REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

4:00 P.M. **April 9, 2025**

AGENDA

I. APPROVAL OF MINUTES

1. March 12, 2025

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. **REQUEST TO POSTPONE**
   224 Cate Street
   Jesse Anderson, Owner
   Assessor Map 173 Lot 3

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 80 FW Hartford Drive
   Julian Frey, Owner
   Assessor Map 269 Lot 46

IV. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill
   50 Andrew Jarvis Drive (581 Lafayette Road)
   City of Portsmouth (Atlas Commons LLC)
   Assessor Map 229 Lot 3

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. **REQUEST TO POSTPONE**
   Dredge and Fill – Major Impact
   Peverly Hill Road and Greenleaf Avenue, City ROW
   City of Portsmouth

2. Dredge and Fill – Major Impact
   255 Gosport Road
   Gosport Realty Trust, Owner
   Assessor Map 224 Lot 10-9

VI. OTHER BUSINESS

1. Sustainability Fair Tabling – April 11th

VII. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_Xa4dhVDZTQmUmRUu21Ec7g

REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

4:00 P.M. **March 12, 2025**

MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Brian Gibb, Jessica Blasko, Alice Carey, Lynn Vaccaro, Alternate: Talia Sperduto

MEMBERS ABSENT: Members: Stewart Sheppard, Lynn Vaccaro

ALSO PRESENT: Kate Homet; Environmental Planner

MINUTES

[6:06] Chair Collins started the meeting. She mentioned that the agenda was packed and asked applicants to keep any presentations succinct and if the meeting had to go past 6:00 p.m., they would take a vote to do so.

I. APPROVAL OF MINUTES

1. January 8, 2025 and February 12, 2025

[7:06] Vice Chair McMillan made a motion to approve the January minutes as presented. J. Blasko seconded the motion. A. Carey noted that she would not be voting. The motion passed 6-0.

J. Blasko made a motion to approve the February meeting minutes as presented. A. Carey seconded the motion. Vice Chair McMillan recused herself. The motion passed 5-0.

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 185- 187 Wentworth House Road
   Sea Level LLC
   Assessor Map 201 Lot 14

[7:46] Chair Collins introduced this application as well as the NHDES application for the same address and requested the applicant present both applications at the same time, with separate votes after the presentation. J. Blasko recused herself from these two applications.

Steve Graham and Jay Johannes from Aries Engineering came to present this application on behalf of the property owner, Sea Level LLC. Mr. Graham presented the project proposal, the history of contaminants on the site due to paint chips from historical boat repairs and the process for remediation and capping of the soils which have PCBs. Mr. Graham also went over the proposed plantings, restoration and landscaped areas, as well as the plan for plugging an existing storm drain.

[22:49] The Conservation Commissioners proceeded to ask questions about alternatives to plugging the stormwater pipe, about EPA-mandated requirements for cleanup, continued use of the property, long-term maintenance of the remediated areas, stormwater runoff plans, a proposed grassed swale, excavated soils and site stabilization. Mr. Graham proceeded to respond to and answer each question.

[39:45] Vice Chair McMillan made a motion to recommend approval of the Wetland Conditional Use Permit with the following conditions:

1. *Applicant shall receive all necessary permissions from NHDOT and the contributing abutting landowners as applicable prior to plugging or abandoning any of the existing 15" drainage pipe. Further, please provide a drainage plan and calculation analysis for the rerouting of flow entering this pipe. This shall occur prior to Planning Board approval and may need review from TAC. Any proposed ground disturbance within a jurisdictional wetland or wetland buffer due to future rerouting or removal of the existing pipe shall require a separate wetland conditional use permit from the City.*

2. *All areas to be loamed and seeded shall receive a wetland buffer conservation seed mix or equivalent.*

3. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the edge of the gravel parking area near the restoration area at 50-foot intervals and must be installed prior to the start of any construction.*

4. *Applicant shall clearly delineate on the site plan and provide a detailed description of the proposed grassed swale. This should include dimensions, materials, depth, etc.*

[41:55] A. Carey seconded the motion. A discussion continued about the conditions and the issues that the Planning Board would have to make a final decision on. The motion passed 6-0.

2. 56 Ridges Court
Rainboth Revocable Trust
Assessor Map 207 Lots 63, 68 and 69

[46:15] Tim Phoenix, attorney representing the property owners, came to present this application on behalf of the property owners wit the help of Eric Weinrieb from Altus Engineering. Mr.

Phoenix went over the changes to the application that had been done since their previous meeting, reviewed and reacted to the staff memo, stated the limits of the property owners in terms of what they were and were not willing to do to enhance the wetland and wetland buffer and stated the project's alignment with the criteria for approval of a WCUP.

[1:02:05] The Conservation Commissioners asked for clarification of proposed mowing lines, recommended looking into alternatives to increase the rear lawn space without mowing, asked for clarification on the plantings to be installed and proposed stormwater runoff plans. B. Gibb asked what the property owners would be willing to compromise. Mr. Phoenix responded that the property owners would be willing to expand some of the currently proposed naturalized area to the northwest of the site and an additional 10' strip of the wetland resource that would be re-naturalized. A conversation continued about mowing and the historic mowing of the neighbor's property as well. The applicant was insistent in being able to mow the wetland resource itself. A discussion was started about proposed maintenance of the swale and driveway areas.

[1:20:32] J. Blasko made a motion to recommend approval of this application to the Planning Board. A. Carey seconded the motion. A discussion continued about the conditions to be placed upon this approval, the proposal as a whole and the overall impact. The following stipulations were included to be addressed on a new plan and approved by Planning and Sustainability Department staff prior to submission to the Planning Board:

1. *The wetland resource shall no longer be mowed.*

2. *The property owner shall agree to mowing the 25' vegetated no-cut buffer no more than twice per year. Mowing cannot occur during the nesting bird season (April to July). Owners must abide by best management practices for mowing a sensitive wetland buffer.*

3. *In accordance with Section 10.1018.40 of the Zoning Ordinance, owner shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetated buffer at 50-foot intervals and must be installed prior to the start of any construction.*

4. *Owners shall permanently install markers such as boulders in between the proposed trees to be planted along the wetland edge. This physical barrier shall serve as a deterrent to mowing. Plans must be updated to show proposed location and marker type.*

5. *A maintenance plan for the property shall be included as part of this project for the purpose of educating current and future property owners. This plan shall address proper long-term maintenance of the permeable pavers and the swale, City cutting regulations within the wetland and wetland buffer, and mowing restrictions for this property (including best management practices for mowing of a wetland meadow buffer).*

[1:56:41] The motion passed 5-1 with T. Sperduto recusing herself.

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 200 FW Hartford Drive
   Tracey & David Foster, Owners
   Assessor Map 270 Lot 33

[1:57:35] Tracey Foster, property owner, came to present this application. Ms. Foster described her property, the wetlands buffer on her property, and her proposal to remove six trees, leave the tree stumps and plant new plantings within the wetland buffer. Ms. Foster went through some photos of the more diseased and damaged trees and gave her rationale for proposed new plants and their locations.

[2:01:25] The Conservation Commissioners asked about replanting with trees rather than just shrubs and advised the applicant on best placement for the required wetland boundary placards. B. Gibb made a motion to recommend approval of the project to the Planning Board with the following stipulations:

1. *It is recommended that the applicant consider a greater number of trees to be planted compared to shrubs. If the applicant increases the proportion of trees to be planted, they should plant within the 100' wetland buffer, where appropriate.*

2. *Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.*

3. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.*

A discussion started about the removal of trees in the Woodlands and how the Commission treats the removal of trees within sensitive wetlands and wetland buffers. A. Carey seconded the motion. The motion passed 7-0.

[2:10:35] Chair Collins announced that the Commission needed to go past 6:00 p.m. to continued business and needed a vote. Chair Collins made a motion to continue the meeting. B. Gibb seconded the motion. The motion passed 6-0.

2. 224 Cate Street
   Jesse Anderson, Owner
   Assessor Map 173 Lot 3

[2:12:45] Sarah Sullivan of FB Environmental came to present this application for a restoration plan on behalf of the property owner. Ms. Sullivan went over the violations of Article 10, the existing use of the property, the hope for redevelopment of the property and the proposed revegetation of the site in order to offset the impacts of the wetland violations.

[2:19:00] The Conservation Commissioners asked the applicant about the proposed seed mix type and the proposed development after restoration. The Commission discussed among themselves future development and whether it impacted the current restoration plan and their decision-making.

[2:25:11] Vice Chair McMillan asked the applicant about the trees that were previously on the property and what had been cut as part of this violation. A conversation continued about the existing species and what was discernable from Google photos and satellite imagery and from the Existing Conditions Plan.

[2:29:22] Ms. Homet noted that this site triggered a 40' no-cut buffer due to the slope and width of the brook bank.

[2:31:26] L. Vaccaro made a motion to approve this application to the Planning Board and Vice Chair McMillan seconded the motion. Chair Collins noted that she would rather see the application postponed so that they can see a plan that considers their inputs. A conversation amongst Commissioners continued with suggestions for another iteration of plans and where plantings should be included. L. Vaccaro rescinded her motion for approval and Vice Chair McMillan rescinded her second.

[2:36:38] B. Gibb made a motion to recommend postponement of the application until the April meeting. Vice Chair McMillan seconded the motion. The Commission laid out the areas for improvement and then voted on the motion which passed 6-0 with T. Sperduto having left the meeting at 6:20 p.m.

IV. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill – Major Impact
   185- 187 Wentworth House Road
   Sea Level LLC
   Assessor Map 201 Lot 14

[44:32] A. Carey made a motion to recommend approval of this application to NHDES with the following conditions:

1. *Applicant shall receive all necessary permissions from NHDOT and the contributing abutting landowners as applicable prior to plugging or abandoning any of the existing 15" drainage pipe. Further, please provide a drainage plan and calculation analysis for the rerouting of flow entering this pipe. This shall occur prior to Planning Board approval and may need review from TAC. Any proposed ground disturbance within a jurisdictional wetland or wetland buffer due to future rerouting or removal of the existing pipe shall require a separate wetland conditional use permit from the City.*

2. *All areas to be loamed and seeded shall receive a wetland buffer conservation seed mix or equivalent.*

3. *Applicant shall clearly delineate on the site plan and provide a detailed description of the proposed grassed swale. This should include dimensions, materials, depth, etc.*

T. Sperduto seconded the motion. The motion passed 6-0.

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
Peverly Hill Road and Greenleaf Avenue, City ROW
City of Portsmouth

[2:12:12] Chair Collins asked if the applicants were available, to which no one responded. The applicants had requested postponement and J. Blasko made a motion to postpone the application until the April meeting. B. Gibb seconded the motion. The motion passed 6-0.

2. Dredge and Fill – Minor Impact (Expedited)
50 Andrew Jarvis Drive (581 Lafayette Road)
City of Portsmouth (Atlas Commons LLC)
Assessor Map 229 Lot 3

[2:43:54] L. Vaccaro announced that she had to leave, which brought member numbers down to five votes.

[2:44:34] Sam Hayden of Haley Ward came to present this project for a minimum expedited NHDES permit. He was requesting that the Commission votes to sign the permit to expedite the review of the application when it goes to NHDES. Mr. Hayden then went on to describe the project proposal and noted that the wetland in question was small and not jurisdictional to the City, just the State.

[2:51:46] B. Gibb noted that on the site walk and through the site plans, he was having a hard time getting a feel for how substantial the number of trees to be cut would be. He also expressed interest in understanding an alternative path alignment that was closer to the existing fence and removed less trees. Mr. Hayden went through the tree plan and described what had gone through the Trees and Greenery Committee already.

[2:55:01] Chair Collins what the lighting would be like and if they would be on all the time. Mr. Hayden responded that he would imagine that they would be set on photo sensitive switches to turn on at dark. A discussion continued about lighting types. Stipulations were discussed but Mr. Hayden reminded the Commission that he is looking for a signature to expedite without review. If no signature is given, then he will have to go back through the normal review process. A conversation began about the Commission's jurisdiction with this particular project and how the expedited review might work, additionally, connecting with the Trees & Public Greenery Committee members was discussed.

[3:07:47] B. Gibb made a motion to sign to expedite the NHDES permit. J. Blasko seconded the motion. A discussion continued about impacts to the wetland, possible alternatives and the impact of fill. The motion failed 2-2 with one member abstaining. The expedited permit application was not signed.

VI. OTHER BUSINESS

1. Discussion on development in the wetland buffer
2. Prime Wetlands – upcoming amendment

Other Business was not discussed.

VI. ADJOURNMENT

The meeting adjourned at 7:13 p.m.

Memo

TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner; Peter Britz, Director of Planning & Sustainability
DATE: April 4, 2025
SUBJ: April 9, 2025 Conservation Commission Meeting

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80 FW Hartford Drive
Julian Frey
Assessor Map 269 Lot 46

This application is for proposed groundwork within the 100' wetland buffer of a site undergoing restoration work. This proposal calls for the removal of existing tree stumps and the excavation of soil within the buffer to install a rain garden to manage stormwater on the property.

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

According to the most recent wetland delineation, only a portion of the tree stumps and proposed rain garden fall within the 100' buffer. In addition, the previous removal of trees has created ponding issues and a rain garden with native wetland buffer plantings may be a suitable replacement for the tree stumps as long as stormwater can be directed towards it for filtration and release into the wetland buffer.

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

The applicant has chosen an area where ponding occurs, but it may be helpful to provide a topographic plan of the area to ensure that this is the best placement for infiltration and release of filtered stormwater.

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

The previous removal of the trees in this area have had a clear impact on the water retention in this area and the removal of stumps may further impact the function of this area, but the installation of a rain garden with suitable soils, filtration materials and plants may have a positive impact on the current ponding issues.

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

This project proposes the reintroduction of vegetation to an area that previously lost trees. This vegetation would come in the form of a rain garden but would still increase the existing vegetation in this area of the buffer.

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

This proposal aims to improve an area where trees were previously cut. The installation of a rain garden will help to absorb and filter stormwater entering the wetland if installed properly and in an area appropriate for channeling water into. More information on the proposed rain garden location may be needed in order to determine if it will be successful.

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

This is not proposed as part of this project. The current 25' buffer appears to be existing forest so revegetation is not applicable/necessary in this case.

Recommendation: Staff recommends approval of this wetland conditional use permit to the Planning Board with the following conditions to be completed before submission to the Planning Board:

1. It is recommended that the applicant provide a cross-section of the proposed rain garden with proposed elevations of the rain garden and the surrounding area. In addition, the applicant shall clearly mark on the plans the exact location and dimensions of the proposed rain garden.

2. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.

Rain Garden Proposal at 80FW Hartford Drive

Project representatives

Steve Barndollar 120 Ridges Court Portsmouth, NH Stephenbarndollar1@gmail.com	Julian Frey 80 FW Hartford Drive, Portsmouth, NH 03801 Phone: 603.724.3328 Email: jfrey@medicushcs.com

Project Recap and Phase 2 Proposal: Stump Removal and Rain Garden Installation

On August 9th, we were visited by Ms. Kate Homet from the planning department in response to tree removal on our property. We were unaware that the wetlands buffer extended so far into our property.

Our original goal was to remove six pine trees to make way for solar panels and improve safety. We were asked by the city to look into updating the GIS lines to better identify where the wetland boundary was.

Update from Marc Jacobs, Wetland Scientist:
Marc Jacobs, a wetland scientist, reviewed our project and sent the following email: "I believe this satisfies the CUP application requirement for a site sketch with dimensions and provides additional clarification that the applicants did not cut trees within the 25 or 50-foot buffer. The two areas of tree cutting indicated in blue shade are, however, within 100 feet of wetlands, which are jurisdictional pursuant to Portsmouth zoning. This sketch should also allow you to update your GIS information."

Phase 2 Proposal: Stump Removal and Rain Garden Installation

As part of our ongoing efforts to improve the safety and environmental quality of the property, we are now proposing Phase 2 of the project: **excavating to remove the stumps** and **installing a rain garden**. The need for a rain garden has arisen due to **standing water** in the area. The rain garden will address drainage issues, helping to manage water runoff and improve the overall site condition.

The new phase of the project includes:

- **Excavation** to remove the stumps in preparation for the rain garden installation.

- Excavating the **rain garden area** to a depth of approximately 33 inches with slopes of 3:1 on all sides to effectively capture water from both properties.
- Installing **landscape fabric** on all sides to prevent erosion.
- Filling the rain garden with **18 inches of ¾-inch crushed stone**, **3 inches of 3/8-inch crushed stone**, and **12 inches of bio-media** (a mixture of sand, loam, and woodchip).
- **Top-dressing** the bio-media with loam, followed by the broadcast of a **wildflower conservation mix**.

We are committed to addressing the environmental concerns and drainage issues on the property while ensuring the safety and well-being of our family, neighbors, and the surrounding environment. We request the city's approval for this Phase 2 project, which will continue to improve the site and address the standing water problem through the installation of the rain garden.

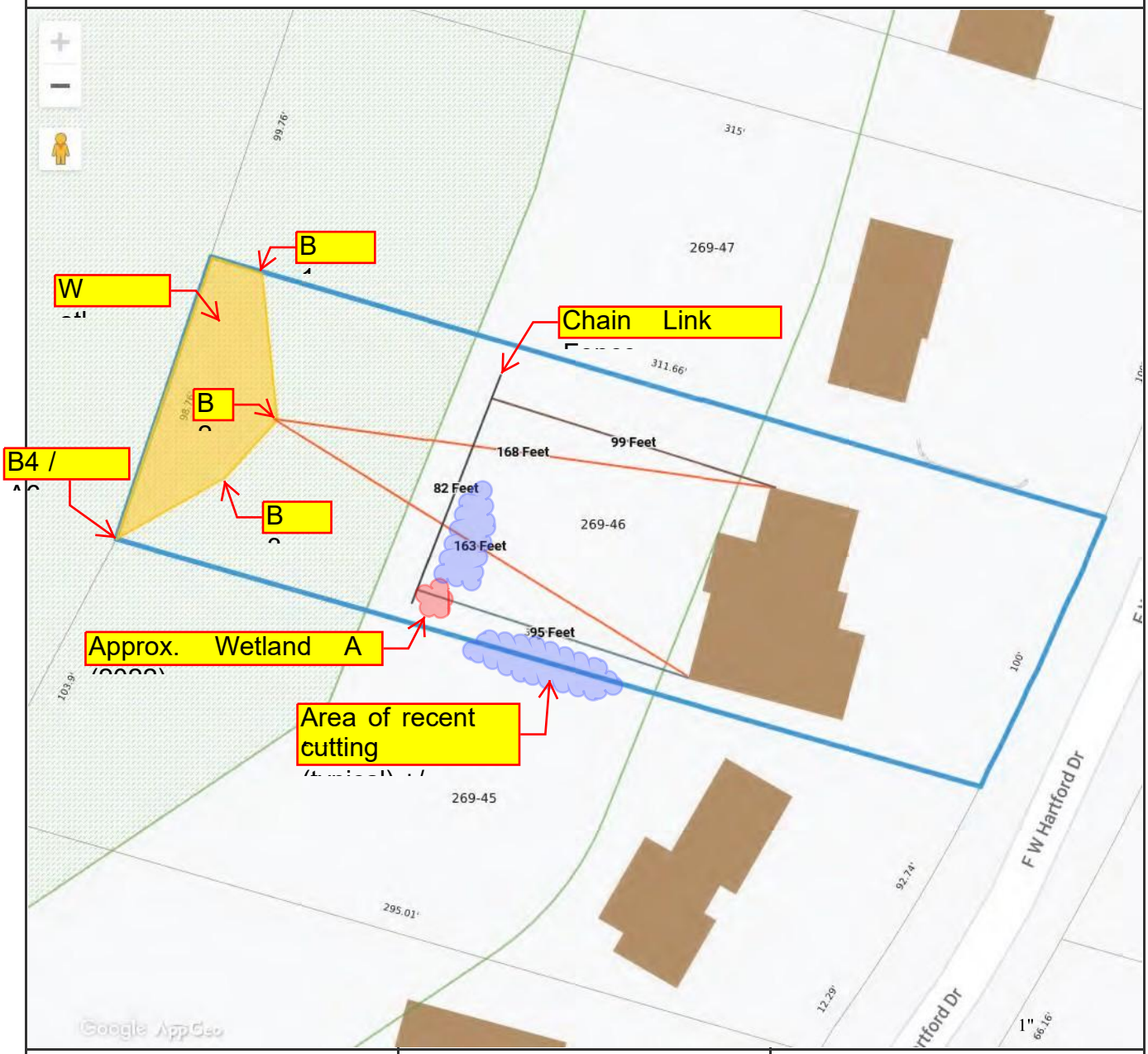
Location:

Stumps and Roots:

Standing Water After Tree Removal

City of November 15,

F W Hartford



Property

P 02
L 8 FW
O F

Delineation Marc Jacobs, Closed wetland not intended to isolation. Flags B1- solid pink

MAP FOR NOT A LEGAL

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

Geometry updated
Data

Print map scale is Critical layout or activities should not be done using this

NELC
NORTHEAST LANDCARE
Rochester, NH

Rain Garden Proposal

Steve Barndollar

80 FW Ave, Portsmouth NH

Rain Garden installation:

Excavate to remove stumps and haul away debris. Excavate rain garden trench with slopes (3:1) (120ftx5ft). Install geo textile woven fabric (NRW) along each side of trench and staple for erosion control. Install 12 inches of 3/4 crushed stone along entirety of rain garden. Install 3 inches of 3/8 stone on top of 3/4 crushed stone. Install 18 inches of bio media on top of 3/8 stone. The bio media consists of a sandy loam with woodchips for the final layer of filtration. A layer of sandy loam that does not consist of woodchips to assist with germination and root establishment of the wildflowers. Loam all disturbed areas and broadcast premium mix grass seed with an application of starter fertilizer.

Installation of wildflowers and trees:

Wildflowers will be planted in new loam and potting soil and will receive an application of roots starter fertilizer to assist with germination and health of plants.

The rain garden and hedgerow are designed as an integrated ecological feature that serves both as a water management system and a natural privacy screen. The selected species are suited for wet conditions and contribute to the overall ecological function of the area. Core Rain Garden Plants: ● Swamp Milkweed (Asclepias incarnata): Attracts a variety of pollinators with its pink flowers. ● Alternative: Joe-Pye Weed (Eutrochium purpureum) ● Cardinal Flower (Lobelia cardinalis): Features vibrant red flowers, excellent for attracting hummingbirds. ● Alternative: Great Blue Lobelia (Lobelia siphilitica) ● Swamp Verbena (Verbena hastata): It thrives in moist to wet soils. ● Alternative: Blue Vervain (Verbena hastata) ● Blue Flag Iris (Iris versicolor): Offers striking blue-purple flowers, well-suited for wet soil conditions. ● Alternative: Marsh Marigold (Caltha palustris) ● Turtlehead (Chelone glabra): Known for its white, snapdragon-like flowers. ● Alternative: Virginia Bluebells (Mertensia virginica) Hedgerow Integration (Shrubs): ● Inkberry Holly (Ilex glabra): Provides year-round greenery and supports bird populations. ● Alternative: Spicebush (Lindera benzoin) ● Highbush Cranberry (Viburnum trilobum): Offers attractive flowers, fruits, and vibrant fall foliage. ● Alternative: Witherod Viburnum (Viburnum nudum) ● Swamp Azalea (Rhododendron viscosum): Features fragrant flowers in late spring. ● Alternative: Sweet Pepperbush (Clethra alnifolia) ● Winterberry Holly (Ilex verticillata), providing vibrant winter berries. ● Alternative: Red Chokeberry (Aronia arbutifolia) Hedgerow Integration (Trees): ● Serviceberry (Amelanchier arborea) ● Alternatives: Sweetbay Magnolia (Magnolia virginiana) ● Flowering Dogwood (Cornus florida): Chosen for visual interest and ecological support. ● Alternatives: American Witch-hazel (Hamamelis virginiana) Highbush Blueberry Placement: ● Six Highbush Blueberry (Vaccinium corymbosum) shrubs will be planted along the back

fence, not within the hedgerow. These are selected for their water filtration capabilities, berry production, and added privacy. Ecological and Functional Benefits: ● Rain Garden: Acts as a natural filtration system, enhancing water quality and reducing flood risks. ● Integrated Hedgerow: Increases biodiversity by providing continuous habitat and food sources for wildlife, supports pollinator pathways, and offers natural air and noise filtration.

26 November, 2024

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

Re: NHDES Minimum Impact Expedited Wetland Permit Application
50 Andrew Jarvis Drive, Portsmouth, New Hampshire

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Expedited Wetland Permit Application request to impact approximately 609 square feet of freshwater wetlands to construct a public walking and biking path at the above referenced site.

Per Env-Wt 306.05, Certified Wetland Scientist Sam Hayden from Haley Ward classified all jurisdictional areas and identified the predominant functions of all relevant resources.

Attached to this application you will find a plan set which depicts the project area, jurisdictional areas, abutting parcels, existing structures, proposed work. Permanent impact areas are most clearly depicted and labeled on Grading Plan C4. The construction sequence and other notes regarding construction, erosion and sediment controls, and relevant construction details can be found on Detail Sheet D1 and D2. Please also find attached a USGS map showing the location of the project, a tax map with the parcel identified, a list of abutters and notification letters, and the results of consultation with the Natural Heritage Bureau (NHB).

Please contact me if you have any questions or concerns during your review.

Respectfully submitted,

Sam Hayden PWS, CWS
Project Scientist, Haley Ward

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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NHDES-W-06-052

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: Atlas Commons, LLC **TOWN NAME:** Portsmouth

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

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.

Does the property contain a PRA? If yes, provide the following information:	○ Yes ● No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	○ Yes ● No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #: NHB25-0348	○ Yes ● No
• Bog?	○ Yes ● No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	○ Yes ● No
• Designated prime wetland or duly-established 100-foot buffer?	○ Yes ● No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	○ Yes ● No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: ☐ Day ☐ Year:	○ Yes ● No
For dredging projects, is the subject property contaminated? • If yes, list contaminant(s):	○ Yes ● No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ● No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): N/A	

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets *all* of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
  - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
  - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permittable or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the Expedited Minimum Impact (EXP) Project Classification Guidance Document.

☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
☐ Beach Replenishment Projects (Env-Wt 511.07(a))
☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
☐ Canopy Projects (Env-Wt 513.27(a))
☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
☒ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
☐ Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09)
☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
- ☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
- ☐ Restoration/Enhancement Projects (Env-Wt 525.05)
- ☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
- ☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
- ☐ Pubic Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
- ☐ Coastal Projects (Env-Wt 600)
- ☐ Stream Crossing Projects (Env-Wt 903.01(e))
- ☐ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements. *Please see applicable standard Project Specific Worksheets for guidance.*

Per Env-Wt 517.06:
[517.06(a)(1)] The project proposes less than 3,000 sq ft of impact per crossing, the trail width is 8 ft through the wetland crossing, fill width measured at the toe of the side slope is less than 50 feet (18.5 ft, per plans), and fill length is less than 60 feet (40 ft, per plans).
[517.06(a)(2)] The project does not propose any impacts to habitats in 517.06(a)(2)
[517.06(a)(3)] The project will not impact protected species or habitat (See NHB Consultation).
[517.06(a)(4)] The project is not within or adjacent to designated Prime wetlands.
[517.06(a)(5)] The project does not propose to cross a perennial or intermittent stream
[517.06(a)(6)] The project does not propose a new or replacement bridge.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

(■ Not applicable)

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".

The project area is a parcel of land owned by the City of Portsmouth between the local highschool and a cul-de-sac adjacent to local shops and housing development. Currently, students and other residents are utilizing an unofficial walking trail that cuts through a privately held neighboring property. The purpose of this project is to provide an ADA compliant improved, lit walking / bike trail on city property for pedestrian and bike traffic.

609 sq. ft. of permanent impacts to freshwater wetlands are proposed for fill extensions supporting the trail. Constructions sequence and general construction notes are can be found on detail page D1 of the attached plan set.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

609 sq. ft. of permanent impacts to freshwater wetlands (PFO1E) are proposed for fill extensions supporting the trail (~38 linear feet).

Impacts have been avoided to the greatest extent practicable in accordance with Env-Wt 313.03(a). The property is extremely narrow between the property line and the school facilities at this location, leaving no room to reroute around protected natural resources. In compliance with "Wetlands Best Management Practice Techniques for Avoidance in Minimization" for wetland crossings, a culvert is proposed at the crossing to maintain hydrologic connection across the proposed walking path.

(☐ Not applicable)

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS: 581 Lafayette Road

TOWN/CITY: Portsmouth

TAX MAP/LOT NUMBER: 229 / 3

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

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.0577° North
-70.7678° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Atlas Commons, LLC

MAILING ADDRESS: 10 Plesant Street, Suite #300

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 603-427-0725	EMAIL ADDRESS (OPTIONAL): house@mcnabbgroup.com

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME: Sam Hayden

MAILING ADDRESS: 200 Griffin Road, Unit #3

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 2072839151	EMAIL ADDRESS (OPTIONAL): shayden@haleyward.com

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME: City of Portsmouth			
MAILING ADDRESS: PO BOX 628			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03802
PHONE:	EMAIL ADDRESS (OPTIONAL):		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)
☐ $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))	
Initial each box below to certify:	
Initials: MJB	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials: MJB	All abutters have been notified.
Initials: MJB	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (☐ N/A)
Initials: MJB	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: MJB	The project is not an after-the-fact application.
Initials: MJB	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials: MJB	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

Initials: MJB	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: MJB	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: MJB	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: MJB	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY:	DATE:
KSC	Karen S. Conard City Manager	2/25/2025

*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): Marie J Bodi	PRINT NAME LEGIBLY: Marie J. Bodi, CEO McNabb Properties, Ltd agent for Atlas Commons, LLC	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Marie J Bodi	PRINT NAME LEGIBLY: Marie J. Bodi, CEO McNabb Properties, Ltd agent for Atlas Commons, LLC	DATE:

SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**

The signed statement from the Conservation Commission may be submitted electronically.

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (☐ N/A This project is **not** within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**Note: If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

DIRECTIONS FOR APPLICANT:
Submit the single, 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.

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION APPLICATION CHECKLIST

Keep this checklist for your reference. Do not submit it with your application.

APPLICATION CHECKLIST

Required for all applications:

- ☐ The completed, dated, signed and certified application (Env-Wt 310.01).
- ☐ Application fee of $400, as determined in RSA 482-A:3, I (Env-Wt 310.01(e)). Make check or money order payable to "Treasurer – State of NH".
- ☐ 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 New Hampshire Section 106 Historic/Archaeological Resource review.
- ■ A copy of the town tax map(s) showing the location of the proposed project in relation to abutters (Env-Wt 310.01(b)(2)).
- ☐ A list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 310.01(b)(3)).
- ■ A copy of the appropriate US Geological Survey map with the property and project clearly marked (Env-Wt 310.01(b)(4)).
- ☐ Photos that meet all of the following criteria:
  - ☐ Clearly show the area to be impacted,
  - ☐ Are mounted or printed no more than two per sheet on 8.5-inch x 11-inch paper, and
  - ☐ Are annotated to explain impact (Env-Wt 310.01(b)(6)).
- ☐ The results and identification number of the NHB DataCheck (Env-Wt 310.01(b)(8)), as well as documentation of any consultation request made to NHF&G with the consultation results and recommendations. See Wetlands Permitting: Protected Species and Habitat fact sheet.
- ■ An accurate drawing showing the precise location, with detailed dimensions clearly annotated to document existing site conditions and to show the proposed impacts to the jurisdictional areas (Env-Wt 310.01(c)(4)).
- ■ An accurate drawing to show the impact of the proposed activity on jurisdictional areas, including the following (Env-Wt 310.01(c)(5)):
  - ☐ An overview of the property and proposed impact areas in relation to property lines,
  - ☐ The scale, if any, used on the drawing,
  - ☐ If the drawing is not to scale, the dimensions of all existing and proposed structures, existing and proposed topography, and all other relevant features necessary to clearly define the project,
  - ☐ A labeled north-pointing arrow to indicate orientation,
  - ☐ A legend that clearly indicates all symbols, line types, and shading used on the plan,
  - ☐ The location of the jurisdictional areas delineated and associated wetland delineation notes, in accordance with Env-Wt 400,
  - ☐ The proposed construction sequence including pre-construction through post-construction activities and the relative timing and progression of all work,
  - ☐ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary,

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- ☐ For any project using a temporary coffer dam and for any repair of a tier 3 stream crossing, the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s),
- ☐ For restoration/enhancement projects, the information required to be shown on a map by Env-Wt 525,
- ☐ For tidal minimum impact projects, the information required to be shown on a map by Env-Wt 600, and
- ☐ For minimum impact stream crossing projects, the information required to be shown on a map by Env-Wt 900.
- ☐ Plans or documentation showing that impacts have been avoided and minimized to the maximum extent practicable per Env-Wt 313.03(a).

☐ The linear distance of the project from abutting property boundaries (Env-Wt 310.01(c)(7)).

Required for certain project type, as applicable:

☐ The type of dock construction (Env-Wt 310.01(c)(8)).
☐ The diameter of culvert(s) to be used for road or driveway crossings (Env-Wt 310.01(c)(8)).
☐ The additional information specified in Env-Wt 522 for minimum impact agricultural applications (Env-Wt 310.01(c)(8)).
☐ Plans for maintenance of retaining walls, as specified in Env-Wt 514 (if applicable; Env-Wt 310.01(c)(8)).
☐ Specifications and plans for maintenance of rip-rap, as required by Env-Wt 514 (Env-Wt 310.01(c)(8)).
☐ Any other project-specific plan, cross section, or information required under Env-Wt 500 and as described in the project-specific worksheet (Env-Wt 310.01(c)(8)).
☐ Information required on the Coastal Resource Worksheet for coastal projects under Env-Wt 600.
☐ Prime Wetlands information required under Env-Wt 700.
☐ Information requested on the Stream Crossing Worksheet required by Env-Wt 900.

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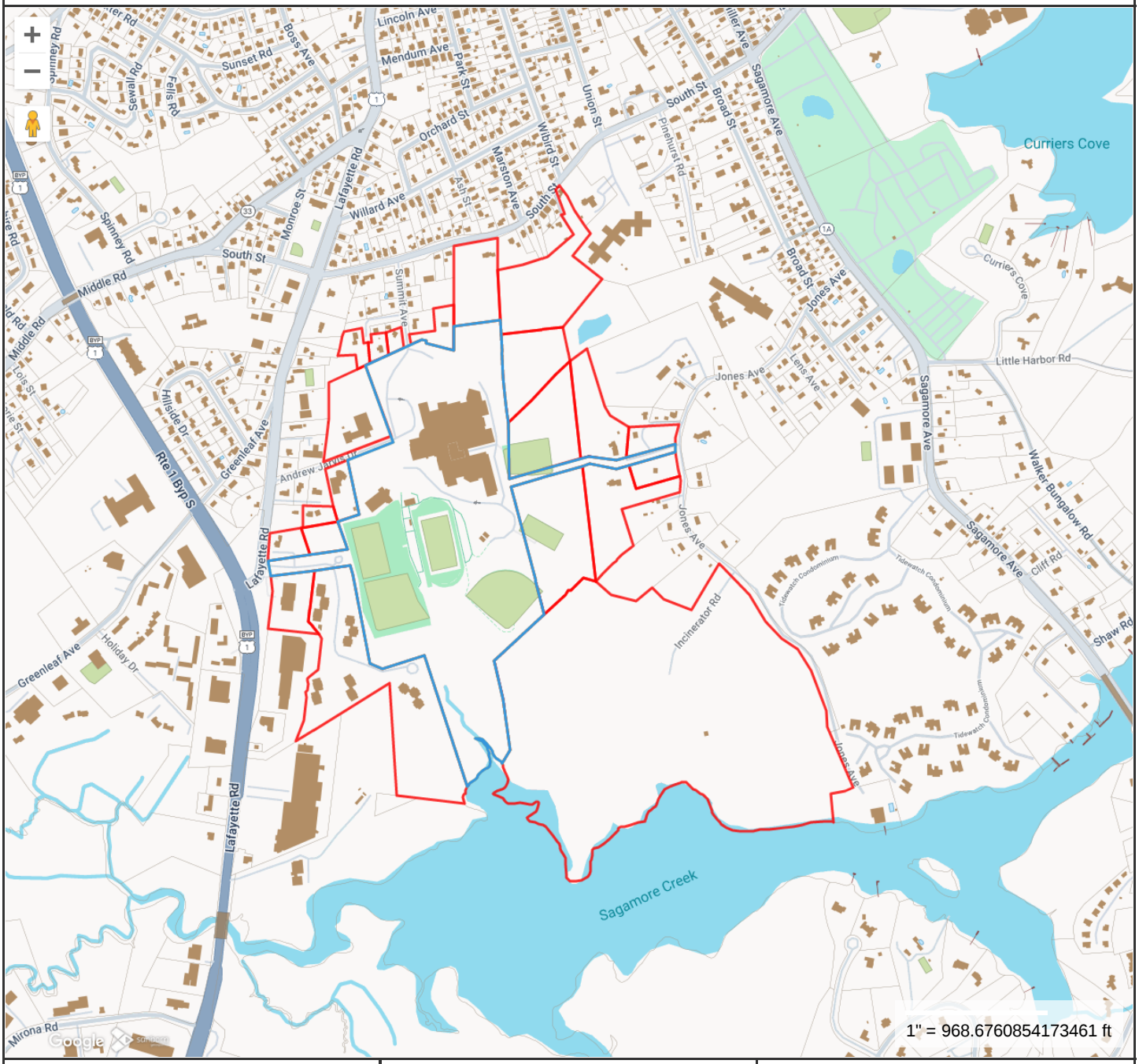
581 Lafayette Road Abutters



Property Information

Property ID	0229-0003-0000
Location	50 ANDREW JARVIS DR
Owner	CITY OF PORTSMOUTH

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 09/26/2024

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

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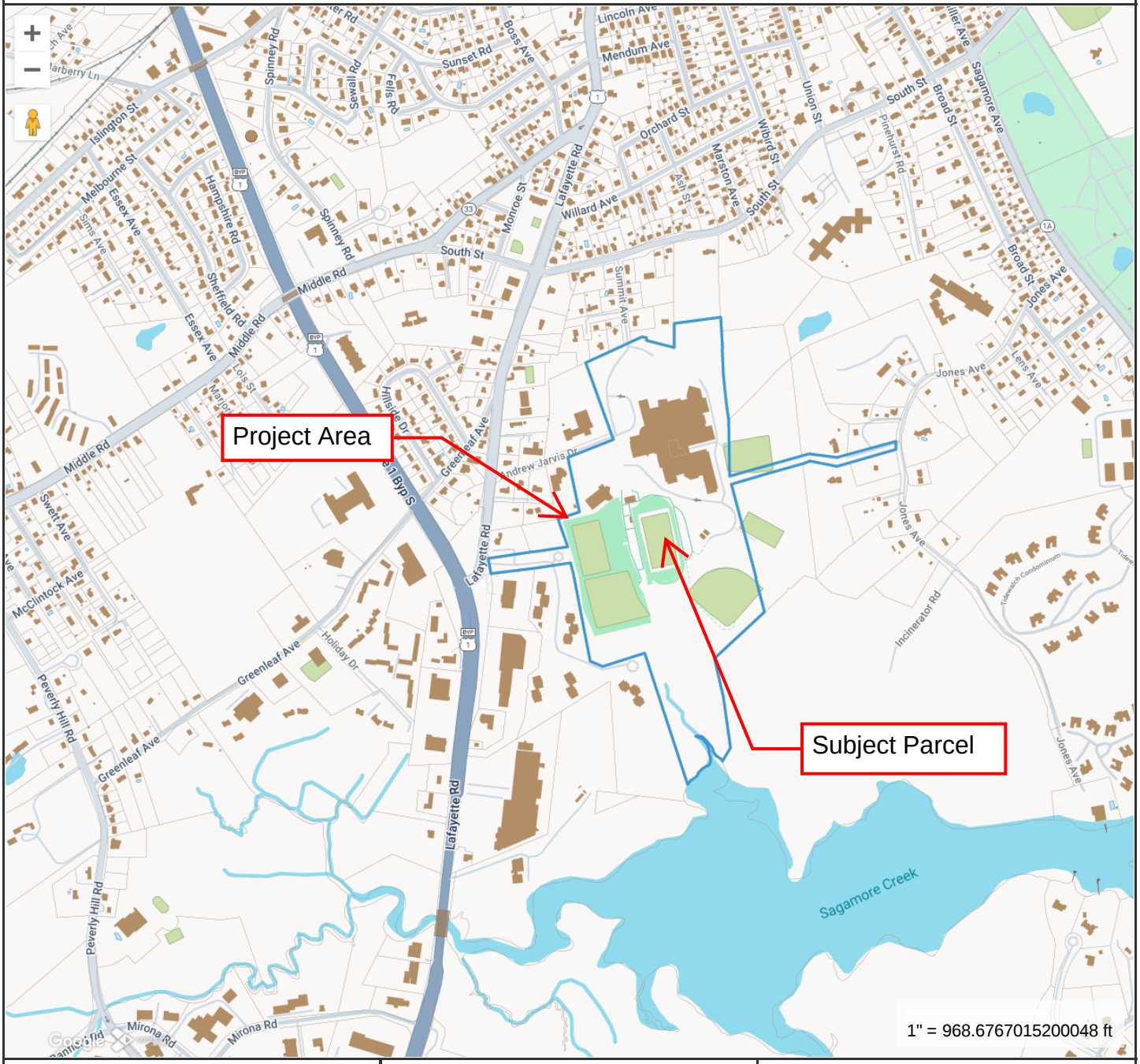
Lafayette Road, Public Realm Improvements



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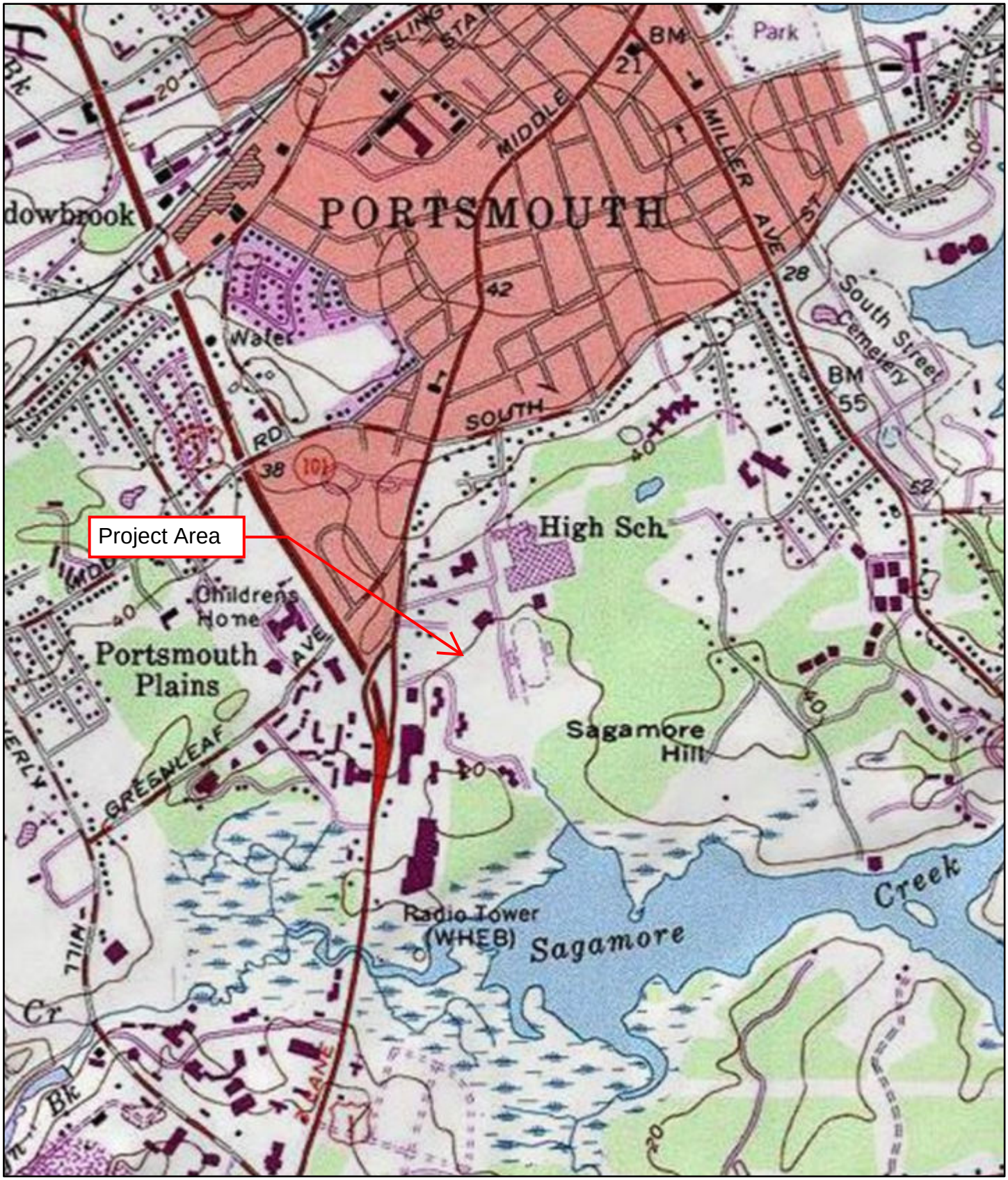
The National Map Advanced Viewer



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Ambit Engineering Abutter Research

Name	50 ANDREW JARVIS DR
Address	581 Lafayette Road
City, State	Portsmouth, NH

Date	2/18/2025	**Job #**	5010156.1397.03
Job Name	Mixed Use Development		
Town	Portsmouth		
Research by	SNH		

Applicant/Owner(s)

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip	Street Address
229	3	1985/0379	CITY OF PORTSMOUTH SCH		PO BOX 628, P	Portsmouth	NH	03802	50 ANDREW JARVIS DR

Engineer			**Haley Ward, Inc.**		**200 Griffin Road, Unit #14**	**Portsmouth**	**NH**	**03801**

Other Consultants

Abutters

Job Name	ted Use Developm	**Job #**	5010156.1397.03

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip	Street Address
228	1		City of Portsmouth	School	PO Box 628	Portsmouth	NH	3801	50 Andrew Jarvis Drive
228	7		City of Portsmouth	School	PO Box 628	Portsmouth	NH	3801	50 Andrew Jarvis Drive
229	7		RPL Properties LLC		62 Middle Dunstable Road	Nashua	NH	3062	LAFAYETTE RD
229	8b		ATLAS COMMONS LLC		10 PLEASANT ST STE 300	PORTSMOUTH	NH	03801	581 LAFAYETTE RD
229	6		Domer Realty LLC		545 Lafayette Road	Portsmouth	NH	3801	545 Lafayette Road
229	6A		St. Nicholas Greek Orthodox Church		40 Andrew Jarvis Drive	Portsmouth	NH	3801	Lafayette Road
228	6		INGWERSEN JOHN INGWERSEN CLAIRE MEA		332 JONES AVE	Portsmouth	NH	3801	332 JONES AVE
228	6-1		INGWERSEN JOHN INGWERSEN CLAIRE MEA		332 JONES AVE	Portsmouth	NH	3801	332 JONES AVE
221	1		DOERING MARGOT TRUST DOERING MARGOT TRUSTEE		300 Jones Ave	Portsmouth	NH	3801	300 Jones Ave
221	2		BERGERON ROLAND R BERGERON LINDA R		330 A JONES AVE,	Portsmouth	NH	3801	330 A JONES AVE, PORTSMOUTH, NH 03801
221	2A		CITY OF PORTSMOUTH, DPW		PO BOX 628	Portsmouth	NH	3801	JONES AVE
221	92		CITY OF PORTSMOUTH, DPW						SOUTH ST
221	90		DAVPAT LLC		928 SOUTH STREET	PORTSMOUTH	NH	03801	962 SOUTH ST
221	93		WOOD FAMILY REVOCABLE TRUST	1066 SOUTH ST	1066 SOUTH ST	PORTSMOUTH	NH	03801	1066 SOUTH ST
229	04		RICCI ROBERT A JR TRUST	RICCI ROBERT A JR TRUSTEE	36 ARTWILL AVE	PORTSMOUTH	NH	03801	36 ARTWILL AVE
230	4		DRISCOLL BRIAN L	DRISCOLL ELIZABETH	76 SUMMIT AVE	PORTSMOUTH	NH	03801	76 SUMMIT AVE
230	6		CRONIN STEPHEN J	CRONIN DONNA L	77 SUMMIT AVE	PORTSMOUTH	NH	03801	77 SUMMIT AVE
230	9		FLECK CHARLES L JR	FLECK SARAH B	6158 E STATE ROAD 164	JASPER	IN	47546	6 ROCKAWAY ST

Ambit Engineering Abutter Research

Job Name	ted Use Developm	Job #	5010156.1397.03						
Map	**Lot**	**Deed**	**Owner (s) First/Trust**	**Owner(s) Last, Trustee**	**Mailing Address**	**City**	**State**	**Zip**	**Street Address**
230	11		AREND TORBEN O	AREND ELIZABETH M	1 ROCKAWAY ST	PORTSMOUTH	NH	03801	1 ROCKAWAY ST
230	24		CHURCH OF JESUS CHRIST	C/O TAX DIVISION	50 E NORTH TEMPLE ST FL 22	SALT LAKE CITY	UT	84150	65 ANDREW JARVIS DR

HALEY WARD

Example Abutter Letter

2/19/2024

City of Portsmouth (School)
PO BOX 628
Portsmouth, NH 03810

Re: New Hampshire Minimum Impact Expedited Permit for Fill in Wetlands
518 Lafayette Road, Portsmouth Walking Path

Dear Property Owner,

Under NH RSA 482-A this letter is to inform you in accordance with State Law that a Minimum Impact Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to impact jurisdictional wetlands for the maintenance of an existing storm water swale, on behalf of your abutter, City of Portsmouth (Owner), and Atlas Commons, LLC (Applicant).

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that Atlas Commons, LLC, with permission from the City of Portsmouth, proposes construction of a public walking path that requires impacts to jurisdictional wetlands.

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

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

Sincerely,

Sam Hayden CWS
Project Scientist

CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Doering Margot Trust
Doering Margot Trustee
300 Jones Ave
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Atlas Commons LLC
10 Pleasant St. STE 300
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
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RPL Properties, LLC
62 Middle Dunstable Road
Nashua, NH 03062

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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City of Portsmouth (School)
PO BOX 628
Portsmouth, NH 03810

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Bergeron Roland R and Linda R
330 A Jones Ave
Portsmouth, NH 03801

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St Nicholas Greek Orthodox Church
40 Andrew Jarvis Drive
Portsmouth, NH 03801

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Church of Jesus Christ
50E North Temple Street, FL 22
Salt Lake City, UT, 84150

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Domer Realty, LLC
545 Lafayette Road
Portsmouth, NH 03801

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City of Portsmouth, DPW
PO BOX 628
Portsmouth, NH 03801

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JOHN and CLAIRE INGWERSEN
332 JONES AVE
Portsmouth, NH 03801

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FLECK CHARLES L JR
6158 E STATE ROAD 164
Jasper, Indiana, 47546

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Torben and Elizabeth Arend
1 ROCKAWAY ST
Portsmouth NH 03801

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Sent To
Wood Family Revocable Trust

Street a
1066 South Street

City, Sta
Portsmouth, NH 03801

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Brian and Elizabeth Driscoll

Stree
76 Summit Ave

City, :
Portsmouth, NH 03801

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Davpat LLC

Street a
928 South Street

City, Sta
Portsmouth, NH 03801

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Portsmouth, NH 03801

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Postage
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Total Pc
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Sent To
Ricci Rober A Jr Trust

Street a
Ricci Robert A Jr. Trustee

City, Sta
36 ARTWILL AVE
Portsmouth, NH 03801

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Photo No. 1 **Photo Date:** 12/3/2024 **Site Location:** Off Lafayette Road, behind ball fields, Portsmouth, NH **Description:** View facing south of freshwater wetland. Orange flag marks center line of proposed path. Ball fields visible in background. **Photo By:** SNH	

Photo No. 2 **Photo Date:** 12/3/2024 **Site Location:** Off Lafayette Road, behind ball fields, Portsmouth, NH **Description:** View facing northeast of freshwater wetland. Orange flag marks center line of proposed path. **Photo By:** SNH	

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New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Sam Hayden, HaleyWard
200 Griffin Road
Unit #3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau
Date: 2/13/2025 (valid until 2/13/2026)
Re: Review by NH Natural Heritage Bureau of request submitted 1/31/2025
Permits: NHDES - Standard Dredge & Fill - Minimum; or Expedited, USACE - General Permit

NHB ID: **NHB25-0348** **Applicant:** Sam Hayden

Location: portsmouth
581 Lafayette Road

Project Description: impacts to 609 square feet of freshwater wetland to construct a new footpath.

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 1/31/2025 3:36:30 PM, 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.

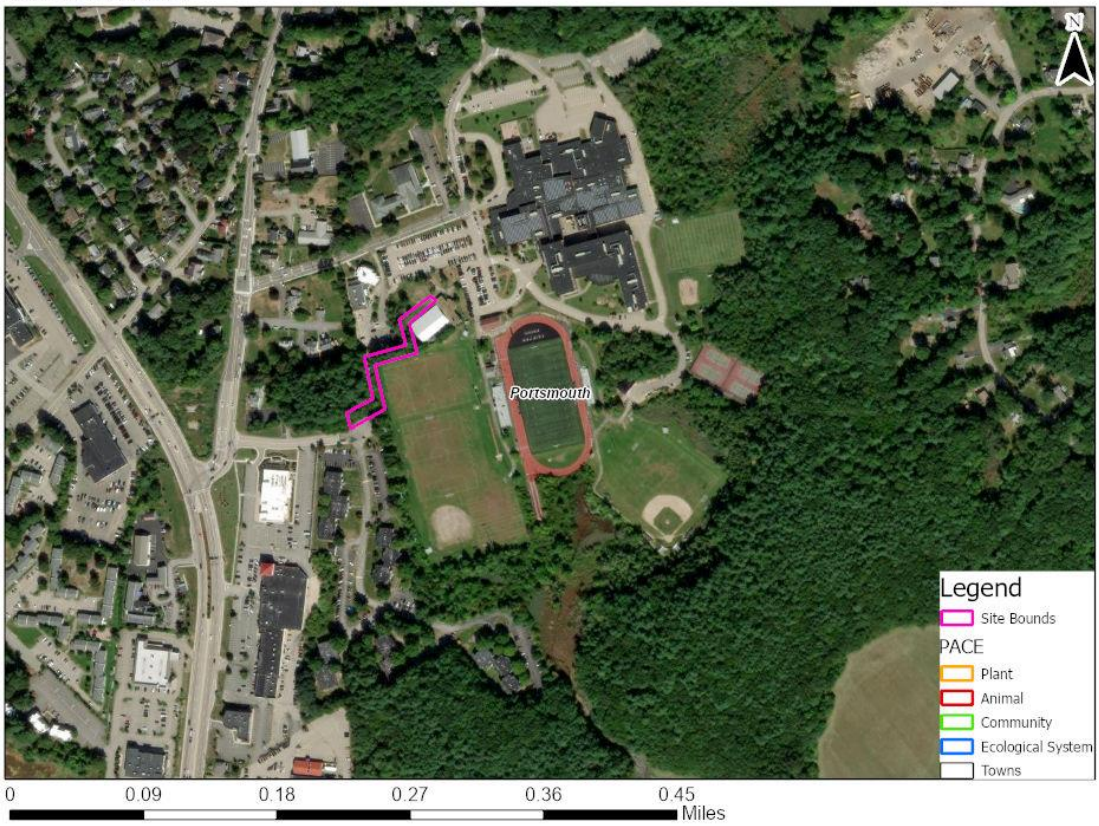
Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB25-0348**

NHB25-0348



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

MINUTES of the
City of Portsmouth
Trees and Public Greenery Committee Meeting
February 12, 2025

Members Present: Chair Patricia Bagley; Vice-Chair Michael Griffin; Director of Public Works Peter Rice; City Tree Supervisor/Arborist Maxwell Wiater; Assistant Mayor Joanna Kelley-Adams; Members A. J. Dupere, Dennis Souto, Deborah Chag, and Scott McDermott

Members Excused: None.

Chair Bagley called the meeting to order at 8:00 a.m.

1. **Acceptance of the Minutes of the January 8 Meeting**

The January 8 meeting minutes were **approved** as submitted.

2. **Public Realm Improvement Project:** Sidewalk installation from Ledgewood Drive to Portsmouth High School, including tree removal and landscape plan approval.
   - About 50 trees, greater than 4" DBH, ranging from poor to good condition.
   - Many other trees are less than 4" DBH or are dead
   - 27 trees and 45 shrubs are proposed in the landscaping plan.

Project landscape architect Terrence Parker was present. He explained where the cut-thru path went and said it had several 90-degree turns to stay off the current abutter's property and to get on the high school property. He said there were several invasive plants that would be removed as well as the larger trees. He said the trees did not start until the edge of the Greek temple parking lot and that a row of red maples shielded the view of the high school's athletic fields from the parking lot and were on the public right-of-way. He said he chose replacement plants that were mostly seed or berry-bearing, like red maple, sassafras, gray dogwood, low-growth sumac, and white spruce. He said one pine tree in good health and a cluster of trees to the north would remain. He said there would also be pedestrian street lights along the way.

Ethan Snitker of the engineering firm Haley Ward was present and said the goal was to get the students off the private properties they were crossing. He said they proposed a small retaining wall by the cul-de-sac that would serve as a barrier so that the students would not walk there. He said the existing stone wall would also be restored. Mr. Parker said the 8-ft path would be paved and the basketball court would be restored.

Mr. Griffin asked if the students who cut across used the Margarita's parking lot or if they went further down to cut across. Mr. Snitker didn't know exactly where the students were coming from but thought they filtered in from that whole area. He said they also

parked behind the temple. He said the path was worked out with the high school staff and the developer. Ms. Chag asked what impact the removal of the white pine down by the field would have, noting that it was like a wind buffer. Mr. Parker said the row of red maples would act as a buffer. Mr. Griffin asked if the debris was on private property. Mr. Snitker agreed and said it would not be removed. The ball and burlap plantings were discussed, and Mr. Parker said the City's standards would be followed. Assistant Mayor Kelley-Adams asked what the timeline for that phase of the project was. Mr. Rice said he thought it would be scheduled around the school's schedule. Assistant Mayor Kelley-Adams suggested that it be earmarked for completion for the start of the next school calendar. Mr. Parker said he would contact Mr. Wiater with a final answer.

Chair Bagley asked for a motion. *Mr. Griffin moved to accept the proposal as presented, seconded by Assistant Mayor Kelley-Adams. The motion* ***passed*** *unanimously.*

Tree Removal Requests

- **45 Shearwater Dr**: 2 honey locusts, good condition, developer request. These trees will be destroyed in the process of digging the foundation for a new house. There is a gas main on the opposite side of the lot that limits any rearranging of the structure.

Mr. Wiater said the two honey locust trees were slated for removal due to conflicts with the current plan for construction. Sawyer Lord of Chinburg Builders was present and explained that the trees had to be removed because the structure was shifted away from the gas main. He said there were two trees on Chinburg's property and two on City property, and that all four trees would be removed. Caylyn Bowser, Chinburg Builders project manager, said they wanted to replace the trees with mature 12-ft or 15-ft ones and that they could plant honey locust or whatever the committee preferred. Chair Bagley noted that the project went before the committee a year ago and the removal of the trees was approved. She asked if the developer knew at that time that they would construct a building at that location. Ms. Bowser said the gas main changed that. Mr. Rice explained that dig safes were done based on historic records, but when the actual work starts, the true locations are determined or a test pit is done to confirm a location. He said it was not atypical for a project like that to run into something unknown. The honey locust was discussed as a potential species, along with smaller trees to encourage rapid development. Ms. Chag suggested a conifer. Mr. Wiater said if the new trees were planted on City property instead of squeezed in on private property, they would have a better chance of survival in the long term in a more protected site. It was further discussed.

Public Comment

Joel Phelps of 32 Shearwater Drive asked if the berm where the trees are planted is also being removed. Mr. Lord said the berm would stay. Mr. Phelps asked if the berm would be restored, noting that it shielded the neighborhood from the traffic on Portsmouth Boulevard. He said he was surprised that the developer didn't know about the gas pipe before the project. He said a lot of trees had been removed and that the recent landscape changes had not helped. Ms. Bowser said they planned to replace trees that were on

MIXED USE DEVELOPMENT

581 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
SITE CONSTRUCTION
OFFSITE PUBLIC REALM IMPROVEMENTS

OWNER:
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802

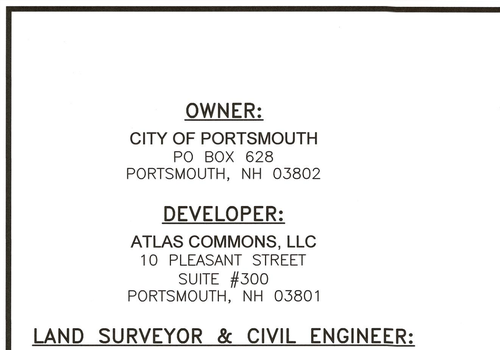
DEVELOPER:
ATLAS COMMONS, LLC
10 PLEASANT STREET
SUITE #300
PORTSMOUTH, NH 03801

LAND SURVEYOR & CIVIL ENGINEER:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

LIGHTING CONSULTANT:
EXPOSURE2LIGHTING
501 ISLINGTON ST UNIT 1A
PORTSMOUTH, NH 03801
TEL. (603) 759-1043

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430-8388

PERMIT LIST:
SCHOOL BOARD/CITY COUNCIL APPROVAL: PENDING
TREES & GREENERY: PENDING



Residential Districts
- R — Rural
- SRA — Single Residence A
- SRB — Single Residence B
- GRA — General Residence A
- GRB — General Residence B
- GRC — General Residence C
- GA/MH — Garden Apartment/Mobile Hom

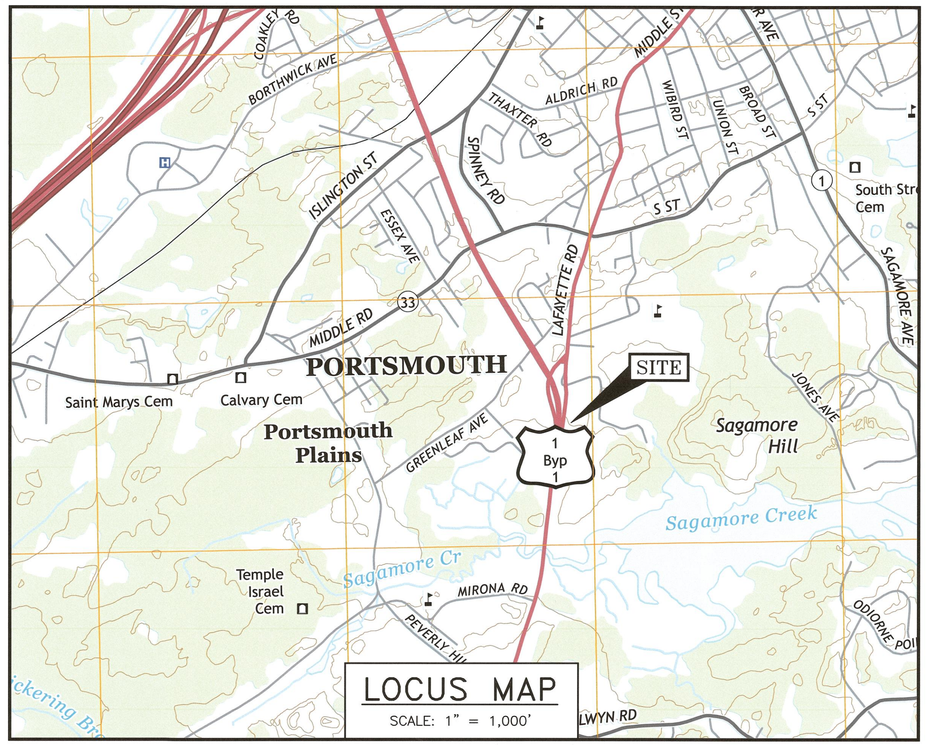
Mixed Residential Districts
- MRO — Mixed Residential Office
- MRB — Mixed Residential Business
- G1 — Gateway Corridor
- G2 — Gateway Center

Business Districts
- GB — General Business
- B — Business
- WB — Waterfront Business

Industrial Districts
- OR — Office Research
- I — Industrial
- WI — Waterfront Industrial

Airport Districts
- AIR — Airport
- AI — Airport Industrial
- PI — Pease Industrial
- ABC — Airport Business Commercial

Other Districts
- M — Municipal
- NRP — Natural Resource Protection
- TC — Transportation Corridor



LOCUS MAP
SCALE: 1" = 1,000'

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
	GV	SHUT OFFS (WATER/GAS)
		GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

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1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

UTILITY CONTACTS

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

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

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

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

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

SITE CONSTRUCTION PLANS
OFFSITE PUBIC REALM IMPROVEMENTS
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.
WWW.HALEYWARD.COM
200 Griffin Road, Unit 3
Portsmouth, NH 03801
603.430.9282

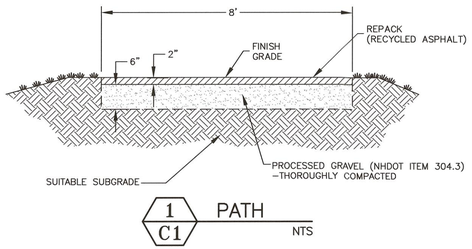
PLAN SET SUBMITTAL DATE: 3 JANUARY 2025

5010156 1397.04

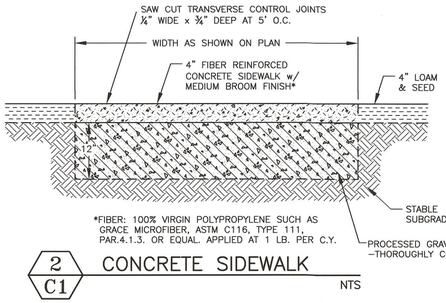
PUBLIC REALM

PUBLIC REALM IMPROVEMENT (PER SECTION 10.5B73.20.1)
LINEAR STREET FRONTAGE OF SITE: 619 FT
PROPOSED TRAIL NETWORK LENGTH: 693 FT

REQUIRED LENGTH: 619 FT
PROVIDED LENGTH: 693 FT

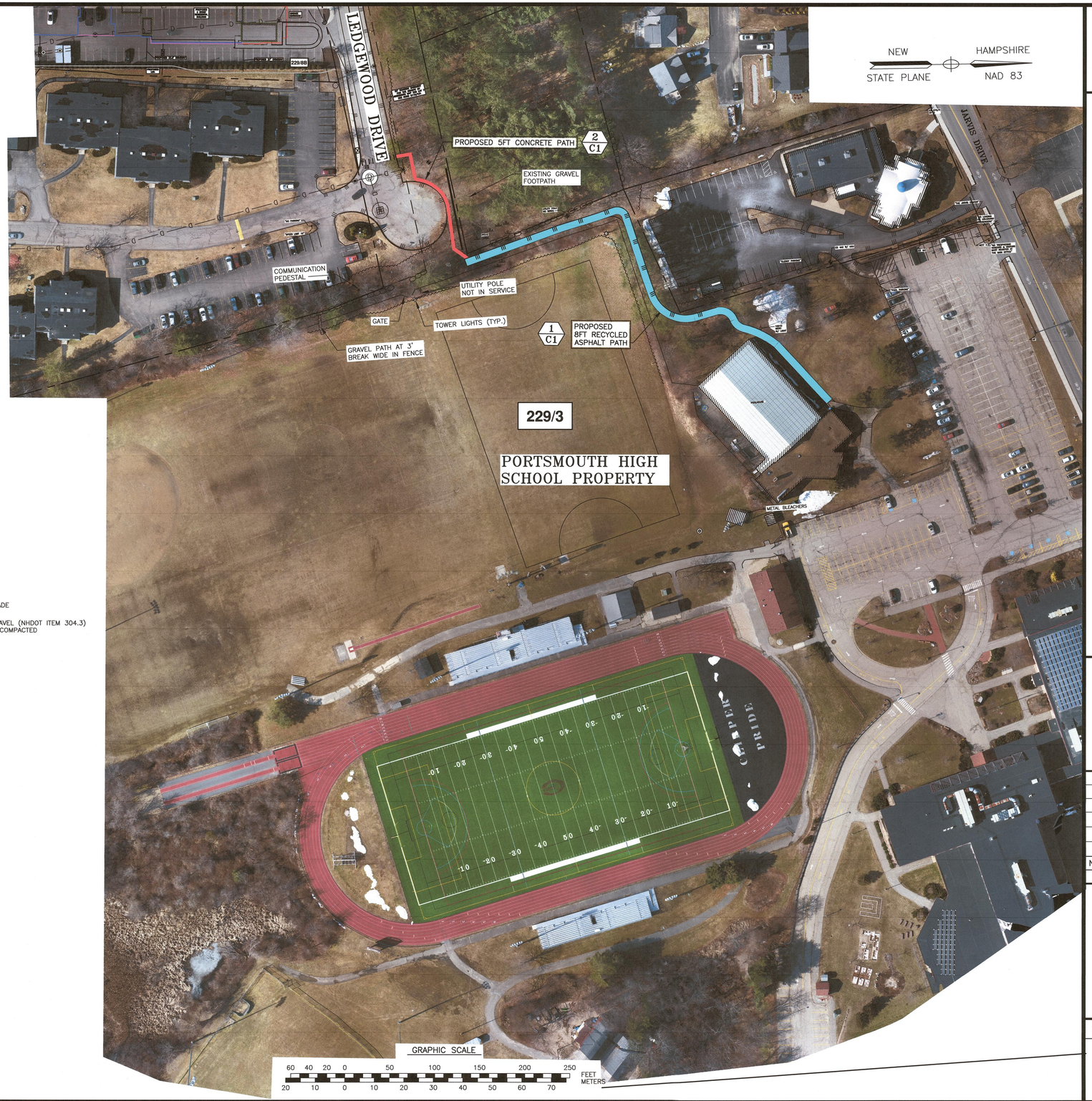


1/C1 PATH
NTS



*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C116, TYPE 111, PAR.4.1.3. OR EQUAL. APPLIED AT 1 LB. PER C.Y.

2/C1 CONCRETE SIDEWALK
NTS



NEW HAMPSHIRE STATE PLANE NAD 83

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 3.

2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
1985/379

APPLICANT
ATLAS COMMONS, LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801
6474/1538

3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005

4) EXISTING LOT AREA: (DEVELOPMENT LOT MAP 229 LOT 8B)
98,124 S.F.
2.2526 AC

5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10

7) THE PURPOSE OF THIS PLAN IS TO SHOW PUBLIC REALM IN ACCORDANCE WITH SECTION 10.5B7320.1 ON TAX MAP 229 LOT 3.

8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL. FINAL DESIGN & LOCATION TO BE DETERMINED.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	6/17/24

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7931 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

SCALE: 1"=60' JANUARY 2024

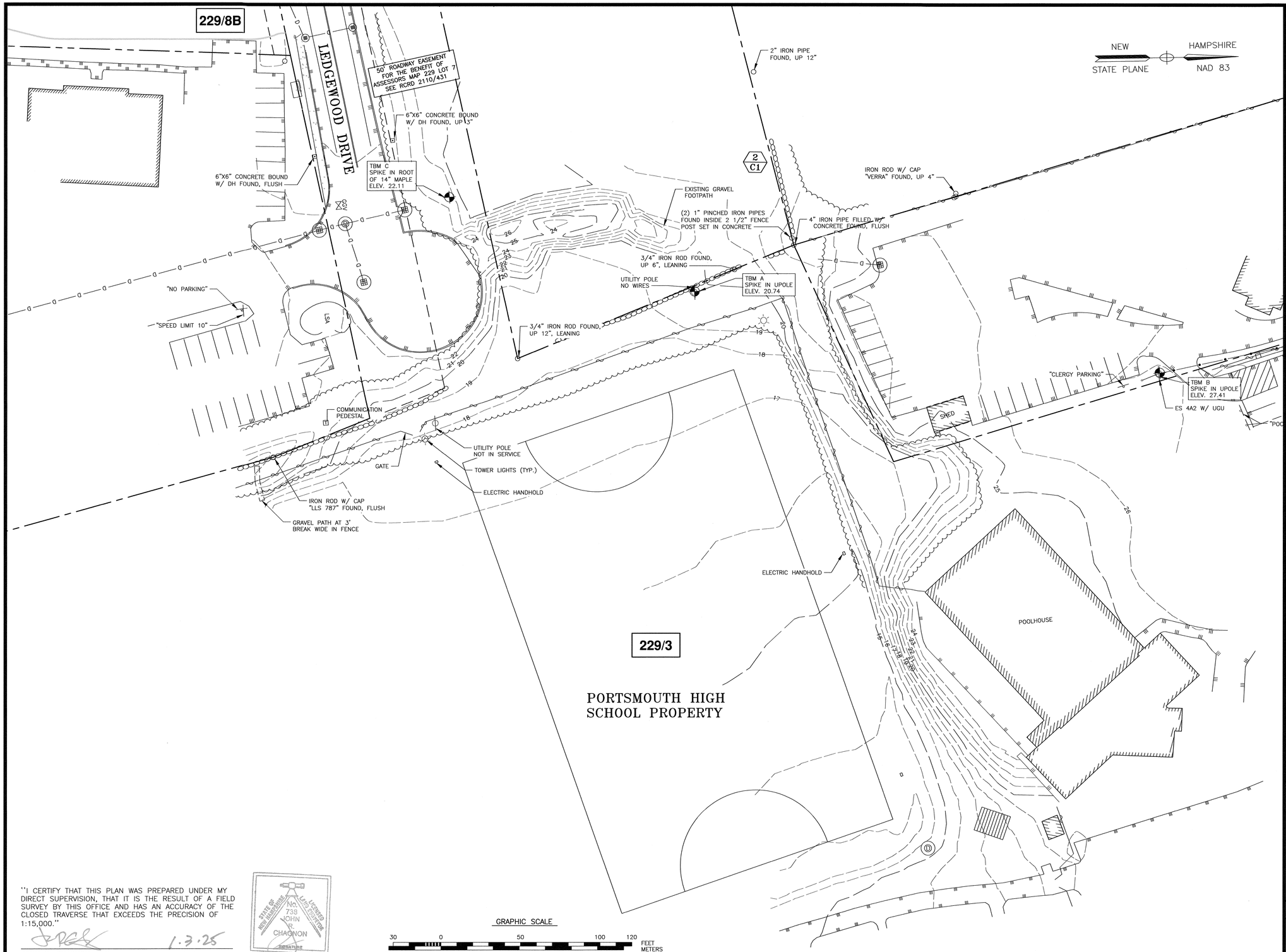
OVERALL PLAN

C1

FB 259 PG 10

5010156.1397.04

P:\NH\5010156.Michaels, Properties\1397.01-Lafayette Rd, Portsmouth, NH\2023 Site Plan 1397.01\Plans & Specs\Site\Final Set revised 1-3-25\OVERALL 2024 Concept_reviewr.dwg, 1/2/2025 11:06:52 PM, Canon TX-9000 - Direct



NEW HAMPSHIRE STATE PLANE NAD 83

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 229 AS LOT 3.

2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03802
1985/379

APPLICANT
ATLAS COMMONS, LLC
10 PLEASANT STREET, SUITE 300
PORTSMOUTH, NH 03801
6474/1538

3) THE PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0270E, EFFECTIVE MAY 17, 2005

4) EXISTING LOT AREA: (DEVELOPMENT LOT MAP 229 LOT 8B)
98,124 S.F.
2.2526 AC

5) PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD CORRIDOR (G1) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:
SEE ZONING ORDINANCE SECTION 10.5B22.10

7) THE PURPOSE OF THIS PLAN IS TO SHOW PUBLIC REALM IN ACCORDANCE WITH SECTION 10.5B7320.1 ON TAX MAP 229 LOT 3.

8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL.

9) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

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

1.3.25
JOHN R. CHAGNON, LLS — DATE

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — SIGNATURE — LICENSED LAND SURVEYOR

GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADDED TOPOGRAPHY	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

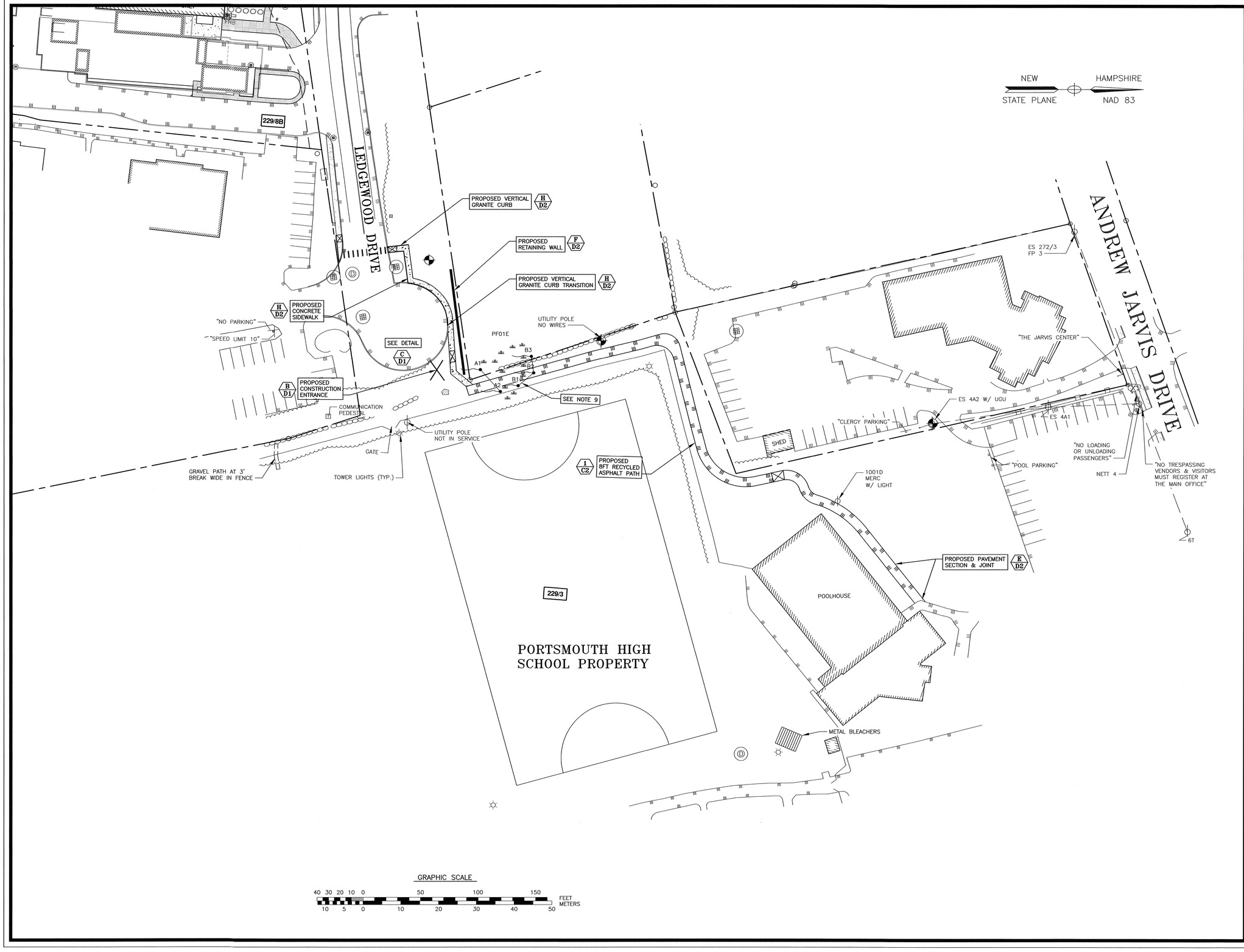
SCALE: 1"=30' NOVEMBER 2024

EXISTING CONDITIONS PLAN — C2

FB 259 PG 10

1397.04

P:\01\1397.04 Michaels_Properties\1397.03 - Lafayette Rd., Portsmouth_NH\2023 Site Plan 1397.03\Files & Specs\Site\Final Set revised 6-17-24\EXISTING CONDITIONS 2024.dwg, 1/2/2025 12:09:04 PM, Canon TX-8000



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8) PUBLIC REALM IMPROVEMENTS SHOWN HERON ARE SUBJECT TO CITY OF PORTSMOUTH SCHOOL DEPARTMENT REVIEW AND APPROVAL.

9) SEE GRADING PLAN FOR LIMIT OF WETLAND FILL.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

JOHN R. CHAGNON No. 7851 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: 1"=40' NOVEMBER 2024

SITE PLAN

C3

FB 487 PG 1

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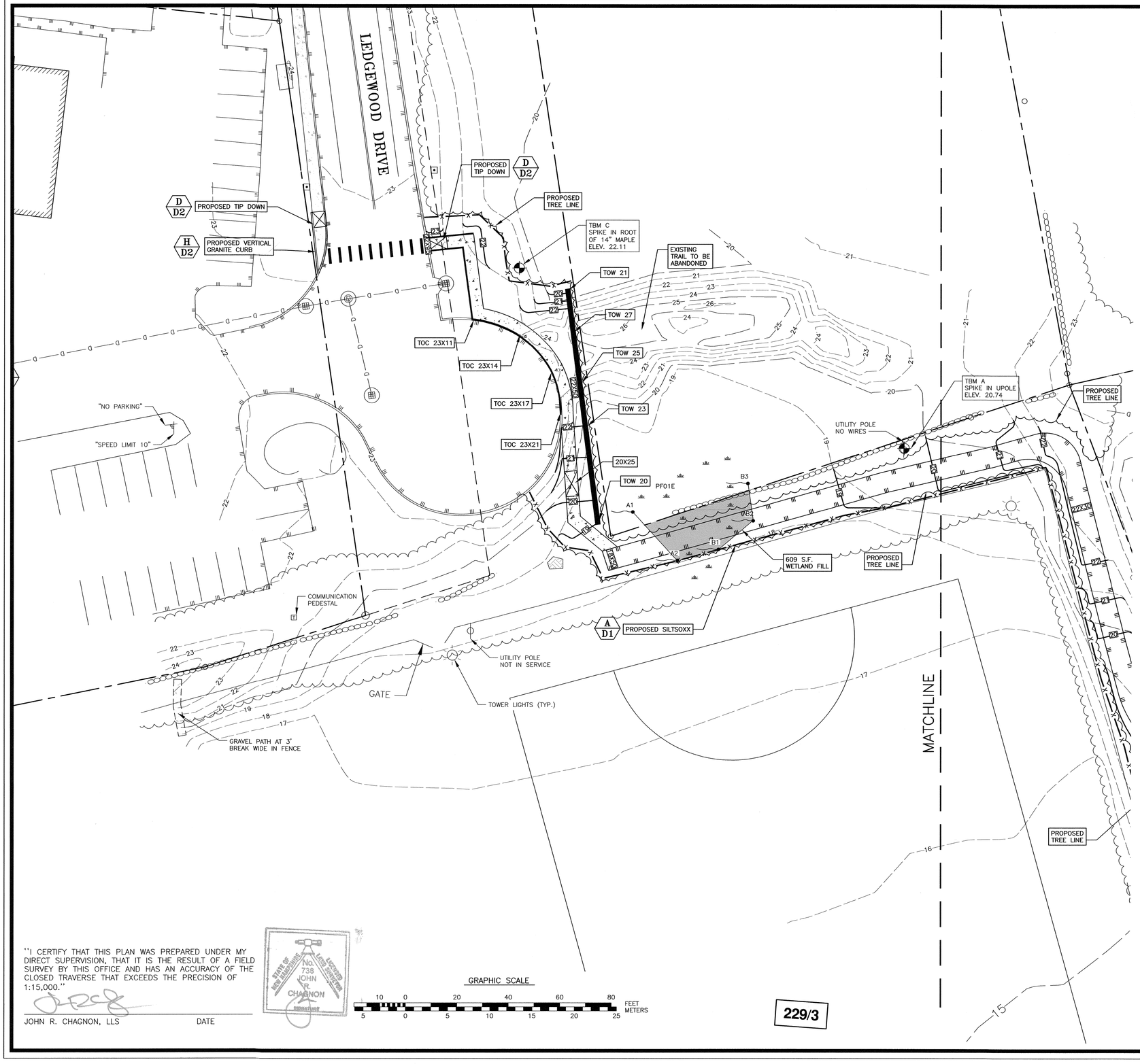

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JOHN R. CHAGNON, LLS DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

WETLANDS WERE DELINEATED ON 1/7/25 BY SAM HAYDEN, CWS #321 ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1", JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3", NEIWPCC WETLANDS WORK GROUP (APRIL 2004).

AMBIT ENGINEERING, INC.
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Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) WETLAND FILL SUBJECT TO STATE AND LOCAL PERMITS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=20' NOVEMBER 2024

GRADING PLAN

C4

FB 487 PG 1

5010156.1397.04

NEW HAMPSHIRE
STATE PLANE NAD 83

ES 272/3
FP 3

TBM A
SPIKE IN UPOLE
ELEV. 20.74

PROPOSED
TREE LINE

22X30

MATCHLINE

PROPOSED
8" CULVERT

PROPOSED
TREE LINE

SEE LANDSCAPE
PLAN FOR PLANTING

SHED

22X50

ES 4A2 W/ UGU

"CLERGY PARKING"

TBM B
SPIKE IN UPOLE
ELEV. 27.41

ES 4A1

"POOL PARKING"

1001D
MERC
W/ LIGHT

25X30

POOLHOUSE

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1.3.25

JOHN R. CHAGNON, LLS DATE

GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7931
LICENSED PROFESSIONAL ENGINEER

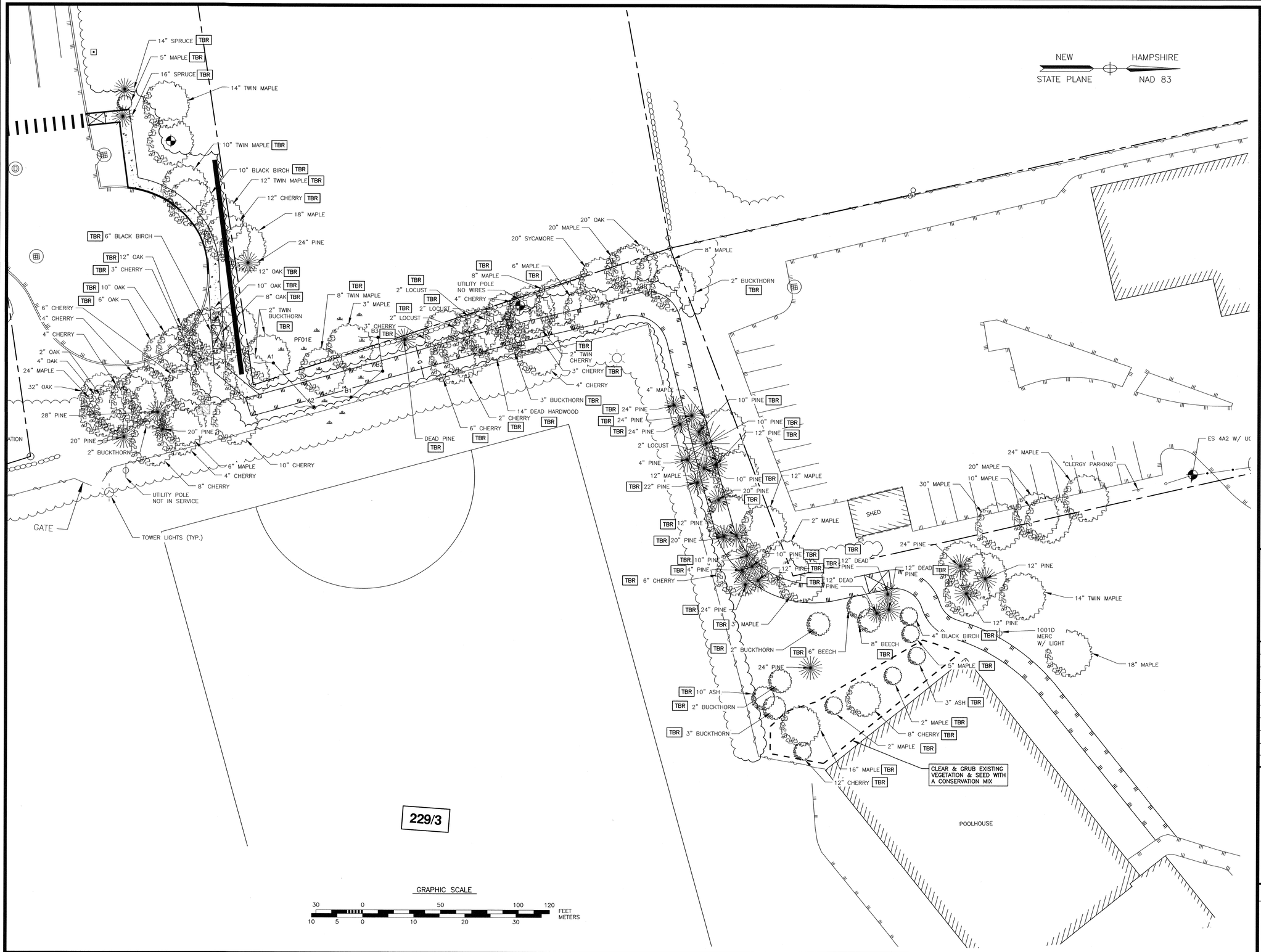
SCALE: 1"=20' NOVEMBER 2024

GRADING PLAN

C5

FB 487 PG 1

5010156.1397.04



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4) TREE REMOVAL SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF PORTSMOUTH TREES AND GREENERY COMMITTEE.

5) INVASIVE TREES, SHRUBS, AND VINES SHALL BE CUT AS LOW AS POSSIBLE TO THE GROUND AND THE STUMP SHALL BE IMMEDIATELY PAINTED OR BRUSHED WITH AN AMPLE AMOUNT OF A "BRUSH KILLING" HERBICIDE. THE PLANT WILL DRAW THE HERBICIDE INTO THE ROOTS WHILE THE STUMP IS FRESHLY CUT.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	NOTE 5	2/18/25
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	12/11/24

REVISIONS

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR SIGNATURE

SCALE: 1"=20' NOVEMBER 2024

TREE REMOVAL PLAN **C6**

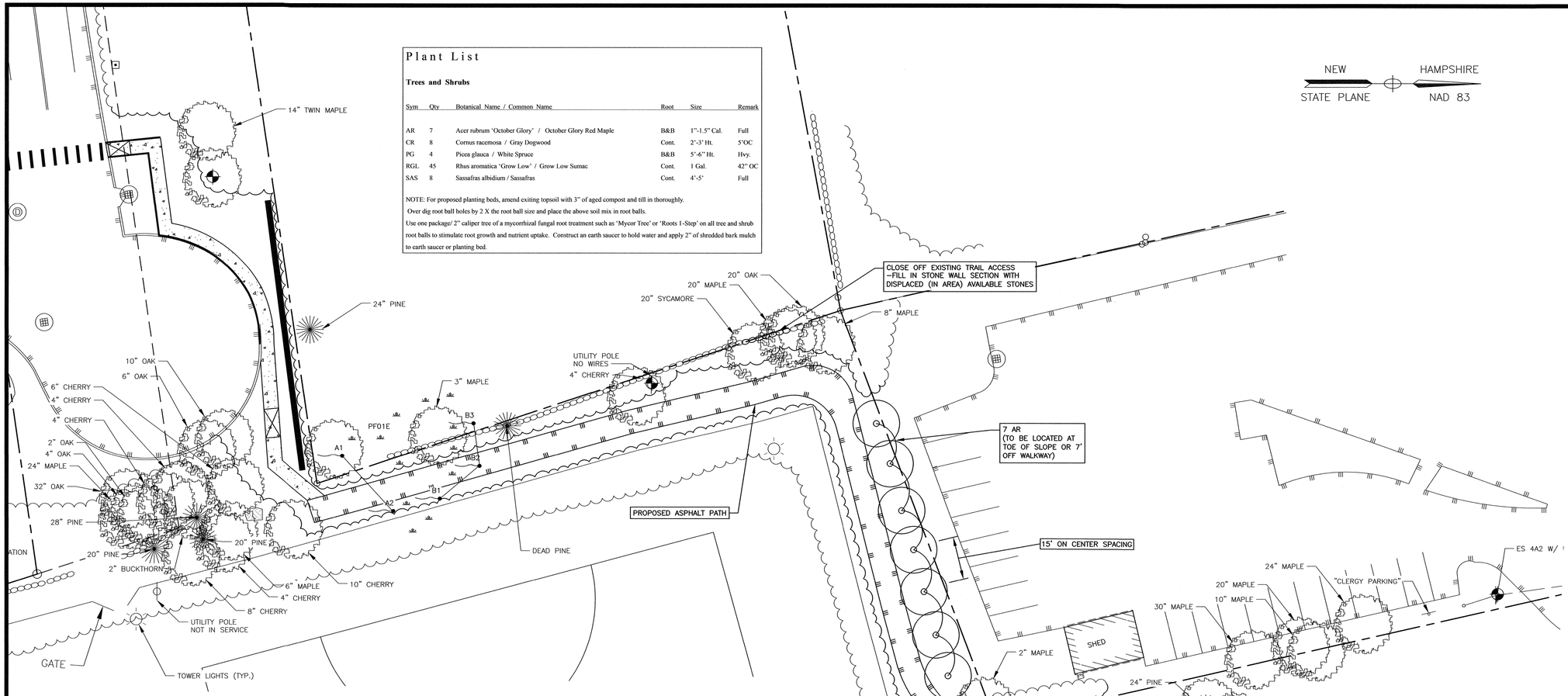
FB 487 PG 1 5010156.1397.04

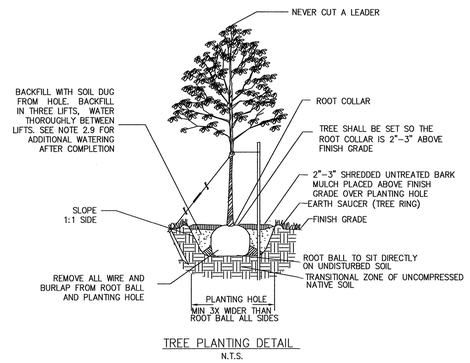
Plant List

Trees and Shrubs

Sym	Qty	Botanical Name / Common Name	Root	Size	Remark
AR	7	Acer rubrum 'October Glory' / October Glory Red Maple	B&B	1"-1.5" Cal.	Full
CR	8	Cornus racemosa / Gray Dogwood	Cont.	2'-3' Ht.	5'OC
PG	4	Picea glauca / White Spruce	B&B	5'-6" Ht.	Hvy.
RGL	45	Rhus aromatica 'Grow Low' / Grow Low Sumac	Cont.	1 Gal.	42" OC
SAS	8	Sassafras albidium / Sassafras	Cont.	4'-5'	Full

NOTE: For proposed planting beds, amend exiting topsoil with 3" of aged compost and till in thoroughly.
Over dig root ball holes by 2 X the root ball size and place the above soil mix in root balls.
Use one package/ 2" caliper tree of a mycorrhizal fungal root treatment such as 'Mycor Tree' or 'Roots 1-Step' on all tree and shrub root balls to stimulate root growth and nutrient uptake. Construct an earth saucer to hold water and apply 2" of shredded bark mulch to earth saucer or planting bed.





TREE PLANTING DETAIL
N.T.S.

PART 1 – GENERAL:

1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING. ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE "END ALL" FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

PART 2 – EXECUTION:

2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND – NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.

2.2 ALL WIRE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.

2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.

2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"–3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.

2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.

2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS – NO EXCEPTIONS.

2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.

2.8 2"–3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.

2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON–DAMAGING TO THE TREE.

2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

SEE ADDITIONAL TREE PLANTING NOTES ON SHEET D2

NEW HAMPSHIRE STATE PLANE NAD 83

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4) TREE PLANTING PLAN FROM DESIGN BY TERRA FIRMA LANDSCAPE ARCHITECT DATED 1/10/25.

5) TREE PLANTING SHALL OCCUR IN SEPTEMBER OR OCTOBER AS THE SITE DOES NOT HAVE IRRIGATION.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/3/25
	REVISIONS	

SCALE: 1"=20' NOVEMBER 2024

TREE PLANTING PLAN

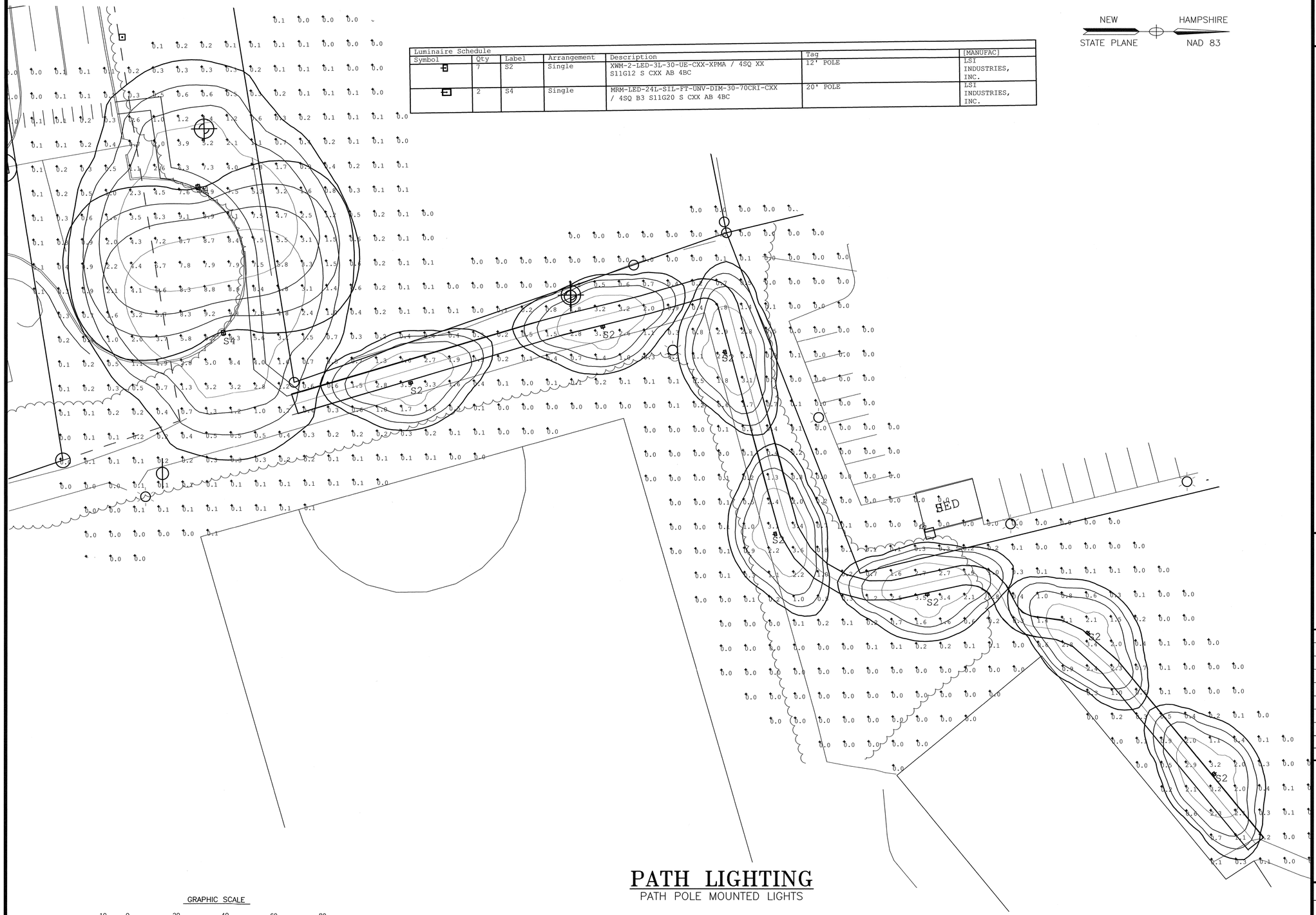
C7

FB 487 PG 1

5010156.1397.04

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]
	7	S2	Single	XWM-2-LED-3L-30-UE-CXX-XPMA / 4SQ XX S11G12 S CXX AB 4BC	12' POLE	LSI INDUSTRIES, INC.
	2	S4	Single	MRM-LED-24L-SIL-FT-UNV-DIM-30-70CRI-CXX / 4SQ B3 S11G20 S CXX AB 4BC	20' POLE	LSI INDUSTRIES, INC.

NEW HAMPSHIRE
STATE PLANE NAD 83



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

PATH LIGHTING
PATH POLE MOUNTED LIGHTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) LIGHTING DESIGN PROVIDED BY EXPOSURE ESS ON 1/7/24. CONTACT: KEN SWEENEY 603-601-8080.

2) ALL LIGHTS SHALL BE DARK SKY COMPLIANT AND DIRECTED DOWNWARD.

3) LIGHTS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

4) NUMBERS REPRESENT INITIAL FOOTCANDLE VALUES AT 3 FEET ABOVE GRADE.

5) THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

6) BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
	REVISIONS	
1	PUBLIC REALM LOCATION	1/3/25
0	ISSUED FOR COMMENT	11/21/24

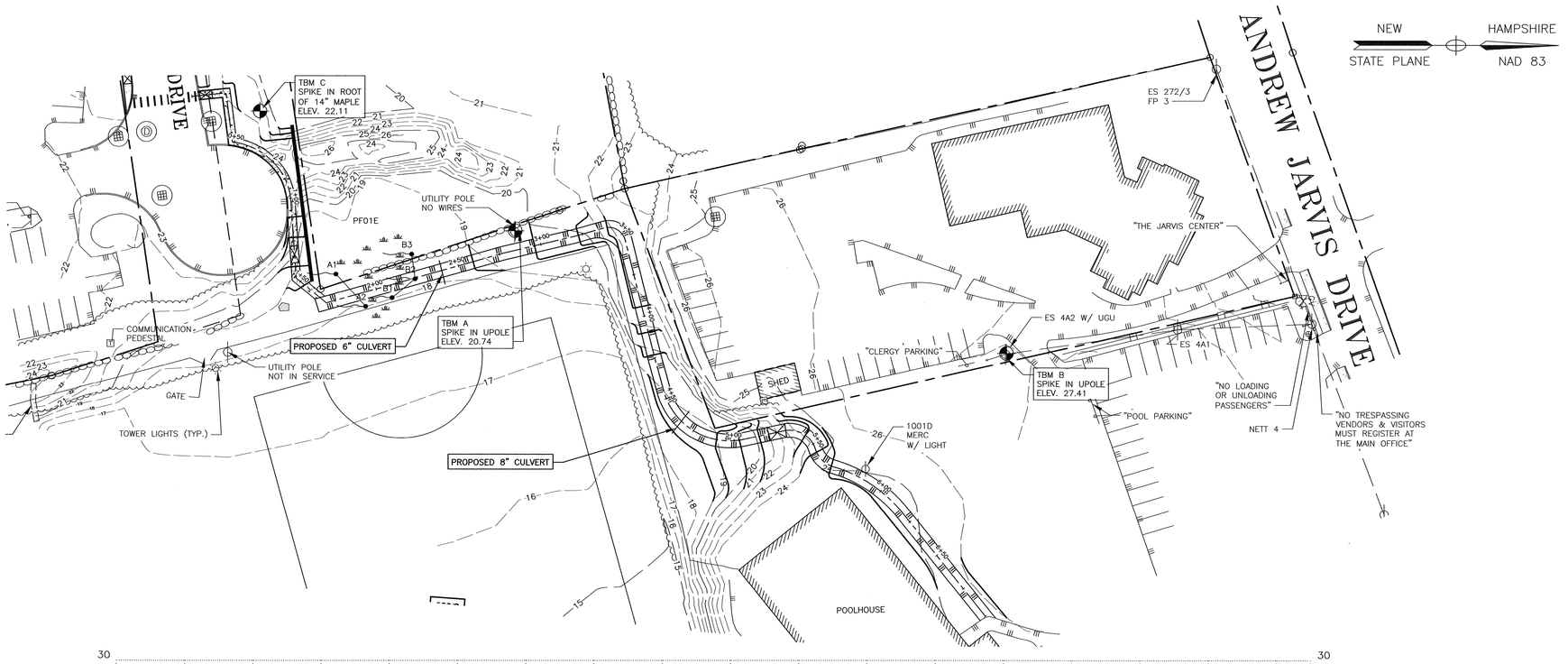
SCALE: 1"=20' NOVEMBER 2024

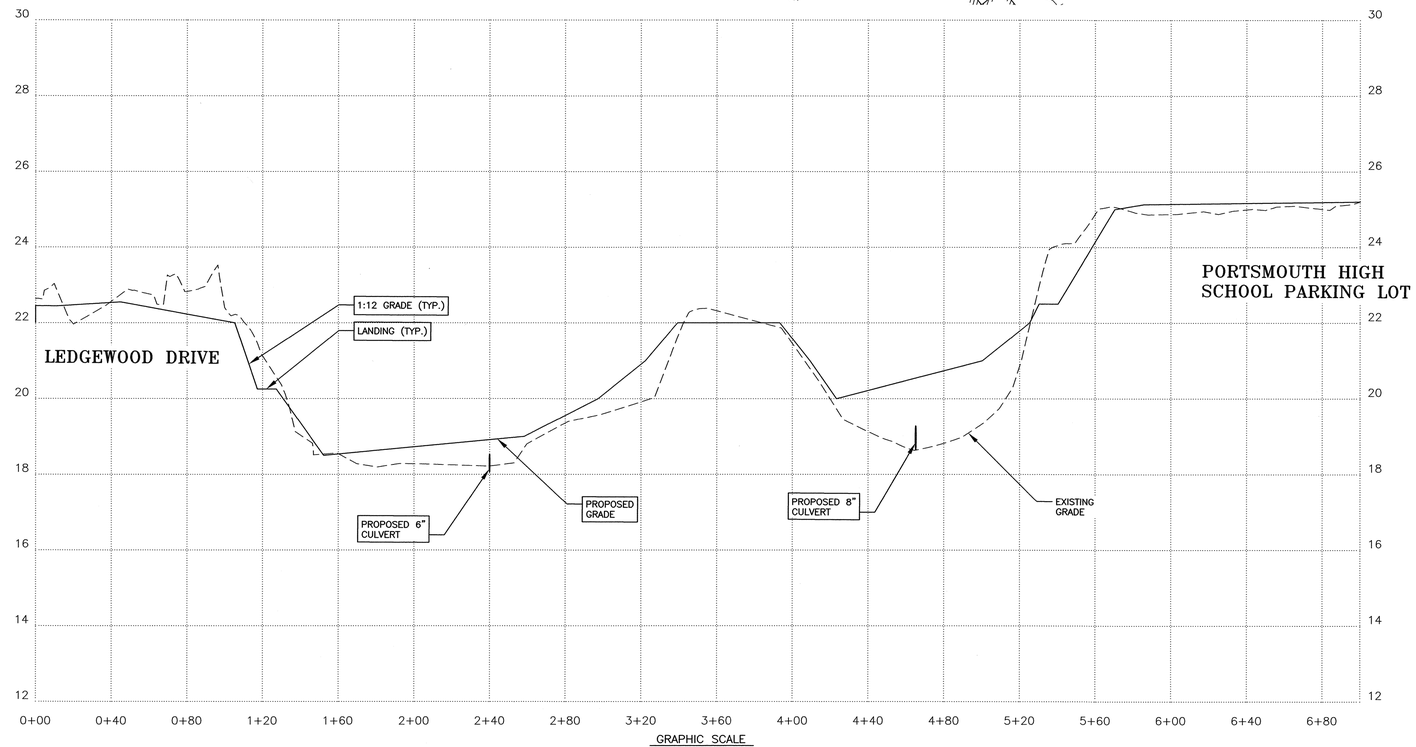
LIGHTING PLAN

L1

FB 487 PG 1

5010156.1397.04





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4) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED SIDEWALK & PATH	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

JOHN R. CRAGNON NO. 7951 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: H1"=40' V1"=2' NOVEMBER 2024

WALKWAY PLAN & PROFILE

P1

FB 487 PG 1

5010156.1397.04

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

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

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN **NPDES** PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (**S.W.P.P.P.**) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE **S.W.P.P.P.** AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (**N.O.T.**) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE SWPPP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ELECTRICAL SERVICES. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONNECT UTILITIES.

CONSTRUCT SIDEWALKS. PLACE CONCRETE AND BINDER LAYER OF PAVEMENT FOR PATHWAY.

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

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A BASKETBALL COURT AT THE END OF LEDGEWOOD DRIVE. BEGINNING AT THE COURT, A CONCRETE SIDEWALK THAT TRANSITIONS INTO RECYCLED ASPHALT WILL CONNECT TO THE PORTSMOUTH HIGH SCHOOL PARKING LOT ALONG THE RECREATION FIELD.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.470 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSISTS OF URBAN LAND AND UDORTHENTS.

THE STORMWATER RUNOFF FROM THE SITE WILL HAVE MINIMAL IMPACT AND FLOW SIMILARLY TO THE EXISTING CONDITIONS. DRAINAGE WILL FOLLOW TOPOGRAPHY AND WILL FLOW TO THE SAGAMORE CREEK.

GENERAL CONSTRUCTION NOTES

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

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

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

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

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

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

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

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

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

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

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

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

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

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

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

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

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

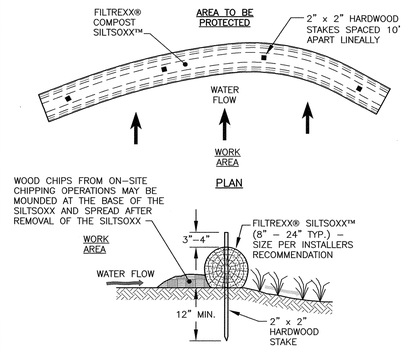
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

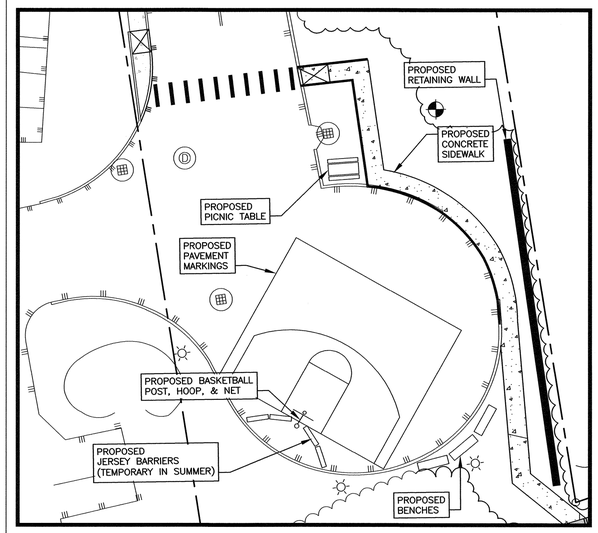
BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO COMMENCING ANY BLASTING ACTIVITIES.
2. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



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

A C4 FILTREXX® SILTSOXX™ FILTRATION SYSTEM — NTS



C C3 LEDGEWOOD IMPROVEMENTS — NTS

GRAPHIC SCALE
10 0 10 20 30 40 50 FEET
3 0 5 10 15 METERS
1"=20'

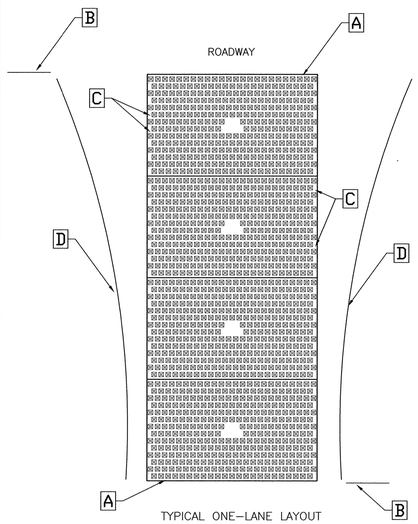
FODS TRACKOUT CONTROL SYSTEM

INSTALLATION:

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

B C3 FODS (USE AS REQUIRED) — NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAIL C	1/3/25
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON NO. 7651 — LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=20' NOVEMBER 2024

DETAILS D1

FB 487 PG 1

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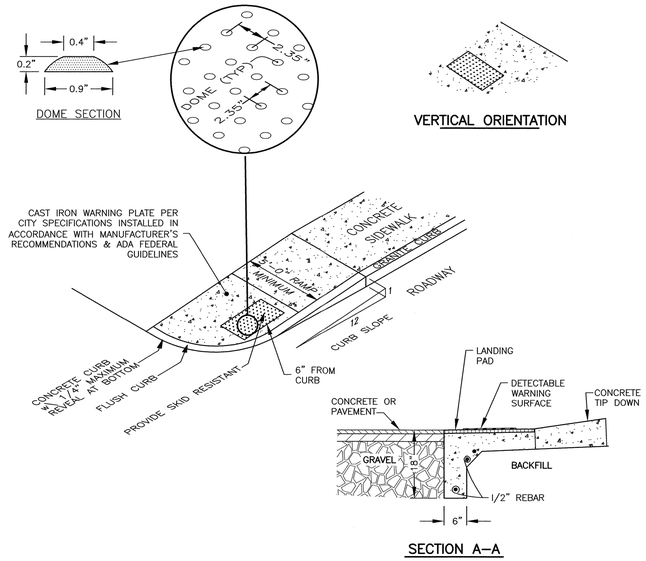
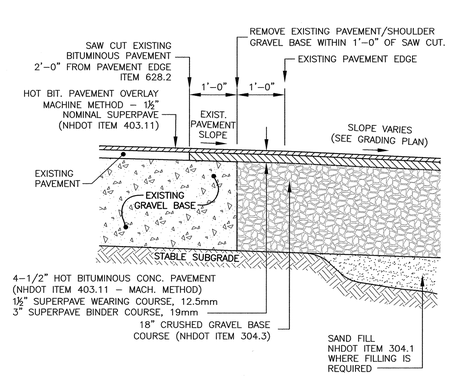


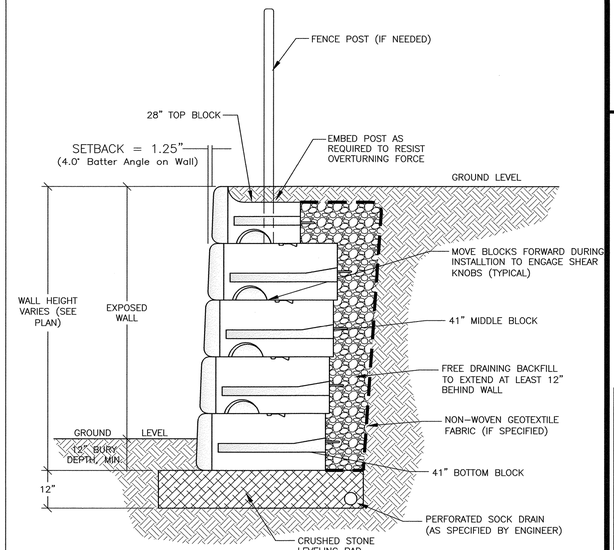
D C4 TIP DOWN WITH WARNING STRIP

NTS



E C3 PAVEMENT SECTION AND JOINT

NTS

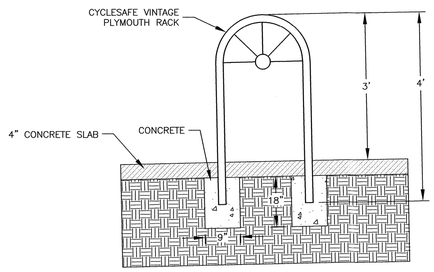


TYPICAL GRAVITY WALL w/ 41" MODULAR BLOCKS

NO SCALE

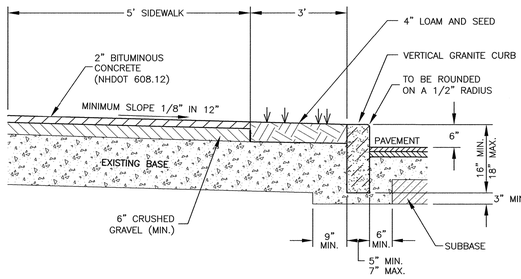
F C3 MODULAR RETAINING WALL A

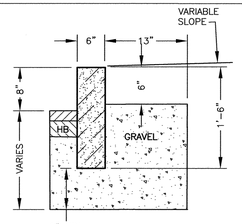
NTS



G C2 BIKE RACK

NTS





MIN. LENGTH OF CURB STONES: 3FT.
MAX. LENGTH OF CURB STONES: 10FT.
MAX. LENGTH OF STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

NOTE: ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

Radius	Max. length
21'	3'
22' – 28'	4'
29' – 35'	5'
36' – 42'	6'
43' – 49'	7'
50' – 56'	8'
57' – 60'	9'
over 60'	10'

H C3 BITUMINOUS CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB

NTS

City Of Portsmouth Tree Protection Plan

Definition: Practices to preserve and protect desirable trees from damage during project development.

Purpose: To preserve and protect trees which have present or future value in protection from erosion, landscape and aesthetic value, or for other environmental benefits.

I. The tree canopy/root zones of trees to be preserved shall be protected during the entire construction process.

II. Prior to the start of any site work, the contractor will erect semi- permanent fencing around tree root zones which are to be protected within the construction site. The fence shall be placed around the trees to be protected with a radius determined by the City Arborist, typically one foot of protected area for each inch of trunk diameter. This ratio can be increased or decreased per the City Arborist's discretion to further protect specimen or historic trees. The location of the fencing will be marked by the City Arborist prior to fence installation.

III. The Contractor shall be responsible for installation and maintenance of all tree protection fencing.

IV. Protective fencing shall remain undisturbed until ALL site work has been completed. The Contractor shall remove fencing at completion of project. If protective fencing is damaged, the Contractor shall immediately execute the necessary repairs to re-establish the protective fencing to original configurations.

V. All work conducted in the ground within the protection zone of any protected tree should be accomplished with hand tools only. An air excavation tool (i.e. an Airspade) shall be used for root pruning prior to machine excavation where digging abuts the dripline of specimen or historic trees.

VI. The Contractor shall be held liable for any damages to protected trees and root zones caused by unauthorized intrusions into the protected areas during construction activity. Additionally, the Contractor shall be held liable for damages incurred to any tree branches that extend over protective fencing and to any trees or other plant material located on the site and indicted on the plan to remain. The Contractor shall be held liable for all remedial measures required to treat broken limbs, or damaged trees and roots, or for unauthorized removal of existing trees or plant material, etc. All tree surgery and remedial treatments will be accomplished by the City of Portsmouth's arborists.

VII. The Contractor shall notify the City Arborist when any overhanging branches or other plant materials interfering with or risks damage due to construction activity.

VIII. No removal or encroachment into Tree Protection Enclosures shall be permitted unless coordinated with the City Arborist.

IX. Any grading, construction, demolition, remedial measures or other work that is expected to encounter tree roots shall be made in consultation with the City Arborist.

X. No machine digging shall take place within a radius of one and one-half foot for each 1-inch diameter at breast height (DBH) of any tree with a historic or specimen designation unless an air excavation tool has been used to prune roots along dripline beforehand.

XI. Any pruning of protected trees that may be required during the course of construction shall be performed by the City of Portsmouth Arborists. Coordinate pruning requests with the City Arborist.

XII. For construction projects requiring access or haul roads that must pass over the root area of trees to be retained, a roadbed shall be installed using 4 inches (minimum) of mulch or wood chips covered with approved logging mats. The roadbed shall be replenished and maintained as necessary to provide desired root zone protection. For projects requiring materials storage within the root area of trees to be retained or protected, this area shall be constructed using an approved Geotextile base covered with 4 inches (minimum) of coarse wood mulch or chips. The area shall be replenished as necessary to maintain a 4 inch (minimum) depth.

XIII. There shall be no vehicular traffic, parking, or stock piling of materials permitted under the drip line/canopy of ANY tree to be retained or protected within the construction site, unless approved tree root protection measures have been installed. Foot traffic shall be kept to a minimum under the drip line/canopy. If temporary foot traffic must be directed over the root zone of trees to be retained or protected, a pathway shall be installed using an approved Geotextile base covered with 3 inches (minimum) or mulch or wood chips. The pathway material shall be replenished as necessary to maintain a 3-inch (minimum) depth.

XIV. "Natural" or pre-construction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of the tree above natural grade.

XV. When removing pavement, as little disruption of soil as necessary should be attempted.

XVI. Any required trenching which has options for trench path location should be routed in such a manner as to minimize root damage. Radial trenching (radial to the tree trunk) is less harmful than tangential trenching because it runs parallel to tree roots rather than diagonal or perpendicular to them. If roots can be worked around, cutting of roots should be avoided (i.e. place pipes and cables below uncut roots whenever possible). When possible, utilize the same trench for as many utilities as possible.

XVII. Plans must be reviewed by the City Arborist and/or the City of Portsmouth Trees and Greenery Committee, and signed off before commencement of work. Protective fencing must be approved in place before any construction will be allowed to begin.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road – Unit 3
Portsmouth, N.H. 03801–7114
Tel (603) 430–9282
Fax (603) 436–2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1–888–DIG–SAFE (1–888–344–7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

City of Portsmouth Tree Planting Requirements

The base of the City of Portsmouth Tree Planting Requirements is the *ANSI A300 Part 6 Standard Practices for Planting and Transplanting*, ANSI A300 Part 6 lays out terms and basic standards as set forth by industry but it is NOT the "end all" for the City of Portsmouth. The following are the City of Portsmouth, NH Tree Planting Requirements that are in addition to or that go beyond the ANSI A300 Part 6.

1. All planting holes shall be dug by hand- **NO MACHINES**. The only exceptions are **new** construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.

2. **ALL** Wire and Burlap shall be removed from the root ball **AND** planting hole.

3. The root ball of the tree shall be worked so that the root collar of the tree is visible and no girdling roots are present.

4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.

5. All plantings shall be backfilled with soil from the site and amended no more than 20% with Organic Compost. The only exceptions are new construction where engineered soil is being used in conjunction with Silva Cells and where new planting beds are being created.

6. All plantings shall be backfilled in three lifts and **ALL** lifts shall be watered so the planting will be set and free of air pockets- **NO EXCEPTIONS**.

7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.

8. 2"-3" of mulch shall be placed over the planting area.

9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.

10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be non-damaging to the tree.

11. All planting stock shall be specimen quality, free of defects, and disease or injury. The City of Portsmouth, NH reserves the right to refuse/reject any plant material or planting action that fails to meet the standards set forth in the *ANSI A300 Part 6 Standard Practices for Planting and Transplanting* and/or The City of Portsmouth, NH Planting Requirements.

COMMERCIAL DEVELOPMENT
581 LAFAYETTE ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	DETAILS	1/3/24
0	ISSUED FOR COMMENT	11/21/24

REVISIONS

SCALE: 1"=20' NOVEMBER 2024

DETAILS

D2

FB 487 PG 1

1397.04

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: Gosport Realty Trust **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?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
• 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.	☐ Yes ☒ No

• Protected species or habitat?
  ○ If yes, species or habitat name(s):
  ○ NHB Project ID #: 24-1623
	☐ Yes ☒ No

• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☒ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	☐ Yes ☒ No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☐ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☒ Yes ☐ 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.

The application is for the installation of a permanent pier and seasonal ramp and float located at 255 Gosport Road, Portsmouth, NH with frontage on Sagamore Creek (Piscataqua River). The docking structure consists of a 6' x 200' permanent pier, a 4' x 30' seasonal gangway, and 10' x 40' seasonal float secured by anchors and chains and a 6' x 15' permanent access ramp having an overall structure length of 230' from highest observable tide line. The compete structure will extend from the previously disturbed tidal buffer zone and will have an total length of 270 feet and extending 230 feet seaward of the highest observable tide line. The pier will be supported by (17) bents containing two timber piles each (34 piles total). All piles will consist of 12" diameter Class A, CCA treated timber piles. The gangway and float will be seasonal structures and installed in spring and removed before winter and stored off-site. The docking structure has been designed to be greater than 1:1 ratio and sited along the riparian zone as such to minimize impacts to the salt marsh to the extent possible.

The pier, seasonal gangway and float are to be installed via a barge during low tide cycles and via matted access along proposed dock alignment primarily access via a barge staged outside of the salt marsh area. Turbidity curtains will be installed prior to construction and be maintained throughout construction to contain and minimize turbidity. Equipment needed will traverse the tidal and freshwater wetlands zone on temporary matting along the proposed pier alignment. Temporary construction access matting will be removed as soon as the pier is constructed.

SECTION 3 - PROJECT LOCATION

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

ADDRESS: 255 Gosport Road

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Map 244, Lot 10-9

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

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

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a)) If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Gosport Reality Trust		
MAILING ADDRESS: 255 Gosport Road		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: JB@torprops.com		
FAX:	PHONE: 857-264-1210	
ELECTRONIC COMMUNICATION: By initialing here: JB, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Cardin, Matthew R		
COMPANY NAME: Cardin Enviroinmental Consulting and Permitting		
MAILING ADDRESS: 30 Old Post Road		
TOWN/CITY: Newington	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: matt@cardinenvironmental.com		
FAX:	PHONE: 603-988-6635	
ELECTRONIC COMMUNICATION: By initialing here MRC, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) If the owner is a trust or a company, then complete with the trust or company information. ☒ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here , I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):
Please see attached narrative that includes Avoidance and Minimization Checklist, Coastal Functional Assessment, a Vulnerability Assessment, methods to protect and minimize impacts to natural resources during and as a result of constructing the project and design criteria, water depths, statement regarding impact to navigation and passage and appropriate data screening figures.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(☒ N/A - Mitigation is not required)

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

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

(☒ N/A – Compensatory mitigation is not required)

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

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

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

For perennial streams/rivers, 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			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland	247		☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	55		☐			☐
	Docking - Tidal Water	1589		☐			☐
TOTAL		1,891					

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):	SF	× $0.40 =	$
Seasonal docking structure:	520 SF	× $2.00 =	$ 1,040
Permanent docking structure:	1,589 SF	× $4.00 =	$ 6,356
Projects proposing shoreline structures (including docks) add $400 =			$ 400
		Total =	$ 7,796
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 7,796

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project	☐ Minor Project	☒ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: MRC	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: MRC	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: MRC	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: MRC	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Jay Bisognano	DATE: 2/21/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Matt Cardin, CWS	DATE: 2/25/25

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

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

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

WETLANDS RULE WAIVER OR DWELLING OVER WATER WAIVER REQUEST FORM

WATER DIVISION/LAND RESOURCES MANAGEMENT WETLANDS BUREAU

RSA/Rule: RSA 482-A/ Env-Wt 204

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

A person may request a waiver to requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interests of the public or the environment. A person may also request a waiver of standard for existing dwellings over water pursuant to RSA 482-A:26, III (b).

SECTION 1 - PROJECT LOCATION INFORMATION (Env-Wt 204.03(c))			
ADDRESS: 255 Gosport Road	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT NUMBER: Map 224, Lot 10-9			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Cardin, Matthew			
MAILING ADDRESS: 30 Old Post Road			
TOWN/CITY: Newington		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): Matt@Cardinenvironmental.com or if not FAX NUMBER:		DAYTIME TELEPHONE NUMBER: 603-988-6635	
SECTION 3 - APPLICANT INFORMATION (Env-Wt 204.03(b)) If request is being made on behalf of someone else, include the following information regarding the person being represented. If requestor is the applicant, check the following box and proceed to Section 4. ☐ Requestor is the applicant.			
LAST NAME, FIRST NAME, M.I.: Gosport Realty Trust			
MAILING ADDRESS: 255 Gosport Road			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): JB@torprop.com or if not FAX NUMBER:		DAYTIME PHONE NUMBER: 857-264-1210	

SECTION 4 - WAIVER INFORMATION

SECTION 4A - WAIVER TO RULE Env-Wt 100-900

☐ N/A - If you are not requesting a rule waiver, check this box and proceed to Section 4b

Provide the number of the specific section of each rule for which a waiver is sought (Env-Wt 204.03(d)):
Env-Wt 606.07(c)

Provide a complete explanation of why a waiver is being requested, including an explanation of the operational and economic consequences of complying with the requirement and, if the requested waiver would extend the duration of a permit, the reason(s) why the permit holder was not able to complete the project within the specified time (Env-Wt 204.03(f)(1)):

Rule Env.Wt 606.07 (c) - States residential tidal dock design standards that overall structure length (pier, ramp and float) shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow terminal section of the dock to be floating at mean low water. The proposed pier, ramp and float will extend 270 feet from upland (start of pier) and 230' from the highest observable tide line. A waiver request for an additional thirty feet is being made in order for the docking structure to access the navigable portion of Sagamore Creek that fronts the subject property that allows a wharf seaward of the vegetated tidal marsh.

If applicable, provide a complete explanation of the alternative that is proposed to be substituted for the requirement in Env-Wt, including written documentation or data, or both, to support the alternative (Env-Wt 204.03(g)):

There are no reasonable alternatives that allows the property with frontage on Sagamore Creek to wharf to a navigable portion of Sagamore Creek within the confines of riparian area dictacted by the extended property boundaries of the property that is 200 feet or less. The proposal provides access to an area of Sagamore Creek within the riparian zone that is beyond the vegetated salt marsh and provides navigability to Sagamore Creek and beyond as wharf access.

SECTION 4B – DWELLING OVER WATERS WAIVER UNDER RSA 482-A:26, III(b).

☒ N/A - If you are not requesting a standard waiver, check this box and proceed to Section 5)

Identify the specific standard to which a waiver is being requested (Env-Wt 204.03(e)):
RSA 482-A:

Provide a complete explanation of why a waiver is being requested, including a complete explanation of how the statutory criteria of RSA 482-A:26, III(b) will be met (Env-Wt 204.03(f)(2)):

SECTION 5 - ADDITIONAL WAIVER INFORMATION (Env-Wt 204.03(h); Env-Wt 204.03(i))
(applicable to Waivers of Rules *and* Standards under RSA 482-A:26, III(b))

Indicate whether the waiver is needed for a limited duration and, if so, an estimate of when the waiver will no longer be needed (Env-Wt 204.03(h)):

NA

Provide a complete explanation of why the applicant believes that having the waiver granted will meet the criteria in Env-Wt 204.05 or 204.06, as applicable (Env-Wt 204.03(i)):

NA

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: MRC	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: MRC	The signer understands that: • Any waiver granted based on false, incomplete, or misleading information shall be subject to revocation; and • He or she is subject to the penalties for falsification in official matters, currently established in RSA 641.

SECTION 7 - REQUESTOR SIGNATURE (Env-Wt 204.04)

SIGNATURE (APPLICANT): *	PRINT NAME LEGIBLY: Jay Bisognano	DATE: 2/21/25
SIGNATURE (REQUESTOR):	PRINT NAME LEGIBLY: Matthew Cardin	DATE: 2/25/25

*In lieu of an applicant signature, you may include a separate signed and dated authorization for the requestor to act on the person's behalf in connection with the request.

February 24, 2025

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

Re: NHDES Major Impact Wetland Permit Application
Tax Map 224, Lot 10-9
255 Gosport Road
Portsmouth, New Hampshire 03801

Dear Wetland Inspector,

Enclosed with this letter is a New Hampshire Department of Environmental Services (NHDES) Major Impact Wetland Permit Application for a proposed tidal docking structure that includes a request to permit 969 sq. ft. of permanent impact to tidal wetland, 247 sq. ft. of permanent impact to freshwater wetland, 620 sq. ft. of seasonal impact to tidal wetland, and 55 sq. ft. of permanent impact to previously developed 100' tidal buffer zone (TBZ). The proposed docking structure will consist of a 6' wide x 15' long access ramp, a 6' x 200' permanent pier, a 4' x 30' aluminum gangway, and a 10' wide x 40' long float making an overall structure length of 230 feet from the highest observable tide line (270 feet overall structure length) that will provide a wharf within the 120 feet of frontage along Spruce Creek located at 255 Gosport Road.

Per Env-Wt 306.05, Matthew Cardin, CWS (License No. 284) classified all jurisdictional areas and identified the predominant functions off all jurisdictional and managed natural resources. The Highest Observable Tide Line (HOTL) delineates the boundary between tidal wetlands and the previously developed 100 foot TBZ, and the freshwater wetlands are shown on the attached plan set. Also attached to this application is a Wetlands Functions and Values Assessment and a Coastal Vulnerability Assessment summarizing these functions per the requirements of Env-Wt 603.04 and Env-Wt 603.05.

The proposed structure consists of a permanent access ramp within the previously developed tidal buffer zone, connected to a permanent pier consisting of a 6' wide by 200' deck supported by (34) timber piles, connected to a 4' wide by 30' long seasonal aluminum gangway, connected to a 10' wide by 40' long seasonal floats to be secured by (4) anchors and chains. The gangway and the float will be temporary structures and will be removed during winter months as to not incur any unnecessary impacts or damage from ice or weather when use is not anticipated. The float will be located at an elevation less than 2 feet above substrate at mean low low water, and will be built with float stops or something similar (i.e. float skids) to allow for a minimum of two feet from the bottom of the float to the intertidal substrate during low tide intervals.

The proposed docking structure will have no impact on the functions and values of the adjacent tidal wetland, the freshwater wetland, or the 100' TBZ. It's anticipated that current functions and values will not be impacted by the proposed tidal dock structure and that current functions and values will be maintained as a result. The dock structure will not contribute to additional storm water or pollution. Per Natural Heritage Bureau (NHB) it's recommended that the project minimize impacts to the saltmarsh to the greatest extent possible. The proposed structure achieves the least amount of piles necessary to access a navigable portion of Spruce Creek from the upland portion of the subject property. Additionally, the project includes a means of reducing impact to the salt marsh by accessing via a barge and utilizing temporary

matting along the alignment of the proposed pier to install piles. Sediment and erosion controls, which will be in the form of a turbidity curtains, will be installed prior to construction. The project will be constructed during dry periods of the tide cycle, with the exception of moving the barge and float in which will be done during high tide via a push skiff.

The purpose of the proposed dock structure is to provide recreational boating access utilizing the tidal buffer zone as access point. There will be no earth disturbance or grading required associated with the proposed docking structure. The majority of work will be performed with equipment accessing the site via a barge set off the salt marsh. Equipment will traverse over the salt marsh over temporary construction mats providing distributed ground impacts minimizing impacts to the vegetation and substrate of the salt marsh. The seasonal components, i.e., gangway and float, will be prefabricated off site. The gangway and float will be delivered by barge and installed using crane and/or pushed skiff during high tide. The helical anchors and chains and rock pins and chains will be installed by hand by professional divers. A turbidity curtain will be installed prior to construction to contain and isolate turbidity to the immediate work area, therefore only temporary disturbance within the containment area of the turbidity curtain is expected.

The construction sequence for the proposed structure are as follows:

- Mobilize barge with crane, pushed skiff and timber materials to site during high tide intervals.
- Install turbidity curtain around the perimeter of the work area.
- Establish access to start of pier from the barge utilizing low impact matting within impact area for equipment access to install piles. The access ramp will be constructed with access (on foot) by land.
- Maneuver barge into position during high tide and spud anchor and suspend until dry conditions to install piles and construct pier.
- Install float pile stops during dry conditions.
- Install float anchors and chains using a professional diver and maneuver float into place and connect anchor and chains.
- Hoist gangway into place from barge and fix to pier.
- Remove turbidity curtain
- Install access ramp from tidal buffer zone to start of pier. Work to be done from land with little to no mechanical equipment.

This project represents the least impacting alternative with the least adverse impacts to the environment and nearby resources while allowing reasonable use of the property. Salt marsh exists within the intertidal zone along the riparian area of the property. The proposed dock alignment is positioned to provide wharf access for the property, within the design parameters and setbacks for tidal dock design, that minimizes impacts to the salt marsh. The over all pier length exceeds the design standards per Env-Wt 606.06, however the additional length is necessary to provide a fixed pier from the TBZ to the navigable portion of Spruce Creek to reasonably utilize the property's riparian frontage.

Per Env-Wt 603.02(b), you will find a plan set that depicts existing lot information, jurisdictional areas, and all-natural resources in the area to be impacted, abutting parcels, existing structures, and proposed structure and impact areas. In addition, maps are provided with data screening information in accordance with Env-Wt 603.03 and Env-Wt 603.04.

Per the requirements in Env-Wt 306.05 (a)(2), the following provides a determination whether the subject property is or contains a priority resource area:

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

Attached to this application are the results of the Natural Heritage Bureau (NHB) review. The NHB data check indicated four natural communities being: High salt marsh, intertidal flat, low salt marsh, salt marsh system; four rare plant species records being: dwarf glasswort (*Salicornia bigelovii),* marsh elder (*Iva frutescens)*, saltmarsh agalinis (*Agalinis maritima spp. maritima*), tundra alkali grass (*Puccinellia pumila*). There were no vertebrate species included in the data record. As a result of consultations with NHB, recommendations modifying the proposed design, where feasible, to further reduce impacts to the salt marsh, such as reducing the amount of piles and to completing the work in a way that minimizes impacts to the salt marsh by limiting personnel and machinery use within sensitive areas. In response, the pier has been designed to spread the pile bents out to 12.5' spacing, which is the furthest reasonable distance while also maintaining the structure requirement. Further, temporary matting will be utilized only along the alignment of the pier (i.e. impact area) to install piles and stringers. All construction after that point will be performed from the dock of the pier.

2b. *Is a bog;*

Utilizing the NHDES Wetland Permitting Planning Tool (WPPT), the subject is not a bog nor does it contain any portion of a bog.

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

Utilizing the NHDES Wetland Permitting Planning Tool (WPPT), the subject property does not contain a floodplain wetland contiguous to a tier 3 or higher watercourse.

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

The property does contain a prime wetland and duly established 100-foot buffer.

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

The property contains a tidal wetland and tidal waters. The property does not contain a undeveloped tidal buffer zone.

The following evaluates and addresses DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(4) and (a)(7);

4a. Is the subject property within LAC jurisdiction;

The property does not occur withina Local River Advisory Commission jurisdiction.

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

The project as proposed is not subject to a time of year restriction.

4c. Does the project have potential to impact impaired waters, class A waters, or outstanding resource waters;

It isn't believed the proposed project will have an impact to an impaired water as the project will have minimal to no affect to stormwater or groundwater on site due to the perviousness and small size of the overall structure.

The following evaluates and addresses DES Wetlands Bureau rules in Chapter Env-Wt 603.02 (e) & (f)

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

The project meets the standard conditions in Env-Wt 307 as the proposed docking structure meets the standards of Env-Wq 1000, RSA 483-B and Env-Wq 1400. Sediment and erosion controls will be used as necessary during construction within the previously developed tidal buffer zone. A turbidity curtain will be used to minimize the transportation of sediment and suspended solids within the tidal wetland areas. Construction within the tidal wetland area will strictly be reserved during low tides and dry phases of the low tide cycle within the project. Under Env-Wt 306.05(a)(2)a, NHB has been consulted to determine what impacts to rare and threatened species and natural communities may be impacted. The NHB data check resulted in four rare plant species, four natural communities, and no vertebrate species. Consultations resulted in minimizing the impacts to salt marsh to the extent possible by limiting the amount of piles and utilizing construction methods that limit ground disturbance. The proposed pier design utilized the maximum span of pile bents practicable that does not compromise the structural integrity of the pier. Also, temporary construction mats will be used along the proposed pier alignment to distribute ground pressure from equipment necessary to install piles in a timely manner. The protection of prime wetlands or duly-established 100 foot buffers does not apply as none exist on or adjacent to the subject lot will be implemented by utilizing erosion and sediment controls where necessary and a turbidity curtain. Impacts to the prime wetland and wetland buffer will be minimized

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

The project meets the above approval criteria as a functional assessment is enclosed with this application; the project meets the avoidance and minimization requirements as specified in Env-wt 313.03; the project does not require compensatory mitigation; the project meets applicable conditions specified in Env-Wt 307 (assessment provided above), and; the project meets specific criteria listed in Env-Wt 600. The project is located entirely within the boundary of the applicant's property, as shown in the attached design plans.

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

The project design narrative is provided above.

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

The attached design plans meet the standards provided in Env-Wt 603.07 with the exception of Env-Wt 603.07(C), which a Rule Waiver request is enclosed herein for consideration.

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

The attached plans provide water depth information as surveyed by Alex Ross, LLS #906 of Ross Engineering.

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

A description of the project and a permit plan set has been provided to Pease Development Authority, Division of Ports and Harbors and the response of "no negative effect on navigation" dated January 10, 2025 is included herin.

The following evaluates and addresses DES Wetlands Bureau rules in Chapter Env-Wt 606.03:

(e) Non-toxic materials such as untreated wood, concrete, or steel shall be used if at all practicable, as such materials help reflect light under docks and typically do not release contaminants into aquatic environment. A design that uses treated wood timbers or pilings, or both, shall be approved only if the applicant demonstrates that using non-toxic materials is not practicable.

The proposed project is designed to use CCA (chromated copper arsenate) treated lumber to construct the float. No other timber will be used within the tidal wetland area. Attached to the application is the CCA Safety Data Sheet (SDS) for CCA treated wood. Per the SDS ecological information (#12) discloses that it is "not classified as environmentally hazardous". It should also be noted that the product is insoluble in water. The treated lumber comes to the Contractor pre-treated and there is no direct handling of CCA to treat the lumber or require on-site treatment in any way, therefore there is no risk of spilling or mis-handling.

Alternative, non-treated products would, likely require repeated repair and/or replacement at a higher frequency, and so given the above information, CCA treated lumber is the least impacting alternative.

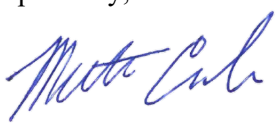
The following evaluates and addresses DES Wetlands Bureau rules in Chapter Env-Wt 606.06:

(c) To reduce the overall number of residential tidal docks and the adverse impacts to nearshore habitat resulting therefrom, preference shall be given to residential tidal docks designed to service multiple properties.

Some of adjacent properties to the subject property contain private docking structures. Mutual use of the existing docking structures as a least impacting alternative was explored, however they were not feasible citing liability concerns from solely owned properties.

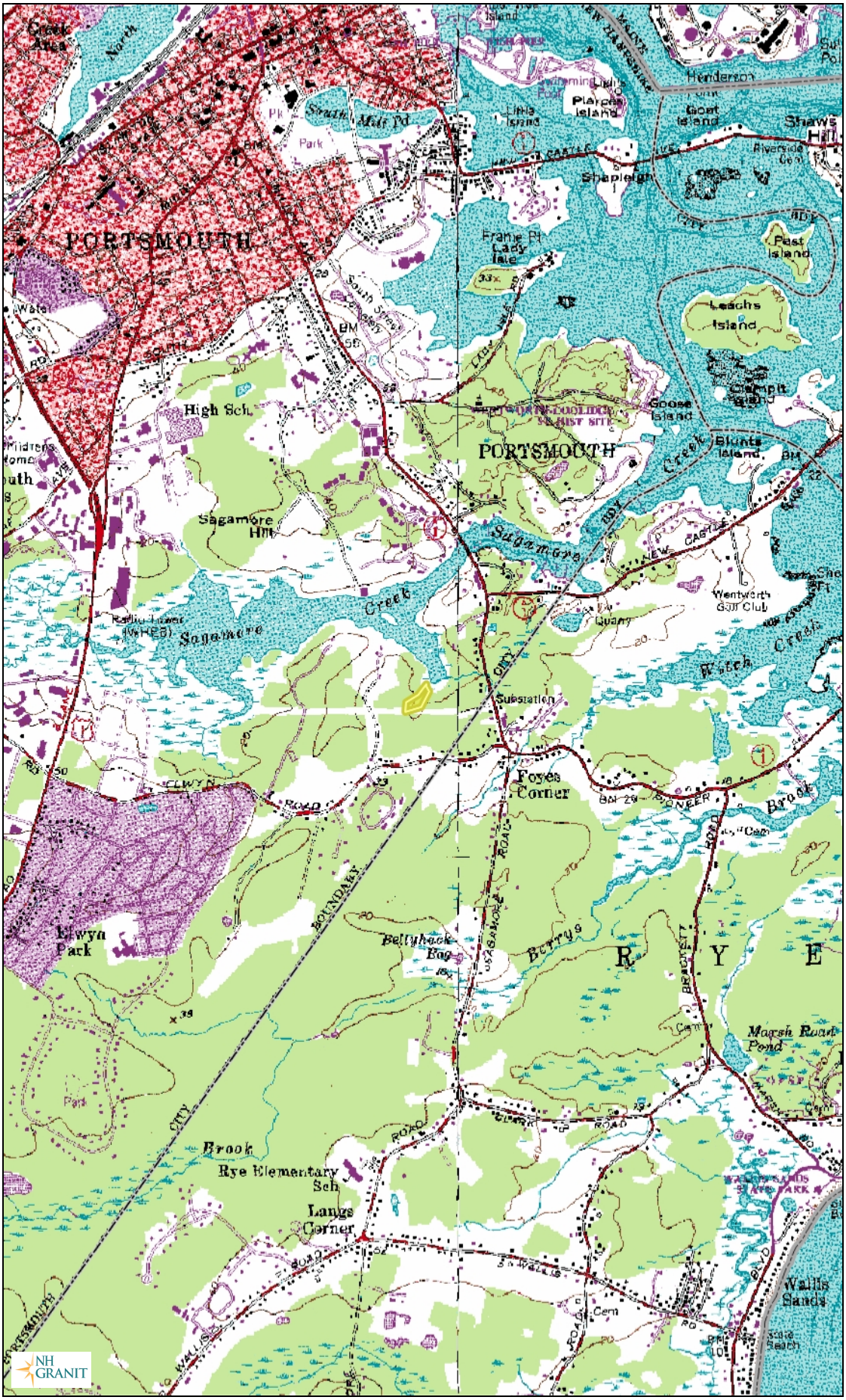
Thank you for your review of the subject permit application. Please don't hesitate to contact me with any questions or concerns.

Respectfully,



Matthew R. Cardin, CWS
Principal Wetland Scientist/Permit Specialist

255 Gosport Road, Portsmouth, NH
Site Location Map



Legend

- State
- County
- City/Town

Map Scale

1: 25,977

Map Generated: 2/25/2025

Notes

255 Gosport Road, Portsmouth, NH
USGS 7.5' Quad Map

Abutter List
Owner: Gosport Realty
Site Location: 255 Gosport Road, Portsmouth, NH
Map 224, Lot 10-9

Map	Lot	Name	Mailing Address	Street Address
224	10-10	Martha B Masiello Revocable Trust of 2004	239 Gosport Road, Portsmouth, NH 03801	239 Gosport Road, Portsmouth, NH 03801
224	10-8	Goldberg Family Revocable Trust	271 Gosport Road, Portsmouth, NH 03801	271 Gosport Road, Portsmouth, NH 03801
224	10-7	Daniel and Elizabeth Detolla	116 Odiorne Point Road, Portsmouth, NH 03801	116 Odiorne Point Road, Portsmouth, NH 03801

February 24, 2025

Daniel and Elizabeth Detolla
116 Odiorne Point Road
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for the installation of a docking structure for Gosport Realty Trust, 255 Gosport Rd, Portsmouth, NH

Dear Property Owner,

Under NH RSA 482-A, this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact jurisdictional wetlands and the previously developed 100' tidal buffer zone for the installation of a tidal docking structure,** on behalf of your abutter, Gosport Realty Trust.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Gosport Realty Trust** proposes a project that requires construction in the previously developed tidal buffer zone, and jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the City of Portsmouth Clerk, City of Portsmouth offices, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147.

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

Sincerely,

Matthew Cardin, CWS

CERTIFIED MAIL/Return Receipt Requested

February 24, 2025

Martha B Masiello Revocable Trust of 2004
239 Gosport Road
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for the installation of a docking structure for Gosport Realty Trust, 255 Gosport Rd, Portsmouth, NH

Dear Property Owner,

Under NH RSA 482-A, this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact jurisdictional wetlands and the previously developed 100' tidal buffer zone for the installation of a tidal docking structure,** on behalf of your abutter, Gosport Realty Trust.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Gosport Realty Trust** proposes a project that requires construction in the previously developed tidal buffer zone, and jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the City of Portsmouth Clerk, City of Portsmouth offices, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147.

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

Sincerely,

Matthew Cardin, CWS

CERTIFIED MAIL/Return Receipt Requested

February 24, 2025

Goldberg Family Revocable Trust
271 Gosport Road
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for the installation of a docking structure for Gosport Realty Trust, 255 Gosport Rd, Portsmouth, NH

Dear Property Owner,

Under NH RSA 482-A, this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact jurisdictional wetlands and the previously developed 100' tidal buffer zone for the installation of a tidal docking structure,** on behalf of your abutter, Gosport Realty Trust.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Gosport Realty Trust** proposes a project that requires construction in the previously developed tidal buffer zone, and jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the City of Portsmouth Clerk, City of Portsmouth offices, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147.

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

Sincerely,

Matthew Cardin, CWS

CERTIFIED MAIL/Return Receipt Requested

9589 0710 5270 2114 4076 35

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0114 8
Postmark Here
FEB 25 2025
HOOKSETT NH 03106 USPS
02/25/2025

Sent To: Daniel and Elizabeth Robillard
Street and Apt. No., or PO Box No.: 116 Osprey Point Rd
City, State, ZIP+4®: Portsmouth NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2114 4076 28

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☑ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0114 8
Postmark Here
FEB 25 2025
HOOKSETT NH 03106 USPS
02/25/2025

Sent To: Goldberg Family Revoc. Trust
Street and Apt. No., or PO Box No.: 271 Gosport Rd
City, State, ZIP+4®: Portsmouth NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2114 4076 11

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0114 8
Postmark Here
FEB 25 2025
HOOKSETT NH 03106 USPS
02/25/2025

Sent To: Martha B Masiello Rev. Trust of 2004
Street and Apt. No., or PO Box No.: 239 Gosport Rd
City, State, ZIP+4®: Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

E # 23034764 11/16/2023 01:50:41 PM
Book 6518 Page 1925 Page 1 of 2
Register of Deeds, Rockingham County

LCHIP	ROA664408	25.00
TRANSFER TAX	RO126547	57,000.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **RODNEY W. HEPPONSTALL** and **DEBBIE S. HEPPONSTALL**, husband and wife, both of 255 Gosport Road, Portsmouth, New Hampshire 03801, for consideration paid, grant to **ANDREW P. STEMPLER, Trustee of The GOSPORT REALTY TRUST,** with a mailing address of 88 Broad Street, Boston, Suffolk County, Massachusetts, 02110, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings thereon, situate in the City of Portsmouth, County of Rockingham and State of New Hampshire, being described as Lot 18 on plan entitled "Definitive Subdivision Plan in the City of Portsmouth, N.H., Tucker's Cove" by Landtech Consultants, Inc., dated February 18, 1993 as revised, and recorded in the Rockingham County Registry of Deeds as Plan #D-24827, being more particularly bounded and described as follows:

Beginning at a point on Gosport Road at a corner of the herein described lot and Lot 19, now or formerly of Steven A. and Gail L. Goldberg, on said plan; thence continuing North 49° 54' 41" East a distance of 150.00 feet along Gosport Road to a point at Lot 17 and being a corner of the herein described; thence turning and running South 75° 14' 29" East, a distance of 220.00 feet along Lot 17, now or formerly of Tucker's Cove, a Limited Liability Company, to a point; thence continuing North 83° 29' 10" East along said Lot 17 a distance of 204.97 feet to a point; thence turning and running South 24° 14' 07" West, a distance of 119.97 feet to a point at a corner of the herein described lot and Lot 20, now or formerly of Tucker's Cove, a Limited Liability Company; thence turning and running South 73° 26' 47" West, along said Lot 20, a distance of 272.24 feet to a point at the intersection of the herein described lot, said Lot 19 and said Lot 20; thence turning and running North 60° 51' 48" West, along said Lot 19, land of said Goldberg a distance of 252.95 feet to the point of beginning.

Containing 65,226 square feet or 1.50 acres, more or less.

Subject to all restrictions, rights, conditions, covenants, easements and reservations of record, including but not limited to those set forth in Deed of Tucker's Cove Limited Liability Company to Stephanie Jean Lindenthal dated April 4, 2001 and recorded in the Rockingham County Registry of Deeds at Book 3563, Page 2477.

Meaning and intending to describe and convey the same premises conveyed to Rodney W. Hepponstall and Debbie S. Hepponstall by deed of Raymond Tice and Renee Tice dated July 20, 2018 and recorded in the Rockingham County Registry of Deeds at Book 5931, Page 1119.

We, the grantors, hereby release all rights of homestead in the above-described premises.

Signed this 10th day of November, 2023.

RODNEY W. HEPPONSTALL

DEBBIE S. HEPPONSTALL

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

November 10th, 2023

Personally appeared **RODNEY W. HEPPONSTALL**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

ROBERT A. CASASSA JUSTICE OF THE PEACE MY COMMISSIONS EXPIRE MAY 6, 2025 NOTARY PUBLIC NEW HAMPSHIRE

Before me,

Notary Public Robert A. Casassa
My Commission Expires: May 6, 2025

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

November 10th, 2023

Personally appeared **DEBBIE S. HEPPONSTALL**, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

ROBERT A. CASASSA JUSTICE OF THE PEACE MY COMMISSIONS EXPIRE MAY 6, 2025 NOTARY PUBLIC NEW HAMPSHIRE

Before me,

Notary Public Robert A. Casassa
My Commission Expires: May 6, 2025

January 6, 2025

Pease Development Authority
Division of Ports and Harbors
Attn: Mr. Tracy Shattuck, Chief Harbormaster
555 Market Street
Portsmouth, NH 03801

RE: NHDES Major Wetlands Application for Tidal Docking Structure at 255 Gosport Road, Portsmouth, NH

Dear Mr. Shattuck,

This letter is to request an analysis and impact statement on navigation regarding the proposed tidal docking structure as a NHDES application requirement per Env-Wt 603.09. A tidal docking structure located at 255 Gosport Rd, Portsmouth, NH (Map 224, Lot 10-9) with frontage on Sagamore Creek (Piscataqua River) is the subject of a NHDES Major Wetlands permit. The property has approximately 120' of frontage along Sagamore Creek where similar proportioned piers within the navigable portions of the public water exists along the same water frontages.

The proposed structure is for a 6' x 200' permanent pier access from the existing previously developed tidal buffer, connected to a 4' x 30' seasonal gangway connected to a seasonal 10' x 40' float to be secured by four helical anchors and chains and orientated perpendicular to the shoreline. The proposed structure will be a total of 230 feet measured from the highest observable tide line. The pier, gangway and float will occur above the mean low water line, therefore the structure will be no more than 25% of the navigational channel during mean low tide.

For additional review, enclosed are the proposed plans of the tidal docking structure and site location map of the subject property and portion of the Little Bay.

I trust the information provided and the enclosed plans is sufficient information for the Harbormaster or a Designee provide a statement on impacts of navigation in support of the NHDES application. If there are any questions or if additional information is needed, please don't hesitate to contact Matt Cardin, CWS at (603) 988-6635 or matt@cardinenvironmental.com.

Best regards,

Matthew Cardin, CWS

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

January 10, 2025

NH Department of Environmental Service
Coastal Division
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 255 Gosport Rd, Map 224 Lot 10-10

Dear Eben,

We reviewed plans for a pier and floating dock system on Sagamore Creek in Portsmouth on property belonging to

Gosport Realty Trust
255 Gosport Rd
Portsmouth, NH

We examined the proposed site and found that the project will have no negative effect on navigation in the channel.

Sincerely,

Tracy R. Shattuck
Chief Harbor Master

Cc: Matt Cardin
M. Cardin Environmental

Photo 1: Facing Southwest from intertidal mudflat

Photo 2: Facing north to proposed pier location

Photo 3: Facing Southeast to proposed pier location

Photo 4: Facing Southeast to proposed pier location

Photo 5: Facing Northeast to proposed pier location

Photo 6: Facing southwest to residence and upland and freshwater wetland areas

255 Gosport Road, Portsmouth, NH

Legend

- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Eelgrass Occurrence Map

255 Gosport Road, Portsmouth, NH

Legend

Oyster Restoration Sites

Map Scale

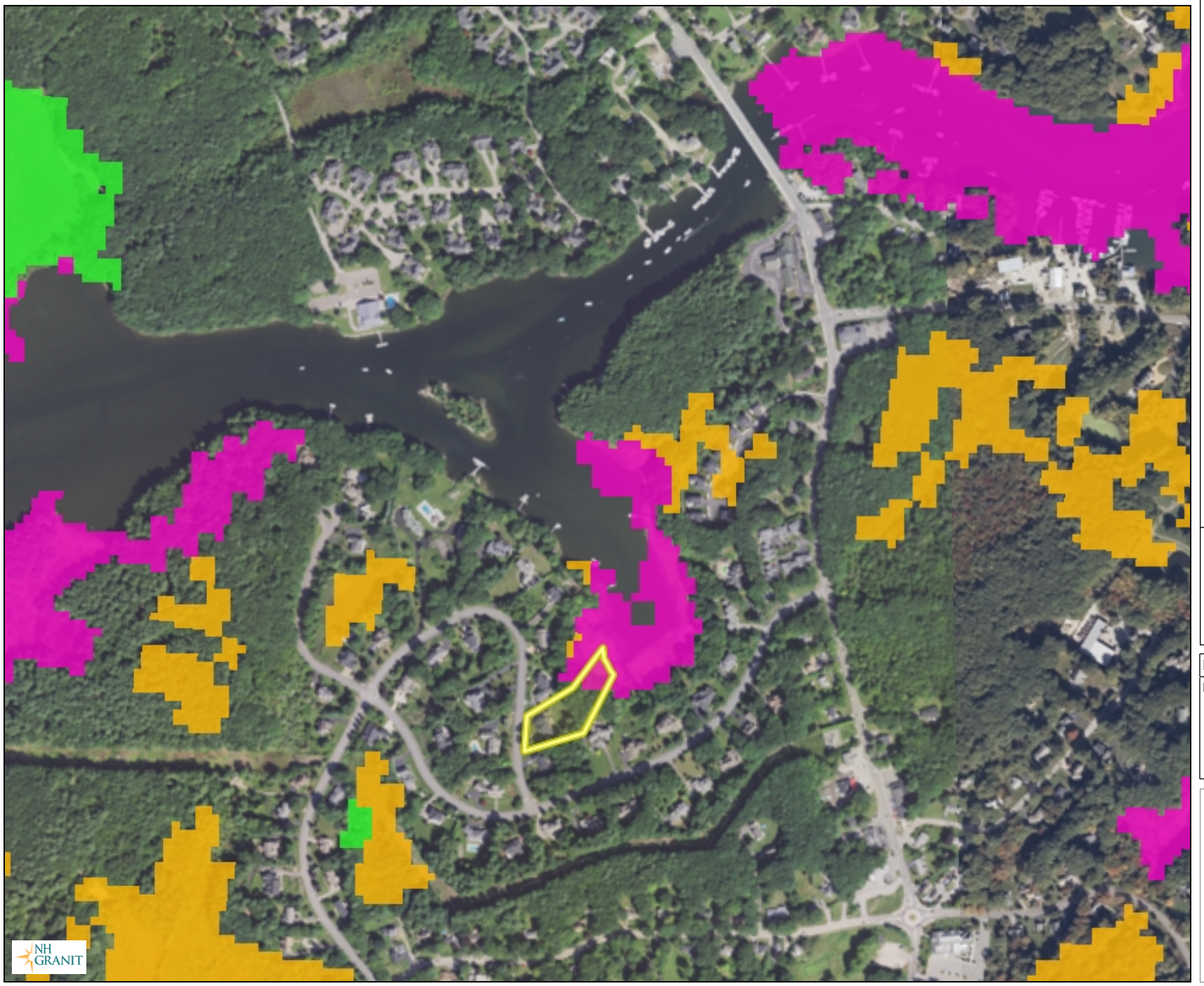
1: 6,494

Map Generated: 2/25/2025

Notes

Shellfish Restoration Map

255 Gosport Road, Portsmouth, NH



Legend

Highest Ranked Wildlife H

- 0
- 1 Highest Ranked Habitat in
- 2 Highest Ranked Habitat in
- 3 Supporting Landscape

Map Scale

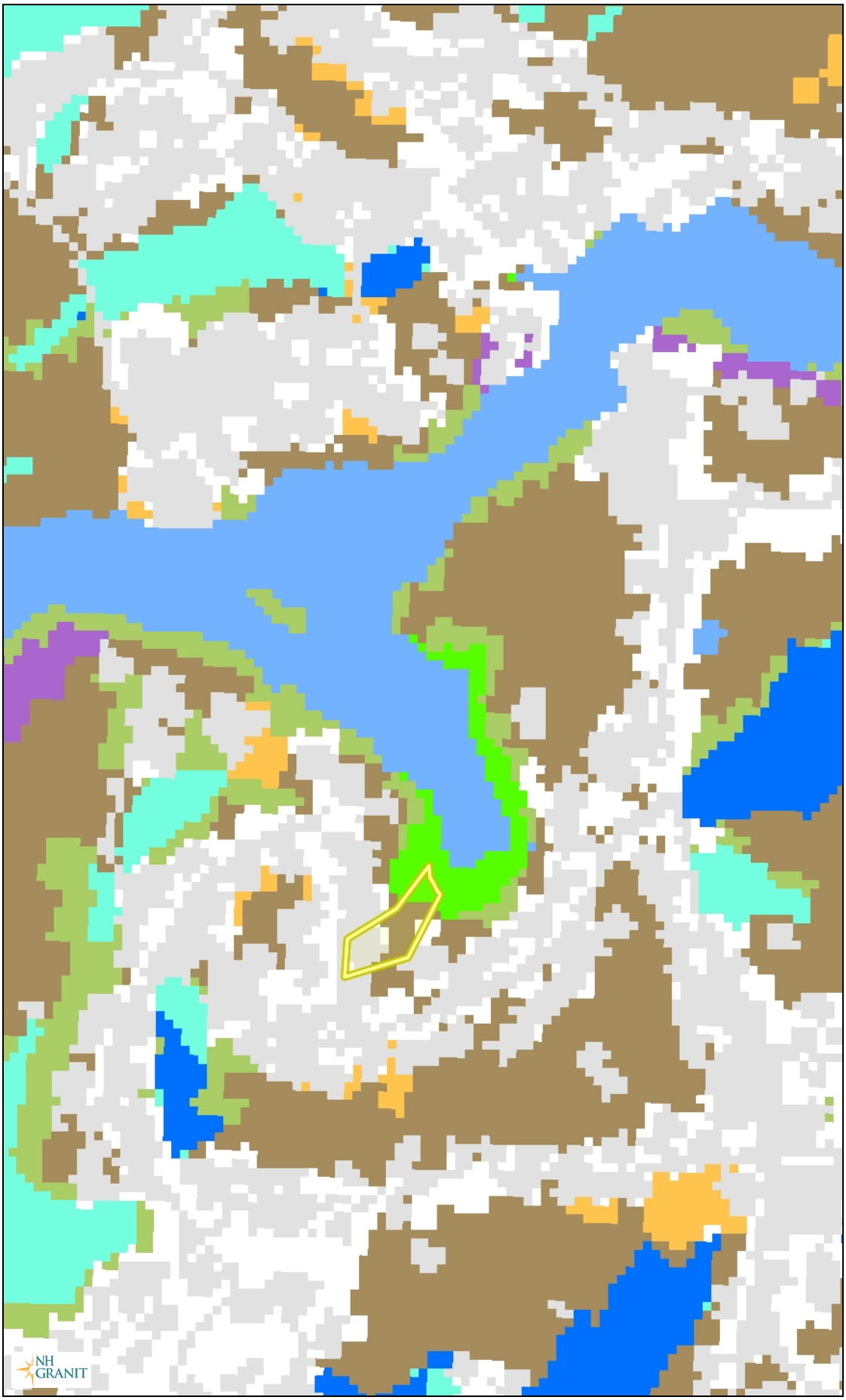
1: 6,494

Map Generated: 2/25/2025

Notes

Highest Ranked Habitat

255 Gosport Road, Portsmouth, NH



Legend

Wildlife Habitat Land Cov

- Alpine
- Appalachian oak-pine
- Cliff and Talus slope
- Coastal island and Rocky co
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Marsh and shrub wetland

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Wildlife Habitat Land Cover

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: matt cardin, Cardin Environmental Permitting
30 old post road
Newington, NH 03801
Matt@Cardinenvironmental.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc:

Date: 06/04/2024 (valid until 06/04/2025)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: NHDES - Standard Dredge & Fill - Major, USACE - General Permit

NHB ID: NHB24-1623

Town: Portsmouth
Location: 255 Gosport Road

Project Description: The proposed project is to install a permanent pier extending from the upland portion of the property to the mud-flat riparian area. The structure will consist of a fixed pier, seasonal gangway and seasonal floats secured by chains and helical anchors.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: Please send NHB proposed plans and representative photos during the growing season of the proposed impact areas. Please also indicate if there are any impacts proposed to the salt marsh.

NHFG Comments: No comments at this time.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

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

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

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project.
Please see the map and detailed information about the record(s) on the following pages.

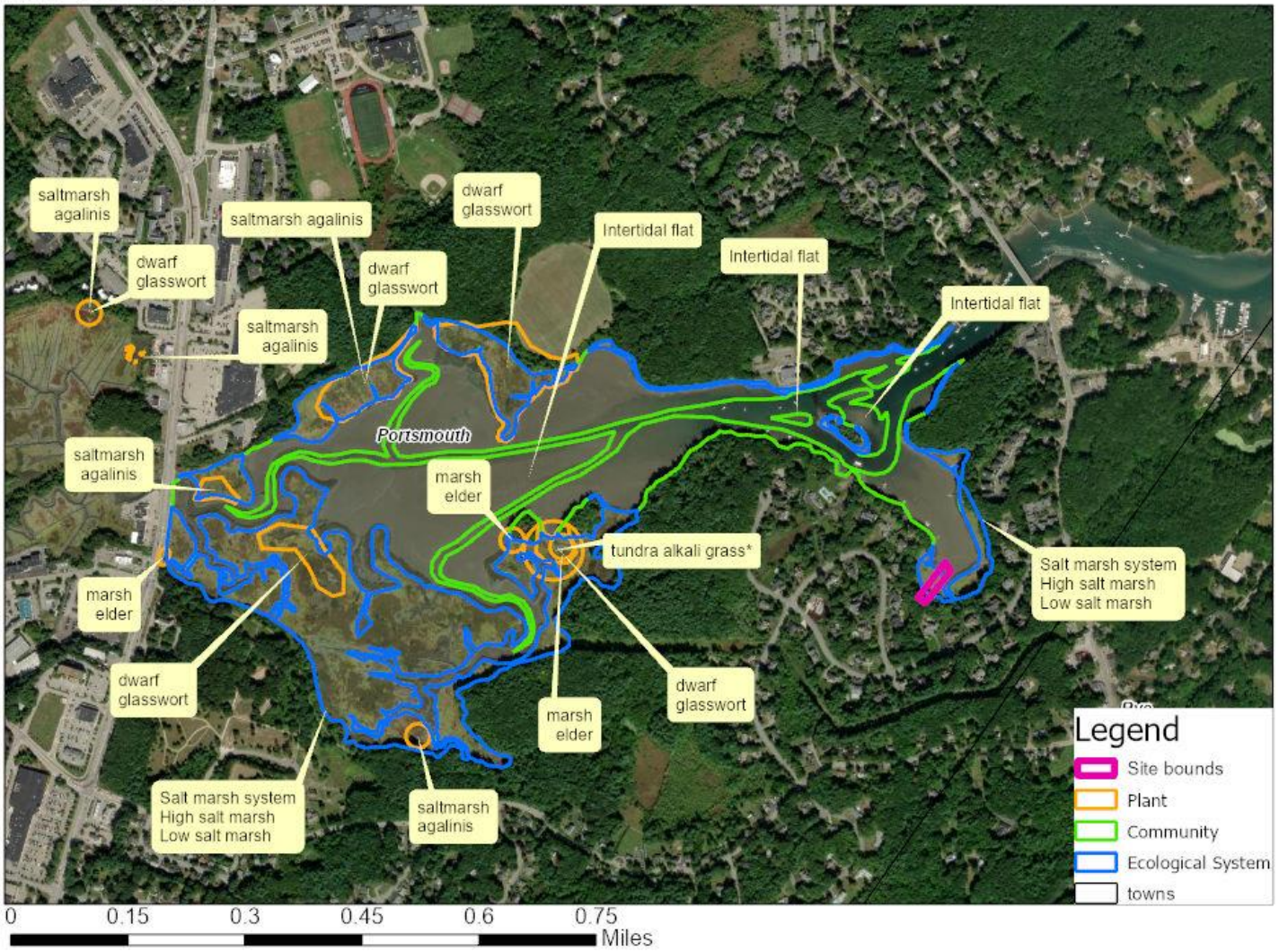
Natural Community	**State[1]**	**Federal**	**Notes**
High salt marsh	--	--	
Intertidal flat	--	--	
Low salt marsh	--	--	
Salt marsh system	--	--	Threats are primarily changes to the hydrology of the system, introduction of invasive species, and increased input of nutrients and pollutants.

Plant species	**State[1]**	**Federal**	**Notes**
dwarf glasswort (*Salicornia bigelovii*)	E	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
saltmarsh agalinis (*Agalinis maritima ssp. maritima*)	T	--	A wildflower that grows in very shallow, briefly flooded forb pannes in the high salt marsh. Threats are primarily alterations to the hydrology of the wetland (such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat), activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
tundra alkali grass (*Puccinellia pumila*)*	E	--	Primarily vulnerable to changes to the hydrology of its habitat, especially alterations that change water levels. It may also be susceptible to increased pollutants and nutrients carried in stormwater runoff.

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

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
NHB recommends surveys to determine what species/natural communities are present onsite.

NHB24-1623


saltmarsh agalinis
dwarf glasswort
saltmarsh agalinis
dwarf glasswort
dwarf glasswort
Intertidal flat
Intertidal flat
Intertidal flat
saltmarsh agalinis
Portsmouth
saltmarsh agalinis
marsh elder
tundra alkali grass*
Salt marsh system
High salt marsh
Low salt marsh
marsh elder
dwarf glasswort
dwarf glasswort
marsh elder
Salt marsh system
High salt marsh
Low salt marsh
saltmarsh agalinis
Legend
Site bounds
Plant
Community
Ecological System
towns
0
0.15
0.3
0.45
0.6
0.75
Miles

NHB24-1623 EOCODE: CE00000040*029*NH

New Hampshire Natural Heritage Bureau - Community Record

High salt marsh

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2006: Observed and photographed ***high salt marsh*** as the dominant community in the Sagamore Creek estuary. 1997: Dominated by the perennial grass *Spartina patens* (salt-meadow cord-grass). Covered more area than the ***low salt marsh***. This zone had the highest species richness within the high marsh and included *Solidago sempervirens* (seaside goldenrod), *Festuca rubra* (red fescue), *Hierochloe odorata* (sweet grass), *Elytrigia repens* (quack-grass), *Ligusticum scothicum* (Scotch lovage), *Panicum virgatum* (switch-grass), *Aster novi-belgii* (New York aster), *Teucrium canadensis* (germander), *Sanguisorba canadensis* (Canadian burnet), *Spartina pectinata* (fresh-water cord-grass), *Carex hormathodes* (necklace sedge), and *Juncus arcticus* var. *littoralis* (shore rush). *Distichlis spicata* mixed with *S. patens*, growing at similar elevations on the high marsh or dominated in of the wetter, more poorly drained areas with *Triglochin maritimum* (arrow-grass). Some of these *Triglochin* (forb) pannes supported large numbers of the rare plants *Agalinis maritima* (salt-marsh gerardia) and *Salicornia bigelovii* (dwarf glasswort). *Spartina alterniflora* (short form) pannes occurred on less firm peat soils and appeared to be somewhat deeper, often larger, and saturated or flooded for longer periods than forb pannes.

General Area: 1997: Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** occurred landward of the ***high salt marsh***. ***Low salt marsh***, ***tidal creek bottoms***, a ***saline/brackish intertidal flat***, and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occur toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).

General Comments: --
Management Comments: --

Location

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1623 EOCODE: CE00000040*029*NH

Survey Site Name: Sagamore Creek
Managed By:

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres Elevation:

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

Directions: Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh along Sagamore Creek, and east through adjacent upland forest to more trails leading to the eastern side of the salt marsh. The western side of the marsh can be accessed from the Episcopal Church near the southeast edge along Rte. 1. The Rte. 1 bridge crosses the creek at the western edge of the salt marsh (the marsh continues on the western side of the bridge but it has been heavily ditched there and is not exemplary).

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

NHB24-1623 EOCODE: CE00000110*031*NH

New Hampshire Natural Heritage Bureau - Community Record

Intertidal flat

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2006: Mudflats observed and photographed at low-mid tide. 1997: No details.

General Area: 1997: Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and ***high*** and ***low salt marshes*** occur landward of the flats. ***Tidal creek bottoms*** and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occur toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).

General Comments: 1997: Intertidal sand and mud flats are gently sloping, sparsely vegetated, habitats. The substrate, exposed completely at extra low spring tide, ranges in composition from sands to muds and silts. Benthic diatoms and other microalgae occurring in this environment are important contributors to the primary productivity of the total estuarine system (Sickley 1989). Macroalgae is typically uncommon across the exposed substrate. Characteristic invertebrates found in New Hampshire's intertidal mudflats include polychaete worms (including *Nereis virens*, *Nephtys caeca*, *Clymenella tortquata*, and *Scoloplos* spp.) and mollusks (including soft-shelled clam [*Mya arenaria*], Baltic Macoma [*Macoma balthica*], gem shell [*Gemma gemma*], and swamp Hydrobia [*Hydrobia minuta*]) (NAI 1973). Arthropods are also well represented and include green crabs (*Carcinus maenus*), rock crabs (*Cancer irroratus*), flat-clawed hermit crabs (*Pagurus pollicaris*), and horseshoe crabs (*Limulus polyphemis*). During the diurnal (twice daily) tidal flooding, several species of fish and other aquatic species feed on the benthos and epibenthic algae. This community also provides important foraging habitat for shorebirds and other animals when the intertidal flat is exposed. The diverse variety of primary foods (microalgae, phytoplankton, and detritus) available to consumers supports the high productivity found on intertidal flats. The substrate is composed of sand or silt and clay rich in organic matter. Vascular plants are sparse to more typically absent.

NHB24-1623 EOCODE: CE00000110*031*NH

Management Comments: --

Location

Survey Site Name: Sagamore Creek
Managed By:

County: Rockingham
Town(s): Portsmouth
Size: 88.5 acres Elevation:

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

Directions: Occurs between estuarine marshes or other coastal communities landward and subtidal communities seaward and includes tidal creek channels exposed at low tide. Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh. Salt marsh can also be accessed from the Rte. 1 bridge on the western side.

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

NHB24-1623 EOCODE: CE00000030*030*NH

New Hampshire Natural Heritage Bureau - Community Record

Low salt marsh

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2006: Observed and photographed along the edges of tidal creeks and along the lower fringes of the much more dominant ***high salt marsh*** community. 1997: *Spartina alterniflora* (smooth cord-grass) dominates. The band of *S. alterniflora*, reaching heights of 4-6 feet, generally was restricted to a narrow fringe along ditches, tidal creeks, and margins of Sagamore Creek.

General Area: 1997: The transition between ***high*** and ***low salt marsh*** occurred approximately at the mean high water mark; ***high salt marsh*** stretched landward from mean high water to the upper reaches of spring tides. Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and a ***high salt marsh*** occurred landward of the ***low salt marsh***. ***Tidal creek bottoms***, a ***saline/brackish intertidal flat***, and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occurred toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).

General Comments: 1997: The ***low salt marsh*** has more frequent tidal flooding, lower soil oxygen, and reduced soil salinity compared to the ***high salt marsh***. *S. alterniflora* dominated the physically stressful low marsh due to its ability to oxygenate its roots and rhizosphere.

Management Comments: --

Location

Survey Site Name: Sagamore Creek
Managed By:

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres Elevation:

NHB24-1623 EOCODE: CE00000030*030*NH

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

Directions: Occurs between mean sea level and mean high tide. Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh along Sagamore Creek, and east through adjacent upland forest to more trails leading to the eastern side of the salt marsh. The western side of the marsh can be accessed from the Episcopal Church near the southeast edge along Rte. 1. The Rte. 1 bridge crosses the creek at the western edge of the salt marsh (the marsh continues on the western side of the bridge but it has been heavily ditched there and is not exemplary).

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

NHB24-1623 EOCODE: EE00000003*005*NH

New Hampshire Natural Heritage Bureau - System Record

Salt marsh system

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: A relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and a ***high salt marsh*** occur landward of the ***low salt marsh***.
General Area: 2006: Borders intertidal flats and a subtidal system.
General Comments: --
Management Comments: --

Location

Survey Site Name: Sagamore Creek
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres Elevation:

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

Directions: Sagamore Creek east of Rte. 1.

Dates documented

First reported: 1997-06-18 Last reported: 2007-10-17

NHB24-1623 EOCODE: PDCHE0J040*003*NH

New Hampshire Natural Heritage Bureau - Plant Record

dwarf glasswort (*Salicornia bigelovii*)

Legal Status	**Conservation Status**
Federal: Not listed	Global: Demonstrably widespread, abundant, and secure
State: Listed Endangered	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2022: Southeast of Greenleaf Woods Road: 75 plants scattered, all in flower 1997: More than 3,000 plants on north shore, and 200-400 on the south shore. 1983: (North of Urban Forestry Center) 20 by 20 foot area. Old (last years) inflorescences with new growth, ca. 2 cm in height, none flowering. Specimen at UNH. 1973: (North shore) ca. 101-1000 plants with seeds dispersing. Specimen S.N. at NHA.

General Area: 2022: Southeast of Greenleaf Woods Road: Plants found in panne of **high salt marsh**, the surrounding habitat is highly developed. The dominant species present are saltmarsh rush (*Juncus gerardii*) and saltmarsh arrow-grass (*Triglochin maritima*). Other associated species include Carolina sea-lavender (*Limonium carolinianum*), and the rare saltmarsh agalinis (*Agalinis maritima*). 1997: Triglochin forb pannes on the ***high salt marsh***. Associated dominants were *Triglochin maritimum* (arrow-grass), *Distichlis spicata* (spike-grass), *Spartina alterniflora* (smooth cord- grass), and S. patens (salt-meadow cord-grass). *Salicornia europaea* (common glasswort) also present. 1973: 0-10 feet, flat, full sun, wet mud, surrounded by Spartina (cord-grass) species. In salt marsh. Marsh pannes on green.

General Comments: This occurrence may have been impacted by 1995/96 Dept. of Transportation bridge replacement project. Several colonies (1983) Coastal Zone Report, Bertrand and Dunlop (1983); F.D. Richardson, NH Water Resources Board (1973).

Management Comments: 2022: The population appeared to be healthy, with plants widespread throughout the suitable habitat and no invasive species present

Location

Survey Site Name: Sagamore Creek
Managed By: Sagamore Creek Land

County: Rockingham
Town(s): Portsmouth
Size: 15.3 acres Elevation:

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

NHB24-1623 EOCODE: PDCHE0J040*003*NH

Directions: Four known sites: (1) Rte 1 and Sagamore Creek, south of Sagamore Creek and east of Rte 1. Wet panne about 30 yards from Rte 1 between 2 telephone poles. Just above State of NH Urban Forestry Center; (2) north shore of Sagamore Creek on either side of small tributary, southwest of Sagamore Hill; (3) south shore of Sagamore Creek ca. 0.5 miles ESE of Rte 1 bridge; (4) plants are located in a small panne approximately 200 ft southeast of the first bend in Greenleaf Woods Road.

Dates documented

First reported: 1973 Last reported: 2022-07-26

NHB24-1623 EOCODE: PDAST58090*017*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status		**Conservation Status**	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Threatened	State:	Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2022: Area 1: 2 patches of marsh elder (*Iva frutescens*), with 20 plants in a 5x10 meter area and approximately 200 plants in a 5x30 meter area. Area 2: 50 plants in a 3x8 meter area. Area 3: 2 small patches, 1x1 and 0.5x0.5 meters.

General Area: 2022: Area 1: Edge of ***high salt marsh*** on east side of Route 1. Common reed (*Phragmites australis*) occupies 25% of marsh edge. Area 2: Plants grow on marsh edge at base of western small island. The interior has been burned, with many dead trees. Area 3: South of eastern small island.

General Comments: --
Management Comments: --

Location

Survey Site Name: Sagamore Creek
Managed By:

County: Rockingham
Town(s): Portsmouth
Size: 1.1 acres Elevation:

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

Directions: 2022: Area 1: Plants grow at edge of salt marsh along east side of Route 1 in Portsmouth, directly across the street from McDonalds. Areas 2 & 3: From the parking lot at the Urban Forestry Center on Elwyn Road, follow the trail system to the east and north, staying near the marsh edge, for approximately 0.5 miles. Plants grow near small forested islands in the marsh, near the edge of intertidal flats.

Dates documented

First reported: 2022-08-02 Last reported: 2022-08-02

NHB24-1623 EOCODE: PDAST58090*017*NH

NHB24-1623 EOCODE: PDSCR010H2*007*NH

New Hampshire Natural Heritage Bureau - Plant Record

saltmarsh agalinis (*Agalinis maritima ssp. maritima*)

Legal Status		**Conservation Status**	
Federal:	Not listed	Global:	Apparently secure but with cause for concern
State:	Listed Threatened	State:	Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2022: Area 4: Over 1,000 stems in a 10x10 area. Area 5: 2 plants, 1 in flower 2011: Area 3: 200 individual plants estimated. Flowers, fruit, and seed capsules evident throughout population. 1997: Area 1 & 2: Over 1,000 plants estimated in the area. 1982: Dunlop and Bertrand specimen at NHA. 50+ plants scattered in wet pannes with *Spartina patens* (salt-meadow cord-grass). All flowering plants. 1961: Harris specimen in NEBC.

General Area: 2022: Area 4: Forb panne dominated by saltmarsh rush (*Juncus gerardii*), with saltmarsh arrow-grass (*Triglochin maritima*), Carolina sea-lavender (*Limonium carolinianum*), and saltgrass (*Distichlis spicata*). Area 5: Plants found in panne of **high salt marsh**, the surrounding habitat is highly developed. The dominant species present are saltmarsh rush and saltmarsh arrow-grass. Other associated species include Carolina sea-lavender, and the rare dwarf glasswort (*Salicornia bigelovii*). 2011: Area 3: Located in 3 separate salt pannes adjacent to drainage ditch, within the larger high salt marsh associated with Sagamore Creek. Salt-meadow cordgrass (*Spartina patens*) is dominant. The invasive, common reed (*Phragmites australis* ssp. *australis*) is encroaching on the marsh from the upland area and roadway ditch outlet. Drainage ditches have been established throughout the marsh. 1997: Triglochin (forb) pannes were very shallow, briefly flooded, moderately vegetated depressions typically dominated by *Triglochin maritimum* (arrow grass). Other common species included saltgrass (*Distichlis spicata*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*) (short form). Less frequent species were seaside plantain (*Plantago maritima* ssp. *juncoides*), Carolina sea-lavender (*Limonium carolinianum*), hastate-leaved orache (*Atriplex prostrata*), sea-milkwort (*Lysimachia maritima*), seaside alkali grass (*Puccinellia maritima*), and coastal silverweed (*Argentina egedii* ssp. *groenlandica*). Forb pannes also provided habitat for dwarf glasswort (*Salicornia bigelovii*) and the state endangered sweet-scented camphorweed (*Pluchea odorata* var. *succulenta*). 1982: 0-10 feet, flat, full sun, damp woods, disturbed soil and saltmarsh.

General Comments: 2022: Area 5: Only two plants were observed, although observations took place early in the plants flowering season and additional plants may be present. 2011: Portions of the area east of the ditch was graded by NHDOT ca. 10 years ago to attempt to remove common reed (*Phragmites australis* ssp. *australis*) as part of mitigation associated with

the widening of Rte. 1 and construction of the bridge over Sagamore Creek. However, the invasive is re-established. 1997: Sections of marsh to west need to be surveyed. 1982: This occurrence may have been impacted by 1995/96 Department of Transportation bridge replacement project. Plants easy to find on right date.

Management Comments: 2011: NHDOT is proposing the reconstruction of the Rte. 1 and Rte. 1 Bypass interchange. Necessary improvement to roadway drainage will entail regrading of about 200 ft. of the drainage ditch within the salt marsh. No impacts to the salt pannes adjacent to the ditch will occur. Measures will be undertaken by NHDOT [at request of NHB through environmental review] during the re-grading that will identify [flagging] the pannes containing the salt marsh gerardia (*Agalinis maritima*) and restrict access to these areas.

Location

Survey Site Name: Sagamore Creek
Managed By:

County: Rockingham
Town(s): Portsmouth
Size: 5.5 acres Elevation:

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

Directions: 2022: Area 4: Park at Urban Forestry Center on Elwyn Road in Portsmouth. From northeast corner of main parking lot, plants are approximately 250 meters to the east, and about 20 meters into the salt marsh from the upland edge. Area 5: Plants are located in a small panne approximately 200 ft southeast of the first bend in Greenleaf Woods Road 2011: Located west of Lafayette Road (Rte. 1) and south of Greenleaf Woods Drive in three salt pannes of the high salt marsh associated with Sagamore Creek. Pannes are on either side of drainage ditch. Access the salt marsh from flagpoles located on Greenleaf Woods Drive or from behind Sunoco service station on Lafayette Road. 1997: Intersection of Sagamore Creek and Rte 1A. North edge of creek, east of Rte 1.

Dates documented

First reported: 1961 Last reported: 2022-08-02

NHB24-1623 EOCODE: PMPOA531L0*003*NH

New Hampshire Natural Heritage Bureau - Plant Record

tundra alkali grass (*Puccinellia pumila*)

Legal Status		**Conservation Status**	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Endangered	State:	Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 1997: Ca. 50-100 ramets observed, all in flower, of normal vigor.
General Area: 1997: Salt marsh community. Associated species include *Suaeda linearis* (southern sea-blite) and *Plantago maritima* var. *juncoides* (salt marsh plantain).
General Comments: --
Management Comments: --

Location

Survey Site Name: Urban Forestry Center
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 2.8 acres Elevation:

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

Directions: [From Portsmouth, take Rte. 1 south. After crossing Sagamore Creek, turn left on Elwyn Road.] Park at Urban Forestry Center on the left. Population is at NE corner of east island.

Dates documented

First reported: 1997-06-18 Last reported: 1997-06-18

Gmail **Matt Cardin <matt@cardinenvironmental.com>**

NHB Review: NHB24-1623

7 messages

DNCR: NHB Review <nhbreview@dncr.nh.gov> Tue, Jun 4, 2024 at 10:28 AM
To: "Matt@Cardinenvironmental.com" <Matt@cardinenvironmental.com>
Cc: "jb@torprops.com" <jb@torprops.com>

Attached, please find the review of the NH Natural Heritage Bureau's (NHB) database to determine whether the proposed project could impact rare species and exemplary natural communities.

If you received a comment on the DataCheck Letter from NHB, please reply to this email with any documents, photos, or information requested.

If you received a comment on the DataCheck Letter from NHFG, please follow the consultation requirements listed on the DataCheck Letter and coordinate with NHFGreview@wildlife.nh.gov

Best,
Maddie

Maddie Severance
Ecological Information Specialist

NH Natural Heritage Bureau
DNCR - Forests & Lands
172 Pembroke Rd
Concord, NH 03301
603-271-0687

If there are problems with your DataCheck letter or you need help using the DataCheck Tool, contact Maddie Severance: (603) 271-0687

If there is a rare plant or exemplary natural community and an NHB Comment on your DataCheck letter, contact Ashley Litwinenko for any environmental review questions: (603) 271-2834

If there is a rare wildlife species and an NHFG comment on your DataCheck Letter, contact NHFG for any environmental review questions: (603) 271- 0467

NHB24-1623_cardin.pdf
567K

Matt Cardin <matt@cardinenvironmental.com> Tue, Nov 12, 2024 at 8:00 AM
To: "DNCR: NHB Review" <nhbreview@dncr.nh.gov>
Cc: "jb@torprops.com" <jb@torprops.com>

Hello Maddie -

I'm responding to the NHB Data Check Results NHB24-1623 with draft plans and site photographs of the project site where we are proposing a tidal dock project. The permanent pier section of the dock does cross a length of fresh/brackish wetland (PEM1) and salt marsh wetland (E2EM1) where (8) 12" diameter piles are proposed in the PEM1 portion and (26) 12" diameter piles are proposed in the E2EM1 section. The pier maintains a 1:1 ratio over the wetland substrate.

The salt marsh can be characterized as a low salt marsh dominated by S. Alterniflora and an upper salt marsh dominated by S. patens, and also includes Solidago sempervirens, Salicornia europa, and Limonium latifolia. The highest

observable tide line was somewhat diffuse and was a transition to a Typha angustifolia dominant wetland area as the wetland ascended the slope away from the salt marsh. Attached are some site photographs for your reference.

Please let me know if yo have any questions, concerns or need additional information.

Thank you,

Matt Cardin
603-988-6635
[Quoted text hidden]
--
Matt Cardin, CWS
603-988-6635
M. Cardin Environmental

---

2 attachments

255 Gosport Dr NHFG Review 111224.pdf
1275K

255 Gossport Dr Site Photos.pdf
2147K

DNCR: NHB Review <nhbreview@dncr.nh.gov> Thu, Nov 14, 2024 at 11:06 AM
To: Matt Cardin <matt@cardinenvironmental.com>
Cc: "jb@torprops.com" <jb@torprops.com>

Hi Matt,

Thank you for providing plans and representative site photos for the proposed project as well as listing the plant species identified in the salt marsh.

Could you please indicate when you were in the salt marsh and identified the plants present? If the site was visited too late in the season, the nearby rare plants may not have been identifiable at the time and I would have concerns that they could be present within the proposed impact areas.

Best,

Madeline (Maddie) Severance (*she/her/hers*)

Environmental Reviewer

New Hampshire Natural Heritage Bureau (NHB)

Division of Forests & Lands

N.H. Department of Natural & Cultural Resources

172 Pembroke Rd

Concord, NH 03301

(603)-271-2834 (note the new number)

nhbreview@dncr.nh.gov

nhdfl.dncr.nh.gov

NHB DataCheck Tool

From: Matt Cardin <matt@cardinenvironmental.com>
Sent: Tuesday, November 12, 2024 8:00 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: jb@torprops.com
Subject: Re: NHB Review: NHB24-1623

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

[Quoted text hidden]

Matt Cardin <matt@cardinenvironmental.com> Thu, Nov 14, 2024 at 6:05 PM
To: Erik Lema <erik@basswoodenv.com>

Hey Buddy,

Hope all is well with you! Happy fall.

I have another dock project. This one is in Portsmouth. I think I know the answer to this, but is it far too late to do a presence absent survey on the genus of these salt marsh species included in the NHB report? I'll likely need to enlist your services again, but wanted to get your take. I may call NHB and see what I can do this fall to get something in the works.

Let me know and feel free to call.

Cheers!

Matt
603-989-6635
Sent from my iPhone

Begin forwarded message:

> **From:** "DNCR: NHB Review" <nhbreview@dncr.nh.gov>
> **Date:** June 4, 2024 at 10:28:33 AM EDT
> **To:** matt@cardinenvironmental.com
> **Cc:** jb@torprops.com
> **Subject: NHB Review: NHB24-1623**
>
> [Quoted text hidden]

NHB24-1623_cardin.pdf
567K

Matt Cardin <matt@cardinenvironmental.com> Tue, Dec 24, 2024 at 8:00 AM

To: "DNCR: NHB Review" <nhbreview@dncr.nh.gov>

Hi Maddie -

Thanks for taking the time to discuss this project with me over the phone. I revisited the site in early December and identified only Salicornia spp within the proposed impact area. The salicronia was located in a specific section of salt marsh at the far edge before the abrupt transition to mudflat. A sub-dominant presence of Salicornia past stems was visible and mixed among the dominant Spartina alterniflora. The salt marsh has an abrupt in vegetation as you move landward to be primary Spartina patens until it transitions to Typha angustifolia and then a shrubland wetland/edge dominated by Myrica gale. There were no stems of Marsh elder on the site.

I've attached an updated photo log showing the Salicornia area and zoomed-in photos. I've also attached a map set that marks out the area of the Salicronia within the project area.

Please let me know how NHB recommends moving forward. As we discussed, the project is anticipated to start construction in late spring/early summer 2025.

Best regards,

Matt Cardin
603-988-6635
[Quoted text hidden]

2 attachments

255 Gosport Dr NHFG Review 111224.pdf
1285K

255 Gossport Dr Site Photos.docx
20792K

DNCR: NHB Review <nhbreview@dncr.nh.gov> Thu, Jan 2, 2025 at 10:12 AM
To: Matt Cardin <matt@cardinenvironmental.com>

Hi Matt,

Based on a previous phone call, you had indicated you were on site earlier in the year in addition to your later season visits. I do not remember the exact month but I know during our call I was satisfied that saltmarsh agalinis (*Agalinis maritima*) and dwarf glasswort (*Salicornia bigelovii*) would have been identifiable at that time. You did not locate either of those species, and per your email from November 12th you identified the Salicornia as a common variety. In your most recent site visit you also confirmed no marsh elder (*Iva frutescens*) was present on site, which can be identified by its growth structure/branches this time of year. Tundra alkali grass (*Puccinellia pumila*) was also not identified in the proposed project area, although it was not searched for at a suitable time of year, this known occurrence is historic and approximately a half mile away so it is not highly likely it is present anyways. Based on the site visits conducted it seems unlikely that the rare plants included on the DataCheck Letter are within the proposed project area.

Based on the provided design, the piles and decking are spaced in a way that should allow light through to the ground and reduce ground disturbance. This will aid in reducing impacts to the exemplary salt marsh system while allowing for continued vegetation growth.

NHB recommends modifications to the proposed design wherever feasible that would further reduce impacts to the salt marsh such as reducing the number of piles. NHB also recommends completing the work in a way that minimizes impacts to the salt marsh by limiting personnel and machinery use within this sensitive area. **If the proposed plans minimize impacts to the salt marsh to the greatest extent possible, then NHB has no further concerns regarding NHB24-1623.**

Best,

Madeline (Maddie) Severance (*she/her/hers*)

Environmental Reviewer

New Hampshire Natural Heritage Bureau (NHB)

Division of Forests & Lands

N.H. Department of Natural & Cultural Resources

172 Pembroke Rd

Concord, NH 03301

(603)-271-2834

nhbreview@dncr.nh.gov

nhdfl.dncr.nh.gov

NHB DataCheck Tool

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Matt Cardin <matt@cardinenvironmental.com> Fri, Jan 3, 2025 at 1:58 PM
To: "DNCR: NHB Review" <nhbreview@dncr.nh.gov>

Hello Maddie -

Thank you for your continued review and response. I will review the design before finalizing to find ways to minimize impacts and reduce the amount of temporary construction access over the salt marsh wherever possible.

best regards,

Matt Cardin
603-988-6635
[Quoted text hidden]

Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 2,098.19 acres

Feb 25 2025 2:58:12 Eastern Standard Time

Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	4	372.56	N/A
Shortnose Sturgeon	1	186.28	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	4	266.13	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	1	27.65	N/A

Atlantic Sturgeon

#	Feature ID	Species	Lifestage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	ANS_C50_ADU_MAF	Atlantic sturgeon	Adult	Migrating & Foraging	N/A	01/01	12/31	N/A	N/A	186.26
2	ANS_C50_SUB_MAF	Atlantic sturgeon	Subadult	Migrating & Foraging	N/A	01/01	12/31	N/A	N/A	186.30

Shortnose Sturgeon

#	Feature ID	Species	Life Stage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	SNS_C50_ADU_MAF	Shortnose sturgeon	Adult	Migrating & Foraging	N/A	04/01	11/30	N/A	N/A	186.28

Sea Turtles

#	Feature ID	Species	Life Stage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	GRN_STN_AJV_MAF	Green sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	66.53
2	KMP_STN_AJV_MAF	Kemp's ridley sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	66.53
3	LTR_STN_AJV_MAF	Leatherback sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	66.53
4	LOG_STN_AJV_MAF	Loggerhead sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	66.53

In or Near Critical Habitat

#	Species	In or Near Critical Habitat	Area(acres)
1	Atlantic Sturgeon	Gulf of Maine Unit 4: Piscataqua River	27.65

SAFETY DATA SHEET

1. Identification

Product identifier	**Chromated Copper Arsenate (CCA) Treated Wood**
Other means of identification	092
Recommended use	Preservative Treated Wood for various weather protected and exterior uses.
Recommended restrictions	Outdoor residential structures such as decks and playgrounds.

Manufacturer/Importer/Supplier/Distributor information

Customers of Koppers Performance Chemicals Inc.

Company name

Address

Telephone number

Contact person

Emergency phone number

E-mail

2. Hazard(s) identification

Chromated Copper Arsenate (CCA) Treated Wood, under 29 CFR 1910.1200 Hazard Communication Standard, are considered mixtures due to further processing which may produce dusts and or fume. The categories of Health Hazards as defined in "GLOBALLY HARMONIZED SYSTEM OF CLASSIFICATION AND LABELLING OF CHEMICALS (GHS), Third revised edition ST/SG/AC.10/30/Rev. 3" United Nations, New York and Geneva, 2009 have been evaluated. Refer to Section 3, 7, 8 and 11 for additional information.

Physical hazards	Not classified.	
Health hazards	Carcinogenicity	Category 1A
OSHA defined hazards	Combustible dust	

Label elements

Hazard symbols

Signal word Danger

Hazard statement May cause cancer by inhalation. May form combustible dust concentrations in air.

Precautionary statement

Prevention This solid, treated wood product poses little or no immediate health or fire hazard. When treated or untreated wood products are subjected to sawing, drilling, sanding, burning, grinding or other similar processes, potentially hazardous airborne particulate and fumes may be generated.

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Keep away from heat/sparks/open flames/hot surfaces. - No smoking. Wear protective gloves/protective clothing/eye protection/face protection. Prevent dust accumulation to minimize explosion hazard. Observe good industrial hygiene practices.

Response If exposed or concerned: Get medical advice/attention. Take off contaminated clothing and wash before reuse. In case of fire: Use water fog, foam, carbon dioxide, dry chemical for extinction. Collect spillage.

Storage Store away from incompatible materials. Store locked up.

Disposal Dispose of contents/container in accordance with local/regional/national/international regulations.

Hazard(s) not otherwise classified (HNOC) None known.

3. Composition/information on ingredients

Mixtures

Chemical name	CAS number	%
Wood/Wood dust	N/A	<92

Trivalent Chromium	1308-38-9	<3.5
Arsenic Pentoxide	1303-28-2	<3
Copper Oxide	1317-39-1	<1.5

Composition comments Depending on the additives applied to the treating solution, this wood may also contain < 1% of mold inhibitors, <1% of a wax oil emulsion, and <1% of a colorant. Components not listed are either non-hazardous or are below reportable limits.

4. First-aid measures

Inhalation Move to fresh air. If breathing is difficult, give oxygen. Get medical attention immediately. Some species may cause allergic respiratory reactions with asthma-like symptoms in sensitized individuals.

Skin contact Remove contaminated clothing. Wash skin thoroughly with soap and water for several minutes. Prolonged contact with treated wood and/or treated wood dust, especially when freshly treated at the plant, may cause irritation to the skin. Abrasive handling or rubbing of the treated wood may increase skin irritation. Some wood species, regardless of treatment, may cause dermatitis or allergic skin reactions in sensitized individuals. In case of rashes, wounds or other skin disorders: Seek medical attention and bring along these instructions.

Eye contact Do not rub eye. Immediately flush eye(s) with plenty of water. Remove any contact lenses and open eyelids wide apart. If eye irritation persists: Get medical advice/attention.

Ingestion Rinse mouth thoroughly if dust is ingested. Get medical attention if any discomfort continues.

Most important symptoms/effects, acute and delayed Wood dust: May cause nasal dryness, irritation and mucostasis. Coughing, wheezing, sneezing, sinusitis and prolonged colds have also been reported. Depending on wood species may cause respiratory sensitization and/or irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. May cause eczema-like skin disorders (dermatitis). Airborne treated or untreated wood dust may cause nose, throat, or lung irritation and other respiratory effects.

Indication of immediate medical attention and special treatment needed Treat symptomatically. Respiratory ailments and pre-existing skin conditions may be aggravated by exposure to wood dust. If one ounce of treated wood dust per 10 lbs. of body weight are ingested, acute arsenic intoxication is a possibility.

General information Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves.

5. Fire-fighting measures

Suitable extinguishing media Carbon dioxide, regular foam, dry chemical, water spray, or water fog.

Unsuitable extinguishing media Do not use water jet as an extinguisher, as this will spread the fire.

Specific hazards arising from the chemical Depending on moisture content, and more importantly, particle diameter and airborne concentration, wood dust in a contained area may explode in the presence of an ignition source. Wood dust may similarly deflagrate (combustion without detonation like an explosion) if ignited in an open or loosely contained area. An airborne concentration of 40 grams (40,000 mg) of dust per cubic meter of air is often used as the LEL for wood dusts. Reference NFPA Standards- 654 and 664 for guidance. Toxic vapors from wood and preservative may be given off in a fire. Ash will contain free arsenic and chromium and may be toxic.

Special protective equipment and precautions for firefighters Self-contained breathing apparatus and full protective clothing must be worn in case of fire. Selection of respiratory protection for firefighting: follow the general fire precautions indicated in the workplace.

Fire-fighting equipment/instructions Use water spray to cool fire exposed surfaces and to protect personnel. In case of fire and/or explosion do not breathe fumes.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures Keep unnecessary personnel away. Eliminate all ignition sources (no smoking, flares, sparks, or flames in immediate area). Avoid generation and spreading of dust. Avoid spread of dust. Avoid inhalation of dust. Provide adequate ventilation. Wear appropriate personal protective equipment (See Section 8).

Methods and materials for containment and cleaning up Sweep or vacuum up spillage and collect in suitable container for disposal. If not possible, gently moisten dust before it is collected with shovel, broom or the like. Containers must be labeled. For waste disposal, see Section 13.

Environmental precautions Avoid release to the environment. Prevent further leakage or spillage if safe to do so. Avoid discharge into drains, water courses or onto the ground. Inform appropriate managerial or supervisory personnel of all environmental releases.

7. Handling and storage

Precautions for safe handling

Not applicable for Chromated Copper Arsenate (CCA) Treated Wood as sold/shipped, however, when treated or untreated wood products are subjected to sawing, drilling, sanding, burning, grinding or other similar processes, potentially hazardous levels of airborne particulate and fumes may be generated and should be evaluated and controlled as necessary**.**

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Avoid working with freshly treated wet wood. If not possible, wear long sleeve shirt, long pants and gloves when working with freshly treated wet wood. Clothing should be removed and replaced if it becomes wet due to contact with freshly treated wood. Avoid prolonged or repeated breathing of dust. Avoid contact with skin and eyes. Do not smoke. Do not burn preserved wood. Do not use preserved wood as mulch. Routine housekeeping should be instituted to ensure that dusts do not accumulate on surfaces.

Conditions for safe storage, including any incompatibilities

Keep away from heat, sparks and open flame. Store in a dry, cool and well-ventilated place. Store away from incompatible materials (See Section 10).

8. Exposure controls/personal protection

Occupational Exposure Limits (OELs): Chromated Copper Arsenate (CCA) Treated Wood as sold/shipped in its solid, treated wood product form does not present an inhalation, ingestion or contact hazard, nor would any of the following exposure data apply. However, operations such as sawing, drilling, sanding, burning, grinding or other similar processes may produce fumes and/or particulates. The following exposure limits are offered as reference, for an experienced industrial hygienist to review.

US. OSHA

Components	Type	Value	Form
Wood/Wood dust (CAS N/A)	PEL	5 mg/m^3	Respirable dust.
		15 mg/m^3	Total fraction.

US. OSHA Table Z-1 Limits for Air Contaminants (29 CFR 1910.1000)

Components	Type	Value
Trivalent Chromium (CAS 1308-38-9)	PEL	0.5 mg/m^3

ACGIH

Components	Type	Value	Form
Wood/Wood dust (CAS N/A)	TWA	1 mg/m^3	Inhalable fraction.

U.S. NIOSH: Pocket Guide to Chemical Hazards

Components	Type	Value	Form
Arsenic Pentoxide (CAS 1303-28-2)	Ceiling	0.001 mg/m^3	Dust and mist.
Copper Oxide (CAS 1317-39-1)	TWA	1 mg/m^3	
Arsenic Pentoxide (CAS 1303-28-2)	TWA	0.05 mg/m^3	
Wood/Wood dust (CAS N/A)	TWA	1 mg/m^3	Dust

Biological limit values

ACGIH Biological Exposure Indices

Components	Value	Determinant	Specimen	Sampling Time
Arsenic Pentoxide (CAS 1303-28-2)	35 µg/l	Inorganic arsenic, plus methylated, metabolites as As	Urine	*

* - For sampling details, please see the source document.

Appropriate engineering controls

Provide sufficient general/local exhaust ventilation to maintain inhalation exposures below current exposure limits and areas below explosive dust concentrations. Shower, hand and eye washing facilities near the workplace are recommended.

Individual protection measures, such as personal protective equipment

Eye/face protection

Wear safety glasses with side shields or safety goggles when sawing or cutting.

Skin protection

Hand protection

When handling wood, wear leather or fabric gloves.

Other

Wear normal work clothes and safety shoes. Use of an impervious apron is recommended.

Respiratory protection	If engineering controls do not maintain airborne concentrations below recommended exposure limits (where applicable) or to an acceptable level (in countries where exposure limits have not been established), an approved respirator must be worn. Use a NIOSH–approved respirator if there is a potential for exposure to dust exceeding exposure limits (See 29 CRF 1910.134, respiratory protection standard).
Thermal hazards	Wear appropriate thermal protective clothing, when necessary.
General hygiene considerations	If wood dust contacts the skin, workers should wash the affected areas with soap and water. Clothing contaminated with wood dust should be removed, and provisions should be made for the safe removal of the chemical from the clothing. Persons laundering the clothes should be informed of the hazardous properties of wood dust. A worker who handles wood dust should thoroughly wash hands, forearms, and face with soap and water before eating, using tobacco products, using toilet facilities, applying cosmetics, or taking medication. Workers should not eat, drink, use tobacco products, apply cosmetics, or take medication in areas where wood dust is handled, or processed. Observe any medical surveillance requirements.

9. Physical and Chemical Properties

Appearance	
Physical state	Solid.
Form	Chips. Dust.
Color	Yellow/green.
Odor	Wood odor.
Odor threshold	Not available.
pH	Not applicable.
Melting point/freezing point	Not applicable.
Initial boiling point and boiling range	Not applicable.
Flash Point	Not available.
Evaporation rate	Not applicable.
Flammability (solid, gas)	Combustible dust.
Upper/lower flammability or explosive limits	
Flammability limit - lower (%)	Not available.
Flammability limit - upper (%)	Not available.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	Not applicable.
Vapor density	Not applicable.
Relative density	Not available.
Solubility(ies)	
Solubility (water)	Highly insoluble.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not applicable.
Decomposition temperature	Not available.
Viscosity	Not applicable.

10. Stability and reactivity

Reactivity	The product is non-reactive under normal conditions of use, storage and transport.
Chemical stability	Stable at normal conditions.
Possibility of hazardous reactions	Hazardous reactions do not occur.
Conditions to avoid	Avoid heat, sparks, open flames and other ignition sources. Minimize dust generation and accumulation. Avoid contact with incompatible materials.
Incompatible materials	Strong oxidizing agents.
Hazardous decomposition products	Toxic vapors from wood and preservative may be given off in a fire. Ash will contain free arsenic and chromium and may be toxic.

11. Toxicological information

Information on likely routes of exposure

Inhalation	Wood dust, treated or untreated, is irritating to the nose, throat and lungs. Prolonged or repeated inhalation of wood dusts may cause respiratory irritation, recurrent bronchitis and prolonged colds. Some species may cause allergic respiratory reactions with asthma-like symptoms in sensitized individuals. Prolonged exposure to wood dusts by inhalation has been reported to be associated with nasal and paranasal cancer.
Skin contact	Handling may cause splinters. Prolonged contact with treated wood and/or treated wood dust, especially when freshly treated at the plant, may cause irritation to the skin. Abrasive handling or rubbing of the treated wood may increase skin irritation. Some wood species, regardless of treatment, may cause dermatitis or allergic skin reactions in sensitized individuals.
Eye contact	Dust may irritate the eyes.
Ingestion	Not likely, due to the form of the product. However, ingestion of dusts generated during working operations may cause nausea and vomiting. Certain species of wood and their dusts may contain natural toxins, which can have adverse effects in humans.
Symptoms related to the physical, chemical and toxicological characteristics	Wood dust: May cause nasal dryness, irritation and mucostasis. Coughing, wheezing, sneezing, sinusitis and prolonged colds have also been reported. Depending on wood species may cause respiratory sensitization and/or irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. May cause eczema-like skin disorders (dermatitis). Airborne treated or untreated wood dust may cause nose, throat, or lung irritation and other respiratory effects.

Information on toxicological effects

Acute toxicity	Not expected to be acutely toxic.
Skin corrosion/irritation	Dust may irritate skin.
Serious eye damage/eye irritation	Dust may irritate the eyes.

Respiratory or skin sensitization

ACGIH Sensitization

Wood/Wood dust (CAS N/A)	Dermal sensitization. Respiratory sensitization.
Respiratory sensitization	Exposure to wood dusts can result in hypersensitivity.
Skin sensitization	Exposure to wood dust can result in the development of contact dermatitis. The primary irritant dermatitis resulting from skin contact with wood dusts consist of erythema, blistering, and sometimes erosion and secondary infections occur.
Germ cell mutagenicity	No component of this product present at levels greater than or equal to 0.1% is identified as a mutagen by OSHA.
Carcinogenicity	May cause cancer by inhalation. Untreated wood dust or saw dust: The International Agency for Research on Cancer (IARC) classifies untreated wood dust as a Group I human carcinogen. The classification is based primarily on IARC's evaluation of increased risk in the occurrence of adenocarcinomas of the nasal cavities and paranasal sinuses associated with occupational exposures of untreated wood dust. Epidemiological studies have been reported on carcinogenic risks of employment in the furniture-making industry, the carpentry industry, and the lumber and sawmill industry. IARC has reviewed these studies and reports that there is sufficient evidence that nasal carcinomas have been caused by employment in the furniture-making industry where the excess risk is associated with exposure to untreated wood dust or sawdust from hardwood species. IARC concluded that epidemiological data are not sufficient to make a definite assessment of the carcinogenic risk of employment as a carpenter or worker in a lumber mill or sawmill.

IARC Monographs. Overall Evaluation of Carcinogenicity

Wood/Wood dust (CAS N/A)	1 Carcinogenic to humans.
Arsenic Pentoxide (CAS 1303-28-2)	1 Carcinogenic to humans.
Trivalent Chromium (CAS 1308-38-9)	3 Not classifiable as to carcinogenicity to humans.

NTP Report on Carcinogens

Wood/Wood dust (CAS N/A)	Known To Be Human Carcinogen.
Arsenic Pentoxide (CAS 1303-28-2)	Known To Be Human Carcinogen.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Arsenic Pentoxide (CAS 1303-28-2)	Cancer

Reproductive toxicity This product is not expected to cause reproductive or developmental effects.

Specific target organ toxicity - single exposure	Not classified.
Specific target organ toxicity - repeated exposure	Not classified.
Aspiration hazard	Not likely, due to the form of the product.
Chronic effects	Chronic exposure to wood dusts can result in pneumonitis, and coughing, wheezing, fever and the other signs and symptoms associated with chronic bronchitis.
Further information	All wood, whether treated with CCA or not, requires the use of PPE to avoid exposure to wood dust from sawing and sanding although not commonly done on the EPA pesticide label-directed applications of CCA. Upon treatment with wood, the metals in CCA transform to form an insoluble complex that remains tightly bound to wood fibers under most conditions of use. The effects of occupational exposure to the chrome-copper-arsenic preservative used to treat CCA wood has been evaluated in multiple independent epidemiology and worker exposure studies. In each case the authors concluded that workers exposed on a daily basis to these preservatives were at no increased risk of death or disease as a result of their exposure. Several exposure studies found air concentrations of arsenic and chromium below the limit of detection for outdoor carpentry work (drilling, sanding, sawing) using CCA treated lumber, poles and marine piles. Recreational exposure to children using CCA treated wood playground equipment has been evaluated by various government agencies and other groups. The results of one study indicated that the amount of arsenic transferred from the wood surface to the child is within the normal variation of total arsenic exposure to children and that the maximum risks of skin cancer associated with the wood exposure approximates the skin cancer risk from the sunlight experienced during play periods. Leaf, stem, and fruit of grape plants grown adjacent to CCA treated wood poles did not take up preservative components from the poles above background levels (limit of detection 0.2 and 0.05 ppm for chrome and arsenic, respectively).

12. Ecological information

Ecotoxicity	The product is not classified as environmentally hazardous.
Persistence and degradability	No data is available on the degradability of this product.
Bioaccumulative potential	No data available on bioaccumulation.
Mobility in soil	The product is insoluble in water.
Mobility in general	The product is not volatile but may be spread by dust-raising handling.
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Do not allow this material to drain into sewers/water supplies. Do not contaminate ponds, waterways or ditches with chemical or used container. DO NOT BURN! Ash may be toxic and a hazardous waste; combustion vapors may be toxic. Dispose of contents/container in accordance with local/regional/national/international regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.

US RCRA Hazardous Waste P List: Reference

Arsenic Pentoxide (CAS 1303-28-2)	P011
Waste from residues / unused products	Dispose in accordance with all applicable regulations. Do not discharge into drains, water courses or onto the ground.
Contaminated packaging	Since emptied containers may retain product residue, follow label warnings even after container is emptied.

14. Transport information

DOT	Not regulated as dangerous goods.
IATA	Not regulated as dangerous goods.

IMDG	Not regulated as dangerous goods.
Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code	Not applicable.

15. Regulatory information

US federal regulations This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Arsenic Pentoxide (CAS 1303-28-2) Cancer. Liver. Skin. Respiratory irritation. Nervous system. Acute toxicity.

CERCLA Hazardous Substance List (40 CFR 302.4)

Arsenic Pentoxide (CAS 1303-28-2)	LISTED
Copper Oxide (CAS 1317-39-1)	LISTED
Trivalent Chromium (CAS 1308-38-9)	LISTED

Superfund Amendments and Reauthorization Act of 1986 (SARA) Hazard categories

Hazard categories	Carcinogenicity
	Combustible dust

SARA 302 Extremely hazardous substance

Chemical name	CAS number	Reportable quantity (pounds)	Threshold planning quantity (pounds)	Threshold planning quantity, lower value (pounds)	Threshold planning quantity, upper value (pounds)
Arsenic Pentoxide	1303-28-2	1		100	10,000

SARA 311/312 Hazardous chemical Yes

SARA 313 (TRI reporting)

Chemical name	CAS number	% by wt.
Arsenic Pentoxide	1303-28-2	< 3
Copper Oxide	1317-39-1	<1.5
Trivalent Chromium	1308-38-9	<3.5

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List

Arsenic Pentoxide (CAS 1303-28-2)

Trivalent Chromium (CAS 1308-38-9)

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130) Not regulated.

Safe Drinking Water Act (SDWA) Not regulated.

US state regulations

US. Massachusetts RTK - Substance List

Arsenic Pentoxide (CAS 1303-28-2)
Trivalent Chromium (CAS 1308-38-9)

US. New Jersey Worker and Community Right-to-Know Act

Arsenic Pentoxide (CAS 1303-28-2)
Copper Oxide (CAS 1317-39-1)
Trivalent Chromium (CAS 1308-38-9)
Wood/Wood dust (CAS N/A)

US. Pennsylvania Worker and Community Right-to-Know Law

Arsenic Pentoxide (CAS 1303-28-2)
Trivalent Chromium (CAS 1308-38-9)
Wood/Wood dust (CAS N/A)

US. Rhode Island RTK

Arsenic Pentoxide (CAS 1303-28-2)
Copper Oxide (CAS 1317-39-1)
Trivalent Chromium (CAS 1308-38-9)

US. California Proposition 65

WARNING. Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information, go to www.P65Warnings.ca.gov/wood.

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates this product complies with the inventory requirements administered by the governing country(s).
A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 04-05-2015

Revision date 10-30-2019

Version # 06

Further Information HMIS® is a registered trade and service mark of the NPCA.
E - Safety Glasses, Gloves, Dust Respirator

PERCENTAGE OF ACTIVE INGREDIENTS PER RETENTION LEVEL

	0.25 pcf	0.40 pcf	0.60 pcf	1.0 pcf	2.5 pcf
Arsenic Pentoxide	0.3%	0.4%	0.6%	1.0%	2.6%
Copper Oxide	0.15%	0.2%	0.3%	0.6%	1.3%
Chromium Trioxide	0.4%	0.6%	0.9%	1.4%	3.3%
Wood/Wood dust*	84.28%	83.98%	83.45%	82.45%	78.88%

* This represents the maximum amount of wood dust that could be generated if the wood was completely machined.

The above percentages are based on the applicable retention, a wood density of 32 pcf., and a moisture content of 15%, the above values may vary due to the variability of treatment and the natural variability of wood.

HMIS® ratings

Health: 1*
Flammability: 1
Physical hazard: 0
Personal protection: E

NFPA ratings

Disclaimer

Supplier cannot anticipate all conditions under which this information and its product, or the products of other manufacturers in combination with its product, may be used. It is the user's responsibility to ensure safe conditions for handling, storage and disposal of the product, and to assume liability for loss, injury, damage or expense due to improper use. The information in the sheet was written based on the best knowledge and experience currently available.

Wetland Functions and Values Report

Prepared for:

255 Gosport Road, Portsmouth, NH

Prepared by Matthew Cardin, CWS

Date: February 2025

INTRODUCTION

This Wetland Functions and Values Report is in support of a NHDES Major Wetland Permit application for a proposed tidal docking structure at 255 Gosport Road, Portsmouth, New Hampshire. The project site is identified as Tax Map 224, Lot 10-9 which is a 1.5 acre, developed residential lot with approximately 120 feet of water frontage on Sagamore Creek. The proposed tidal dock structure project requires impacts to freshwater and tidal wetlands. The surrounding land use is residential with similar residential docking structures.

METHODS

Data Collection

The tidal wetlands associated with this project area were identified and characterized through field surveys and review of available information. Matt Cardin, CWS conducted multiple site visits in May 2024, November 2024, and December 2024 to conduct field assessments and collect necessary information to complete a functions and values assessment. Accompanied with the assessment is a formal record search with the New Hampshire Natural Heritage Bureau (NHB) regarding documented rare species or natural communities within the vicinity of the project site.

Wetland Functions and Values Assessment

Matt Cardin, CWS assessed the freshwater and tidal wetland resources in the project vicinity for the ability to provide functions and values and assess the potential effects of the proposed project may have on their ability to continue to provide those functions and values. The functions and values assessment method used is the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*[1]. This method uses 13 functions and values in evaluating the wetland resource as outlined below.

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

- **Floodwater Alteration (Storage and Desynchronization)**
  This function considers the effectiveness of the wetlands in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

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

[1] U.S. Army Corps of Engineers, 1999. *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach.* U.S. Army Corps of Engineers. New England Division. 32pp. NAEEP-360-1-30a.

- **Sediment/Toxicant Retention**

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

- **Nutrient Removal/Retention/Transformation**

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

- **Product Export (Nutrient)**

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

- **Sediment/Shoreline Stabilization**

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

- **Wildlife Habitat**

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

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

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

- **Uniqueness/Heritage**

This value relates to the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study of research.

- **Visual Quality/Aesthetics**

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

- **Endangered Species Habitat**

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

FUNCTIONS AND VALUES ASSESSMENT

The results of the wetland functions and values are presented below as well as a discussion regarding the results and the potential changes to wetland functions and values as a result of the proposed project:

Groundwater Interchange (Recharge/Discharge)
The site is not underlain by an identified sand and gravel aquifer and the wetlands are not underlain by sand or gravel. It is unlikely that significant groundwater recharge is occurring within the freshwater or tidal wetlands.

Floodwater Alteration (Storage and Desynchronization)
The freshwater and tidal wetlands and the abutting waterbody, Sagamore Creek as part of the larger water system of the Piscataqua River, receive floodwaters from several tributaries and surrounding watersheds and therefore is considered a principal function based on the size of the watershed and effects of sea level rise (slr).

Fish and Shellfish Habitat
The larger, contiguous tidal wetland area provides fish and shellfish habitat; therefore, is considered a principal function.

Sediment/Toxicant Retention
The freshwater and tidal wetland (on site) contains dense vegetation providing a high source of nutrients, contributing to its ability to provide this function.

Production Export (Nutrient)
The tidal wetland is associated with a larger tidal ecosystem that provides fish and wildlife habitat that contributes to commercial and recreational fisheries opportunities, and nutrients are transferred over several trophic levels within the overall marine ecosystem, therefore this is considered a principal function.

Sediment/Shoreline Stabilization
Due to the tidal environment and exposure to wave energy, storm and tidal surges at this location, sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat
The wetland area is part of a network of marine/shoreline habitat to a variety of dependent species, therefore it is considered a principal function. NH Fish and Game identifies the project area 'highest ranked habitat' likely attributed to the intact, low energy tidal wetland habitat.

Recreation (Consumptive and Non-Consumptive)
The larger tidal wetland and waters associated with Sagamore Creek Piscataqua River provides a large amount of both recreational opportunities including water resource dependent activities, fishing, hunting, and bird watching, therefore this is considered a principal function.

Education/Scientific Value
The tidal wetland is part of a larger marine ecosystem that is regionally specific and is accessed by a number of public access areas, therefore this is a principal function.

Uniqueness/Heritage
The tidal wetland and the Sagamore Creek is unique to the seacoast area of New Hampshire and as part of a historically relevant working waterfront associated with commercial fishing and boat building. There are also extensive historical documentation and preservation to pre and post contact period activities associated with the larger Piscataqua River estuary, therefore this is a principal function.

Visual Quality/Aesthetics
The wetland areas and associated waterways of watershed provide aesthetically pleasing coastal views that are enjoyed from surrounding areas of the project area as well as the water. Sagamore Creek and Piscataqua River area are associated with the Great Bay National Estuary Research Reserve, the Great Bay US Fish and Wildlife Preserve and the Lamprey River designated as a Wild and Scenic River by the National Park Service, therefore making this a principal function.

PROPOSED IMPACTS

This report is in support of a NHDES Major Impact Wetland Permit Application to permit a 6' x 15' access ramp, a 6' x 200' permanent pier, a 4' x 30' seasonal gangway, a 10' x 40' seasonal float secured by four helical anchors and chains to provide wharf access along the property frontage of Sagamore Creek. This proposal results in approximately 247 sq. ft of permanent impact to freshwater wetlands, 969 sq. ft. of permanent impact to tidal wetlands, 620 sq. ft. of seasonal impact to tidal wetlands, and 55 sq. ft. of permanent impact to the tidal wetland buffer.

CONCOLUSIONS

The proposed impact area is a freshwater and tidal wetland area that is part of a larger marine ecosystem along New Hampshire's coastline that provides nine principal functions and values when assessed for localized impacts as well as considering the larger ecosystem as a whole. The following are the nine principal functions and values: floodflow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics. Although the proposed structure proposes a change to the waterfront, it is anticipated that there will not be impacts to the functions and values of the wetland area and the greater associated freshwater and marine ecosystem.

The proposed impacts resulting from the proposed dock and dock design have been minimized to the extent practicable, while allowing reasonable use of the property. The proposed docking structure has been designed to avoid and minimize the footprint over and within the tidal resources within the riparian zone of the property. The proposed docking structure will not have a negative impact on the wetland's ability to continue to provide the nine principal functions and values identified above. The tidal dock structure will not negatively affect flood or tidal flow within the wetland area due to the inconsequential amount of displacement proposed being limited to just the seasonal aspects of the float and gangway, which are meant, by design, to be at or above the water levels. The tidal wetland fish and shellfish habitat is not expected to be impacted due to the minimal impacts below the mean low low water line and construction practices required to be in dry conditions, which will mitigate potential impacts to anadromous and catadromous fish known to occur in the tidal waterbody system. The structure will not have an impediment on fish or shellfish movement through the tidal wetland as piles will be sufficiently spaced apart to allow safe passage through the structure. Construction will occur during low water and/or dry periods of the tide cycle to limit impacts to the surrounding water quality. Additionally, turbidity curtains will be installed to limit suspended solids in the water column when the tide cycle inundates the worksite. The tidal wetland will be protected by designing the dock at a 1:1 height and width ratio and decking will be spaced ¾ inch to allow for proper sun penetration through to the vegetated salt marsh underneath. Temporary construction matting will be used to minimize ground pressure from equipment within the salt marsh during construction. The pier length has been reduced to the greatest extent possible by utilizing the most reasonably long seasonal gangway to reach the navigable portion of Sagamore Creek and clearing the leading edge of the salt marsh. The dock itself will be intended to access the associated marine ecosystem. The dock structure has been designed to an adequate size for the associated property that fronts Sagamore Creek. The dock structure is located within a wetland that contributes to the education value, uniqueness heritage and visual quality aesthetics, however the dock structure will not have an impact on the ability for the overall marine ecosystem to continue to provide those functions and values, as similar properties adjacent also contain docks for the use and enjoyment of the waterfrontage.

The purpose of the proposed dock structure is to provide recreational boating access utilizing the previously developed tidal buffer zone as access point. There will be no earth disturbance or grading required associated with the proposed docking structure. Work will be performed from a barge that will be mobilized during high tide and staged off the tidal marsh. Equipment will access from the barge to along the dock alignment traversing over temporary construction matting to install piles. The float and gangway will be pre-fabricated off site and maneuvered into place via a push skiff during high tide and secured into place. Work in the tidal buffer will be done by hand and only using hand tools, thus minimizing the construction footprint requiring less restoration upon completion. Anchors will be installed by professional divers.

The construction sequence for the proposed structure are as follows:

- Mobilize barge with crane, push skiff and timber materials to site during high tide intervals.
- Install turbidity curtain around the perimeter of the work area.
- Establish construction access from barge onto salt marsh utilizing low impact matting within pier alignment equipment access to install piles. The barge and equipment are not be staged in and/or over salt marsh areas.
- Maneuver barge into position during high tide and spud anchor and suspend until dry conditions to install piles and construct pier.
- Install float pile stops during dry conditions that coincides with a low tide interval.
- Install float anchors and chains using a professional diver and maneuver float into place and connect anchor and chains.
- Hoist gangway into place from barge and fix to pier.
- Remove turbidity curtain
- Install access ramp from tidal buffer zone to start of pier. Work to be done from land with little to no mechanical equipment.

Based on the assessment of the current functions and values of the tidal wetland areas and overall marine ecosystem, the proposed tidal docking structure and the construction methods, we believe the proposed project will not have a significant impact on the tidal wetland and marine ecosystem's ability to provide the evaluated functions and values as described.

WETLAND
FUNCTIONS AND VALUES
EVALUATION FORM

Wetland Function-Value Evaluation Form

Total area of wetland NA Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential Distance to nearest roadway or other development 0'

Dominant wetland systems present Intertidal (E2EM1 & E2US3) Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? NA

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list) NA

Wetland I.D. 255 Gosport Road

Latitude _____ Longitude _____

Prepared by: MRC Date 2/24/2025

Wetland Impact:
Type Tidal Area 1589

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	7,	N	Tidal wetland without any presence of sand or gravel or identified aquifer recharge zone.
Floodflow Alteration	Y	1, 4, 6, 7, 8, 9, 10, 11,	Y	Tidal wetlands associated with marine ecosystem is a primary function for altering and retaining flood water from tributaries.
Fish and Shellfish Habitat	Y	1, 3, 4, 5,	Y	Area is known habitat to marine fish and shellfish, including anadromous fish.
Sediment/Toxicant Retention	Y	3, 4, 8, 9	N	The immediate tidal wetland lacks sedimentation or toxicant inputs.
Nutrient Removal	Y	1, 2, 5, 7	N	The immediate tidal wetland lacks vegetation, sources and low water retention time
Production Export	Y	1, 3, 4, 5, 6, 13,	Y	Immediate wetland provides habitat for larger marine ecosystem that provides commercial and recreational fishery
Sediment/Shoreline Stabilization	Y	1, 2, 6, 7, 10, 11,	Y	High wave and tidal activity at this location makes wetland and shoreline critical for shoreline stabilization
Wildlife Habitat	Y	3, 6, 8, 12, 18	Y	Wetland is associated with larger marine ecosystem utilized by permanent and seasonal marine and bird species
Recreation	Y	2, 5, 7, 8, 9, 12	Y	Tidal wetland is associated with larger marine ecosystem that has many recreational opportunities utilized by the general community
Educational/Scientific Value	Y	5, 13, 14,	Y	The tidal wetland is a unique ecosystem to the region where many opportunities exist within the larger marine ecosystem
Uniqueness/Heritage	Y	1, 3, 8, 10, 14, 17, 19, 22, 27, 28.	Y	The associated marine ecosystem is unique for the region and contains documented historical events both pre and post European contact
Visual Quality/Aesthetics	Y	6, 7, 8, 9, 12	Y	The associated marine ecosystem provides aesthetic coastline that are visible from surrounding uplands and from the wtaer.
ES Endangered Species Habitat	Y		Y	Vegetated intertidal system identified within the site.
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland NA Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential Distance to nearest roadway or other development 0'

Dominant wetland systems present Freshwater (PEM1/5) Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? NA

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list) NA

Wetland I.D. 255 Gosport Road

Latitude _____ Longitude _____

Prepared by: MRC Date 2/24/2025

Wetland Impact:
Type Freshwater Area 247

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y X N _____

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	7,	N	Tidal wetland without any presence of sand or gravel or identified aquifer recharge zone.
Floodflow Alteration	Y	1, 4, 6, 7, 8, 9, 10, 11,	Y	Tidal wetlands associated with marine ecosystem is a primary function for altering and retaining flood water from tributaries.
Fish and Shellfish Habitat	Y	1, 3, 4, 5,	Y	Area is known habitat to marine fish and shellfish, including anadromous fish.
Sediment/Toxicant Retention	Y	3, 4, 8, 9	N	The immediate tidal wetland lacks sedimentation or toxicant inputs.
Nutrient Removal	Y	1, 2, 5, 7	N	The immediate tidal wetland lacks vegetation, sources and low water retention time
Production Export	Y	1, 3, 4, 5, 6, 13,	Y	Immediate wetland provides habitat for larger marine ecosystem that provides commercial and recreational fishery
Sediment/Shoreline Stabilization	Y	1, 2, 6, 7, 10, 11,	Y	High wave and tidal activity at this location makes wetland and shoreline critical for shoreline stabilization
Wildlife Habitat	Y	3, 6, 8, 12, 18	Y	Wetland is associated with larger marine ecosystem utilized by permanent and seasonal marine and bird species
Recreation	Y	2, 5, 7, 8, 9, 12	Y	Tidal wetland is associated with larger marine ecosystem that has many recreational opportunities utilized by the general community
Educational/Scientific Value	Y	5, 13, 14,	Y	The tidal wetland is a unique ecosystem to the region where many opportunities exist within the larger marine ecosystem
Uniqueness/Heritage	Y	1, 3, 8, 10, 14, 17, 19, 22, 27, 28.	Y	The associated marine ecosystem is unique for the region and contains documented historical events both pre and post European contact
Visual Quality/Aesthetics	Y	6, 7, 8, 9, 12	Y	The associated marine ecosystem provides aesthetic coastline that are visible from surrounding uplands and from the wtaer.
ES Endangered Species Habitat	Y		Y	Vegetated intertidal system identified within the site.
Other				

Notes:

* Refer to backup list of numbered considerations.

Coastal Vulnerability Assessment

255 Gosport Road, Portsmouth, NH

Prepared by Matthew Cardin, CWS

Date: February 2025

INTRODUCTION

This Coastal Vulnerability Assessment Report is in support of a NHDES Major Wetland Permit application for a proposed tidal docking structure at 255 Gosport Road, Portsmouth, New Hampshire. The project site is identified as Tax Map 224, Lot 10-9, which is a 1.50 acre, developed residential lot with approximately 120 feet of water frontage on Sagamore Creek. The proposed tidal dock structure project requires permanent and seasonal impacts to freshwater and tidal wetlands. The surrounding land use is residential with similar residential docking structures.

METHODS

In Summer and Fall of 2024, Matthew Cardin, NHCWS visited the site to conduct evaluations for wetlands functions and values and for coastal characteristics. The CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019), New Hampshire Coastal Flood Risk Summary part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (referred to herein as "Guidance Document").

Step 1.1 Project Type and Goal

The proposed structure consists of a permanent access ramp within the previously developed tidal buffer zone, connected to a permanent pier consisting of a 6' wide by 200' deck supported by (34) timber piles, connected to a 4' wide by 30' long seasonal aluminum gangway, connected to 10' wide by 40' long seasonal floats to be secured by (4) anchors and chains. The gangway and the float will be temporary structures and will be removed during winter months as to not incur any unnecessary impacts or damage from ice or weather when use is not anticipated. The float will be supported above the substrate at mean low low water with the support of float piles or something similar (i.e. float skids) to allow for a minimum of two feet from the bottom of the float to the intertidal substrate during low tide intervals.

The purpose of the proposed dock structure is to provide recreational boating access utilizing the tidal buffer zone as access point. There will be no earth disturbance or grading required associated with the proposed docking structure. The majority of work will be performed within the proposed dock alignment with temporary matting and equipment access via a barge staged off the edge of the salt marsh. The seasonal components, i.e., gangway and float, will be prefabricated off site. The gangway and float will be delivered by barge and installed using crane and/or pushed skiff during high tide. The helical anchors and chains will be installed by hand by professional divers. A turbidity curtain will be installed prior to construction to contain and isolate turbidity to the immediate work area, therefore only temporary disturbance within the containment area of the turbidity curtain is expected.

Step 1.2 Project Area

The project is located at 255 Gosport Road, Portsmouth, NH, Map 224, Lot 10-9 and consists of approximately 1.5 acres of developed residential property with approximately 120 +/- of frontage along Sagamore Creek. The site is located along the southern shoreline of Sagamore Creek within an alcove south of Buddy Island where the property occurs as a landscaped residential property that contains a freshwater wetland that swales downslope to the water frontage where it diffuses into the tidal marsh associated with Sagamore Creek. The freshwater wetland area consists of a sparsely vegetated swale (PEM1) that transitions to a densely vegetated wetland primarily consisting of Common reed (*Phragmites australis*), and narrow-leaf cattail (*Typha angustifolia*) (PEM5) where it transitions to the tidally influenced saltmarsh. The salt marsh is a densely vegetated saltmarsh containing both high and low salt marsh

vegetation (E2EM1), which transitions abruptly to an intertidal mud flat (E2US3). Access to the site will be from water via a barge to be staged off of the salt marsh edge. The barge will be moved in by a push skiff during high tide intervals.

Step 1.3 Timeframe for the Project

The desired useful life of the project is intended to be in perpetuity to the current residential use of the property. Based on historical use of the property as a residential lot, it is reasonable to expect the current use to continue as such for the foreseeable future. The life expectancy of the structure is dependent on the maintenance and care by the landowners with the expectancy of replacing piles, pier, floats and gangway in the next 30-50 years.

Step 2.1 Project Risk Tolerance

The proposed project is considered to have a relatively high project risk tolerance for the following reasons. The proposed structure has a relatively low replacement cost if needed due to storm or flood damage. The structure is easily adaptable at a time beyond the life expectancy of the structure, at which point the fixed pier can be replaced at a suitable elevation to account for accurate sea level rise projections based on the data at that time.

Step 2.2 Tolerance to Flood Risk

The proposed dock structure is considered to have a medium to high risk tolerance as the structure itself can be easily repaired, adapted and/or removed if need be without little impact to the property or environment.

The risk tolerance to access and service does not apply to the proposed project as it occurs on private property.

The goal of the project is to provide recreational opportunity for the applicant to access Sagamore Creek. It is not anticipated that the project goal will change for as long as the current use of the property remains. Based off the SLR models, the property itself has a moderate flood risk as a large property with the residential use portion being set away from the water front along Sagamore Creek. The proposed structure is adaptable to flood risk and SLR by increasing the elevation of the pier, however, if unreasonable, the dock structure can be removed with little to no impact to the environment.

Step 3.1 Relative Sea Level Rise Scenario (RSLS)

Based on the Guidance Document shown in Step 3, Table A, the RSLS for the proposed tidal dock structure as a high risk tolerance project/structure, is considered to be on the lower magnitude, higher probability scale. Based on this assessment, the probably sea level rise from 2030 to 2150 is as follows:

Timeframe	Sea level rise (ft)
2030	0.7
2050	1.3
2100	2.9
2150	4.6

Step 3.2 – RSLR Impacts to the Project

The proposed dock structure has a fixed point on land at the access landing where the gangway will be attached. The access point is proposed to be approximately 54 feet from the location of the highest observable tide line (HOTL), approximately El. 5.24 (NAVD88). Based on the RSLR described above, the RSLR relative to the HOTL elevation are provided in the table below.

The project site is subject to risks caused by RSLR due to the relatively flat topography of the surrounding land above the HOTL and associated dwelling structure associated with the residential lot. The proposed docking structure is subject to risk associated with RSLR specifically changes caused be erosion and increase in water level. These factors could affect the access points to where the proposed docking structure is located along the HOTL area. However, the overall docking structure is adaptable to the factors listed above by increasing the height of the pier and/or extending the access point beyond the RSLR adjusted HOTL.

Timeframe	Sea level rise (ft)	HOTL* + SLR (El. ~ 5.24' + SLR)
2030	0.7	5.94'
2050	1.3	6.54'
2100	2.9	8.14'
2150	4.6	9.84'

*NAVD88

Step 4.1 – RSLR Coastal Storm Assessment

The proposed docking structure is adjacent to the Sagamore Creek waterbody, which will be subject to 100 and 500 year storms, however the proposed docking structure is consistent with adjacent properties with similar docking structures. Based on the proposed structure having high risk tolerance as a maintainable/adaptable structure to RSLR, the coastal storm impact assessment is low for the overall project.

Step 5.1 – Projected RSL-Induced Groundwater Rise

Based on the Sea-Level Rise Scenarios provided, there is no project groundwater rise associated with RSLR on the project site that will affect the proposed structure.

Step 5.2 – Project Groundwater Depth at the Project Location

Based on the observations gathered during site visits, the estimated seasonal high water table is no shallower than 20" deep and likely extends to 30" plus deep below the soil surface.

Step 6 – Extreme Precipitation Events

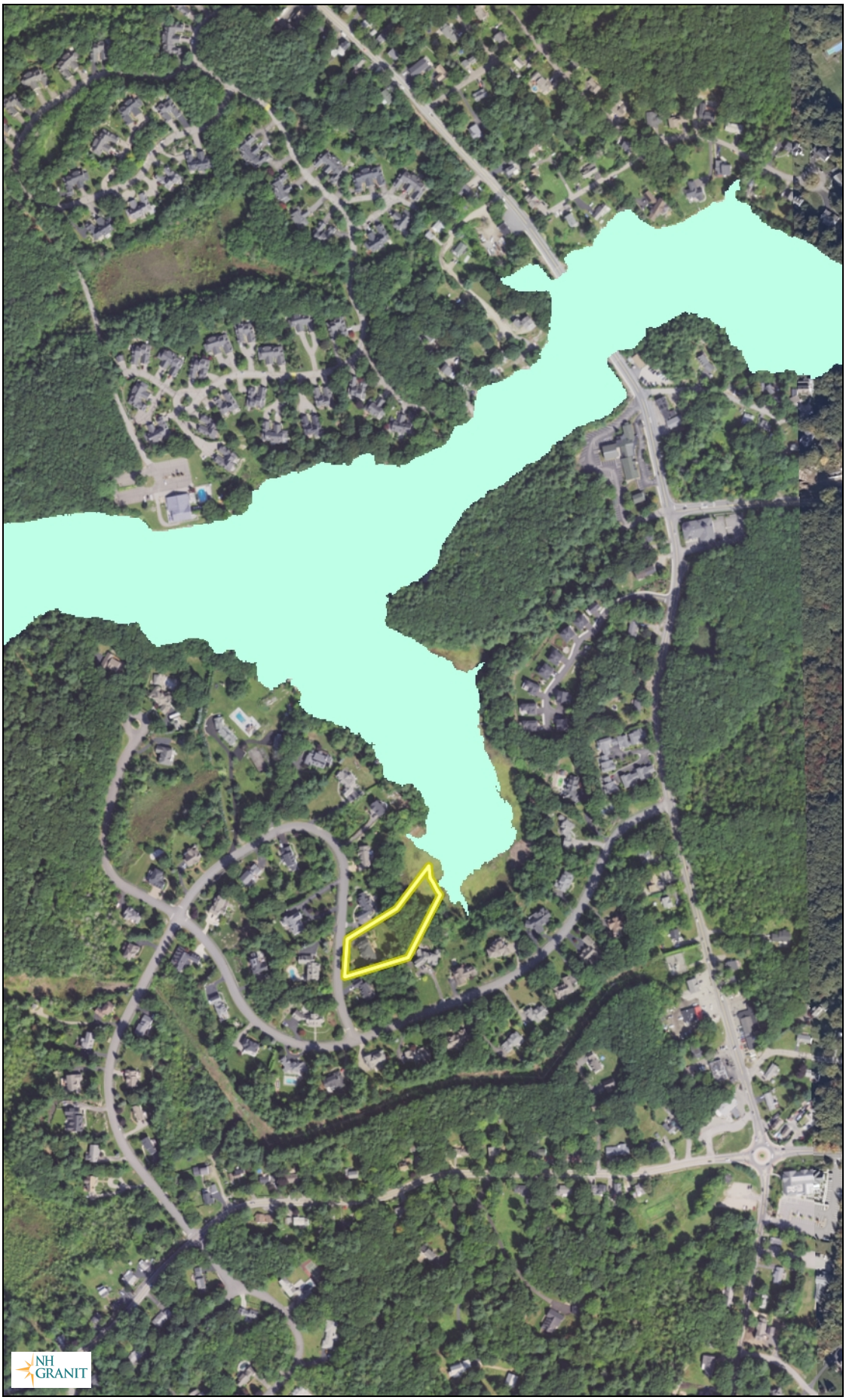
The proposed project has high tolerance to flood risk due to the structure being anchored to the ground with the ability to allow stormwater to pass through and inundate the dock structure without causing harm to the structure or the environment.

Step 7 – Cumulative Coastal Flood Risk to the Project

Based on the high risk tolerance of the proposed tidal dock structure as described above and combined with the other factors assessed including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation occurring together, the tidal dock contains some risk of damage due to coastal flooding,

however the structure is easily maintainable and adaptable to the effects and changes caused by the factors mentioned above.

255 Gosport Road, Portsmouth, NH



Legend

MHHW Baseline

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW Baseline

255 Gosport Road, Portsmouth, NH

Legend

MHHW + 1-ft SLR

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

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW + 1 Ft SLR

255 Gosport Road, Portsmouth, NH

Legend

MHHW + 2-ft SLR

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

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW + 2 Ft SLR

255 Gosport Road, Portsmouth, NH

Legend

MHHW + 4-ft SLR

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

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW + 4 Ft SLR

255 Gosport Road, Portsmouth, NH

Legend

MHHW + 6-ft SLR

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

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW + 6 Ft SLR

255 Gosport Road, Portsmouth, NH

Legend

MHHW + 8-ft SLR

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

Map Scale

1: 6,494

Map Generated: 2/25/2025

Notes

Sea Level Rise Over MHHW
MHHW + 8 Ft SLR

APPLICANT:
GOSPORT REALTY TRUST
255 GOSPORT ROAD
TAX MAP 224, LOT 10-9
FRONTAGE: ~ 140' SAGAMORE CREEK

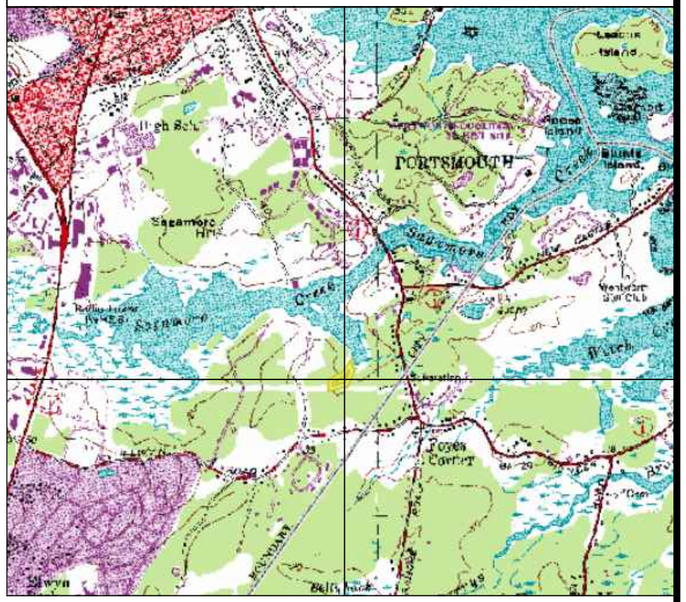
ADJACENT OWNERS
1) MARTHA B. MASIELLO REV. TRUST
TAX MAP 244, LOT 10-10

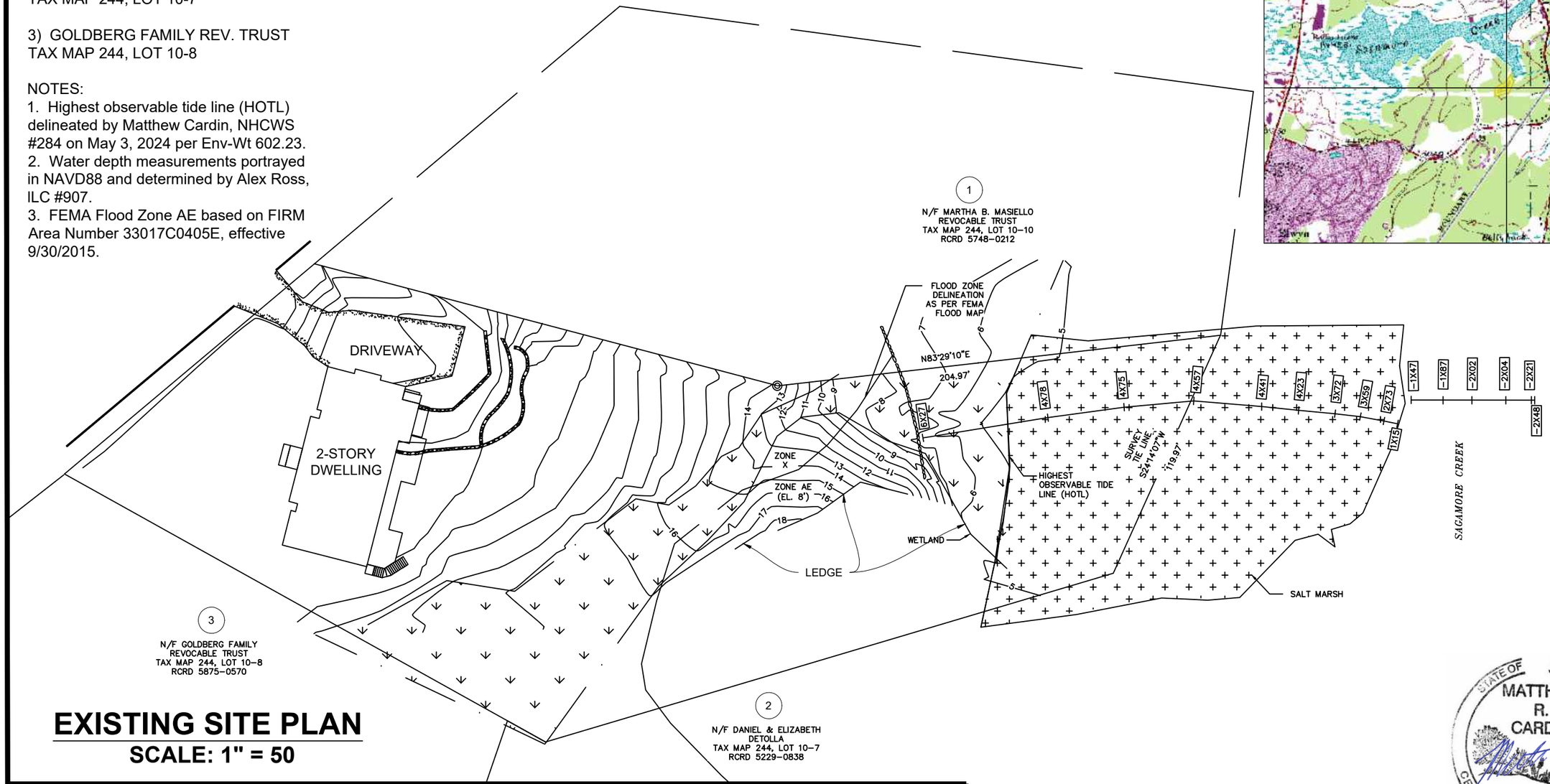
2) DANIEL H. & ELIZABETH DETOLLA
TAX MAP 244, LOT 10-7

3) GOLDBERG FAMILY REV. TRUST
TAX MAP 244, LOT 10-8

NOTES:
1. Highest observable tide line (HOTL) delineated by Matthew Cardin, NHCWS #284 on May 3, 2024 per Env-Wt 602.23.
2. Water depth measurements portrayed in NAVD88 and determined by Alex Ross, lLC #907.
3. FEMA Flood Zone AE based on FIRM Area Number 33017C0405E, effective 9/30/2015.

VICINITY MAP





EXISTING SITE PLAN
SCALE: 1" = 50

Plans Prepared by Matthew Cardin, NHCWS #284

Prepared For:
GOSPORT REALTY TRUST
255 GOSPORT ROAD
PORTSMOUTH, NH 03801

Prepared By:
Matthew Cardin, NH CWS

EXISTING CONDITIONS PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE

ON: SAGAMORE CREEK

TOWN: PORTSMOUTH, NH AT: 255 GOSPORT ROAD STATE: NH

SHEET: 1 of 3 DATE: December 20, 2024

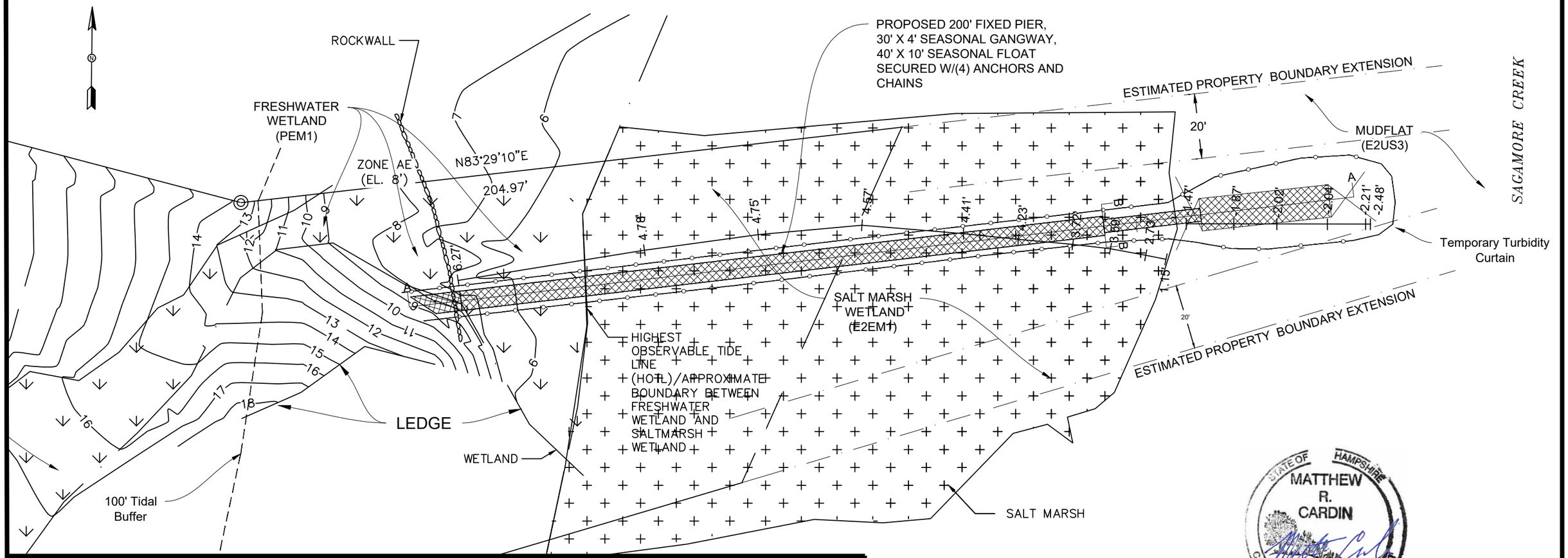
Permitting Notes:

1. The proposed permanent tidal docking structure consists of a 15' x 6' permanent access ramp, connected to a 6' x 200' permanent pier, connected to a 4' x 35' seasonal gangway, connected to a 10 x 40' seasonal float that will be secured by (4) chains and anchors.
2. The gangway and float to be seasonal structures and will be removed during winter months.
3. The float is to be elevated above the mud flat a minimum of 2 feet using skids fixed to the float or float stops.
4. The intertidal zone where the proposed seasonal structures are situated occur over an estuarine unconsolidated sand and mud bottom, and the permanent pier section occurs over high and low salt marsh and freshwater wetlands.
5. The work area or proposed dock location does not contain and SAS or any documented or observed eel grass in the vicinity of the proposed docking structure.
6. Water depths surveyed by Alex Ross, LLS #906. Elevations shown in NAVD88.
7. Highest Observable Tide line (HOTL) and wetlands identified by Matthew Cardin, NHCWS #284 on May 3, 2024 per Env-Wt 602.23.
   - U.S. Army Corps of Engineers Wetland Delineation Manual; Northcentral and Northeast Region Version 2.0 January 2012.
   -Field indicators of Hydric Soils in the U.S., Version 8.2, USFA-NRCS, 2018 and Field Indicators for Identifying Hydric Soils in New England, Version 4, NEIWPCC Wetlands Work Group (2019).
   -Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1997).
8. Total Wetland/Buffer Impacts:

Permanent Tidal Buffer (Access ramp and pier)-	55 sq. ft.
Permanent Freshwater- PEM1 (Pier) -	247 sq ft.
Permanent Tidal (E2EM1) (Pier) -	969 sq ft.
Permanent Seasonal Tidal (gangway and float) -	620 sq ft.

Construction Notes & Sequence:

1. All materials with dock structure to be CCA treated lumber and galvanized hardware. CCA treated lumber to be pre-treated prior to arrival at site.
2. Barge, push boat and skiff to be mobilized during high-tide and positioned within riparian zone beyond limits of salt marsh, and not on or within the vegetated salt marsh.
3. Construction access will be via a barge. Temporary construction access limited to permanent impact area along proposed pier alignment. Temporary construction access through wetland will utilize temporary timber mats placed along proposed pier alignment during construction. Timber mats to be removed as soon as pier is completed.
4. Temporary turbidity curtain to be placed around work area during high tide to once construction has temporarily stopped.
5. Materials are to be mobilized to site via barge. Float and gangway are to be pre-fabricated off-site and will be delivered via barge.
6. The float and gangway will be delivered to site via barge and skiff during a high tide and the gangway will be brought in via land and handled/installed by hand. The anchors will be installed by boat during high tide
7. With the exception of installing the float and anchors/chains, all work is to be done during low-tide intervals where there is no flowing water within the work area.
8. Per NHFG work is to be done during dry periods (i.e. during low-tide intervals).
9. Per NH Natural Heritage Bureau impacts to the vegetated salt marsh are to be limited to the furthest extent possible by minimizing personnel and machinery use within sensitive areas.



STATE OF HAMPSHIRE
MATTHEW R. CARDIN
No. 284
CERTIFIED WETLAND SCIENTIST

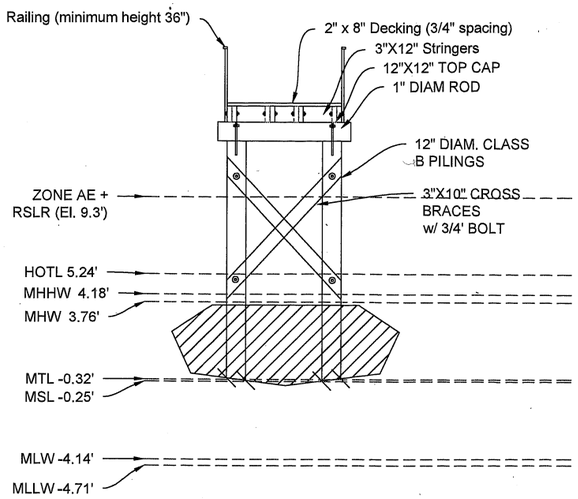
Prepared For:
GOSPORT REALTY TRUST
255 GOSPORT ROAD
PORTSMOUTH, NH 03801

Prepared By:
Matthew Cardin, NH CWS

PROPOSED PLANS PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE
ON: SAGAMORE CREEK
TOWN: PORTSMOUTH, NH AT: 255 GOSPORT ROAD STATE: NH
SHEET: 2 OF 3 DATE: December 20, 2024

PROPOSED NEW DOCK
SCALE: 1" = 30'

Plans Prepared by Matthew Cardin, NHCWS #284

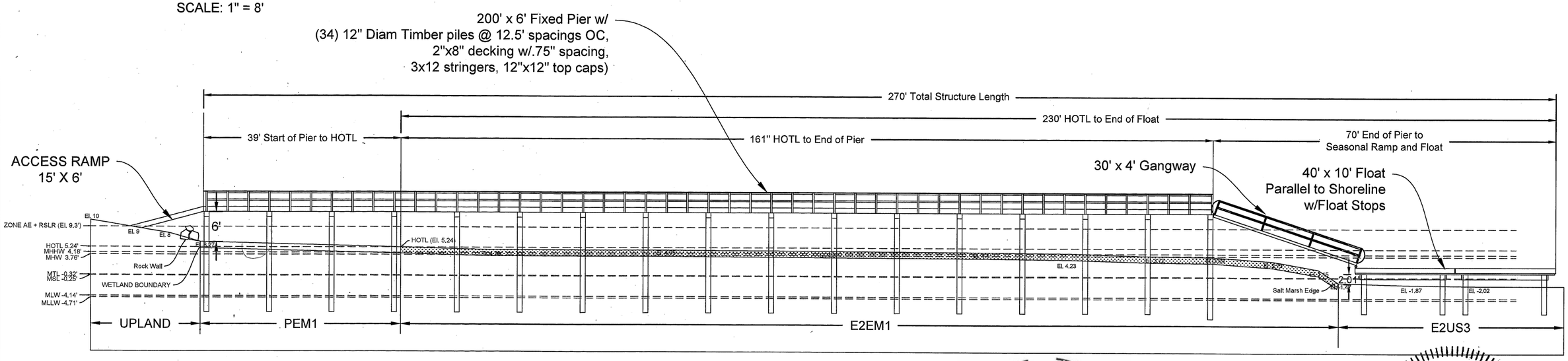


PROPOSED DOCK CROSS-SECTION B-B

SCALE: 1" = 8'

Resiliency and Basis of Analysis:

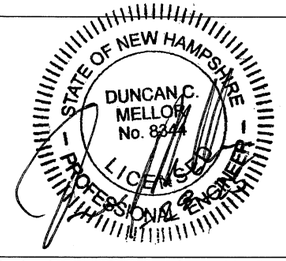
1. The resiliency recommendation and basis of analysis by Civilworks New England (CNE) for this project is limited to the recommendations and analysis in these notes. The client has provided the survey data and flood elevations upon which CNE is relying for the analysis. CNE has not field verified any survey data and cannot warranty the accuracy of the data provided.
2. Basic wind and wave analysis has been performed to establish pile lateral testing loads during construction to provide a reasonable level of confidence that the proposed dock mooring piles and pier piles will be adequate to resist environmental loads from wind and waves at this location with the float at a water level of the FEMA 100 YR flood plus a sea level rise allowance provided by Matthew Cardin, CWS, using NHDES guidelines.
3. Basic wind speed for the site for the float is 84 mph with load factor removed per ASCE 7 for Risk Category 1, at 3 second gust. Surface roughness B and Exposure C, giving a wind pressure of 16 PSF
4. Basic wind speed for the site for the pier is 95 MPH with load factor removed per ASCE 7 for risk category 2, at 3 second gust. Surface Roughness B and Exposure C, giving wind pressure of 17.7 PSF
5. Wind pressure on float: As several days of advanced notice is anticipated ahead of such severe winds, it is assumed a docked boat would be removed for the dock and only the float will be subject to the environmental loading. With a float freeboard of 1.2 ft and 40 ft length on four moorings, the lateral wind load per mooring is about 240 pounds and longitudinal wind load of about 120 pounds.
6. The wind pressure on the pier, has lateral wind load per pile bent (two piles plus superstructure) is about 166 pounds.
7. Timber pile strength was checked for impact of a drifting ice floe with dimensions of 20 FT by 12 FT by 1 FT draft and a drift speed of 0.5 FPS and pile bending stress was acceptable.
8. Average wind wave fetch from southeast is 1,500 FT. The basic wind speed (ASCE 7) is adjusted from a 3 second gust to a longer duration needed to build fully developed wind waves, gives a significant non-breaking wave height of 1.0 FT with a 1.4 second period with minimal load. The lateral wave plus wind load on a pier bent (two piles) is 217 pounds using a H10 wave.
9. The recommended lateral test load per float mooring is 509 pounds axial to provide a factor of safety of 1.5. It is recommended that the field load tests be observed by a professional engineer for compliance with the analysis intent.
10. The recommended lateral test load on each pier bent is 326 pounds applied at elevation 9.3 FT NAVD88 to provide a factor of safety of 1.5 and prove adequate pile embedment. It is recommended that the field load tests be observed by a professional engineer for compliance with the analysis intent.



PROPOSED DOCK CROSS-SECTION A-A

SCALE: 1" =20'

Plans Prepared by Matthew Cardin, NHCWS #284



The timber dock structure design has not been performed by Duncan Mellow, PE NH#8344. The attached PE stamp is limited to analysis requested by NHDES Wetlands Bureau for Vulnerability Assessment of the proposed structure to not break free as a result of tidal forces up to and including the 100 year recurrence event per Env-Wt 606.06(E)(3) if the pile installation and dock construction meet the specified load testing criteria.

Prepared For:
GOSPORT REALTY TRUST
255 GOSPORT ROAD
PORTSMOUTH, NH 03801

Prepared By:
Matthew Cardin, NH CWS

PROPOSED PLANS PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE

ON: SAGAMORE CREEK

TOWN: PORTSMOUTH, NH AT: 255 GOSPORT ROAD STATE: NH

SHEET: 3 of 3 DATE: December 20, 2024

RATH
YOUNG
PIGNATELLI

INSIGHT MATTERS

James J. Steinkrauss
Attorney-At-Law
jjs@rathlaw.com
Please reply to: Concord Office

March 17, 2025

VIA ELECTRONIC MAIL
& FIRST CLASS MAIL

appeals@des.nh.gov

Wetlands Council
Attn: Appeals Clerk
NH Department of Justice
1 Granite Place South
Concord, NH 03301

RE: Notice of Appeal of the Sagamore Landing Condominium Association
Docket No. 24-06 WtC

Dear Ms. Doucette,

Enclosed please find the Assented-to Motion to Intervene submitted behalf of Jon and Joan Dickinson pursuant to Ec-Wet 203.08 in the above-referenced matter. This letter and motion are filed in accordance with Ec-Wet 201.03(c),(d). A paper copy will be mailed to the attention of the Appeal Clerk within five (5) days of this filing.

Please feel free to contact me with any questions. Thank you for your attention to this matter.

Sincerely,

James J. Steinkrauss

Enc.

RATH
YOUNG
PIGNATELLI

INSIGHT MATTERS

Nathan W. Kenison-Marvin, Esq., Asst. Attorney General
(via email at Nathan.W.Kenison-Marvin@doj.nh.gov

David and Margaret Witham and Sagamore Landing Condominium Association
through their counsel (via email at jturner@sheehan.com)

John-Mark Turner, Esq. (via email at jturner@sheehan.com)

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)

Mary Ann Tilton, Wetlands Assistant Bureau Administrator, NHDES
(via email at keely.lovato@doj.nh.gov)

Rene Pelletier, Director of Water Division
Wetlands Bureau Administrator (via email at keely.lovato@doj.nh.gov)

Portsmouth Municipal Clerk (via mail)
1 Junkins Avenue, Portsmouth, NH 03801

Portsmouth Conservation Commission (via mail)
1 Junkins Avenue, Portsmouth, NH 03801

Martin & Cristina Kurowski (via mail)
212 Walker Bungalow Road
Portsmouth NH 03801

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION
AND DAVID AND MARGARET WITHAM
NHDES Wetlands Permit No. 2018-03677

MOTION TO INTERVENE

Now comes, Jon and Joan Dickinson, owners of property located at 220 Walker Bungalow Road, Portsmouth, New Hampshire ("Permittees") who applied for the New Hampshire Department of Environmental Services ("NHDES") Wetlands Permit No. 2018-03677, as amended on February 21, 2024, which is the subject of the above-referenced appeal. The Permittees hereby move to be added as an intervening party pursuant to Ec-Wet 203.08(a) and NH RSA 541-A:32. The Permittees state the following in support of its motion:

1. Jon and Joan Dickinson are owners of property located at 220 Walker Bungalow Road, Portsmouth, New Hampshire, at Tax Map 223, Lot 30 and referred to in the warranty deed to Jon and Joan Dickinson dated September 24, 2017, recorded October 30, 2017 at the Rockingham County Registry of Deeds at Book 5866, Page 1780[1] (hereinafter the "Property").

2. On February 16, 2023, the Permittees, through their engineers, Ambit Engineering, Inc., filed an amended application to NHDES Wetlands Permit No. 2018-03677 for a permanent tidal docking structure at the Property. A copy of which is attached hereto as Exhibit A.

[1] See Revised Notice of Appeal of Sagamore Landing Condominium Association, Docket No. 24-06 WtC, Part D at 2.

3. On February 23, 2024, NHDES issued amended Wetlands Permit No. 2018-03677 (hereinafter the "Decision").[2]

4. On March 24, 2024, the Appellants, Sagamore Landing Condominium Association and David and Margaret Witham filed the Notice of Appeal in the above-referenced docket challenging the Decision. On December 20, 2024, the Appellants filed a revised Notice of Appeal in the above referenced docket challenging the Decision.

5. As applicants for the amended Wetlands Permit No. 2018-03677, owners of the property, and their Property and rights being directly impacted by the Decision, the Permittees have a substantial right and interest that will be directly affected by the outcome of the pending appeal in Docket No. 24-06 WtC.

6. The Permittees, having substantial rights and interests and being directly affected by the outcome of the pending appeal of the Decision, are proper parties to be added and intervene in this appeal pursuant to RSA 482-A:10, V-a.

7. The Permittees, are proper parties to the appeal with substantial interests impacted by the outcome of the appeal file demonstrated by their ownership of the Property, Exhibit A, and the Decision, and they file this motion to intervene more than three (3) days prior to the hearing. See RSA 541-A:32, I(a),(b).

8. Granting this motion to add the Permittees as a party to this appeal would be in the interest of justice and serve to further the orderly and prompt conduct of these proceedings. See RSA 541-A:32, I(c).

---

[2] See Revised Notice of Appeal of Sagamore Landing Condominium Association, Docket No. 24-06 WtC, Exhibit A, at 10-13.

9. The Permittees contacted counsel for the parties and gained assent to this motion by both the Appellants and NHDES.

WHEREFORE, the Permittees request that the Wetlands Council and Hearing Officer grant this motion to intervene to add the Permittees as parties.

Respectfully submitted,

JON AND JOAN DICKINSON

By Their Attorney,

RATH, YOUNG AND PIGNATELLI, P.C.

Dated: March 17, 2025

By: _____

James J. Steinkrauss, Esq.
(NH Bar #273631)
One Capital Plaza
Concord, NH 03302
(603) 226-2600
jjs@rathalw.com

With Assent:

Appellants, Sagamore Landing Condominium Assoc. &
David and Margaret Witham

Dated: March 17, 2025

By: */s/ John Mark Turner*

John Mark Turner
1000 Elm Street, PO Box 3701
Manchester, NH 03105
(603) 627-8143; jturner@sheehan.com

Appellee, New Hampshire Department of Environmental Services

Dated: March 17, 2025

By: */s/Keely Lovato*

Keely Lovato
Office of the Attorney General
Environmental Protection Bureau
1 Granit Place South
Concord, NH 03302
(603) 271-3679; keely.lovato@doj.nh.gov

CERTIFICATION

I hereby certify that on this date, a copy of the foregoing Motion to Intervene was sent via e-mail or first class mailed pursuant to Ec-Wet 201.03 on March 10, 2025 to counsel and parties of record listed below:

John Mark Turner, Esq. (via email at *jturner@sheehan.com)*
(Counsel for Sagamore Landing Condominium Assoc. & David and Margaret Witham)
Sheehan Phinney Bass & Green, P.A.
1000 Elm Street, PO Box 3701
Manchester, NH 03105

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)
(Counsel for the New Hampshire Department of Environmental Protection)
Office of the Attorney General
Environmental Protection Bureau
1 Granite Place South
Concord, NH 03301
(603) 271-3679

Portsmouth Municipal Clerk (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801

Portsmouth Conservation Commission (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801

David and Margaret Witham (through counsel via email at *jturner@sheehan.com*)
238 Walker Bungalow Road
Portsmouth, NH 03801

Jon and Joan Dickinson (through counsel via email at *jjs@rathlaw.com*)
1242 Ocean Boulevard

Rye, NH 03870

Mary Ann Tilton, Wetlands Assistant Bureau Administrator (via email at *keely.lovato@doj.nh.gov*)
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

Rene Pelletier, Director of Water Division (via email at *keely.lovato@doj.nh.gov*)
Wetlands Bureau Administrator
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

Michelle A. Doucette, Appeals Clerk (via email at *appeals@des.nh.gov*)
New Hampshire Department of Justice
C/O New Hampshire Wetlands Council
1 Granite Place South
Concord, NH 03301

Nathan W. Kenison-Marvin, Esq. (via email at *Nathan.W.Kenison-Marvin@doj.nh.gov*)
Assistant Attorney General
New Hampshire Department of Justice
Office of the Attorney General
1 Granite Place – South
Concord, NH 03301

Sagamore Landing Condominium Assoc. (through counsel via email to *jturner@sheehan.com*)
c/o Danielle Megliola
284 Walker Bungalow Road
Portsmouth, NH 03801

Martin & Cristina Kurowski (via first class mail)
212 Walker Bungalow Road
Portsmouth, NH 03801

Dated: March 17, 2025

By: */s/ James J. Steinkrauss*
James J. Steinkrauss

EXHIBIT A

Permittees Motion to Intervene

February 16, 2023 Amended Application

LETTER OF TRANSMITTAL

TO: NH DES Wetlands Bureau
Pease International Tradeport
222 International Drive, Suite 175
Portsmouth, NH 03801

FROM:
AMBIT ENGINEERING, INC.
Civil Engineers and Land Surveyors
200 Griffin Road, Unit 3
Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

DATE: 2/16/2023	JOB NO. 2552.38
ATTENTION: David Price	
RE: DES File: 2018-03677	
220 Walker Bungalow Road, Portsmouth, NH	

WE ARE SENDING YOU
- ☐ SHOP DRAWING
- ☒ PLANS
- ☐ SAMPLES

- ☒ ATTACHED
- ☐ COPY OF LETTER
- ☐ CHANGE ORDER
- ☒ OTHER Amendment Request Form

- ☐ UNDER SEPARATE COVER VIA
- ☐ PRINTS
- ☐ SPECIFICATIONS

COPIES	DATE	REVISION	DESCRIPTION
1	2/16/23		Amendment Request Form and Attachments
1	2/13/23		Revised Plans (full size)

THESE ARE TRANSMITTED AS CHECKED BELOW

- ☒ FOR YOUR APPROVAL
- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR BIDS DUE
- ☐ FOR REVIEW AND COMMENT
- ☐ RETURNED AFTER LOAN TO US

REMARKS

COPY TO John Bosen, Client

If enclosures are not as noted, kindly notify us at once.

NHDES-W-06-081

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

AMENDMENT REQUEST FORM FOR A WETLANDS APPLICATION OR PERMIT
Water Division/Land Resources Management
Wetlands Bureau

RSA/Rule: RSA 482-A:3, XIV(e)/ Env-Wt 311.13; Env-Wt 314.07

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

Any request for an amendment to a wetlands application or permit must be submitted to the Department on this form. An applicant may request an amendment to a pending permit application or an existing permit, provided the proposed change does not constitute a "**significant amendment**." A "**significant amendment**" means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project's impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the Department (RSA 482-A:3, XIV(e)).

SECTION 1 - REQUESTED AMENDMENT TYPE AND AMENDMENT CRITERIA

Does the proposed change constitute a "significant amendment" as provided in RSA 482-A:3, XIV(e) and described above? ☐ Yes ☒ No

If you answered "yes" to the previous question, then you cannot request an amendment using this form and must file a new permit application.

☒ AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: 2018-03677 (proceed to Section 2)
☐ AMENDMENT TO EXISTING PERMIT NUMBER: (proceed to Section 3)

SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION

☐ Not applicable

To request an amendment to a pending permit application, the applicant must:

- Submit the information required by Env-Wt 311.03, showing the changes prior to the Department's issuance of a final decision on the application, including but not limited to, a revised set of plans and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to each person to whom notice of the original application was sent prior to filing the amended application with the Department (Env-Wt 311.13).

☒ By checking this box, you confirm that you have provided all information required pursuant to Env-Wt 311.03 to the Department and provided the required notice(s) as described above.

NHDES-W-06-081

SECTION 3 - AMENDMENT TO AN EXISTING PERMIT

☐ Not applicable

To request an amendment to an existing permit, the permittee must:

- Submit the information required and filed with the original permit application, including but not limited to a revised set of plans, and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to all who received notice of the original application prior to filing the amended application with the Department (Env-Wt 314.07).

☐ By checking this box, you confirm that you have provided all necessary information to the Department and provided the required notice(s) as described above.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Portsmouth, NH 03801
Certified Mail Fee $4.15
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.63
Total Postage and Fees $8.13
Sent To
Martin Kurowski & Cristina Galli
Street and Apt. No., or PO Box No.
212 Walker Bungalow Road
City, State, ZIP+4®
Portsmouth, NH, 03801
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0801
12
PORTSMOUTH NH 03801
FEB 15 2023
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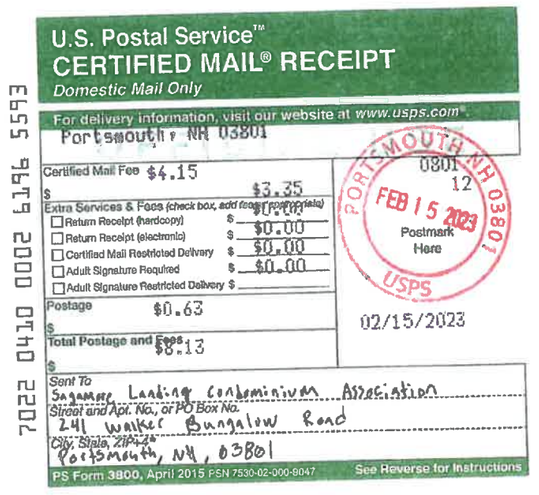
USPS
02/15/2023
7022 0410 0002 6196 5609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Portsmouth, NH 03801
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$3.35
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.63
Total Postage and Fees $8.13
Sent To
Sagamore Landing Condominium Association
Street and Apt. No., or PO Box No.
241 Walker Bungalow Road
City, State, ZIP+4®
Portsmouth, NH, 03801
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
0801
12
PORTSMOUTH NH 03801
FEB 15 2023
Postmark Here
USPS
02/15/2023
7022 0410 0002 6196 5593

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

15 February, 2023

Sagamore Landing Condominium Association
241 Walker Bungalow Road
Portsmouth, NH 03801

RE: New Hampshire DES Wetland Application for proposed tidal docking structure for Jon & Joan Dickinson, 220 Walker Bungalow Road, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for a tidal docking structure,** on behalf of your abutter, **Jon & Joan Dickinson.**
This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Jon & Joan Dickinson** proposes a project that requires construction in the previously developed 100' Tidal Buffer Zone, and jurisdictional wetlands.

Please note that you are receiving this notification for a second time as plans for the proposed project have been revised, dated February 13, 2023. NH DES requires notification when an amendment for a pending Wetland Permit Application is submitted.

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

Sincerely,

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

CERTIFIED MAIL/Return Receipt Requested

200 Griffin Rd., Unit 3, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

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

15 February, 2023

Martin Kurowski & Cristina Galli
212 Walker Bungalow Road
Portsmouth, NH 03801

RE: New Hampshire DES Wetland Application for proposed tidal docking structure for Jon & Joan Dickinson, 220 Walker Bungalow Road, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for a tidal docking structure,** on behalf of your abutter, **Jon & Joan Dickinson.**
This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Jon & Joan Dickinson** proposes a project that requires construction in the previously developed 100' Tidal Buffer Zone, and jurisdictional wetlands.

Please note that you are receiving this notification for a second time as plans for the proposed project have been revised, dated February 13, 2023. NH DES requires notification when an amendment for a pending Wetland Permit Application is submitted.

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

CERTIFIED MAIL/Return Receipt Requested

200 Griffin Rd., Unit 3, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

24 August, 2022

Martin F. Kurowski & Cristina Galli
212 Walker Bungalow Road
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for construction of a tidal docking structure for Jon & Joan Dickinson, 220 Walker Bungalow Road, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services (DES) Wetlands Bureau, in accordance with State Law that our abutter, **Jon & Joan Dickinson** has shown us plans (dated 8/12/22) depicting the proposed tidal docking structure on their property (Tax Map 223, Lot 20) prepared by Ambit Engineering, Inc. We are aware that the proposed structure and any boat attached to the proposed float, may extend beyond the 20 foot setback from the property line extended that we share with the **Jon & Joan Dickinson.**

In accordance with DES rules, we hereby sign this letter to indicate our acceptance of the proposed structure and any boat attached to the proposed float that may extend beyond the 20 foot setback of the property line extended that we share with the **Jon & Joan Dickinson.** Specifically, we sign this letter with the understanding (as shown by plan) that **no part of the proposed docking structure will extend beyond or be allowed within 10 feet of the property line** that we share with Tax Map 223, Lot 20; this includes fixed or floating structures, docked vessels, or any permanent or temporary attachments.

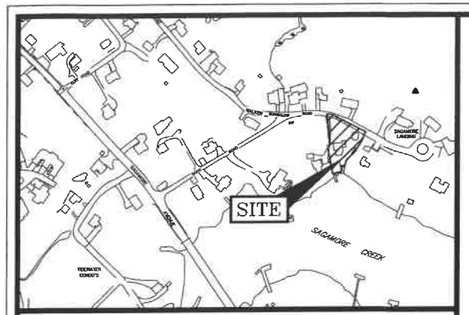
Sincerely,

Martin F. Kurowski & Cristina Galli
212 Walker Bungalow Road
Portsmouth, NH 03801
Tax Map 223, Lot 21

By: CRISTINA GALLI / [signature]
Printed Name & Title
Martin Kurowski / [signature]

Notarized by
Sarah J. Pendleton
on 9/9/2022

SARAH J. PENDLETON
Notary Public, State of New Hampshire
My Commission Expires Aug. 18, 2026

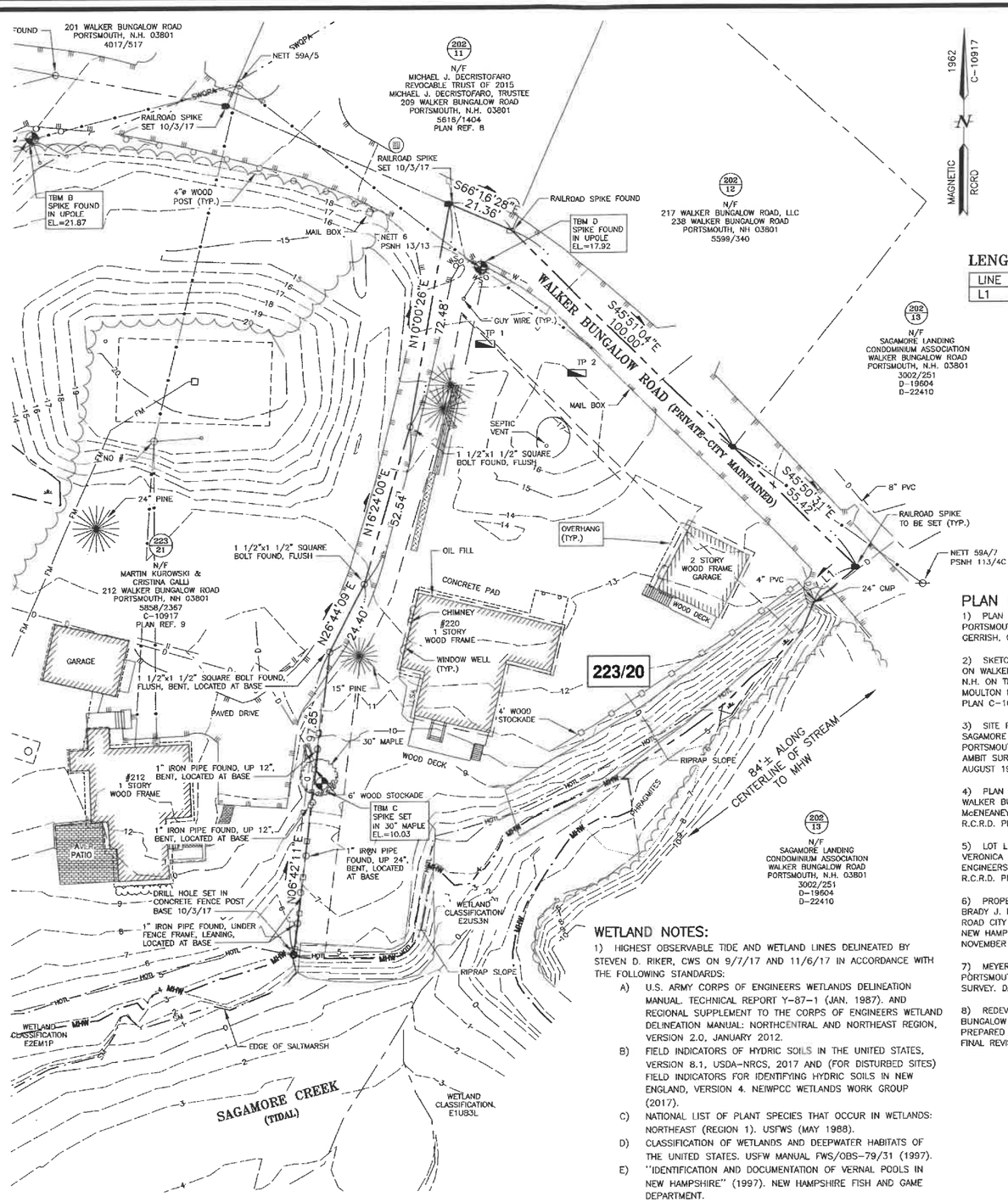


LOCATION MAP SCALE 1"=300'

LEGEND:

EXISTING

N/F		NOW OR FORMERLY
RP		RECORD OF PROBATE
RCRD		ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/27		MAP 11 / LOT 21
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
NHHB FND		NHDOT BOUND FOUND
TB FND		TOWN BOUND FOUND
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
		MEAN HIGH WATER LINE
		HIGHEST OBSERVABLE TIDE LINE
D		STORM DRAIN
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100		CONTOUR
97x3		SPOT ELEVATION
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		UTILITY POLE (w/ GUY)
SO		WATER SHUT OFF/CURB STOP
GV		GATE VALVE
HYD		HYDRANT
GWE		METER (GAS, WATER, ELECTRIC)
CB		CATCH BASIN
TP 6		TEST PIT
A-1		EDGE OF WETLAND FLAGGING
EL.		ELEVATION
EP		EDGE OF PAVEMENT
TBM		TEMPORARY BENCHMARK
TYP.		TYPICAL



GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE AND WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 9/7/17 AND 11/6/17 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
   - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2017).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PLAN REFERENCES:

1) PLAN OF LOT FOR MR. & MRS. LAWRENCE CIOTTI PORTSMOUTH, ROCKINGHAM CO., N.H. PREPARED BY C.S. GERRISH, CE. DATED NOVEMBER 1963. NOT RECORDED.

2) SKETCH SHOWING PROPERTY OF GORDON F. YOUNG LOCATED ON WALKER BUNGALOW RD. PORTSMOUTH, ROCKINGHAM COUNTY, N.H. ON THE SHORE OF SAGAMORE CREEK. PREPARED BY MOULTON ENGINEERING CO. INC. DATED JUNE 18, 1962. R.C.R.D. PLAN C-10917.

3) SITE PLANS SAGAMORE LANDING CONDOMINIUM FOR SAGAMORE LANDING TRUST WALKER BUNGALOW ROAD PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT SURVEY. DATED JULY 1993. FINAL REVISION DATE 20 AUGUST 1993. R.C.R.D. PLAN D-22410

4) PLAN OF LAND FOR MARILYN I. & DONALD D. BRODY 238 WALKER BUNGALOW RD. PORTSMOUTH, N.H. PREPARED BY McENEANEY SURVEY ASSOCIATES. DATED AUGUST 2, 1989. R.C.R.D. PLAN D-19604.

5) LOT LINE REVISION PORTSMOUTH, N.H. FOR JAMES & VERONICA VAROTSIS. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. DATED NOVEMBER 1976. R.C.R.D. PLAN C-6463.

6) PROPERTY STAKEOUT SKETCH OWNER: BRIAN NESTE & BRADY J. BYRD PROPERTY LOCATION: 184 WALKER BUNGALOW ROAD CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED NOVEMBER 11, 2009. NOT RECORDED.

7) MEYER RESIDENCE 209 WALKER BUNGALOW ROAD PORTSMOUTH, N.H. EXISTING CONDITIONS. PREPARED BY AMBIT SURVEY. DATED JANUARY 8, 1999. NOT RECORDED.

8) REDEVELOPMENT PLAN KUROWSKI RESIDENCE 212 WALKER BUNGALOW ROAD PORTSMOUTH, N.H. EXISTING CONDITIONS PLAN. PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2017, FINAL REVISION DATE OCTOBER 4, 2017. NOT RECORDED.

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON LICENSED LAND SURVEYOR

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

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.

JOHN R. CHAGNON, LLS #738 — DATE 8.12.22

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 20.

2) OWNER OF RECORD:
JON DICKINSON & JOAN DICKINSON
220 WALKER BUNGALOW ROAD
PORTSMOUTH, N.H. 03801
5866/1780
PLAN REF. 1

3) PARCEL IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE AE (EL 9) AS SHOWN ON FIRM PANEL 33015C0286E, EFFECTIVE MAY 17, 2005.

4) EXISTING LOT AREA: (TO MEAN HIGH WATER)
22,108± S.F.
0.5075± AC

5) PARCEL IS LOCATED IN SINGLE RESIDENCE B (SRB) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

	MIN. LOT AREA:	15,000 S.F.
	FRONTAGE:	100 FT.
	SETBACKS:	FRONT: 30 FT.
SIDE:	10 FT.	
REAR:	30 FT.	
	MAXIMUM STRUCTURE HEIGHT:	35 FT.
	MAXIMUM BUILDING COVERAGE:	20%
	MINIMUM OPEN SPACE:	40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 223, LOT 20 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS NH DOT DISC 397-0990.

9) WESTERLY BOUNDARY LINE OF THE PARCEL IS REFERRED TO AS A PRIVATE ROAD IN PRECEDING DEEDS FOR THE PROPERTY TO THE WEST (SEE 1024/241). THE DEED FOR THE SUBJECT PARCEL REFERS TO THIS LINE AS A PRIVATE ROAD (SEE 5866/1780). EASTERLY BOUNDARY LINE IS REFERRED TO AS THE CENTERLINE OF A DITCH OR SMALL STREAM LEADING NORTHERLY FROM SAGAMORE CREEK. OWNERSHIP ONLY EXTENDS TO THE CENTERLINE OF THE CREEK IN THE AREA ABOVE MEAN HIGH WATER.

10) UPDATED SITE CONSTRUCTION ON TAX MAP 223 LOTS 20 & 21 IS NOT SHOWN HEREON.

DICKINSON DOCK
220 WALKER BUNGALOW ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	UPDATED TOPO	8/12/22
0	ISSUED FOR COMMENT	11/16/17

REVISIONS

STATE OF NEW HAMPSHIRE STEVEN D. RIKER No. 219 CERTIFIED WETLANDS SCIENTIST

SCALE: 1" = 20' NOVEMBER 2017

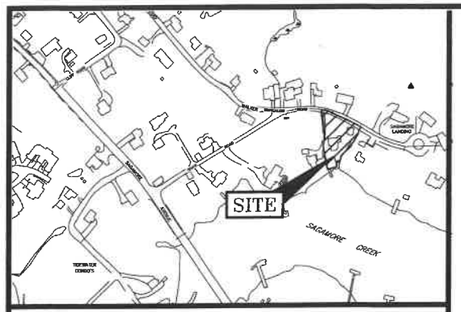
EXISTING CONDITIONS PLAN

C1

FB 256 PG 69

329.01

2552.38



LOCATION MAP SCALE 1"=300'

LEGEND:

EXISTING

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RCRD		ROCKINGHAM COUNTY REGISTRY OF DEEDS
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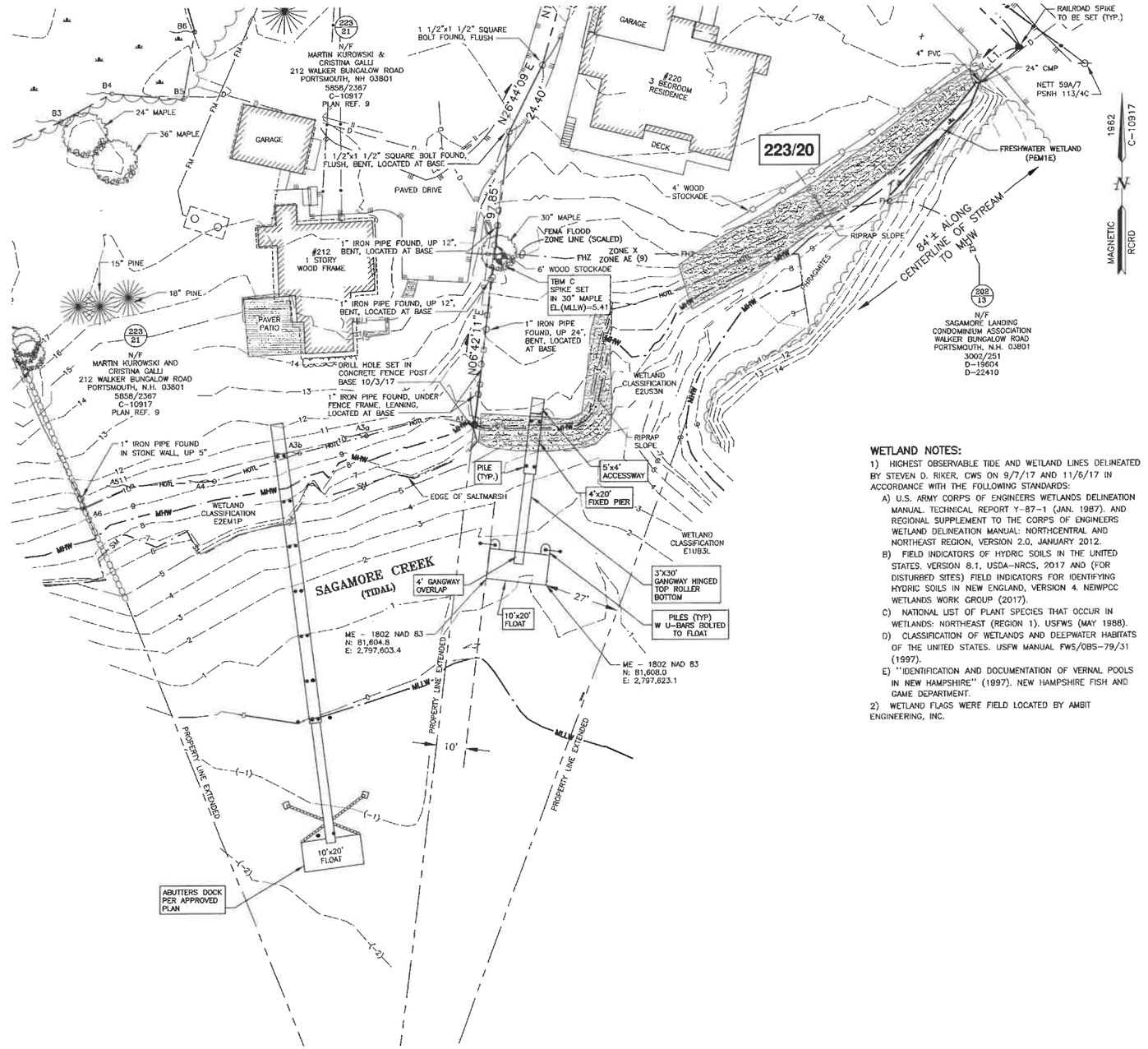
NHHB FND		NHDOT BOUND FOUND
TB FND		TOWN BOUND FOUND
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
100		CONTOUR
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE

PREVIOUS DES PERMIT APPROVALS:

NH DES WETLANDS: 93-01664
NH DES WETLANDS: 2010-03326
NH DES WETLANDS: 2018-02479
NH DES SHORELAND: 2018-01656



GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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

JOHN R. CHAGNON, LLS #738 — DATE 2.13.23

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE AND WETLAND LINES DELINEATED BY STEVEN D. RIKER, CWS ON 9/7/17 AND 11/6/17 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 20.

2) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

3) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

4) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

5) THE LIMIT OF WORK IS TO BE CLEARLY UNDERSTOOD WITHIN THE JURISDICTIONAL AREAS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED DOCK ON MAP 223 LOT 20 IN THE CITY OF PORTSMOUTH.

7) VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS NH DOT DISC 397-0990, REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8419870, SEAVEY ISLAND. MLLW BEING 4.62' LOWER THAN 0.00 NAVD88. MHW LINE AS SHOWN IS AT ELEV. 8.43 MLLW.

8) WESTERLY BOUNDARY LINE OF THE PARCEL IS REFERRED TO AS A PRIVATE ROAD IN PRECEDING DEEDS FOR THE PROPERTY TO THE WEST (SEE 1024/241). THE DEED FOR THE SUBJECT PARCEL REFERS TO THIS LINE AS A PRIVATE ROAD (SEE 5866/1780). EASTERLY BOUNDARY LINE IS REFERRED TO AS THE CENTERLINE OF A DITCH OR SMALL STREAM LEADING NORTHERLY FROM SAGAMORE CREEK. OWNERSHIP ONLY EXTENDS TO THE CENTERLINE OF THE CREEK IN THE AREA ABOVE MEAN HIGH WATER.

9) UPDATED SITE CONSTRUCTION ON TAX MAP 223 LOTS 20 & 21 IS NOT SHOWN HEREON.

DICKINSON DOCK
220 WALKER BUNGALOW ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	SHORTEN DOCK LENGTH	2/13/23
2	DOCK LAYOUT	8/12/22
1	ADD NOTE 8	2/19/19
0	ISSUED FOR COMMENT	12/7/18

REVISIONS

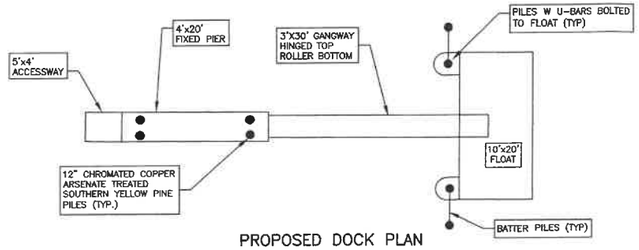
JOHN R. CHAGNON — NEW HAMPSHIRE — LICENSED LAND SURVEYOR

STEVEN D. RIKER — No. 219 — CERTIFIED WETLAND SCIENTIST

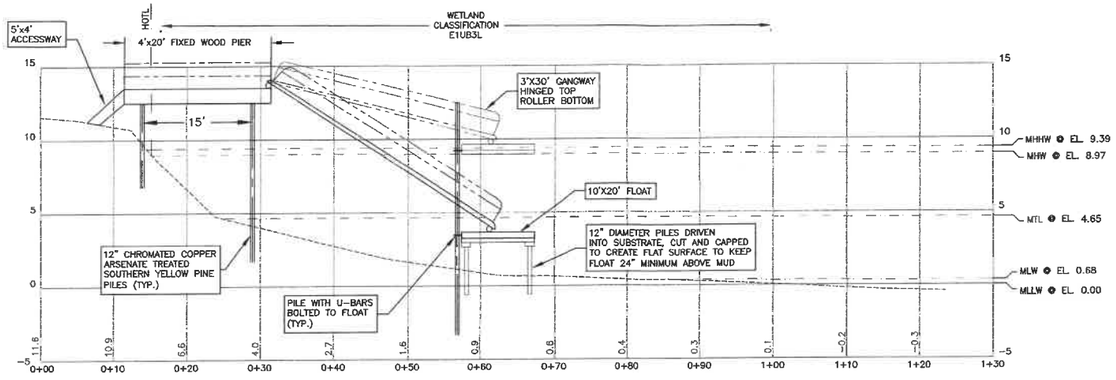
SCALE 1"=20' AUGUST 2022

NHDES DOCK PERMIT PLAN C2

FB 256 PG 69 2552.38



PROPOSED DOCK PLAN



PROPOSED DOCK ELEVATION

SCALE: 1" = 10' (HOR.)
1" = 5' (VERT.)

PROPOSED PIER, GANGWAY & FLOAT w/ PILES

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

SEQUENCE OF CONSTRUCTION

1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS AND PREFABRICATED COMPONENTS SUCH AS THE GANGWAY AND FLOAT TO THE SITE VIA APPROVED ACCESS.
2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE NEW DOCK AND WATERWARD OF ANY EMERGENT VEGETATION TO MINIMIZE IMPACTS
4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
6) PILINGS WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILINGS. PILING ARE DRIVEN TO REFUSAL.
7) PILINGS ARE CUT AND BEAM CAPS ARE INSTALLED AND THE SUPER STRUCTURE OF THE PIER IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY THE CRANE.
8) ONCE THE PIER IS COMPLETE, THE GANGWAY AND FLOAT ARE BROUGHT INTO POSITION AND INSTALLED.

DISCHARGES. AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES TO BE FILLED AND IMPACT THOSE AREAS THAT THE CORPS AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

* UNLESS SPECIFICALLY AUTHORIZED USACOE AND AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE PLACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CORDUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

A. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 8TH – APR. 9TH, OR

II. MUST BE DRILLED AND PINNED TO LEDGE, OR

III. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR

IV. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING: WOOD PILES OF ANY SIZE, CONCRETE PILES ≤18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS ≤3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.

FOR II-IV ABOVE:

I. IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE 1μPa OR 206dB PEAK RE 1μPa AT A DISTANCE >10M FROM THE PILE BEING INSTALLED, AND

II. IN-WATER NOISE LEVELS >155dB PEAK RE 1μPa SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12 HOUR RECOVERY PERIOD (I.E., IN-WATER NOISE BELOW 155dB PEAK RE 1μPa) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

[] UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.

[] THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.

[] IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.

[] WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME, UNLESS OTHERWISE AUTHORIZED.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS.

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT: WWW.NERO.NOAA.GOV/HCD.

STORAGE OF SEASONAL STRUCTURES.

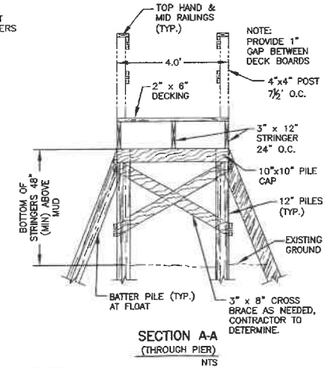
COASTAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, ETC., THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION, LOCATED ABOVE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NOT IN TIDAL WETLANDS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS SEAWARD OF HOTL. THIS IS INTENDED TO PREVENT STRUCTURES FROM BEING STORED ON THE MARSH SUBSTRATE AND THE SUBSTRATE SEAWARD OF MHW.

ENVIRONMENTAL FUNCTIONS AND VALUES

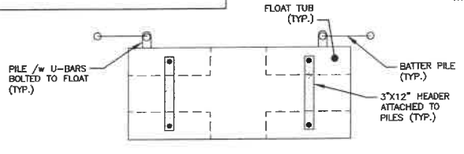
THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACOE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PROHIBIT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT HTTP://WWW.NAE.USACE.ARMY.MIL/REGULATORY/ FOR CONTROL METHODS.

INSPECTIONS

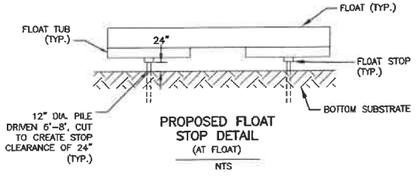
THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.



SECTION A-A
(THROUGH PIER)
NTS



PROPOSED FLOAT STOPS
NTS



PROPOSED FLOAT STOP DETAIL
(AT FLOAT)
NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
4) NUMBER OF PILES TO BE DRIVEN FOR DOCKING STRUCTURE NOT TO EXCEED 12 AS DEPICTED ON PROPOSED DOCK ELEVATION. ALSO NOTE TIME OF YEAR AND NOISE RESTRICTIONS FOR DRIVING OF PILES
5) VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS NH DOT DISC 397-0990, REDUCTION FROM NAVD88 TO MLLW BASED ON NOAA STATION 8419870, SEAVEY ISLAND. MLLW BEING 4.62' LOWER THAN 0.00 NAVD88. MHW LINE AS SHOWN IS AT ELEV. 8.43 MLLW.

DICKINSON DOCK
220 WALKER
BUNGALOW ROAD
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	SHORTEN DOCK LENGTH	2/13/23
2	DOCK, GANGWAY	8/12/22
1	RECONFIGURE DOCK	2/18/20
0	ISSUED FOR COMMENT	12/07/18

REVISIONS

JOHN R. CHANNON NUMBER 9751 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE STEVEN D. BIKER No. 219 CERTIFIED WETLAND SCIENTIST

SCALE: AS SHOWN DECEMBER 2018

NHDES DOCK DETAILS

C3

FB 256 & PG 69

2552.38

THE STATE OF NEW HAMPSHIRE
WETLANDS COUNCIL

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION AND DAVID AND MARGARET WITHAM

NOTICE OF APPEARANCE
(NHDES Wetlands Permit No 2018-03677)

Docket No. 24-06 WtC

A. Name and Address of Appellants

Sagamore Landing Condominium Association for itself and as agent for all the unit owners of Sagamore Landing Condominium Association
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(917) 940-6604
danielle.megliola@gmail.com

David and Margaret Witham, Individually and as Trustees of the David C. Witham Revocable Trust of 2009
238 Walker Bungalow Road
Portsmouth, NH 03801
(603) 498-9084
withamarchitecture@gmail.com

B. Counsel for Appellants

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nharris@sheehan.com

Respectfully submitted,

SAGAMORE LANDING CONDOMINIUM ASSOCIATION AND DAVID AND MARGARET WITHAM

By Its Attorneys,

SHEEHAN PHINNEY BASS & GREEN, PA

Dated: March 20, 2025

By: */s/ Nicolas H.U. Harris*
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CERTIFICATION

I hereby certify that on this date, a copy of the foregoing was sent via e-mail or first class mailed pursuant to Ec-Wet 201.03 on March 20, 2025 to counsel and parties of record listed below:

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Portsmouth, NH 03801

Dated: March 20, 2025

By: */s/ Nicolas H.U. Harris*
Nicolas H.U. Harris