.00	
70	1	1/2"	PIPE	10 FT	10.00	10.00	
71	1	1/2"	PIPE	10 FT	10.00	10.00	
72	1	1/2"	PIPE	10 FT	10.00	10.00	
73	1	1/2"	PIPE	10 FT	10.00	10.00	
74	1	1/2"	PIPE	10 FT	10.00	10.00	
75	1	1/2"	PIPE	10 FT	10.00	10.00	
76	1	1/2"	PIPE	10 FT	10.00	10.00	
77	1	1/2"	PIPE	10 FT	10.00	10.00	
78	1	1/2"	PIPE	10 FT	10.00	10.00	
79	1	1/2"	PIPE	10 FT	10.00	10.00	
80	1	1/2"	PIPE	10 FT	10.00	10.00	
81	1	1/2"	PIPE	10 FT	10.00	10.00	
82	1	1/2"	PIPE	10 FT	10.00	10.00	
83	1	1/2"	PIPE	10 FT	10.00	10.00	
84	1	1/2"	PIPE	10 FT	10.00	10.00	
85	1	1/2"	PIPE	10 FT	10.00	10.00	
86	1	1/2"	PIPE	10 FT	10.00	10.00	
87	1	1/2"	PIPE	10 FT	10.00	10.00	
88	1	1/2"	PIPE	10 FT	10.00	10.00	
89	1	1/2"	PIPE	10 FT	10.00	10.00	
90	1	1/2"	PIPE	10 FT	10.00	10.00	
91	1	1/2"	PIPE	10 FT	10.00	10.00	
92	1	1/2"	PIPE	10 FT	10.00	10.00	
93	1	1/2"	PIPE	10 FT	10.00	10.00	
94	1	1/2"	PIPE	10 FT	10.00	10.00	
95	1	1/2"	PIPE	10 FT	10.00	10.00	
96	1	1/2"	PIPE	10 FT	10.00	10.00	
97	1	1/2"	PIPE	10 FT	10.00	10.00	
98	1	1/2"	PIPE	10 FT	10.00	10.00	
99	1	1/2"	PIPE	10 FT	10.00	10.00	
100	1	1/2"	PIPE	10 FT	10.00	10.00	

- MANUAL NOTES:
1. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.
 2. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.
 3. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.
 4. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.
 5. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.
 6. CHECK ALL THE ABOVE REQUIRED FOR ALL PRESSURE CONTAINERS.



ISSUED FOR REVIEW

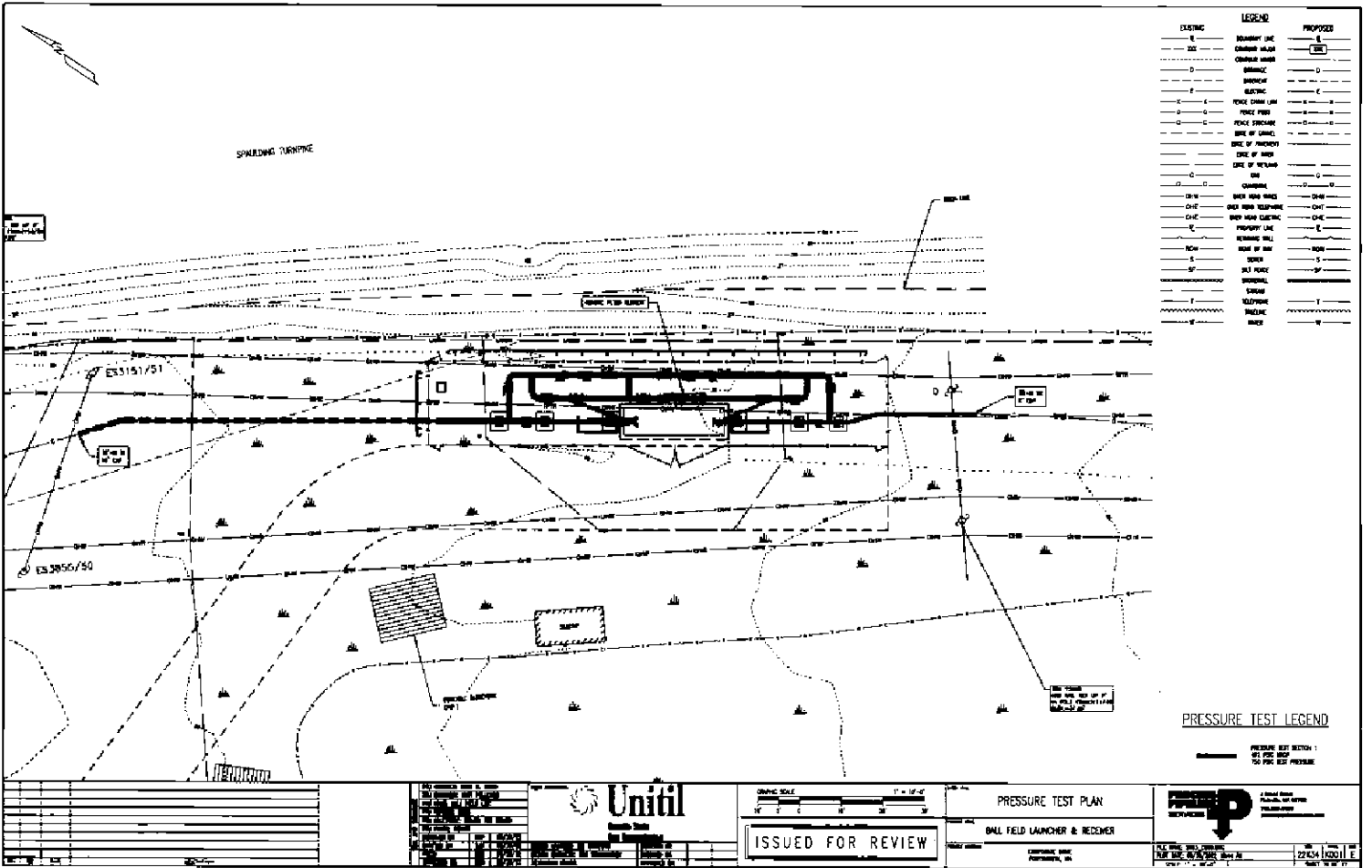
12"x16" LAUNCHER/RECEIVER BARREL FABRICATION

BALL FIELD LAUNCHER & RECEIVER

DATE: 11/15/11

BY: [Signature]

FOR: [Signature]



EXISTING		LEGEND		PROPOSED	
E	BOUNDARY LINE	E	BOUNDARY LINE	E	BOUNDARY LINE
D	CONCRETE UNDER	D	CONCRETE UNDER	D	CONCRETE UNDER
D	GRAVEL	D	GRAVEL	D	GRAVEL
F	ROOFING	F	ROOFING	F	ROOFING
E	ELECTRIC	E	ELECTRIC	E	ELECTRIC
E	POLE STRIP LAMP	E	POLE STRIP LAMP	E	POLE STRIP LAMP
F	POLE POLE	F	POLE POLE	F	POLE POLE
F	POLE STRIPWAY	F	POLE STRIPWAY	F	POLE STRIPWAY
F	PIPE OF CONCRETE	F	PIPE OF CONCRETE	F	PIPE OF CONCRETE
F	PIPE OF PROTECTIVE	F	PIPE OF PROTECTIVE	F	PIPE OF PROTECTIVE
F	PIPE OF IRON	F	PIPE OF IRON	F	PIPE OF IRON
F	PIPE OF STEEL	F	PIPE OF STEEL	F	PIPE OF STEEL
F	PIPE OF BRASS	F	PIPE OF BRASS	F	PIPE OF BRASS
F	PIPE OF COPPER	F	PIPE OF COPPER	F	PIPE OF COPPER
F	PIPE OF GALVANIZED	F	PIPE OF GALVANIZED	F	PIPE OF GALVANIZED
F	PIPE OF PLASTIC	F	PIPE OF PLASTIC	F	PIPE OF PLASTIC
F	PIPE OF PAPER	F	PIPE OF PAPER	F	PIPE OF PAPER
F	PIPE OF WOOD	F	PIPE OF WOOD	F	PIPE OF WOOD
F	PIPE OF OTHER	F	PIPE OF OTHER	F	PIPE OF OTHER
F	PIPE OF UNKNOWN	F	PIPE OF UNKNOWN	F	PIPE OF UNKNOWN
F	PIPE OF VARIOUS	F	PIPE OF VARIOUS	F	PIPE OF VARIOUS
F	PIPE OF IRON	F	PIPE OF IRON	F	PIPE OF IRON
F	PIPE OF STEEL	F	PIPE OF STEEL	F	PIPE OF STEEL
F	PIPE OF BRASS	F	PIPE OF BRASS	F	PIPE OF BRASS
F	PIPE OF COPPER	F	PIPE OF COPPER	F	PIPE OF COPPER
F	PIPE OF GALVANIZED	F	PIPE OF GALVANIZED	F	PIPE OF GALVANIZED
F	PIPE OF PLASTIC	F	PIPE OF PLASTIC	F	PIPE OF PLASTIC
F	PIPE OF PAPER	F	PIPE OF PAPER	F	PIPE OF PAPER
F	PIPE OF WOOD	F	PIPE OF WOOD	F	PIPE OF WOOD
F	PIPE OF OTHER	F	PIPE OF OTHER	F	PIPE OF OTHER
F	PIPE OF UNKNOWN	F	PIPE OF UNKNOWN	F	PIPE OF UNKNOWN
F	PIPE OF VARIOUS	F	PIPE OF VARIOUS	F	PIPE OF VARIOUS

PRESSURE TEST LEGEND

PRESSURE TEST SECTION
 1. ALL PIPE WORK
 TO BE TESTED

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE



GRAPHIC SCALE
 1" = 10'-0"

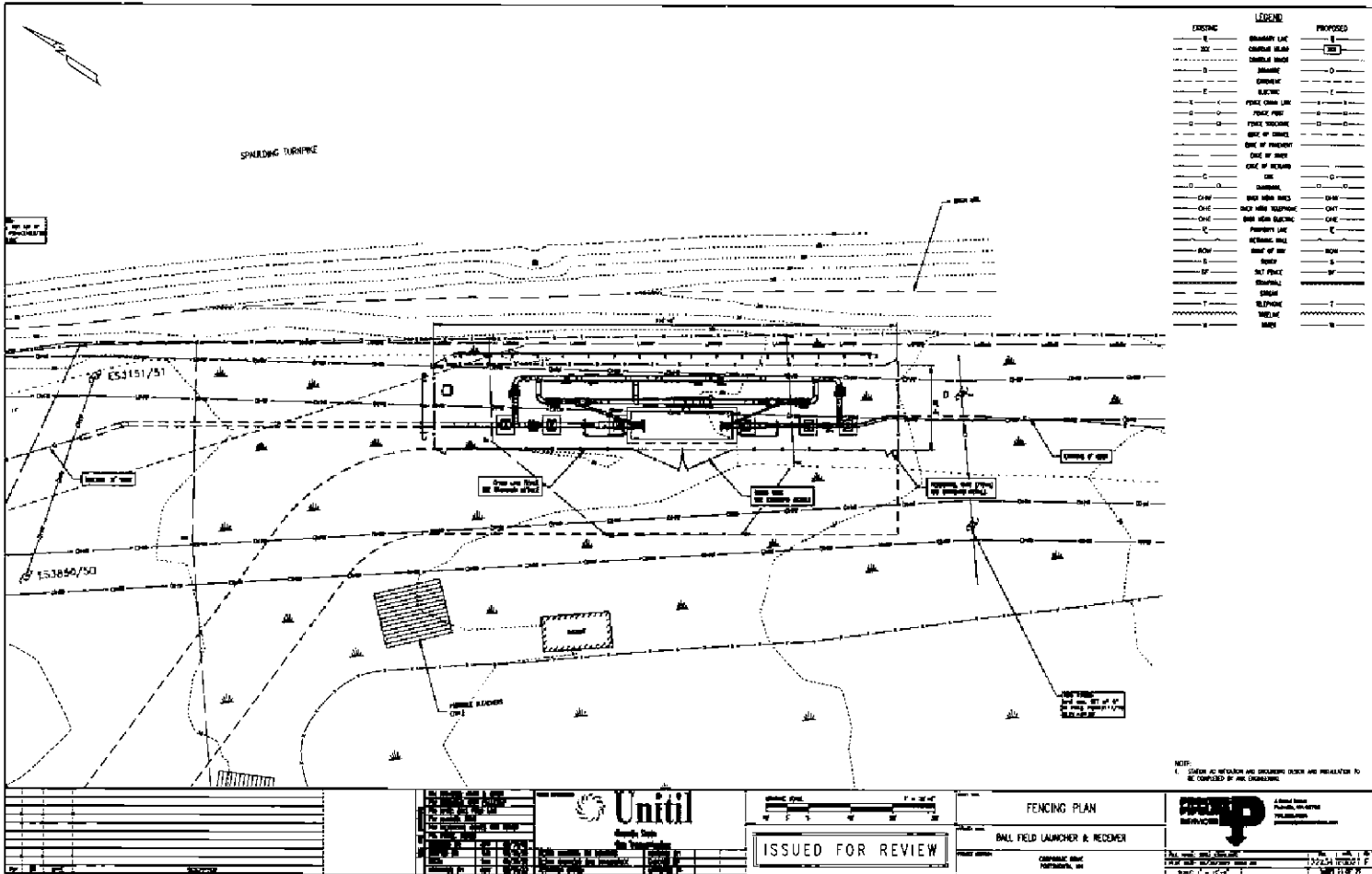
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PRESSURE TEST PLAN
BALL FIELD LAUNCHER & RECEIVER

COMPANY: Unitil
 PORTLAND, OR

PREP
 Aerial Root
 Removal
 Portland, OR

FILE NO. 2014-00000
 DATE: 11/11/14
 SHEET NO. 10 OF 12



EXISTING		PROPOSED	
---	BOUNDARY LINE	---	BOUNDARY LINE
---	CHAIN LINK	---	CHAIN LINK
---	ALUMINUM	---	ALUMINUM
---	ELECTRIC	---	ELECTRIC
---	ELECTRIC	---	ELECTRIC
---	STEEL CHAIN LINK	---	STEEL CHAIN LINK
---	STEEL PIPE	---	STEEL PIPE
---	STEEL BRIDGE	---	STEEL BRIDGE
---	STEEL	---	STEEL
---	CONCRETE	---	CONCRETE
---	WOOD	---	WOOD
---	ASPHALT	---	ASPHALT
---	GRASS	---	GRASS
---	ROCK	---	ROCK
---	ICE	---	ICE
---	SHRUBS	---	SHRUBS
---	TREES	---	TREES
---	ROADS	---	ROADS
---	RAILROADS	---	RAILROADS
---	UTILITY LINES	---	UTILITY LINES
---	IRREGULAR WALL	---	IRREGULAR WALL
---	IRON	---	IRON
---	STEEL	---	STEEL
---	CONCRETE	---	CONCRETE
---	WOOD	---	WOOD
---	ASPHALT	---	ASPHALT
---	GRASS	---	GRASS
---	ROCK	---	ROCK
---	ICE	---	ICE
---	SHRUBS	---	SHRUBS
---	TREES	---	TREES
---	ROADS	---	ROADS
---	RAILROADS	---	RAILROADS
---	UTILITY LINES	---	UTILITY LINES
---	IRREGULAR WALL	---	IRREGULAR WALL
---	IRON	---	IRON
---	STEEL	---	STEEL
---	CONCRETE	---	CONCRETE
---	WOOD	---	WOOD
---	ASPHALT	---	ASPHALT
---	GRASS	---	GRASS
---	ROCK	---	ROCK
---	ICE	---	ICE
---	SHRUBS	---	SHRUBS
---	TREES	---	TREES
---	ROADS	---	ROADS
---	RAILROADS	---	RAILROADS
---	UTILITY LINES	---	UTILITY LINES
---	IRREGULAR WALL	---	IRREGULAR WALL
---	IRON	---	IRON
---	STEEL	---	STEEL
---	CONCRETE	---	CONCRETE
---	WOOD	---	WOOD
---	ASPHALT	---	ASPHALT
---	GRASS	---	GRASS
---	ROCK	---	ROCK
---	ICE	---	ICE
---	SHRUBS	---	SHRUBS
---	TREES	---	TREES
---	ROADS	---	ROADS
---	RAILROADS	---	RAILROADS
---	UTILITY LINES	---	UTILITY LINES
---	IRREGULAR WALL	---	IRREGULAR WALL
---	IRON	---	IRON
---	STEEL	---	STEEL
---	CONCRETE	---	CONCRETE
---	WOOD	---	WOOD
---	ASPHALT	---	ASPHALT
---	GRASS	---	GRASS
---	ROCK	---	ROCK
---	ICE	---	ICE
---	SHRUBS	---	SHRUBS
---	TREES	---	TREES
---	ROADS	---	ROADS
---	RAILROADS	---	RAILROADS
---	UTILITY LINES	---	UTILITY LINES

NOTE:
1. CHECK ALL MATERIAL AND DIMENSIONS AGAINST THE DRAWINGS TO BE COMPLETED BY THE CONTRACTOR.

NO.	DESCRIPTION	DATE

BY:	DATE:

PROJECT:	
CLIENT:	
LOCATION:	
SCALE:	
TITLE:	



ISSUED FOR REVIEW

FENCING PLAN
BALL FIELD LAUNCHER & RECEIVER

Aerial Photo
 Planimetry, as shown
 Contour Interval 10'
 1:25,000 Scale
 1/2" = 100'

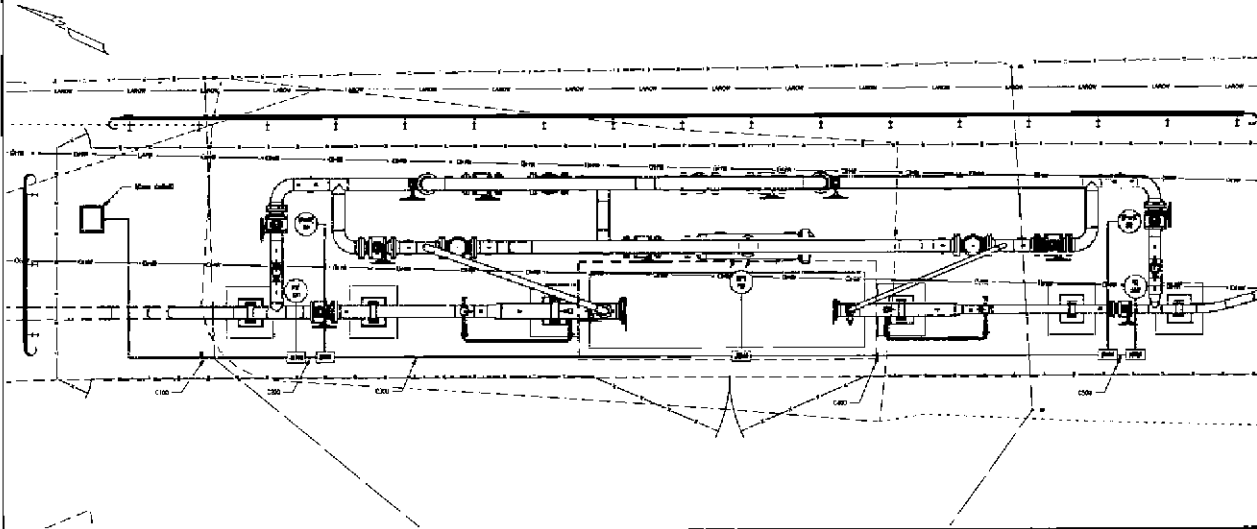
CONDUIT AND CONTROL SCHEDULE

CONDUIT NO.	SIZE (IN)	TYPE	DATE	CONDUIT TYPE	FROM	TO	NOTES
101	1	ALP/SP	1	NON-PVC COATED	SPARK CEMENT	25.22	OUT 20
102	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
103	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
104	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
105	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
106	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
107	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
108	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
109	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
110	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
111	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
112	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
113	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
114	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
115	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	
116	1	ALP/SP	1	NON-PVC COATED	25.22	OUT 20	

1" = 100' HORIZONTAL SCALE
 1" = 40' VERTICAL SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 1/8" = 1/2" OF FULL SCALE FOR DIMENSIONS, OTHERWISE SPECIFIED

LEGEND

EXISTING	PROPOSED
--- E ---	--- P ---
--- B ---	--- B ---
--- G ---	--- G ---
--- R ---	--- R ---
--- S ---	--- S ---
--- T ---	--- T ---
--- U ---	--- U ---
--- V ---	--- V ---
--- W ---	--- W ---
--- X ---	--- X ---
--- Y ---	--- Y ---
--- Z ---	--- Z ---



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		

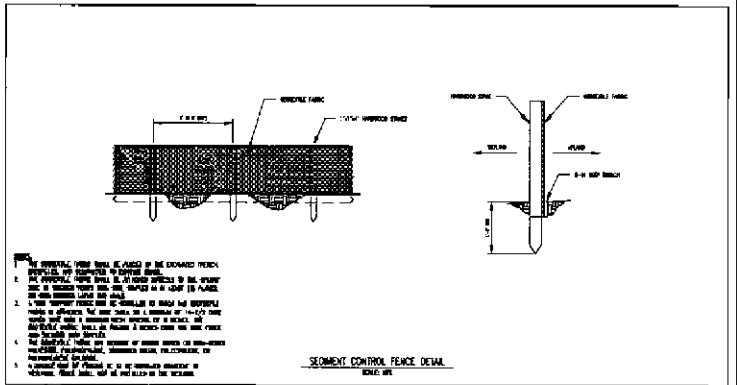
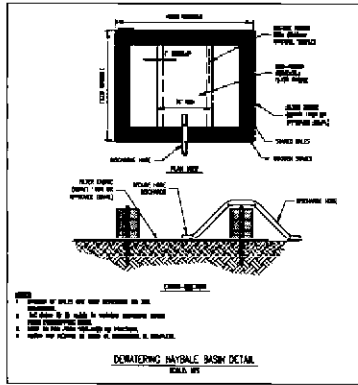
Unitil
 Construction Division
 1234 Main Street
 Springfield, IL 62760
 Phone: (618) 555-1234
 Fax: (618) 555-5678
 www.unitil.com

ISSUED FOR REVIEW

CONDUIT AND CONTROLS PLAN
 BALL FIELD LAUNCHER & RECEIVER

P
 PROFESSIONAL ENGINEER
 No. 12345
 State of Illinois
 Exp. 12/31/2025

2023-11-15



NO.	REV.	DATE	DESCRIPTION
1	1	01/15/2021	ISSUED FOR REVIEW
2	2	01/15/2021	ISSUED FOR REVIEW
3	3	01/15/2021	ISSUED FOR REVIEW
4	4	01/15/2021	ISSUED FOR REVIEW
5	5	01/15/2021	ISSUED FOR REVIEW
6	6	01/15/2021	ISSUED FOR REVIEW
7	7	01/15/2021	ISSUED FOR REVIEW
8	8	01/15/2021	ISSUED FOR REVIEW
9	9	01/15/2021	ISSUED FOR REVIEW
10	10	01/15/2021	ISSUED FOR REVIEW

 Unitil Building Team 1000
--------------------------------------------------------------	---------------------------------

ISSUED FOR REVIEW

STANDARD DETAILS
4 OF 4

BALL FIELD LAUNCHER & RECIVER

DRAWING NO.
 ...
 ...

 PACIFIC POWER & LIGHTING SERVICES
----------------------------------------------------------------	-------------------

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

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**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

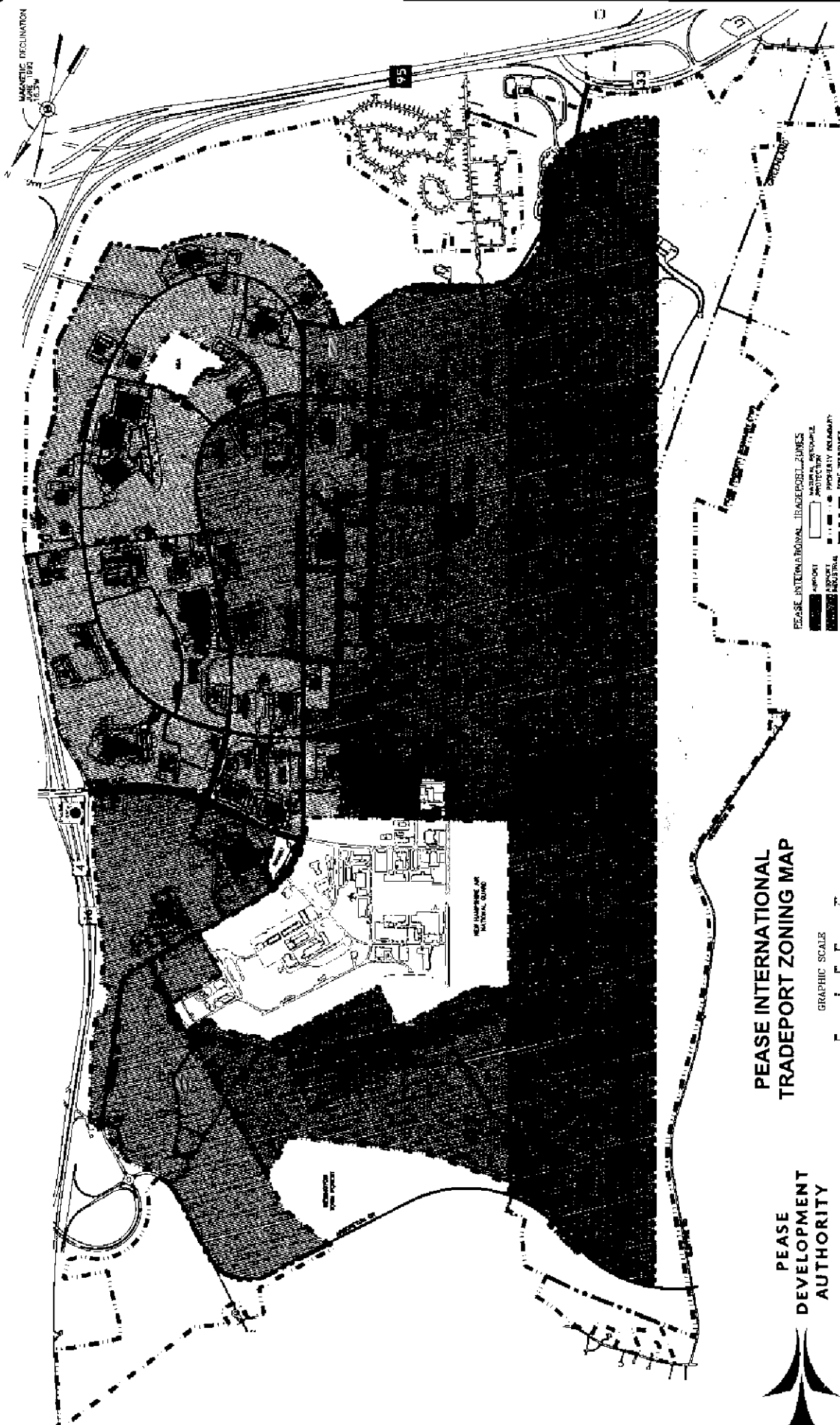
507.01 These rules shall take effect immediately upon the conveyance, granting or other transfer of property to the Pease Development Authority by the federal government or any agency thereof, pursuant to public benefit transfer or sale.

EXHIBITS

Exhibit 1

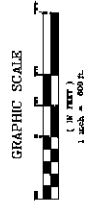
Pease Development Authority Zoning Map

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
FOUNDED 1982



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 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. 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 Unutil’s transmission pipeline and adhere to federal code requirements.</p>		

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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

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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 and 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.: Schummrck, Robert			
MAILING ADDRESS: 325 West Road			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): schummrckr@unitil.com or if not FAX NUMBER: N/A		DAYTIME PHONE NUMBER: 603-770-7273	

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

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- 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.

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