

**WETLANDS PERMIT APPLICATION
(Standard Review, Minimum Impact)**

FOR

**Site Improvements at
Single Family Residence**

**39 Holmes Court
Portsmouth, NH**

Tax Map 101, Lot 13

February 7, 2023

Prepared For:

Stephen A. & Kathryn L. Singlar
21 Elliot Street
Exeter, NH 03833

Prepared By:

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



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**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 21, 2023

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

**Re: Wetlands Permit Application
Residential Redevelopment
Tax Map 101 Lot 13
Stephen A. & Kathryn L. Singlar
Portsmouth, NH
Altus Project #5328**

Dear Reviewer,

Attached please find a Wetlands Permit Application for a Minimum Impact project on an existing developed parcel in the City of Portsmouth accessed from Holmes Court.

The owners and applicants, Stephen A. & Kathryn L. Singlar, are proposing to install an HVAC concrete pad & equipment, install overhead utilities underground & other site improvements at the single-family residence including improvements at 43 Holmes Court, an adjacent parcel owned by the applicants. All disturbed areas will be loamed & seeded, landscaped or otherwise returned to their original condition.

The enclosed plans illustrate the proposed improvements will take place entirely within the previously developed/disturbed/maintained tidal buffer zone and upland portions of the lots. Please note, there are no proposed disturbances to the resource (Piscataqua River).

The improvements as proposed are the least impacting alternative to the jurisdictional areas in order to achieve the desired residential improvements. There will be only negligible effects on impervious areas on the parcel and no degradation to treatment of the stormwater runoff.

Please feel free to contact us, the applicant's consulting engineer if you have any questions. Thank you for your time and consideration.

Sincerely,

ALTUS ENGINEERING

A handwritten signature in orange ink, appearing to read "Erik B. Saari".

Erik B. Saari
Vice President

ebs/5328.02-CoverLtr-39-holmes-NHDES.docx
Enclosures

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

Letter of Authorization

We, Stephen A. & Kathryn L. Singlar, principles of Tidal View 43 and Tidal View 39, the owners of 43 Holmes Court & 39 Holmes Court, Portsmouth, NH, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent us as the Owner and Applicant in all matters concerning the engineering and related permitting on Portsmouth Tax Map 101, Lot 14 located at 43 Holmes Court and Tax Map 101 Lot 13 located at 39 Holmes Court in Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.


Signature

Stephen A. Singlar 1/20/23
Stephen Singlar/Director Date


Witness

RICHARD HACKEMAN 1/20/23
Print Name Date


Signature

Kathryn L. Singlar 1/20/23
Kathryn Singlar/Manager Date


Witness

RICHARD HACKEMAN 1/20/23
Print Name Date

STEPHEN A. SINGLAR
KATHRYN L. SINGLAR
21 ELLIOT STREET
EXETER, NH 03833-4599

54-153/114

4315

DATE

2/10/23

PAY TO THE
ORDER OF

Treasurer State of NH

\$ 400.00

Four hundred and no/100

DOLLARS



Security Feature
Payable on Bank

Citizens

MEMO 39 Holmes Wetlands

RF

⑆01401533⑆ 33062188141⑆

4315



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 21, 2023

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

**Re: NHDES Wetlands Permit Application
Tax Map 101, Lot 13
39 Holmes Court
Portsmouth, NH 03801
P5328**

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 Stephen A. & Kathryn L. Singlar (Tax Map 101, Lot 13) owners and applicants, for a Wetlands Permit Application to the NHDES Wetlands Bureau.

The application proposes to install an HVAC concrete pad & equipment, install overhead utilities underground along with associated improvements on the existing residential lot. All disturbed areas will be loamed & seeded, landscaped or returned to their original condition. The property is accessed from Holmes Court. The improvements will only impact previously developed areas within the NHDES 100-foot Tidal Buffer and the NHDES 250-foot Shoreland Protection Buffer.

Please note, there are no proposed disturbances to the resource (Piscataqua River).

Please feel free to contact us, the Applicant's engineering consultant if you have any questions. Thank you for your time concerning this matter.

Sincerely,

ALTUS ENGINEERING

A handwritten signature in orange ink, appearing to read "E.B. Saari".

Erik B. Saari
Vice President

ebs/5328.05.39-holmes-CoverLtr-Portsmouth.docx

Enclosures



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: Stephen & Kathryn Singlar

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 #: 22-1800 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<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"/> 	

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

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

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): _____	
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.	
Install overhead utilities underground in the existing paved driveway (+/-200 s.f.) to serve both 39 & 43 Holmes Court residences (both owned by the applicants).	
There are no direct impacts to the resource. All work occurs in previously developed and maintained areas which comprise the entire lot.	
The existing residence will be expanded volumetrically within the existing footprint and the dwelling will be no closer to the resource. A proposed HVAC equipment & concrete pad will be installed on the east side of the residence (+/-25 s.f.).	
All disturbances take place within previously disturbed tidal buffer zone.	
A Shoreland Impact Permit is being applied for and is requested to be reviewed concurrently. See Plan which depicts additional underground utility installation and expansion of parking area along with potential removal of a utility pole..	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 39 Holmes Court	
TOWN/CITY: Portsmouth	
TAX MAP/BLOCK/LOT/UNIT: 101/13	
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): 43.0714° North -70.7485° 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: Stephen A. & Kathryn L. Singlar		
MAILING ADDRESS: 21 Elliot Street		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: stephensinglar@yahoo.com		
FAX: [REDACTED]	PHONE: 603-264-4599	
ELECTRONIC COMMUNICATION: By initialing here: SS, 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.: Saari, Erik		
COMPANY NAME: Altus Engineering, Inc.		
MAILING ADDRESS: 133 Court Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: esaari@altus-eng.com		
FAX: [REDACTED]	PHONE: 603-433-2335	
ELECTRONIC COMMUNICATION: By initialing here ES, 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.		

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

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

Env-Wt 400 - The jurisdictional areas were located by survey and correspond with the City of Portsmouth GIS data. All appropriate erosion & sedimentation controls will be employed to protect the Piscataqua River during demolition and construction activities.

Env-Wt 500 - The existing residence was constructed in 1900 and has undergone numerous additions and renovations over the decades. The entire lot has been disturbed, developed and maintained for many years. There are thin areas of landscaping and lawn. There are no species of concern in the vicinity. Slight modification to the existing grades around the building to install the HVAC pad & equipment and the installation of the underground utilities will take place and there will be negligible change to the quality or quantity of the runoff. All disturbed areas in the previously developed tidal buffer zone will be stabilized as soon as possible.

Env-Wt 600, 700 & 900 - The project is defined as Minimum as it has impacts within the 100-foot buffer from the tidally influenced Piscataqua River. It is a betterment in that the project will allow more efficient heating and cooling for the property, stormwater control and treatment will continue to occur prior to discharge. NHB DataCheck review indicates there are no impacts expected within the vicinity of the proposed demolition or construction activities. Appropriate methods of erosion and sediment control will be installed prior to and maintained during construction activities. The work will occur in a single phase.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

N/A - Mitigation is not required

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

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

N/A - Compensatory mitigation is not required

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

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

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

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

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).
 Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	225		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		225					

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):	<input type="text"/> SF	× \$0.40 = \$	<input type="text"/>
Seasonal docking structure:	<input type="text"/> SF	× \$2.00 = \$	<input type="text"/>
Permanent docking structure:	<input type="text"/> SF	× \$4.00 = \$	<input type="text"/>
Projects proposing shoreline structures (including docks) add \$400 = \$			<input type="text"/>
Total = \$			<input type="text"/>

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

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
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SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: [Redacted] [Redacted] ES	To the best of the signer's knowledge and belief, all required notifications have been provided.
---	--

Initials: [Redacted] [Redacted] ES	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: [Redacted] [Redacted] ES	<p>The signer understands that:</p> <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: [Redacted] [Redacted] ES	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.
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SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): <u>[Signature]</u> (AGENT)	PRINT NAME LEGIBLY: ERIK SAARI	DATE: 2/21/23
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): [Redacted]	PRINT NAME LEGIBLY: [Redacted]	DATE: [Redacted]
SIGNATURE (AGENT, IF APPLICABLE): <u>[Signature]</u>	PRINT NAME LEGIBLY: Erik Saari	DATE: 02/21/23

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: <u>[Signature]</u>	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: February 23, 2022

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".

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Unless specified, all items below are required. Failure to provide the required items will delay a decision on your project and may result in denial of your application. Please reference statute RSA 482-A, Fill and Dredge in Wetlands, and the [Wetland Rules Env-Wt 100-900](#).

- The completed, dated, signed, and certified application (Env-Wt 311.03(b)(1)).
- Correct fee as determined in RSA 482-A:3, I(b) or (c), subject to any cap established by RSA 482-A:3, X (Env-Wt 311.03(b)(2)). Make check or money order payable to "Treasurer – State of NH".
- The Required Planning actions required by Env-Wt 311.01(a)-(c) and Env-Wt 311.03(b)(3).
- [US Army Corps of Engineers \(ACE\) "Appendix B, New Hampshire General Permits \(GPs\), Required Information and Corps Secondary Impacts Checklist"](#) and its required attachments (Env-Wt 307.02). This includes the [US Fish and Wildlife Service IPAC review](#) and [Section 106 Historic/Archaeological Resource review](#).
- Project plans described in Env-Wt 311.05 (Env-Wt 311.03(b)(4)).
- Maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)).
- Explanation of the methods, timing, and manner as to how the project will meet standard permit conditions required in Env-Wt 307 (Env-Wt 311.03(b)(7)).
- If applicable, the information regarding proposed compensatory mitigation specified in Env-Wt 311.08 and Chapter Env-Wt 800 - [Permittee Responsible Mitigation Project Worksheet](#), unless not required under Env-Wt 313.04 (Env-Wt 311.03(b)(8); Env-Wt 311.08; Env-Wt 313.04).
- Any additional information specific to the **type of resource** as specified in Env-Wt 311.09 (Env-Wt 311.03(b)(9); Env-Wt 311.04(j)).
- Project specific information required by Env-Wt 500, Env-Wt 600, and Env-Wt 900 (Env-Wt 311.03(b)(11)).
- A list containing the name, mailing address and tax map/lot number of each abutter to the subject property (Env-Wt 311.03(b)(12)).
- Copies of certified postal receipts or other proof of receipt of the notices that are required by RSA 482-A:3, I(d) (Env-Wt 311.03(b)(13)).
- Project design considerations required by Env-Wt 313 (Env-Wt 311.04(j)).
- Town tax map showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter (Env-Wt 311.06(a)).
- Dated and labeled color photographs that:
 - (1) Clearly depict:
 - a. All jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur.
 - b. All existing shoreline structures.
 - (2) Are mounted or printed no more than 2 per sheet on 8.5 x 11 inch sheets (Env-Wt 311.06(b)).
- A copy of the appropriate US Geological Survey map or updated data based on LiDAR at a scale of one inch equals 2,000 feet showing the location of the subject property and proposed project (Env-Wt 311.06(c)).
- A narrative that describes the work sequence, including pre-construction through post-construction, and the relative timing and progression of all work (Env-Wt 311.06(d)).

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- For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
- If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
 - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
 - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
- The NHB memo containing the NHB identification number and results as well as any written follow-up communications such as additional memos or email communications with either NHB or NHF&G (Env-Wt 311.06(g)). See [Wetlands Permitting: Protected Species and Habitat Fact Sheet](#).
- A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
- For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
- If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
- [Avoidance and Minimization Written Narrative](#) or the [Avoidance and Minimization Checklist](#), or your own avoidance and minimization narrative (Env-Wt 311.07).
- For after-the-fact applications: information required by Env-Wt 311.12.
- [Coastal Resource Worksheet](#) for coastal projects as required under Env-Wt 600.
- Prime Wetlands information required under Env-Wt 700. See [WPPT](#) for prime wetland mapping.

Required Attachments for Minor and Major Projects

- [Attachment A: Minor and Major Projects](#) (Env-Wt 313.03).
- [Functional Assessment Worksheet](#) or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See [Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet](#). For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10)).

Optional Materials

- [Stream Crossing Worksheet](#) which summarizes the requirements for stream crossings under Env-Wt 900.
- Request for [concurrent processing of related shoreland / wetlands permit applications](#) (Env-Wt 313.05).



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.

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Unless specified, all items below are required. Failure to provide the required items will delay a decision on your project and may result in denial of your application. Please reference statute RSA 482-A, Fill and Dredge in Wetlands, and the [Wetland Rules Env-Wt 100-900](#).

- The completed, dated, signed, and certified application (Env-Wt 311.03(b)(1)).
- Correct fee as determined in RSA 482-A:3, I(b) or (c), subject to any cap established by RSA 482-A:3, X (Env-Wt 311.03(b)(2)). Make check or money order payable to "Treasurer – State of NH".
- The Required Planning actions required by Env-Wt 311.01(a)-(c) and Env-Wt 311.03(b)(3).
- [US Army Corps of Engineers \(ACE\) "Appendix B, New Hampshire General Permits \(GPs\), Required Information and Corps Secondary Impacts Checklist"](#) and its required attachments (Env-Wt 307.02). This includes the [US Fish and Wildlife Service IPAC review](#) and [Section 106 Historic/Archaeological Resource review](#).
- Project plans described in Env-Wt 311.05 (Env-Wt 311.03(b)(4)).
- Maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)).
- Explanation of the methods, timing, and manner as to how the project will meet standard permit conditions required in Env-Wt 307 (Env-Wt 311.03(b)(7)).
- If applicable, the information regarding proposed compensatory mitigation specified in Env-Wt 311.08 and Chapter Env-Wt 800 - [Permittee Responsible Mitigation Project Worksheet](#), unless not required under Env-Wt 313.04 (Env-Wt 311.03(b)(8); Env-Wt 311.08; Env-Wt 313.04).
- Any additional information specific to the **type of resource** as specified in Env-Wt 311.09 (Env-Wt 311.03(b)(9); Env-Wt 311.04(j)).
- Project specific information required by Env-Wt 500, Env-Wt 600, and Env-Wt 900 (Env-Wt 311.03(b)(11)).
- A list containing the name, mailing address and tax map/lot number of each abutter to the subject property (Env-Wt 311.03(b)(12)).
- Copies of certified postal receipts or other proof of receipt of the notices that are required by RSA 482-A:3, I(d) (Env-Wt 311.03(b)(13)).
- Project design considerations required by Env-Wt 313 (Env-Wt 311.04(j)).
- Town tax map showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter (Env-Wt 311.06(a)).
- Dated and labeled color photographs that:
 - (1) Clearly depict:
 - a. All jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur.
 - b. All existing shoreline structures.
 - (2) Are mounted or printed no more than 2 per sheet on 8.5 x 11 inch sheets (Env-Wt 311.06(b)).
- A copy of the appropriate US Geological Survey map or updated data based on LiDAR at a scale of one inch equals 2,000 feet showing the location of the subject property and proposed project (Env-Wt 311.06(c)).
- A narrative that describes the work sequence, including pre-construction through post-construction, and the relative timing and progression of all work (Env-Wt 311.06(d)).

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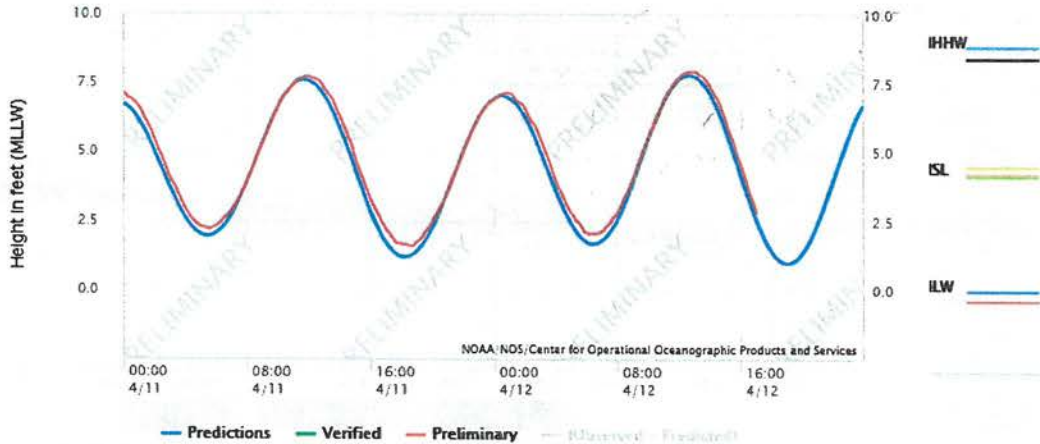
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- For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
 - If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
 - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
 - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
 - The NHB memo containing the NHB identification number and results as well as any written follow-up communications such as additional memos or email communications with either NHB or NHF&G (Env-Wt 311.06(g)). See [Wetlands Permitting: Protected Species and Habitat Fact Sheet](#).
 - A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
 - For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
 - If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
 - [Avoidance and Minimization Written Narrative](#) or the [Avoidance and Minimization Checklist](#), or your own avoidance and minimization narrative (Env-Wt 311.07).
 - For after-the-fact applications: information required by Env-Wt 311.12.
 - [Coastal Resource Worksheet](#) for coastal projects as required under Env-Wt 600.
 - Prime Wetlands information required under Env-Wt 700. See [WPPT](#) for prime wetland mapping.
- Required Attachments for Minor and Major Projects**
- [Attachment A: Minor and Major Projects](#) (Env-Wt 313.03).
 - [Functional Assessment Worksheet](#) or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See [Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet](#). For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10)).
- Optional Materials**
- [Stream Crossing Worksheet](#) which summarizes the requirements for stream crossings under Env-Wt 900.
 - Request for [concurrent processing of related shoreland / wetlands permit applications](#) (Env-Wt 313.05).

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

NOAA/NO/CO-OPS
Observed Water Levels at 8419870, Seavey Island ME
From 2022/04/11 00:00 GMT to 2022/04/12 23:59 GMT



Options for

8419870 Seavey Island, ME

Units

Standard

Shift dates

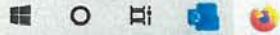
Back 1 Day

Forward 1 Day

From

Timezone

Interval



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

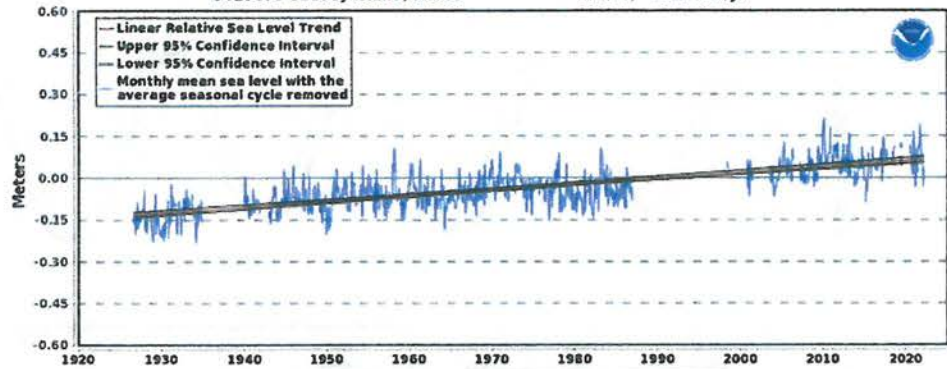
Anomalies

Select



Relative Sea Level Trend 8419870 Seavey Island, Maine

8419870 Seavey Island, Maine 2.07 +/- 0.18 mm/yr



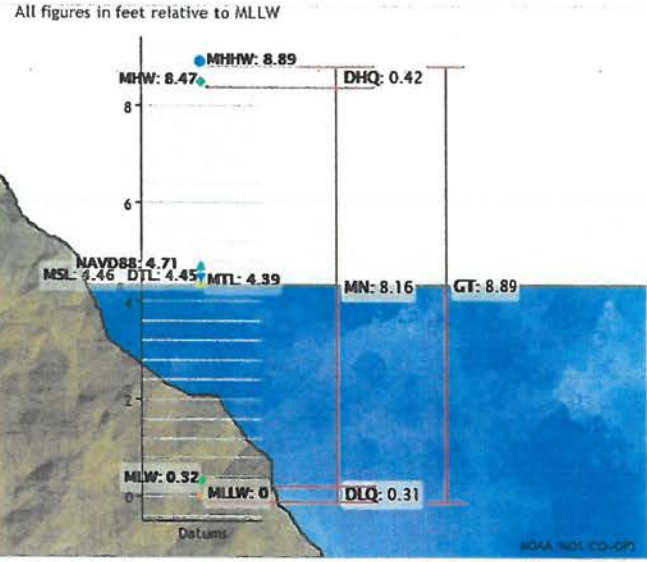
EXPORT TO TEXT | EXPORT TO CSV | SAVE IMAGE

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: 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

Showing datums for

Datum

Wetland Functions and Values
43 Holmes Court, Portsmouth, NH

Prepared for:
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH

Contents:

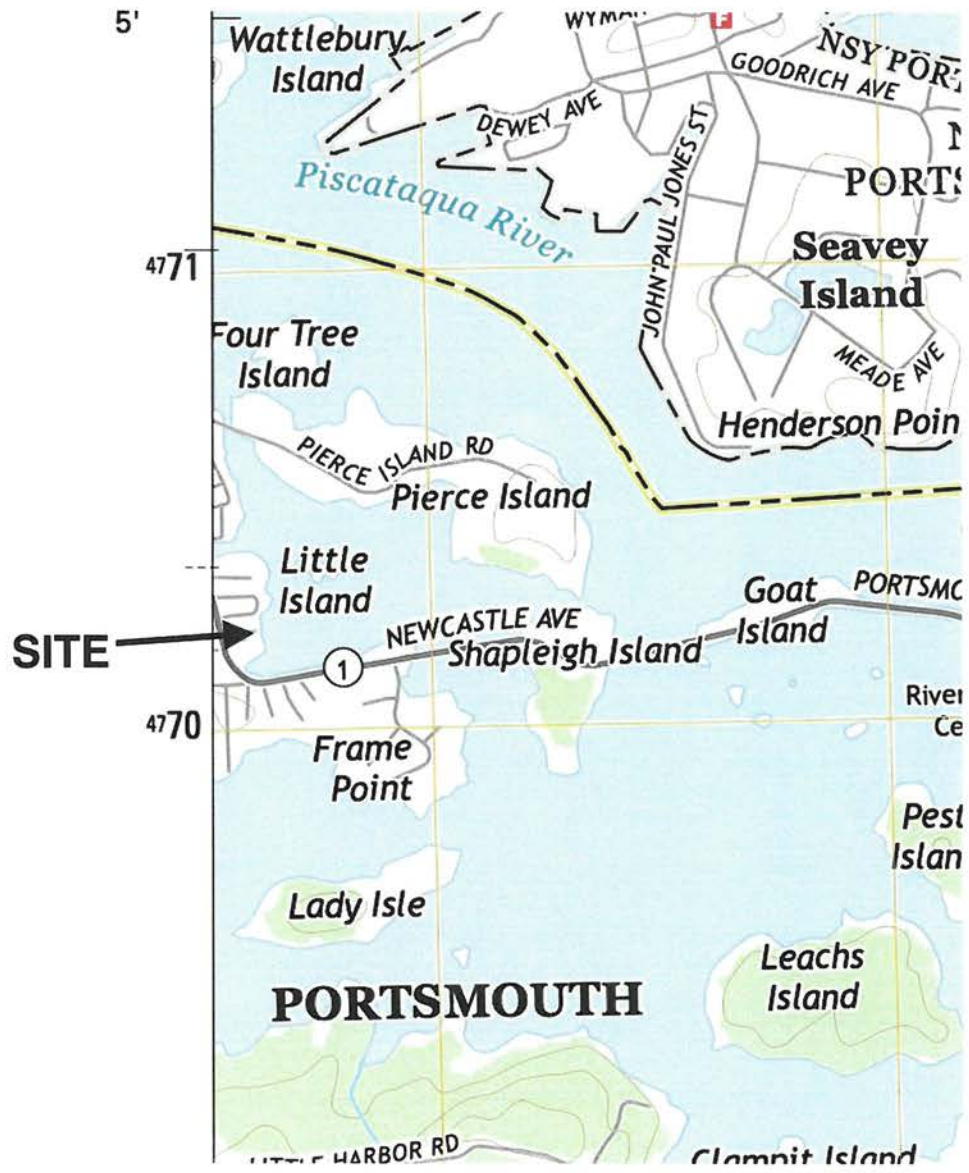
Locus Map
Wetland/Coastal Resources Sketch and Photo Log
Photographs
Functional Assessment Summary Letter
NHDES Functional Assessment Worksheet W-06-049

Prepared by:
Michael Cuomo, New Hampshire Certified Wetland Scientist #4
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

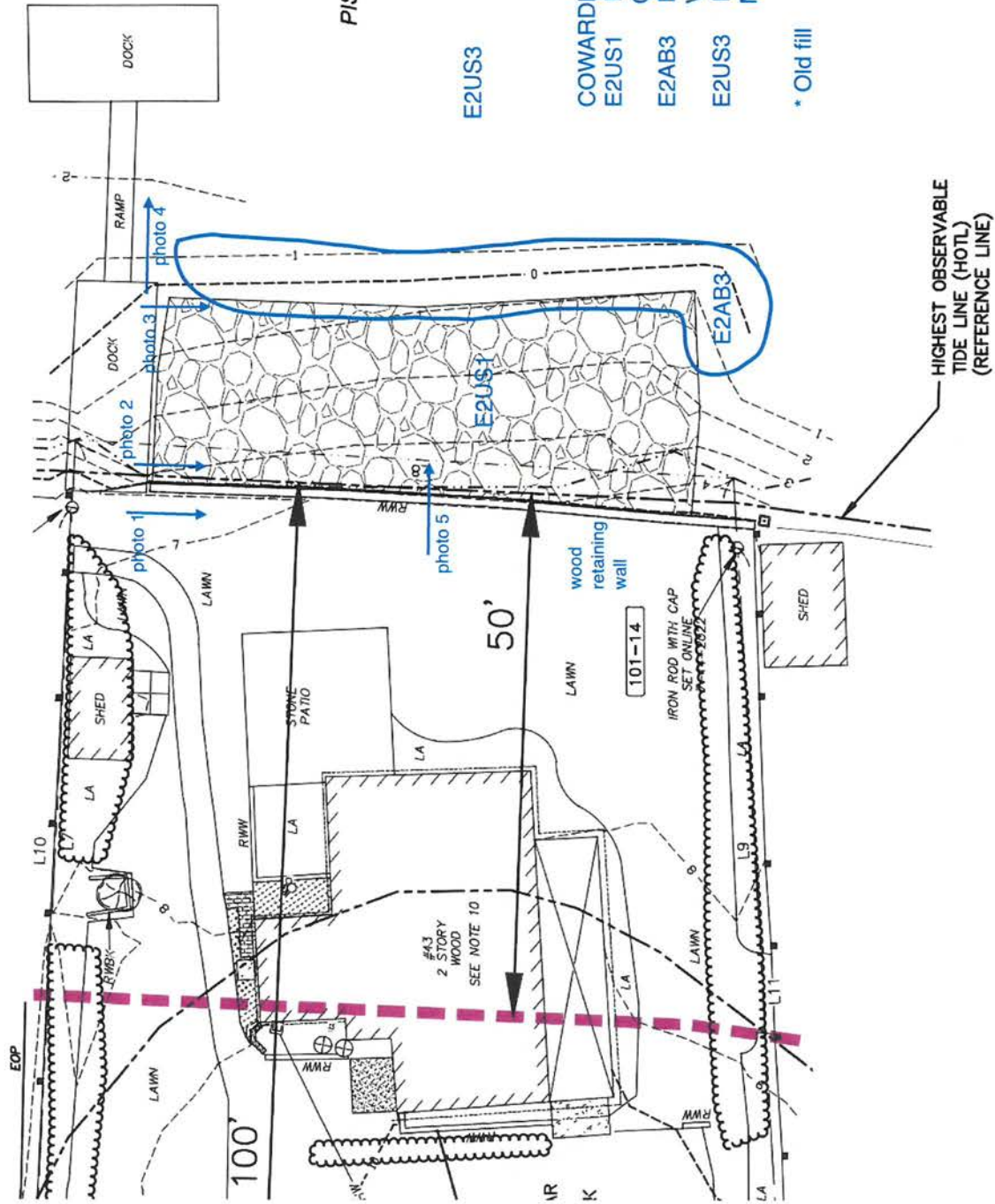


20 January 2023
Michael Cuomo

Locus Map
43 Holmes Court, Portsmouth
USGS Kittery Quadrangle
19 January 2023
Michael Cuomo



Wetland/Coastal Resources and Photo Log
 43 Holmes Court, Portsmouth, NH



PISCATAQUA RIVER

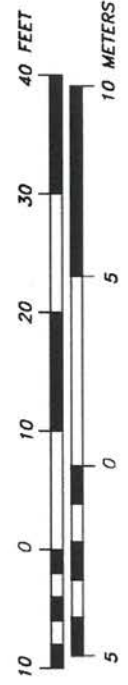
E2US3

COWARDIN HABITAT CLASSIFICATION

- E2US1 Estuarine, Intertidal, Unconsolidated Shore, Cobble-gravel*
- E2AB3 Estuarine, Intertidal, Aquatic Bed, Rooted Vascular
- E2US3 Estuarine, Intertidal, Unconsolidated Shore, Mud

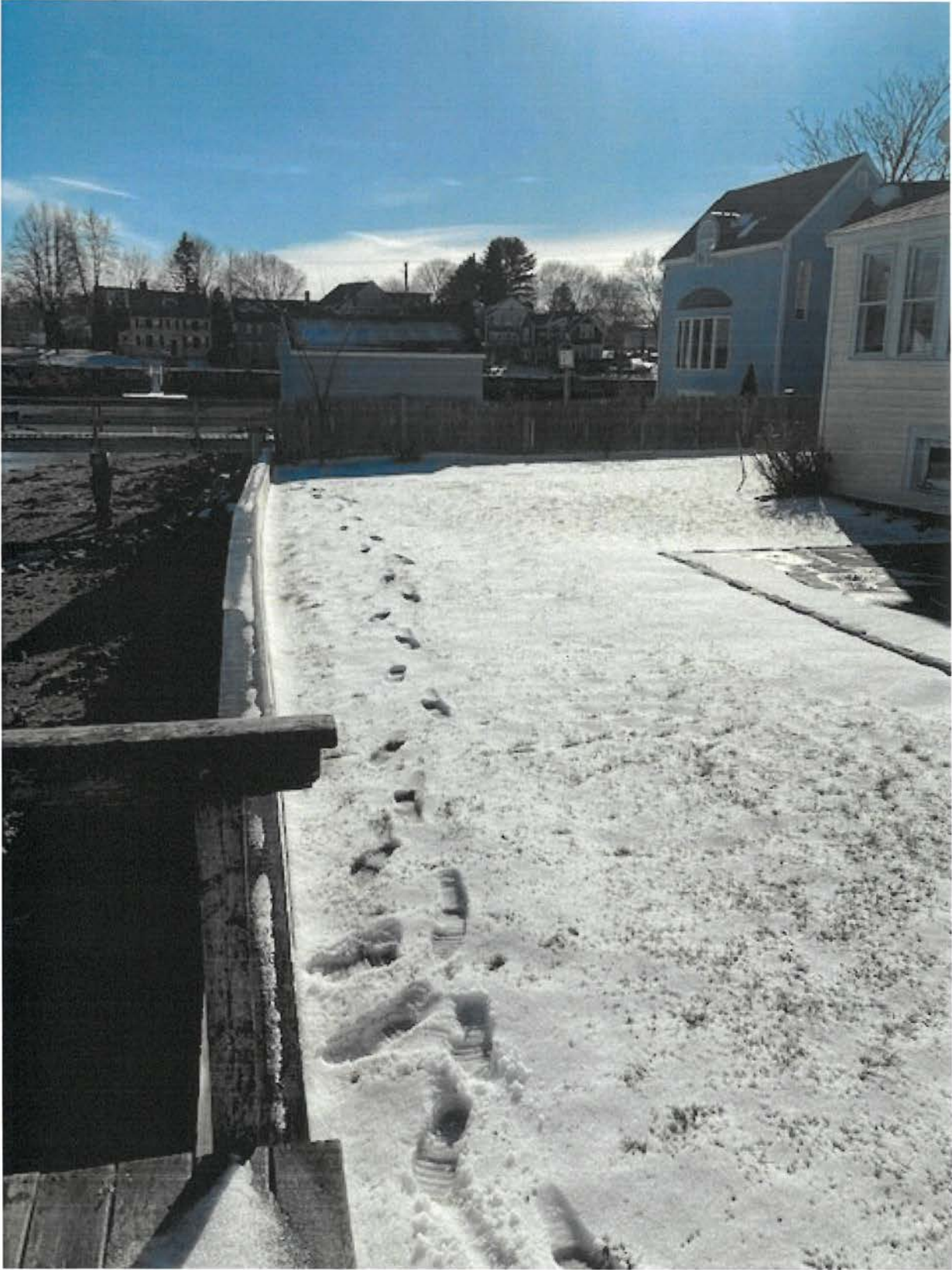
* Old fill

HIGHEST OBSERVABLE TIDE LINE (HOTL) (REFERENCE LINE)



17 January 2023
 Photos at approximate low tide
 Michael Cuomo
 Base plan modified from Altus Engineering progress print

Homes Court, Portsmouth
Photo 1
17 January 2023
Michael Cuomo



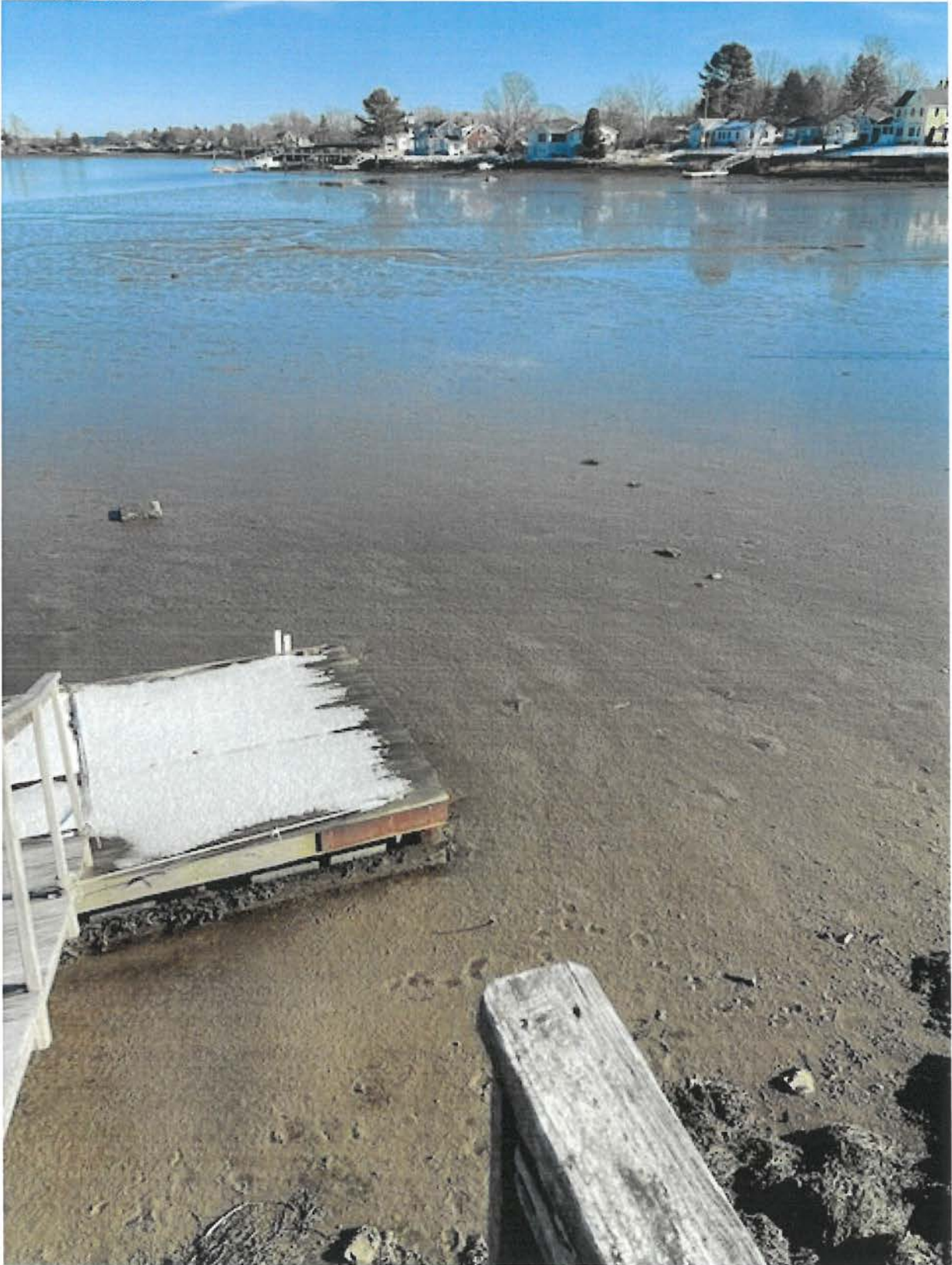
Holmes Court, Portsmouth
Photo 2
17 January 2023
Michael Cuomo



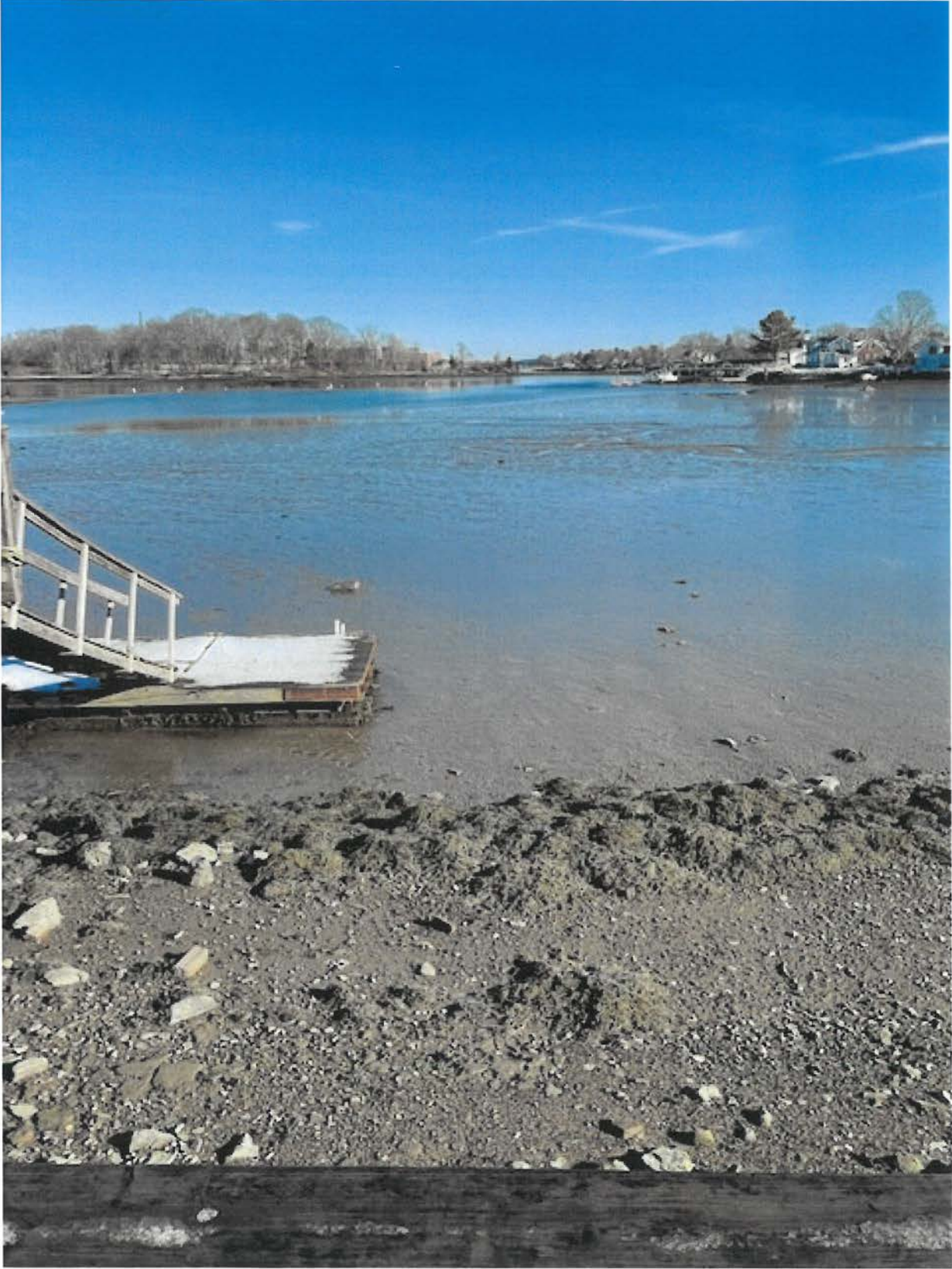
Holmes Court, Portsmouth
Photo 3
17 January 2023
Michael Cuomo



Holmes Court, Portsmouth
Photo 4
17 January 2023
Michael Cuomo



Holmes Court, Portsmouth
Photo 5
17 January 2023
Michael Cuomo



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

Erik Saari, Vice President
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801-4413

20 January 2023

Dear Mr. Saari;

This letter is in reference to the property at 43 Holmes Court in Portsmouth, NH. I have conducted an evaluation of wetland functions and values to assist you in planning the redevelopment of this site.

Attached is the NHDES Wetlands Functional Assessment Worksheet. This letter summarizes the findings.

The wetlands at this site are below the highest observable tideline. There are no freshwater wetlands at this site. The wetlands are classified as follows, using the Cowardin system:

E2US1 Estuarine, Intertidal, Unconsolidated Shore, Cobble-gravel.
E2AB3 Estuarine, Intertidal, Aquatic Bed, Rooted Vascular.
E2US3 Estuarine, Intertidal, Unconsolidated Shore, Mud.

The principal functions identified using the NHDES Wetlands Functional Assessment Worksheet are:

Fish and Aquatic Life;
Uniqueness/Heritage; and
Wetland Dependent Wildlife Habitat.

The wetland at this site also performs these other important wetland functions: Ecological Integrity; Nutrient Trapping; Production Export; Scenic Quality; Sediment Trapping; Shoreline Anchoring; and Water-Based Recreation.

The wetland at this site performs these remaining wetland functions to a very limited degree: Education Potential; Flood Storage; Groundwater Recharge; and Noteworthiness.

Please call if you have questions regarding this work.

Sincerely,



Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006



**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.: Singlar, Stephen A. & Kathryn L.

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:	high density residential
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT?	Yes No
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet):	115ft
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):	20 May 22 & 17 Jan 23
	DELINEATION PER ENV-WT 406 COMPLETED? Yes No
CONFIRM THAT THE EVALUATION IS BASED ON:	
Office and Field examination.	Evaluation based on field and office work
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"):	
USACE Highway Methodology.	Yes
Other scientifically supported method (enter name of method)	Yes

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SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: Between Little Harbor and Piscataqua River	LOCATION: (LAT/ LONG) <input type="text"/> / 43.07128, -70.749427
WETLAND AREA: Huge	DOMINANT WETLAND SYSTEMS PRESENT: Estuarine
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? Many	COWARDIN CLASS: Intertidal, Rocky Shore, Aquatic Bed, and Unconsolidated Shore
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? Yes No	IS THE WETLAND PART OF: A wildlife corridor Yes <input type="checkbox"/> habitat island? <input type="checkbox"/>
if not, where does the wetland lie in the drainage basin? Tidal terminus of drainage	IS THE WETLAND HUMAN-MADE? Yes No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? Yes Yes	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 Yes	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? Yes No
PROPOSED WETLAND IMPACT TYPE: Buffer only	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.

FUNCTIONS / VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/ VALUE? (Y/N)	IMPORTANT NOTES
Ecological Integrity 1	Yes No		Yes No	Old fill placed at base of wood retaining wall; pier and floating dock
Education Potential 2	Yes No	5	Yes No	Private property, no parking available
Fish & Aquatic Life, Marine 3	Yes No	1, 2, 3, 4, 6	Yes No	Intertidal zone of estuarine wetland; NMFS mapped as Essential Fish Habitat
Flood Storage 4	Yes No	5, 9, 11, 13,	Yes No	At lowest point in watershed, no downstream infrastructure
Groundwater Recharge 5	Yes No	7, 14	Yes No	Estuary
Noteworthiness 6	Yes No		Yes No	NHB22-1800
Nutrient Trapping... 7	Yes No	2, 3, 4, 5, 6, 7, 10,	Yes No	No salt marsh present
Production Export 8	Yes No	1, 2, 3, 4, 5, 6, 10,	Yes No	No salt marsh present
Scenic Quality 9	Yes No	2, 8,	Yes No	Good scenic quality, no public access
Sediment Trapping 10	Yes No	1, 2, 3, 4, 7, 8, 13,	Yes No	No salt marsh present
Shoreline Anchoring 11	Yes No	1, 3, 4, 7, 9, 10, 11,	Yes No	Low velocity tidal mud falt
Uniqueness/Heritage 12	Yes No	1, 2, 3, 4, 12, 14, 17, 19, 22, 26, 27	Yes No	Part of extensive estuary system at mouth of river in historic area
Water Based Recreation 13	Yes No	2, 5	Yes No	Recreation use common but access limited

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Wetland Dependent	Wildlife Habitat	Yes NRX	Base of food chain for many marine species
14	Yes No 6, 8, 12, 18, 19, 21	Yes NRX	

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		DOES NOT APPLY; ESTUARINE SYSTEM			
2					
3					
4					
5					

SECTION 6 - STREAM RESOURCES SUMMARY

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.				
FUNCTIONS / VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/ VALUE? (Y/N)	IMPORTANT NOTES
1	Yes No		Yes No	
2	Yes No	DOES NOT APPLY; ESTUARINE SYSTEM	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.



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.: Singlar, Stephen A. & Kathryn L.

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

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

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

The following information is required for projects in coastal areas.

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

The project proposes to install a concrete pad & HVAC equipment to service the single family residence, install overhead utilities underground and potentially remove a utility pole and add an additional parking space.

There are no direct impacts to the resource (Piscataqua River).

A NHB review determined there are no expected impacts to any species or habitats within the vicinity of the proposed construction activities.

The applicants are filing concurrent applications for Wetlands Buffer impact on 43 Holmes Court (residence replacement) & Shoreland Impact Permit for additional disturbance outside the 100-foot Wetland Buffer on 39 Holmes Court.

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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.

See Wetlands Permit application for 43 Holmes Court.

Erosion and sediment controls will be utilized for the work that occurs on 39 Holmes Court as shown on plans prepared by Altus Engineering.

Best management practices shall be employed during construction.

311/07 Avoidance and Minimization: No wetland impact is proposed. Only the minimum work necessary in the buffer is proposed in order to install the updated utilities.

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 Functional Assessment has been provided.

All wetland impacts are avoided and therefore minimized.

This project updates the existing residence utilities and parking.

The lot is in the Wetland Buffer but not on the waterfront.

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 single family residence will continue to be maintained and managed in a traditional manner.

The tiny lawn areas will be mowed, landscaped areas maintained, driveway and parking areas to be swept and sealed as needed according to manufacturer's recommendations.

- 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.

See Wetlands Permit application & plans for 43 Holmes Court.

39 Holmes Court work is very minor.

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 existing residence, proposed and existing utilities and paved parking areas are high value assets with low risk tolerance. The residence is not situated in the floodplain and is a considerable distance from the resource.

Projected sea level rise for the waterfront is less than 1 foot in the next 70 years (95% confidence per NOAA).

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

See attached charts. Sea level rise is predicted to be 2.07mm/year with 95% confidence. This equals less than 1 foot in the next 70 years.

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

Only areas directly adjacent to the Piscataqua River are subject to future flooding. The existing residence living area finished floors are well above elevation 8.0' + 1' SLR = 9.0' future flood elevation.

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

The parcel is located within areas of minimal flood risk in the 100-year floodplain.

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

The updated utilities and continued maintenance of the existing residence and site improvements should minimize any risk of the SLR scenario for the anticipated project design life.

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

Pre-application meeting date held: **Not applicable.**

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).

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.

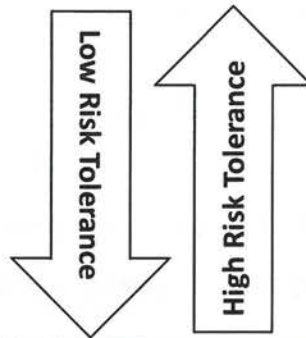
SECTION 10 – GUIDANCE

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.



AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management Wetlands Bureau

[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in [Attachment A: Minor and Major Projects \(NHDES-W-06-013\)](#)).

The following definitions and abbreviations apply to this worksheet:

- "A/M BMPs" stands for [Wetlands Best Management Practice Techniques for Avoidance and Minimization](#) dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- "Practicable" means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: Stephen A. & Kathryn L. Singular		
PROJECT STREET ADDRESS: 39 Holmes Court	PROJECT TOWN: Portsmouth	
TAX MAP/LOT NUMBER: 101/13		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed: The project intends to install up to date HVAC equipment to serve the existing single family residence, install overhead utilities underground and potentially improve the parking area.		

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES		
Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

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A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A



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

Appendix B

New Hampshire General Permits (GPs) Required Information and Corps Secondary Impacts Checklist

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the New Hampshire DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to <https://www.nae.usace.army.mil/Missions/Regulatory/> “Useful Documents, Forms and Publications” and then “Corps Application Form and Guidance.” Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- New Hampshire Department of Environmental Services (DES) Wetlands Permit Application.
- Request for Project Review Form by the New Hampshire Division of Historical Resources (DHR) <https://www.nh.gov/nhdhr/review/rpr.htm>.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible plans no larger than 11”x17” with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
 - Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
 - Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
 - Project limits with existing and proposed conditions.
 - Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
 - Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the OHW in inland waters and below the HTL in coastal waters.
 - Delineation of all waterways and wetlands on the project site,;
- Use Federal delineation methods and include Corps wetland delineation data sheets (GC 2).
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.



**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)**

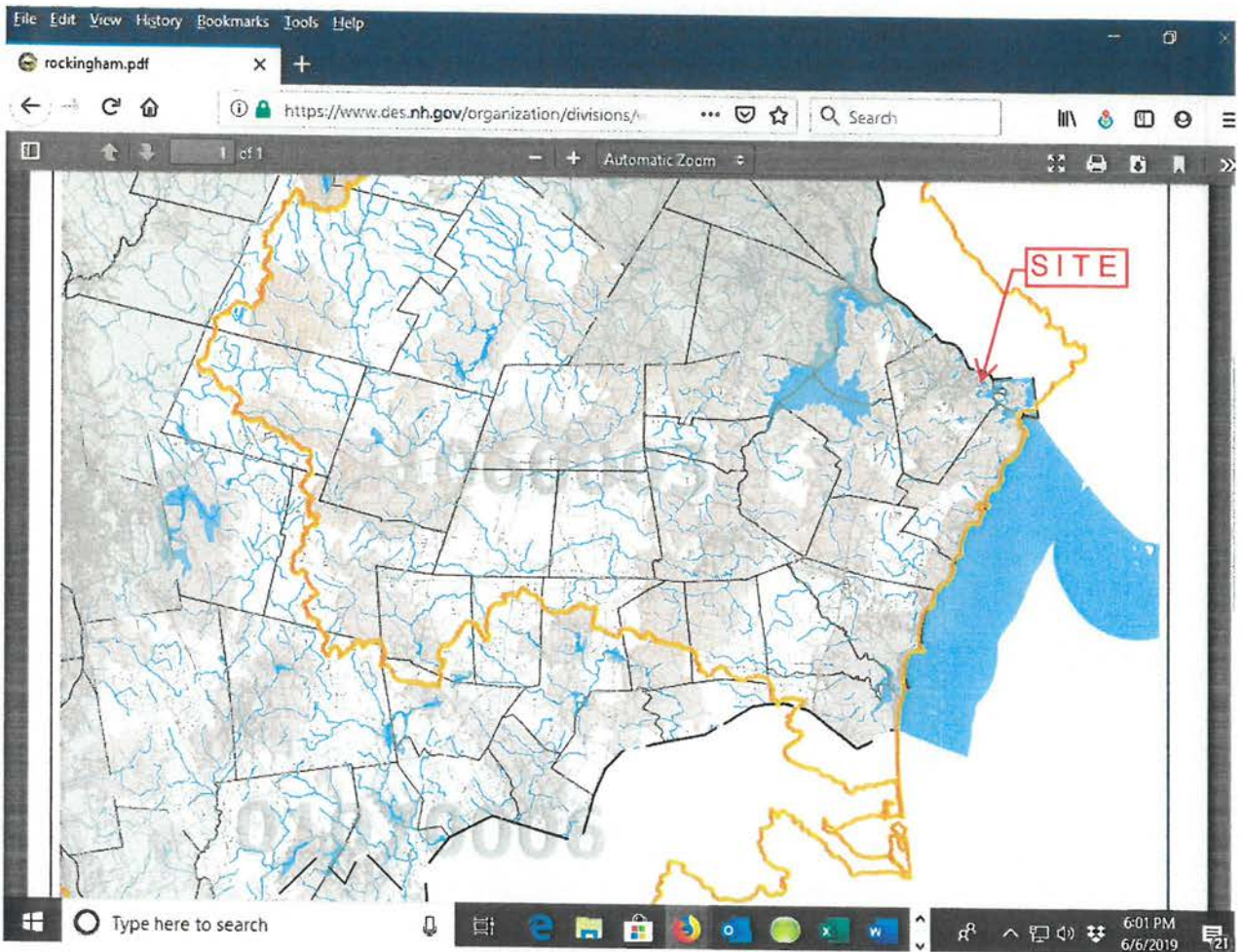
1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See 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.*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5 The overall project site is more than 40 acres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.6 What is the area of the previously filled wetlands?	0 S.F.	
2.7 What is the area of the proposed fill in wetlands?	0 S.F.	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	0% / 0%	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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. 			
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)?			
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?			
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?			
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?			
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**			

*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.pdf

https://www.des.nh.gov/organization/divisions/v

1 of 1 Automatic Zoom

***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/>

0 1 2 4 6 8 10 Miles

NHDES

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.

Type here to search

6:00 PM 6/6/2019

IMPAIRED WATERS MAP (LEGEND)

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	750 FT ²	750 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.	Paved Driveway	950 FT ²	1265 FT ²
	Brick Walk	115 FT ²	115 FT ²
	Curb/Misc	30 FT ²	30 FT ²
	HVAC Pad	0 FT ²	25 FT ²
	[REDACTED]	[REDACTED] FT ²	[REDACTED] FT ²
	[REDACTED]	[REDACTED] FT ²	[REDACTED] FT ²
TOTAL:		(A) 1845 FT ²	(B) 2185 FT ²
Area of the lot located within 250 feet of reference line:			(C) 2627 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) 70.2 %
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) 83.2 %

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 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 checked="" 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) 0 FT ²
Total area of the lot between 50 feet and 150 feet from the reference line.	(G) 2,672 FT ²
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H) 668 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) 0 FT ²
Name of person who prepared this worksheet: Erik Saari	
Name and date of the plan this worksheet is based upon: NHDES Wetland & Shoreland Permit Plan, 2/7/23	

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).

39 HOLMES CT

Location 39 HOLMES CT

Mblu 0101/ 0013/ 0000/ /

Acct# 32809

Owner SINGLAR STEPHEN A & KATHRYN L

PBN

Assessment \$548,900

Appraisal \$548,900

PID 32809

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$180,600	\$368,300	\$548,900

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$180,600	\$368,300	\$548,900

Owner of Record

Owner SINGLAR STEPHEN A & KATHRYN L
Co-Owner
Address 21 ELLIOT ST
 EXETER, NH 03833

Sale Price \$800,000
Certificate
Book & Page 6393/1441
Sale Date 03/24/2022
Instrument 21

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SINGLAR STEPHEN A & KATHRYN L	\$800,000		6393/1441	21	03/24/2022
39 HOLMES COURT LLC	\$0		5829/1412	40	06/23/2017
SANDERS GAIL H REVOC TRUST OF 1998	\$0		5810/0490	54	04/10/2017
SANDERS GAIL H REVO TRUST OF 1998	\$0		5364/1158		10/05/2012
SANDERS GAIL HARWOOD	\$0		3250/2443		11/14/1997

Building Information

Year Built: 1900
Living Area: 1,205
Replacement Cost: \$297,085
Building Percent Good: 60
Replacement Cost Less Depreciation: \$178,300

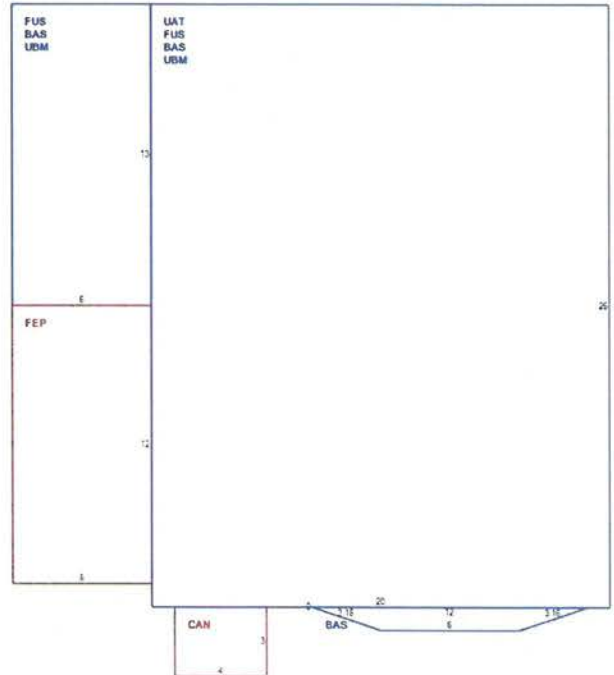
Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	0
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Photo



(<https://images.vgsi.com/photos2/PortsmouthNHPhotos/00010165182.jpg>)

Building Layout



(ParcelSketch.ashx?pid=32809&bid=32809)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	607	607
FUS	Upper Story, Finished	598	598
CAN	Canopy	12	0
FEP	Porch, Enclosed	72	0
UAT	Attic	520	0
UBM	Basement, Unfinished	598	0
		2,407	1,205

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
REC	REC ROOM	150.00 S.F.	\$2,300	1

Land

Land Use		Land Line Valuation	
Use Code	1012	Size (Acres)	0.06
Description	SFR WATERINFL	Frontage	
Zone	GRB	Depth	
Neighborhood	101	Assessed Value	\$368,300
Alt Land Appr	No	Appraised Value	\$368,300
Category			

Outbuildings

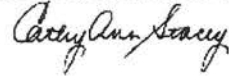
Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$180,600	\$368,300	\$548,900
2020	\$180,600	\$368,300	\$548,900
2019	\$180,600	\$368,300	\$548,900

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$180,600	\$368,300	\$548,900
2020	\$180,600	\$368,300	\$548,900
2019	\$180,600	\$368,300	\$548,900

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Return To:
Stephen A. Singlar and Kathryn L. Singlar
21 Elliot Street
Exeter, NH 03833

LCHIP	ROA611598	25.00
TRANSFER TAX	RO114058	12,000.00
RECORDING		14.00
SURCHARGE		2.00

Transfer Tax: \$12,000.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That 39 Holmes Court, LLC, a New Hampshire limited liability company of 30 Walden Street, Portsmouth, NH 03801, for consideration paid, grants to Stephen A. Singlar and Kathryn L. Singlar, husband and wife, as joint tenants with rights of survivorship of 21 Elliot Street, Exeter, NH 03833, with WARRANTY COVENANTS:

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

Beginning at the southwesterly corner of the premises hereby conveyed at land now or formerly of Major S. Langdon and running easterly by land now or formerly of said Langdon forty (40) feet, more or less, to land now or formerly of Roscoe W. Downs; thence running northerly by land now or formerly of said Downs seventy (70) feet, more or less, to land now or formerly of Margaret Chase; thence running westerly by land now or formerly of said Chase thirty (30) feet (9) inches to a corner; thence running southerly four (4) feet, more or less, to another corner; thence running westerly three (3) feet, more or less, both last two courses being by land now or formerly of said Chase to land now or formerly of Annie E. Catlin; thence running southerly by land now or formerly of Annie E. Catlin seventy (70) feet, more or less, to land now or formerly of land of said Langdon at the point of beginning.

Together with a right of way across land now or formerly of said Catlin to Holmes Court and subject to the right of way across the premises hereby conveyed from land now or formerly of Downs toward said Holmes Court.

Meaning and intending to describe and convey the same premises conveyed to 39 Holmes Court, LLC, by virtue of a Deed from Gail H. Sanders, Trustee of the Gail H. Sanders Revocable Trust of 1998, dated June 21, 2017 and recorded in the Rockingham County Registry of Deeds at Book 5829, Page 1412.

TOGETHER WITH and subject to any and all covenants, easements, conditions, stipulations, and restrictions of record, insofar as the same are enforceable and in effect.

This is not homestead property.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on this 23rd day of March, 2022.

39 HOLMES COURT, LLC

BY: Gail H. Sanders
Gail H. Sanders, Manager

State of NEW HAMPSHIRE
County of ROCKINGHAM

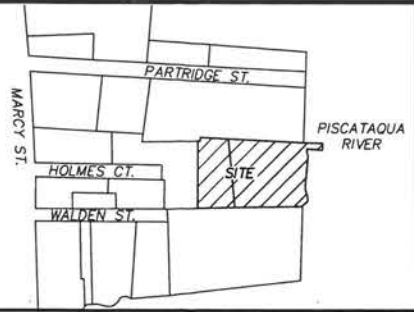
March 23, 2022

Personally appeared, Gail H. Sanders, Manager of 39 Holmes Court, LLC, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that she executed the same for the purposes therein contained.

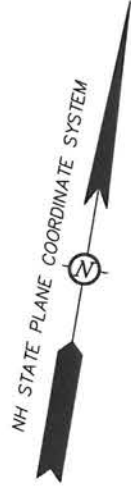
Cynthia M Gibb
Notary Public
My Commission Expires:

CYNTHIA M GIBB
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
June 30, 2026

[SEAL]



LOCUS
(N.T.S.)



REFERENCE PLANS:

1. PLAN OF LOT, NO. 24 HOLMES COURT, PORTSMOUTH, NH, JUNE 1947, JOHN W. DURGIN FILE NO. 2611.
2. PLAN OF LOT, PORTSMOUTH, NH, NO. 39 HOLMES COURT, AUGUST 1975, JOHN W. DURGIN FILE NO. 2366, PLAN NO. 3273.
3. PLAN OF LOT, PORTSMOUTH, NH, FOR SAMUEL PENDELTON, JR., AUGUST 1975, JOHN W. DURGIN FILE NO. 2366, PLAN NO. 4383.
4. PLAN OF LAND FOR JOHN H. & JUDITH A. MILLER, 33 HOLMES COURT, PORTSMOUTH, NH, DATED MARCH 12, 1984, RECORDED AS RCRD. PLAN #C-12350.

PURSUANT TO RSA 676:18,III AND RSA 672:14

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

James Verra
JAMES VERRA
8-15-2022
DATE



NOTES:

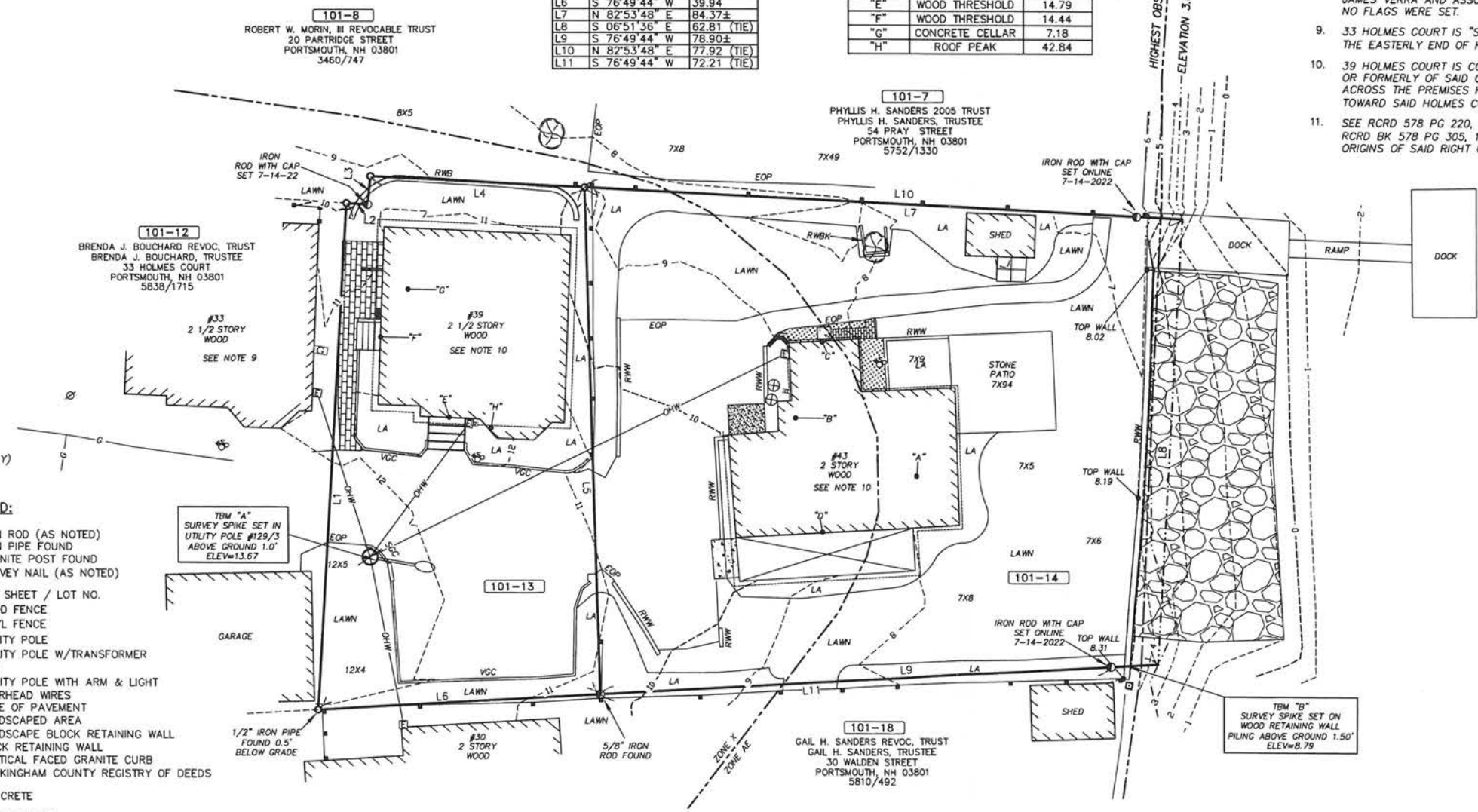
1. OWNER OF RECORD.....39 HOLMES COURT, LLC.
ADDRESS.....30 WALDEN STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5829/1412
TAX SHEET / LOT.....101-13
PARCEL AREA.....2,672 S.F.
OWNER OF RECORD.....43 HOLMES COURT, LLC.
ADDRESS.....30 WALDEN STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5829/1407
TAX SHEET / LOT.....101-14
PARCEL AREA.....5,353 S.F.±(TO ELEV. 3.62)
2. ZONED:.....WATERFRONT BUSINESS FRONT YARD SETBACK.....30'
MINIMUM LOT AREA.....20,000 S.F. SIDE YARD SETBACK.....30'
FRONTAGE.....100' REAR YARD SETBACK.....
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL 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 COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE".
6. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
7. THE PARCELS SHOWN HEREON LIES WITHIN ZONE AE (ELEVATION 8) & ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C027B, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY MICHAEL CUOMO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #004 ON MAY 20, 2022 & RECORDED BY JAMES VERRA AND ASSOCIATES, INC. UNDER THE DIRECTION OF MICHAEL CUOMO. NO FLAGS WERE SET.
9. 33 HOLMES COURT IS "SUBJECT TO THE RIGHT OF WAY ACROSS SAID PREMISES FROM THE EASTERLY END OF HOLMES COURT." SEE RCRD BK 5838 PG 1715.
10. 39 HOLMES COURT IS CONVEYED "TOGETHER WITH A RIGHT OF WAY ACROSS LAND NOW OR FORMERLY OF SAID CATLIN TO HOLMES COURT AND SUBJECT TO THE RIGHT OF WAY ACROSS THE PREMISES HEREBY CONVEYED FROM LAND NOW OR FORMERLY OF DOWNS TOWARD SAID HOLMES COURT." SEE RCRD BK 5829 PG 1412.
11. SEE RCRD 578 PG 220, 10/17/1900, J. CORNELIUS COAKLEY TO JAMES FAY AND RCRD BK 578 PG 305, 11/12/1900, J. CORNELIUS COAKLEY TO MARGARET FOX FOR THE ORIGINS OF SAID RIGHT OF WAYS.

BOUNDARY LINE TABLE

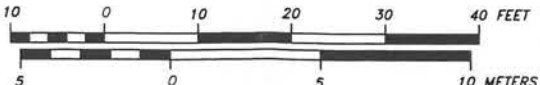
LINE	BEARING	DISTANCE
L1	N 06°37'34" W	71.43
L2	N 83°51'11" E	3.00
L3	N 04°16'52" W	4.00
L4	N 82°53'48" E	30.27
L5	S 11°38'37" E	71.37
L6	S 76°49'44" W	39.94
L7	N 82°53'48" E	84.37±
L8	S 06°51'36" E	62.81 (TIE)
L9	S 76°49'44" W	78.90±
L10	N 82°53'48" E	77.92 (TIE)
L11	S 76°49'44" W	72.21 (TIE)

BUILDING ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	ROOF PEAK	30.55
"B"	WOOD THRESHOLD	12.09
"C"	WOOD THRESHOLD	8.36
"D"	WOOD THRESHOLD	12.02
"E"	WOOD THRESHOLD	14.79
"F"	WOOD THRESHOLD	14.44
"G"	CONCRETE CELLAR	7.18
"H"	ROOF PEAK	42.84



- LEGEND:**
- IRON ROD (AS NOTED)
 - IRON PIPE FOUND
 - GRANITE POST FOUND
 - △ SURVEY NAIL (AS NOTED)
 - 101-14 TAX SHEET / LOT NO.
 - WOOD FENCE
 - VINYL FENCE
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - GUY
 - UTILITY POLE WITH ARM & LIGHT
 - OVERHEAD WIRES
 - EDGE OF PAVEMENT
 - LA LANDSCAPED AREA
 - RWB LANDSCAPE BLOCK RETAINING WALL
 - RWBK BRICK RETAINING WALL
 - VGC VERTICAL FACED GRANITE CURB
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - CONCRETE
 - BRICK PAVERS
 - CRUSHED STONE
 - RIP RAP
 - RETAINING WALL



SURVEYOR:
James Verra and Associates, Inc.
LAND SURVEYORS
101 SHATTUCK WAY - SUITE 8
NEWINGTON, N.H. 03801-7876
603-436-3557
JOB NO: 23999

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
ENGINEERING DESIGN
ISSUE DATE:
8-15-2022

REVISIONS:

NO.	DESCRIPTION	BY	DATE

DRAWN BY: GTD
APPROVED BY: JV
DRAWING FILE: 23999.DWG

SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 5'

OWNER/APPLICANT:
30 HOLMES COURT, LLC. & 43 HOLMES COURT, LLC.
30 WALDREN STREET
PORTSMOUTH, NH 03801
ASSESSOR'S PARCELS
MAP 101 - LOTS 13 & 14

OWNER:
30 HOLMES COURT, LLC. & 43 HOLMES COURT, LLC.
30 WALDREN STREET
PORTSMOUTH, NH 03801
ASSESSOR'S PARCELS
MAP 101 - LOTS 13 & 14

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
HOLMES COURT #39 & #43
PORTSMOUTH, NH
ASSESSOR'S PARCELS
MAP 101-LOTS 13 & 14

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
1 OF 1

P5328

National Flood Hazard Layer FIRMette



70°45'14"W 43°4'30"N



70°44'37"W 43°4'47"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone I

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 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

MAP PANELS

- 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 6/22/2022 at 12:35 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 unmodernized areas cannot be used for regulatory purposes.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

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

Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 5/25/2022 (valid until 5/25/2023)

Re: Review by NH Natural Heritage Bureau of request submitted 5/20/2022

Permits: MUNICIPAL POR - Portsmouth, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-1800

Applicant: Stephen Singlar

Location: Portsmouth
43 Holmes Court

Project

Description: Replace existing single family residence with similar size residence. Construction could occur late fall 2022 or may wait till Spring 2023.

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

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 5/20/2022 11:15:47 AM, and cannot be used for any other project.

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

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB22-1800

NHB22-1800

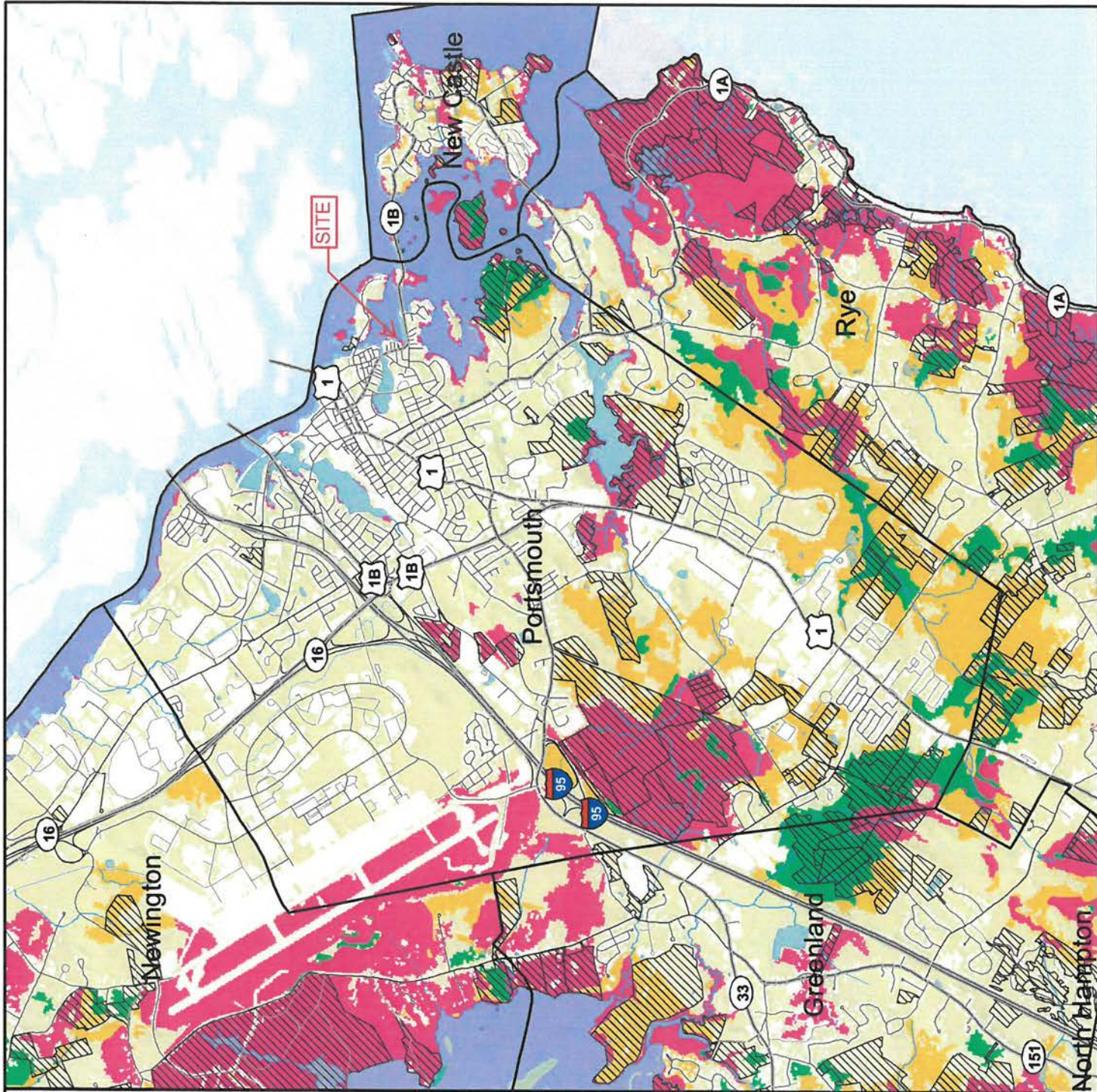


Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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



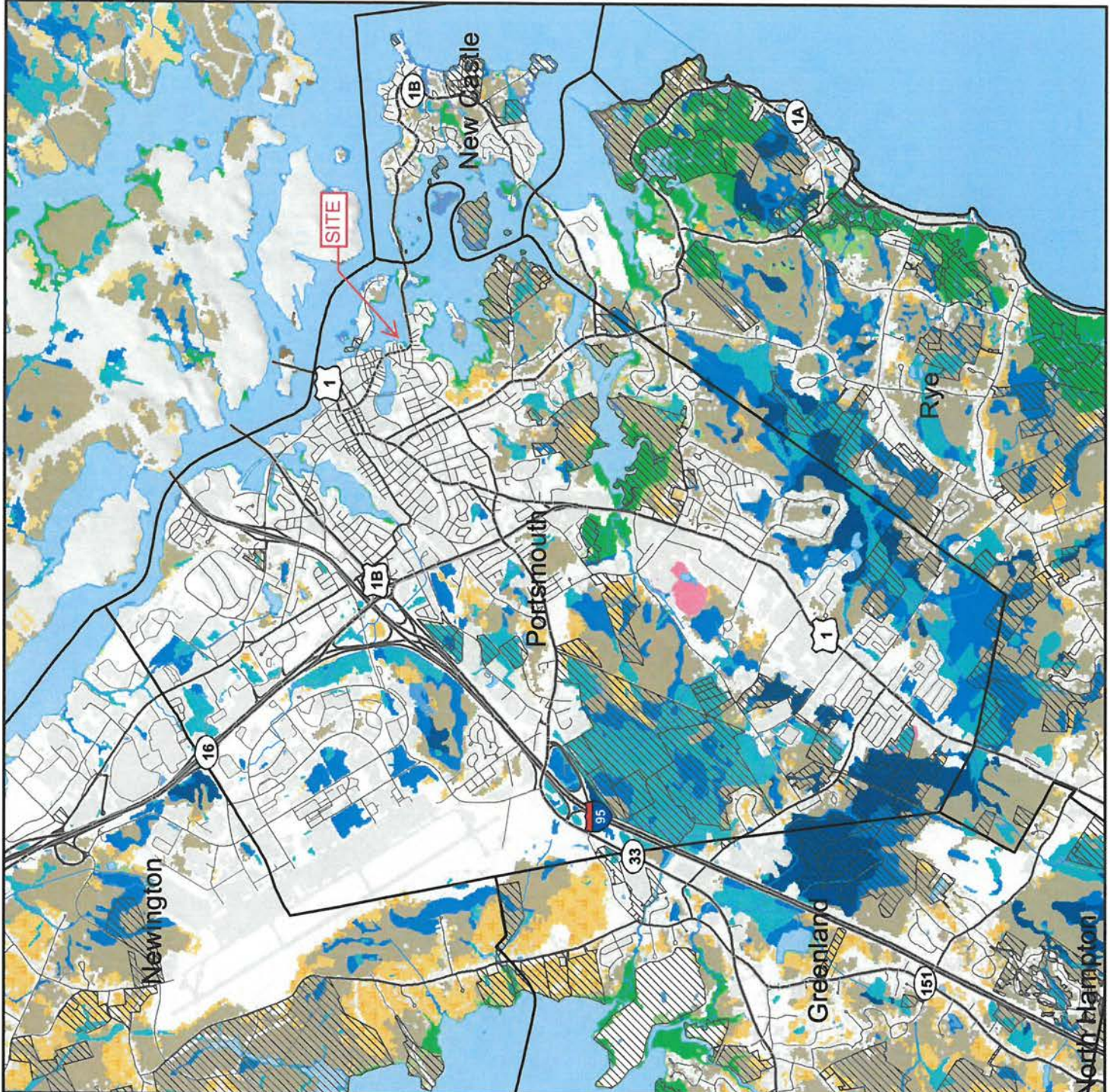
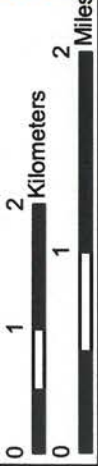
2020 NH WILDLIFE HABITAT LAND COVER

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

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



Sept. 2015, spatial data Apr. 2020



File Edit View History Bookmarks Tools Help

National Wetlands Inventory x +

https://viewer.nationalwetlands.com/wetlands-portal/wetlands-map/

National Wetlands Inventory
surface waters and wetlands

BASEMAPS >

- STREETS
- SATELLITE
- HYBRID
- TOPO
- TERRAIN
- GRAY
- OPEN STREET MAP
- NATGEO
- USGS TOPO
- NATL MAP

MEASURE

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
 - Source Type
 - Image Scale
 - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data

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

Historic Wetland Data

- Historic Wetlands
- Historic Wetland Mapping Areas

E2US3M

E2EM1N

SITE

3,564
43,071.1 - 70,749

U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands-team@fws.gov | Maine Geospatial, Inc., Microsoft, esri

5:52 PM 9/27/2022

Type here to search

USFWS Wetland Inventory Map

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

Erik Saari, P.E.
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801-4413

26 May 2022

Dear Mr. Saari;

This letter is in reference to the property at 43 Holmes Court in Portsmouth, NH. On 20 May 2022 I conducted a Highest Observable Tideline determination to assist you in planning the redevelopment of this site.

Highest Observable Tide Line is defined in NH Code of Administrative Rules Env-Wt 101.45 as "...a line defining the farthest landward limit of tidal flow, not including storm events, that can be recognized by such indicators as the presence of a strand line of flotsam and debris, the landward margin of salt tolerant vegetation, or a physical barrier that blocks farther flow of the tide."

The location of the Highest Observable Tide Line was recorded by James Verra and Associates under my direction.

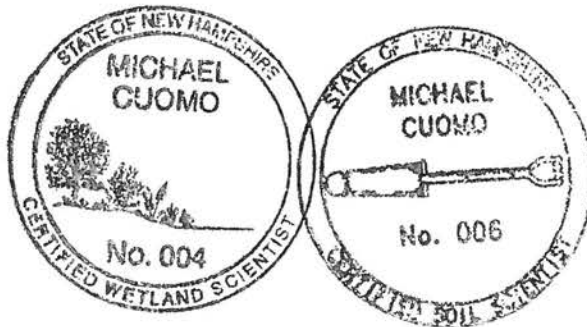
There are no other wetlands on the parcel.

Please call if you have questions regarding this work.

Sincerely,



Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006



File Edit View History Bookmarks Tools Help

NHDES WPPT x +

https://nhdeswppt.unh.edu/HtmlViewer/index.html?viewer=WPPT.gnh

Search...

I want to

Legend

Filter Swatches...

- WPPT_PredictedMarshMigration
 - Tidal Waters / Tidal Wetlands
 - Tidal wetland
 - Transitional salt marsh
 - Salt marsh
 - Mud flat
 - Tidal water
- NWI Layers
 - NWI Plus
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- World_Imagery
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Welcome Legend Identifiable... Buffer Ops...

Type here to search

6:14 PM 9/26/2022

NH Fish & Game | NHDES | NH Department of Environmental Services, Wetlands Bureau | NH DPA, Automatic, NH GRANIT | GRANIT | NH Department of Revenue Administration, Aotomatic | New Hampshire Fish and Game Department and partner organizations, April 2020 | Maine GeoLibrary, Maxar, Microsoft

SITE (43 HOLMES COURT)

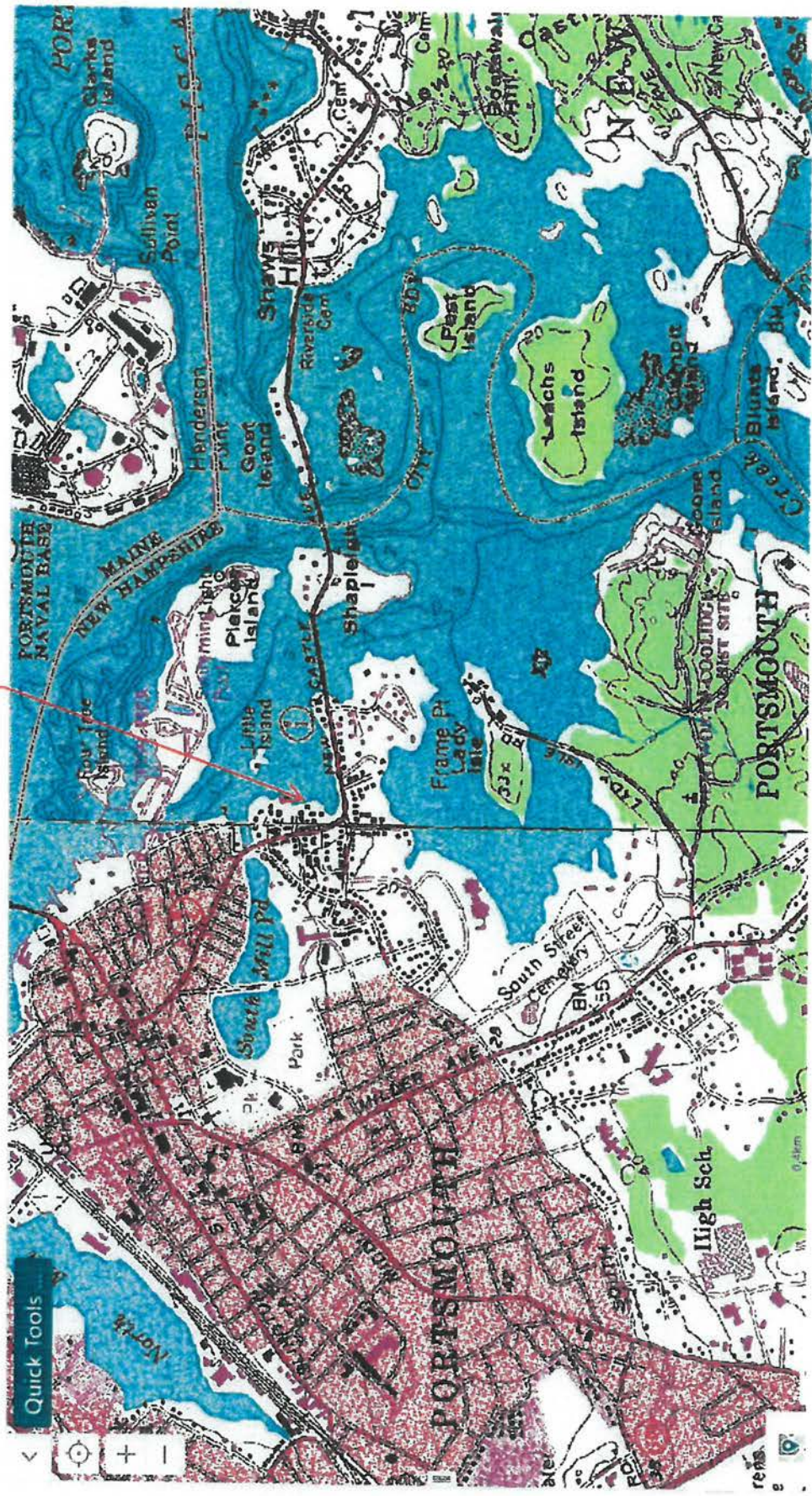
SITE (39 HOLMES COURT)

WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS



NH Aquatic Restoration Mapper Results – No Expected Impacts

SITE



U.S.G.S. MAP DETAIL



AERIAL PHOTOGRAPH – 2021 PORTSMOUTH GIS DATABASE

39 Holmes Court.
Portsmouth, NH



**Photo 1 – Looking westerly down Holmes Court and at front of the abutter’s garage -
January 11, 2023**



Photo 2 – Looking easterly at 43 Holmes Court and Piscataqua River beyond- January 11, 2023

39 Holmes Court.
Portsmouth, NH



Photo 3 – Looking southerly at existing garage section of lawn. - January 11, 2023

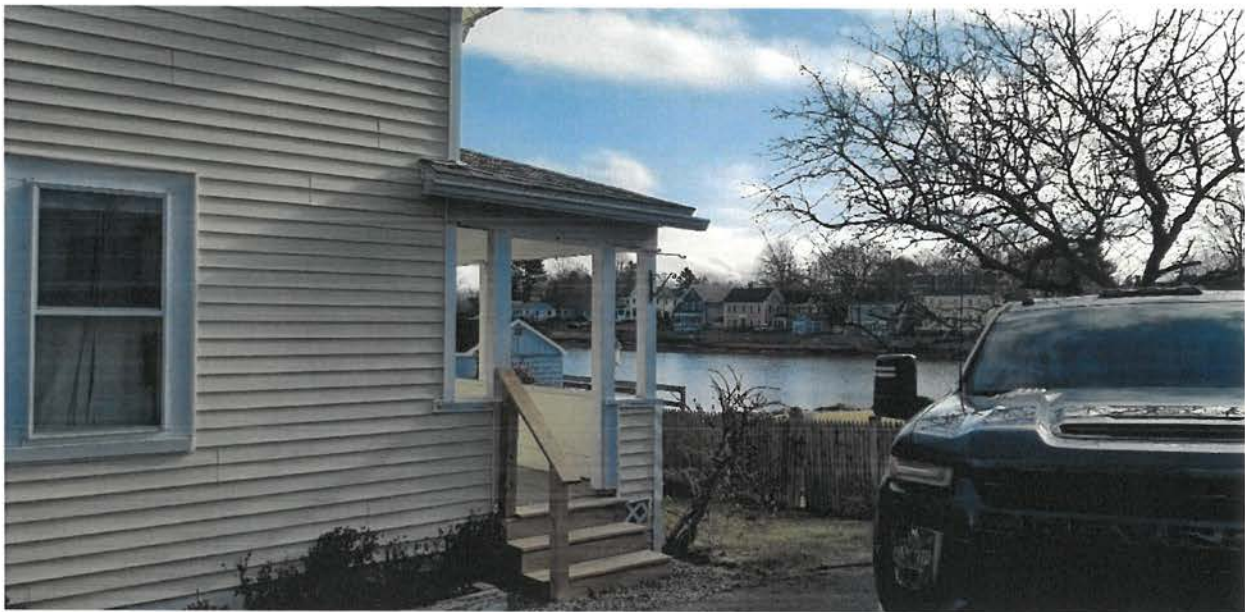


Photo 4 – Looking easterly at the Piscataqua River beyond 43 Holmes Court - January 11, 2023

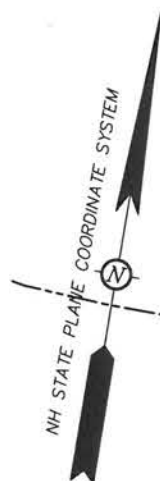
39 Holmes Court.
Portsmouth, NH



Photo 5 – Looking northerly along the retaining wall along the Piscataqua River - January 11, 2023.



Photo 6 – Looking westerly at area of proposed underground utilities (39 Holmes Court is on the right) - January 11, 2023.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°37'34" W	71.43
L2	N 83°51'11" E	3.00
L3	N 04°16'52" W	4.00
L4	N 82°53'48" E	30.27
L5	S 11°38'37" E	71.37
L6	S 76°49'44" W	39.94
L7	N 82°53'48" E	84.37±
L8	S 06°51'36" E	62.81 (TIE)
L9	S 76°49'44" W	78.90±
L10	N 82°53'48" E	77.92 (TIE)
L11	S 76°49'44" W	72.21 (TIE)

BUILDING ELEVATION TABLE

LOCATION	DESCRIPTION	ELEVATION
"A"	ROOF PEAK	30.55
"B"	WOOD THRESHOLD	12.09
"C"	WOOD THRESHOLD	8.36
"D"	WOOD THRESHOLD	12.02
"E"	WOOD THRESHOLD	14.79
"F"	WOOD THRESHOLD	14.44
"G"	CONCRETE CELLAR	7.18
"H"	ROOF PEAK	42.84

101-8
ROBERT W. MORIN, III REVOCABLE TRUST
20 PARTRIDGE STREET
PORTSMOUTH, NH 03801
3460/747

101-7
PHYLLIS H. SANDERS 2005 TRUST
PHYLLIS H. SANDERS, TRUSTEE
54 PRAY STREET
PORTSMOUTH, NH 03801
5752/1330

101-12
BRENDA J. BOUCHARD REVOC. TRUST
BRENDA J. BOUCHARD, TRUSTEE
33 HOLMES COURT
PORTSMOUTH, NH 03801
5838/1715

101-18
GAIL H. SANDERS REVOC. TRUST
GAIL H. SANDERS, TRUSTEE
30 WALDEN STREET
PORTSMOUTH, NH 03801
5810/492

HOLMES COURT
(A PUBLIC WAY)

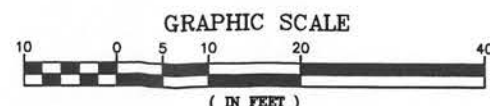
PISCATAQUA RIVER
(TIDAL)
EBB →

LEGEND:

- IRON ROD (AS NOTED)
- IRON PIPE FOUND
- GRANITE POST FOUND
- △ SURVEY NAIL (AS NOTED)
- 101-14 TAX SHEET / LOT NO.
- WOOD FENCE
- VINYL FENCE
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- UTILITY POLE WITH ARM & LIGHT
- OHW— OVERHEAD WIRES
- EQP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- RWB LANDSCAPE BLOCK RETAINING WALL
- RWBK BRICK RETAINING WALL
- VGC VERTICAL FACED GRANITE CURB
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- CONCRETE
- BRICK PAVERS
- CRUSHED STONE
- RIP RAP
- RETAINING WALL

TBM "A" SURVEY SPIKE SET IN UTILITY POLE #129/3 ABOVE GROUND 1.0' ELEV=13.67

TBM "B" SURVEY SPIKE SET ON WOOD RETAINING WALL PILING ABOVE GROUND 1.50' ELEV=8.79



NOT FOR CONSTRUCTION

ISSUED FOR: CLIENT REVIEW

ISSUE DATE: AUGUST 10, 2022

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EBS 08/10/22

DRAWN BY: RLH
APPROVED BY: EBS
DRAWING FILE: 5328.DWG

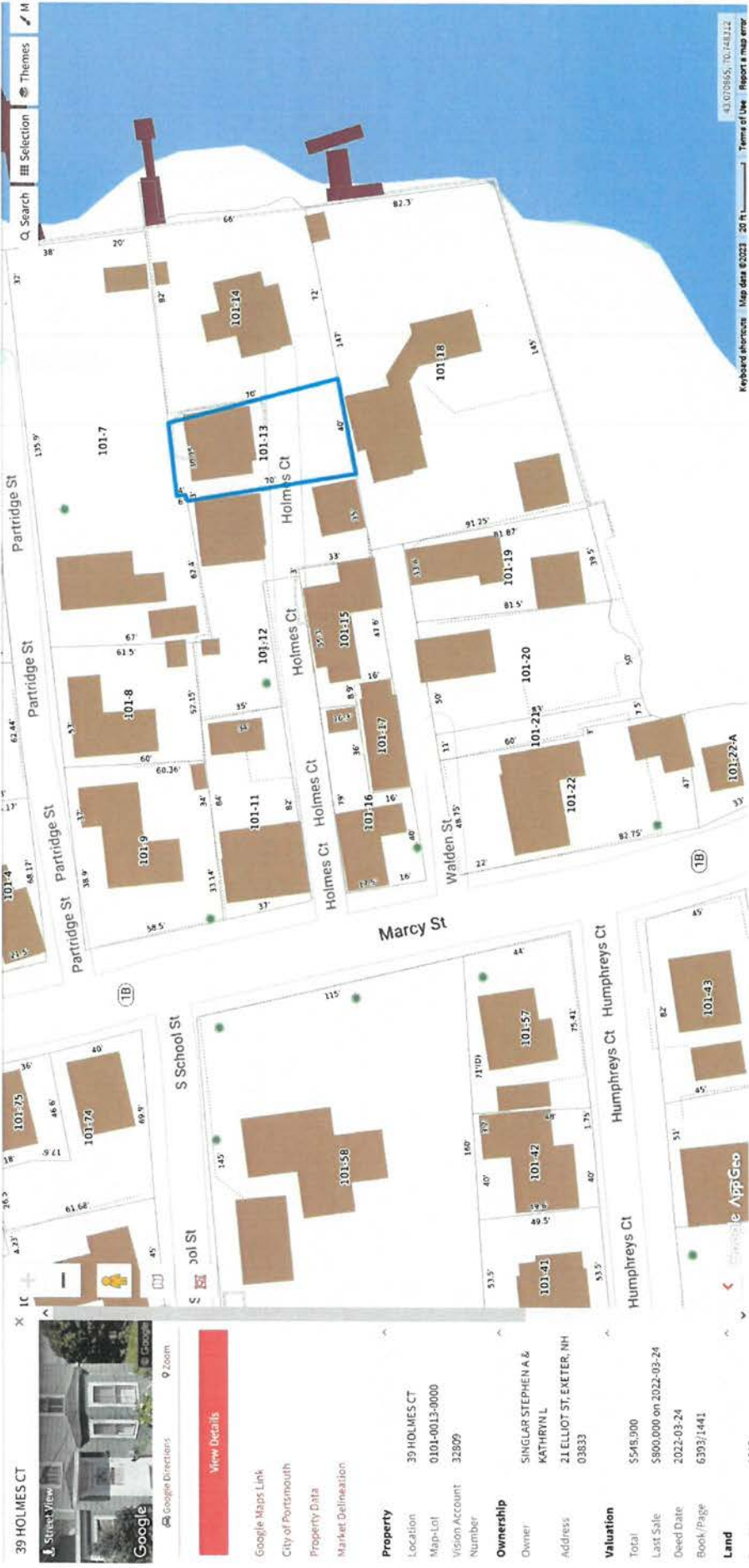
SCALE:
22" x 34" - 1" = 10'
11" x 17" - 1" = 5'

OWNER/APPLICANT:
30 HOLMES COURT, LLC. &
43 HOLMES COURT, LLC.
30 WALDREN STREET
PORTSMOUTH, NH 03801
ASSESSOR'S PARCELS
MAP 101 - LOTS 13 & 14

PROJECT:
PROPOSED SITE DEVELOPMENT PLANS
HOLMES COURT
#39 & #43
PORTSMOUTH, NH
ASSESSOR'S PARCELS
MAP 101-LOTS 13 & 14

TITLE:
PHOTO KEY

SHEET NUMBER:
1 OF 1



39 HOLMES CT
 Street View
 Google
 Google Directions
 Zoom

[View Details](#)

Google Maps Link
 City of Portsmouth
 Property Data
 Market Delineation

Property

Location 39 HOLMES CT
 Map-Id 0101-0013-0000
 Vision Account Number 32809

Ownership

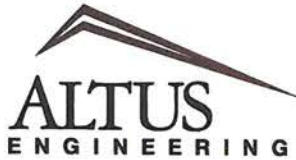
Owner SINGLAR STEPHEN A & KATHRYN L
 Address 21 ELLIOT ST, EXETER, NH 03833

Valuation

Total \$545,900
 Last Sale \$800,000 on 2022-03-24
 Deed Date 2022-03-24
 Book/Page 6393/1441

Land

TAX MAP



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 17, 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 101, Lot 14
39 Holmes Court
Portsmouth, NH
P5328

ABUTTER'S LIST (Shoreland Permit Application)

<u>Tax Map / Parcel</u>	<u>Abutter Name & Address</u>
101 / 7	Phyllis H. Sanders 2005 Trust 54 Pray Street Portsmouth, NH 03801
101 / 12	Brenda J. Bouchard Rev. Trust of 1999 33 Holmes Court Portsmouth, NH 03801
101 / 18	Gail H. Sanders Rev. Trust of 1998 30 Walden Street Portsmouth, NH 03801

wde/5328.029.abutters.list-wetlands-shoreland-ap-only.doc

7020 0640 0001 3192 4751

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Portsmouth, NH 03801

Certified Mail Fee	\$4.15
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	\$0.87
Total Postage and Fees	\$5.02



02/21/2023

Sent To **PHYLLIS H. SANDERS 2005 TRUST**
Street and Apt. No., or PO Box No. **54 PRAY STREET**
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

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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	\$0.87
Total Postage and Fees	\$5.02



02/21/2023

Sent To **BRENDA J. BOWHARD REV. TR. OF 1999**
Street and Apt. No., or PO Box No. **33 HOLMES COURT**
City, State, ZIP+4® **PORTSMOUTH NH 03901**

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

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Portsmouth, NH 03801

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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	\$0.87
Total Postage and Fees	\$5.02



02/21/2023

Sent To **GAIL H. SANDERS REV. TR. OF 1999**
Street and Apt. No., or PO Box No. **30 WALDEN STREET**
City, State, ZIP+4® **PORTSMOUTH NH 03801**

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

ABUTTER STATEMENT LETTER
WETLAND PERMIT APPLICATION

Altus Engineering
133 Court Street
Portsmouth, NH 03801

RE: Wetland Permit Application

Tax Map 101, Lot 13
39 Holmes Court
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for Stephen A. & Kathryn L. Singlar which depicts proposed improvements associated with the relocating overhead utilities underground, installation of an HVAC pad & equipment and other site improvements at 39 Holmes Court and have no objections to the work as proposed.

Phyllis H. Sanders 2005 Trust
Tax Map 101, Lot 7
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER
WETLAND PERMIT APPLICATION

Altus Engineering
133 Court Street
Portsmouth, NH 03801

RE: Wetland Permit Application

Tax Map 101, Lot 13
39 Holmes Court
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for Stephen A. & Kathryn L. Singlar which depicts proposed improvements associated with the relocating overhead utilities underground, installation of an HVAC pad & equipment and other site improvements at 39 Holmes Court and have no objections to the work as proposed.

Brenda J. Bouchard Rev. Trust of 1999
Tax Map 101, Lot 12
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER
WETLAND PERMIT APPLICATION

Altus Engineering
133 Court Street
Portsmouth, NH 03801

RE: Wetland Permit Application

Tax Map 101, Lot 13
39 Holmes Court
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for Stephen A. & Kathryn L. Singlar which depicts proposed improvements associated with the relocating overhead utilities underground, installation of an HVAC pad & equipment and other site improvements at 39 Holmes Court and have no objections to the work as proposed.

Gail H. Sanders Revoc. Trust
Tax Map 101, Lot 18
Portsmouth, NH

Date



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

February 7, 2023

**Re: NHDES Wetlands Permit Application
Tax Map 101 Lot 13
39 Holmes Court
Portsmouth, NH
P5328**

Dear Abutter:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that 43 Holmes Court, LLC (Tax Map 101, Lot 14), owner and applicant, is submitting a Wetland Permit Application to the NHDES Wetlands Bureau.

The application proposes to raze and 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.

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 consent, they have the right to apply to NHDES for a waiver of the requirement. The majority of the proposed work takes place no closer than the common property line. Every effort to limit the minimal amount of disturbance will be made.

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,
ALTUS ENGINEERING

A handwritten signature in red ink, appearing to read "Erik Saari", is written over the company name.

Erik Saari
Vice President

CERTIFIED MAIL

wde\5328.26a-39-holmes-abutter-notify-wetland.ltr.docx