

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

3:30 P.M.

December 13, 2023

AGENDA

I. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

- A. 90 F.W. Hartford Drive
Amrishi & Andrea Chicooree, owners
Assessor Map 269, Lot 45

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 224 Broad Street, Unit 3
Perkins Kwoka Joint Revocable Trust, Katelyn E. & Rebecca P. Kwoka Trustees,
Owners
Assessor Map 131, Lot 13

III. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. 60 Pleasant Point Drive
120-0 Wild Rose Lane, LLC, Owner
Assessor Map 207, Lot 13

IV. OTHER BUSINESS

1. Re Cap: Dover Open Lands Committee Presentation

V. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_A4IAhy-CRl6CNXWTyLSamg

Memo



TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
CC: Peter Britz, Planning & Sustainability Director
DATE: December 8, 2023
SUBJ: December 13, 2023 Conservation Commission Meeting

**90 FW Hartford Drive
Amrishi & Andrea Chicooree
LU-23-142**

December 2023 Update:

The applicant came before the Conservation Commission in September 2023 to receive an after the fact permit for the unauthorized removal of at least 10 trees within the wetland and wetland buffer. After receiving a postponement of their application, the applicant was tasked with completing the following conditions:

- 1. A certified wetland scientist shall delineate the wetland on this property. If the property owner chooses not to hire a certified wetland scientist, they must utilize the City's map for calculating their total buffer impact and the resulting necessary mitigation square footage.*
- 2. A restoration plan will be submitted that is done with the aid of a wetland scientist to ensure proper native species are chosen and the correct size of mitigation is proposed.*

The applicant has hired a certified wetland scientist to delineate the property and a report on the findings has been submitted. The applicant has also submitted a planting plan as part of this update.

**224 Broad Street Unit 3
Perkins Kwoka Joint Revocable Trust
LU-23-179**

This application is requesting a Wetland Conditional Use Permit for the addition of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction proposed for an addition of 384 s.f. to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site for the installation of a retaining wall and underdrain for stormwater control. Additionally, the applicant is proposing to remove 491 s.f. of existing pavers and asphalt to be replaced with 401 s.f. of new pavers. This proposal includes the removal of the existing lawn to be replaced with a micro-clover seed mix, the installation of over 2,000 s.f. of planting beds, and a stone drip edge surrounding the new sunroom and deck.

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

The applicant is proposing all work within the wetland buffer and beyond. The existing site has a steep slope which has been directing stormwater into and around the existing home, instead of towards the adjacent wetland. At the site walk the applicant stated the project will redirect stormwater away from the home and through an underdrain to outlet into the buffer upslope of the wetland resource. This should be shown on the plan.

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

The majority of this property is within the 100 ft. buffer. The existing home is within the buffer and experiencing impacts of stormwater and ponding on the property. The applicant is proposing to address these issues with new stormwater controls and the addition of plantings, while working to reduce the impervious surface where possible.

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

The applicant is proposing to redirect stormwater directly towards the wetland intended to improve the flooding conditions for the home. Additionally, the applicant should ensure that the stormwater outlet is as upslope of the wetland as possible to allow for further natural filtration through the buffer. This detail is not shown on the plan.

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

The applicant is proposing to maintain all existing trees and vegetation. In addition, the applicant will be improving the vegetation on site by planting a native micro-clover lawn in addition to planting beds. The applicant should, however, provide a more robust planting plan with proposed locations and species of plants.

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

While the applicant is proposing an expansion of the home within the buffer, the expansion is occurring in the direction opposite of the wetland and will be compensated with a reduction in existing impervious. There are plans for overall improvements to the buffer however details regarding the replacement pavers and planting are needed.

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

The applicant is proposing to stay completely outside of the 25' vegetated buffer.

Recommendation: Staff recommends the approval of this application with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. Applicant shall provide the location and details of the stormwater underdrain outlet.
3. Applicant shall provide more details on the proposed plantings; this should be submitted as a planting plan.
4. Applicant shall provide details of the proposed new pavers.

Planting Proposal



VIA EMAIL to a.chicooree@gmail.com

November 22, 2023

Mr. Amrishi 'Ash' Chicooree
90 F.W. Hartford Drive
Portsmouth, N.H. 03801

Re: Assessor's Map 269, Lot 45
90 F.W. Hartford Drive
Portsmouth, N.H.

Dear Mr. Chicooree,

The following remarks summarize our initial observations made during inspections of the above-referenced location conducted on October 12 and November 15, 2023. These remarks are intended to address the letter from the City of Portsmouth dated August 22, 2023 regarding potential unauthorized tree removal in wetlands or the wetland buffer.

Where they exist, wetlands were identified according to the New Hampshire Department of Environmental Services (NHDES) – NH Code of Administrative Rules – Section Env-Wt 100 – 900 and Article 10 – Environmental Protection Standards, Section 10.1010 – Wetlands Protection, of the Portsmouth Zoning Ordinance. Solid color pink survey ribbons/flags were placed in the field to delineate the wetland-upland boundary. The flags are labeled A1-A6. Flag A6 shares a locus with flag B4 (which is thought to lie on or very near the property line with the abutting property to the north). Numerous offset measurements from known points (such as house corners) were then obtained using a 200 foot fiberglass tape. The measurements are depicted on the attached sketch, the base map for which was prepared using the Portsmouth GIS system.

The portion of the wetland that falls within your property is 4,185 square feet (SF) in size per the Portsmouth GIS system. This wetland is contiguous to other offsite wetlands however and taken together the wetlands are more than 10,000 SF in size and are therefore jurisdictional per the Portsmouth zoning and thus are also subject to a 100 foot buffer per zoning §10.1014.22. The zoning also requires buffers of 25 and 50 feet per zoning §10.1018.20. As it relates to zoning §10.1018.22, the average slope in the area is considerably less than 10 percent. The 25 foot buffer is a no cut zone per zoning §10.1018.23(2), while the 25-50 buffer allows up to 50 percent of trees to be removed per zoning §10.1018.23(3).

We observed that a number of trees have been removed, as evidenced by their stumps, within the buffer to wetlands in two general locations. One tree was removed from within wetlands. No stumps had been pulled as of the date of our investigations. The two general areas of stumps are identified by blue 'clouds', which are identified as T1 and T2 on the attached sketch. The stumps within the cloud identified as T1 are not located within 50 feet of wetlands. The stumps within the cloud identified as T2 are located within 25 and/or 50 feet of wetlands.

We have provided a tally of stumps within the 25 and 50 foot buffers by species in Table 1 below. The diameter of each stump was measured at a representative location across the cut and is provided below. Each measurement represents a separate tree / stump. Each stump was sprayed with white paint after measuring to ensure that no stumps were missed or that stumps were not inadvertently counted more than once. Stumps within the 25 foot buffer to wetlands were sprayed with a white spot while those stumps between 25 and 50 feet were sprayed with a white 'x'. Refer to image 4.

TABLE 1

| TREE SPECIES | 0-25 FT BUFFER | 25-50 FT BUFFER |
|---|--------------------------------|--------------------------|
| | Diameter (inches) | Diameter (inches) |
| Red maple (<i>Acer rubrum</i>) | 7, 9, 9, 9, 10, 13, 19 | 14*, 14 |
| White pine (<i>Pinus strobus</i>) | 5*, 6*, 8*, 18, 21, 21, 23, 24 | 8 |
| Eastern hemlock (<i>Tsuga Canadensis</i>) | 6, 7, 7, 9, 9, 11, 16 | 7, 7, 14 |
| Black birch (<i>Betula lenta</i>) | 9 | NA |
| Red oak (<i>Quercus rubra</i>) | 22 | 18, 22 |
| TOTAL Number of Trees (live) | 21 Total | 7 Total |

*These stumps represent dead trees or trees that were removed long before the trees that were recently removed.

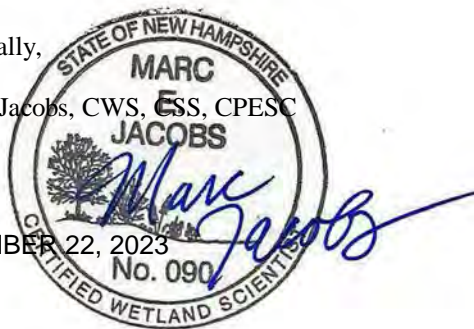
Zoning §10.1018.23(3) prohibits the removal of more than 50 percent of trees greater than 6 inches diameter at breast height (dbh) within the 25-50 foot limited cut buffer. It is possible that the 8 inch diameter pine and the two 7 inch diameter hemlocks within the 25-50 foot buffer would not meet or exceed 6 inches dbh but there is no way to conclusively determine this now that the trees have been removed. Furthermore, based upon current measurements and available data, as well as limitations associated with measuring with a (fiberglass) tape, we are unable to conclusively determine if the removal of trees within the 25-50 foot buffer represents more than 50 percent of the 'area'. However, if the area is defined as the land that exists between the stumps, and does not necessarily include land between any stumps and the nearest tree line, then 100 percent of the trees have been removed from the limited cut buffer in this area of the site.

Regarding any future restoration of the buffer, we suggest that you install shrub plantings that include white pine and red maple, the dominant species in the area, as well as high bush blueberry (*Vaccinium corymbosum*), which were observed sporadically in adjacent natural forested wetlands.

Please contact me with any questions.

Cordially,

Marc Jacobs, CWS, ESS, CPESC



NOVEMBER 22, 2023



Image 1 – Looking west. Tree cutting area T1 in center. Note the shed and tree cutting area T2 in the background on the left.



Image 2 – Looking east. Subject property on the right. Tree cutting area T1 in center (more than 50 feet from locally jurisdictional wetlands). Note the shed on the far right in the foreground.



Image 3 – Looking westerly (from near the shed) at the wetland and tree cutting area T2.



Image 4 – Looking down at stumps (typical) in cutting area T2. 200 foot tape measure is for scale. Note white spray paint.

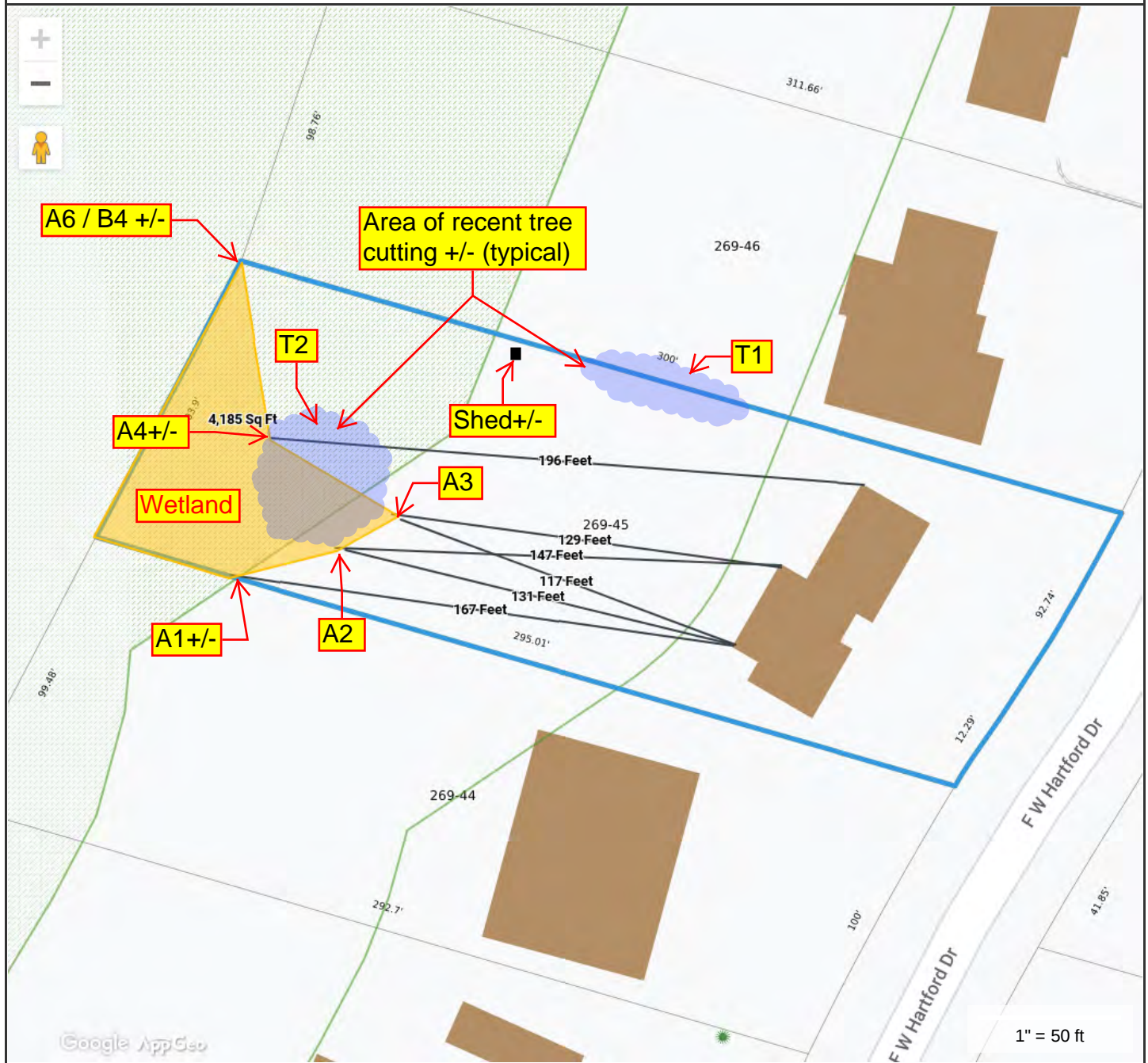


Image 5 – Looking east from the wetland and buffer and tree cutting area T2. Note part of tree cutting area T1 on left in background..



Image 6 – Looking west at the wetland and tree cutting area T2.

F W Hartford Drive



Property Information

Property ID 0269-0045-0000
 Location 90 FW HARTFORD DR
 Owner CHICOOREE AMRISHI A

Delineation Sketch
 Marc Jacobs, CWS
 Closed wetland polygon
 not intended to imply
 isolation. Flags A1-A6
 solid pink color. *MJ*



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.


Geometry updated 08/24/2023
 Data updated 3/9/2022

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

90 F.W. Hartford Drive

Map Theme Legends

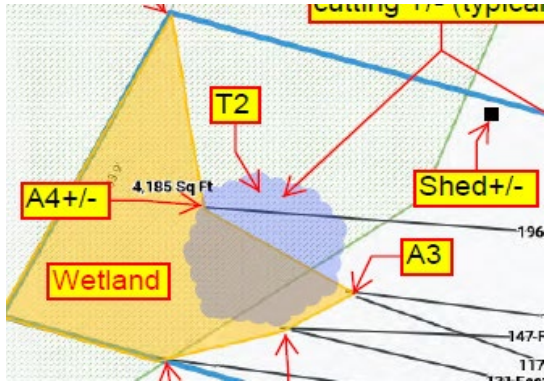
Wetlands

-  Wetlands
-  100ft Wetlands Buffer

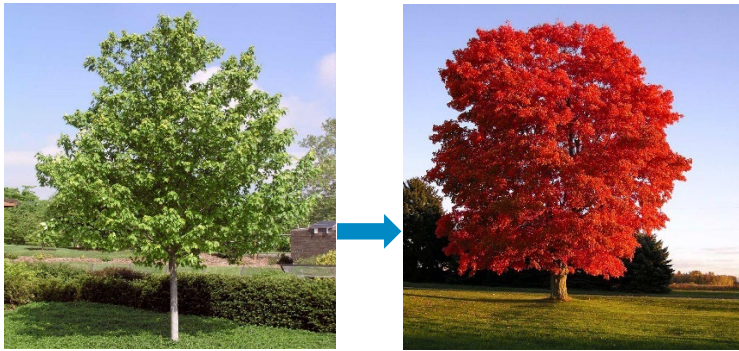
City of Portsmouth

Planting project: (Late Spring - Summer 2024)

Based on the recommendation of the wetland scientist, below is my plan. T2 area (shown below) is where all the trees were very clustered together and where the trees were removed. This is also one of the areas where the burning bush and buckthorn bush invasion wrapped around the trees and made it impossible to walk further back (reasonable enjoyment of my land). The T2 area is not a big area and all the trees taken were in a close cluster which caused problems including lack of proper growth and rot in general.



Red Maple Tree (x1)



| | |
|--------------------|------------------------|
| Botanical Name | Acer rubrum Red Sunset |
| Mature Height: | 40-50 ft. |
| Mature Width: | 30-35 ft. |
| Sunlight: | Full-Partial |
| Growth Rate: | Fast (2-3 ft/year) |
| Drought Tolerance: | High |
| Trunk Width | 24-32 inches |
| Shrub height | 4-6 ft |

Sugar Maple Tree (x1)



| | |
|------------------------|----------------|
| Botanical Name: | Acer saccharum |
| Mature Height: | 55-75 ft. |
| Mature Width: | 30-50 ft. |
| Sunlight: | Full-Partial |
| Growth Rate: | Fast |
| Trunk Width | 29 - 36 inches |
| Shrub Height | 4-6 ft |

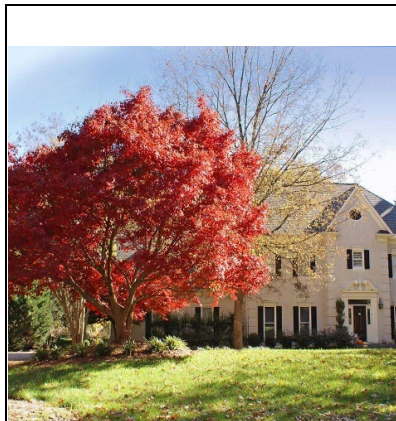
Ginkgo Tree (x1)



| | |
|------------------------|----------------------|
| Botanical Name: | Ginkgo biloba (male) |
| Mature Height: | 50-80 ft. |
| Mature Width: | 30-40 ft. |
| Sunlight: | Full-Partial |
| Growth Rate: | Moderate |
| Trunk Width | 24 - 36 inches |

Although widely cultivated, the plant is listed as an endangered species by the IUCN Red List and is threatened in the wild. It is fungus and insect-resistant tree.

Red Japanese Maple Tree (x2)



| | |
|------------------------|---|
| Mature Height: | 15-20 ft. |
| Mature Width: | 15 ft. |
| Sunlight: | Best Color- Part Shade Tolerates Full Sun |
| Growth Rate: | Moderate |
| Botanical Name: | Acer palmatum |
| Trunk Width | 12 inches |

Highbush Blueberry Plant (x3)



| | |
|-----------------|--|
| Mature Height: | 4-5 ft. |
| Mature Width: | 2-3 ft. |
| Sunlight: | Full Sun |
| Growth Rate: | Moderate |
| Harvest Time: | June-July |
| Year to Bear: | Can Fruit the 1st Year! |
| Botanical Name: | Vaccinium corymbosum 'Hannah's Choice' |

Apple Tree (x1) - Honeycrisp



The Honeycrisp Tree is disease resistant, so it doesn't need harsh chemicals or sprays. It thrives in temperatures as low as -30 degrees.

| | |
|-----------------|-------------------------|
| Mature Height: | 8-10 ft. |
| Mature Width: | 8-10 ft. |
| Sunlight: | Full Sun |
| Growth Rate: | Moderate |
| Harvest Time: | September |
| Year to Bear: | Can Fruit the 1st Year! |
| Botanical Name: | Malus pumila |

Option 1:

1 Red maple + 1 Sugar Maple + 3 Blueberries

The red and sugar maple will grow to over 50ft and will need at a minimum 25ft-30ft distance between them with trunks reaching 29-36 inches in diameter.

They will need good spacing between them (between 25-30ft to allow for proper light, air circulation). They also need to be spaced away from the trees behind them (tall white pines).
Highbush blueberries are normally planted at least 5 feet apart.

Option 2:

1 Red maple + 2 Japanese maples + 3 Blueberries

The Japanese maples are smaller with width up to 15ft so the two Japanese maples will need to be spaced 15 ft from each other. The Red maple will be put in between the two Japanese maples and spaced between 25-30ft to allow growth, light and proper ventilation so as not to suffocate the other surrounding trees.

Option 3:

1 Red maple + 1 Ginko + 3 blueberries + 1 apple

Both the Red maples and the Ginko will mature into very big trees with width between 35-40ft. They will need proper spacing to allow sunlight and air circulation to grow healthy.

The blueberries and apple trees will need more sunlight, so they will be spaced away from the big trees to the right.

Option 4:

1 Red maple + 1 Eastern White Pine + 1 Japanese Maple + 2 Blueberry plants

Both the Red Maple and the White Pine are fast growing trees and will reach over 50ft (80ft for the white pine). Their mature spread is between 30ft to 40ft so they will need to be spaced properly (about 20ft apart) for light and air. Trunk diameter for both will be well over 24 inches with the white pine capable of reaching 40 inches with proper spacing. I am not a fan of big white pines as they tend to become top heavy and snap (already had 2 big ones snap at the top 1/3rd of the trees). The white pines are best grown in well drained soils and not wet soil or high moisture soil. The ones that were taken out lost all branches in the bottom and the needles became reddish-brown and sparse.

All the tree species mentioned are fast growing and cold hardy with some resistant to bugs and disease. The blueberry plants are made for northern weather.

NOTE:

Trees compete intensely for resources. Thinning is often the most important thing you can do to influence the growth and health of your forest. Proper spacing and thinning can reduce overcrowding and relieve tree stress. It also contributes to a more open forest stand, which enhances wildlife species' habitat. Trees that are overcrowded tend to be skinny for their height, with small, narrow crowns. The proportion of the tree length with live branches continues to decline, and trees become steadily more stressed. They tend to have little taper, small branches, and tight growth rings. By reducing competition, the remaining trees have greater access to sunlight, water and the nutrients found in soils.

With wider spaced trees, the crowns will be larger and have more branches. These trees may produce seed faster, and the wildlife is provided with food from the undergrowth. Providing your new tree with an ideal space to grow, both above and below ground, will help ensure the following:

- Healthy root and canopy development
- Ability to properly absorb nutrients and water from the soil
- Decreased competition with other trees/shrubs
- Increased protection against pests and disease

The general guidelines for the spacing of trees are as follows:

Plant small trees at least ten feet apart.

Medium-sized trees need around 20 feet.

Large trees need 50 to 100 feet, depending on the type of trees you're planting.

Trees/Plants that do well in wetlands conditions:

On the option provided, only the maples/blueberry and apple tree can tolerate very moist and wet soil conditions (the Ginko has tolerance to moist soil). Other trees that can tolerate wetlands:

- Green Ash
- Gray Dogwood (Cornus Racemosa)

- Swamp Azalea (*Rhododendrom Viscosum*)

PERKINS KWOKA JOINT REV TST
KWOKA REBECCA P & KATELYN E
TRUSTEES
224 Broad St.
Portsmouth, NH 03801

Samantha Collins, Chair
Conservation Commission
City of Portsmouth

October 19, 2023

Dear Mrs. Collins:

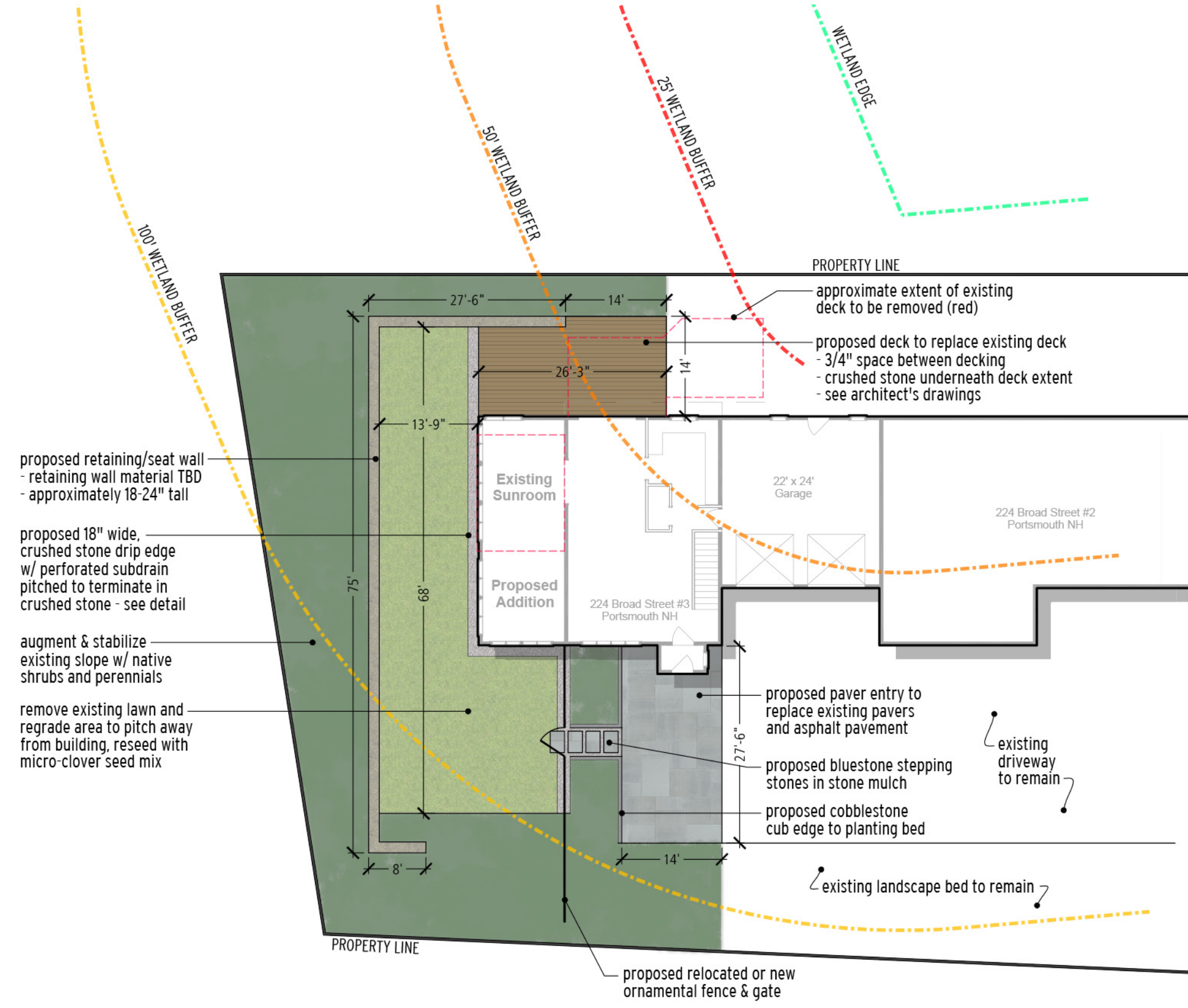
Attached are the plans for some landscaping improvements and an addition to our primary home. The intent is to replace a sunroom which has rotted due to the very wet ground, and to help the surface water from our yard drain properly into the wetland. We have small children and the yard is hard to use, as it has a large grade and the water is trapped in our yard. We hope to install appropriate drainage and plantings to help some surface water to be retained for plantings, and other surface water to be filtered as it drains towards the wetland.

As you will note, we intend to plant microclover as a native plantings and to avoid all use of pesticide and herbicide. We will install extensive plantings and improve the grade of the space, adding a pollinator garden and additional drainage. The open aggregate drainage strip is designed to slow surface water flow and encourage filtration back into the soil. You will also note that our proposed deck is at ¾" spacing with crushed stone underneath to filter runoff surface water.

We look forward to discussing these plans with you.

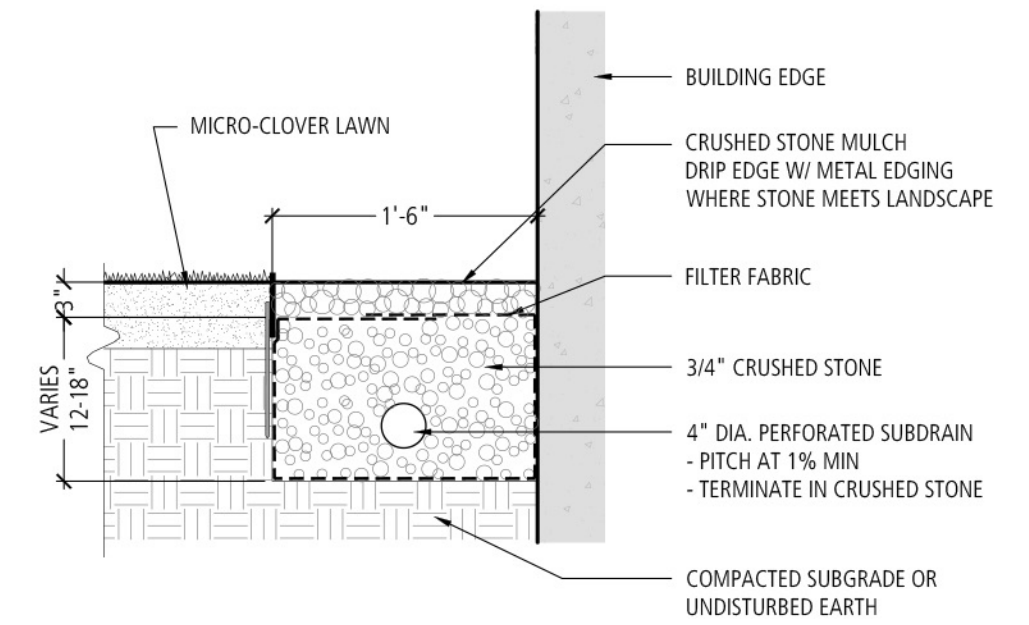
Thank you,

Katelyn Kwoka



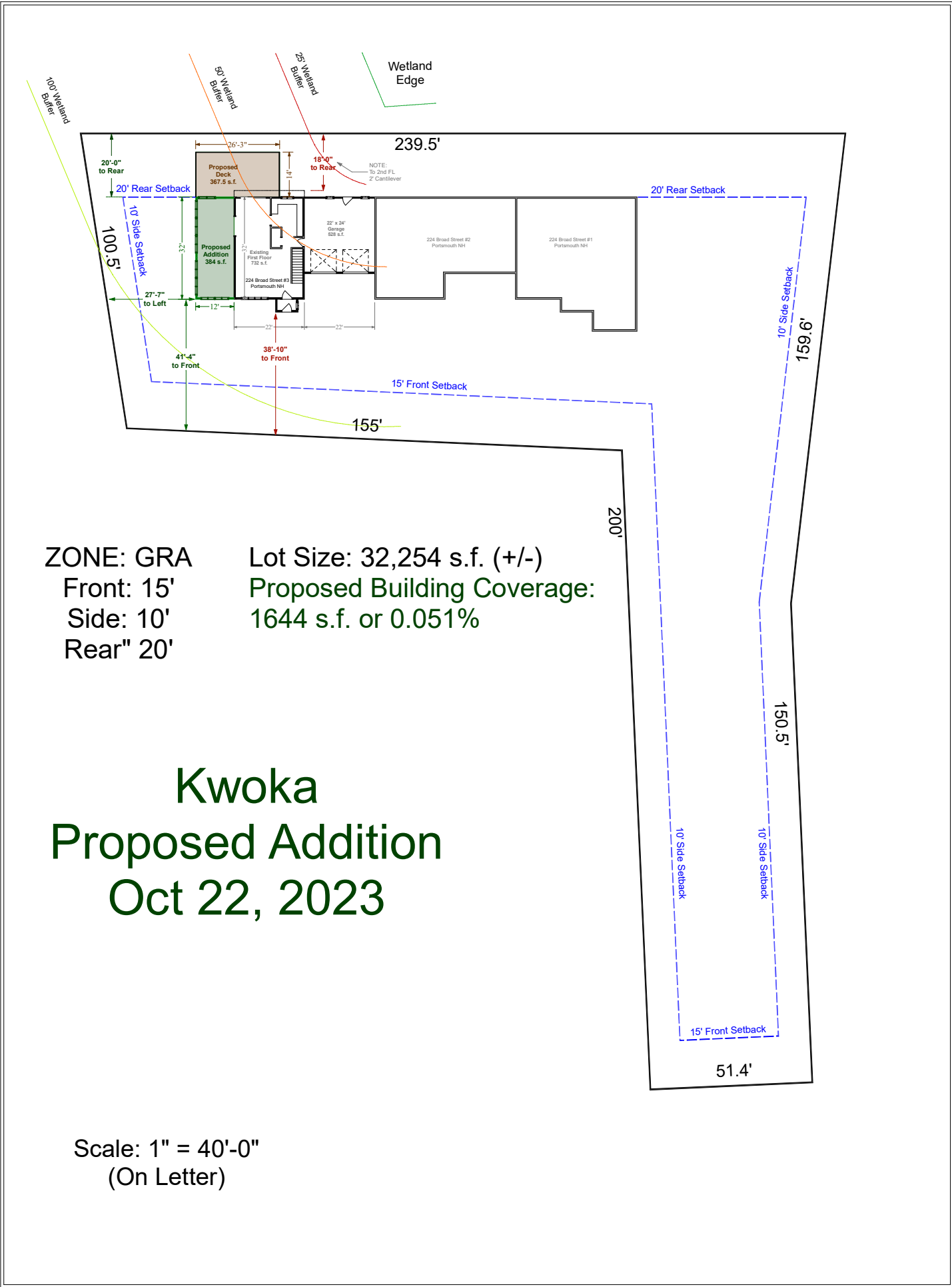
| Existing to be Removed | Area | Proposed Improvements | Area |
|------------------------------------|--------|----------------------------|----------|
| Existing Sunroom | 192 SF | Proposed Sunroom Addition | 384 SF |
| Existing Deck | 286 SF | Proposed Deck | 367.5 SF |
| Existing Pavement (pavers/asphalt) | 491 SF | Proposed Pavement (pavers) | 401 SF |
| | | Proposed Planting Bed | 2,385 SF |
| | | Proposed Micro-clover Lawn | 1,115 SF |

Table: Existing to be Removed Area & Proposed Improvements Area



Proposed Landscape Plan





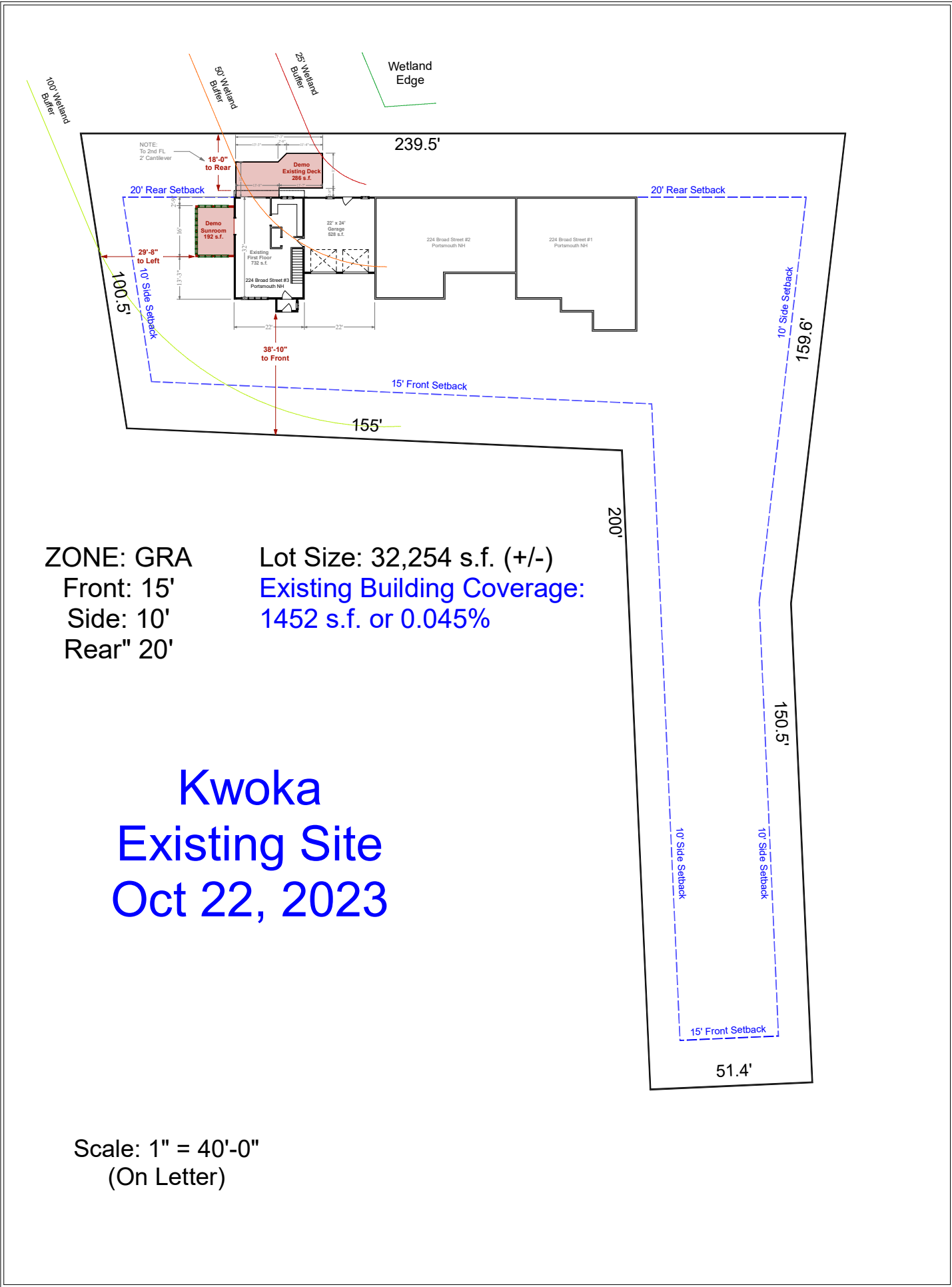
ZONE: GRA Lot Size: 32,254 s.f. (+/-)
 Front: 15' Proposed Building Coverage:
 Side: 10' 1644 s.f. or 0.051%
 Rear: 20'

Kwoka

Proposed Addition

Oct 22, 2023

Scale: 1" = 40'-0"
 (On Letter)



ZONE: GRA
 Front: 15'
 Side: 10'
 Rear: 20'

Lot Size: 32,254 s.f. (+/-)
 Existing Building Coverage:
 1452 s.f. or 0.045%

Kwoka
Existing Site
Oct 22, 2023

Scale: 1" = 40'-0"
 (On Letter)

WETLANDS PERMIT APPLICATION (Standard Review, Major Impact)

FOR

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

Tax Map 207, Lot 13

November 2023

Prepared For:

120-0 Wild Rose Lane, LLC
209 Water Street
Newburyport, MA 01950

Prepared By:

ALTUS ENGINEERING, LLC
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335



[Handwritten Signature]
11/29/23

TABLE OF CONTENTS

NHDES Reviewer Cover Letter

Letter of Authorization

Copy of Fee Check

Letter to City Clerk (Hand Delivered)

NHDES Wetlands Permit Application / Protected Tidal Zone Project Specific Worksheet

Coastal Resource Worksheet / Wetlands Functional Assessment Worksheet

Avoidance and Minimization Written Narrative

NHDES Wetlands Attachment A

US Army Corp Attachment B

Shoreland Permit Application Worksheets – Impervious Area, Natural Woodland Area

Tax Card Information

Property Deed & Subdivision Plan

National Flood Hazard Layer FIRMette

NH Natural Heritage Bureau Inventory Review

NH Dept of Fish and Game Map, USFWS Wetland Inventory Map & Wetland Buffer Letter

Wetlands Delineation Letter & Sketch, Wetland Permit Planning Tool Results

NH Aquatic Restoration Mapper Results – No Expected Impacts

USGS Map

Aerial Photograph

Site Photos (see Sheet PHOTO-1 for Photograph Locations)

Tax Map & Tax Map Detail

NHDHR Request for Review

Abutter Notifications:
 Abutters List
 Certified Mail Receipts for Abutter Notices
 Abutter Notification Letter

Project Plans (22" x 34" Plans – Separate Attachment)
 Morris Residence Plans & Details



November 28, 2023

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

New Hampshire Department of Environmental Services
Land Resources Management, Wetlands Bureau
29 Hazen Drive
Concord, New Hampshire 03302-0095

**Re: Wetlands Permit Application
Residence Replacement
Tax Map 207 Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #5138**

Dear Reviewer,

Attached please find a Wetlands Permit Application for a Major Impact project on an existing developed parcel in the City of Portsmouth accessed from Pleasant Point Drive.

The owner and applicant, 120-0 Wild Rose Lane, LLC, is proposing to raze and replace the single-family residence, in-ground pool & other site improvements. All disturbed areas will be loamed & seeded or otherwise treated or returned to their original condition or better.

The enclosed plans illustrate the proposed improvements that will take place entirely within the previously developed/disturbed/maintained tidal buffer zone and upland portions of the lot. Please note, there is only a minimal proposed disturbance to the resource (Piscataqua River) to replace a set of steps. Two sets of steps adjacent to the resource will be replaced to provide safe access to the resource along with significant living shoreline improvements to stop or slow down the erosion effects on the steep banks adjacent to the tidal waters.

The improvements as proposed are the least impacting alternative to the jurisdictional areas to achieve the desired residence replacement. The new residence is designed to better withstand the projected effects of climate change, reduce impervious areas on the parcel and provide treatment of a majority of the stormwater runoff. A discharge pipe from the existing house will be removed/abandoned.

Please feel free to contact us, the applicant's consulting engineer, at (603) 433-2335, if you have any questions. Thank you for your time and consideration.

Sincerely,


A handwritten signature in red ink, appearing to read "E. Weinrieb".

Eric D. Weinrieb, PE
President

Wde/5138.002-wetlands-residence-replacement-reviewer-letter.doc

Letter of Authorization

I, John Morris, of 120-0 Wild Rose Lane, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a residential redevelopment on Portsmouth Tax Map 207, Lot 13 located at 60 Pleasant Point Drive, Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

| | | |
|---|---|---------------------------------|
|  _____ Signature | <i>John G. Morris</i> _____ John Morris | <i>2/15/21</i> _____ Date |
| <i>Michelle Morris</i> _____ Witness | <i>Michelle Morris</i> _____ Print Name | <i>2/15/21</i> _____ Date |

JOHN G MORRIS
209 WATER ST
NEWBURYPORT, MA 01950

*Bothamont Pt
Rostmouth NH*

11/22/25

Date

CHECK ARMOR
FOR DEPOSIT ONLY

6844
53-7094/2113
04

Pay to the Order of Treasurer State of NH \$ 12,528.00

Twelve Thousand Five Hundred Twenty Eight Dollars



Check Deposit
Cash on Hand



INSTITUTION FOR SAVINGS
Building Savings Companies for Tomorrow Since 1897

For *Walthams Farm*

Walthams

⑆ 211370943⑆ ⑈ 88 019333 9⑈ 8844



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Kelli Barnaby, City Clerk
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: NHDES Wetlands Permit Application
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801
P5138**

Dear Ms. Barnaby:

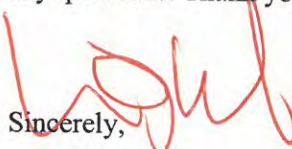
In accordance with RSA 482-A:3, attached please find one original and four copies of the application package submitted on behalf of 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13) owner and applicant, for a Wetlands Permit Application to the NHDES Wetlands Bureau.

The application proposes to raze and replace the existing house & replace the in-ground pool along with associated improvements on the existing residential lot. All disturbed areas will be loamed & seeded or otherwise treated and stabilized or returned to their original condition. The property is accessed from Pleasant Point Drive. The improvements will impact previously developed areas within the NHDES 100-foot Tidal Buffer and the NHDES 250-foot Shoreland Protection Buffer.

Please note, there is only a minimal proposed disturbance to the resource (Piscataqua River) in order to replace a set of access stairs.

Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions. Thank you for your time concerning this matter.

Sincerely,


Eric D. Weinrieb, P.E.
President

Enclosures

Wde/5138.005.Portsmouth-wetlands.cov.ltr.doc



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: 120-0 Wild Rose Lane, LLC

TOWN NAME: Portsmouth

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

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

| | |
|--|---|
| SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2)) Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands. | |
| Has the required planning been completed? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Does the property contain a PRA? If yes, provide the following information: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): no expected impacts ○ NHB Project ID #: 22-3247 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> • Bog? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • Floodplain wetland contiguous to a tier 3 or higher watercourse? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • Designated prime wetland or duly-established 100-foot buffer? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • 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: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): N/A • A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> | |

| | |
|--|---|
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| For stream crossing projects, provide watershed size (see WPPT or Stream Stats): _____ | |
| 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. | |
| <p>Raze and replace existing single family residence, in ground swimming pool & associated improvements on mostly developed upland parcel adjacent to the resource (Piscataqua River). There is a minimal direct impact to the resource to replace a set of access stairs. All work occurs in previously developed and maintained areas (the entire lot). Extensive wetland buffer erosion control, creation of vegetative buffers and elimination of lawn is proposed.</p> <p>The new residence and pool/patio will be further from the resource than exists today.</p> <p>Stormwater management improvements are incorporated into the design including the use of pervious pavers and an overall reduction in impervious coverage on the lot.</p> | |
| SECTION 3 - PROJECT LOCATION | |
| Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur. | |
| ADDRESS: 60 Pleasant Point Drive | |
| TOWN/CITY: Portsmouth | |
| TAX MAP/BLOCK/LOT/UNIT: 207/13 | |
| US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River <input type="checkbox"/> N/A | |
| (Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.06883° North -70.74364° West | |

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| | | |
|---|-----------------------|----------------------|
| 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: 120-0 Wild Rose Lane, LLC | | |
| MAILING ADDRESS: 209 Water Street | | |
| TOWN/CITY: Newburyport | STATE: MA | ZIP CODE: 01950 |
| EMAIL ADDRESS: jgmorris63@gmail.com | | |
| FAX: [REDACTED] | PHONE: 1-617-283-2294 | |
| ELECTRONIC COMMUNICATION: By initialing here: JM, I hereby authorize NHDES to communicate all matters relative to this application electronically. | | |
| SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) | | |
| <input type="checkbox"/> N/A | | |
| LAST NAME, FIRST NAME, M.I.: Weinrieb, Eric | | |
| COMPANY NAME: Altus Engineering, LLC | | |
| MAILING ADDRESS: 133 Court Street | | |
| TOWN/CITY: Portsmouth | STATE: NH | ZIP CODE: 03801 |
| EMAIL ADDRESS: eweinrieb@altus-eng.com | | |
| FAX: [REDACTED] | PHONE: 603-433-2335 | |
| ELECTRONIC COMMUNICATION: By initialing here EDW, I hereby authorize NHDES to communicate all matters relative to this application electronically. | | |
| SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) | | |
| If the owner is a trust or a company, then complete with the trust or company information. | | |
| <input checked="" type="checkbox"/> Same as applicant | | |
| NAME: [REDACTED] | | |
| MAILING ADDRESS: [REDACTED] | | |
| TOWN/CITY: [REDACTED] | STATE: [REDACTED] | ZIP CODE: [REDACTED] |
| EMAIL ADDRESS: [REDACTED] | | |
| FAX: [REDACTED] | PHONE: [REDACTED] | |
| ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically. | | |

| |
|---|
| <p>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))</p> <p>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):</p> <p>Env-Wt 400 - The jurisdictional areas were located by survey and correspond with the City of Portsmouth GIS data. All appropriate means to control erosion & keep sedimentation from entering the Piscataqua River shall be utilized during the demolition and construction activities.</p> <p>Env-Wt 500 - The existing residence was constructed in 1958 and the entire lot has been maintained since then. There are thin areas of vegetation and a few mature trees along the shoreline. The marsh elder identified by the wetland scientist will remain undisturbed. Slight modification to the existing grades in the lawn and installation of stormwater treatment BMPs will benefit the resource by increasing the quality of the runoff. All disturbed areas in the previously developed tidal buffer zone will be stabilized as soon as possible and prior to storm water entering in to them.</p> <p>Env-Wt 600, 700 & 900 - The project is defined as Major as it has impacts within the 100-foot buffer from the tidally influenced Piscataqua River. It is a betterment in that the project will provide for better stormwater control and treatment prior to discharge. NHB DataCheck review indicates the presence of marsh elder within the vicinity of the proposed work but the thin vegetation buffer that they occur in are not expected to be impacted by the demolition or construction activities. Appropriate methods of erosion control will be installed prior to and maintained during construction activities. The demolition of the residence/installation of erosion controls will occur in a single phase.</p> |
| <p>SECTION 8 - AVOIDANCE AND MINIMIZATION</p> <p>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)).*</p> <p>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.</p> <p><i>*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.</i></p> |
| <p>SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)</p> <p>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.</p> <p>Mitigation Pre-Application Meeting Date: Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/></p> <p><input checked="" type="checkbox"/> N/A - Mitigation is not required</p> |
| <p>SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)</p> <p>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: <input type="checkbox"/> I confirm submittal.</p> <p><input checked="" type="checkbox"/> N/A – Compensatory mitigation is not required</p> |

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

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

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

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

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

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

| JURISDICTIONAL AREA | | PERMANENT | | | TEMPORARY | | |
|---------------------|--|-----------|----|--------------------------|-----------|----|--------------------------|
| | | SF | LF | ATF | SF | LF | ATF |
| Wetlands | Forested Wetland | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Scrub-shrub Wetland | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Emergent Wetland | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Wet Meadow | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Vernal Pool | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Designated Prime Wetland | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Duly-established 100-foot Prime Wetland Buffer | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| Surface Water | Intermittent / Ephemeral Stream | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Perennial Stream or River | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Lake / Pond | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Docking - Lake / Pond | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Docking - River | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| Banks | Bank - Intermittent Stream | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Bank - Perennial Stream / River | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Bank / Shoreline - Lake / Pond | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| Tidal | Tidal Waters | 20 | | <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 | 31300 | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| | Docking - Tidal Water | | | <input type="checkbox"/> | | | <input type="checkbox"/> |
| TOTAL | | 31320 | | | | | |

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

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): | 31320 SF | × | \$0.40 = | \$ 12528 |
| Seasonal docking structure: | SF | × | \$2.00 = | \$ |
| Permanent docking structure: | SF | × | \$4.00 = | \$ |
| Projects proposing shoreline structures (including docks) add \$400 = | | | | \$ |
| Total = | | | | \$ 12528 |

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 12528

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

| | | |
|---|--|---|
| <input type="checkbox"/> Minimum Impact Project | <input type="checkbox"/> Minor Project | <input checked="" type="checkbox"/> Major Project |
|---|--|---|

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

| | |
|------------------------------|---|
| Initials: JM MM BDL | To the best of the signer's knowledge and belief, all required notifications have been provided. |
| Initials: JM MM BDL | 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: JM MM BDL | 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: JM MM BDL | 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): <i>Michelle Morris</i> | PRINT NAME LEGIBLY: John Morris Michelle Morris | DATE: 11/25/23 |
| SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____ | PRINT NAME LEGIBLY: | DATE: |
| SIGNATURE (AGENT, IF APPLICABLE): <i>Eric D. Weinrieb</i> | PRINT NAME LEGIBLY: Eric D. Weinrieb | DATE: 11/20/23 |

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: <i>Kelli L. Barnaby</i> | PRINT NAME LEGIBLY: Kelli L. Barnaby |
| TOWN/CITY: Portsmouth | DATE: 11.28.2023 |

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".



PROTECTED TIDAL ZONE PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

SECTION 1 - APPLICATION REQUIREMENTS FOR PROTECTED TIDAL ZONE AND REQUIRED ATTACHMENTS (Env-Wt 610.04)

The following plans and other information shall be submitted with applications for work within the protected tidal zone:

- Existing and proposed contours at 2-foot intervals measured from the Highest Observable Tide Line (HOTL);
- If any portion of the subject parcel is located in a regulatory floodplain, the location of the 100-year flood boundary zone, and water elevation as shown on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map;
- All of applicable local and state setbacks;
- The dimensions and locations of all:
 - Existing and proposed structures;
 - Existing and proposed impervious areas;
 - Existing and proposed disturbed areas;
 - Areas to remain in an unaltered state;
 - Existing cleared areas, such as gardens, lawns, and paths; and
 - Proposed temporary impacts associated with the completion of the project;
- Proposed methods of erosions and siltation controls, identified graphically and labeled on a plan, or otherwise annotated as needed for clarity;
- A plan of any planting(s) proposed in the waterfront buffer, showing the proposed locations(s) and Latin names or common names of proposed species;
- If applicable, the location of an existing or proposed 6-foot wide foot path to the waterbody or a temporary access path;
- For any project proposing that the impervious area be at least 15% but not more than 20% within the protected tidal zone, a statement signed by the applicant certifying that the impervious area is not more than 20%
- For any project proposing that impervious area be greater than 20% within the protected tidal zone, plans for a stormwater management system that will infiltrate increased stormwater from development provided that if impervious area is or is proposed to be greater than 30%, the stormwater management systems shall be designed by a professional engineer;
- For any project involving pervious surfaces, a plan with specifications of how those surfaces will be maintained; and
- All other relevant features necessary to clearly define both existing conditions and the proposed project.

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SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

- An application for structure construction within the protected tidal zone shall comply with Env-Wt 313.01.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 610.03)

The construction of structures within the protected tidal zone shall comply with:

- The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and
- Local resiliency planning ordinances.

SECTION 4 - PROTECTED TIDAL ZONE RESTRICTIONS (Env-Wt 610.05- 610.13)

- The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;
- The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;
- Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;
- The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;
- The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;
- The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;
- The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;
- The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and
- The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

- (1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:
 - a. Occur within 100 feet of the HOTL; and
 - b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or
- (2) A project that would be major based on an aggregation of projects under Env-Wt 400.

(b) A minor project shall be any dredging, filling, or construction activity, or any combination thereof, that:

- (1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;
- (2) Is not a major project; and
- (3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

(c) A minimum impact project shall be any dredging, filling, or construction activity, or any combination thereof, that:

- (1) Is in a previously developed upland area;
- (2) Is within 100 feet of the HOTL; and
- (3) Will disturb less than 3,000 SF.



COASTAL RESOURCE WORKSHEET
Water Division/Land Resources Management
Wetlands Bureau
Check the Status of your Application



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

APPLICANT LAST NAME, FIRST NAME, M.I.: 120-0 Wild Rose Lane, LLC

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

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

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)
The following information is required for projects in coastal areas.
Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.
The proposed project includes razing and replacing the existing residence, replacing the existing in ground pool and other site improvements within the 100-foot tidal wetland buffer. The entire lot is within the 250-foot Shoreland Protection Buffer. The majority of the paved driveway replacement and relocation of overhead utilities to underground will occur outside the 100-foot buffer. Pervious pavers will be utilized where possible.
There are no proposed direct construction impacts to the wetlands, except for replacing access steps (20 sf).
The NHB data check review determined there are no expected impacts to the marsh elder clumps from the proposed demolition or construction activities.
All disturbances occur in previously developed areas of the lot and will be stabilized as soon as possible.

For standard permit projects, provide:

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

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

Temporary erosion control measures shall be installed prior to any demolition or construction activities & be fully maintained until the site is stabilized. Subtle grading changes to the existing lawn areas and installation of storm water control BMPs will improve retention time and stormwater runoff quality for the site.

There will be marginal impacts to the shoreline area to stabilize the slope and add vegetation. The resource itself will not be impacted.

The closest hardscape work occurs to the resource is about 12' to remove a concrete pad utilized for the existing pool equipment. The existing pool/patio to be removed is approximately 31' from the resource (HOTL).

The eroding buffer will be stabilized with biodegradable log rolls & native plantings.

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

A subtle swale will be added to the north of the proposed residence to provide treatment & conveyance of stormwater runoff.

There are no direct construction impacts to the resource (Piscataqua River) or the exposed vegetation and rocky area below the Highest Observable Tide Line (HOTL). It is the intent of the applicant to replace both sets of steps that provide access to the resource. Total footprint is less than 100 s.f. with only 20 s.f. below the HOTL.

The potential for erosion and sedimentation will be minimized through the use of appropriate Best Management Practices and the potential for the introduction of invasive species will be minimized as part of this project includes an invasive species eradication & management program.

The project site (the developed parcel) has only marsh elder (endangered species) per NHB Datacheck review. Care will be taken to ensure they remain undisturbed while additional native plantings are added to the buffers. All work shall be done in accordance with applicable requirements of the Shoreland Water Quality Protection Act and all disturbed areas will be stabilized in a timely manner. All property line setbacks will be observed, except as may be allowed by variance or conditional use, no material shall be removed from or added to the wetland (Piscataqua River), all plans shall be adhered to, no unpermitted activities will be allowed and any required reports shall be submitted in a timely manner.

Provide a project design narrative that includes the following:

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

The project has been specifically designed to stay below the 30% threshold (21.8% proposed) for impervious surfaces within the 250-foot Shoreland Protection Buffer while improving stormwater controls, avoiding direct construction impacts to the Piscataqua River and minimizing any impacts within the 100-foot tidal buffer. The use remains the same. Associated site improvements conform to current building codes and city planning requirements. No fill will be added nor material removed from the resource.

The construction sequence will start with installation of erosion control measures and sedimentation collection devices. The next steps will include razing the existing residence, fences and hardscape areas to be replaced with a new residence and associated improvements. Stormwater control improvements will then be installed and stabilized. The existing inground pool will be replaced further from the resource. Once the site improvements are completed the site will be fine graded, loamed and seeded. When it is stabilized, erosion control devices and accumulated sediment will be removed.

The entire parcel has been previously disturbed, developed and maintained. The future residence will also continue to maintain lawn areas and preserve as many specimen trees as possible.

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

Not applicable

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

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

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

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

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

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

Projects in coastal areas shall:

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

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

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

For standard permit applications submitted for minor or major projects:

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

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

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

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

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

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

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

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

70 years + (2093)

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

The replacement residence and associated site improvements are high value assets with low risk tolerance. The residence is not situated in a floodplain and the residence will be constructed at an elevation to minimize risk from future storm events and sea level rise scenarios.

With the installation of stormwater controls and reduction of impervious surfaces on the parcel they should be able to mitigate any effects from flooding in the foreseeable future by increasing retention time and providing treatment for runoff.

There is 95% confidence that projected sea level rise is less than a 6 inches in the next seventy years per NOAA.

There are no proposed direct construction impacts to the resource except for replacement of a portion of a set of access steps.

The vegetated, living shoreline, restoration work will protect the valued home and infrastructure & protect the valuable coastal resource area.

| |
|---|
| <p>Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.</p> <p>See attached charts. Sea level rise is predicted to be 2.07 mm/year with 95% confidence. This equals less than 6 inches in the 70 years.</p> <p>The finished floor of the home will be over 13' above the 100-year flood elevation.</p> |
| <p>Identify areas of the proposed project site subject to flooding from SLR.</p> <p>Only adjacent areas to the resource (Piscataqua River) are subject to future flooding (Elevation 8.0' + 0.5' SLR = 8.5' future flood elevation)</p> |
| <p>Identify areas currently located within the 100-year floodplain and subject to coastal flood risk.</p> <p>The parcel's developed areas are not in the 100-year floodplain.</p> |
| <p>Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans.</p> <p>The proposed residence and associated site improvements are being constructed above elevation 8.5' the projected future level of the Highest SLR Scenario.</p> |
| <p>Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.</p> <p><input type="checkbox"/> Pre-application meeting date held: Not applicable</p> |

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

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

The plan view shall depict the following:

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

The elevation view shall depict the following:

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

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

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

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

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

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

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

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

For tidal stream crossing projects, provide:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Projects in tidal surface waters or tidal wetlands shall:

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

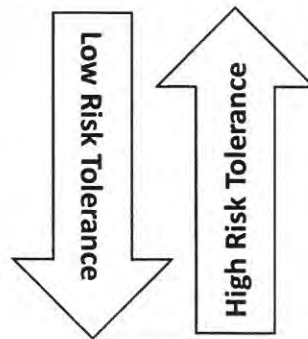
SECTION 10 – GUIDANCE

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

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

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

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



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

Home/Map

Relative Sea Level Trend

Regional Scenarios

Interannual Variation

Average Seasonal Cycle

U.S. Stations

Variation Of 50-Year

Previous RSL Trends

RSL Trends

Global Stations

Trend Tables

Select

U.S. Trends Map

U.S. Regions

Select

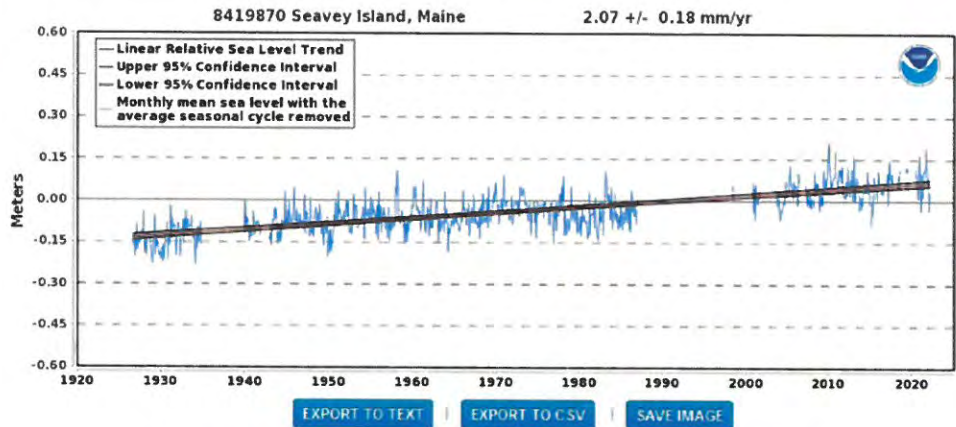
Global Regional Trends

Anomalies

Select



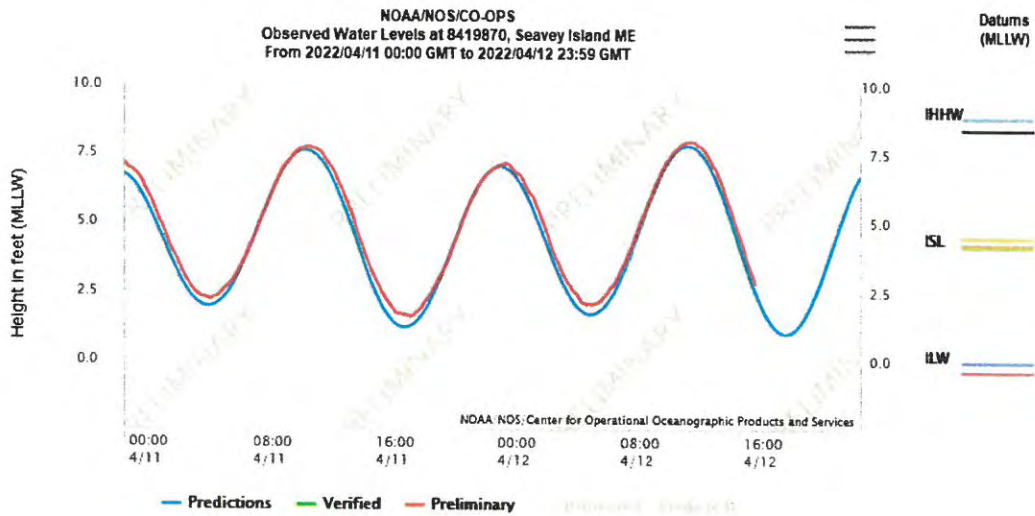
Relative Sea Level Trend 8419870 Seavey Island, Maine



The relative sea level trend is 2.07 millimeters/year with a 95% confidence interval of +/- 0.18 mm/yr based on monthly mean sea level data from 1926 to 2021 which is equivalent to a change of 0.68 feet in 100 years.
Data for 2003-2019 stored in database as station 8423898

The plot shows the monthly mean sea level without the regular seasonal fluctuations due to coastal ocean temperatures.

Station Info Tides/Water Levels Meteorological Obs Phys. Oceanography PORTS® OFS



Options for

8419870 Seavey Island, ME

Units

Standard

Shift dates

Back 1 Day

Forward 1 Day

From

Timezone

Interval

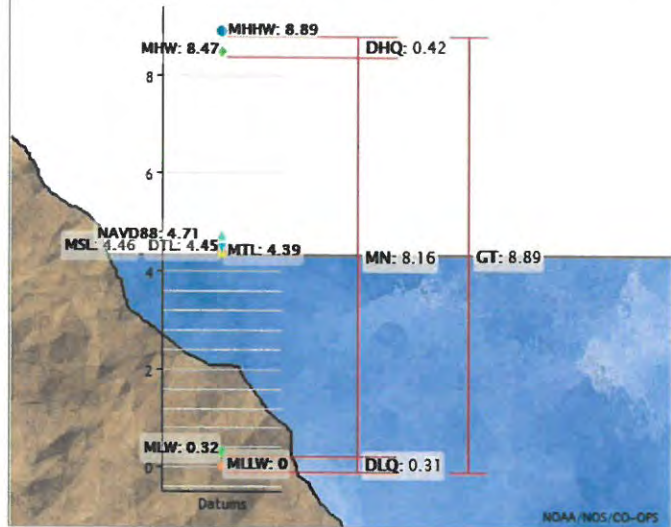


Station: 8419870, Seavey Island, ME
 Status: Accepted (Dec 6 2021)
 Units: Feet
 Control Station: 8418150
 Portland, ME

Epoch: 1983-2001
 Datum: MLLW

| Datum | Value | Description |
|--------|-------|---------------------------------------|
| MHHW | 8.89 | Mean Higher-High Water |
| MHW | 8.47 | Mean High Water |
| MTL | 4.39 | Mean Tide Level |
| MSL | 4.46 | Mean Sea Level |
| DTL | 4.45 | Mean Diurnal Tide Level |
| MLW | 0.32 | Mean Low Water |
| MLLW | 0.00 | Mean Lower-Low Water |
| NAVD88 | 4.71 | North American Vertical Datum of 1988 |
| STND | -2.27 | Station Datum |
| GT | 8.89 | Great Diurnal Range |
| MN | 8.16 | Mean Range of Tide |
| DHQ | 0.42 | Mean Diurnal High Water Inequality |
| DLQ | 0.31 | Mean Diurnal Low Water Inequality |
| HWI | 3.92 | Greenwich High Water |

All figures in feet relative to MLLW



Showing datums for

8419870 Seavey Island, ME

Datum

MLLW



**WETLANDS FUNCTIONAL ASSESSMENT
WORKSHEET**
Water Division/Land Resource Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: 120-0 WILD ROSE LANE, LLC

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the [Avoidance and Minimization Written Narrative \(NHDES-W-06-089\)](#) and the [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

| | |
|---|---|
| SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY) | |
| ADJACENT LAND USE: RESIDENTIAL | |
| CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? Yes No | |
| DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 160+/- | |
| SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10) | |
| CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Michael Cuomo, CWS #4 | |
| DATE(S) OF SITE VISIT(S): 18 May 21 | DELINEATION PER ENV-WT 406 COMPLETED? Yes No |
| CONFIRM THAT THE EVALUATION IS BASED ON: Office and Field examination. Both | |
| METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"): USACE Highway Methodology. HWM Other scientifically supported method (enter name and ID) | |

| SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10) | |
|--|--|
| WETLAND ID: Piscataqua River | LOCATION: (LAT/ LONG) / 43 deg 4' 6" |
| WETLAND AREA: Large | DOMINANT WETLAND SYSTEMS PRESENT: 70 deg 44' 37" |
| HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? Many | COWARDIN CLASS: E2US2 & E2EM2 |
| IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? Yes No | IS THE WETLAND PART OF: A wildlife corridor XXXXXX XXXXXX XXXXXX |
| if not, where does the wetland lie in the drainage basin? lower | IS THE WETLAND HUMAN-MADE? Yes No |
| IS THE WETLAND IN A 100-YEAR FLOODPLAIN? Yes NO | ARE VERNAL POOLS PRESENT? Yes No (If yes, complete the Vernal Pool Table) |
| ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? Yes NO | ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/DOWNGRADIENT? Yes No |
| PROPOSED WETLAND IMPACT TYPE: Buffer | PROPOSED WETLAND IMPACT AREA: none |

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

| FUNCTION S/ VALUES | SUITABILITY (Y/N) | RATIONALE (Reference #) | PRINCIPAL FUNCTION/ VALUE? (Y/N) | IMPORTANT NOTES |
|--------------------|----------------------|------------------------------|----------------------------------|---|
| 1 | Yes No | | Yes No | Partially degraded by past land uses, so not selected as principal function |
| 2 | Yes No | 3,5 6,8,14,15 | Yes No | Private property |
| 3 | Yes No | 1,2,3,4 | Yes No | Estuarine system of regional significance |
| 4 | Yes No | 4 2,8,10,15 | Yes No | Unconstricted outlet |
| 5 | Yes No | 7 1,2,3,6,10 | Yes No | Not aquifer, not fresh water |
| 6 | Yes No | 2 | Yes No | Estuarine system of regional significance |
| 7 | Yes No | 2,3,4,5, 8,9, 11,12,13,14 | Yes No | Limited area of tidal marsh |
| 8 | Yes No | 1,2,4,6,10,11 | Yes No | Intertidal, mud flats, tidal marsh, subtidal continuum |
| 9 | Yes No | 1,2,6,8,12 | Yes No | Iconic scenery, views |
| 10 | Yes No | 3,4,7,8,10,14,15 | Yes No | Limited area of tidal marsh, mostly unvegetated flat and shore |
| 11 | Yes No | 1,2,6,7,9,10,11 | Yes No | Low velocity tidal flow |

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| | | | | |
|----|----------------------|-----------------------------|----------------------|---|
| 12 | Yes NO | 1,3,12,14,16,17,19,22,27 | Yes NO | Estuarine system of regional significance |
| 13 | Yes NO | 2,5,7,8,9,12 1,3,4,10,11 | Yes NO | Boating, fishing, birding |
| 14 | Yes NO | 6,7,8,10,12,18,19,21 | Yes NO | Intertidal, tidal marsh, flats, subtidal, continuum |

SECTION 5 - VERNAL POOL SUMMARY (Env-Wt 311.10)

Delineations of vernal pools shall be based on the characteristics listed in the definition of “vernal pool” in Env-Wt 104.44. To assist in the delineation, individuals may use either of the following references:

- *Identifying and Documenting Vernal Pools in New Hampshire 3rd Ed.*, 2016, published by the New Hampshire Fish and Game Department; or
- The USACE *Vernal Pool Assessment* draft guidance dated 9-10-2013 and form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

All vernal pool ID numbers are to be displayed and located on the wetland delineation of the subject property.

“Important Notes” are to include documented reproductive and wildlife values, landscape context, and relationship to other vernal pools/wetlands.

Note: For projects seeking federal approval from the USACE, please attach a completed copy of The USACE “Vernal Pool Assessment” form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

| VERNAL POOL ID NUMBER | DATE(S) OBSERVED | PRIMARY INDICATORS PRESENT (LIST) | SECONDARY INDICATORS PRESENT (LIST) | LENGTH OF HYDROPERIOD | IMPORTANT NOTES |
|-----------------------|---|-----------------------------------|-------------------------------------|-----------------------|-----------------|
| 1 | THERE ARE NO VERNAL POOLS IN THIS WETLAND | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |

SECTION 6 - STREAM RESOURCES SUMMARY

THERE IS NO STREAM IN THIS WETLAND

| | |
|---|---|
| DESCRIPTION OF STREAM: | STREAM TYPE (ROSGEN): |
| HAVE FISHERIES BEEN DOCUMENTED? Yes No | DOES THE STREAM SYSTEM APPEAR STABLE? Yes No |

OTHER KEY ON-SITE FUNCTIONS OF NOTE:

The following table can be used to compile data on stream resources. "Important Notes" are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.

| FUNCTION S/ VALUES | SUITABILITY (Y/N) | RATIONALE | PRINCIPAL FUNCTION/ VALUE? (Y/N) | IMPORTANT NOTES |
|--------------------|-------------------|-----------|----------------------------------|-----------------|
| 1 | Yes No | | Yes No | |
| 2 | Yes No | | Yes No | |
| 3 | Yes No | | Yes No | |
| 4 | Yes No | | Yes No | |
| 5 | Yes No | | Yes No | |
| 6 | Yes No | | Yes No | |
| 7 | Yes No | | Yes No | |
| 8 | Yes No | | Yes No | |
| 9 | Yes No | | Yes No | |
| 10 | Yes No | | Yes No | |
| 11 | Yes No | | Yes No | |
| 12 | Yes No | | Yes No | |
| 13 | Yes No | | Yes No | |
| 14 | Yes No | | Yes No | |

SECTION 7 - ATTACHMENTS (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

Wildlife and vegetation diversity/abundance list.

Photograph of wetland.

Wetland delineation plans showing wetlands, vernal pools, and streams in relation to the impact area and surrounding landscape. Wetland IDs, vernal pool IDs, and stream IDs must be indicated on the plans.

For projects in tidal areas only: additional information required by Env-Wt 603.03/603.04. Please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.



AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE
Water Division/Land Resources Management
Wetlands Bureau



[Check the Status of your Application](#)

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

APPLICANT'S NAME: 120-0 Wild Rose Lane, LLC

TOWN NAME: Portsmouth

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

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))*

For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

Not applicable.

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

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

The existing residence and other site improvements within the tidal buffer will be demolished as part of this proposal. The in ground swimming pool will be replaced in a location further from the the resource (HOTL of the Piscataqua River).

All proposed impacts are located in previously disturbed & developed areas. The two sets of steps to access the shoreline and resource (Piscataqua River) will be removed and replaced with minimal disturbance.

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

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

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

The applicant/owner recognizes the value and beauty of the Piscataqua River including the documented occurrences of Marsh elder. A concerted effort has been made throughout the entire design process to minimally disturb already developed areas within the 100-foot buffer in order to achieve the residence replacement. Installation of storm water BMP's to ensure and improve the quality of water that does reach the resource have also been incorporated into the design.

No wetlands are proposed to be directly impacted. Appropriate erosion control devices and procedures will be utilized to ensure disturbed areas are limited and stabilized as soon as possible.



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



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

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

APPLICANT'S NAME: 120-0 Wild Rose Lane, LLC **TOWN NAME:** Portsmouth

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

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

THE PROJECT WILL RAZE AND REPLACE AN EXISTING SINGLE FAMILY RESIDENCE AND IN GROUND POOL IN THE 100-FOOT BUFFER. SOIL STABILIZATION ON THE STEEP BANKS AND STORMWATER BMP'S AND SUBTLE GRADING CHANGES WILL BE CONSTRUCTED IN AREAS THAT WILL BE DISTURBED BY THE DEMOLITION & CONSTRUCTION ACTIVITY. ADJACENT AREAS THAT CONTAIN UNALTERED VEGETATION OR MARSH ELDER WILL NOT BE DISTURBED.

PROPOSED UTILITIES INCLUDE UNDERGROUND ELECTRIC SERVICE TO CONNECT TO AN EXISTING UTILITY POLE, NEW WATER & SEWER SERVICES. THE PROPANE TANK WILL BE REPLACED IN AN AREA ACCEPTABLE TO BOTH THE OWNER AND UTILITY PROVIDER.

THE PROPOSED RESIDENCE, POOL & PATIO ARE ALL BEING MOVED FURTHER BACK FROM THE RESOURCE.

THE PROPOSED IMPROVEMENTS WILL INCORPORATE PERMEABLE PAVERS, PERVIOUS PAVEMENT, LEACHING CATCH BASIN, STONE DRIP EDGE & ADDITIONAL VEGETATED BUFFERS TO INCREASE THE QUALITY OF THE STORMWATER RUNOFF.

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

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

The impact areas have been minimized the closer they are to the actual wetland resources (tidal influenced Piscataqua River). For example the pool and patio were in the 50' setback, but are now a minimum of 50' away from the resource (HOTL reference line).

There are no impacts to the resource, except for 20 s.f. to replace a portion of a set of access steps.

The impacts in the 100-foot buffer are limited to removal and replacement of the house, removal and replacement of the in-ground swimming pool and associated patio and installation of storm water treatment & erosion control BMP's and installation of native plantings to augment the existing vegetated buffers.

Restoration/stabilization of the existing earthen bank will occur with log rolls & native vegetation to improve the buffer. Future maintenance of this portion of the living shoreline is recognized to be part of the design.

Invasive species management and eradication will improve the valued buffer & native habitat.

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

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

Not applicable. There is no such impact to the wetland (Piscataqua River) connected to this project.

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

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

No wetlands are directly impacted by the proposed improvements. The proposed residence will replace a house, in-ground pool, concrete patio in the 100-foot tidal buffer. Appropriate erosion control measures will be put in place prior to any demolition/construction activities and maintained throughout the project.

Areas of existing non-invasive trees and vegetation buffers are all intended to remain. The identified marsh elders will not be disturbed.

Invasive species will be safely removed with BMP methods & replaced with an extensive enhanced native buffer improving habitat, storm water management & soil stability.

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

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

The project has no effect on public commerce, navigation or recreation. This is a private property. All work is occurring outside/above the navigable waters.

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

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

The project has no direct impact on the wetlands resource (Piscataqua River). The replacement residence will be constructed in a manner and location to reduce risk of flood damage.

Installation of stormwater BMP's will allow for the detention and treatment of runoff which will minimize flood risk.

The minimum amount of work is proposed in the floodplain area in order to replace the existing residence & associated site improvements.

There will be no fill added in the flood plain area.

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

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

The thin vegetated buffer on this site is predominantly maintained landscape shrubs and trees & extensive invasive species at the edge of a lawn area. To the extent that is possible, mature trees and native or existing natural vegetation that can be retained will be. The property is not within an area of high ecological integrity as it has been developed as a residence. The distance from the proposed residential development to the resource is being increased and impervious surfaces in the tidal buffer will be decreased.

There will be no impact to the salt marsh/mud flat area below HOTL.

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

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

The project has no effect on drinking water supplies as the adjacent wetland is the tidal influenced Piscataqua River.

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

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

The project does not impact any stream channels. There are drainage areas that allow storm runoff to reach the resource. Proposed grading to detain and treat storm water, removal of impervious surfaces within the 100-foot buffer will improve the existing conditions of little to no treatment prior to discharge.

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

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

Not applicable to this project.

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

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

Not applicable. There are no additional docking structures proposed beyond what exists.

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

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

The two existing sets of steps will be removed and replaced. They provide minimal access to the resource and limit access and degradation of the rocky beach area. The existing dock has had no effect on abutting properties.

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

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

Not applicable. There is no measurable effect of this project on the public's right to navigation, passage, and use of the resource for commerce and recreation.

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

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

The existing steps providing minimal access points to the resource and help deter additional impacts to the shoreline and the vegetation that is present. They are intended to be replaced with appropriate erosion and siltation controls in place so as not to impact water quality, aquatic vegetation and wildlife and finfish habitat.

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

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

Removal and replacement of the existing steps provide minimal access and focus any marginal impacts on just those areas of the buffer.

PART II: FUNCTIONAL ASSESSMENT

REQUIREMENTS

Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).

FUNCTIONAL ASSESSMENT METHOD USED:

USACE Highway Methodology

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: MICHAEL CUOMO, CWS #4

DATE OF ASSESSMENT: 05/18/2021

Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT:



For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable:



Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.



**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.

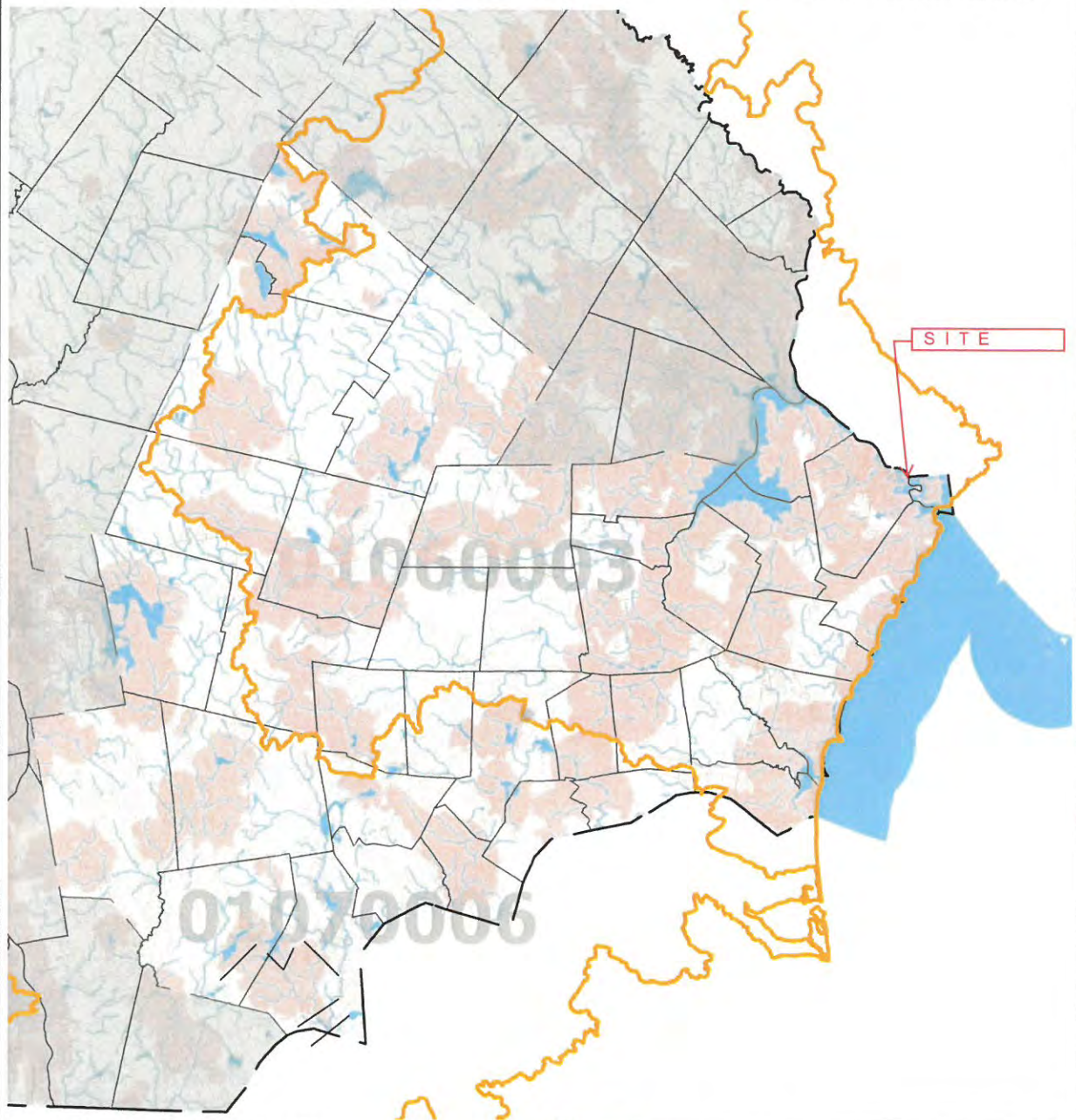
| 1. Impaired Waters | Yes | No |
|---|------|-----|
| 1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.* | 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? | 0 SF | |
| 2.7 What is the area of the proposed fill in wetlands? | 0 SF | |
| 2.8 What is the % of previously and proposed fill in wetlands to the overall project site? | N/A | |
| 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 NO EXPECTED IMPACTS | 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? | | N/A |
| 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 County: Impaired Waters Vicinity* for which No Additional Loading Criteria Applies

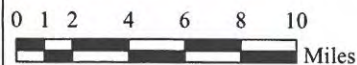


*Vicinity based upon a 1 mile buffer of Assessment Units impaired in the 2006 SWQA for one or more of the following:

- Invertebrates,
- Cadmium,
- Chlorophyll *a*,
- Copper,
- Cyanobacteria,
- Dissolved Oxygen (% Sat or mg/L),
- Enterococcus,
- *E. coli*,
- Algal Growth,
- Fecal Coliform,
- Lead,
- Total Phosphorus,
- Sedimentation & Siltation,
- Zinc.

For more information on the 2006 Surface Water Quality Assessments see:

<http://des.nh.gov/wmb/swqa/>



| | |
|--|--|
| | Major Divides (HUC8) |
| | Roads(NHDOT) |
| | State Boundary |
| | County Boundary |
| | Town Boundary |
| | 2006 Assessment Unit ID Lines (1:100k NHD) |
| | 2006 Assessment Unit ID Polygons(1:100k NHD) |
| | One Mile Buffer on No Additional Loading AUIDs |

This map is intended solely as a screening tool to assist you in identifying areas within 1 mile upstream in the watershed of an impaired waterbody. This map is not intended to show analytical results regarding pollutant loading or any other information related to sections 305(b) or 401 of the Clean Water Act or any other State or federal laws.

The coverages presented in this program are under constant revision as new sites or facilities are added. They may not contain all of the potential or existing sites or facilities. The Department is not responsible for the use or interpretation of this information, nor for any inaccuracies.

Map Prepared July 17, 2007.

SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, “**pre-construction**” impervious surface area³ means all human made impervious surfaces⁴ currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. “**Post-construction**” impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

Calculating the Impervious Area of a Lot

| CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12) | | | |
|---|-----------------------|-----------------------------------|------------------------------------|
| | STRUCTURE DESCRIPTION | PRE-CONSTRUCTION IMPERVIOUS AREAS | POST-CONSTRUCTION IMPERVIOUS AREAS |
| PRIMARY STRUCTURE(S) House and all attached decks and porches. | Residence/Deck | 2970 FT ² | 4740 FT ² |
| ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds. | Driveway | 5100 FT ² | 2570 FT ² |
| | Patio/Pool | 1630 FT ² | 1355 FT ² |
| | Walls/Walks/Steps | 224 FT ² | 870 FT ² |
| | Pool Cabana | 0 FT ² | 360 FT ² |
| | Conc. pads/misc. | 290 FT ² | 78 FT ² |
| | Access steps/Dock | 210 FT ² | 245 FT ² |
| TOTAL: | | (A) 10,424 FT ² | (B) 10,218 FT ² |
| Area of the lot located within 250 feet of reference line: | | | (C) 46840 FT ² |
| Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i> | | | (D) 22.3 % |
| Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i> | | | (E) 21.8 % |

³ “**Impervious surface area**” as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

⁴ “**Impervious Surface**” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

60 PLEASANT POINT DR

Location 60 PLEASANT POINT DR

Mblu 0207/ 0013/ 0000/ /

Acct# 28669

Owner 120-0 WILD ROSE LANE LLC

PBN

Assessment \$3,087,900

Appraisal \$3,087,900

PID 28669

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |

| Assessment | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |

Owner of Record

Owner 120-0 WILD ROSE LANE LLC
Co-Owner
Address 209 WATER ST
 NEWBURYPORT, MA 01950

Sale Price \$3,650,000
Certificate
Book & Page 6174/1450
Sale Date 10/05/2020
Instrument 81

Ownership History

| Ownership History | | | | | |
|---|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| 120-0 WILD ROSE LANE LLC | \$3,650,000 | | 6174/1450 | 81 | 10/05/2020 |
| DEGRANDPRE CHARLES A REVO TRUST | \$0 | | 5267/2454 | | 12/05/2011 |
| DEGRANDPRE CHARLES A | \$0 | | 5267/2434 | | 12/05/2011 |
| DEGRANDPRE CHARLES A REVO TRUST OF 1992 | \$0 | | 5186/0472 | | 01/14/2011 |
| DEGRANDPRE CHARLES A | \$0 | | 5186/0452 | | 01/14/2011 |

Building Information

Building 1 : Section 1

Year Built: 1958
Living Area: 2,662
Replacement Cost: \$576,897
Building Percent Good: 84
Replacement Cost Less Depreciation: \$484,600

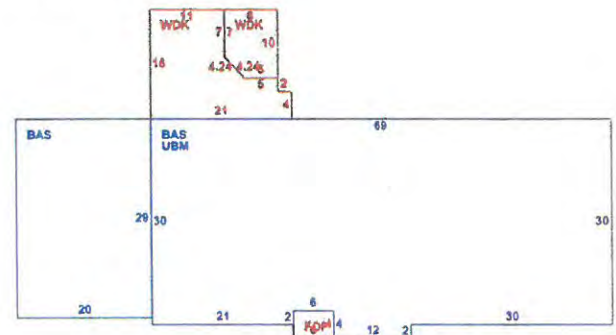
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Ranch |
| Model | Residential |
| Grade: | A- |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood on Sheath |
| Exterior Wall 2 | Stone/Masonry |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Ceram Clay Til |
| Heat Fuel | Gas |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 2 |
| Total Xtra Fixtrs: | 2 |
| Total Rooms: | 7 |
| Bath Style: | Above Avg Qual |
| Kitchen Style: | Above Avg Qual |
| Kitchen Gr | |
| WB Fireplaces | 1 |
| Extra Openings | 0 |
| Metal Fireplaces | 0 |
| Extra Openings 2 | 0 |
| Bsmt Garage | 2 |

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/0038128669_28669_1_1.JPG)

Building Layout



(ParcelSketch.ashx?pid=28669&bid=28669)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,662 | 2,662 |
| FOP | Porch, Open | 24 | 0 |
| UBM | Basement, Unfinished | 2,082 | 0 |
| WDK | Deck, Wood | 313 | 0 |
| | | 5,081 | 2,662 |

Extra Features

| Extra Features | | | | Legend |
|----------------|-------------|------|-------|--------|
| Code | Description | Size | Value | Bldg # |

Land

Land Use

Use Code 1013
Description SFR WATERFRONT
Zone SRB
Neighborhood 109
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.16
Frontage
Depth
Assessed Value \$2,509,800
Appraised Value \$2,509,800

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|----------------|----------|-----------------|--------------|----------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SPL2 | POOL-INGR VN/P | | | 512.00 S.F. | \$15,400 | 1 |
| RD1 | BOAT DOCK LT | | | 480.00 UNITS | \$21,600 | 1 |
| RD1 | BOAT DOCK LT | | | 900.00 UNITS | \$40,500 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2021 | \$516,000 | \$2,509,800 | \$3,025,800 |

| Assessment | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2021 | \$516,000 | \$2,509,800 | \$3,025,800 |

After Recording, Return to:
John G. Morris
Michelle A. Morris
209 Water Street
Newburyport, MA 01950

*★ 1M 2017
LOT 13 ★*

Cathy Ann Seary

| | | |
|--------------|-----------|-----------|
| LCHIP | ROA519205 | 25.00 |
| TRANSFER TAX | RO100523 | 54,750.00 |
| RECORDING | | 18.00 |
| SURCHARGE | | 2.00 |

FIDUCIARY DEED

BRUCE W. FELMLY and LIBBY FIELDING GIORDANO, SUCCESSOR

TRUSTEES of THE CHARLES A. DeGRANDPRE REVOCABLE TRUST OF 1992, a New Hampshire trust created u/d/t dated April 30, 1992, with a mailing address of 60 Pleasant Point Drive, Portsmouth, New Hampshire, for consideration paid, grant to **120-0 WILD ROSE LANE, LLC**, a New Hampshire limited liability company, with a mailing address of 209 Water Street, Newburyport, Massachusetts 01950, as joint tenants with rights of survivorship, the following described premises:

Two tracts or parcel of land, with any improvements thereon, situated in the City of Portsmouth, County of Rockingham, New Hampshire, more particularly bounded and described as follows:

TRACT I:

A certain parcel of land, together with the buildings thereon, located on the southerly side of New Castle Avenue, in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

1. Beginning at a point which bears S 17° 10' E, 788.1 feet from the northeast corner of a parcel of land at New Castle Avenue, now or formerly of Robert A. Moebus and Henry C. Sivik as owners in common; then

2. N 65° 38' E, 207 feet, more or less, to an arm of the Piscataqua River; then
3. Southeasterly, southerly and southwesterly direction along that portion of the Piscataqua or an arm thereof, known as "Little Harbor" to a line at land conveyed on June 20, 1954 by Robert A. Moebus to Henry C. Sivik; then
4. N 24° 22' W, 220 feet, more or less, by and along said dividing line to the point of beginning.

Also a right of ingress and egress from said tract over other lands now or formerly of said Moebus and said Sivik therein to said New Castle Avenue, said right to be over a specified road later to be laid out; and also the right to erect and maintain utilities to said land over other lands of Moebus and Sivik and over land conveyed on June 20, 1953 by said Moebus to said Sivik.

Also includes such right and title to marsh and flat lands as the grantors (as recited in Book 2829, Page 277, of the Rockingham County Registry of Deeds) may have.

The above tract of land consists of 1.160 acres, more or less.

TRACT II:

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

1. Beginning at the northern junction of land now or formerly of Henry C. Sivik as owner to the west and now or formerly of Robert A. Moebus as owner to the east, being the northeast corner of said Sivik land and northwest corner of said Moebus land; then
2. N 24° 22' W, a distance of 14.48 feet to a point; then
3. By a curve to the right having a radius of 138 feet a distance of 57.97 feet to a point; then
4. S 24° 22' E a distance of 50.34 feet to said northerly boundary of Moebus land; then
5. Turning at a right angle and running S 65° 38' E a distance of 45 feet to the point of beginning.

Commonly known as: 60 Pleasant Point Dr, Portsmouth, NH 03801

SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any.

MEANING AND INTENDING to describe and convey the same premises conveyed to Charles A. DeGrandpre, Trustee of the Charles A. DeGrandpre Revocable Trust of 1992 by deed of Charles A. DeGrandpre, dated November 16, 2011 and recorded in the Rockingham County

Registry of Deeds at Book 5267, Page 2454. Charles A. DeGrandpre died on February 12, 2020 in Pinellas County, Florida, see 10th Circuit – Probate Division – Brentwood, NH, Case #318-2020-ET-00461.

This deed was prepared from information supplied by the within grantors and no independent title examination has been performed.

This is not the homestead property of any person.

Signed on October 5, 2020.

Bruce W. Felmly

Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

Libby Fielding Giordano

Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust.

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)



02160-B

LITTLE HARBOR

LITTLE HARBOR

R.A. MOEBUS

H.C. SIVIK

D.A. STRAUS

STREET

STREET

STREET

NEWCASTLE AVENUE



SCALE IN FEET

PLAN OF LOTS
NEWCASTLE AVENUE
PORTSMOUTH, N.H.

FOR
ROBERT A. MOEBUS & HENRY C. SIVIK

SCALE: 1 IN. = 40 FT.

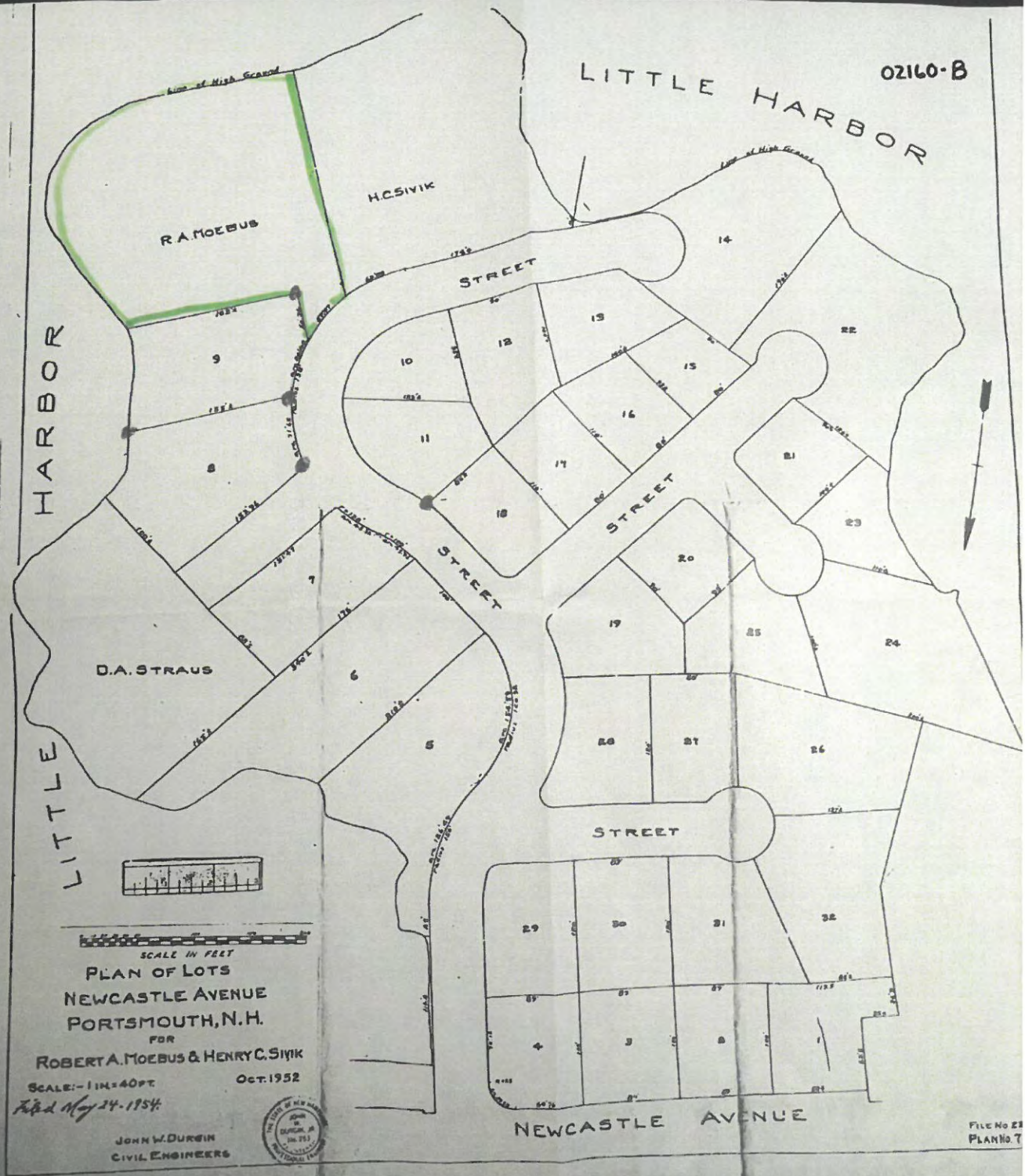
OCT. 1952

Filed May 24, 1954

JOHN W. DURGIN
CIVIL ENGINEERS



FILE NO. 23
PLAN NO. 7



National Flood Hazard Layer FIRMette



70°44'56"W 43°4'20"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

| | |
|--|--|
| <p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway | <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone X</i> | <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature | <p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2021 at 2:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unredemitted areas cannot be used for regulatory purposes.



70°44'10"W 43°3'53"N

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

From: NHB Review, NH Natural Heritage Bureau
Date: 10/14/2022 (valid until 10/14/2023)

Re: Review by NH Natural Heritage Bureau

Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-3247

Town: Portsmouth

Location: 60 Pleasant Point Drive

Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot, possibly fall/winter 2022.

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments NHB: Please provide photos of the proposed project area during the growing season. Will any previously undisturbed vegetation along the shoreline be disturbed? If so, NHB may request a survey for marsh elder.
F&G: No comments at this time.

Plant species

marsh elder (*Iva frutescens*)

State¹ **Federal** **Notes**

T --

Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "-" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Disclaimer: 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.

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

IMPORTANT: NHFG Consultation

If this NHB Datacheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB Datacheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://wildlife.state.nh.us/wildlife/environmental-review.html>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB Datacheck results letter number and “Fis 1004 consultation request” in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification*, *permit by rule*, *permit by notification*, *routine roadway registration*, *docking structure registration*, or *conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email: Kim Tuttle kim.tuttle@wildlife.nh.gov with a copy to NHFGreview@wildlife.nh.gov, and include the NHB Datacheck results letter number and “review request” in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB22-3247



New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)**Legal Status**

Federal: Not listed
 State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
 State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
 Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (saltmeadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management --
Comments:

Location

Survey Site Name: Little Harbor, back channel
Managed By: Little Harbor Trust

County: Rockingham
Town(s): Portsmouth
Size: 61.4 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

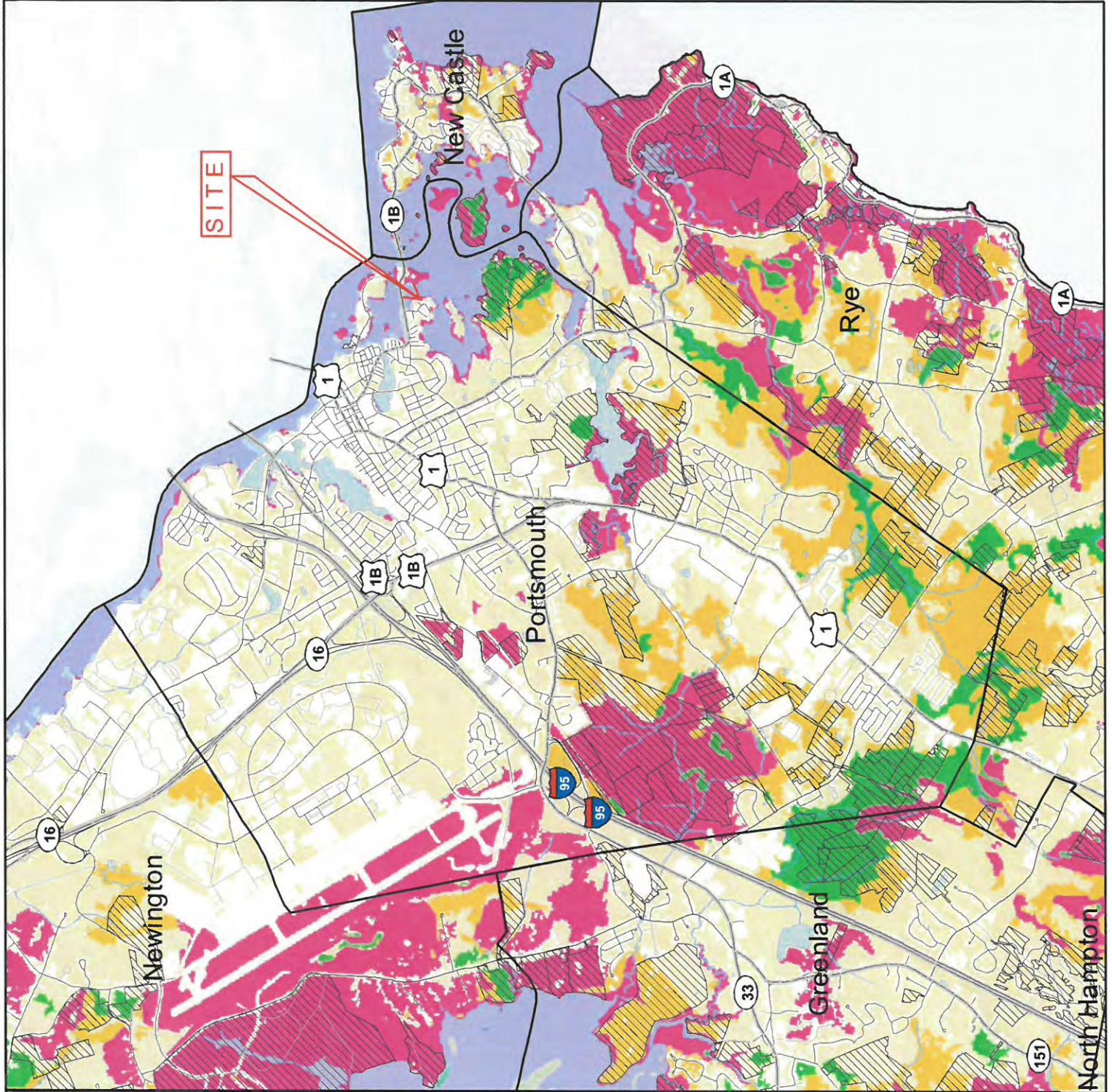
Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953 Last reported: 2021-02-10

2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

- Highest Ranked Habitat in New Hampshire
- Highest Ranked Habitat in the Biological Region
- Biological region = TNC ecoregional subsection for terrestrial habitats or Aquatic Resource Mitigation region for wetlands and floodplain forest.
- Supporting Landscapes
- Conservation or public



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



Sept. 2015, spatial data Apr. 2020



National Wetlands Inventory
surface waters and wetlands

ABOUT GET DATA PRINT FIND LOCATION

1:9,028
43.073 | -70.736

Shapleton Island

Belle Island

E2US3M

E2US3M

E2US3M

Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

USDA FSA, GeofEye, Maxar | U.S. Fish and Wildlife Service, National Standards and S...

POWERED BY **esri**

Type here to search

5:35 PM 2/11/2021

USFWS Wetland Inventory Map

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Eric Weinrieb, P.E.
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801-4413

20 October 2023

Dear Mr. Weinrieb;

This letter is in reference to the property at 60 Pleasant Point in Portsmouth, NH. The purpose of this work is to evaluate the existing wetland buffer and compare it to the proposed wetland buffer which will be created for the redevelopment of this single family home site.

The tidal buffer is currently developed with an existing home, lawn, pool, and landscaping. As shown in the graphic prepared by Parterre Ecological Services (dated 14 December 2022) on sheet 6, invasive plants are significant on this property. The invasive species infestation is mostly within 25 feet of the highest observable tide line.

A Land Management Plan has been prepared by Parterre. This plan inventories existing invasive, problematic, and native plants; addresses control of invasive plants with specific techniques; and generally outlines methods to stabilize the eroding coastal bank along the shore. This work will occur along the unstable coastal bank and in the upland landscaped areas. No work is proposed in the coastal wetland and no wetland fill is proposed.

A landscape plan has been prepared by Matthew Cunningham Landscape Design, LLC, dated 11 September 2023. It presents a list of appropriate native plant materials from which the actual plantings can be selected, depending on plant material availability, timing of work, and the owner's preference. It specifies which areas will be planted, with what type (trees, shrubs, seedlings, and/or seed mix), and in what quantities. The density of trees and shrubs in the tidal buffer will increase. The landscape plan indicates 52 new native trees and over 500 new native shrubs over the entire parcel.

After the redevelopment of this site there will be a slight reduction (net 206sf less) of impervious surface, as demonstrated in Altus Engineering's draft sheet C2. This is achieved by the beneficial use of previous pavement, patios, and walkways.

A comprehensive stormwater treatment plan is being developed by Altus Engineering where none currently exists. Peak runoff flows will be reduced and treatment will be provided to improve water quality of runoff entering the tidal wetland and Piscataqua River. Altus Engineering is also preparing a plan to control erosion and sedimentation during construction.

The control of invasive plants, increase in native plants, and stabilizing the eroding tidal bank will be significant environmental gains. The post-redevelopment wetland buffer will be ecologically superior to the existing wetland buffer.

Please call if you have questions regarding this work.

Sincerely,

Michael Cuomo
Michael Cuomo

NH Wetland Scientist #004

NH Soil Scientist #006



JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

December 15, 2020

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

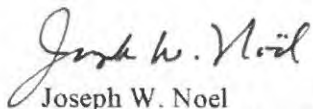
Dear Erik:

On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1 - EOT#21) were used to mark the coastal wetland. Also noted during the fieldwork was Jesuit's-bark (*Iva frutescens*), which is also known as marsh elder or high-tide bush. This coastal wetland plant species is listed as threatened at the state level. Blue and white striped flagging was hung on approximately 15 individual shrubs in two locations.

To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,



Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017



WETLAND SKETCH PLAN

City of Portsmouth, NH

November 18, 2020

12/11/2020

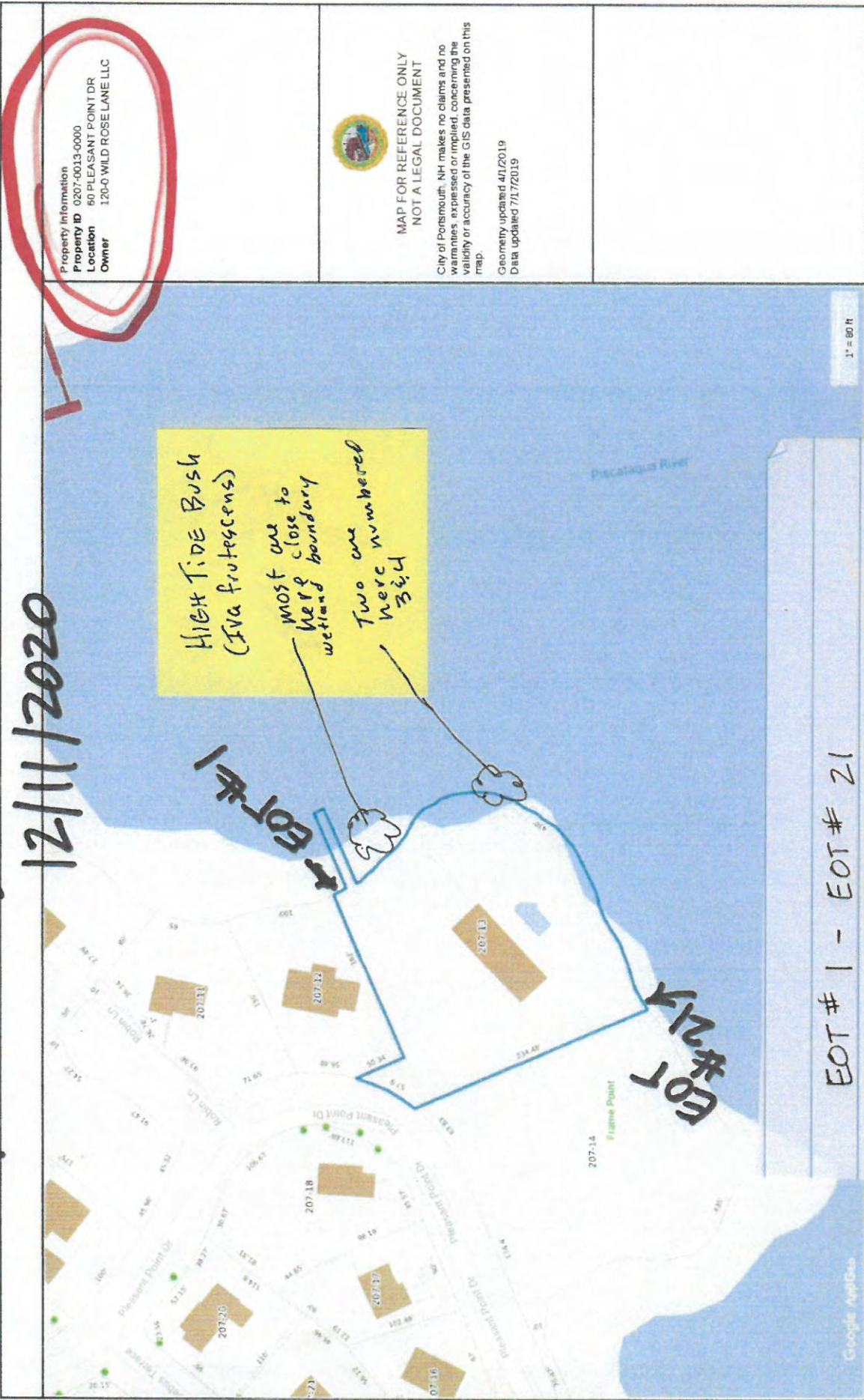
Property Information
Property ID 0207-0013-0000
Location 60 PLEASANT POINT DR
Owner 120-0 WILD ROSE LANE LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

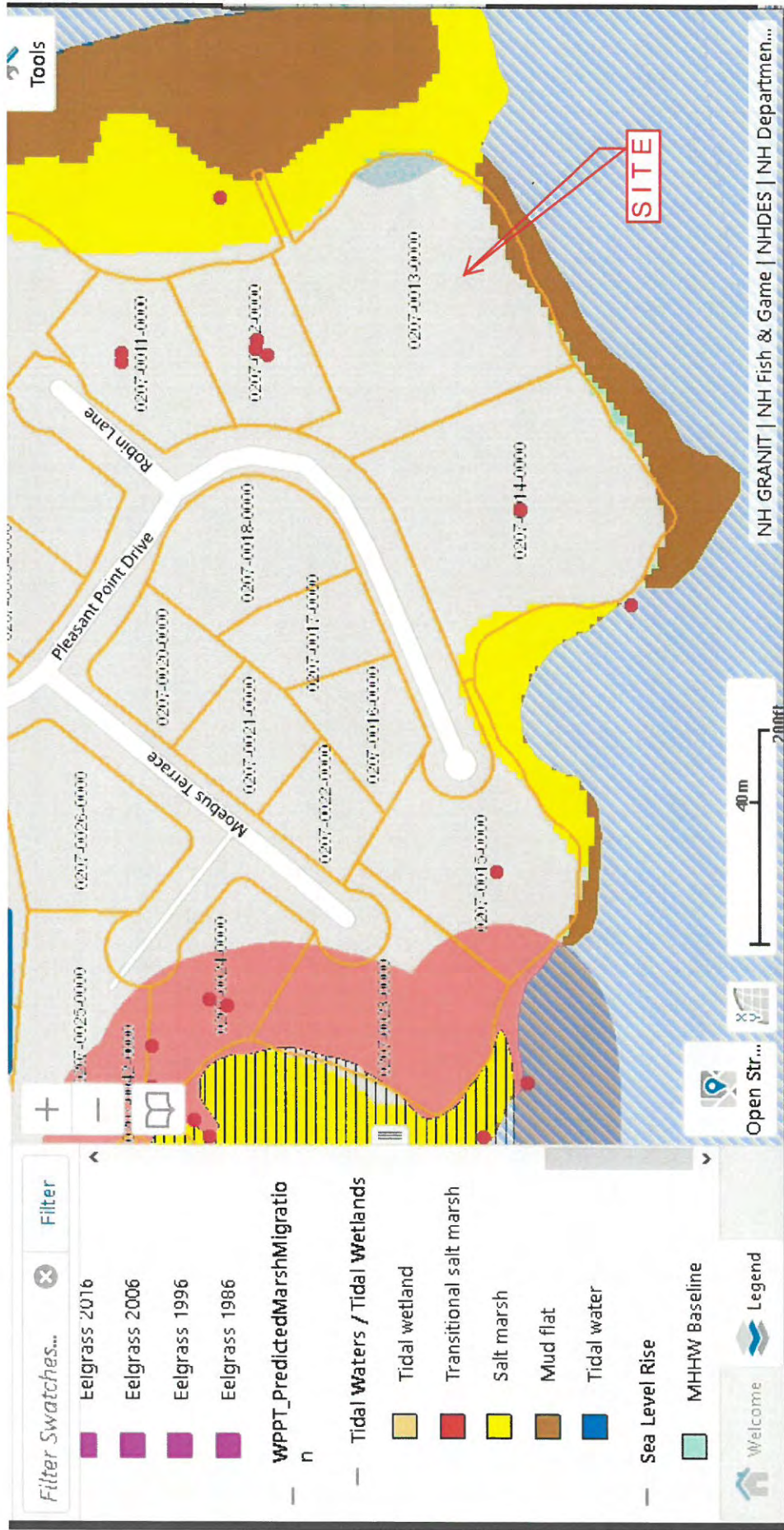
City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019



HIGH TIDE BUSH
(Iva frutescens)
most are close to
wetland boundary
Two are numbered
3 & 4

EOT # 1 - EOT # 2
White and blue striped flags
are on Iva frutescens shrub (about 15 total)



WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS

NH Aquatic Restoration Mapper

Find address or place

Stream Name: Piscataqua River
Species of Concern: P
WAP Species: Atlantic Sturgeon

Species of Special Concern

Wildlife species of Special Concern are those species of wildlife that either could become Threatened in the foreseeable future or were recently delisted from the NH Endangered and Threatened species. The NH wildlife 'Special Concern' list is intended to help prioritize conservation actions for wildlife.

SITE

0 0.1 0.2mi, Contour by
+48.075 -70.731 Degrees

Community Maps Contributors, Esri, Canada, Esri, HERE, Garmin, Safe...

10:09 AM 4/12/2022

NH AQUATIC RESTORATION MAPPER RESULTS – No Expected Impacts

EFH Data Notice: Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

[Greater Atlantic Regional Office](#)
[Atlantic Highly Migratory Species Management Division](#)

Query Results









Degrees, Minutes, Seconds: Latitude = 43°4'5" N, Longitude = 71°15'24" W
 Decimal Degrees: Latitude = 43.07, Longitude = -70.74


































The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.





*** WARNING ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

| Show Link | Data Caveats | Species/Management Unit | Lifestage(s) Found at Location | Management Council | FMP |
|---|---|-------------------------|----------------------------------|--------------------|--|
|  |  | Atlantic Sea Scallop | ALL | New England | Amendment 14 to the Atlantic Sea Scallop FMP |
|  |  | Atlantic Wolffish | ALL | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  | Winter Flounder | Eggs Juvenile Larvae/Adult | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  | Little Skate | Juvenile Adult | New England | Amendment 2 to the Northeast Skate Complex FMP |

| Show | Link | Data Caveats | Species/Management Unit | Lifestage(s) Found at Location | Management Council | FMP |
|---|---|---|-------------------------|-------------------------------------|--------------------|---|
|  |  |  | Atlantic Herring | Juvenile Adult Larvae | New England | Amendment 3 to the Atlantic Herring FMP |
|  |  |  | Atlantic Cod | Larvae Adult Eggs | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  |  | Pollock | Juvenile Eggs Larvae | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  |  | Red Hake | Adult Eggs/Larvae/Juvenile | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  |  | Windowpane Flounder | Adult Larvae Eggs Juvenile | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  |  | Winter Skate | Juvenile | New England | Amendment 2 to the Northeast Skate Complex FMP |
|  |  |  | Smooth Skate | Juvenile | New England | Amendment 2 to the Northeast Skate Complex FMP |
|  |  |  | White Hake | Adult Eggs Juvenile | New England | Amendment 14 to the Northeast Multispecies FMP |
|  |  |  | Thorny Skate | Juvenile | New England | Amendment 2 to the Northeast Skate Complex FMP |
|  |  |  | Bluefin Tuna | Adult | Secretarial | Amendment 10 to the 2006 Consolidated HMS FMP: EFH |
|  |  |  | Atlantic Mackerel | Eggs Larvae Juvenile | Mid-Atlantic | Atlantic Mackerel, Squid, & Butterfish Amendment 11 |

| Show Link | Data Caveats | Species/Management Unit | Lifestage(s) Found at Location | Management Council | FMP |
|---|---|-------------------------|--------------------------------|--------------------|---|
|  |  | Bluefish | Adult Juvenile | Mid-Atlantic | Bluefish |
|  |  | Atlantic Butterfish | Adult | Mid-Atlantic | Atlantic Mackerel, Squid,& Butterfish Amendment 11 |

HAPCs

| Show Link | Data Caveats | HAPC Name | Management Council |
|---|---|--------------------------|--------------------|
|  |  | Inshore 20m Juvenile Cod | NEFMC |

EFH Areas Protected from Fishing

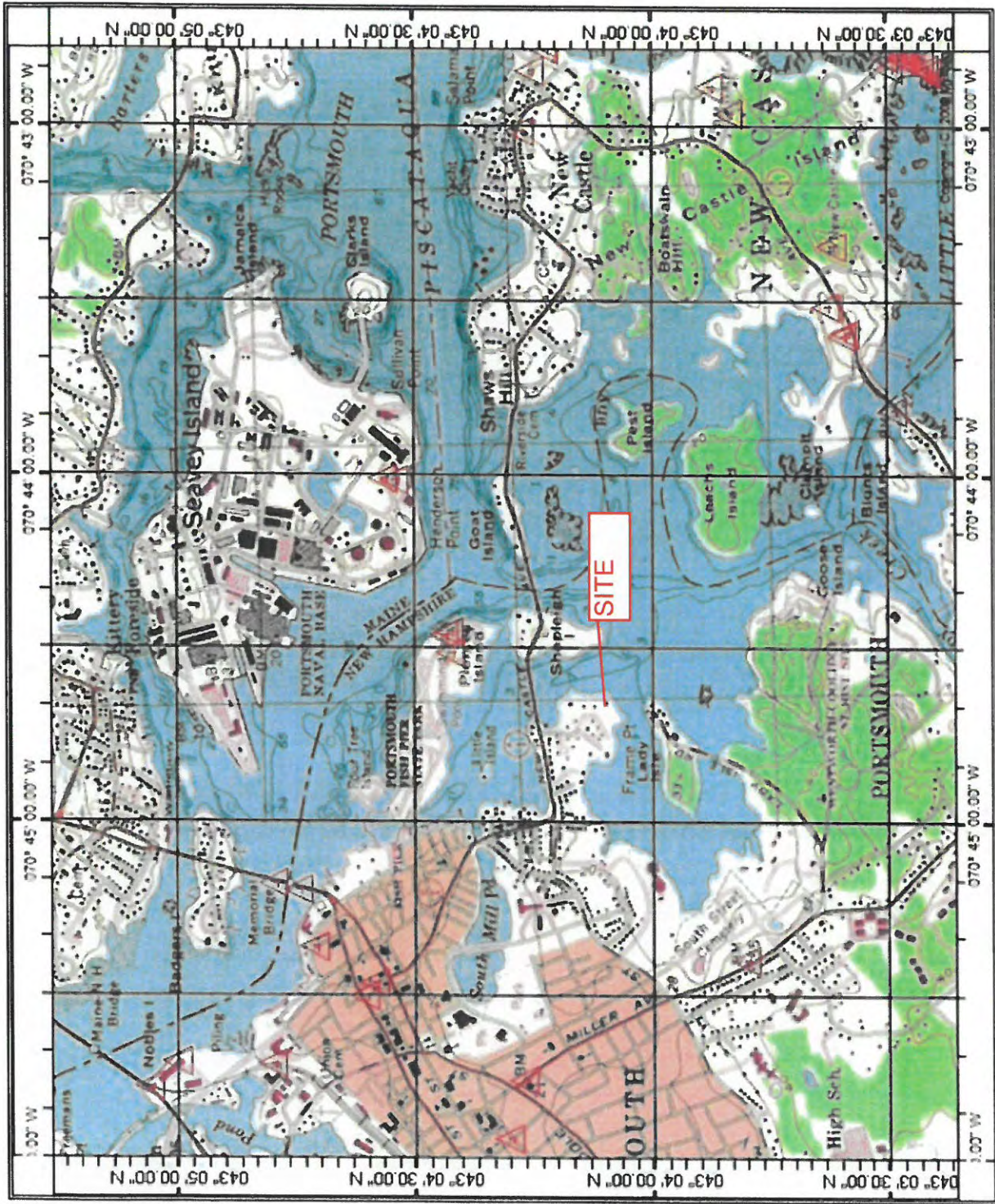
No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.

****For links to all EFH text descriptions see the complete data inventory: [open data inventory](#) -->**

Mid-Atlantic Council HAPCs,

No spatial data for summer flounder SAV HAPC.





AERIAL PHOTOGRAPH



Photo #1:
Looking southerly at existing driveway and residence to be replaced.
November 23, 2020



Photo #2:
Looking westerly at Pleasant Point Drive.
November 23, 2020



Photo #3:
Looking w northerly at existing driveway exit on to Pleasant Point Drive.
November 23, 2020



Photo #4:
Looking easterly at existing residence to be replaced.
November 23, 2020



Photo #5:
Looking southwesterly at existing lawn, vegetative buffer and Piscataqua
River beyond. - November 23, 2020



Photo #6:
Looking southerly at existing waterfront access steps.
November 23, 2020



Photo #7:
Looking southeasterly at existing vegetative buffer and Piscataqua River
beyond. - November 23, 2020



Photo #8:
Looking northeasterly at pool and residence to be replaced.
November 23, 2020



Photo #9:
Looking north at existing pool pump in thin vegetation buffer between
lawn and shoreline. - November 23, 2020



Photo #10:
Looking east at shoreline and second set of steps for limited access to
resource edge. - November 23, 2020



Photo #11:
Looking northwesterly at existing residence to be replaced.
November 23, 2020



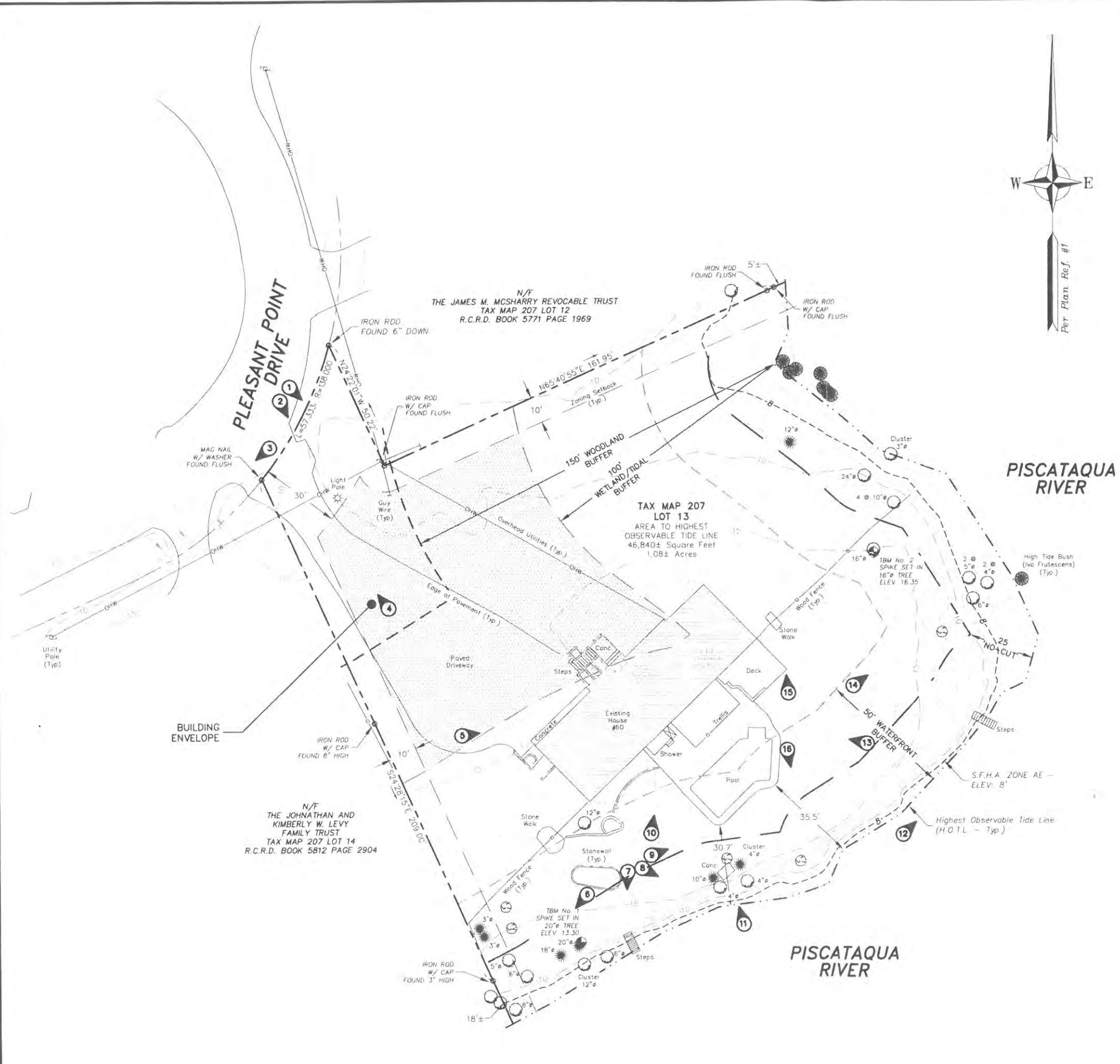
Photo #12:
Looking easterly at shoreline and Piscataqua River (resource).
November 23, 2020



Photo #13:
Looking northerly at existing landscaping, lawn & fence.
November 23, 2020



Photo #14:
Looking southerly at pool to be replaced or renovated, lawn area,
vegetative buffer and Piscataqua River beyond.
November 23, 2020



NOTES

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS & DIRECTION OF PHOTOGRAPHS TAKEN AT THE SITE FOR REVIEW AND APPROVAL PURPOSES.



133 Court Street
 (603) 433-2335
 Portsmouth, NH 03801
 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: FEBRUARY 9, 2021

REVISIONS
 NO. DESCRIPTION BY DATE
 0 INITIAL SUBMISSION EBS 02/09/21

DRAWN BY: RMB
 APPROVED BY: EBS/EDW
 DRAWING FILE: 513SITE.dwg

SCALE:
 (22"x34") 1" = 20'
 (11"x17") 1" = 40'

OWNER:
 120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

APPLICANT:
 120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

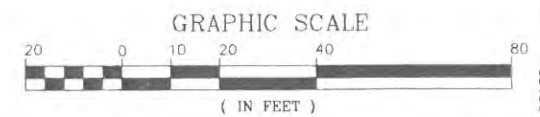
PROJECT:
MORRIS RESIDENCE
 TAX MAP 207, LOT 13
 60 PLEASANT POINT DRIVE
 PORTSMOUTH, NH

TITLE:
 PHOTOGRAPH KEY

SHEET NUMBER:
PHOTO-1

LEGEND

12 PHOTOGRAPH LOCATION & DIRECTION



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
FEB 25 2021

| | |
|---------------|---------|
| DHR Use Only | |
| R&C# | 12489 |
| Log In Date | 2/25/21 |
| Response Date | 3/5/21 |
| Sent Date | 3/9/21 |

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 Residential Redevelopment |
| Project Location 60 Pleasant Point Drive |
| City/Town Portsmouth Tax Map 207 Lot # 13 |
| NH State Plane - Feet Geographic Coordinates: Easting 1230893 Northing 208526 <i>(See RPR Instructions and R&C FAQs for guidance.)</i> |
| Lead Federal Agency and Contact <i>(if applicable)</i> <i>(Agency providing funds, licenses, or permits)</i> Permit Type and Permit or Job Reference # |
| State Agency and Contact <i>(if applicable)</i> NHDES Wetlands Permit Type and Permit or Job Reference # Not yet assigned |
| APPLICANT INFORMATION |
| Applicant Name 120-0 Wild Rose, LLC |
| Mailing Address 209 Water Street Phone Number 617-348-3732 |
| City Newburyport State MA Zip 01950 Email jmorris@harbourvest.com |
| CONTACT PERSON TO RECEIVE RESPONSE |
| Name/Company Erik Saari / Altus Engineering, Inc. |
| Mailing Address 133 Court Street Phone Number 6034332335 |
| City Portsmouth State NH Zip 03801 Email esaari@altus-eng.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. Include a self-addressed stamped envelope to expedite review response. 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.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.)*
EMMIT or in-house records search conducted on 02/10/21.

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): 62 years

- 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: *Debbie Muller, DS440*

Date: *3/5/2021*

April 11, 2022

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

**Re: Request for Review
Assessor's Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #P5138**

Dear Reviewer,

On behalf of the Applicant, 120-0 Wild Rose, LLC, Altus Engineering, Inc. (Altus) respectfully submits the following items to fulfill the requirements of a NHDES Wetlands Permit Application (Major Impact, Standard Review). The project consists of the redevelopment of a single family residence, to include razing the existing house and replacing the existing swimming pool, installation of utility lines to service the new residence & associated site improvements.

- Request for Project Review
- Project Narrative
- Photographs keyed to Plan (PHOTO-1)
- USGS Map
- NRCS Soils information
- Site Plan
- EMMIT Location Map
- Database Results – No projects in vicinity
- Self-addressed Stamped Envelope

Please call me if you have any questions or need any additional information.

Sincerely,
ALTUS ENGINEERING, INC.

Eric D. Weinrieb, P.E.
President

Enclosure

Wde/5138.028A_SHPO-cover-letter.doc

PROJECT NARRATIVE

Site Overview

The applicant, 120-0 Wild Rose, LLC, is proposing to replace an existing single family residence. The project will include associated site improvements including a paved driveway and swimming pool replacement. Proposed utilities will be underground and tie in to existing municipal services. The parcel's existing driveway will be replaced and access will continue to be from Pleasant Point Drive. The proposed improvements occur in previously disturbed or developed/maintained areas and will receive loam and seed or will be otherwise stabilized. Portions of the demolition activity occurs in previously developed upland tidal buffer zone & shoreland zone on the lot. The parcel is adjacent to the Piscataqua River which is tidally influenced by the Atlantic Ocean. The project site, located at 60 Pleasant Point Road, Portsmouth, NH, is a 1.08 acre+/- parcel.

Site Soils

The NRCS indicates that the area of disturbance consists of one soil classification:

799 – Urban land - Canton complex, 3 to 15 percent slopes

Due to the nature of the project, a Site Specific or High Intensity Soils Survey was not conducted.

Buildings

The existing residence was constructed in 1958 per City records and is closer to the Piscataqua River than would be permitted under current regulations. The proposed residence will meet the 50-foot primary structure setback. The parcel also has an existing pool which will also be replaced further from the resource than exists today.

Site Disturbance

It is apparent that much of the site has been disturbed at some point in the past through house, driveway and pool construction and site grading. All the construction activities will take place within previously disturbed areas. There will be temporary & permanent disturbances within the 100-foot tidal buffer zone and the Shoreland Protection Buffer located between 100-foot and 250-ft from the resource (Piscataqua River). There are no known or suspected archaeological resources (cellar holes, wells, foundations, stone walls, etc.) within the areas of disturbance.

NHDHR File Review

Investigation of NHDHR's database (EMMIT) on April 11, 2022 yielded no historic properties within a half mile of the parcel.

Conclusion

It is our opinion that this information along with the Request for Project Review form and attached exhibits meet NHDES Wetland Bureau Permit Application requirements. If you need any additional information, please feel free to contact the project manager, Eric Weinrieb directly.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Shoreland Permit
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Wetlands & Shoreland Permit applications only

Tax Map / Parcel Abutter name & address

| | |
|----------|--|
| 207 / 12 | The James M. McSharry Revocable Trust 58 Pleasant Point Drive Portsmouth, NH 03801 |
| 207 / 14 | Lisa & Larry John Goodwin 64 Pleasant Point Drive Portsmouth, NH 03801 |

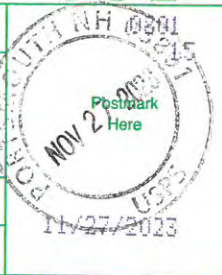
wde/5138.023-shoreland-abutters.list-wetlands-ap-only.doc

7016 2710 0000 1711 2042

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

For delivery information, visit our website at www.usps.com.
Portsmouth, NH 03801

| | |
|--|---------------|
| Certified Mail Fee | \$4.35 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.90 |
| Total Postage and Fees | \$5.25 |



Sent To THE JAMES M. McSHARRY REV. TRUST
Street and Apt. No., or PO Box No. 58 PLEASANT POINT DR
City, State, ZIP+4® PORTSMOUTH NH 03801

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

7016 2710 0000 1711 2059

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

For delivery information, visit our website at www.usps.com.
Portsmouth, NH 03801

| | |
|--|---------------|
| Certified Mail Fee | \$4.35 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.90 |
| Total Postage and Fees | \$5.25 |



Sent To LISA & LARRY JOHN GOODWIN
Street and Apt. No., or PO Box No. 64 PLEASANT POINT DR
City, State, ZIP+4® PORTSMOUTH NH 03801

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



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Subject: **NHDES Wetlands Permit Application**
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138

Dear Abutter:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetland Permit Application to the NHDES Wetlands Bureau.


The application proposes to raze & replace the existing residence along with other site improvements. The demolition & subsequent utility installations and other site improvements will impact areas within the previously disturbed and developed 100' tidal buffer zone. There are additional impacts located between the 100-foot and 250-foot zones of the Shoreland Protection Buffer since the entire lot is within the Buffer.

This letter is for the notification of abutting property owners only. As the improvements are less than 20-feet from your common property line we are required to attempt to obtain a letter from you stating you have no objections to the proposed improvements that are within 20-feet of the property line.

Please review the plan and if you have no objections to the components of the project that are within 20-feet of the common property line, sign the enclosed form and return it in the self-addressed envelope. If the applicant cannot obtain your permission they have the right to apply to NHDES for a waiver of the requirement. The proposed work takes place no closer than the common property line except as noted on the plans.

Once filed, the plans that show the proposed project are available for viewing during normal business hours at the City of Portsmouth City Clerk's office (603) 610-7245 or at the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,


Eric D. Weinrieb, PE
President

wde\5138.032.abutter-within-20-feet-notify-wetland.ltr.doc
CERTIFIED MAIL

ABUTTER STATEMENT LETTER

**SHORELAND PERMIT &
WETLAND PERMIT APPLICATIONS**

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER

**SHORELAND PERMIT APPLICATION &
WETLANDS PERMIT APPLICATION**

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

Date

NOT FOR CONSTRUCTION

ISSUED FOR:
NHDES APPROVAL

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EDW 11/28/23

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES SHORELAND PERMIT TREE COUNT

SHEET NUMBER:
1 OF 1

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)
PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

| | REQUIRED | EXISTING | PROPOSED |
|-----------------|-------------|-----------------------|-------------|
| MIN. LOT AREA: | 15,000 S.F. | ±46,840 SF (1.08 AC.) | ±46,840 SF |
| MIN. FRONTAGE: | 100' | ±57' | ±57' |
| MIN. DEPTH: | 100' | ±150' | ±150' |
| FRONT SETBACK: | 30' | ±136' | ±93' |
| SIDE SETBACK: | 10' | ±51' | ±33' |
| REAR SETBACK: | 30' | ±31' | ±67' |
| WETLAND BUFFER: | 100' | ±80' (RESIDENCE) | 100'+(RES.) |
| NO-CUT BUFFER: | 25' | 0' (LAWN) | 0' |

WATERFRONT BUFFER (0 - 100'):

| | |
|--------------------------------------|--------------------------------|
| TOTAL AREA | 34,527 SF |
| EXISTING GROUND COVER, TREES, SHRUBS | 6,575 SF |
| PROPOSED GROUND COVER, TREES, SHRUBS | 11,000 SF - SEE LANDSCAPE PLAN |

WOODLAND BUFFER REQUIREMENTS (50 - 150'):

| | |
|--------------------------------------|---------------------------------------|
| NATURAL WOODLAND (25% MIN.) | 5,770 SF (TOTAL AREA 23,078 SF X 25%) |
| EXISTING GROUND COVER, TREES, SHRUBS | 455 SF OR 2.0% |
| PROPOSED GROUND COVER, TREES, SHRUBS | 4,280 SF OR 18.5% |

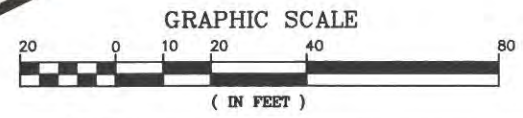


GRID SEGMENT SUMMARY

A 25' SIDE X 50' DEEP GRID MUST HAVE 25 POINTS BEFORE CUTTING CAN TAKE PLACE (NO CUTTING IN 50' BUFFER IS PROPOSED)

| NUMBER | EXISTING VEGETATION | EXISTING POINTS | PROPOSED POINTS (SEE LANDSCAPE PLAN) |
|---------------|---|-----------------|--------------------------------------|
| 1 | 8" TREE, 6" TREE, 5" TREE, 2-3" TREES | 22 | 57 |
| 2 | 20" TREE, 18" TREE, 12" TREE & 6" TREE | 45 | 65 |
| 3 | 120 SF GROUND COVER (G.C.) | 2 | 29 |
| 4 | 10" TREE, 4" TREE & 100 SF G.C. | 17 | 17 |
| 5 | 3 - 4" TREES & 175 SF G.C. | 18 | 18 |
| 6 | 1 - 2" TREE & 200 SF G.C. | 5 | 5 |
| 7 | 200 SF G.C. | 4 | 4 |
| 8 | 200 SF G.C. | 2 | 2 |
| 9 | 100 SF G.C. | 2 | 2 |
| 10 | 1 - 2" TREE & 100 SF G.C. | 3 | 3 |
| 11 | 6" TREE, 2 - 5" TREES, 2 - 4" TREES, 100 G.C. | 27 | 27 |
| 12 | 1 - 16" TREE & 100 SF G.C. | 17 | 17 |
| 13 | 4 - 10" TREES, 200 SF G.C. | 42 | 76 |
| 14 | 1 - 24" TREE, 3" CLUSTER TREE & 100 SF G.C. | 18 | 70 |
| 15 | 1 - 12" TREE & 100 SF G.C. | 12 | 57 |
| 16 | 300 SF G.C. | 3 | 27 |
| 17 | 100 SF G.C. | 2 | 43 |
| TOTAL: | | 241 | 519 |

- LEGEND:**
- PROPOSED TREE
 - EXIST. TREE TO BE REMOVED
 - AREA OF NATURAL WOODLAND BUFFER TO REMAIN (±455 SF)
 - AREA OF 0 - 50' BUFFER TO REMAIN (±4,675 SF)
 - AREA OF 0 - 50' BUFFER TO HAVE INVASIVES REMOVED & INSTALL LIVING SHORELINE (±1,900 SF)
 - LIMITS OF DISTURBANCE (INCLUDING NEW PLANTINGS)
 - AREA TO BE NATURALIZED AFTER PLANTING
 - HIGHEST OBSERVABLE TIDE LINE (HOTL) - REFERENCE LINE - ±600 LF OF SHORELAND FRONTAGE
 - TREE GRID NUMBER



SHORELAND PERMIT APPLICATION

FOR

Residence Redevelopment

**60 Pleasant Point Drive
Portsmouth, NH**

Tax Map 207, Lot 13

November 2023

Prepared For:

**120-0 Wild Rose Lane, LLC
John & Michelle Morris, Owners
209 Water Street
Newburyport, MA 01950**

Prepared By:

**ALTUS ENGINEERING, LLC
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335**



TABLE OF CONTENTS

NHDES Reviewer Cover Letter

Letter of Authorization

Copy of Fee Check

Letter to City Clerk

NHDES Shoreland Permit Application

Tax Card Information

Property Deed & Subdivision Plan

NH Natural Heritage Bureau Inventory Review

NH Dept of Fish and Game Map

USFWS Wetland Inventory Map, Wetland Delineation Letter & Sketch

National Flood Hazard Layer FIRMette

Soils Information

USGS Map

Aerial Photograph

Site Photos (see Sheet PHOTO-1 for Photograph Locations)

Tax Map & Tax Map Detail

Abutter Notifications:

Abutters List

Certified Mail Receipts for Abutter Notices & City Clerk Submittal

Abutter Notification Letters

Project Plans (22" x 34" Plans – Separate Attachment)

Wetlands & Shoreland Permit Plans & Details



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

New Hampshire Department of Environmental Services
Water Division/Land Resources Management, Shoreland Program
29 Hazen Drive
Concord, New Hampshire 03301

**Re: Shoreland Permit Application
Residence Redevelopment
Tax Map 207 Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #5138**

Dear Reviewer,

Attached please find a Shoreland Permit Application for a residence redevelopment project on an existing developed parcel in the City of Portsmouth accessed from Pleasant Point Drive.

The owner and applicant, 120-0 Wild Rose Lane, LLC, is proposing to raze and replace the single-family residence, replace the in-ground pool & other associated site improvements. All disturbed areas will be loamed & seeded or otherwise treated or returned to their original condition.


The enclosed plans illustrate the proposed improvements that will take place entirely within the previously developed/disturbed/maintained tidal buffer zone and upland portions of the lot. Please note, there are no proposed disturbances to the resource (Piscataqua River), the salt marsh, or mud flats at the shoreline, except for 20 s.f. to replace a set of stairs that extend beyond HOTL.

The improvements as proposed are the least impacting alternative to the jurisdictional areas in order to achieve the desired improvements and occur within previously developed areas of the lot. The owners have directed the design team to make extensive efforts to balance the impervious area on the lot while improving the quality of stormwater discharge and increase dramatically the native planting buffers on the parcel. The plans include an extensive native planting plan with a minimum of 14 trees, 150 shrubs & 170 perennials to be installed.

Please feel free to contact us, the applicant's consulting engineer, at (603) 433-2335, if you have any questions. Thank you for your time and consideration.

Sincerely,


ALTUS ENGINEERING, LLC


Eric D. Weinrieb, PE
President

Wde/5138.002-shoreland-residence-redevelopment-reviewer-letter.doc

Letter of Authorization

I, John Morris, of 120-0 Wild Rose Lane, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a residential redevelopment on Portsmouth Tax Map 207, Lot 13 located at 60 Pleasant Point Drive, Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.

| | | |
|---|---|---------------------------------|
|  _____ Signature | <i>John G. Morris</i> _____ John Morris | <i>2/15/21</i> _____ Date |
| <i>Michelle Morris</i> _____ Witness | <i>Michelle Morris</i> _____ Print Name | <i>2/15/21</i> _____ Date |

JOHN G MORRIS 60 Pleasant Boro +
209 WATER ST
NEWBURYPORT, MA 01950 Portsmouth, NH

11/22/23

Date

53-7094/2113
04
CHECK NUMBER

6843

Pay to the
Order of

Treasurer, State of NH

\$3,280.00

Dollars

Three thousand two hundred eighty + 00/100



Photo Deposit
Deposit
Circles on back



INSTITUTION FOR SAVINGS
BUILDING STRONGER COMMUNITIES TOGETHER SINCE 1901

For Shoreland Permit

⑆ 211370943⑆ ⑆ 88 019333 9⑆ 6843



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Kelli Barnaby, City Clerk
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: NHDES Shoreland Permit Application
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801
P5138**

Dear Ms. Barnaby:

In accordance with RSA 482-A:3, attached please find one copy of the application package submitted on behalf of 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13) owner and applicant, for a Shoreland Permit Application to the NHDES Shoreland Program.

The application proposes to raze and replace the existing house, replace the in-ground pool along with other associated improvements on the existing residential lot. The property is accessed from Pleasant Point Drive. The entire parcel is within the 250-foot Shoreland Protection Buffer from the reference line of the Highest Observable Tide Line of the Piscataqua River.

Please note, there are no proposed disturbances to the resource (Piscataqua River), except for 20 s.f. to replace a set of steps.

Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions. Thank you for your time concerning this matter.

Sincerely,

A handwritten signature in red ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, PE
President

Enclosures

Wde/5138.005.shoreland-Portsmouth-city-clerk.cov.ltr.doc



SHORELAND PERMIT APPLICATION
 Water Division/ Land Resources Management
 Shoreland Program
[Check the Status of your Application](#)



RSA/Rule: RSA 483-B, Env-Wq 1400

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

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland as regulated under RSA 483-B.

| | | | |
|---|--|---------------|-------------------------|
| SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07) | | | |
| Provide a concise description of the proposed project: Raze and replace existing single family residence, with in-ground pool and associated improvements. A major portion of the driveway will be replaced with pervious pavers or pavement. | | | |
| Two small sets of access steps are intended to be removed and replaced. Install underground utilities as necessary & feasible to service proposed residence as required by current building codes. | | | |
| SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07) | | | |
| ADDRESS: 60 Pleasant Point Drive | TOWN/CITY: Portsmouth | STATE: NH | ZIP CODE: 03801 |
| WATERBODY NAME: Piscataqua River | TAX MAP/ BLOCK/LOT NUMBER : 207/13 | | |
| SECTION 3 - PROPERTY OWNER & DEED INFORMATION (Env-Wq 1406.07) | | | |
| The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name. | | | |
| LAST NAME, FIRST NAME, M.I.: 120-0 Wild Rose Lane | | | |
| MAILING ADDRESS: 209 Water Street | TOWN/CITY: Newburyport | STATE: MA | ZIP CODE: 01950 |
| PHONE: 617-283-2294 | EMAIL (if available): jgmorris63@gmail.com | | |
| REGISTRY OF DEED COUNTY | Rockingham | , BOOK NUMBER | 6174 , PAGE NUMBER 1450 |
| SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07) | | | |
| If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name. If the applicant is the owner, leave blank and check the following box: <input checked="" type="checkbox"/> . | | | |
| LAST NAME, FIRST NAME, M.I: | | | |
| MAILING ADDRESS: | TOWN/CITY: | STATE: | ZIP CODE: |

| | |
|-------------------|----------------------------------|
| PHONE: [REDACTED] | EMAIL (if available): [REDACTED] |
|-------------------|----------------------------------|

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

| | | | |
|---|---|-----------|-----------------|
| LAST NAME, FIRST NAME, M.I: Weinrieb, Eric W. (Altus Engineering) | | | |
| ADDRESS: 133 Court Street | TOWN/CITY: Portsmouth | STATE: NH | ZIP CODE: 03801 |
| PHONE: 603-433-2335 | EMAIL (if available): eweinrieb@altus-eng.com | | |

SECTION 6 - CRITERIA (Env-Wq 1406.07)

Please check at least one of the following criteria:

This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.

This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming in accordance with RSA 483-B:11.

This shoreland permit application includes a request for a waiver of the following minimum standard(s): RSA 483-B:9, V [REDACTED].

SECTION 7 - RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if any of the following permits are required and, if required, the status of the application.

| Permit Type | Permit Required | File Number | Permit Application Status |
|---|---|-------------|---|
| Alteration of Terrain Permit per RSA 485-A:17 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | [REDACTED] | <input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED |
| Individual Sewerage Disposal per RSA 485-A:29 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | [REDACTED] | <input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED |
| Subdivision Approval per RSA 485-A:29 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | [REDACTED] | <input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED |
| Wetlands Permit per RSA 482-A | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | [REDACTED] | <input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED |

SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)

Required for projects located on the protected shoreland of lakes or ponds. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, XVII for the definition of reference line.

REFERENCE LINE ELEVATION: [REDACTED] feet above sea level.

SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

A non-refundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. **Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.**

Please mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, PO Box 95, Concord, NH 03302-0095. Missing information will delay processing your application and may result in denial of a shoreland permit application. **Please make checks payable to the Treasurer, State of NH.**

| | | |
|---|--|-------------------|
| SECTION 10 - CALCULATING TOTAL IMPACT AREA/ PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X) | | |
| Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavating, filling, construction, or structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well, and regrading associated with landscaping activities. | | |
| TOTAL AREA IMPACTED WITHIN THE PROTECTED SHORELAND = 14,400 (A) square feet | | |
| <ul style="list-style-type: none"> • For restoration of water quality improvement projects: Multiply line (A) by \$0.20 and add \$200. [(A) × \$0.20 + \$200] = \$ Permit fee¹ • For all other projects: Multiply line (A) by \$0.20 and add \$400. [(A) × \$0.20 + \$400] = \$ 3,280 Permit fee¹ | | |
| SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a)) | | |
| By initialing within the blank before each of the following statements, and signing below, you are certifying that: | | |
| Initials: JM | The information provided is true, complete, and not misleading to the knowledge and belief of the signer. | |
| Initials: JM | I understand that: <ul style="list-style-type: none"> • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. And • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals. | |
| Initials: Jm | I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13. | |
| Initials: SM | I have notified all abutters ² of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13. | |
| Initials: JM | <input type="checkbox"/> This project is within ¼ mile of a designated river and I have notified the Local River Management Advisory Committee (LAC) by providing the LAC with a copy of the complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. <input checked="" type="checkbox"/> This project is not within ¼ mile of a designated river. | |
| Initials: NA | For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. <input checked="" type="checkbox"/> N/A | |
| SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08) | | |
| Both the property owner and applicant must sign the application. | | |
| SIGNATURE (OWNER): <i>John Morris Michelle Morris</i> | PRINT NAME LEGIBLY: John Morris Michelle Morris | DATE: 11/28/23 |
| SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____ | PRINT NAME LEGIBLY: | DATE: |

¹ Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.

² "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, “**pre-construction**” impervious surface area³ means all human made impervious surfaces⁴ currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. “**Post-construction**” impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

Calculating the Impervious Area of a Lot

| CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12) | | | |
|---|-----------------------|-----------------------------------|------------------------------------|
| | STRUCTURE DESCRIPTION | PRE-CONSTRUCTION IMPERVIOUS AREAS | POST-CONSTRUCTION IMPERVIOUS AREAS |
| PRIMARY STRUCTURE(S) House and all attached decks and porches. | Residence/Deck | 2970 FT ² | 4740 FT ² |
| ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds. | Driveway | 5100 FT ² | 2570 FT ² |
| | Patio/Pool | 1630 FT ² | 1355 FT ² |
| | Walls/Walks/Steps | 224 FT ² | 870 FT ² |
| | Pool Cabana | 0 FT ² | 360 FT ² |
| | Conc. pads/misc. | 290 FT ² | 78 FT ² |
| | Access steps/Dock | 210 FT ² | 245 FT ² |
| TOTAL: | | (A) 10,424 FT ² | (B) 10,218 FT ² |
| Area of the lot located within 250 feet of reference line: | | | (C) 46840 FT ² |
| Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i> | | | (D) 22.3 % |
| Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i> | | | (E) 21.8 % |

³ “**Impervious surface area**” as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

⁴ “**Impervious Surface**” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

| THE IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g)) |
|--|
| <input checked="" type="checkbox"/> A net decrease or no net increase in impervious area is proposed (If line E is less than or equal to line D). |
| <input type="checkbox"/> The percentage of post-construction impervious area (line E) is less than or equal to 20%. This project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. |
| <input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area (line E) is greater than 20%, but less than 30%. This project requires a stormwater management but, does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. <i>See details on the Application Checklist</i> |
| <input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area (line E) is greater than 30%. This project requires a stormwater management plan designed and certified by a professional engineer and requires plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. <i>See details on the Application Checklist</i> |

Natural Woodland Area Requirement

| DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND | |
|---|-----------------------------------|
| Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland ⁵ (see definition below). | (F) 455 FT ² |
| Total area of the lot between 50 feet and 150 feet from the reference line. | (G) 23,078 FT ² |
| At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$ | (H) 5,770 FT ² |
| Place the lesser of area (F) and calculation (H) on this line. In order to remain compliant with the natural woodland area requirement , this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state ⁶ . | (I) 455 FT ² |
| Name of person who prepared this worksheet: Eric D. Weinrieb, PE | |
| Name and date of the plan this worksheet is based upon: NHDES Wetlands & Shoreland Permit Plan, 11/28/23 | |

⁵ “**Natural Woodland**” means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

⁶ “**Unaltered State**” means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).

60 PLEASANT POINT DR

Location 60 PLEASANT POINT DR

Mblu 0207/ 0013/ 0000/ /

Acct# 28669

Owner 120-0 WILD ROSE LANE LLC

PBN

Assessment \$3,087,900

Appraisal \$3,087,900

PID 28669

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |

Owner of Record

Owner 120-0 WILD ROSE LANE LLC

Sale Price \$3,650,000

Co-Owner

Certificate

Address 209 WATER ST
NEWBURYPORT, MA 01950

Book & Page 6174/1450

Sale Date 10/05/2020

Instrument 81

Ownership History

| Ownership History | | | | | |
|---|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| 120-0 WILD ROSE LANE LLC | \$3,650,000 | | 6174/1450 | 81 | 10/05/2020 |
| DEGRANDPRE CHARLES A REVO TRUST | \$0 | | 5267/2454 | | 12/05/2011 |
| DEGRANDPRE CHARLES A | \$0 | | 5267/2434 | | 12/05/2011 |
| DEGRANDPRE CHARLES A REVO TRUST OF 1992 | \$0 | | 5186/0472 | | 01/14/2011 |
| DEGRANDPRE CHARLES A | \$0 | | 5186/0452 | | 01/14/2011 |

Building Information

Building 1 : Section 1

Year Built: 1958
Living Area: 2,662
Replacement Cost: \$576,897
Building Percent Good: 84
Replacement Cost Less Depreciation: \$484,600

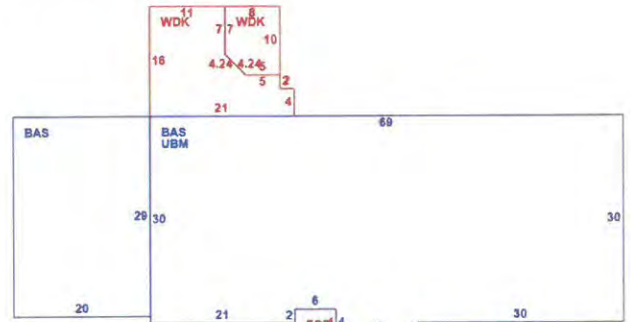
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Ranch |
| Model | Residential |
| Grade: | A- |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Wood on Sheath |
| Exterior Wall 2 | Stone/Masonry |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F GlS/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Ceram Clay Til |
| Heat Fuel | Gas |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 4 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 2 |
| Total Xtra Fixtrs: | 2 |
| Total Rooms: | 7 |
| Bath Style: | Above Avg Qual |
| Kitchen Style: | Above Avg Qual |
| Kitchen Gr | |
| WB Fireplaces | 1 |
| Extra Openings | 0 |
| Metal Fireplaces | 0 |
| Extra Openings 2 | 0 |
| Bsmt Garage | 2 |

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/A0038\28669_28669_1_1.JPG)

Building Layout



(ParcelSketch.ashx?pid=28669&bid=28669)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,662 | 2,662 |
| FOP | Porch, Open | 24 | 0 |
| UBM | Basement, Unfinished | 2,082 | 0 |
| WDK | Deck, Wood | 313 | 0 |
| | | 5,081 | 2,662 |

Extra Features

| Extra Features | | | | Legend |
|----------------|-------------|------|-------|--------|
| Code | Description | Size | Value | Bldg # |

| | | | | |
|------|----------------|-------------|----------|---|
| FBLA | FINISHED BSMNT | 475.00 S.F. | \$16,000 | 1 |
|------|----------------|-------------|----------|---|

Land

Land Use

Use Code 1013
Description SFR WATERFRONT
Zone SRB
Neighborhood 109
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.16
Frontage
Depth
Assessed Value \$2,509,800
Appraised Value \$2,509,800

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|----------------|----------|-----------------|--------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SPL2 | POOL-INGR VN/P | | | 512.00 S.F. | \$15,400 | 1 |
| RD1 | BOAT DOCK LT | | | 480.00 UNITS | \$21,600 | 1 |
| RD1 | BOAT DOCK LT | | | 900.00 UNITS | \$40,500 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2021 | \$516,000 | \$2,509,800 | \$3,025,800 |

| Assessment | | | |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2023 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2022 | \$578,100 | \$2,509,800 | \$3,087,900 |
| 2021 | \$516,000 | \$2,509,800 | \$3,025,800 |

After Recording, Return to:
John G. Morris
Michelle A. Morris
209 Water Street
Newburyport, MA 01950

*TM 2017
Lot 13*

Cathy Ann Tracy

| | | |
|--------------|-----------|-----------|
| LCHIP | ROA519205 | 25.00 |
| TRANSFER TAX | RO100523 | 54,750.00 |
| RECORDING | | 18.00 |
| SURCHARGE | | 2.00 |

FIDUCIARY DEED

BRUCE W. FELMLY and LIBBY FIELDING GIORDANO, SUCCESSOR

TRUSTEES of THE CHARLES A. DeGRANDPRE REVOCABLE TRUST OF 1992, a New Hampshire trust created u/d/t dated April 30, 1992, with a mailing address of 60 Pleasant Point Drive, Portsmouth, New Hampshire, for consideration paid, grant to **120-0 WILD ROSE LANE, LLC**, a New Hampshire limited liability company, with a mailing address of 209 Water Street, Newburyport, Massachusetts 01950, as joint tenants with rights of survivorship, the following described premises:

Two tracts or parcel of land, with any improvements thereon, situated in the City of Portsmouth, County of Rockingham, New Hampshire, more particularly bounded and described as follows:

TRACT I:

A certain parcel of land, together with the buildings thereon, located on the southerly side of New Castle Avenue, in Portsmouth, County of Rockingham and State of New Hampshire, bounded and described as follows:

1. Beginning at a point which bears S 17° 10' E, 788.1 feet from the northeast corner of a parcel of land at New Castle Avenue, now or formerly of Robert A. Moebus and Henry C. Sivik as owners in common; then

2. N 65° 38' E, 207 feet, more or less, to an arm of the Piscataqua River; then
3. Southeasterly, southerly and southwesterly direction along that portion of the Piscataqua or an arm thereof, known as "Little Harbor" to a line at land conveyed on June 20, 1954 by Robert A. Moebus to Henry C. Sivik; then
4. N 24° 22' W, 220 feet, more or less, by and along said dividing line to the point of beginning.

Also a right of ingress and egress from said tract over other lands now or formerly of said Moebus and said Sivik therein to said New Castle Avenue, said right to be over a specified road later to be laid out; and also the right to erect and maintain utilities to said land over other lands of Moebus and Sivik and over land conveyed on June 20, 1953 by said Moebus to said Sivik.

Also includes such right and title to marsh and flat lands as the grantors (as recited in Book 2829, Page 277, of the Rockingham County Registry of Deeds) may have.

The above tract of land consists of 1.160 acres, more or less.

TRACT II:

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

1. Beginning at the northern junction of land now or formerly of Henry C. Sivik as owner to the west and now or formerly of Robert A. Moebus as owner to the east, being the northeast corner of said Sivik land and northwest corner of said Moebus land; then
2. N 24° 22' W, a distance of 14.48 feet to a point; then
3. By a curve to the right having a radius of 138 feet a distance of 57.97 feet to a point; then
4. S 24° 22' E a distance of 50.34 feet to said northerly boundary of Moebus land; then
5. Turning at a right angle and running S 65° 38' E a distance of 45 feet to the point of beginning.

Commonly known as: 60 Pleasant Point Dr, Portsmouth, NH 03801

SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any.

MEANING AND INTENDING to describe and convey the same premises conveyed to Charles A. DeGrandpre, Trustee of the Charles A. DeGrandpre Revocable Trust of 1992 by deed of Charles A. DeGrandpre, dated November 16, 2011 and recorded in the Rockingham County

Registry of Deeds at Book 5267, Page 2454. Charles A. DeGrandpre died on February 12, 2020 in Pinellas County, Florida, see 10th Circuit – Probate Division – Brentwood, NH, Case #318-2020-ET-00461.

This deed was prepared from information supplied by the within grantors and no independent title examination has been performed.

This is not the homestead property of any person.

Signed on October 5, 2020.

Bruce W. Felmly

Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

Libby Fielding Giordano

Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)



STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust.

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)



02160-B

LITTLE HARBOR

LITTLE HARBOR

R.A. MOEBUS

H.C. SIVIK

D.A. STRAUS

STREET

STREET

STREET

NEWCASTLE AVENUE



SCALE IN FEET

PLAN OF LOTS
NEWCASTLE AVENUE
PORTSMOUTH, N.H.

FOR
ROBERTA A. MOEBUS & HENRY C. SIVIK

SCALE: 1" = 40 FT

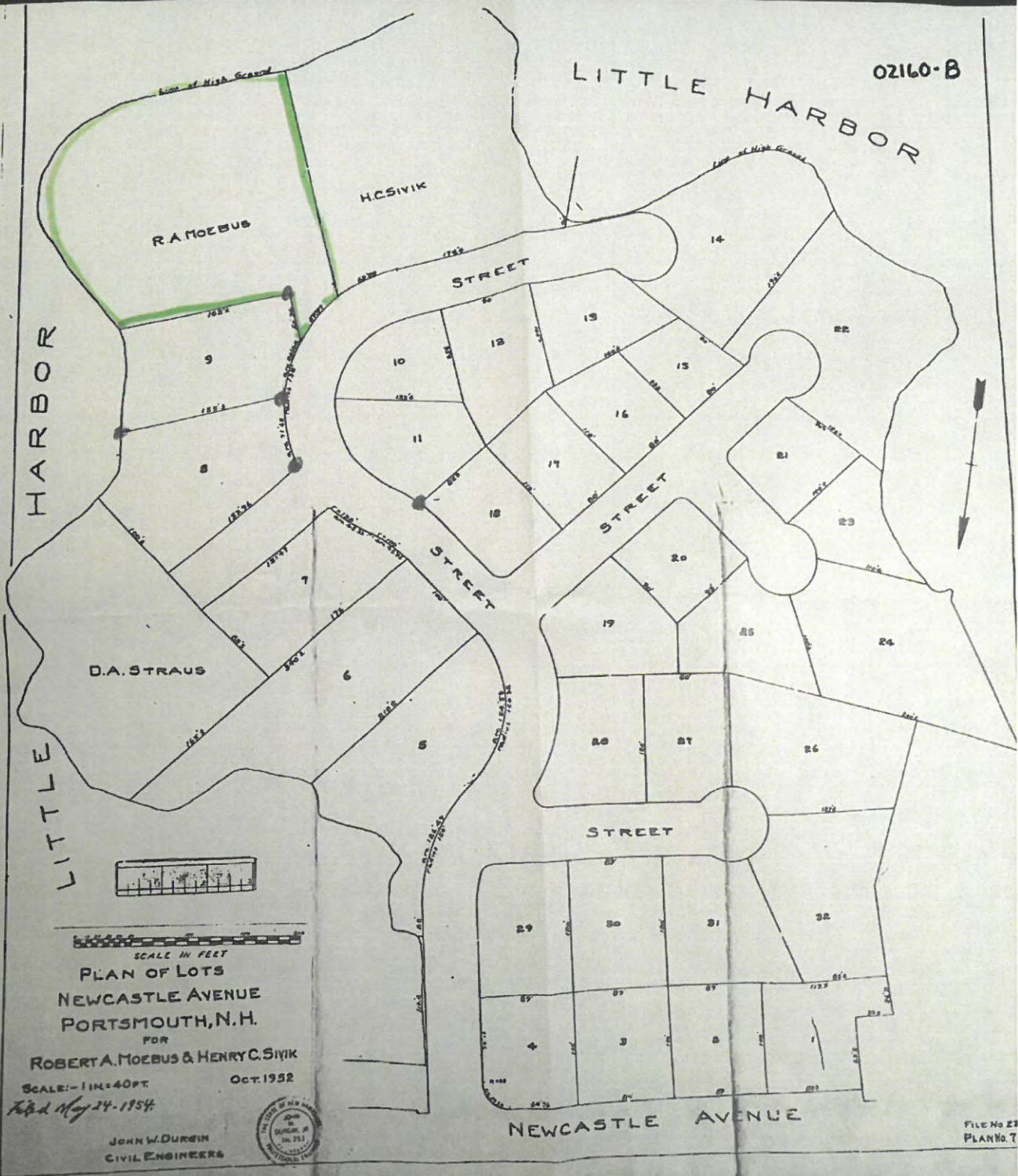
OCT. 1952

Filed May 24, 1954

JOHN W. DURGIN
CIVIL ENGINEERS



FILE NO. 23
PLAN NO. 7



Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

From: NHB Review, NH Natural Heritage Bureau
Date: 10/14/2022 (valid until 10/14/2023)

Re: Review by NH Natural Heritage Bureau
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-3247

Town: Portsmouth

Location: 60 Pleasant Point Drive
previously disturbed areas of lot, possibly fall/winter 2022.

Description: Replacement of single family residence and related site improvements

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments **NHB: Please provide photos of the proposed project area during the growing season. Will any previously undisturbed vegetation along the shoreline be disturbed? If so, NHB may request a survey for marsh elder.**
F&G: No comments at this time.

| Plant species | State ¹ | Federal | Notes |
|---------------------------------------|--------------------|---------|---|
| marsh elder (<i>Iva frutescens</i>) | T | -- | Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff. |

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Disclaimer: 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.

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

IMPORTANT: NHFG Consultation

If this NHB Datacheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB Datacheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://wildlife.state.nh.us/wildlife/environmental-review.html>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB Datacheck results letter number and “Fis 1004 consultation request” in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification*, *permit by rule*, *permit by notification*, *routine roadway registration*, *docking structure registration*, or *conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email: Kim Tuttle kim.tuttle@wildlife.nh.gov with a copy to NHFGreview@wildlife.nh.gov, and include the NHB Datacheck results letter number and “review request” in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)**Legal Status**

Federal: Not listed
 State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
 State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
 Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncoides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (saltmeadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management --

Comments:

Location

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 61.4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953

Last reported: 2021-02-10

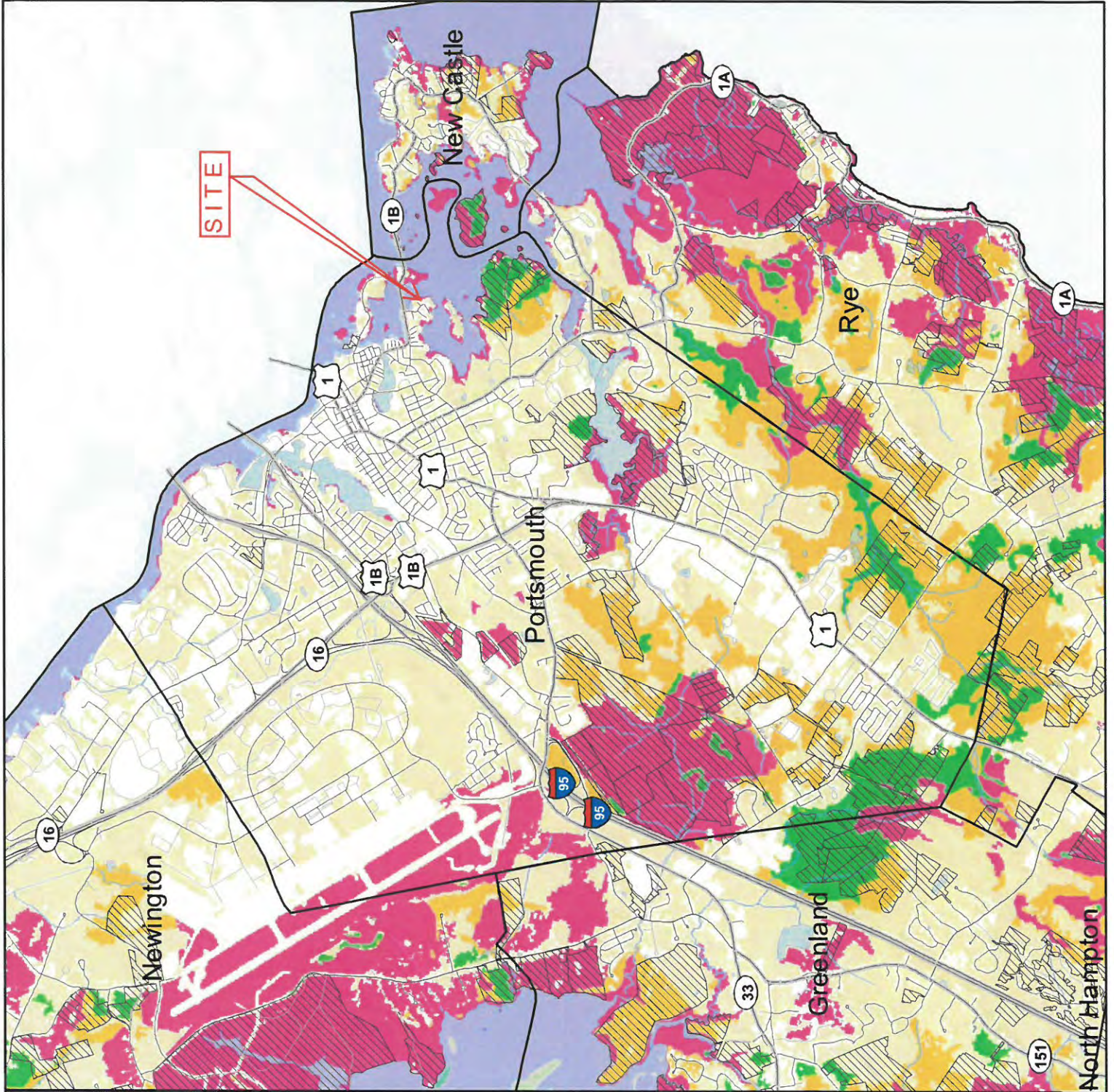
2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

-  Highest Ranked Habitat in New Hampshire
-  Highest Ranked Habitat in the Biological Region
- Biological region = TNC ecoregional subsection for terrestrial habitats or Aquatic Resource Mitigation region for wetlands and floodplain forest.
-  Supporting Landscapes
-  Conservation or public

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



Sept. 2015, spatial data Apr. 2020



National Wetlands Inventory
surface waters and wetlands

ABOUT

GET DATA

PRINT

FIND LOCATION

Measure

1:9,028
43,073 | -70,736

LEGEND

Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Riparian

- Forested/Shrub
- Herbaceous

Shapleton Island

Belle Island

E2US3M

E2US3M

E2US3M

SITE

POWERED BY **esri**

USDA FSA, GeoEye, Maxar | U.S. Fish and Wildlife Service, National Standards and S...

Type here to search

5:35 PM 2/11/2021

USFWS Wetland Inventory Map

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR

December 15, 2020

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

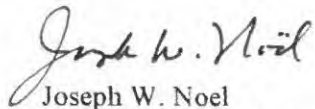
Dear Erik:

On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1 - EOT#21) were used to mark the coastal wetland. Also noted during the fieldwork was Jesuit's-bark (*Iva frutescens*), which is also known as marsh elder or high-tide bush. This coastal wetland plant species is listed as threatened at the state level. Blue and white striped flagging was hung on approximately 15 individual shrubs in two locations.

To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,



Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017

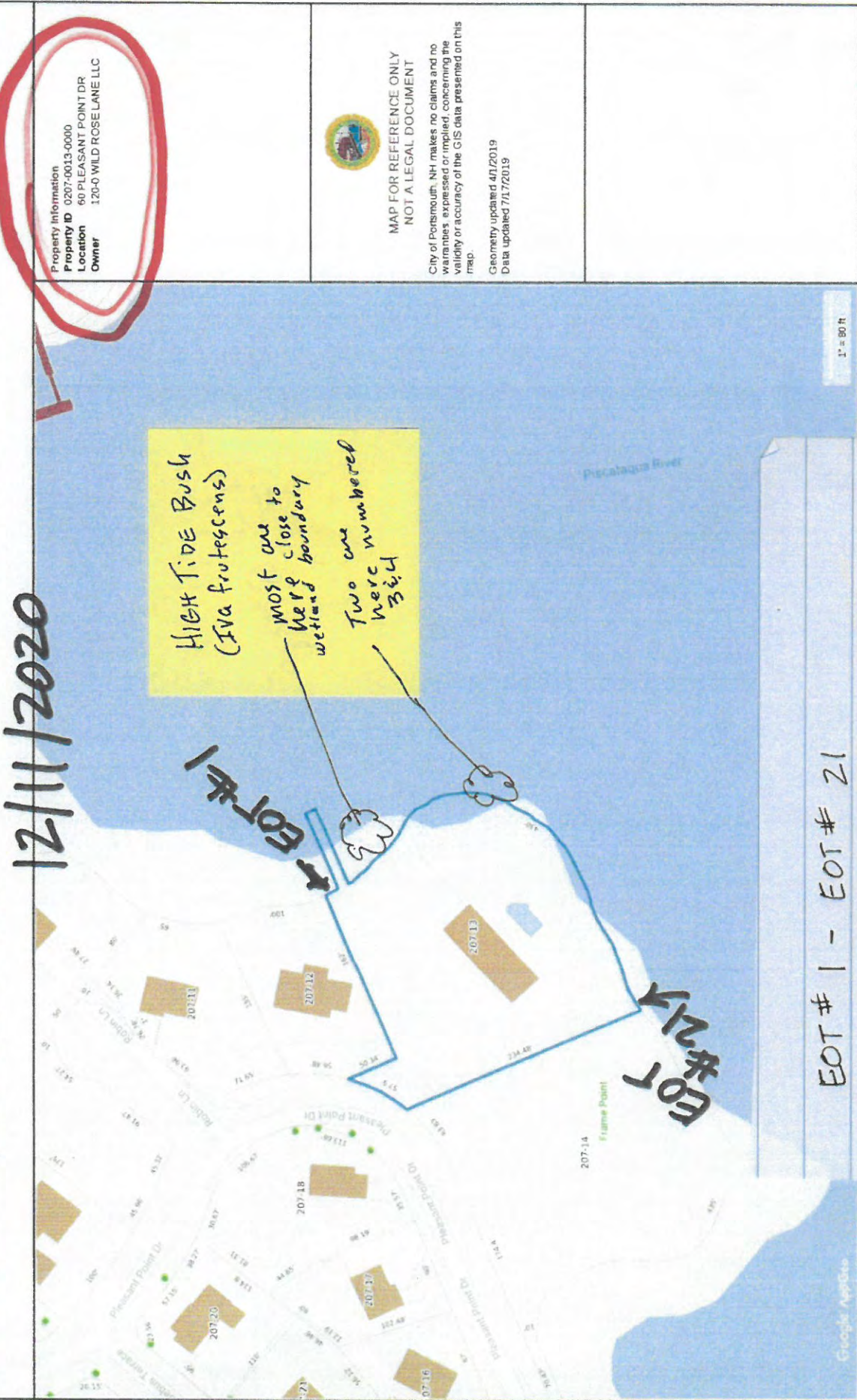


WETLAND SKETCH PLAN

City of Portsmouth, NH

November 18, 2020

12/11/2020



Property Information
Property ID 0207-0013-0000
Location 60 PLEASANT POINT DR
Owner 1200 WILD ROSELANE LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

EOT # 1 - EOT # 21

White and blue striped flags
are on Iva frutescens shrub (about 15 total)

National Flood Hazard Layer FIRMette



70°44'56"W 43°42'20"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

| | |
|--|--|
| <p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway | <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| <p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone X</i> | <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| <p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature | <p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2021 at 2:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unnumbered areas cannot be used for regulatory purposes.



70°44'19"W 43°35'53"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet



United States
Department of
Agriculture

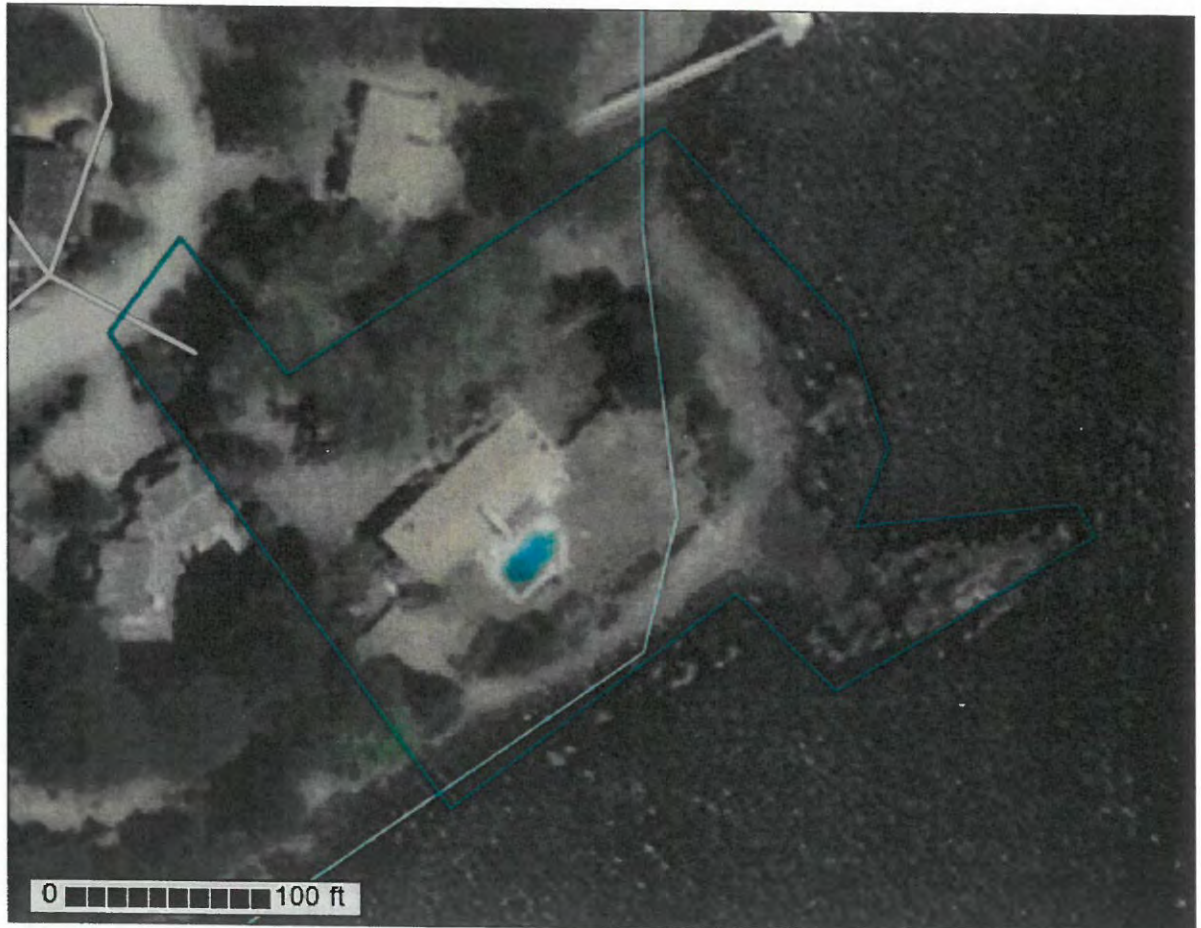
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Rockingham County, New Hampshire

Residence Redevelopment



February 8, 2021

Custom Soil Resource Report Soil Map



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 799 | Urban land-Canton complex, 3 to 15 percent slopes | 1.3 | 77.4% |
| W | Water | 0.4 | 22.6% |
| Totals for Area of Interest | | 1.7 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

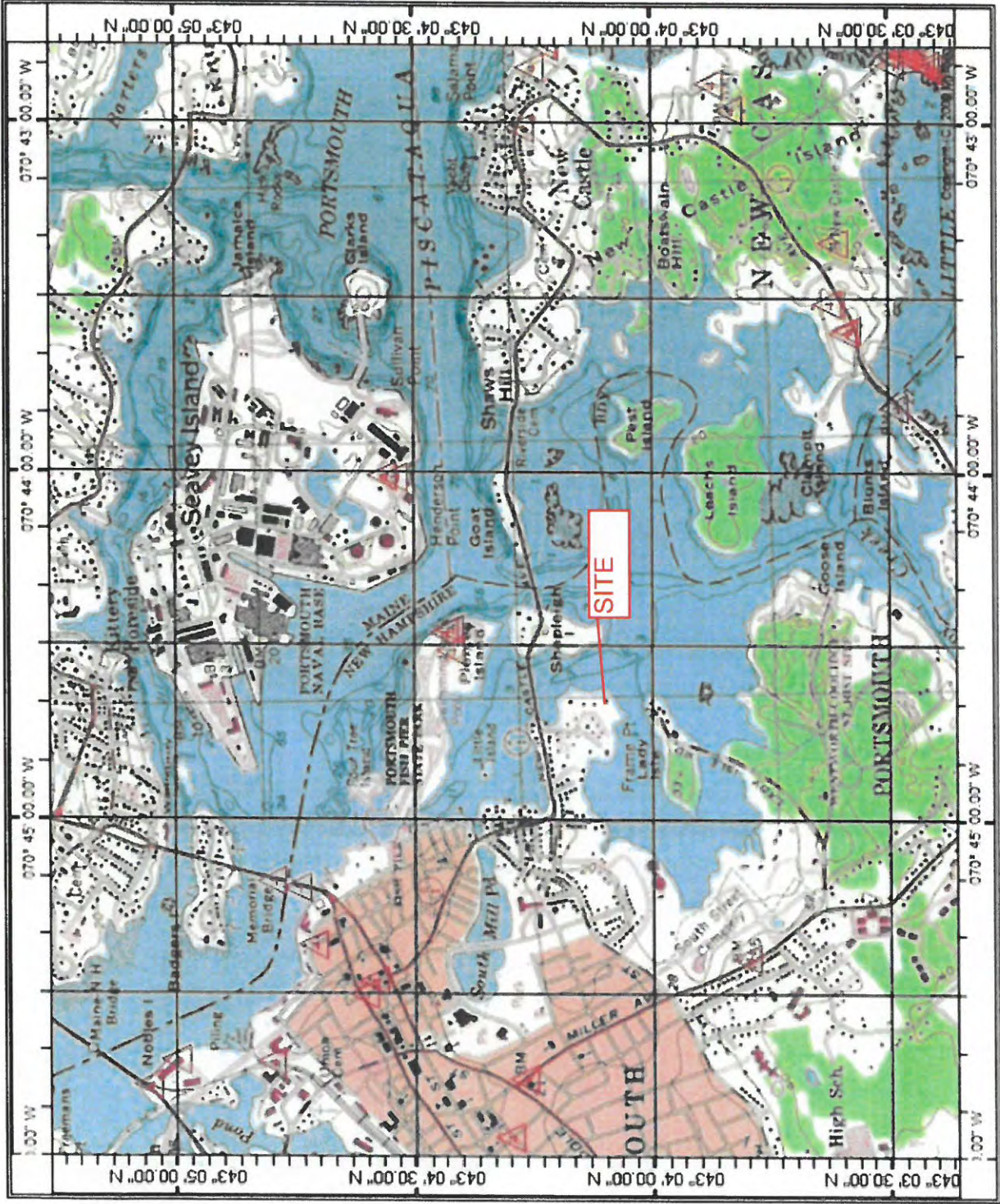




Photo #1:
Looking southerly at existing driveway and residence to be replaced.
November 23, 2020



Photo #2:
Looking westerly at Pleasant Point Drive.
November 23, 2020



Photo #3:
Looking w northerly at existing driveway exit on to Pleasant Point Drive.
November 23, 2020



Photo #4:
Looking easterly at existing residence to be replaced.
November 23, 2020



Photo #5:
Looking southwesterly at existing lawn, vegetative buffer and Piscataqua
River beyond. - November 23, 2020



Photo #6:
Looking southerly at existing waterfront access steps.
November 23, 2020



Photo #7:
Looking southeasterly at existing vegetative buffer and Piscataqua River
beyond. - November 23, 2020



Photo #8:
Looking northeasterly at pool and residence to be replaced.
November 23, 2020



Photo #9:
Looking north at existing pool pump in thin vegetation buffer between
lawn and shoreline. - November 23, 2020



Photo #10:
Looking east at shoreline and second set of steps for limited access to
resource edge. - November 23, 2020



Photo #11:
Looking northwesterly at existing residence to be replaced.
November 23, 2020



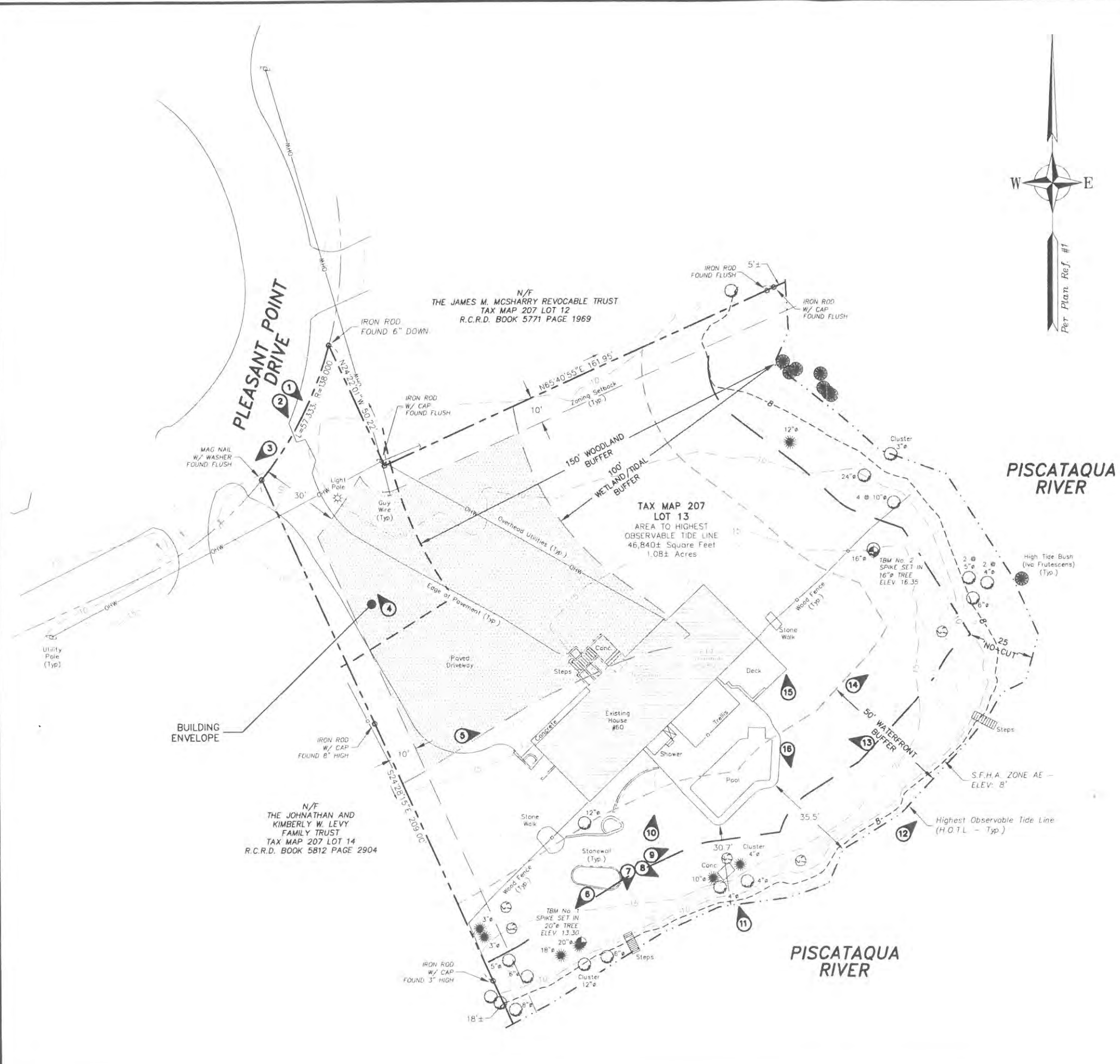
Photo #12:
Looking easterly at shoreline and Piscataqua River (resource).
November 23, 2020



Photo #13:
Looking northerly at existing landscaping, lawn & fence.
November 23, 2020



Photo #14:
Looking southerly at pool to be replaced or renovated, lawn area,
vegetative buffer and Piscataqua River beyond.
November 23, 2020



NOTES

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS & DIRECTION OF PHOTOGRAPHS TAKEN AT THE SITE FOR REVIEW AND APPROVAL PURPOSES.



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: FEBRUARY 9, 2021

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EBS 02/09/21

DRAWN BY: RMB
APPROVED BY: EBS/EDW
DRAWING FILE: 513BSITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
PHOTOGRAPH KEY

SHEET NUMBER:
PHOTO-1



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Shoreland Permit
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Wetlands & Shoreland Permit applications only

Tax Map / Parcel Abutter name & address

| | |
|----------|--|
| 207 / 12 | The James M. McSharry Revocable Trust 58 Pleasant Point Drive Portsmouth, NH 03801 |
| 207 / 14 | Lisa & Larry John Goodwin 64 Pleasant Point Drive Portsmouth, NH 03801 |

wde/5138.023-shoreland-abutters.list-wetlands-ap-only.doc



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Subject: **NHDES Shoreland Permit Application**
Tax Map 207 Lot 13
120-0 Wild Rose Lane
60 Pleasant Point Drive
Portsmouth, NH
P5128

Dear Abutter:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Shoreland Permit Application to the NHDES Shoreland Program.

The application proposes to raze & replace the existing residence along with other site improvements. The demolition & subsequent utility installations and other site improvements will impact areas within the previously disturbed and developed 100' tidal buffer zone. There are additional impacts located between the 100-foot and 250-foot zones of the Shoreland Protection Buffer since the entire lot is within the 250-foot Buffer..

This letter is for the notification of abutting property owners only. As the improvements are less than 20-feet from your common property line we are requires to obtain a letter from you stating you have no objections to the proposed improvements that are within 20-feet of the property line.

Please review the plans and if you have no objections to the components of the project that are within 20-feet of the common property line, sign the enclosed form and return it in the self-addressed envelope. If the applicant cannot obtain your permission they have the right to apply to NHDES for a waiver of the requirement. The proposed work takes place no closer than the common property line except as noted on the plans.

Once filed, the plans that show the proposed project are available for viewing during normal business hours at the City of Portsmouth City Clerk's office (603) 610-7245 or at the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,


Eric D. Weinrieb, PE
President

wde\5138.025-1-shoreland.abutter-notify-wetland.ltr.doc
CERTIFIED MAIL

ABUTTER STATEMENT LETTER

**SHORELAND PERMIT APPLICATION &
WETLANDS PERMIT APPLICATION**

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER

SHORELAND PERMIT &

WETLAND PERMIT APPLICATIONS

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

Date

7016 2710 0000 1711 2042

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Portsmouth, NH 03801

| | |
|--|---------------|
| Certified Mail Fee | \$4.35 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.90 |
| Total Postage and Fees | \$5.25 |



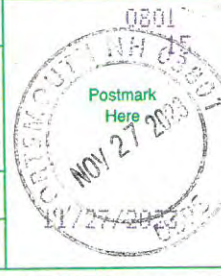
Sent To THE JAMES M. McSHARRY REV. TRUST
Street and Apt. No., or PO Box No. 58 PLEASANT POINT DR
City, State, ZIP+4® PORTSMOUTH NH 03801
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 2710 0000 1711 2059

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|--|---------------|
| Certified Mail Fee | \$4.35 |
| Extra Services & Fees (check box, add fee as appropriate) | \$0.00 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.90 |
| Total Postage and Fees | \$5.25 |



Sent To LISA & LARRY JOHN GOODWIN
Street and Apt. No., or PO Box No. 64 PLEASANT POINT DR
City, State, ZIP+4® PORTSMOUTH NH 03801
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Portsmouth, NH 03801

| | |
|--|----------------|
| Certified Mail Fee | \$4.35 |
| \$ | \$0.00 |
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| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$9.80 |
| \$ | \$14.15 |
| Total Postage and Fees | \$14.15 |



11/28/2023

Sent To KELLY BARNABY, CITY CLERK
 Street and Apt. No., or PO Box No. 1 JUNKINS AVENUE
 City, State, ZIP+4® PORTSMOUTH, NH 03801

7016 2710 0000 1711 2196

NOT FOR CONSTRUCTION

ISSUED FOR:
NHDES APPROVAL

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EDW 11/28/23

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES SHORELAND PERMIT TREE COUNT

SHEET NUMBER:
1 OF 1

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)
PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

| | REQUIRED | EXISTING | PROPOSED |
|-----------------|-------------|-----------------------|-------------|
| MIN. LOT AREA: | 15,000 S.F. | ±46,840 SF (1.08 AC.) | ±46,840 SF |
| MIN. FRONTAGE: | 100' | ±57' | ±57' |
| MIN. DEPTH: | 100' | ±150' | ±150' |
| FRONT SETBACK: | 30' | ±136' | ±93' |
| SIDE SETBACK: | 10' | ±51' | ±33' |
| REAR SETBACK: | 30' | ±31' | ±67' |
| WETLAND BUFFER: | 100' | ±80' (RESIDENCE) | 100'+(RES.) |
| NO-CUT BUFFER: | 25' | 0' (LAWN) | 0' |

WATERFRONT BUFFER (0 - 100'):

| | |
|--------------------------------------|--------------------------------|
| TOTAL AREA | 34,527 SF |
| EXISTING GROUND COVER, TREES, SHRUBS | 6,575 SF |
| PROPOSED GROUND COVER, TREES, SHRUBS | 11,000 SF - SEE LANDSCAPE PLAN |

WOODLAND BUFFER REQUIREMENTS (50 - 150'):

| | |
|--------------------------------------|---------------------------------------|
| NATURAL WOODLAND (25% MIN.) | 5,770 SF (TOTAL AREA 23,078 SF X 25%) |
| EXISTING GROUND COVER, TREES, SHRUBS | 455 SF OR 2.0% |
| PROPOSED GROUND COVER, TREES, SHRUBS | 4,280 SF OR 18.5% |



GRID SEGMENT SUMMARY

A 25' SIDE X 50' DEEP GRID MUST HAVE 25 POINTS BEFORE CUTTING CAN TAKE PLACE (NO CUTTING IN 50' BUFFER IS PROPOSED)

| NUMBER | EXISTING VEGETATION | EXISTING POINTS | PROPOSED POINTS (SEE LANDSCAPE PLAN) |
|---------------|---|-----------------|--------------------------------------|
| 1 | 8" TREE, 6" TREE, 5" TREE, 2-3" TREES | 22 | 57 |
| 2 | 20" TREE, 18" TREE, 12" TREE & 6" TREE | 45 | 65 |
| 3 | 120 SF GROUND COVER (G.C.) | 2 | 29 |
| 4 | 10" TREE, 4" TREE & 100 SF G.C. | 17 | 17 |
| 5 | 3 - 4" TREES & 175 SF G.C. | 18 | 18 |
| 6 | 1 - 2" TREE & 200 SF G.C. | 5 | 5 |
| 7 | 200 SF G.C. | 4 | 4 |
| 8 | 200 SF G.C. | 2 | 2 |
| 9 | 100 SF G.C. | 2 | 2 |
| 10 | 1 - 2" TREE & 100 SF G.C. | 3 | 3 |
| 11 | 6" TREE, 2 - 5" TREES, 2 - 4" TREES, 100 G.C. | 27 | 27 |
| 12 | 1 - 16" TREE & 100 SF G.C. | 17 | 17 |
| 13 | 4 - 10" TREES, 200 SF G.C. | 42 | 76 |
| 14 | 1 - 24" TREE, 3" CLUSTER TREE & 100 SF G.C. | 18 | 70 |
| 15 | 1 - 12" TREE & 100 SF G.C. | 12 | 57 |
| 16 | 300 SF G.C. | 3 | 27 |
| 17 | 100 SF G.C. | 2 | 43 |
| TOTAL: | | 241 | 519 |

P5138

NHDES WETLANDS & SHORELAND PERMIT APPLICATIONS MORRIS RESIDENCE

Owner/Applicant:

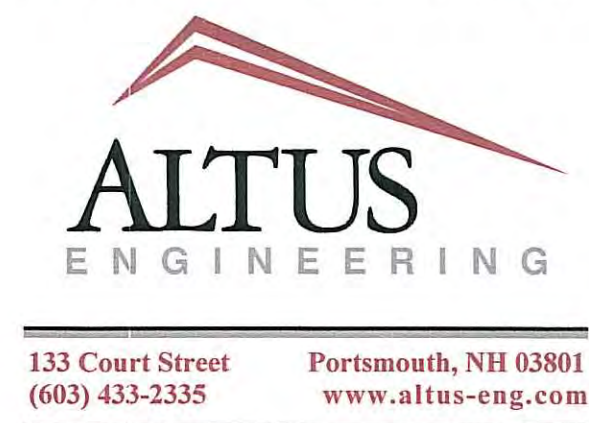
120-0 WILD ROSE LANE, LLC

209 Water Street
Newburyport, MA 01950
(617) 283-2294

60 Pleasant Point Drive
Portsmouth, New Hampshire

| | |
|---|------|
| APPROVED BY THE PORTSMOUTH PLANNING BOARD | |
| CHAIRMAN | DATE |

Civil Engineer:



Assessor's Parcel 207, Lot 13

ISSUED FOR APPROVAL

Plan Issue Date:

OCTOBER 27, 2023 PLANNING BOARD (CUP)
NOVEMBER 28, 2023 NHDES PERMITTING

Landscape Architect:

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
Attn.: Johanna Cairns

366 Fore Street
Portland, ME 04101
(617) 905-2246

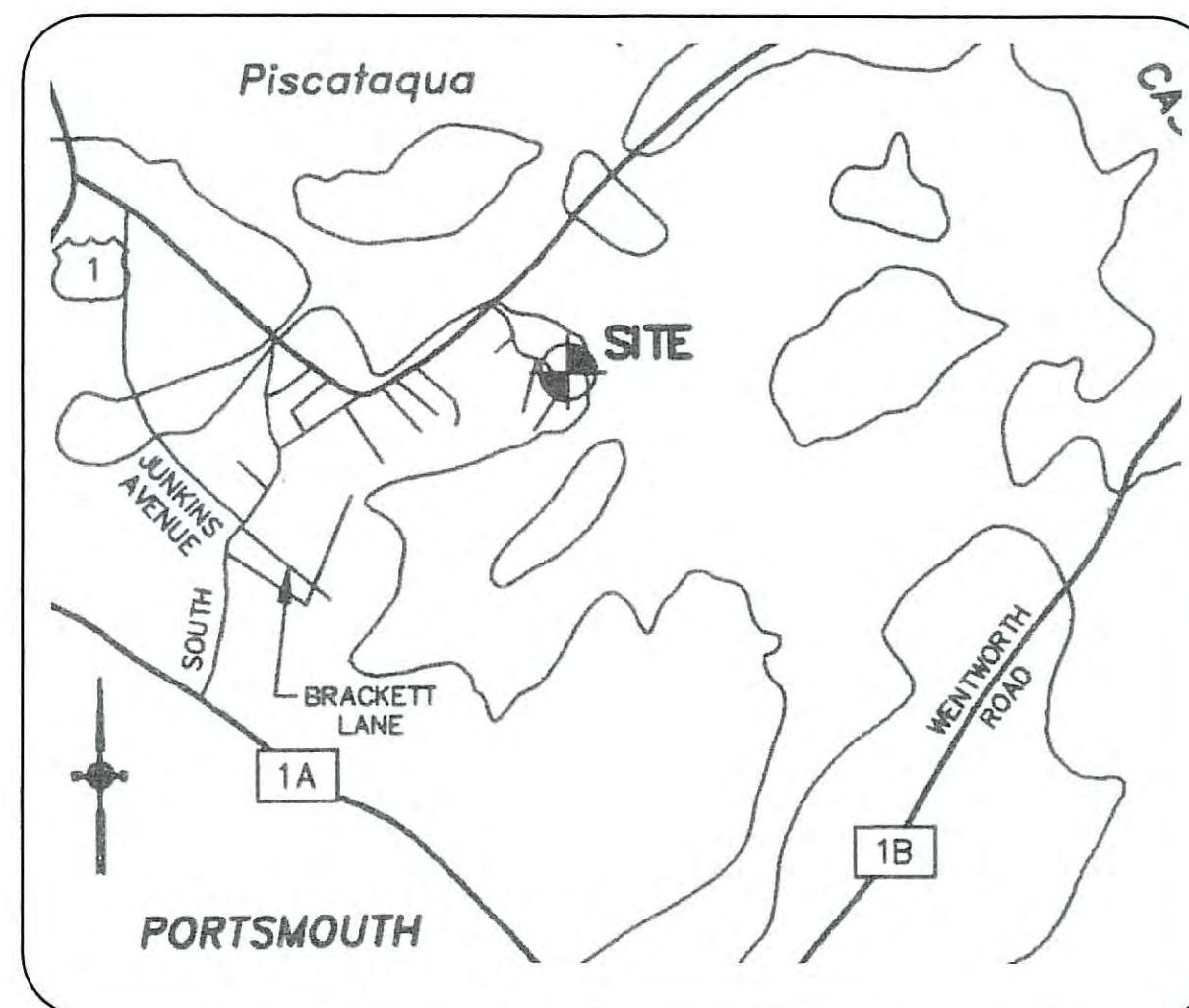
Surveyor:

EASTERLY SURVEYING, INC.
c/o Peter Agrodnia, LLS

1021 Goodwin Road, Suite #1
Elliot, ME 03903
(207) 439-6333

Soil Scientists/Wetland Scientists:

JOSEPH W. NOEL, NH CWS #086 MICHAEL CUOMO, CWS
P.O. Box 174 6 York Pond Road
South Berwick, ME 03908 York, ME 03909
(207) 384-5587 (207) 363-4532



LOCUS NOT TO SCALE

Sheet Index

| Title | Sheet No.: | Rev. | Date |
|--|------------|------|----------|
| Existing Conditions Plan | 1 of 1 | A | 04/02/21 |
| Demolition Plan | C-1 | 1 | 11/28/23 |
| Site Plan | C-2 | 1 | 11/28/23 |
| Stormwater Management & Grading Plan | C-3 | 1 | 11/28/23 |
| Erosion Control Plan | C-4 | 0 | 10/27/23 |
| Utilities Plan | C-5 | 0 | 10/27/23 |
| Illustrative Master Plan (by Matthew Cunningham) | L0.0 | 0 | 10/25/23 |
| Planting Plan (by Matthew Cunningham) | L0.2 | 0 | 10/25/23 |
| Planting Details (by Matthew Cunningham) | L0.3 | 0 | 10/25/23 |
| NHDES Wetlands & Shoreland Permit Application Plan | 1 of 1 | 0 | 11/28/23 |
| Erosion Control Notes & Details | D-1 | 1 | 11/28/23 |
| Detail Sheet | D-2 | 1 | 11/28/23 |

Permit Summary:

| | Submitted | Received |
|------------------------|---|----------|
| NHDES Wetlands Permit | To be submitted | - |
| NHDES Shoreland Permit | To be submitted | - |
| Notice of Intent | By Contractor 14 days prior to construction | |



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED DECEMBER 16, 2019):

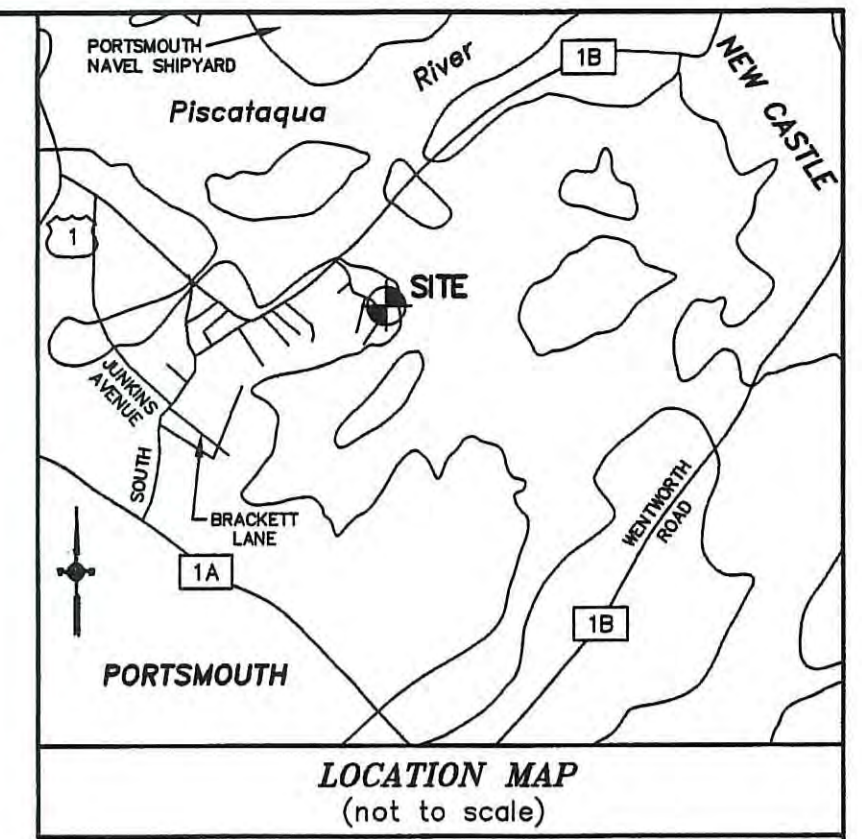
ZONE: Single Residence B (SRB)
 REQUIREMENTS: *
 MINIMUM LOT AREA: 15,000 Square Feet
 MINIMUM STREET FRONTAGE: 100 Ft
 MINIMUM LOT DEPTH: 100 Ft
 MINIMUM FRONT SETBACK: 30 Ft
 MINIMUM SIDE SETBACK: 20 Ft
 MINIMUM REAR SETBACK: 40 Ft
 MAXIMUM BUILDING HEIGHT:
 SLOPED ROOF: 35 Ft
 MAXIMUM BUILDING COVERAGE: 20%
 MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
 HOUSE: 2,621 SQ. FT.
 BUILDING COVERAGE: 5.6%

OPEN SPACE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
 DRIVEWAY: 4,910± SQ. FT.
 HOUSE: 2,621± SQ. FT.
 PATIO/POOL: 1,707± SQ. FT.
 DECK: 309± SQ. FT.
 CONCRETE/MISC.: 182± SQ. FT.
 STEPS: 172± SQ. FT.
 RETAINING WALLS: 114± SQ. FT.
 TOTAL COVERAGE: 10,015 SQ. FT.
 OPEN SPACE: 36,825± SQ. FT. (78.6%)



PLAN REFERENCES:

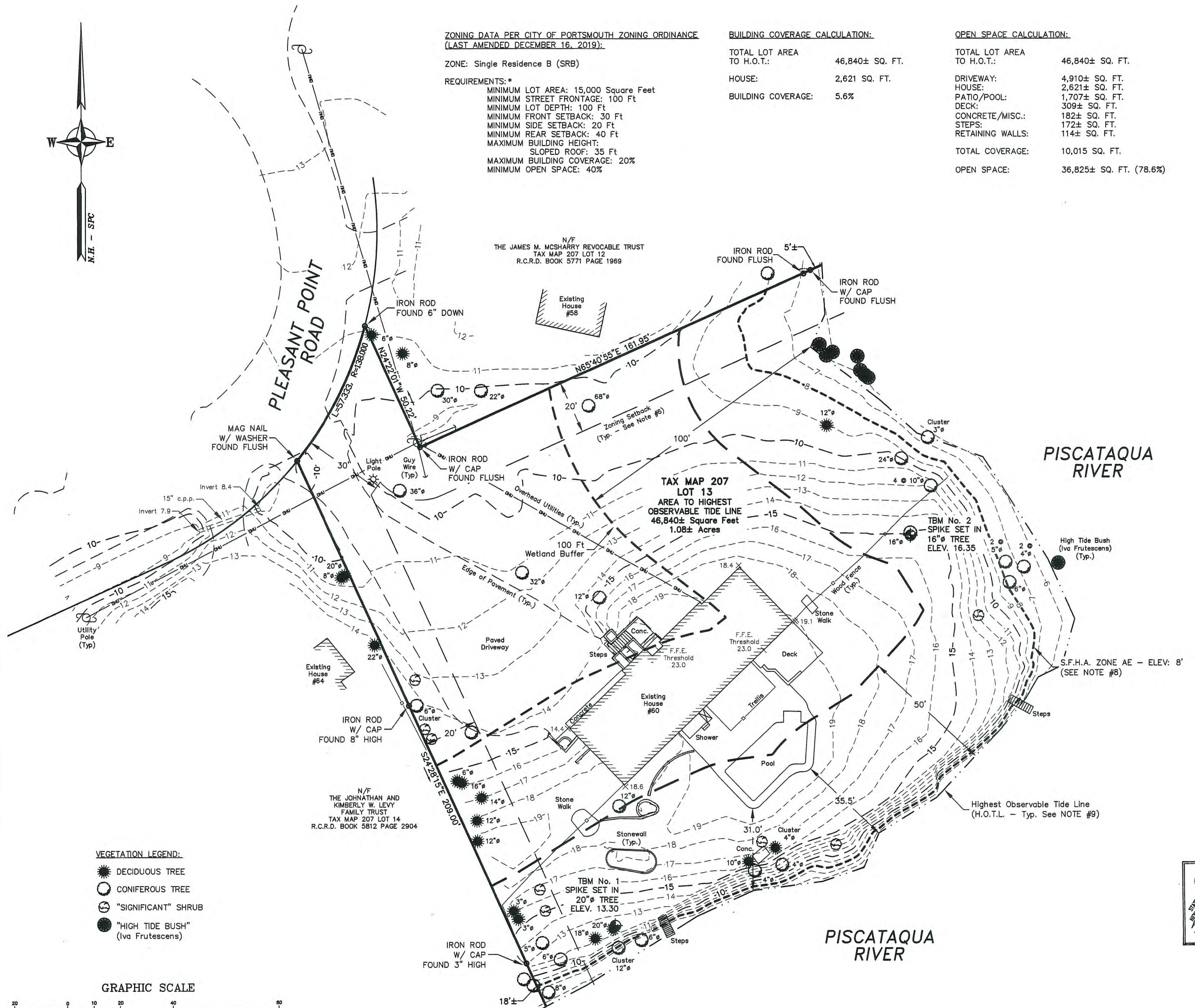
- "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESSOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.
- "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160-B.
- "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVK AND HENRY C. SIVK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

- OWNERS OF RECORD:
TAX MAP 207 LOT 13
120-0 WILD ROSE, LLC
R.C.R.D. BOOK 6174 PAGE 1450
DATED OCTOBER 5, 2020
- TOTAL EXISTING PARCEL AREA:
TAX MAP 207 LOT 13
1.08± Acres To H.O.T.L.
- BASIS OF BEARING IS NEW HAMPSHIRE S.P.C.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.



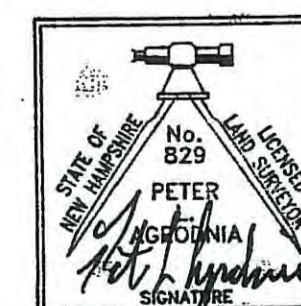
VEGETATION LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- "SIGNIFICANT" SHRUB
- "HIGH TIDE BUSH" (Iva Frutescens)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM - NGVD29



10/19/2023

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
 60 Pleasant Point Drive
 Portsmouth, Rockingham County, New Hampshire
 OWNED BY
 120-0 Wild Rose Lane, LLC
 c/o Altus Engineering, Att. Erik Saari, V.P.
 133 Court Street, Portsmouth, New Hampshire 03801



SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
 (207) 439-8333 ELIOT, MAINE 03903

| | | | | | |
|---------------------------|------------------|----------|--------------------|-----------|-------------|
| SCALE: | PROJECT NO.: | DATE: | SHEET: | DRAWN BY: | CHECKED BY: |
| 1" = 20' | 20770 | 02/04/21 | 1 OF 1 | A.H.P. | P.L.A. |
| DRAWING No.: | FIELD BOOK No.: | | Tax Map 207 Lot 13 | | |
| 20770 EXISTING CONDITIONS | "Portsmouth #17" | | | | |

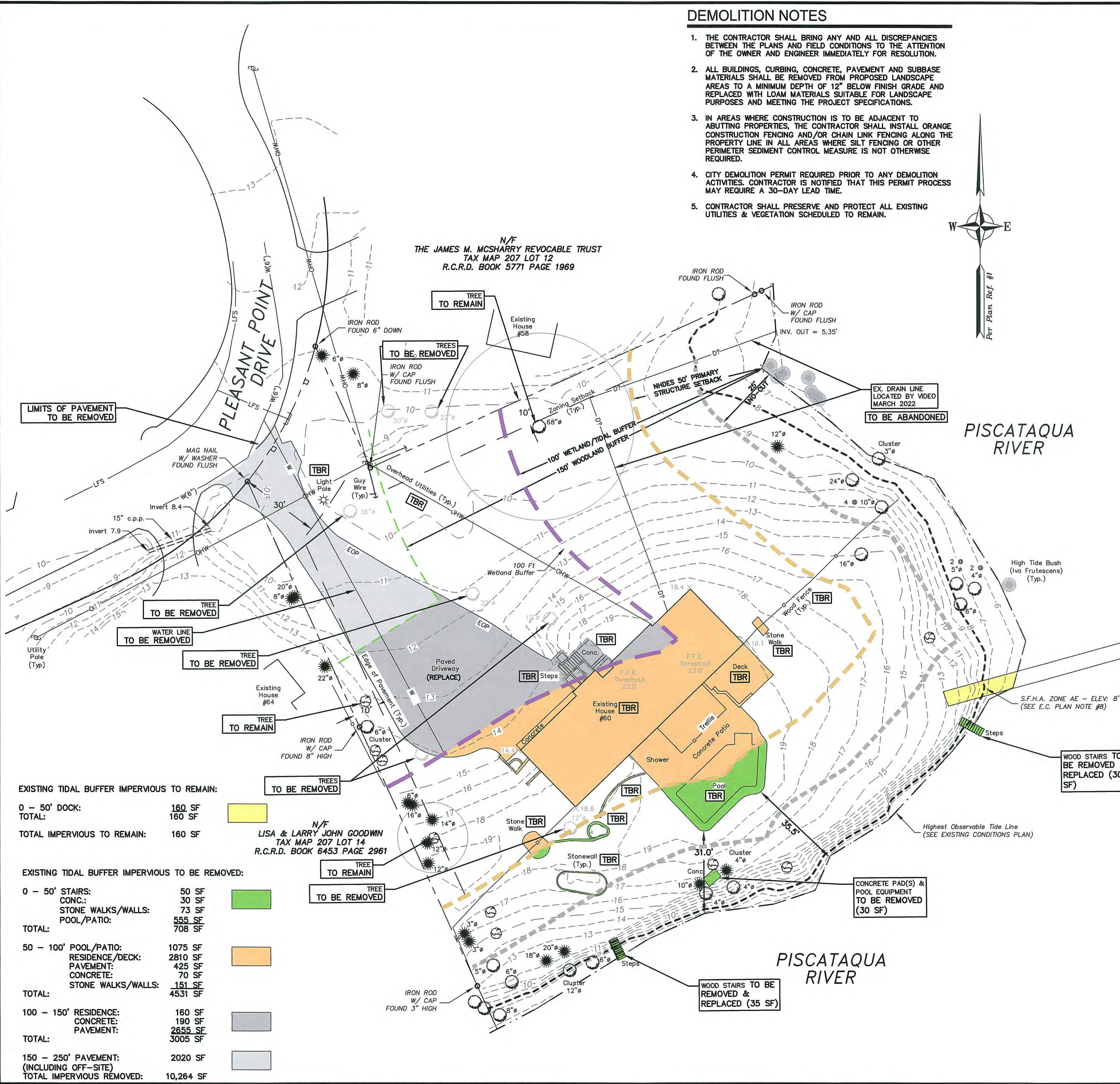
DEMOLITION NOTES

1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
3. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AND/OR CHAIN LINK FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING OR OTHER PERIMETER SEDIMENT CONTROL MEASURE IS NOT OTHERWISE REQUIRED.
4. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
5. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES & VEGETATION SCHEDULED TO REMAIN.



DEMOLITION NOTES - continued

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
7. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
10. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
11. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
12. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
13. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
14. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
15. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
16. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
17. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
18. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY WATER AND SEWER LINE SERVICES.
19. ENTIRE PARCEL LIES WITHIN THE NHDES 250-FOOT SHORELAND PROTECTION AREA.
20. ALL WATER MAIN AND SANITARY SEWER SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
21. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
22. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
23. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
24. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
25. EXISTING HOUSE IS SERVICED BY A PROPANE TANK. REMOVAL AND DISPOSAL OF EXISTING TANK & INSTALLATION OF NEW PROPANE TANK, IF DESIRED, SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
26. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDING, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
27. EXISTING SEWER SERVICE LOCATION IS APPROXIMATE BASED ON REFERENCE PLAN. CONTRACTOR SHALL INVESTIGATE THE EXISTING BUILDING DISCHARGE AND PERFORM TEST PITS AND OTHER WORK AS NECESSARY TO LOCATE THE CONNECTION. THE NEW SERVICE SHALL BE CONNECTED PER UTILITY PLAN & IN ACCORDANCE WITH DPW STANDARDS.

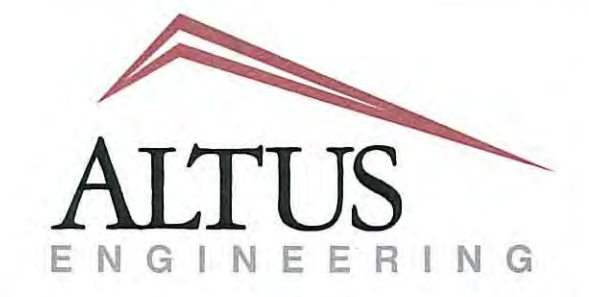


EXISTING TIDAL BUFFER IMPERVIOUS TO REMAIN:

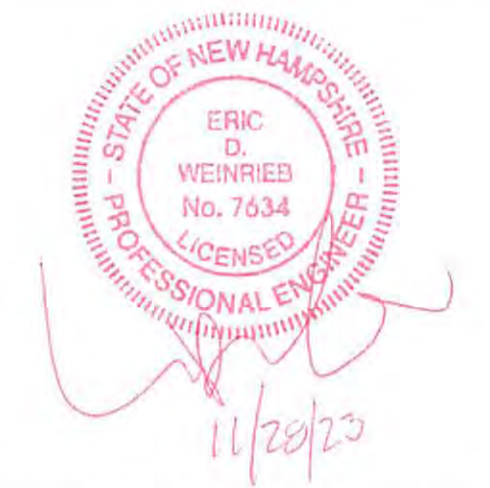
| | |
|-----------------------------|--------|
| 0 - 50' DOCK: | 160 SF |
| TOTAL: | 160 SF |
| TOTAL IMPERVIOUS TO REMAIN: | 160 SF |

EXISTING TIDAL BUFFER IMPERVIOUS TO BE REMOVED:

| | |
|---------------------------|-----------|
| 0 - 50' STAIRS: | 50 SF |
| CONC.: | 30 SF |
| STONE WALKS/WALLS: | 73 SF |
| POOL/PATIO: | 555 SF |
| TOTAL: | 708 SF |
| 50 - 100' POOL/PATIO: | 1075 SF |
| RESIDENCE/DECK: | 2810 SF |
| PAVEMENT: | 425 SF |
| CONCRETE: | 70 SF |
| STONE WALKS/WALLS: | 151 SF |
| TOTAL: | 4531 SF |
| 100 - 150' RESIDENCE: | 160 SF |
| CONCRETE: | 190 SF |
| PAVEMENT: | 2655 SF |
| TOTAL: | 3005 SF |
| 150 - 250' PAVEMENT: | 2020 SF |
| (INCLUDING OFF-SITE) | |
| TOTAL IMPERVIOUS REMOVED: | 10,264 SF |



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |
| 1 | NHDES SUBMISSION | EDW | 11/28/23 |

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

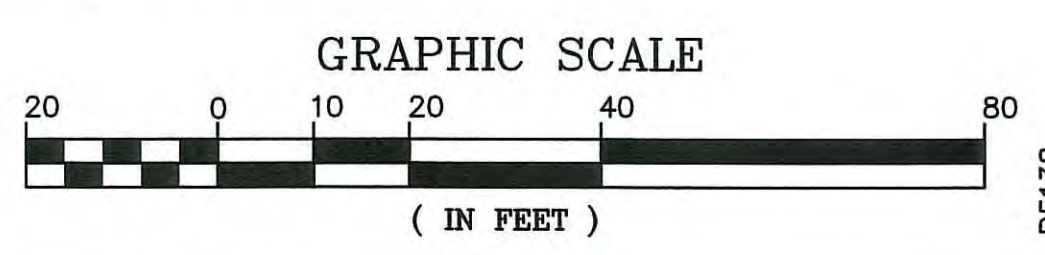
OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-1



P5138

CONSERVATION COMMISSION RECOMMENDATIONS:

- IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
- APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

LEGEND

| | |
|--|------------------------------------|
| | PROPERTY LINE |
| | HIGHEST OBSERVABLE TIDE LINE |
| | 25' NO CUT BUFFER |
| | 50' LIMITED CUT BUFFER |
| | 100' WETLAND / TIDAL BUFFER |
| | EXISTING TREES TO REMAIN |
| | HOUSE / DECK / POOL TO BE REPLACED |

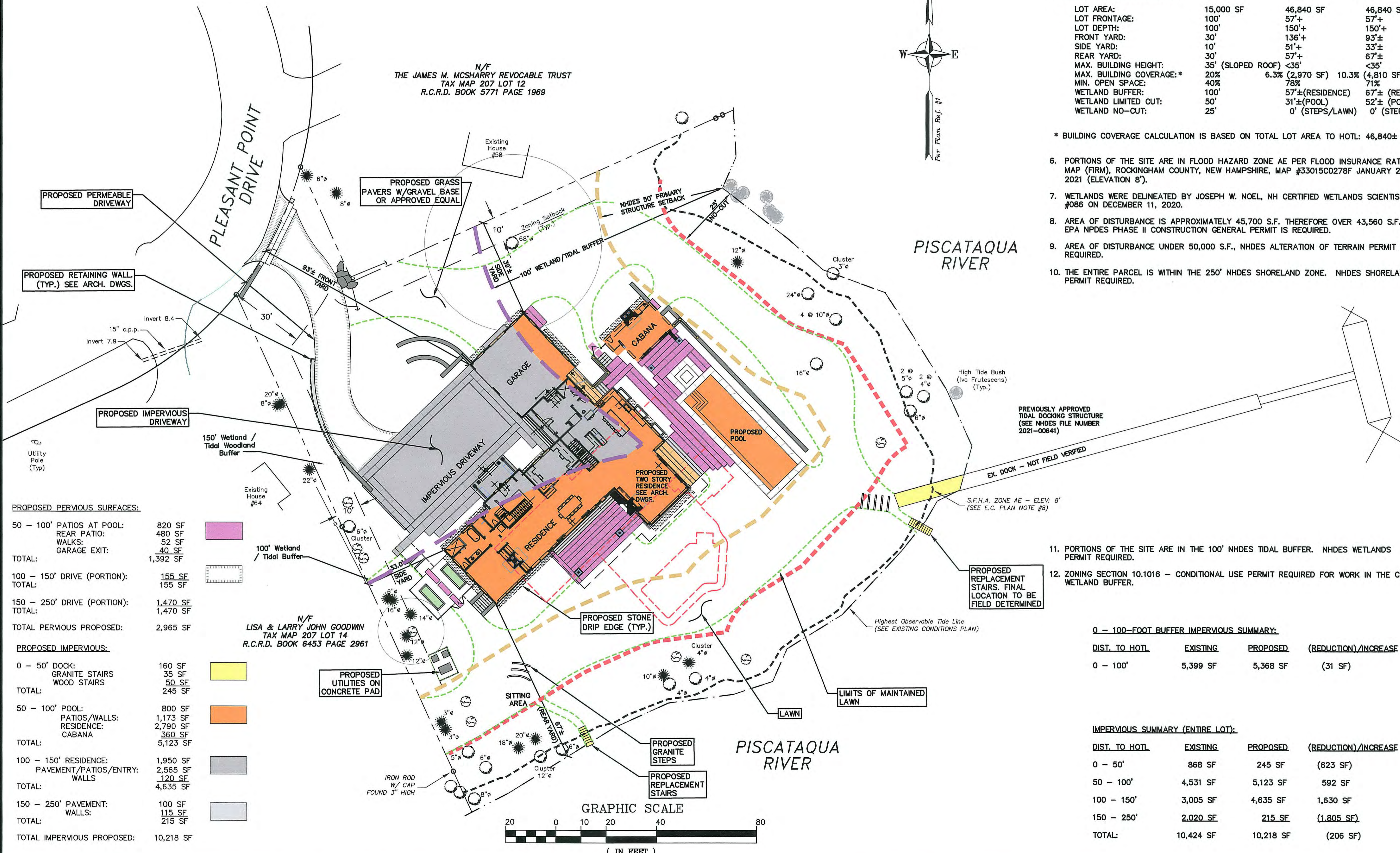
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

SITE NOTES

- DESIGN INTENT - THE EXISTING ANTIQUATED SINGLE FAMILY RESIDENCE WILL BE RAZED & REPLACED WITH A NEW SINGLE FAMILY RESIDENCE.
 - THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, NH", DATED FEB. 4, 2021 BY EASTERLY SURVEYING, INC.
 - PROJECT PARCEL: MAP 207 LOT 13, 46,840 S.F. (1.08 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
 - ZONE: SRB (SINGLE RESIDENCE B) OVERLAY: FLOOD PLAIN DISTRICT OVERLAY
 - DIMENSIONAL REQUIREMENTS:

| | EXISTING | PROPOSED |
|--------------------------|-------------------|-----------------|
| LOT AREA: | 15,000 SF | 46,840 SF |
| LOT FRONTAGE: | 100' | 57'+ |
| LOT DEPTH: | 100' | 150'+ |
| FRONT YARD: | 30' | 136'+ |
| SIDE YARD: | 10' | 51'+ |
| REAR YARD: | 30' | 57'+ |
| MAX. BUILDING HEIGHT: | 35' (SLOPED ROOF) | <35' |
| MAX. BUILDING COVERAGE:* | 20% | 6.3% (2,970 SF) |
| MIN. OPEN SPACE: | 40% | 78% |
| WETLAND BUFFER: | 100' | 57'±(RESIDENCE) |
| WETLAND LIMITED CUT: | 50' | 31'±(POOL) |
| WETLAND NO-CUT: | 25' | 0' (STEPS/LAWN) |
- * BUILDING COVERAGE CALCULATION IS BASED ON TOTAL LOT AREA TO HOTL: 46,840± S.F.
- PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #33015C0278F JANUARY 29, 2021 (ELEVATION 8').
 - WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #086 ON DECEMBER 11, 2020.
 - AREA OF DISTURBANCE IS APPROXIMATELY 45,700 S.F. THEREFORE OVER 43,560 S.F., EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS REQUIRED.
 - AREA OF DISTURBANCE UNDER 50,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
 - THE ENTIRE PARCEL IS WITHIN THE 250' NHDES SHORELAND ZONE. NHDES SHORELAND PERMIT REQUIRED.



PROPOSED PERVIOUS SURFACES:

| | |
|---------------------------------|-----------------|
| 50 - 100' PATIOS AT POOL: | 820 SF |
| REAR PATIO: | 480 SF |
| WALKS: | 52 SF |
| GARAGE EXIT: | 40 SF |
| TOTAL: | 1,392 SF |
| 100 - 150' DRIVE (PORTION): | 155 SF |
| TOTAL: | 155 SF |
| 150 - 250' DRIVE (PORTION): | 1,470 SF |
| TOTAL: | 1,470 SF |
| TOTAL PERVIOUS PROPOSED: | 2,965 SF |

PROPOSED IMPERVIOUS:

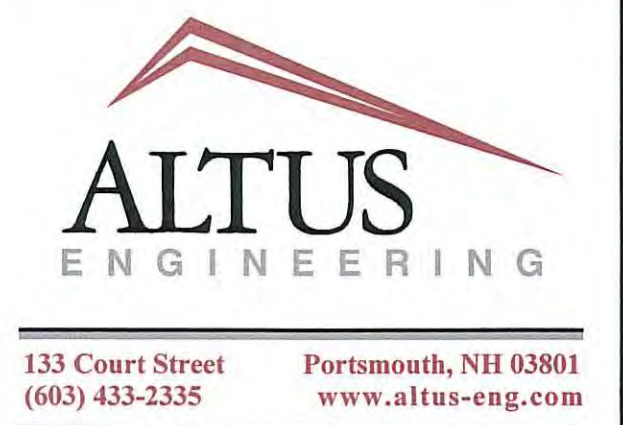
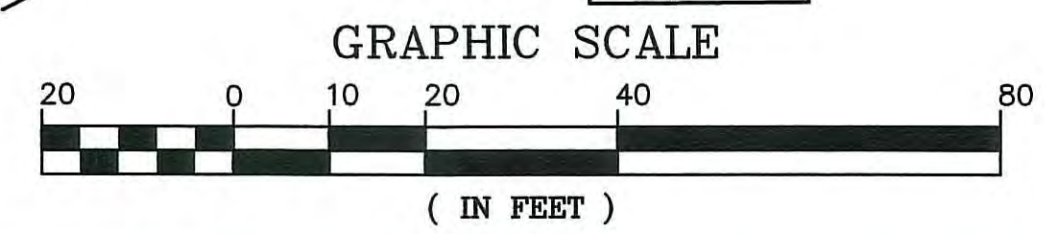
| | |
|-----------------------------------|------------------|
| 0 - 50' DOCK: | 160 SF |
| GRANITE STAIRS: | 35 SF |
| WOOD STAIRS: | 50 SF |
| TOTAL: | 245 SF |
| 50 - 100' POOL: | 800 SF |
| PATIOS/WALLS: | 1,173 SF |
| RESIDENCE: | 2,790 SF |
| CABANA: | 360 SF |
| TOTAL: | 5,123 SF |
| 100 - 150' RESIDENCE: | 1,950 SF |
| PAVEMENT/PATIOS/ENTRY: | 2,565 SF |
| WALLS: | 120 SF |
| TOTAL: | 4,635 SF |
| 150 - 250' PAVEMENT: | 100 SF |
| WALLS: | 115 SF |
| TOTAL: | 215 SF |
| TOTAL IMPERVIOUS PROPOSED: | 10,218 SF |

0 - 100-FOOT BUFFER IMPERVIOUS SUMMARY:

| DIST. TO HOTL | EXISTING | PROPOSED | (REDUCTION)/INCREASE |
|---------------|----------|----------|----------------------|
| 0 - 100' | 5,399 SF | 5,368 SF | (31 SF) |

IMPERVIOUS SUMMARY (ENTIRE LOT):

| DIST. TO HOTL | EXISTING | PROPOSED | (REDUCTION)/INCREASE |
|---------------|------------------|------------------|----------------------|
| 0 - 50' | 868 SF | 245 SF | (623 SF) |
| 50 - 100' | 4,531 SF | 5,123 SF | 592 SF |
| 100 - 150' | 3,005 SF | 4,635 SF | 1,630 SF |
| 150 - 250' | 2,020 SF | 215 SF | (1,805 SF) |
| TOTAL: | 10,424 SF | 10,218 SF | (206 SF) |



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

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REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |
| 1 | NHDES SUBMISSION | EDW | 11/28/23 |

DRAWN BY: RLH
 APPROVED BY: EDW
 DRAWING FILE: 5138SITE-8-30-2023

SCALE:
 (22"x34") 1" = 20'
 (11"x17") 1" = 40'

OWNER:
 120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

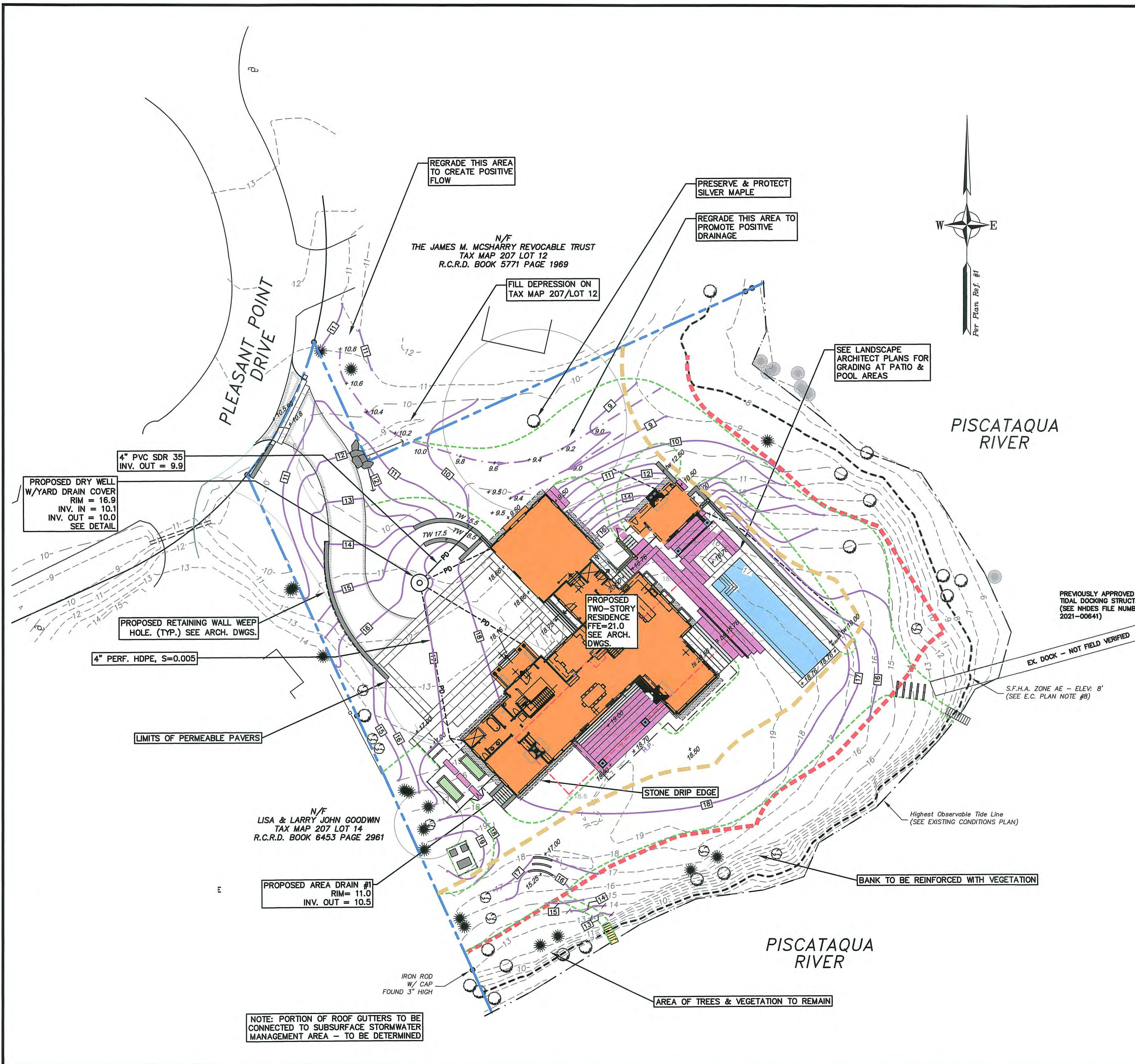
APPLICANT:
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PROJECT:
 JOHN & MICHELLE MORRIS RESIDENCE
 TAX MAP 207, LOT 13
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 PORTSMOUTH, NH

TITLE:
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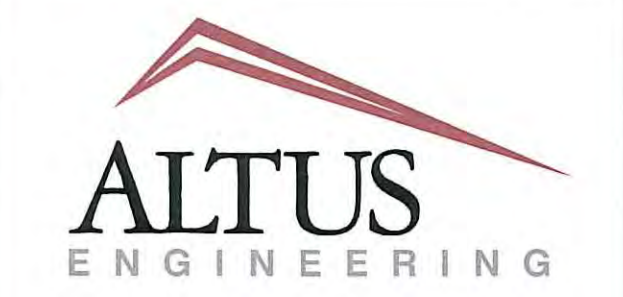
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P5138

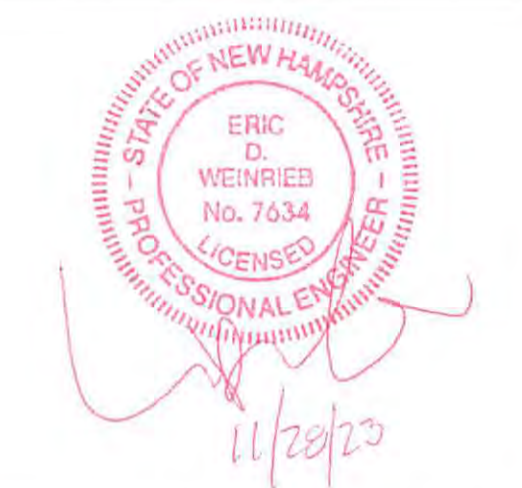


STORMWATER MANAGEMENT NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED GATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL, AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL CPP PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- TOTAL AREA OF PROJECT DISTURBANCE IS ±45,700 S.F. (>1 ACRE THEREFORE SUBJECT TO EPA NPDES PHASE II. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS.
- NO EARTHWORK, STUMPING OR GRUBBING SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
- ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
- ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF COMPACTED LOAM, LIMESTONE, ORGANIC FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES OR AS INDICATED ON THE LANDSCAPE ARCHITECTURAL PLANS.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- THE ENGINEER OF RECORD SHALL SUBMIT A WRITTEN REPORT WITH PHOTOGRAPHS AND ENGINEERS STAMP CERTIFYING THAT THE STORMWATER INFRASTRUCTURE WAS CONSTRUCTED TO THE APPROVED PLANS AND WILL MEET THE DESIGN PERFORMANCE.
- THE RESIDENCE SHALL BE CONSTRUCTED WITH STONE DRIP EDGES, WHERE APPROPRIATE. DRIP EDGE UNDERDRAINS SHALL BE DIRECTED TO A STORMWATER PIPE OR DAYLIGHT IN AN AREA OUTSIDE THE CITY 100 FOOT WETLANDS BUFFER.
- WEST SIDE OF HOUSE (DRIVEWAY SIDE) TO HAVE ROOF GUTTERS CONNECTED TO LEACHING CATCH BASIN.



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| NO. | DESCRIPTION | BY | DATE |
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| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |
| 1 | NHDES SUBMISSION | EDW | 11/28/23 |

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
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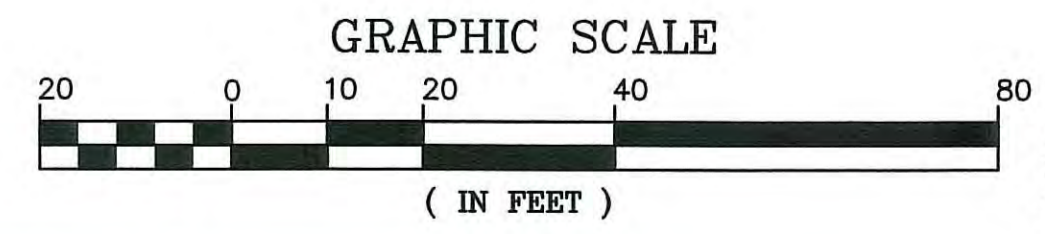
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NEWBURYPORT, MA 01950

APPLICANT:
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TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
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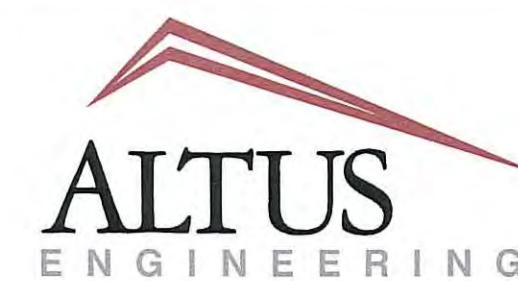
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STORMWATER MANAGEMENT & GRADING PLAN

SHEET NUMBER:
C - 3

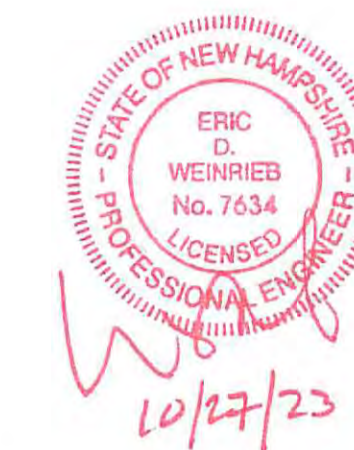


EROSION CONTROL NOTES

1. SEE DETAIL SHEET D-1.



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Portsmouth, NH 03801
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ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
OCTOBER 27, 2023

| REVISIONS NO. | DESCRIPTION | BY | DATE |
|---------------|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |

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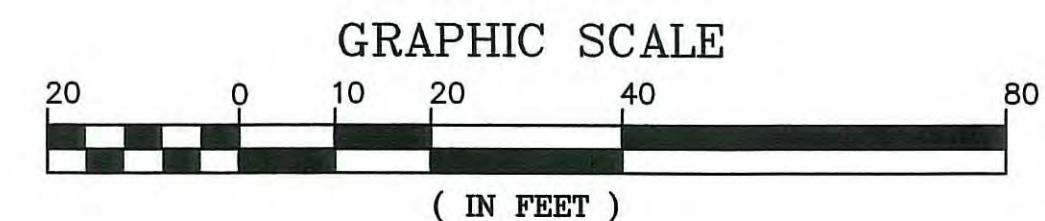
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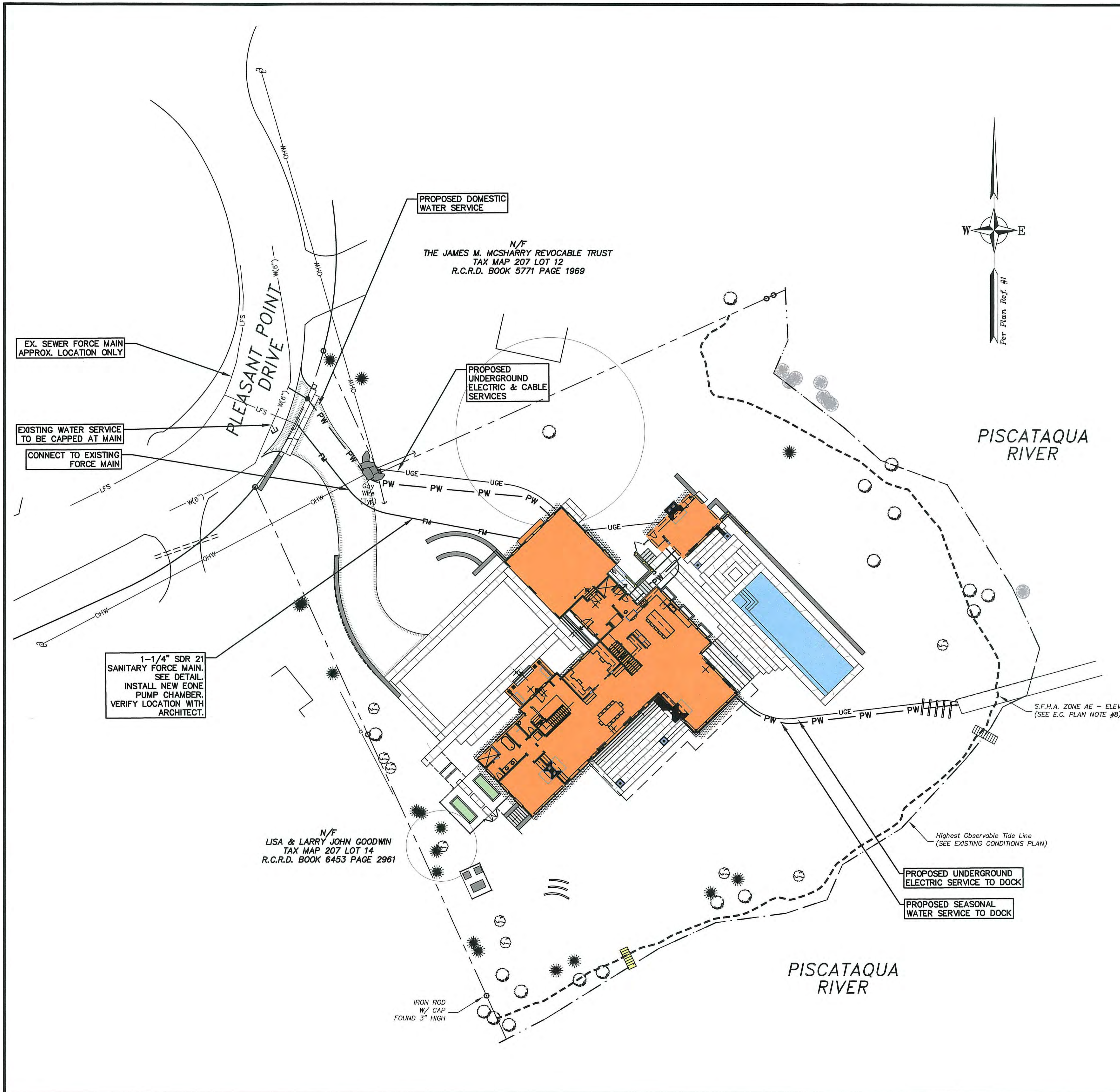
PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C - 4

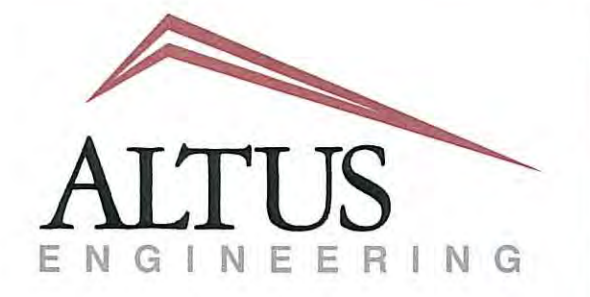
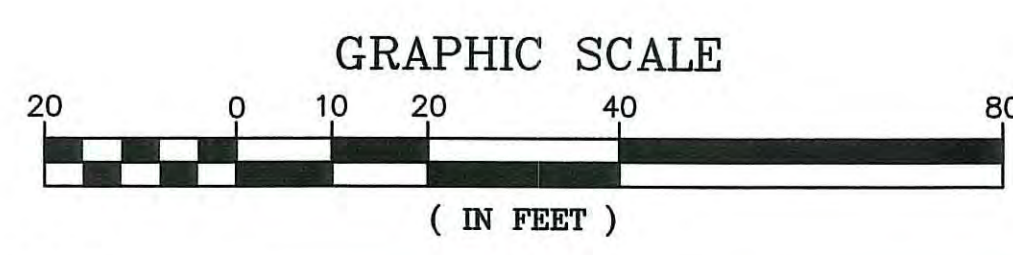


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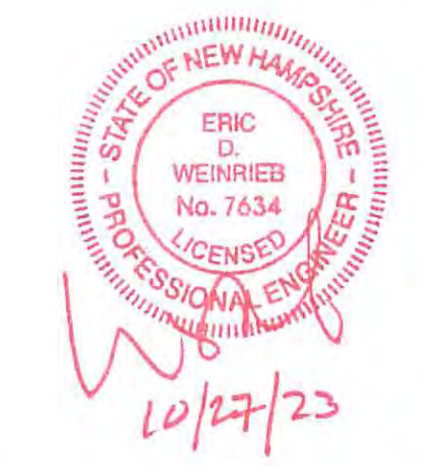


UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
8. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
9. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
10. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
13. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
14. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
16. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
17. CONTRACTOR SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN IF NECESSARY.
18. THE APPLICANT OR ASSIGNS SHALL AGREE TO PAY FOR THE SERVICES OF A THIRD-PARTY OVERSIGHT ENGINEER, TO BE SELECTED BY THE CITY, TO MONITOR THE INSTALLATION OF UTILITIES INCLUDING SEWER, WATER AND DRAINAGE.
19. RESIDENTIAL HOUSES SHALL BE EQUIPPED WITH NFPA 13D-COMPLIANT SPRINKLER SYSTEMS IF THEIR FRONT DOORS ARE LOCATED GREATER THAN 50' FROM THE EDGE OF ROADWAY PAVEMENT.
20. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.



133 Court Street Portsmouth, NH 03801
 (603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
OCTOBER 27, 2023

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |

DRAWN BY: _____ RLH
 APPROVED BY: _____ EDW
 DRAWING FILE: 5138SITE.dwg

SCALE:
 (22"x34") 1" = 20'
 (11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
 209 WATER STREET
 NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
 TAX MAP 207, LOT 13
 60 PLEASANT POINT DRIVE
 PORTSMOUTH, NH

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C - 5

P5138

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

- Existing conditions and topographic data are from a site plan of land dated 8 February 2021, prepared by Atlas Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335
- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246
- True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.
- Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
- Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
- All work shall be in accordance with the New Hampshire State Building Code.
- Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.
- Do not scale drawings.
- All angles are assumed to be 90 degrees unless otherwise stated.

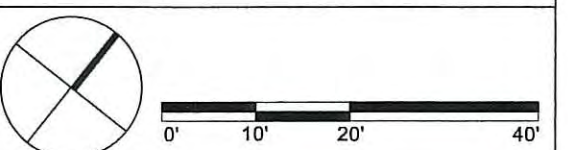
MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

| #: | DATE: | DESCRIPTION: |
|----|-------|--------------|
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| | | |

SCALE: 1"= 20'-0" DATE: 25 October 2023



SHEET TITLE:

**Illustrative
Master Plan**

SHEET NUMBER:

L0.0

NOT FOR CONSTRUCTION



PLANTING SCHEDULE

| ID | Latin Name | Common Name | Scheduled Siz |
|--------------|---|--------------------------------|-----------------|
| TREES | | | |
| AGA | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 10-12' B&B |
| CC | Cercis canadensis | Redbud | 4-4.5" cal. B&B |
| COG | Chamaecyparis obtusa 'Gracilis' | Gracilis Hinoki Falsecypress | 10-12' B&B |
| CK | Cornus kousa | Kousa Dogwood | 8-10' B&B |
| CVW | Crataegus viridis 'Winter King' | Winter King Hawthorne | 4-4.5" cal. B&B |
| HD | Hamamelis x intermedia 'Diane' | Diane Witchhazel | 3-4' ht. B&B |
| IO | Ilex opaca | American Holly | 10-12' B&B |
| JV | Juniperus virginiana | Eastern Red Cedar | 8-10' B&B |
| PA2 | Picea abies | Norway Spruce | 10-12' ht. B&B |
| PA | Picea abies | Norway Spruce | 10-12' ht. B&B |
| PO | Picea orientalis | Oriental Spruce | 10-12' ht. B&B |
| TP | Thuja plicata 'Green Giant' | Green Giant Arborvitae | 10-12' ht. B&B |

| SHRUBS | | | |
|---------------|--|---------------------------------|----------------|
| AE | Aesculus parviflora | Bottlebrush Buckeye | 5-6' ht. B&B |
| AAB | Aronia arbutifolia 'Brilliantissima' | Red Chokeberry | #7 cont. |
| CL | Clethra alnifolia | Summersweet | 3-4' ht. B&B |
| CP | Comptonia peregrina | Sweetfern | #3 cont. |
| FMA | Fothergilla x intermedia 'Mount Airy' | Mount Airy Fothergilla | 3-4' ht. B&B |
| HPE | Hydrangea anomala petiolaris | Climbing Hydrangea | #3 cont. |
| HAA | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | #5 cont. |
| HLL | Hydrangea paniculata 'Little Lime' | Little Lime Hydrangea | 3-5-4' ht. B&B |
| HQA | Hydrangea quercifolia 'Alice' | Alice Oakleaf Hydrangea | 3-3.5' ht. B&B |
| HQP | Hydrangea quercifolia 'Pee Wee' | Pee Wee Oakleaf Hydrangea | 2-2.5' ht. B&B |
| HS | Hydrangea serrata 'Bluebird' | Bluebird Lacecap Hydrangea | #5 cont. |
| IGS | Ilex glabra 'Shamrock' | Dwarf Inkberry | 3.5-4' ht. B&B |
| IVR | Ilex verticillata 'Red Sprite' | Red Sprite Winterberry | 2-3' ht. B&B |
| IVS | Ilex verticillata 'Southern Gentleman' | Southern Gentleman Winterberry | #2 cont. |
| LB | Lindera benzoin | Spicebush | 3-4' ht. B&B |
| MG | Myrica gale | Sweetgale | #3 cont. |
| MP | Myrica pennsylvanica | Northern Bayberry | 3-3.5' ht. B&B |
| PM | Prunus maritima | Beach Plum | 3-4' ht. B&B |
| RCW | Rhododendron 'Cunningham's White' | Cunningham's White Rhododendron | 2.5-3' ht. B&B |
| RCA | Rhododendron catawbiense 'Album' | White Catawba Rhododendron | 3-4' ht. B&B |
| RM | Rhododendron maximum | Rosebay Rhododendron | 5-6' ht. B&B |
| WR | Viburnum nudum 'Winterthur' | Winterthur Viburnum | 4-5' ht. B&B |

| PERENNIALS | | | |
|-------------------|--------------------------------------|--------------------------|----------|
| ARA | Actaea racemosa | Snakeroot | #1 cont. |
| AMO | Alchemilla mollis | Lady's Mantle | #1 cont. |
| ADL | Astilbe 'Delft Lace' | Delft Lace Astilbe | #1 cont. |
| ABV | Astilbe 'Bridal Veil' | Bidal Veil Astilbe | #1 cont. |
| CPN | Carex pensylvanica | Oak Sedge | #1 cont. |
| DPU | Dennstaedia punctiloba | Hay-Scented Fern | #1 cont. |
| GRZ | Geranium 'Rozanne' | Rozanne Cranesbill | #1 cont. |
| LIP | Lavandula intermedia 'Phenomenal' | Phenomenal Lavender | #1 cont. |
| MST | Matteuccia struthiopteris | Ostrich Fern | #1 cont. |
| NWL | Nepeta x faassenii 'Walker's Low' | Walker's Low Catmint | #1 cont. |
| PLF | Paeonia lactiflora 'Festiva Maxima' | Festiva Maxima Peony | #2 cont. |
| PLS | Paeonia lactiflora 'Sarah Bernhardt' | Sarah Bernhardt Peony | #2 cont. |
| PAH | Pennisetum alopecuroides 'Hamel' | Dwarf Fountain Grass | #2 cont. |
| PAT | Perovskia atriplicifolia | Russian Sage | #2 cont. |
| SSC | Schizachyrium scoparium 'Carousel' | Carousel Little Bluestem | #2 cont. |
| SH | Sporobolus heterolepis | Prairie Dropseed | #2 cont. |

RESTORATION PLANT LIST

| SHRUBS | |
|-------------------------|--------------------|
| Scientific Name | Common Name |
| Rosa virginiana | Virginia Rose |
| Prunus maritima | Beach Plum |
| Ilex glabra | Inkberry |
| Myrica pennsylvanica | Bayberry |
| Viburnum dentatum | Arrowwood Viburnum |
| Comptonia peregrina | Sweetfern |
| Arctostaphylos uva-ursi | Bearberry |

| GRASSES (SEED) | |
|-------------------------|------------------------------|
| Scientific Name | Common Name |
| Panicum amarum | Atlantic Coastal Panic Grass |
| Panicum virgatum | Switch Grass |
| Eragrostis spectabilis | Purple Love Grass |
| Juncus gerardii | Salt Meadow Rush |
| Sporobolus heterolepis | Prairie Dropseed |
| Ammophila breviflora | American Beachgrass |
| Bouteloua gracilis | Blue Gramma |
| Schizachyrium scoparium | Little Bluestem |
| Festuca rubra | Red Fescue |

| PLUGS AND CONTAINERS | |
|-----------------------------|---------------------|
| Scientific Name | Common Name |
| Amorpha canescens | Lead Plant |
| Amsonia Spp. | Blue Star |
| Aquilegia canadensis | Eastern Columbine |
| Asclepias tuberosa | Butterfly Milkweed |
| Baptisia australis | Blue False Indigo |
| Eurybia spectabilis | Eastern Showy Aster |
| Heuchera americana | American Alumroot |
| Liatris aspera | Button Blazing Star |
| Penstemon digitalis | Bear-Tongue |
| Solidago sempervirens | Seaside Goldenrod |
| Waldsteinia fragarioides | Barren Strawberry |

NOTES:

- LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANT OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.
- RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST. ALL PLANTS LISTED ARE NATIVE.



Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

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Planting Notes:

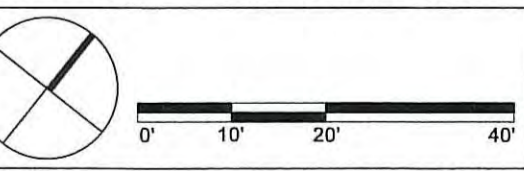
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by The American Association of Nurserymen, latest edition.
- All plant material shall be warranted for 1 year after substantial completion.
- All plants shall be balled and burlap unless otherwise noted on the plant list/ schedule.
- All plants shall be approved by Landscape Designer prior to their installation at the site.
- Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.
- Plants to be transplanted shall be flagged and exact planting locations staked in the field.
- All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

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366 Fore Street, Portland, ME 04101
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| REVISIONS: | |
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| #: | DESCRIPTION: |
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SCALE: 1"= 20'-0" DATE: 25 October 2023



SHEET TITLE:

Planting Plan

SHEET NUMBER:

L0.2

NOT FOR CONSTRUCTION

General Notes:

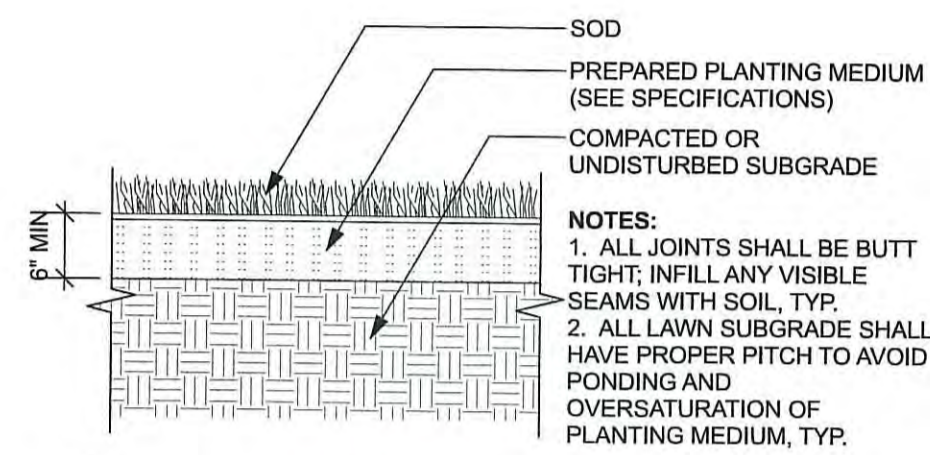
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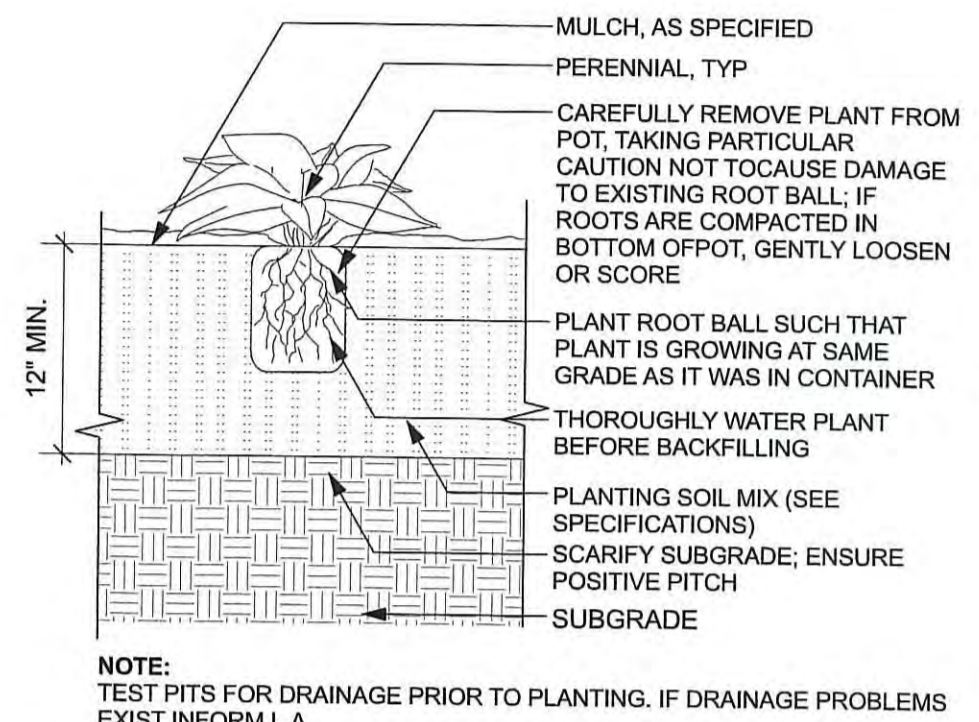
| SODCO MICRO CLOVER BLEND | |
|-------------------------------|----------------------|
| % | PRODUCT |
| 97.00% | BLACK BEAUTY TURF ** |
| 3.00% | WHITE CLOVER |
| **SEE BLACK BEAUTY TURF BELOW | |

| ** BLACK BEAUTY TURF | |
|----------------------|-------------------------------|
| % | PRODUCT |
| 29.72% | GOLCONDA TALL FESCUE |
| 19.88% | MONTANA TALL FESCUE |
| 19.74% | DORADO TALL FESCUE |
| 11.72% | DEEPLUE KENTUCKY BLUEGRASS |
| 7.91% | PROSPERITY KENTUCKY BLUEGRASS |
| 4.97% | FRONTIER PERENNIAL RYEGRASS |
| 4.92% | SINGULAR PERENNIAL RYEGRASS |
| 1.14% | INERT MATTER |

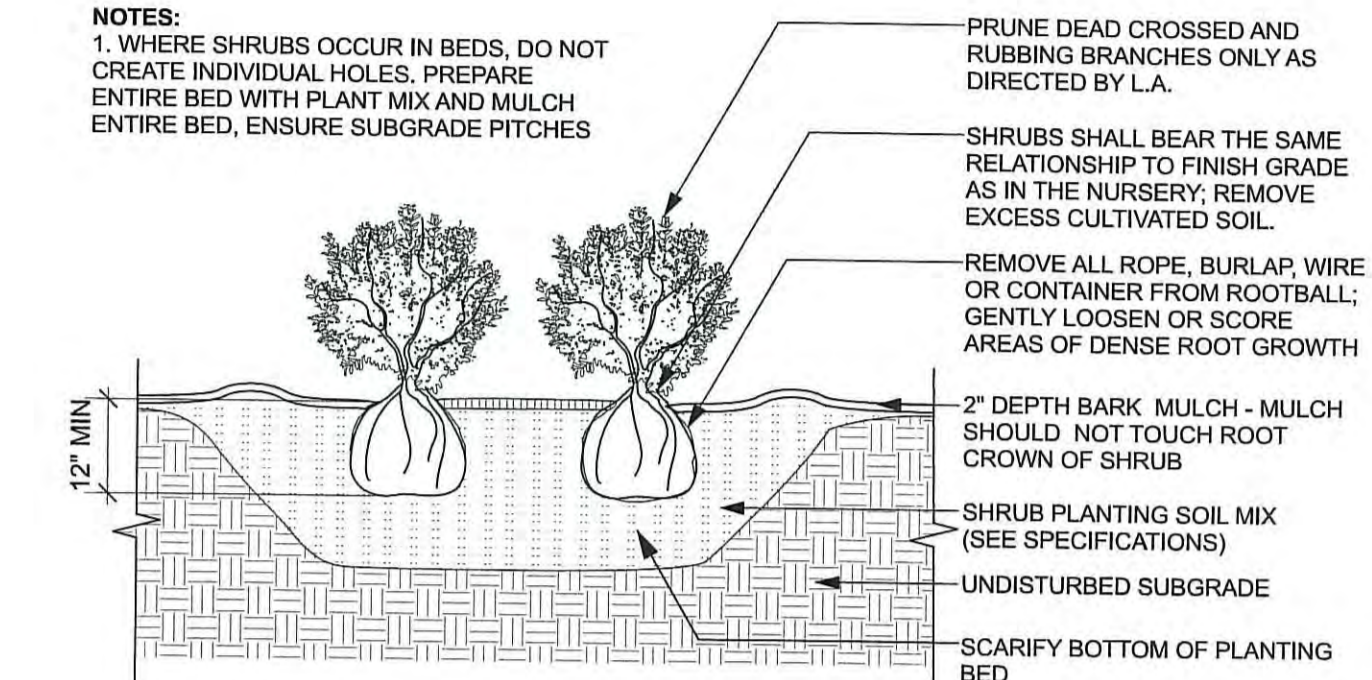


1 MICRO CLOVER SOD
Scale: NTS

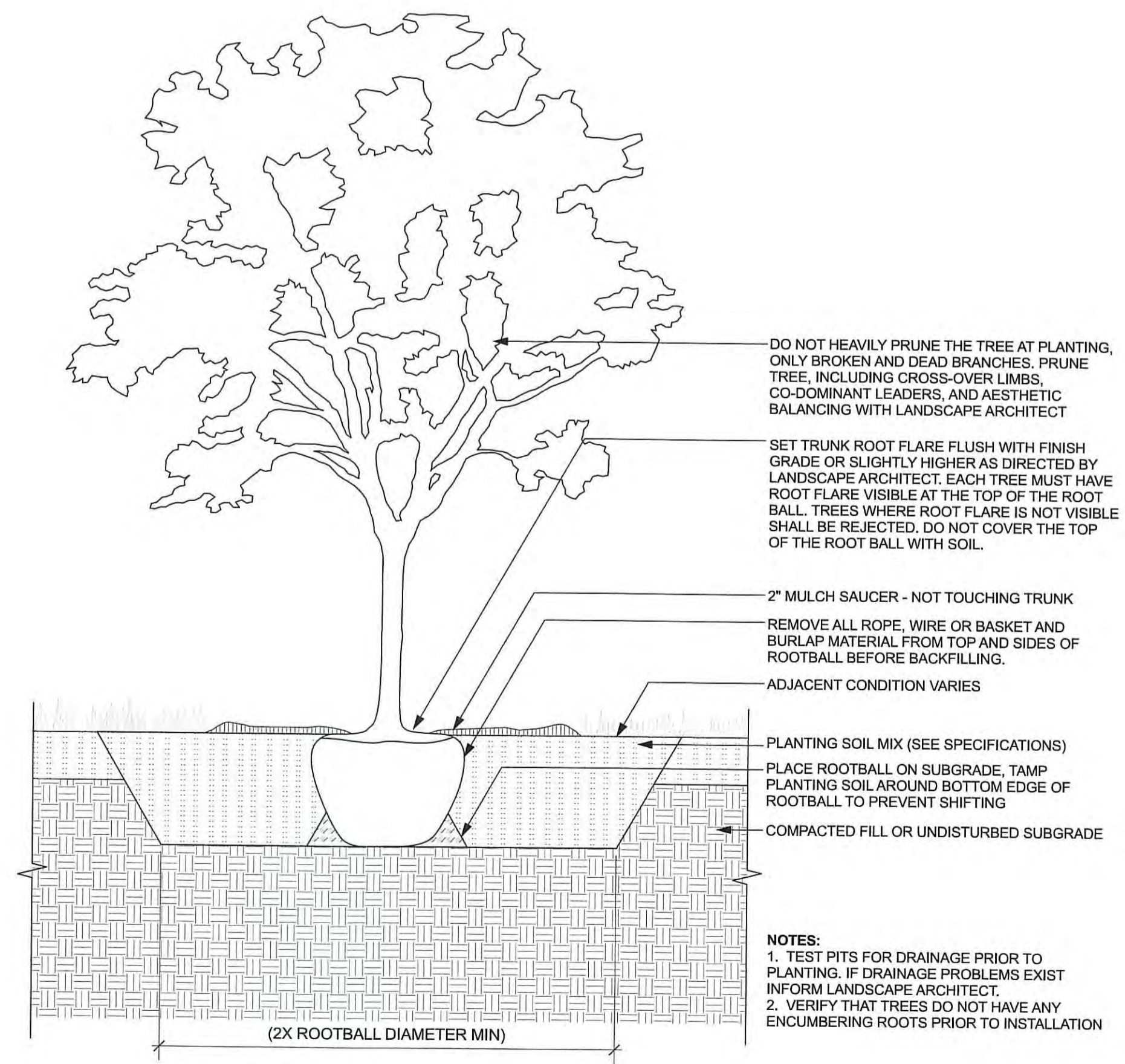
2 SODCO MICRO CLOVER
Scale: NTS



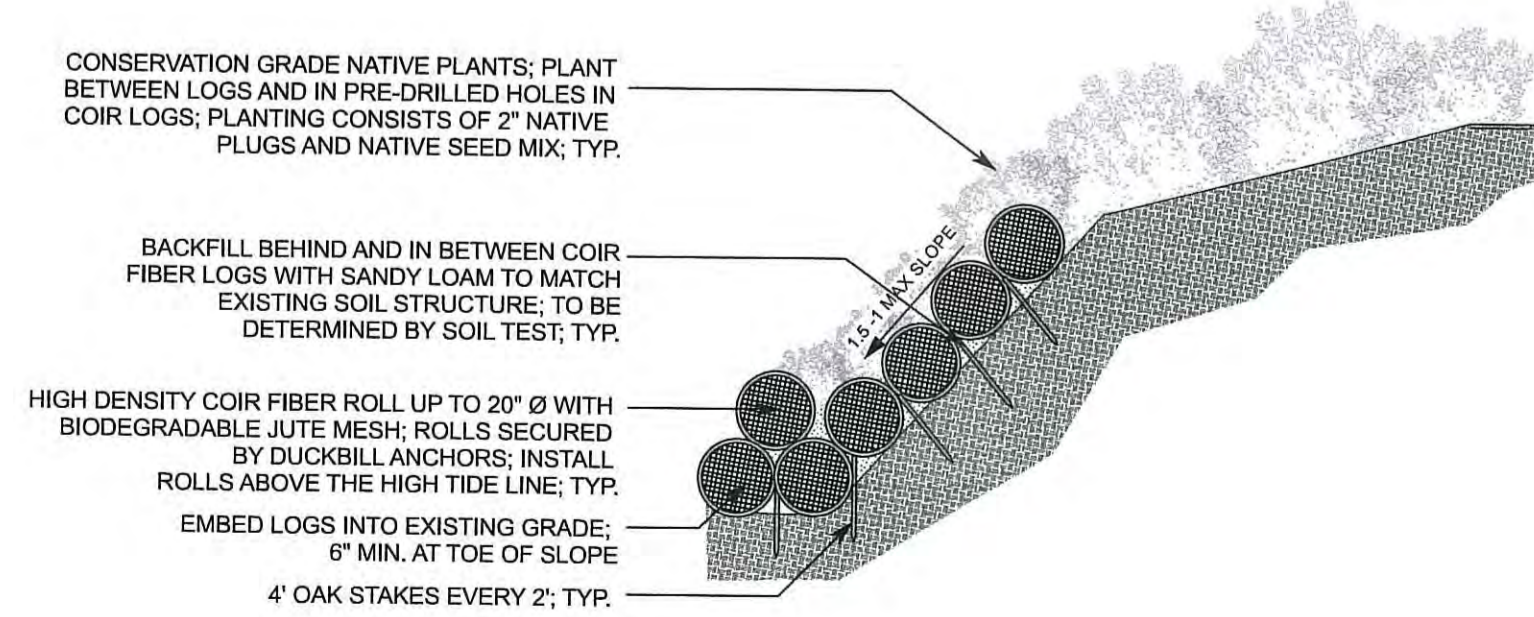
3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



5 TREE PLANTING
Scale: NTS



6 Coir Fiber Rolls on Coastal Bank Edge
Scale: NTS

NOTES:

- COASTAL BANK TO BE PREPARED IN ADVANCE BY MANAGING INVASIVE PLANT SPECIES AND CLEARING ANY DEBRIS SO THAT COIR LOGS WILL COME IN DIRECT CONTACT WITH SOILS; SEE LAND MANAGEMENT PLAN FOR DETAILS ON METHOD OF EXISTING INVASIVE SPECIES REMOVAL.
- LINEAR FOOTAGE OF COIR FIBER ROLLS TO BE VERIFIED IN THE FIELD.
- LIMIT OF WORK IS INTENDED TO BE LANDWARD OF THE HOTEL.

MATTHEW
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LANDSCAPE
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matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

| # | DATE | DESCRIPTION |
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SCALE: AS SHOWN DATE: 25 October 2023

SHEET TITLE:
Planting Details

SHEET NUMBER:
L0.3
NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

ISSUED FOR: **NHDES APPROVAL**

ISSUE DATE: **NOVEMBER 28, 2023**

| REVISIONS NO. | DESCRIPTION | BY | DATE |
|---------------|-------------|-----|----------|
| 0 | DISCUSSION | EDW | 11/28/23 |

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

| | REQUIRED | EXISTING | PROPOSED |
|-----------------|-------------|-----------------------|-------------|
| MIN. LOT AREA: | 15,000 S.F. | ±46,840 SF (1.08 AC.) | ±46,840 SF |
| MIN. FRONTAGE: | 100' | ±57' | ±57' |
| MIN. DEPTH: | 100' | ±150' | ±150' |
| FRONT SETBACK: | 30' | ±136' | ±93' |
| SIDE SETBACK: | 10' | ±51' | ±33' |
| REAR SETBACK: | 30' | ±31' | ±67' |
| WETLAND BUFFER: | 100' | ±80' (RESIDENCE) | 100'+(RES.) |
| NO-CUT BUFFER: | 25' | 0' (LAWN) | 0' |

| WATERFRONT BUFFER (0 - 100'): | TOTAL AREA |
|--------------------------------------|--------------------------------|
| EXISTING GROUND COVER, TREES, SHRUBS | 34,527 SF |
| PROPOSED GROUND COVER, TREES, SHRUBS | 6,575 SF |
| | 11,000 SF - SEE LANDSCAPE PLAN |

| WOODLAND BUFFER REQUIREMENTS (50 - 150'): | NATURAL WOODLAND (25% MIN.) |
|---|---------------------------------------|
| EXISTING GROUND COVER, TREES, SHRUBS | 5,770 SF (TOTAL AREA 23,078 SF X 25%) |
| PROPOSED GROUND COVER, TREES, SHRUBS | 455 SF OR 2.0% |
| | 4,260 SF OR 18.5% |

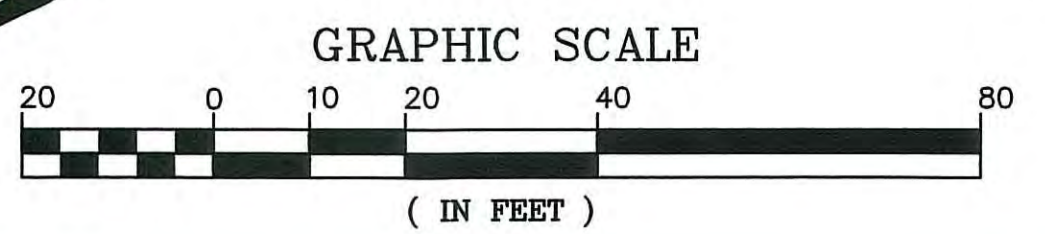
CONSERVATION COMMISSION RECOMMENDATIONS:

- IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
- APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.



LEGEND:

- PROPOSED TREE
- EXIST. TREE TO BE REMOVED
- AREA OF NATURAL WOODLAND BUFFER TO REMAIN (±455 SF)
- AREA OF 0 - 50' BUFFER TO REMAIN (±4,675 SF)
- AREA OF 0 - 50' BUFFER TO HAVE INVASIVES REMOVED & INSTALL LIVING SHORELINE (±1,900 SF)
- LIMITS OF DISTURBANCE (INCLUDING NEW PLANTINGS)
- AREA TO BE NATURALIZED AFTER PLANTING
- HIGHEST OBSERVABLE TIDE LINE (HOTL) - REFERENCE LINE - ±600 LF OF SHORELAND FRONTAGE



PROPOSED LIMITS OF 100-FT WETLAND BUFFER DISTURBANCE FOR INSTALLING NEW PLANTINGS. SEE LANDSCAPE PLAN.

P5138

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

60 PLEASANT POINT DRIVE
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 207 LOT 13

LATITUDE: 43.06883° N
LONGITUDE: -70.74364° W

OWNER/APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

DESCRIPTION

The project consists of the redevelopment of a single-family residence and associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±45,700 S.F. (±1.05 acres).

PROJECT PHASING

The project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains to Piscataqua River.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Delineate limits of disturbance.
3. Remove designated trees, stumps and brush, strip loam and stockpile.
4. Demolish existing site features, building, utilities, pavement, etc. as shown on Demolition Plan.
5. Blast, hammer and remove ledge.
6. Construct building foundations.
7. Rough grade site including placement of borrow materials.
8. Construct new buildings and associated improvements.
9. Construct drainage structures, culverts, utilities & pavement base course materials.
10. Install paving and sidewalks.
11. Loom (6" min.) and seed on all disturbed areas not paved or otherwise stabilized.
12. Install landscaping.
13. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

BEST MANAGEMENT PRACTICES FOR BLASTING

REFERENCE: NHDES WD-19-05

PURPOSE: ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.

LOADING PRACTICES: THE FOLLOWING BASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

- (a) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
- (b) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
- (c) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- (d) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
- (e) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
- (f) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.

EXPLOSIVE SELECTION: THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:

- (a) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
- (b) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.

PREVENTION OF MISFIRES: APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.

MUCK PILE MANAGEMENT: MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:

- (a) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- (b) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
 - a. Base coarse gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth has been established;
 - c. A minimum of 3 inches of non-erosive material such as stone or riprap has been installed; - or -
 - d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
2. Guidelines for Winter Mulch Application -

| Type | Rate per 1,000 s.f. | Use and Comments |
|--------------|---------------------|---|
| Hay or Straw | 70 to 90 lbs. | Must be dry and free from mold. May be used with plantings. |

| | | |
|--|------------------------------------|--|
| Wood Chips or Bark Mulch | 460 to 920 lbs. | Used mostly with trees and shrubs. |
| Jute and Fibrous Matting (Erosion Blanket) | As per manufacturer Specifications | Used in slope areas, water courses and other Control areas. |
| Crushed Stone 1/4" to 1-1/2" dia. | Spread more than 1/2" thick | Effective in controlling wind and water erosion. |
| Erosion Control Mix | 2" thick (min) | <ul style="list-style-type: none"> * The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0. |

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for fill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING -

1. Bedding - stones larger than 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
 - Agricultural Limestone @ 100 lbs. per 1,000 s.f.
 - 10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.

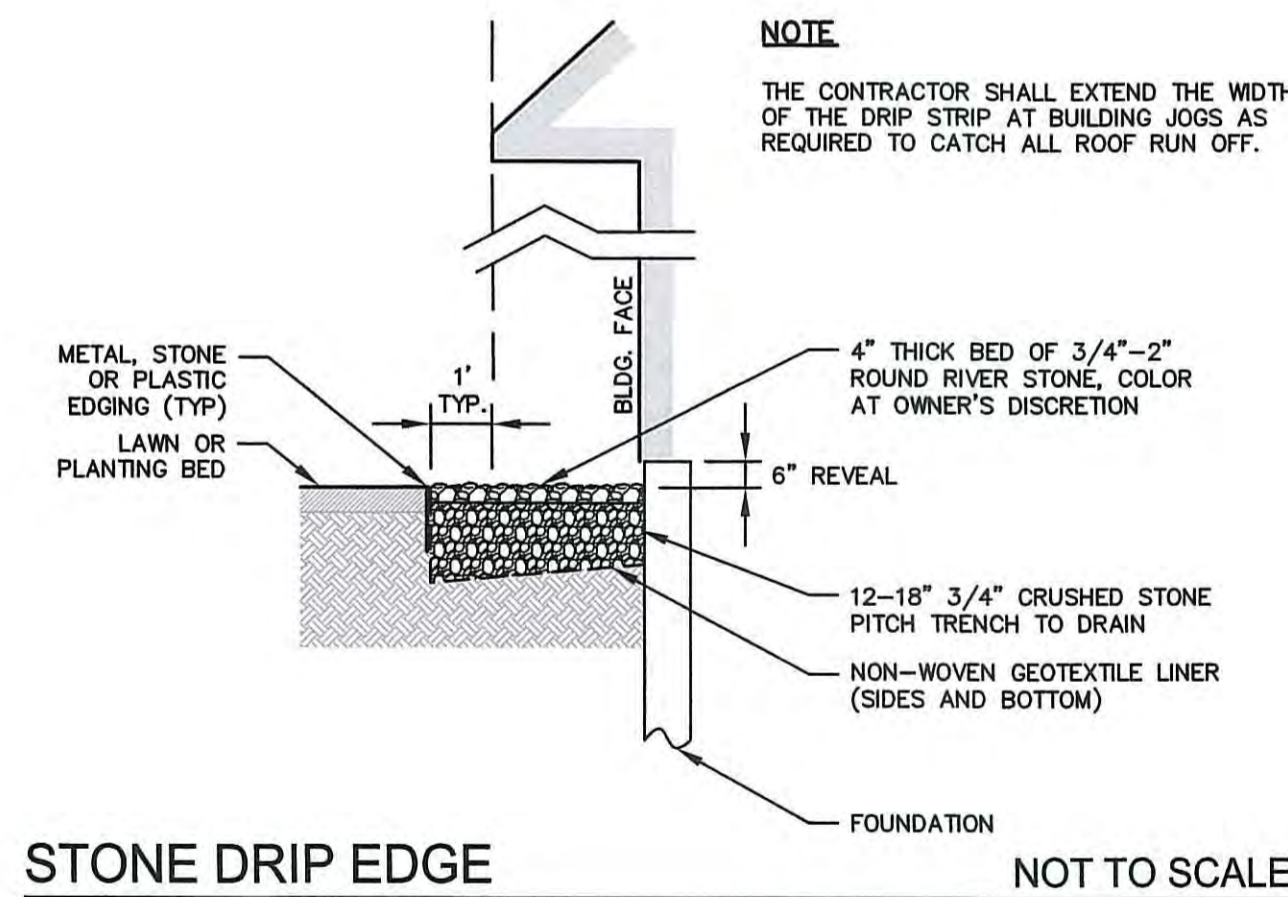
3. Seed Mixture (for lawns**): SEE LANDSCAPE ARCHITECT'S PLANS & DETAILS.

WINTER CONSTRUCTION NOTES

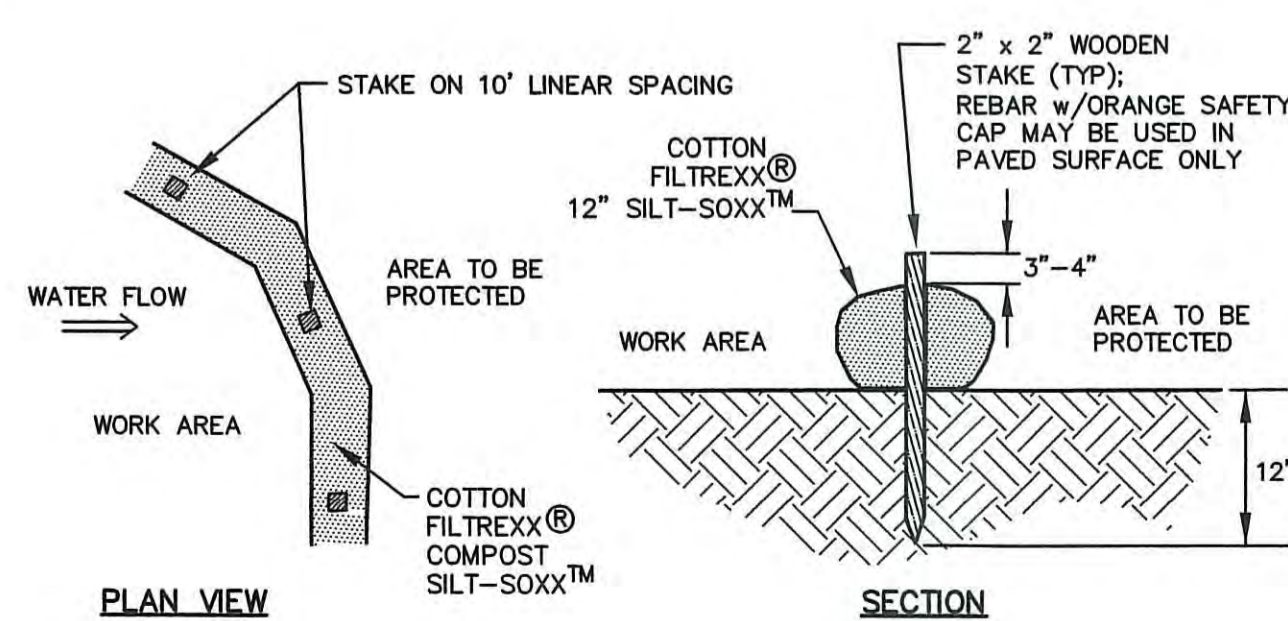
1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

SPILL PREVENTION MEASURES AND SPILL MITIGATION: SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:

- (a) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
 1. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
 2. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
 3. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
 4. INSPECT STORAGE AREAS WEEKLY.
 5. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
 6. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
 7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
- (b) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
 1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
 2. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
 3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
 4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
 5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- (c) THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
- (d) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF NHDES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWBG-22-6: "BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT].

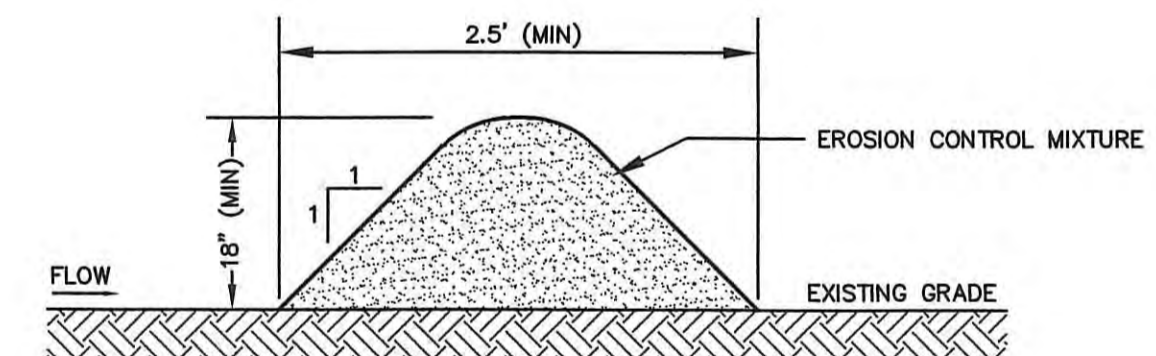


STONE DRIP EDGE



- NOTES:**
1. SILT-SOXX MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
 2. ALL SOCK MATERIAL TO BE COTTON AND MEET FILTER SOCK SPECIFICATIONS.
 3. SILT-SOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY SILT-SOXX SHALL BE DISPOSED OF PROPERLY.

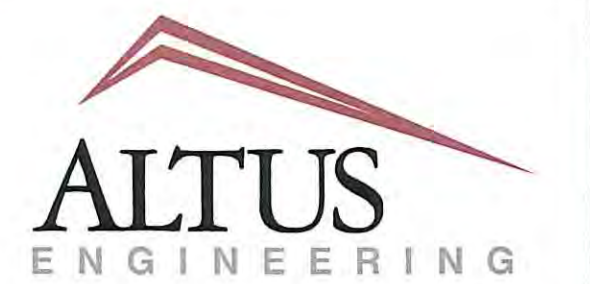
TUBULAR SEDIMENT BARRIER NOT TO SCALE



NOTES

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILT FENCE.

ORGANIC FILTER BERM NOT TO SCALE



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 10/27/23 |
| 1 | NHDES SUBMISSION | EDW | 11/28/23 |

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") NOT TO SCALE
(11"x17") NOT TO SCALE

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:

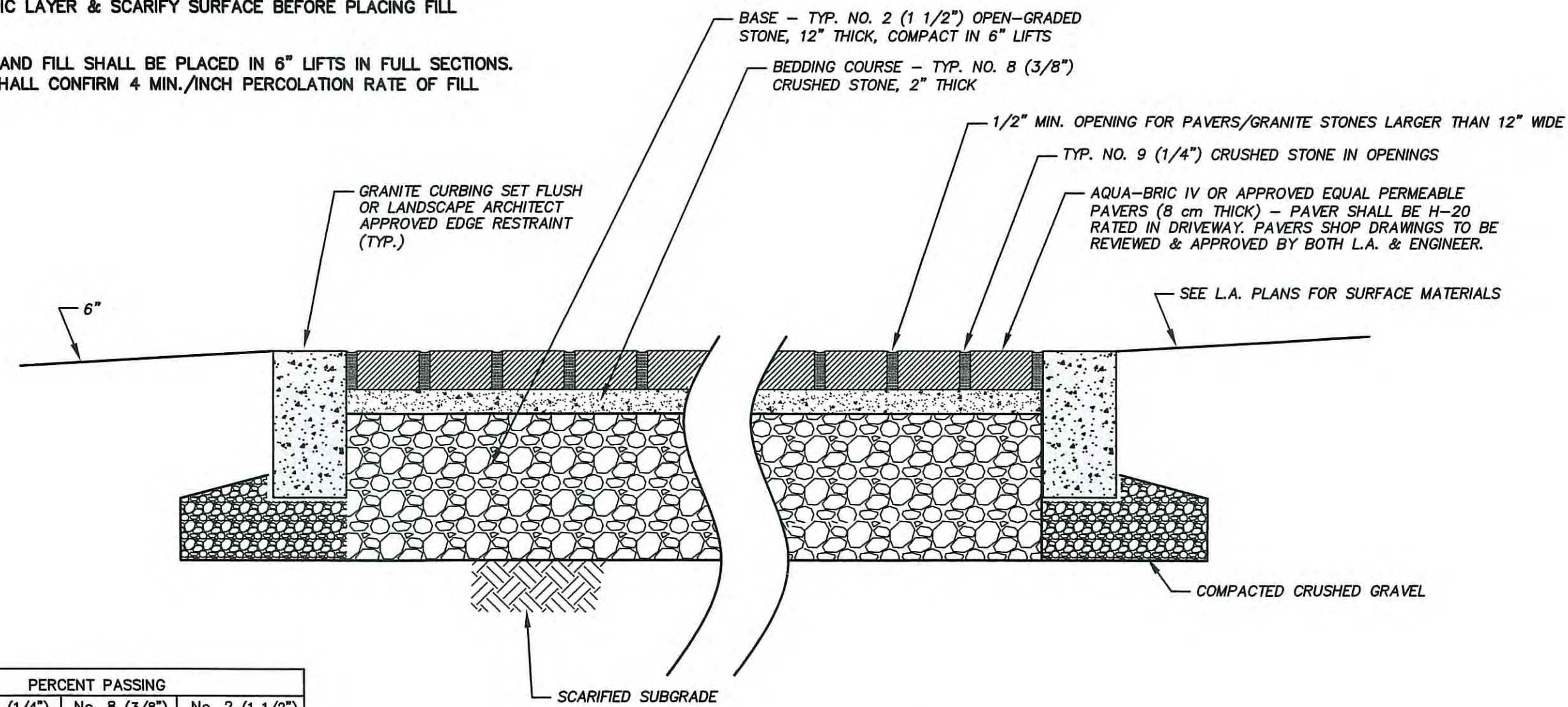
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER:

D - 1

NOTES

- ENGINEER TO OBSERVE SUBGRADE PREPARATION & INSTALLATION OF ALL SELECT MATERIALS TO ENSURE COMPLIANCE WITH DESIGN INTENT.
- REMOVE ORGANIC LAYER & SCARIFY SURFACE BEFORE PLACING FILL MATERIALS.
- NHDOT 304.1 SAND FILL SHALL BE PLACED IN 6" LIFTS IN FULL SECTIONS. CONTRACTOR SHALL CONFIRM 4 MIN./INCH PERCOLATION RATE OF FILL MATERIALS.



| SIEVE SIZE | PERCENT PASSING | | |
|------------|-----------------|--------------|----------------|
| | No. 9 (1/4") | No. 8 (3/8") | No. 2 (1 1/2") |
| 3 in | - | - | 100 |
| 2 1/2 in | - | - | 90 - 100 |
| 2 in | - | - | 35 - 70 |
| 1 1/2 in | - | - | 0 - 15 |
| 3/4 in | - | - | 0 - 5 |
| 1/2 in | 100 | 100 | - |
| 3/8 in | 90 - 100 | 85 - 100 | - |
| No. 4 | 20 - 55 | 10 - 30 | - |
| No. 8 | 5 - 30 | 0 - 10 | - |
| No. 16 | 0 - 10 | 0 - 5 | - |
| No. 50 | 0 - 5 | - | - |

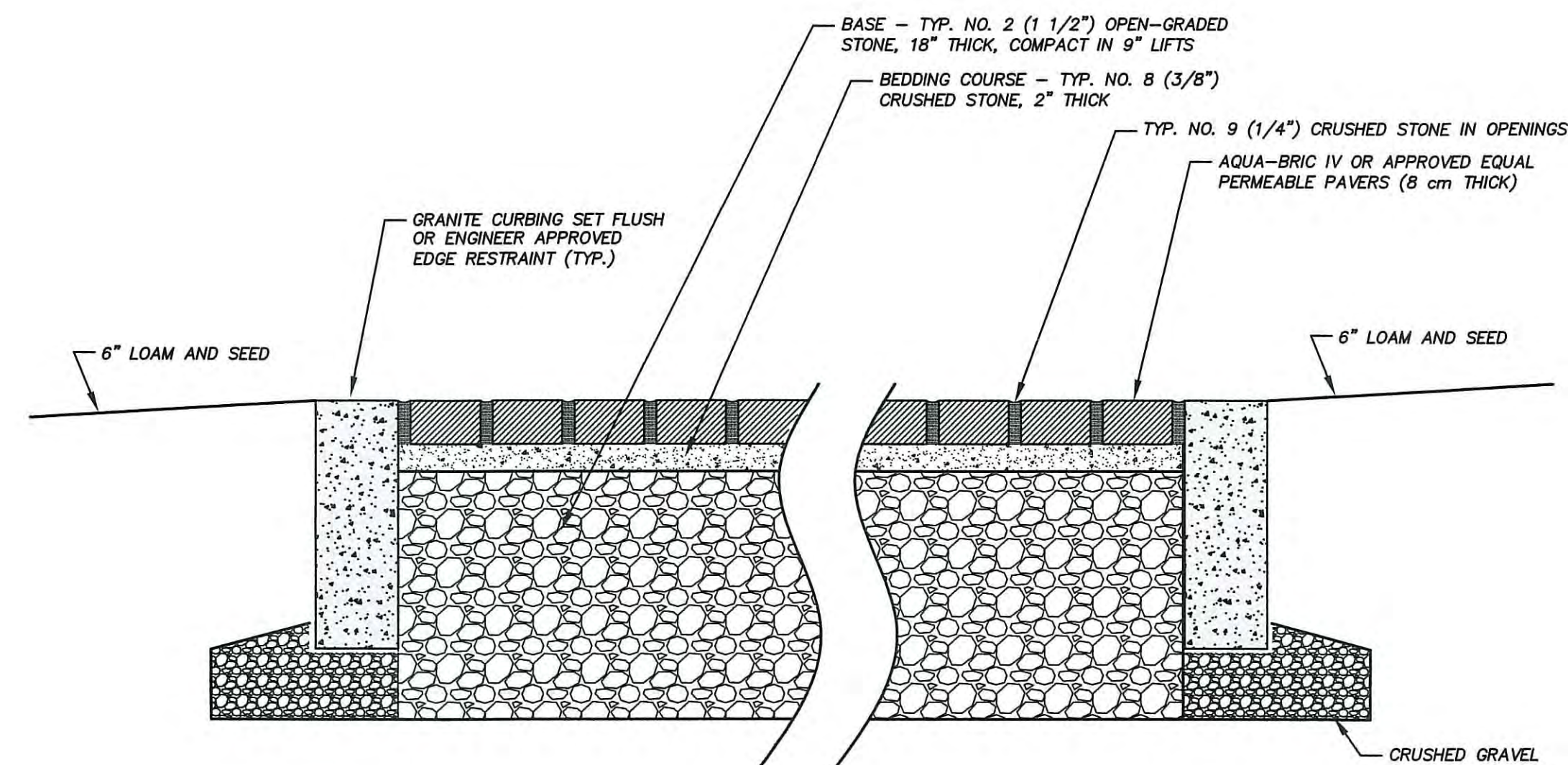
PERMEABLE PAVER CLEANING AND MAINTENANCE

Function - Pavers are designed to capture rainwater runoff containing suspended solids, nutrients and pollutants. These systems require periodic maintenance to insure infiltration and storage capacity.

Maintenance - Permeable pavers should be observed periodically during rain events for proper water infiltration into the system and inspected at least once per year to verify water flow and exfiltration. Sediment and debris should be removed from the joint/void opening to increase infiltration through light vacuuming on a semi-annual basis.

PERMEABLE DRIVEWAY PAVERS & PATIO DETAIL

NOT TO SCALE



| SIEVE SIZE | PERCENT PASSING | | |
|------------|-----------------|--------------|----------------|
| | No. 9 (1/4") | No. 8 (3/8") | No. 2 (1 1/2") |
| 3 in | - | - | 100 |
| 2 1/2 in | - | - | 90 - 100 |
| 2 in | - | - | 35 - 70 |
| 1 1/2 in | - | - | 0 - 15 |
| 3/4 in | - | - | 0 - 5 |
| 1/2 in | 100 | 100 | - |
| 3/8 in | 90 - 100 | 85 - 100 | - |
| No. 4 | 20 - 55 | 10 - 30 | - |
| No. 8 | 5 - 30 | 0 - 10 | - |
| No. 16 | 0 - 10 | 0 - 5 | - |
| No. 50 | 0 - 5 | - | - |

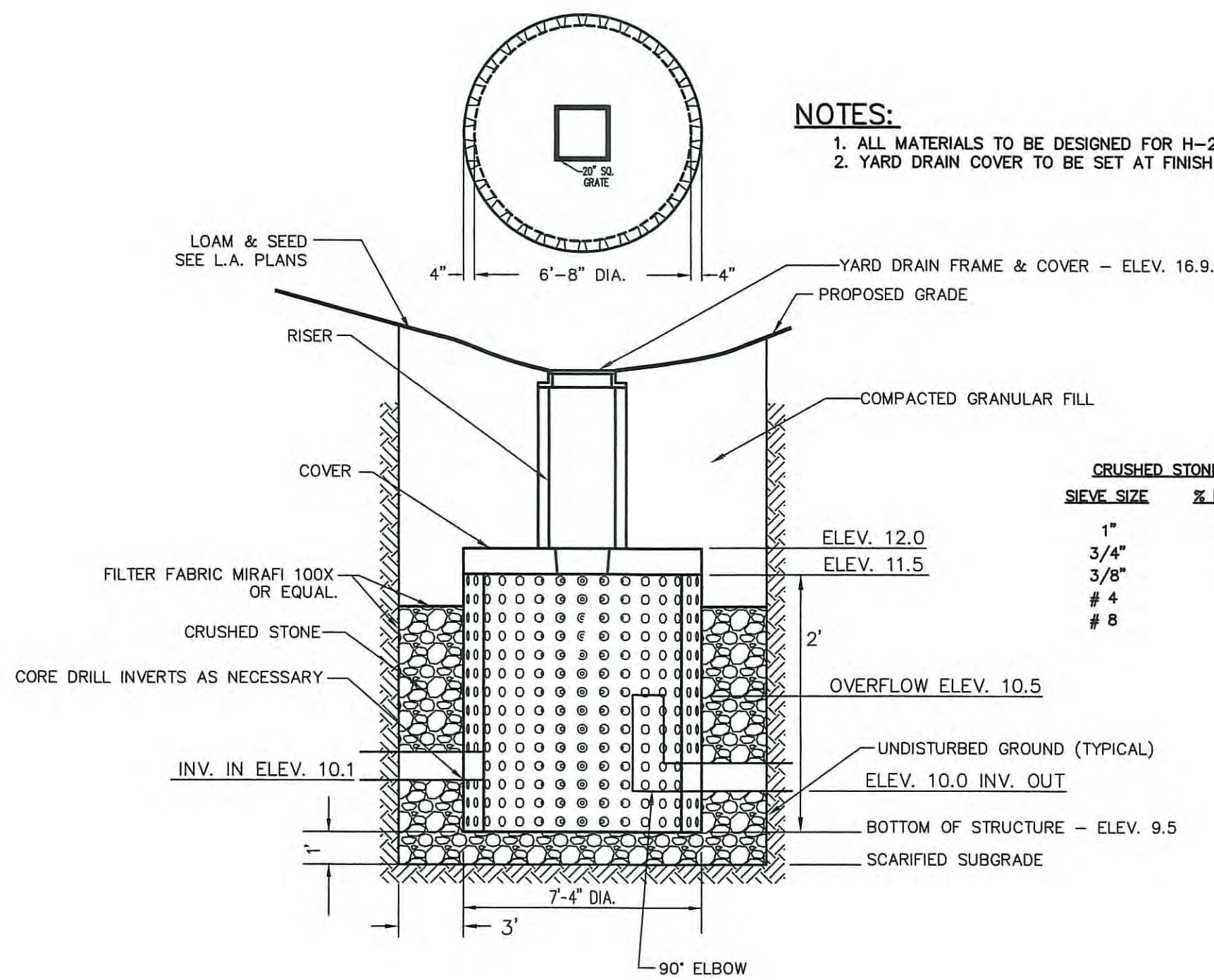
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PERMEABLE PAVERS DETAIL (DRIVEWAY)

NOT TO SCALE



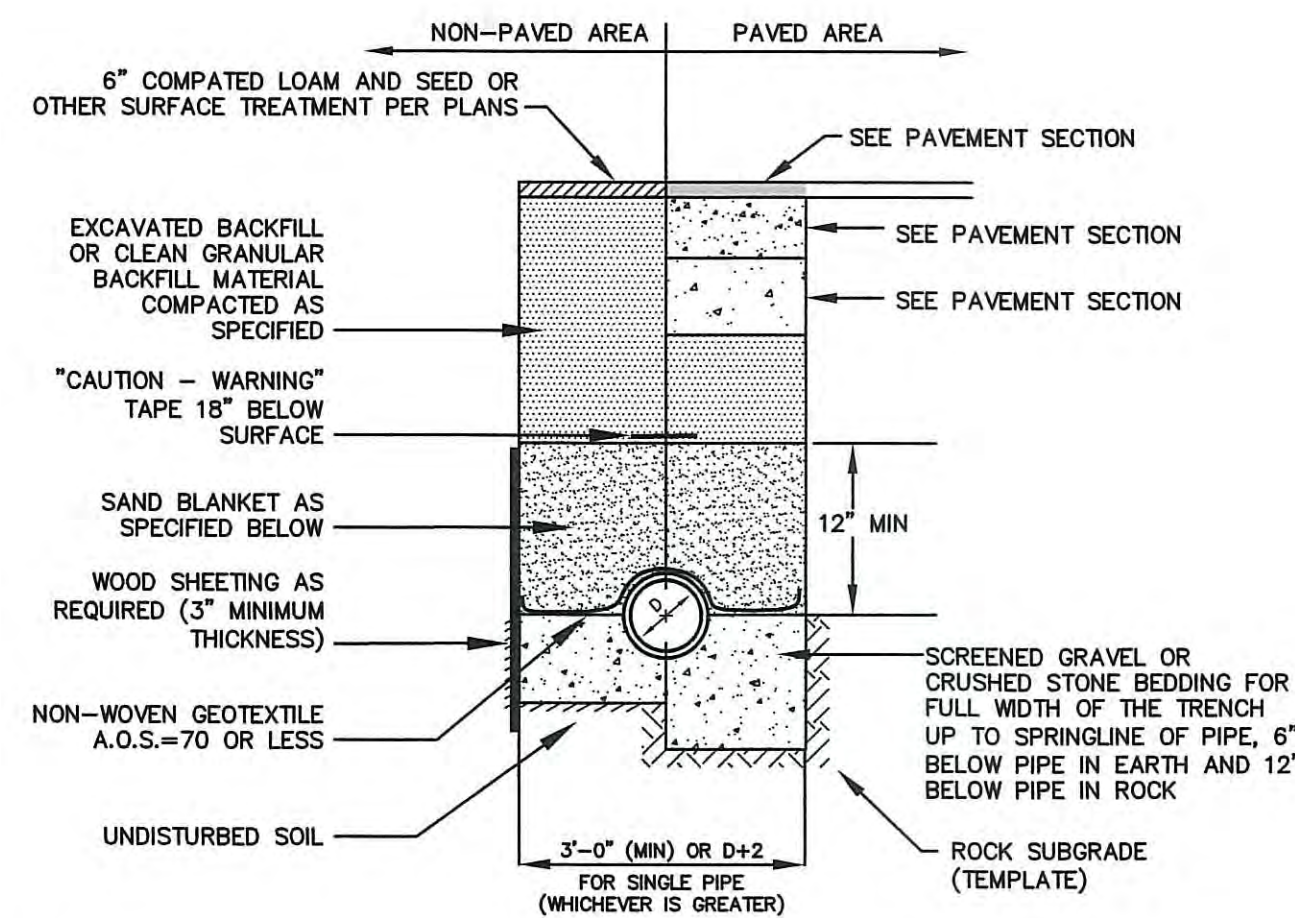
NOTES:

- ALL MATERIALS TO BE DESIGNED FOR H-20 LOADING WHERE SUBJECT TO VEHICLE LOADING.
- YARD DRAIN COVER TO BE SET AT FINISH GRADE.

| CRUSHED STONE BEDDING | |
|-----------------------|-------------------|
| SIEVE SIZE | % FINER BY WEIGHT |
| 1" | 100 |
| 3/4" | 90 - 100 |
| 3/8" | 20 - 55 |
| # 4 | 0 - 10 |
| # 8 | 0 - 5 |

LEACHING YARD DRAIN DETAIL

NOT TO SCALE



NOTES

- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
- INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
- MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

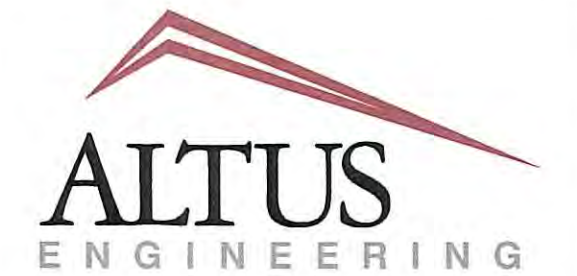
| SAND BLANKET/BARRIER | |
|----------------------|-------------------|
| SIEVE SIZE | % FINER BY WEIGHT |
| 1/2" | 90 - 100 |
| 200 | 0 - 15 |

| SCREENED GRAVEL OR CRUSHED STONE BEDDING* | |
|---|---------------------|
| SIEVE SIZE | % PASSING BY WEIGHT |
| 1" | 100 |
| 3/4" | 90 - 100 |
| 3/8" | 20 - 55 |
| # 4 | 0 - 10 |
| # 8 | 0 - 5 |

* EQUIVALENT TO STANDARD STONE SIZE #87 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAINAGE TRENCH

NOT TO SCALE



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
NOVEMBER 28, 2023

| REVISIONS | | |
|-----------|--------------------|--------------|
| NO. | DESCRIPTION | BY DATE |
| 0 | INITIAL SUBMISSION | EDW 10/27/23 |
| 1 | NHDES SUBMISSION | EDW 11/28/23 |

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TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:

DETAIL SHEET

SHEET NUMBER:

D - 2



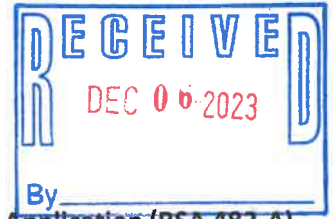
The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 30, 2023

PORTSMOUTH MUNICIPAL CLERK/CONSERVATION COMMISSION
1 JUNKINS AVE
PORTSMOUTH NH 03801



Re: Received Administratively Incomplete Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-03138
Subject Property: 60 Pleasant Point Drive, Portsmouth, Tax Map #207, Lot #13

Dear Sir or Madam:

On November 30, 2023, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On November 30, 2023, the NHDES determined the Application was administratively incomplete in accordance with RSA 482-A:3, XIV.

Pursuant to RSA 482-A:11, III, if notification by a local conservation commission, local river management advisory committee, or the New Hampshire Rivers Council pursuant to this paragraph is not received by the department within 14 days (**December 12, 2023**) following the date the notice is filed with the municipal clerk, the department shall not suspend its normal action, but shall proceed as if no notification has been made. Please include the NHDES file number on the written notification.

Please provide a copy of this letter to all local level departments, boards, and commissions. Pursuant to current state laws and regulations, the NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project. These issues must be addressed at the local level.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

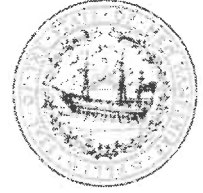
Rumi Shrestha
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

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TDD Access: Relay NH 1 (800) 735-2964



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 30, 2023

120-0 WILD ROSE LANE LLC
209 WATER STREET
NEWBURYPORT MA 01950

Re: Administratively Incomplete Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-03138
Subject Property: 60 Pleasant Point Drive, Portsmouth, Tax Map #207, Lot #13

Dear Applicant:

On November 30, 2023, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On November 30, 2023, the NHDES Wetlands Bureau determined the Application was administratively incomplete, as it did not include the minimum information required under Env-Wt 312.02 for technical review. The following information was missing:

- The maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)), including:
 - The Natural Heritage Bureau (NHB) memo containing the NHB identification number and results: expired.

Please submit all required information to the NHDES Wetlands Bureau within 60 days of the date of this notice to file an administratively complete Application. In accordance with applicable statutes and regulations, a copy of the required information or modified elements of the Application must be provided to the municipal clerk and all other interested parties. If the required information is not received by January 30, 2024, the Application will be denied in accordance with RSA 482-A:3, XIV(a)(1). Please include NHDES Wetlands Bureau file number 2023-03138 with your submission.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Rumi Shrestha
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

cc: Eric D. Weinrieb, Altus Engineering, Inc.
Municipal Clerk/Conservation Commission

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 22, 2023

IRON HORSE PROPERTIES LLC
ROB SIMMONS
6 LIBERTY SQUARE PMB 90767
BOSTON MA 02109



Re: Standard Dredge and Fill Wetlands Permit Application – Permits with In-lieu Fee Mitigation (RSA 482-A)
NHDES File Number: 2023-00122
Subject Property: 105 Bartlett St, Portsmouth, Tax Map #157, Lot #1,2

Dear Applicant:

This letter serves as notification of the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau decision to approve the above-referenced Standard Dredge and Fill Application on November 22, 2023. Compensatory mitigation obligations to the NH in-lieu fee (ILF) program are outlined below and no work in jurisdictional areas under State statute RSA 482-A is authorized until these additional actions are completed. Further conditions of approval, which may include permittee-responsible mitigation, are noted on the enclosed permit. Additionally, you are advised that under Federal law, no work may occur without written authorization from the U.S. Army Corps of Engineers (USACE), Regulatory Division. It is the obligation of the permittee to contact USACE at (978) 318-8832, (978) 318-8295, or by email at cenae-r-nh@usace.army.mil to understand federal compliance obligations prior to proceeding with any discharge authorized by this permit to avoid federal compliance/enforcement actions.

This decision is contingent on receipt and clearance of a one-time in-lieu mitigation payment of \$2,689.73 to the Aquatic Resource Compensatory Mitigation fund ("ARM Fund") as compensatory mitigation for the NH Wetlands Permit pursuant to RSA 482-A:31 and Env-Wt Chapter 800.

Payment: The ARM Fund recommends delaying payment until after the 30-day reconsideration period ending *December 22, 2023*. Mitigation payments must be payable to "Treasurer- State of NH" and mailed to NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095. Payments must reference "ARM Fund" *and* the NHDES permit File Number *or* include a copy of this letter.

Payment Confirmation: The ARM Fund will post a payment receipt letter, available to the permittee via Onestop, indicating the processed payment amount, the impacts authorized through the payment, and the number of credits purchased by the payment.

Enclosed please find NH Wetlands Permit #2023-00122 to dredge and fill 209 square feet (SF) within the intertidal area of North Mill Pond to construct stormwater outfalls in two locations, fill 1,528 SF of palustrine forested wetland and impact 45,773 SF the previously developed upland tidal buffer zone to raze an existing commercial/industrial building and construct three multi-family residential buildings. Temporarily impact 14,998 SF within the previously developed upland tidal buffer zone for construction access and landscaping.

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Compensatory mitigation for the 209 SF of permanent impacts to tidal waters consists of a one-time payment of \$2,689.73 into the Aquatic Resource Mitigation (ARM) Fund, within the Salmon Falls - Piscataqua Rivers Watershed account.

This approval is based on the following findings:

1. This project is classified as a major project per Rule Env-Wt 610.17(a)(1), for any dredging, filling, or construction activity, or any combination thereof, that is proposed to occur within 100 feet of the Highest Observable Tide Line (HOTL), and that is proposed to alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands and exceeds the criteria in Env-Wt 610.17(b)(3).
2. The impacts within the protected shoreland associated with this project are approved under NHDES Shoreland Permit #2023-00213.
3. Pursuant to Env-Wt 605.03(a), compensatory mitigation is required as the project impacts tidal wetlands that are intended to remain when the proposed project is completed.
4. NHDES has accepted an in-lieu mitigation payment proposal pursuant to Per Rule Env-Wt 803.10(e), to be deposited in the ARM fund for the Salmon Falls - Piscataqua Rivers watershed per RSA 482-A:29 as mitigation to offset the impacts associated with the approved 209 SF of permanent impacts to tidal waters.
5. The Department finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000 were approved under this permit action.

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Env-WtC 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, November 22, 2023.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://nhec.nh.gov/wetlands/index.htm>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-6072.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Encl: NH Wetlands Permit

cc: Portsmouth Municipal Clerk/Conservation Commission
Clipper Traders, LLC
Iron Horse Properties, LLC
Portsmouth Lumber & Hardware, LLC
Tighe & Bond, Inc. c/o Neil A Hansen
ec: NHDES Wetlands Bureau, ARM Fund (DES.ARM@des.nh.gov)
U.S. Army Corps of Engineers
U.S. Environmental Protection Agency



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-00122

NOTE CONDITIONS



PERMITTEE: IRON HORSE PROPERTIES LLC
 ROB SIMMONS
 6 LIBERTY SQUARE PMB 90767
 BOSTON MA 02109

PROJECT LOCATION: 105 BARTLETT ST, PORTSMOUTH
 TAX MAP #157, LOT #1,2

WATERBODY: NORTH MILL POND

APPROVAL DATE: NOVEMBER 22, 2023

EXPIRATION DATE: NOVEMBER 22, 2028

Based upon review of permit application 2023-00122 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

PERMIT DESCRIPTION:

Dredge and fill 209 square feet (SF) within the intertidal area of North Mill Pond to construct stormwater outfalls in two locations, fill 1,528 SF of palustrine forested wetland and impact 45,773 SF the previously developed upland tidal buffer zone to raze an existing commercial/industrial building and construct three multi-family residential buildings. Temporarily impact 14,998 SF within the previously developed upland tidal buffer zone for construction access and landscaping.

Compensatory mitigation for the 209 SF of permanent impacts to tidal waters consists of a one-time payment of \$2,689.73 into the Aquatic Resource Mitigation (ARM) Fund, within the Salmon Falls - Piscataqua Rivers Watershed account.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. The permit is contingent on submittal of a check into to the Aquatic Resource Mitigation Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30 and no work is authorized in RSA 482-A jurisdiction under this permit until the full in-lieu fee payment has been deposited and cleared.
2. All work shall be done in accordance with the approved plans dated January 2, 2020, and revised through August 30, 2023, by Tighe & Bond, Inc., and received by the NH Department of Environmental Services (NHDES) on August 31, 2023, and approved plan sheet C-105 titled "Wetland Buffer Impact Plan" dated April 20, 2020, and revised through November 16, 2023, by Tighe & Bond, Inc. and received by the NHDES on November 16, 2023, and the landscape plan dated May 20, 2020, and revised through March 28, 2023, by Woodburn & Company Landscape Architecture, LLC, and received by NHDES on August 31, 2023, in accordance with Env-Wt 307.16.
3. In accordance with Env-Wt 314.02(b) and (c), for projects in the coastal area, the permittee shall record any permit issued for shoreline stabilization and any work in the tidal buffer zone and tidal wetlands at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the department with a copy of the permit stamped by the registry with the book and page and date of receipt.

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4. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction in accordance with Env-Wt 307.07.
5. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:9, V(g) in accordance with Env-Wt 307.07.
6. All work associated with the construction of the stormwater outfalls shall be done at low tide when the work area is fully exposed in accordance with Env-Wt 609.10(b)(4).
7. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards per Env-Wt 307.03(a).
8. 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 per Env-Wt 307.03(b).
9. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications or, if none, the applicable requirements of Env-Wq 1506 or Env-Wq 1508.
10. In accordance with Env-Wt 307.03(c)(1), water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas.
11. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
12. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
13. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
14. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall 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.
15. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall 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 train each equipment operator in the use of the spill kits.
16. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
17. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.
18. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
19. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
20. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
21. In accordance with Env-Wt 307.12(i), areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.

22. In accordance with Env-Wt 307.12(g), a temporary impact area restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction; and a remediation plan shall be submitted to the department that proposes measures to be taken to eradicate nuisance species during this same period.

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)





The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2022-00789

NOTE CONDITIONS

PERMITTEE: ADL 325 LITTLE HARBOR ROAD TRUST
C/O STEPHEN H ROBERTS ESQ
127 PARROTT AVE
PORTSMOUTH NH 03801

PROJECT LOCATION: 325 LITTLE HARBOR RD, PORTSMOUTH
TAX MAP #205, LOT #2

WATERBODY: PISCATAQUA RIVER

APPROVAL DATE: AUGUST 29, 2023

EXPIRATION DATE: AUGUST 29, 2028



Based upon review of permit application 2022-00789 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

PERMIT DESCRIPTION:

Impact 40 square feet (SF) of previously developed upland tidal buffer zone and 949 SF of tidal wetland to remove an existing tidal docking structure and construct a new tidal docking structure consisting of a 6 foot by 65 foot fixed pier connected to a 4 foot by 50 foot ramp connected to a 16 foot by 25 foot float with associated piles. The overall length of this docking structure, seaward of the highest observable tide line, is 123.8 feet, on approximately 3,800 feet of frontage on Lady Isle (Belle Isle) along the Piscataqua River in Portsmouth.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. All work shall be done in accordance with the approved plans dated March 7, 2022, and revised through April 7, 2023, by TF Moran, Inc., and last received by the NH Department of Environmental Services (NHDES) on April 28, 2023, in accordance with Env-Wt 307.16.
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. Pile installation shall occur between November 15 and March 15, to protect anadromous fish as required by Env-Wt 307.06.
4. The ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season, in accordance with Env-Wt 606.06(b).
5. Tidal docking installation shall be done by barge or upland to prevent the driving of construction equipment in or through tidal waters/wetlands or on the bottom of the inter-tidal zone, in accordance with Env-Wt 606.05(b).
6. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
7. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
8. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.

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9. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall 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.
10. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall 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 train each equipment operator in the use of the spill kits.

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



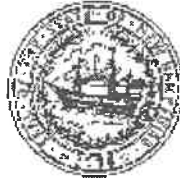
Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)

*NEW HAMPSHIRE
DEPARTMENT OF STATE*



I, David M. Scantlan, Secretary Of State, of the State of New Hampshire, do hereby certify that the Governor and Executive Council, at their meeting on November 8, 2023 approved ITEM # 119 authorized ADL 325 Little Harbor Road Trust's request to perform work on Piscataqua River in Portsmouth, NH.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Seal of the State of New Hampshire, this eighth day of November, in the year of Our Lord, two thousand and twenty-three.

A handwritten signature in dark ink, appearing to read "David M. Scantlan".

Secretary of State



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 01, 2023

PORTSMOUTH MUNICIPAL CLERK/CONSERVATION COMMISSION
1 JUNKINS AVE
PORTSMOUTH NH 03801



Re: Received Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-02936
Subject Property: I-95 Row, Portsmouth, Tax Map #NH DOT ROW, Lot #NH DOT ROW

Dear Sir or Madam:

On October 31, 2023, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On November 1, 2023, NHDES determined the Application was administratively complete in accordance with RSA 482-A:3, XIV. *Please note this letter is **not** a permit or authorization to begin work.*

Pursuant to RSA 482-A:11, III, if notification by a local conservation commission, local river management advisory committee, or the New Hampshire Rivers Council pursuant to this paragraph is not received by the department within 14 days (**November 14, 2023**) following the date the notice is filed with the municipal clerk, the department shall not suspend its normal action, but shall proceed as if no notification has been made. Please include the NHDES file number on the written notification.

Please provide a copy of this letter to all local level departments, boards, and commissions. Pursuant to current state laws and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project. These issues must be addressed at the local level.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Brandy Holmes
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

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