Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM Project: 47453.12

NHDES Wetlands Bureau

Standard Dredge & Fill Wetlands Permit Application

for

Trenton and Denise Sensiba

Construction of Two New Residential Tidal Dock Structures

Undeveloped Lot, Ruth St. and 12 Ruth Street Portsmouth NH

Rockingham County

November 18, 2025

TFMoran, Inc.

170 Commerce Way – Suite #102
Portsmouth, NH 03801
(603) 431-2222

Civil Engineers
Structural Engineers
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Scientists

November 15, 2025

Land Resources Management
NHDES Wetlands Bureau
P.O. Box 95
Concord, NH 03302-0095

RE: NHDES Wetlands Dredge and Fill Permit Application
Undeveloped lot on Ruth Street and 12 Ruth Street, Portsmouth, NH – Map 143 / Lots 16 and 9-1

Dear Reviewer:

On behalf of the property owners, Trenton and Denise Sensisba, TFMoran, Inc. is submitting a single Wetlands Dredge and Fill Permit Application for the construction of two (2) new residential tidal docking structures on North Mill Pond in Portsmouth. Our client owns *each* of the above-mentioned properties. Each structure will allow safe access to tidal waters for general recreation purposes.

Due to the tidal restriction created by the culvert below Maple Street, this tidal pond is not accessible by motorized watercraft, and therefore, this project will not have any impact on navigation or passage and oversight from the Pease Development Authority Divisions of Ports and Harbors Chief Harbor Master provides no value to this application. We have included a formal Rule Waiver Request to waive NHDES Wetlands Bureau Administrative Rule Env-Wt 603.09 (a).

Moreover, to minimize impacts on aquatic resources, the use of *Thruflow* decking is proposed to increase ambient light below the deck surface. Using these materials, we can decrease the overall height of the structure while achieving a greater ambient light level compared to conventional decking surfaces at a 1:1 ratio. Also included with this application is a formal Rule Waiver Request to waive NHDES Wetlands Bureau Administrative Rule Env-Wt 606.07 (e)(3).

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at 603-431-2222, weekdays, 8:00 AM to 5:00 PM. Thank you for your consideration in this matter.

Sincerely,
TFMoran, Inc.

Julianne Hazen, Environmental Permitting Specialist

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

TABLE OF CONTENTS

SECTION 1

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: Trenton & Denise Sensiba **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 #: DCT25-2949	☐ 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): N/A • 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: N/A	☐ 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): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Permanently impact 460 square feet and temporarily impact 469 square feet of Tidal Surface Waters and permanently impact 38 square feet and temporarily impact 31 square feet of the Previously Developed Upland Tidal Buffer Zone for the purpose of constructing two new residential tidal docks.

SECTION 3 - PROJECT LOCATION

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

ADDRESS: 12 Ruth Street and adjacent undeveloped lot

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Tax Map: 143, Lots: 16 and 9-1

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: North Mill Pond
☐ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.07664° North
-70.77010° 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: Trenton & Denise Sensiba		
MAILING ADDRESS: 12 Ruth Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: Private		
FAX: Private	PHONE: Private	

ELECTRONIC COMMUNICATION: By initialing here: _____, 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.: Hazen, Julianne, G.		
COMPANY NAME: TFMoran, Inc.		
MAILING ADDRESS: 170 Commerce Way, Suite #102		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: jhazen@tfmoran.com		
FAX: N/A	PHONE: 603-380-9762	

ELECTRONIC COMMUNICATION: By initialing here JGH, 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 the attached supplemental document entitled, "SECTION 7 - Resource Specific Criteria."

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			☐			☐
	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	460		☐	469		☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	38		☐	31		☐
	Docking - Tidal Water			☐			☐
TOTAL		498			500		

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):	500 SF	× $0.60 =	$ 300
Seasonal docking structure:	N/A SF	× $2.00 =	$
Permanent docking structure:	498 SF	× $4.00 =	$ 1,992.00
Projects proposing shoreline structures (including docks) add $600 =			$ 600.00
		Total =	$ 2,892.00

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

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project	☐ Minor Project	☒ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: DS JGH	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: DS JGH	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: DS JGH	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: DS JGH	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: Denise Sensiba	DATE: 11/13/2025
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Julianne Hazen	DATE: 11/13/2025

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: Kelli L Barnaby	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: 11-18-25

SECTION 7 – Resource Specific Criteria

Env-Wt 313.01(a)(3)

Env-Wt 300 – Permits and Other Authorizations – Conditions Applicable to All Work in Jurisdictional Areas

Env-Wt 306.04(a) - A standard permit as authorized by RSA 482-A:3, was obtained from the department prior to undertaking any dredging, filling, or construction activity in the jurisdictional area.

Env-Wt 306.05(a)(1) - Wetlands were delineated and classified by a certified wetland scientist.

Env-Wt 306.05(a)(2) - It was determined that the subject property is or contains a priority resource area of tidal water.

Env-Wt 306.05(a)(3) - For projects that are subject to Env-Wt 600, data screening required by Env-Wt 603.03 was completed.

Env-Wt 306.05(a)(4)(b) – It was determined that the subject property has no time of year restriction.

Env-Wt 306.05(a)(7) - For projects for which a standard permit will be sought, it was determined there is potential to impact impaired waters.

Env-Wt 306.05(b)(2) - The determinations required by (a), above, were made using GIS data layers available at NH GRANIT. GIS screening maps are included with this permit application form.

Env-Wt 306.06(a) - Abutters have been notified prior to filing an application.

Env-Wt 306.06(b) - As required by RSA 482-A:3, I(e)(1), notice was provided for abutters in writing by certified mail.

Env-Wt 307.03 - All project activities, during and after construction, will be conducted in compliance with applicable requirements involving water quality.

Env-Wt 307.04 – We have coordinated with NOAA and there will be no impacts to fisheries and breeding areas.

Env-Wt 307.05 – All protection requirements against invasive species will be followed with the installation of marsh mats, use of machinery, and equipment used in surface waters.

Env-Wt 307.06 – With our coordination with NHB and NHFG, no federal endangered species, state endangered species or threatened species will be present at the location and will not be impacted.

Env-Wt 307.07 – All project activities, during and after construction, will be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400.

Env-Wt 307.08 - Duly-established 100-foot buffers shall not be disturbed.

Env-Wt 307.09 - No structure shall be built over public trust surface waters.

Env-Wt 307.13(d) – This project proposes impacts within 10-feet of the adjacent abutting properties, and we have obtained the consent of these abutters – see the attached Abutter's Consent Letters.

Env-Wt 307.15 – All heavy equipment being used in wetlands will adhere to all requirements stated in Env-Wt 300, Env-Wt 500, and Env-Wt 600.

Env-Wt 311.01 - The required planning for all projects established in Env-Wt 306.05 has be completed prior to finalizing plans. Coordination with NHB and NHFG has concluded no impacts to protected plant or animal species**.**

Env-Wt 311.04 – All application information requirements have been met for this project.

Env-Wt 311.05(a)(5) – The names and professional license numbers of each individual responsible for the design plans can be found on the design plans.

Env-Wt 311.05(a)(13) – The location of the jurisdictional area delineated can be found within the design plans and on the Wetland Classification Plan.

Env-Wt 311.05(a)(14) – The name and professional license number of the individual responsible for the delineation of the jurisdictional area can be found on the Existing Conditions Plan.

Env-Wt 311.05(b) – The impact plans associated with this Wetland Permit Application are accompanied by an Existing Conditions Plan that has been prepared and stamped by a Certified Wetlands Scientist (CWS).

Env-Wt 311.05(b)(5) – The date, means and methods of the delineation can be found in the Coastal Functional Assessment (CFA) located within Section-2 of this permit application and within the notes on the Existing Conditions Plan.

Env-Wt 311.05(c) – All plans follow the requirements listed from 1-5 for this administrative rule.

Env-Wt 311.06 - All maps and attachments that are required are included within the permit.

Env-Wt 311.07 – A written narrative is included within this permit that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable, as required by Env-Wt 313.03.

Env-Wt 311.09(a) - the project-specific information required by Env-Wt 600, including but not limited to the datum and jurisdictional limits specified therein has been included within this application and follows all requirements.

Env-Wt 311.10(b)(c) - The functional assessment required by Env-Wt 311.03(b)(10) for minor or major projects impacting tidal areas has been completed with all requirements and was used to design the project with the least impacts to wetlands.

Env-Wt 311.11 – All notices, registrations, or applications required to be filed under this chapter has been signed, dated, and certified following the standards required.

Env-Wt 313.03(c)(3) – This project utilizes the avoidance and minimization measures described in the A/M BMP manual and this is highlighted within attachment A of the wetlands permit notification form.

Env-Wt 400 – Delineating, Classifying Jurisdictional Areas and Project Classification

This project proposes to impact *the Previously Developed Upland Tidal Buffer Zone and Tidal Waters* and, accordingly, the *Highest Observable Tide Line* (HOTL) is depicted on the plans submitted with this application. Adjacent palustrine wetlands were delineated by NH Certified Wetland Scientist, Jason Aube.

Using the *Cowardin Classification System*, we have classified the aquatic resources within the vicinity of this property on the *Wetlands and Deepwater Habitats Classification Plan* included with this permit application. The proposed impact area is within tidal waters, a Priority Resource Area (PRA), and therefore, this project is classified as a *Major Impact Project*.

Env-Wt 600 – Project Specific Requirements – Coastal Lands and Tidal Waters/ Wetlands

Env-Wt 603.02 (a) – This project proposes to permanently impact tidal resources with the goal to construct two new permanent tidal docks.

Env-Wt 603.02 (b) – The natural resource asset proposed to be impacted by this project is Tidal Surface Waters and the Previously developed upland tidal buffer zone. On-site observations and the NHDES Wetlands Permit Planning Tool (WPPT) were used to determine the presence of natural resource assets. Supplemental screening maps using NH GRANIT GIS data layers are included with this wetland permit application.

Env-Wt 603.02 (c)(1) – The Coastal Functional Assessment (CFA) is attached to this permit application form. In accordance with Env-Wt 602.07, the Coastal Functional Assessment is an evaluation of the jurisdictional coastal natural resource areas proposed to be impacted by this project.

Env-Wt 603.02 (c)(2) – The Vulnerability Assessment is attached to this permit application.

Env-Wt 603.02 (d) – The Avoidance and Minimization Written Narrative is attached to this permit application form.

Env-Wt 603.02 (e)(1) – This project meets all relevant standard conditions of Env-Wt 307. This is demonstrated within the “Standard Conditions Narrative” located within Section-1 of the “Coastal Resource Worksheet.”

Env-Wt 603.02 (e)(2) – This project meets all approval criteria under Env-Wt 313.01 and this is demonstrated within the “Approval Criteria Narrative” located within Section-1 of the “Coastal Resource Worksheet.”

Env-Wt 603.02 (f)(1) – As required by Env-Wt 603.06, the "Project Design Narrative" is provided within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.02 (f)(2) – The design plans associated with this project meet all the requirements of Env-wt 603.07.

Env-Wt 603.02 (f)(4) – A statement from the *Pease Development Authority Division of Ports and Harbors* ("DP&H") chief harbormaster is not required for this project.

Env-Wt 603.03 (a)(1) – The data screening was determined using the NHDES Wetlands Permit Planning Tool (WPPT) and GIS data layers available at NH GRANIT. GIS screening maps are included with this permit application form.

Env-Wt 603.03 (a)(2) – The impacts associated with installing the docks are relatively low impact and will have no impact to shellfish sites, salt marsh migration pathways, or eel grass beds. GIS screening maps are included with this permit application form.

Env-Wt 603.03 (a)(3) - We have coordinated with the *National Oceanic Atmospheric Association* (NOAA) Marine Fisheries and concluded this project may affect but, is not likely to adversely affect (NLAA), any species listed as threatened or endangered by the National Marine Fisheries Service (NMFS) under the Endangered Species Act (ESA) of 1973, as amended.

Env-Wt 603.03 (a)(4) – On-site assessments were conducted on 10/22/25.

Env-Wt 603.03 (a)(5) – The projected sea-level rise and location relative to the 100-year floodplain maps are depicted on the attached plans.

Env-Wt 603.04 – The Coastal Functional Assessment (CFA) is attached to this permit application form.

Env-Wt 603.05 – The Vulnerability Assessment is attached to this permit application.

Env-Wt 603.06 (a) – The "Project Design Narrative" is provided within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.06 (b) – The construction sequence and erosion/ siltation control methods are on the attached plans below the subheading entitled, "Sequence of Construction." A *Work Sequence Narrative* is also attached to this permit application form.

Env-Wt 603.06 (c) – Once the project is completed, any exposed soils on the shoreline will be seeded with a salt tolerant seed mix.

Env-Wt 603.07 – The attached plans meet all the criteria relative to this design plan requirements.

Env-Wt 603.08 – The Water Depth Supporting Information is depicted on the project plans attached.

Env-Wt 603.09 – A statement from the *Pease Development Authority Division of Ports and Harbors* ("DP&H") chief harbormaster is not required for this project.

Env-Wt 604.01 – This project meets all General Criteria for Tidal Beaches, Tidal Shoreline, and Sand Dunes and has been evaluated for the standard conditions of Env-Wt 307, the Avoidance and Minimization Requirements of Env 311.07 and Env-Wt 313,03, the approval criteria of Env-Wt 313.01, the evaluation criteria in Env-Wt 313.05, the project specific criteria of Env-Wt 600, the CFA required by Env-Wt 603.04 and the Vulnerability Assessment required by Env-603.05 above.

Env-Wt 604.02 - This project meets all the General Criteria for Tidal Buffer Zones and has been evaluated for the standard conditions of Env-Wt 307, the Avoidance and Minimization Requirements of Env 311.07 and Env-Wt 313,03, the approval criteria of Env-Wt 313.01, the evaluation criteria in Env-Wt 313.05, the project specific criteria of Env-Wt 600, the CFA required by Env-Wt 603.04 and the Vulnerability Assessment required by Env-603.05 above.

Env-Wt 604.03 – This project meets all approval criteria under Env-Wt 313.01 and this is demonstrated within the "Approval Criteria Narrative" located within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 605.01 – This project proposal will not adversely impact finfish, shellfish, crustacea or wildlife. The shoreline impact area will be reseeded with native, salt tolerant vegetation and this will enhance wildlife habitat.

Env-Wt 605.02 – The impacts associated with installing these docks will have no adverse impacts to beach or tidal flat sediment replenishment, no adverse impacts to the movement of sediments along the shore, no adverse impact on the tidal wetlands ability to dissipate wave energy and storm surge and the project will not impact runoff in a manner that would disrupt the existing salinity levels.

Env-Wt 605.03 – This project only proposes permanent impacts to tidal surface waters and the Previously Developed Upland Tidal Buffer Zone, and therefore, compensatory mitigation is not required.

Env-Wt 605.04 – Compensatory mitigation is not required.

Env-Wt 606.02 (a) – The proposed overwater structures have been located and designed to avoid impacts to important wetland and coastal resource functions identified within the Coastal Functional Assessment.

Env-Wt 606.02 (b) – This project *does not* contain special aquatic sites or congested or high traffic navigational conditions that requires human alteration to create and maintain access.

Env-Wt 606.03 (a)(1) – This project meets the 20-foot property line setback.

Env-Wt 606.03 (a)(2) – This project will not impede the passage of non-motorized watercraft or channel navigation to a degree that a reasonable person would find objectionable.

Env-Wt 606.03 (b) – A commercial or industrial tidal docking structure is not proposed**.**

Env-Wt 606.03 (c) – Two private docking structures are proposed. No specialized design features are proposed.

Env-Wt 606.03 (e) – Non-toxic, untreated pilings and decking material will be used.

Env-Wt 606.03 (f) – This project proposes to use *Thruflow* decking so that ambient light transmission under docking structures can be maximized.

Env-Wt 606.03 (g) – As evidenced on the attached plans**,** open, non-toxic, piles will be placed at least 12-feet apart.

Env-Wt 606.03 (h) – The proposed supporting piles occupy 5% or less of the total volume under the docking structure at mean high water.

Env-Wt 606.04 – The attached plans meet all *Plan Requirements for Overwater Structures*.

Env-Wt 606.05 – This project will be constructed in accordance with all *Docking Construction Requirements and Conditions*.

Env-Wt 606.06 – This project meets all criteria of *Residential Tidal Docks General Criteria*.

Env-Wt 606.07 – This project meets all design standards of *Residential Tidal Docks: Design Standards*.

Env-Wt 606.08 – The proposed docking structures are for residential use and they are not *Commercial Tidal Docks*.

Env-Wt 610.03 – The applicant has considered the standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing, and Maintaining Residential Buildings in Coastal Areas, 4th Edition (2011). The applicant has performed *Coastal Hazard Analysis* through the preparation of the attached *Coastal Vulnerability Assessment*. This project falls within FEMA Flood Zone-AE.

Env-Wt 700 – Prime Wetlands

This project has no impacts to Prime Wetlands or their designated buffers, and therefore, these administrative rules are not applicable to this project.

Env-Wt 800 – Compensatory Mitigation

Compensatory mitigation is not required for upland impacts, and therefore, these administrative rules are not applicable.

Env-Wt 900 – Stream Crossings

This project proposes no stream crossings, and therefore, these administrative rules are not applicable

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

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

APPLICANT'S NAME: **Trenton & Denise Sensiba** **TOWN NAME:** Portsmouth

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

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

PART I: AVOIDANCE AND MINIMIZATION

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

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

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

There is no practical alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction. Each proposed residential tidal docking structure crosses the wetland at its narrowest location. Thruflow decking is proposed so that a greater level of ambient light can reach the surface of the emergent wetland.

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

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

The proposed structures cross the wetlands at that narrowest points and Thruflow decking is proposed to increase the level of ambient light reaching the surface of the emergent wetlands. Use of Thruflow decking allows the deck of the pier to constructed at a lower height so that it is less impactful on the viewscape.

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

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

N/A - This project poses no impacts to hydrologic connections between wetlands or stream systems.

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

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

There are no vernal pools located within the project area. There will be no loss of protected species or habitat/reproduction areas as a result of this project. We have coordinated with the National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries Section and determined that although the project area is near essential fish habitat (EFH), the project is not likely to adversely affect (NLAA) any fish species listed as threatened or endangered by the National Marine Fisheries Service (NMFS) under the Endangered Species Act (ESA) of 1973. We have also coordinated with the New Hampshire Natural Heritage Bureau (NHB) and determined that this project is unlikely to impact any plant communities.

Robust erosion controls will be utilized prior to the beginning of any construction activities and will not be removed until after construction activities are complete.

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

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

This project poses no impacts to public commerce. Navigation of recreational boats will not be impeded by this porject.

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

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

N/A - This project propsoes no impacts to floodplain wetlands.

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

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

N/A - This project has no impact to forested wetland systems or scrub-shrub marsh complexes.

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

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

N/A - This project will occur solely within tidal areas and the Previously Developed Upland Tidal Buffer Zone and will have no impact on drinking water supply or groundwater aquifer levels. There are no private or public drinking water supply areas in this area of the seacoast.

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

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

N/A - No impacts to stream channels are proposed.

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

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

As highlighted within the attached "Section-7 Resource Specific Information," this project has been designed to meet all NHDES Administrative Rules relative to "Overwater Structures in Coastal Areas", more particularly, Env-Wt 606.

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

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

This proposed residential tidal docks meet all required rules and they are significantly shorter than that permitted.

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

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

The proposed residential tidal docks meet all side setbacks.

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

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

The proposed docking structure meets the length limitations of Env-Wt 606 and will not impede the public's right to navigation, passage and use for resources for commerce and recreation.

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

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

The docking structure decks will be constructed using Thruflow decking material to increase the level of ambient light on the surface of the emergent wetland.

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

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

This project will propose not impacts to shoreline stability.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: This project is considered a "Major Impact" project, and therefore, in accordance with Env-Wt 311.03 (b)(10), we have provided a Functional Assessment of the "wetland" adjacent to the property. In this instance, the "wetland" is the Atlantic Ocean. The Army Corps of Engineers Highway Methodology Manual (Sept. 1999) was used to perform the Functional Assessment of this resource.
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: JAY AUBE
DATE OF ASSESSMENT: 10/12/2024
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

OVERWATER STRUCTURES IN TIDAL AREAS
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 606

This worksheet summarizes the criteria and requirements for a Standard Permit for "Overwater Structure" projects, as outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-W-06-012) and the Coastal Resource Worksheet (NHDES-W-06-079).

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 606.04)

An application for an overwater structure shall include the following details:

A plan showing:

- ☒ The location of the landward boundary of the Federal Navigation Project (FNP) or, if no FNP is present, the landward boundary of the navigational channel.
- ☒ The location and dimensions of all existing shoreline structures on the subject property.
- ☒ The location and dimensions of all proposed structures.
- ☐ For commercial tidal docks, public docks, and industrial docks, certification by a professional engineer that the dock has been designed for its intended use.
- ☒ The location of any proposed impacts, crossings, construction areas, and clearings.

An elevational view, depicting:

- ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins.
- ☒ The location of the landward boundary of the FNP or, if no FNP is present, the landward boundary of the navigational channel.

For dock maintenance projects that are classified as minimum impact projects under Env-Wt 606.17, the applicant shall provide the following information:

- ☐ A plan showing the location and dimensions of all existing structures.
- ☐ An identification of those pilings and structures to be repaired or replaced.
- ☐ Photographs showing the repair project from the docking structures looking waterward and the end of the dock looking towards the shoreland attachment.

For minor impact dock maintenance projects under Env-Wt 606.04(c), the applicant shall provide:

- ☐ Plans and photographs.
- ☐ A coastal functional assessment (CFA).

SECTION 2 - APPROVAL CRITERIA (Env-Wt 606.08; Env-Wt 606.09)

Residential Tidal Docks:

An application for residential tidal docks shall meet the following criteria:

☒ Residential docks shall be for private recreational use associated with one or more private residences.

☒ Residential docks shall be designed as specified in this part, which might not result in all-tide access.

☒ Ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season.

☒ Preference shall be given to residential tidal docks designed to serve multiple properties.

☒ The subject property shall not already be served by an existing residential tidal dock at the property.

☒ The location, design, and method of construction for a proposed residential tidal dock shall:

- Be based on the results of the CFA required by Env-Wt 603.04 so as to avoid negative impacts to valuable and sensitive coastal wetlands and resources identified in the CFA report, and to minimize any impacts that cannot be avoided.
- Be the least environmentally-impacting practicable alternative.
- Be certified by a professional engineer as having sufficient structural integrity, based on the results of the vulnerability assessment required by Env-Wt 603.05, to not break free as a result of tidal forces encountered during winter ice and significant storm surges up to and including one percent annual chance event.
- Not impede the passage of non-motorized watercraft.

☒ Pile-supported structures and floats shall not be located within 25 feet of currently-existing or previously-known vegetated shallows.

☒ No structure shall extend across 25% or more of the waterway width at mean low water.

☒ No structure shall be located within the buffer zone of the horizontal limits of a FNP, which is three times the authorized depth of a constructed FNP as measured on a horizontal plane.

☒ No structure shall be constructed that obstructs the rights of passage of foot traffic within the inter-tidal zone, near shore watercraft users, or obstruct navigation in the channel.

Commercial/Industrial Docks:

An application for commercial/industrial docks shall meet the following criteria:

☐ Department approval of a new commercial tidal dock or an expansion of an existing commercial tidal dock shall be in addition to any approvals required under applicable lawfully-enacted local land use requirements.

☐ Transient public use access point structures shall not be approved unless they provide a benefit to the public, such as a docking facility that is open to the general public for transient use.

☐ The configuration and dimensions for commercial structures shall conform to the standards in Env-Wt 606.02 and Env-Wt 606.03.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 606.03; Env-Wt 606.07)

An overwater structure shall be designed and constructed as follows:

☒ Overwater structures shall meet the 20-foot property line setback specified in RSA 482-A:3, XIII(a).

☒ A residential tidal dock shall have one of the following configurations:

- A pile-supported fixed pier perpendicular to the shore, that connects to a ramp, that connects to a float,
- A ramp that connects the shore to a float, or
- A pile-supported fixed pier parallel to shore.

☒ An applicant may propose a fabricated wooden or metal stairway at the landward end of the dock for access to and from a residential tidal dock, which the department shall approve as part of the dock permitting process provided the width of the stairway does not exceed six feet; construction over the bank does not require regrading or recontouring; and the bottom of the stairs lands above mean high tide.

☒ The maximum overall structure length including pier, ramp, and float, measured seaward from the highest observable tide line (HOTL), shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water.

☒ The maximum overall footprint of the entire structure of a residential tidal dock serving a single residence shall not exceed 1,500 square feet (SF) seaward of the HOTL, provided that a residential tidal dock proposed to serve a group of residences may be larger so long as compensatory mitigation is provided for structures exceeding 2,000 SF.

☒ The maximum width shall not exceed six feet.

☒ The maximum length shall not exceed 200 feet.

☒ The height-to-width ratio above the substrate shall be 1:1 or greater.

☒ Floats may be of any configuration so long as the total square footage does not exceed 400 SF, provided that an additional 200 SF shall be allowed for a float serving a group of residences. Applicants for a residential tidal dock serving more than four residences may request a waiver of the 600 SF limit in accordance with Env-Wt 200.

☒ All floats shall be designed and installed so as to prevent substantial changes in their positions from tides and storm events that are less than hurricane force.

☒ To prevent mechanical damage or hydraulic damage, or both, to the substrate from the float(s) during low tides in cases where mean lower low water is seaward of the terminal float(s) at low tide, or if it is impracticable or impossible to place floating docks in water deep enough to avoid contact with the bottom, the design shall include float stops or other means of suspending the float with two feet or more of clearance between the bottom of the float and substrate, with greater clearances required in higher energy environments that experience strong wave action.

☒ Float stops shall be marked with buoys to avoid being hazards to navigation when ramps and floats are removed for the season.

☒ Float anchor chains shall be secured to the substrate by helical screw anchors where practicable. If helical screw anchors cannot be installed due to rocky bottom conditions, the applicant shall propose an alternate means of anchoring the floating portion of the dock and show such means on the plans. If block anchors are proposed, the anchors shall be identified in the application as fill.

☒ The spacing between decking components shall be not less than ¾-inch.

☒ Minimum spacing between pile bents shall be 12 feet center to center.

☒ The substrate shall not be shaded by any other structural components not addressed herein.

☒ Aquaculture structures associated with residential tidal docks shall be installed within existing legal boat slips.

☒ Aquaculture structures associated with residential tidal docks that extend outside the footprint of the originally permitted docking structure and associated boat slip(s) constitute a modification of the approved docking structure and shall meet the requirements of Env-Wt 603.02.

SECTION 4 - PROJECT CLASSIFICATION (Env-Wt 606.17)

Refer to Env-Wt 606.17 for project classification.

AVOIDANCE AND MINIMIZATION WRITTEN NARRATIVE

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

APPLICANT'S NAME: **Trenton and Denise Sensiba** **TOWN NAME:** **Portsmouth**

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

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

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

Yes, the purpose of this project is to construct two new residential tidal docking structures.

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

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

N/A

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

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

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

N/A - This project is related to the construction of two residential tidal docking structures.

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

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

Yes, alternative technologies area proposed. In this instance, Thruflow decking is proposed so that more ambient light is allowed to reach the emergent wetland's surface. Use of this technology also allows the deck of the proposed pier to be constructed at a lower elevation so the structure is less impactful on the viewscape.

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

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

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

Please read the attached Coastal Functional Assessment for how this project conforms to Env-Wt 311.10 (c).

WORK SEQUENCE NARRATIVE

1.) At least 48-hours prior to commencing the construction activities, the property owner, or their agent, will notify NHDES via the *Initiation of Construction Notification Form*.

2.) Dock construction will commence at low tide to minimize erosion and turbidity.

3.) Marsh mats will be applied over the salt marsh as depicted on the approved plans.

4.) Erosion controls in the form of hay bales will be installed around the perimeter of the marsh mats.

5.) Working from the terminus of the proposed dock, piles will be installed using a vibratory hammer secured to a mini excavator.

6.) Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and, if necessary, repairs will be made immediately.

7.) Contractors responsible for operating construction equipment will have adequate oil spill kits on site and readily accessible during construction and they will be trained in deploying this equipment should it be required.

8.) Each new pile will be located as depicted on the approved plans associated with the approved NHDES Wetlands Permit.

9.) Once the pilings are set, they are cut and beam caps are installed and the decking is applied.

10.) Any disturbed soils within the Previously Developed Upland Tidal Buffer Zone will be seeded with a shoreline seed mix that includes species tolerant of salt and sandy soils.

11.) Any remaining construction matting will be removed from the site.

12.) Upon completing the project, the property owner, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.

THRUFLOW
PREMIUM DECKING SOLUTIONS

AQUA-DEK SERIES

Specification Chart

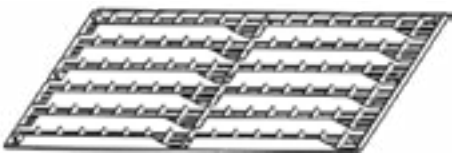
Base Material		Co-Polymer High-Impact Propylene	
Sizes	feet	2 x 3	2 x 4
Detail Sizes (L x W)	inch	36 x 24	48 x 24
	mm	914.4 x 609.6	1219.2 x 609.6
Detail Sizes (H)	inch	Panel - 1, Ribs - 2.5	Panel - 1, Ribs - 3
	mm	Panel - 25.4, Ribs - 63.5	Panel - 25.4, Ribs - 76.2
Support Span	inch	18	24
	mm	457.2	609.6
Weight	lbs	6.86	9.9
	kg	3.1	4.5
Load Capacity at 0.125"Mid Span Deflection[1]	lb_f	450	385
	kN	2.0	1.7
Load Capacity - Peak Load[1]	lb_f	1358.0	1005.0
	kN	6.0	4.5
Concentrated Static Load - Peak Load[1] ASTM E661	lb_f	800	760
	kN	3.6	3.4
Thermal Expansion[3] ASTM D696-03	1/°F	1.40×10^{-5}	
	1/°C	2.52×10^{-5}	
Light Availability[4]	Surface	45%	
	18" Dock Height	55%	
	60" Dock Height	76%	
U/V Light Properties		U/V Stabalized by Additive	
Warranty		Lifetime Limited Warranty	

Available Colours

Grey Tan

For full test reports please contact ThruFlow Inc.
700 Gillard St., Wallaceburg, ON, N8A 4L3
1-888-478-3569 / sales@thruflow.com

Note: The width on all parts listed do not include .06" (15.24mm) which will overlap the next panel.



[1] UNB Wood Science and Technology Centre - Report #WSTC2014-044
[2] Cambridge Material Testing Limited - Report #356155J-04
[3] Cambridge Material Testing Limited - Report #356155D-04
[4] Cambridge Material Testing Limited - Report #354661-04

January 2024

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: 12 Ruth Street	TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
TAX MAP/LOT NUMBER: Tax Map: 143, Lots: 16 & 9-1			
SECTION 2 - WAIVER REQUESTOR INFORMATION (Env-Wt 204.03(a))			
LAST NAME, FIRST NAME, M.I.: Aube, Jay, R. of TFMoran, Inc.			
MAILING ADDRESS: 170 Commerce Way, Suite 102			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): jaube@tfmoran.com or if not FAX NUMBER:		DAYTIME TELEPHONE NUMBER: 603-431-2222	
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.: Trenton and Denise Sensiba			
MAILING ADDRESS: 12 Ruth Street			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): private or if not FAX NUMBER:		DAYTIME PHONE NUMBER: private	

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 603.09 (a)

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)):

A waiver from this rule is requested because the public waters in the area of the proposed residential tidal docks are not navigated by motorized watercraft. The culvert below maple street precludes boats from entering this area, and therefore, coordinating with the Pease Development Authority, Division of Ports and Harbors to confirm the proposed docks do not pose a navigational hazard provides no additional value to this permit application.

This waiver request does not extend the duration of a permit.

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)):

The Proposed Conditions Plan, depicting relatively short residential tidal docks, significantly shorter than that allowed under Administrative Rule, adequately demonstrates the proposed docks will not be an impediment of any kind.

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: N/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)):

N/A

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)):

A waiver is not needed for a limited duration.

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

Granting the waiver meets the criteria of Env-Wt 204.05 because there will be no adverse impact to the environment, natural resources, jurisdictional areas, protected species, habitat, public safety or public health.

There will be no adverse impacts to abutting properties. Each dock meets the 20-foot side setback.

No statutory requirement is being waived.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: DSja	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: DSja	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:	DATE:
	Denise Sensiba	11/13/2025
SIGNATURE (REQUESTOR): Jason Aube	PRINT NAME LEGIBLY:	DATE:
	Jason Aube	11/13/2025

*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.

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))			
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MAILING ADDRESS: 170 Commerce Way, Suite 102			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): jaube@tfmoran.com or if not FAX NUMBER:		DAYTIME TELEPHONE NUMBER: 603-431-2222	
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.: Trenton and Denise Sensiba			
MAILING ADDRESS: 12 Ruth Street			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS (if available): private or if not FAX NUMBER:		DAYTIME PHONE NUMBER: private	

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 (e)(3)

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)):

A waiver from this rule is requested because the use of an innovative technology, more particularly, Thruflow aqua-dek is proposed and it is desgined to allow more ambient light to reach below the dock's surface, and therefore, constructing the deck to achieve the required 1:1 height ratio over the substrate is no longer necessary.

This waiver request does not extend the duration of a permit.

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)):

The alternative proposed is the use of Thruflow aqua-dek decking. We have provided a product detail sheet the speaks to the percentage of light passage through the decking materials.

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: N/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)):

N/A

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)):

A waiver is not needed for a limited duration.

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

Granting the waiver meets the criteria of Env-Wt 204.05 because there will be no adverse impact to the environment, natural resources, jurisdictional areas, protected species, habitat, public safety or public health.

There will be no adverse impacts to abutting properties. Each dock meets the 20-foot side setback.

No statutory requirement is being waived.

Granting this waiver allows for the construction of a residential tidal dock with a much lower profile that more readily blends with the surrounding landscape. This approach is less impactful on the general asethetic functionality of this aquatic resource as well.

SECTION 6 - REQUIRED CERTIFICATIONS (Env-Wt 204.04)

Initial each box and sign below to certify:

Initials: DS ja	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: DS ja	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:	DATE:
	Denise Sensiba	11/13/2025
SIGNATURE (REQUESTOR): Jason Aube	PRINT NAME LEGIBLY:	DATE:
	Jason Aube	11/13/2025

*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.

SECTION 2

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

APPLICANT LAST NAME, FIRST NAME, M.I.: **Trenton & Denise Sensiba**

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

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

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

The following information is required for projects in coastal areas.

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

The purpose of this project is to construct two new residential tidal docks. One to be built on 12 Ruth Street and the second one to be built on the adjacent undeveloped lot. Impacts are proposed to the Developed Upland Tidal Buffer Zone, a fringe salt marsh and tidal waters/ mud flats.

For standard permit projects, provide:

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

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

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

Details relative to Avoidance and Minimization, as required by Env-Wt 311.07, are provided within the attached, "Avoidance and Minimization Narrative."

This project meets all criteria established within Env-Wt 313 relative to Approving Standard Applications and is demonstrated further below.

As required by Env-Wt 603.04, we have included a Wetlands Functional Assessment Worksheet with this permit application to demonstrate the functions and values of the neighboring tidal wetland.

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

Relevant Standard Conditions Narrative: This project proposal meets all relevant standard conditions of Env-Wt 307. To ensure that this project is compliant with all federal requirements, a U.S. Army Corps of Engineers Appendix B Form is included for NH ACE review so that a State General Permit may be issued if necessary. Construction equipment will be inspected for leaks daily, and oil spill kits will be kept on site.

Approval Criteria Narrative: This project proposal meets all relevant criteria for Approving Standard Permit Applications. This is demonstrated through the following attached documents: the Coastal Functional Assessment, Avoidance and Minimization Narrative, and the supplemental document entitled, "Section 7- Resource Specific Criteria."

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☒ A discussion of how the completed project will be maintained and managed.

xxxxxx

☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);

☒ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and

☒ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

N/A - not within navigatable waters

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

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

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

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

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

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

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

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

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

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

☒ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☒ Include on-site minimization measures and construction management practices to protect coastal resource areas.

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

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

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

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

Please see the attached Coastal Vulnerability Assessment (CVA).

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

☐ Pre-application meeting date held: **No conflicts exist.**

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

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

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☐ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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

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

☒ Mean lower low water;

☒ Mean low water;

☒ Mean high water;

☒ Mean tide level;

☒ Mean higher high water;

☒ Highest observable tide line; and

☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

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

☒ The date, time of day, and weather conditions when water depths were recorded; and

☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

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

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

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

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

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

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☐ To protect public safety; and

☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

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

☒ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and

☒ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

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

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

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

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

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

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☒ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☒ Be designed with a preference for living shorelines over hardened stabilization practices; and

☒ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

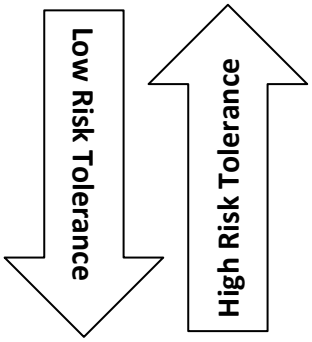
SECTION 10 – GUIDANCE

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

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

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

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



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

Wetland Function-Value Evaluation Form

Total area of wetland N/A 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 <100-feet

Dominant wetland systems present E2US3N / E2EM1N 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? Lowest Reach

How many tributaries contribute to the wetland? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Sensiba Docks (Tidal)

Latitude 43.07664 Longitude -70.77010

Prepared by: Julianne Hazen Date 10/22/2025

Wetland Impact:
Type New Residential Tidal Docks Area

Evaluation based on:
Office Yes Field Yes

Corps manual wetland delineation completed? Y N/A N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	4,5,15	N	Tidal / estuarine resource, no interface with aquifers.
Floodflow Alteration	Y	1,5,7,8,11,12,17	Y	Resource / area capable of retaining flood flows from upland areas.
Fish and Shellfish Habitat	Y	1,2,4	Y	Shellfish likely present and fish utilize the area.
Sediment/Toxicant Retention	Y	1,4,7,8	Y	Vegetation along shore to trap sediments.
Nutrient Removal	Y	1,2,7,9	Y	Vegetation present to trap nutrients.
Production Export	Y	1,3,5,6	Y	Food sources grow within this resource and fish/shellfish are present.
Sediment/Shoreline Stabilization	Y	1,2,6,7,10,14,15	Y	Vegetated wetland buffer to stabilize shoreline.
Wildlife Habitat	Y	1,7,8,16,18,19,21	Y	Wildlife food sources and habitat present. Sea birds utilize the area.
Recreation	Y	2,5,9	Y	Resource borders private property but is accessible by boat/kayak.
Educational/Scientific Value	Y	1,2,4,5,13	N	Resource borders private property - not directly accessible for educational purposes.
Uniqueness/Heritage	Y	10,14,16,17,19,24,27	N	Borders private property, no direct public access.
Visual Quality/Aesthetics	Y	2,5,7,8,10,11,12	N	Borders private property, no direct public access.
ES Endangered Species Habitat	Y		N	No T&E species listed on NHB report.
Other Ecological Integrity		(NH Method)	N	Wetland buffer area significantly altered due to development.

Notes: Ecological Integrity Score = 0.31

* Refer to backup list of numbered considerations.

Narrative on Coastal Functional Assessment

Introduction

This *Coastal Functional Assessment (CFA)* was conducted to support the attached *NHDES Wetlands Permit Application* to construct two tidal docks at the subject properties on 12 Ruth St. and the adjacent undeveloped lot more specifically referenced as City Portsmouth – Tax Map: 143, Lots: 16 and 9-1.

The tidal resource areas where the docks will be constructed are predominantly **E2EM1N** (Estuarine, Intertidal, Emergent, Persistent, Regularly Flooded) and **E2US3N** (Estuarine, Subtidal, Unconsolidated Shore, Mud, Subtidal).

The upland area adjacent to the tidal resource consists of previously developed upland tidal buffer zone and protected shoreland, which is part of a larger residential area. As of today, it possesses a significant number of single-family homes and manicured lawns. The 2015 New Hampshire Fish and Game *Wildlife Action Plan* (WAP), updated in 2020, did not classify the habitat in the project area to any of the WAP tiers. The site does contain *Highest-Ranked Habitat in New Hampshire* but does not contain *Highest-Ranked Habitat in Biological Region or Supporting Landscape to Highest-Ranked Habitat*. This project proposes permanent impacts outside of all WAP tiers.

Methods

The boundary of the jurisdictional area, more particularly, the *Highest Observable Tide Line (HOTL)*, was delineated using the methods prescribed by NHDES Administrative Rule Env-Wt 602.23. The exact boundary of the tidal resource, including the limits of the 100-foot *Upland Tidal Buffer Zone*, are depicted within the attached project design plans. The tidal resource was classified based on the *Classification of Wetlands and Deepwater Habitats of the United States* system adapted from Cowardin, Carter, Golet and LaRoe (1979 – revised August 2013).

The *Coastal Functional Assessment (CFA)* was performed by conducting a field visit on 10/22/2025. The tidal resource and its functions and values were assessed using the *Army Corps of Engineers Highway Methodology* manual (September 1999).

The *Ecological Integrity* of the tidal resource was also assessed utilizing data from the WAP as well as data from the University of New Hampshire's *Wetland Permit Planning Tool (WPPT)*.

Results:

Groundwater Recharge/ Discharge

This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge site. More particularly, it refers to the interaction between wetlands and aquifers. This resource is tidal; therefore, no stratified drift groundwater resources exist within the vicinity of this resource. For these reasons, this resource is not capable of recharging or discharging groundwater. Groundwater Recharge / Discharge is *not a principal function* of this resource.

Flood Flow Alteration

This function analyzes the effectiveness of the wetland in reducing flood damage by retaining flood water for prolonged periods of time. This resource is prone to tidal surges during extreme coastal storm events. Due to this resource being a tidal pond, flood flow is able to be briefly slowed and captured. For this reason, Flood Flow Alteration *is a principal function* of this resource.

Fish and Shellfish Habitat

This function considers a wetland's ability to provide embayment, tidal flats, vegetated shallows, and other environments in support of fish and shellfish populations. Consultation with the *National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries Section* through their online *Essential Fish Habitat (EFH) Mapper* indicated that the area contains Essential Habitat for shellfish species such as the Atlantic Sea Scallop (*Placopecten magellanicus*). It also revealed that the area contains Essential Fish Habitat Atlantic Cod (*Gadus morhua*). Anadromous fish, including Striped bass (*Morone saxatilis*), forage in this area during high tide.

Consultation with the *New Hampshire Natural Heritage Bureau (NHB)* through their online *DataCheck Tool* indicated that although there were NHB records in the area, they do not expect any impact because of the proposed project.

Growing shellfish is prohibited in this area (according to data available on NHGRANIT) but, as mentioned above, it is likely that shellfish species such as the Atlantic Sea Scallop utilize the area.

For all these reasons, Fish / Shellfish Habitat *is a principal function* of this resource.

Sediment/ Toxicant Retention

This function considers the effectiveness of a wetland in acting as a trap for sediments, toxicants, and pathogens within runoff from adjacent upland areas. This resource consists of predominantly mudflats and lacks the vegetation necessary to trap and retain excess sediments. However, organic-rich soils are present capable of trapping toxicants such as heavy metals. Sediment / Toxicant Retention *is not a principal function* of this resource.

Nutrient Removal/ Retention/ Transformation

This function recognizes a wetland's ability to serve as a trap for nutrients in runoff from surrounding upland areas and/or contiguous wetlands and wetland systems. Minimal potential exists for excess nutrients in the upland area surrounding this resource, as it is predominantly developed and part of a larger rural residential area. Further, this resource contains no emergent and/or aquatic vegetation that can retain and convert excess nutrients in runoff. For these reasons, Nutrient Removal / Retention / Transformation *is not a principal function* of this resource.

Production Export

This function considers the wetland's ability to export resources to other areas. For example, Roseate Terns (*Sterna dougallii*) utilize this area to forage for food and transport the nutrients to other areas. As evidenced by the Fish and Shellfish Habitat function above, this resource is productive. Food sources grow within this resource, and both shellfish and fish occur within the area and utilize the area. Production Export *is a principal function* of this wetland.

Sediment/ Shoreline Stabilization

This function relates to a wetland's effectiveness in stabilizing shorelines and preventing erosion. Erosive forces are present in the area and signs of prior erosion are also present – for example, a steep bank exists between the tidal resource and its upland buffer. This steep bank remains unstable, however – shoreline vegetation is present that can hold the soil and the bank in place. It is likely that this bank will continue to erode over time if the vegetation is not maintained – and for this reason, Sediment / Shoreline stabilization *is a principal function* of this resource.

Wildlife Habitat

This function considers a wetland's ability to provide wildlife habitats such as open water habitat, brushland, woodland, and idle land, among other types of habitats. This resource provides *Open Water* habitat. Additionally, wildlife food sources grow within this area, and multiple trophic levels utilize this area – including sea birds such as the Roseate Tern (*Sterna dougalii*). Wildlife Habitat *is a principal function* of this resource.

Recreation

This function considers the effectiveness of the wetland in providing recreational opportunities such as boating, canoeing, kayaking, and fishing, among other recreational activities. The area abuts private property and cannot be accessed nearby. Therefore, recreation *is not a principal function* of this resource.

Education/ Scientific Value

This function considers the effectiveness of the wetland in serving as an "outdoor classroom." This resource contains valuable fish, shellfish and wildlife habitat. Additionally, it is predominantly undisturbed and natural. The resource is surrounded by private property and not easily accessible. For this reason, Education / Scientific Value *is not a principal function* of this resource.

Uniqueness/ Heritage

This value relates to the effectiveness of a wetland in producing certain *special values* such as historical or archaeological sites, historical events, unusual aesthetic qualities, unique wildlife, and unique plants. NH has a relatively small coastline, and for this reason, this area is unique to NH. This area contains unique fish and wildlife species as well as valuable wildlife habitat. Further, this resource is predominantly undisturbed and natural, and as evidenced above, it serves several functional values.

However, this resource is not particularly unique to New Hampshire. Tidal resources are vast and shared. Therefore, Uniqueness / Heritage *is not a principal function* of this resource.

Visual Quality/ Aesthetics

This value considers the wetland's overall visual quality and aesthetics. This resource is predominantly developed, and views exist across the entirety of this resource. Low noise levels exist, and no unpleasant odors exist within the area. This resource primarily borders private property and or this reason *Visual Quality / Aesthetics* is not a principal function of this resource.

Endangered Species Habitat

Endangered species habitat relates to the effectiveness of the wetland in supporting endangered species and their habitat needs. Consultation with the *New Hampshire Natural Heritage Bureau (NHB)* through their online *DataCheck Tool* indicated that although there were NHB records in the area, the NHB did not provide them. Endangered Species Habitat *is not a principal function* of this resource.

Ecological Integrity

Ecological Integrity is a measure of the extent to which natural ecosystems and their buffers have been altered and disturbed. The upland area adjacent to this resource contains a significant amount of developed land and thus does not provide an adequate woodland buffer to the resource. Invasive species were observed within the resource or its woodland buffer as of the site visit. Moderate amounts of impervious surface exist within the vicinity of the resource that is capable of contributing runoff containing excess sediments, nutrients, and toxicants.

This resource scored low for Ecological Integrity, achieving .36 out of a possible 1.0 (utilizing the NH Method). Ecological Integrity *is not a principal function* of this resource.

Summary

This marine resource serves many functions including Fish and Shellfish Habitat, Production Export, Wildlife Habitat, Recreation, Endangered Species Habitat, Educational Value and Visual Quality. It is considered moderately high-functioning and of significant value to the State of New Hampshire.

Robust erosion and sedimentation controls will be implemented throughout the duration of the project. Also, as part of a separate NHDES Wetlands Permit Application associated with land-based impacts, a stormwater bioretention system is proposed to treat unmitigated stormwater that currently discharges from Ruth Street. Invasive species will also be removed and replanted with native vegetation.

In summary, incorporating avoidance and minimization measures, this project may temporarily affect, but is unlikely to adversely affect, the principal functions and values of this tidal resource.

References

Army Corps of Engineers Highway Methodology. ACOE. (September 1999, NAEEP-360-1-30a).

Classification of Wetlands and Deep-Water Habitats of the United States. Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. US Fish and Wildlife Service. (1979, FWS/OBS-79/31).

Ecological Integrity of the Tidal Resource

Methods

Tidal resources are among the most productive and most disturbed ecosystems. Undeveloped, undisturbed natural buffers are critical to supporting the health of these aquatic ecosystems. Natural buffers protect tidal resources by anchoring and stabilizing the shoreline, reducing erosion, and absorbing nutrients and contaminants found in stormwater. *Ecological Integrity* is a measure of the extent to which natural ecosystems and their buffers have been altered.

The ecological integrity of the tidal resource was assessed using data from the NH Fish and Game *Wildlife Action Plan* (WAP) as well as data from the University of New Hampshire's online *Wetland Permit Planning Tool* (WPPT). A site visit was also completed on 09/25/24 which was used to help complete this ecological integrity assessment.

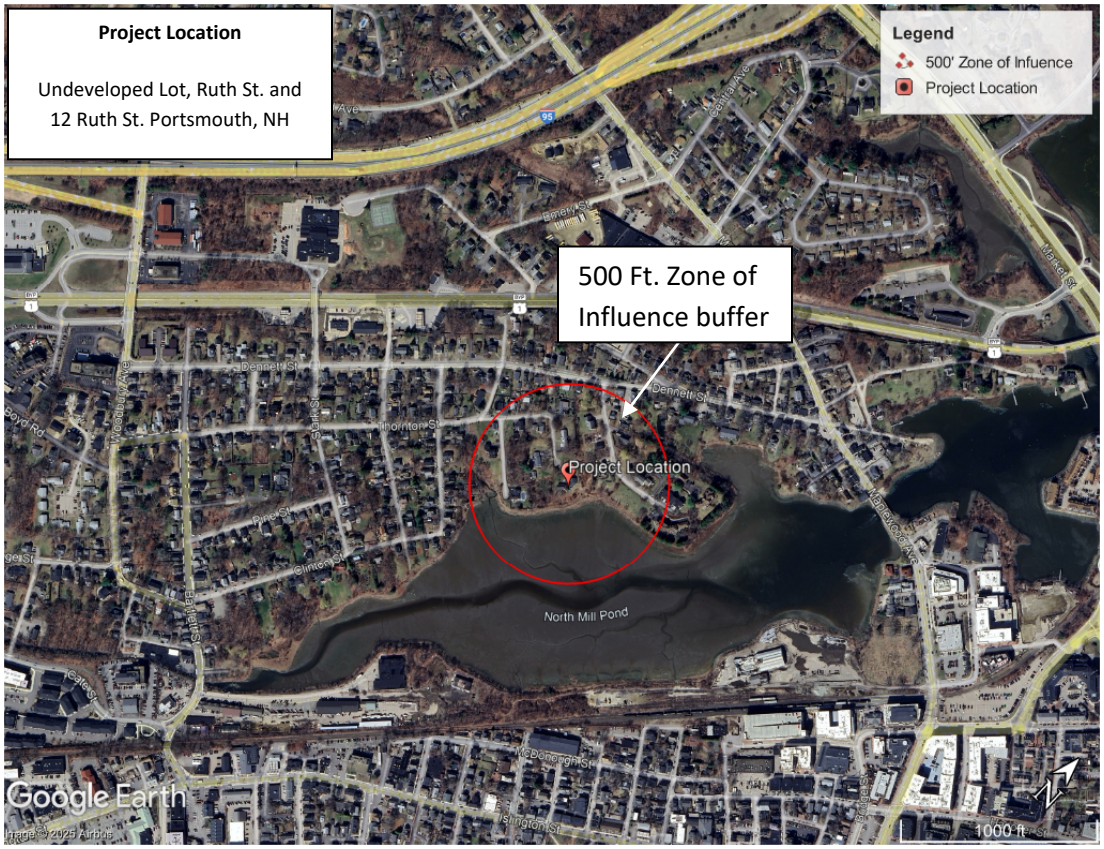


Figure 1: Overview of the tidal resource.

Ecological Integrity of the Tidal Resource

EU= Evaluation Unit (the Tidal Resource)

Percent of Resource Plant Community Dominated by Invasive Plant Species	Score
Less than 5% of EU dominated by invasive species	1.0
5% to 20% of EU dominated by invasive species	.5
More than 20% of the EU dominated by invasive species	.1
Number of Tidal Restrictions	
No Tidal Restrictions	1.0
One Tidal Restriction between the EU and free tidal flow (bridge)	.5
More than one Tidal Restriction between the EU and free tidal flow	.1
Type of Tidal Restriction	
No restriction affecting tidal flow	1.0
Flow through bridge appears adequate	.5
Flow through bridge appears inadequate and/ or flow restricted by culvert(s)	.1
Ditching on the Surface of the EU	
No ditching within the EU	1.0
Ditches present in linear pattern	.5
Ditches present in grid pattern	.1
Dominant Land Use in the 500-Foot Zone of Influence Surrounding the EU	
Forested, Fields, Open Water or Open Space	1.0
Agriculture or Rural Residential	.5
Commercial, Industrial, High Density Residential or Heavily used Highways	.1
Ratio of the Number of Occupied Buildings within the EU or within the Zone of Influence Surrounding the EU	
Less than 0.1 Buildings/ acre.	1.0

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From 0.1 to 0.5 Buildings/ acre.	.5
More than 0.5 Buildings/ acre.	.1
Percent of the EU/ Upland Border which has a Buffer of Woodland or Idle Land at least 500-feet in Width.	
More than 70%	1.0
From 30% to 70%	.5
Less than 30%	.1
Square Footage of Roads, Driveways and Parking Lots within 150-feet of the EU.	
Ratio less than 1,500 square feet/ acre	1.0
Ration between 1,500 square feet to 6,000 square feet/ acre	.5
Ratio greater than 6,000 square feet/ acre	.1
SCORE = 2.5/8 = .31	.31

Summary:

The tidal resource adjacent to the proposed project area is an estuarine pond and emergent vegetation. Within the tidal wetland buffer more than 20% of the resource is dominated by invasive species. There is one bridge that serves as a tidal restriction near the project site. No ditches exist in the area as the resource is not suitable for ditching. The dominant land use within the zone of influence is single-family residential lots, and the ratio of the number of occupied buildings within the zone of influence is over 0.5 buildings per acre. Since the upland border is developed, less than 30% is woodland and more than 6,000 square feet of impervious surface per acre exists within 150-feet of the resource.

In summary, this tidal resource has undergone significant degradation by anthropogenic sources and Ecological Integrity is not a Principal Function of this resource.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Coastal Vulnerability Assessment

Env-Wt 603.05

Introduction

TFMoran recognizes rising seas pose a significant threat to New Hampshire's coastal communities, ecosystems, and cultural resources (STAP, 2014). This *Coastal Vulnerability Assessment* (CVA) was prepared to accompany the associated NHDES Wetlands Permit Application seeking approval to permanently impact tidal resources for the purpose of installing two new residential tidal docking structures.

Methodology

This Coastal Vulnerability Assessment (CVA) was conducted using the *NH Coastal Flood Risk Science and Technical Advisory Panel (STAP) Report: Sea-Level Rise, Storm Surges, and Extreme Precipitation in Coastal New Hampshire: Analysis of Past and Projected Future Trends* as prescribed by NHDES Wetlands Administrative Rule Env-Wt 603.05. Additionally, the *New Hampshire Coastal Flood Risk Summary, Part II: Guidance for Using Scientific Projections (NHCFRSTAP, 2020)* prepared by the New Hampshire Coastal Flood Risk Science and Technical Advisory Panel was referenced to demonstrate this site's vulnerability to sea level rise. Moreover, the Rockingham Planning Commission (RPC) *Tides to Storms - Preparing for New Hampshire's Future Coast, Town of Portsmouth Vulnerability Assessment (RPC, 2015)* was consulted. The site visit and field observations were performed by Qualified Coastal Professional Jules Hazen on 10/24/2025.

Step 1.1 – Project Goal and Project Type

The goal of this project is to construct two new residential tidal docks. The beneficiary is the private property owner.

Step 1.2 – Project Area

The project area is an undeveloped lot on Ruth St. and 12 Ruth St, Portsmouth, NH 03810 – Tax Map: 143, Lots: 16 and 24.

Step 1.3 – Time Period Over Which the Project is Designed to Serve

The project is not being designed to serve any particular time period.

Step 2.1 – Risk Tolerance to Flooding and Potential Damage or Loss

This project proposes to construct two new docking structures that are designed to withstand daily ebb and flow of tidal waters, and therefore, it has a relatively low sensitivity to inundation.

Risk Tolerance	High	Medium	Low	Very Low
Description	A project that is able to tolerate a high level of flood risk	A project that is able to tolerate a medium level of flood risk	A project that is only able to tolerate a low level of flood risk	A project that is only able to tolerate a very low level of flood risk
Possible Project Characteristics	Low value or cost	Medium value or cost	High value or cost	Extremely high value or cost
Risk tolerance depends on the combination and importance of the project characteristics	Easy to modify	Moderately modifiable	Difficult to Modify	Extremely difficult to modify
	Little to no implications on public function and/ or safety	Moderate implications for public function and/ or safety	Critical to public function and/ or safety	High risk of public harm if project fails
	Low sensitivity to inundation	Moderate sensitivity to inundation	High Sensitivity to inundation	Extremely high sensitivity to inundation

Table 1: Framework for determining projected tolerance for flood risk.

Step 2.2 – Project Specific Considerations

This project poses no threat to public access to important services. The project area is on private property and, if damaged, poses no threat to the access of public services.

Step 3.1 Relative Sea Level Rise (RSLR) Estimates for the Project

When considering projected relative sea level rise (RSLR) for this project, four different global greenhouse gas scenarios (Representative Concentration Pathways [RCPs]) were considered. We elected to use the recommended intermediate **RCP 4.5** scenario because this scenario represents an optimistic perspective that allows for mitigation. Using this RCP also allows us to project sea level rise beyond the year 2100, which will encompass the entire proposed project lifetime.

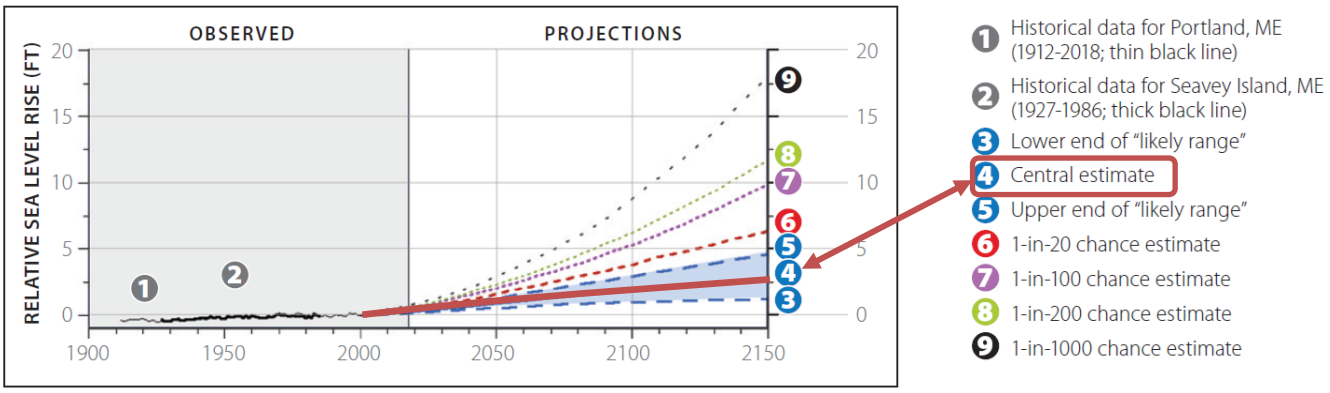

Figure 1: Greenhouse gas concentration scenario RCP 4.5 used for RSLR estimates.

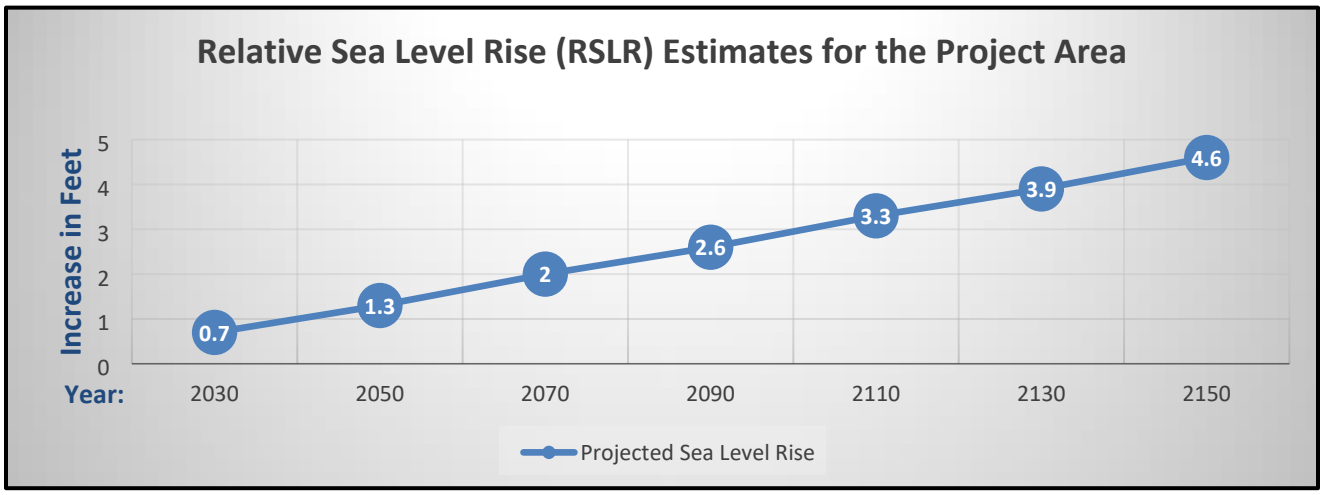

Figure 2: Incremental Relative Sea Level Rise (RSLR) estimates for the project area based on Representative Concentration Pathway (RCP) 4.5, a MEDIUM tolerance for flood risk, and a project timeframe that extends out to 2100.

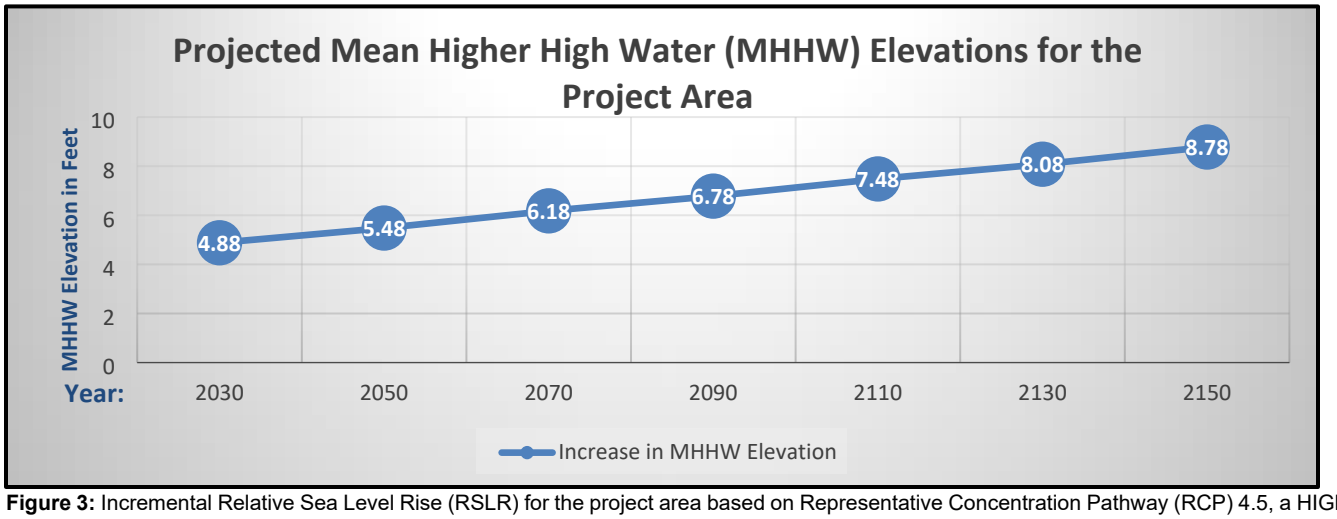

Figure 3: Incremental Relative Sea Level Rise (RSLR) for the project area based on Representative Concentration Pathway (RCP) 4.5, a HIGH Tolerance for flood risk, and the current Mean Higher High Water (MHHW) elevation of 4.18 feet determined by the National Oceanic and Atmospheric Association (NOAA) for the Seavey Island, Maine Station (#8419870) using NAVD88 datum.

1 Foot Sea Level Rise Projection - 2040
Mean Higher High Water Elevation (MHHW)

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2 Foot Sea Level Rise Projection - 2070
Mean Higher High Water Elevation (MHHW)

0 50 100 200 Feet

Sea Level Rise Projection

N

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170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

4 Foot Sea Level Rise Projection - 2130
Mean Higher High Water Elevation (MHHW)

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TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

2 Foot Sea Level Rise With 100 Year Flood Projection – 270 Mean Higher High Water Elevation (MHHW)

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T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
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Step 3.2 Assess Relative Sea Level Rise (RSLR) Impacts to the Project

The projected depth and extent of waterflow (and associated inundation) will have no impact on the proposed tidal docks. Due to the topography of the lot, relative sea level rise will not significantly impact the project area. Further, all construction will occur well above the current Mean Higher High Water (MHHW) elevation, as displayed in the design plans attached to this permit application. Increases in currents, erosive forces, and sediment deposition will have no bearing on this project in the near future. No infrastructure exists within the vicinity of this project that can impact this project.

Step 4.1 Identify and Assess Relative Sea Level Rise (RSLR) Adjusted for Coastal Storms / Design Flood Elevation (DFE)

This assessment is not applicable because Design Flood Elevation (DFE) is not relevant to docking structures. The recommended approach for this assessment is still shown below, however (based on a HIGH tolerance for flood risk and a project location within FEMA flood zones AO and X).

	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
IF PROJECT AREA IS LOCATED IN:	RSLR-ADJUSTED DESIGN FLOOD ELEVATION (DFE) =			
A, AO, OR AE ZONE* NOT IDENTIFIED AS COASTAL A ZONE**	[BFE] + RSLR	[BFE + (required freeboard ≥ 1 ft)] + RSLR	[BFE + (required freeboard ≥ 1 ft)] + RSLR	Whichever is greater: [BFE + (required freeboard ≥ 2ft)] + RSLR OR 0.2% annual chance flood elevation + RSLR
VE ZONE*** AND COASTAL A ZONE			[BFE + (required freeboard ≥ 2 ft)] + RSLR	

Figure 4: The recommended approach for determining *Design Flood Elevation* (DFE) based on risk tolerance.

Step 4.2 Assess Relative Sea Level Rise-Adjusted Coastal Storm Impacts to the Project

The cumulative impacts of projected sea level rise and coastal storm events will not adversely impact the proposed tidal docks until well beyond its projected lifetime. This project has a medium degree of tolerance for flood risk and will be reassessed for flood risk at the end of its projected lifetime (in the year 2150).

Steps 5.1, 5.2 and 5.3 Identify Relative Sea Level Rise Induced Groundwater Rise and Assess Impacts to the Project

Mean groundwater rise is projected to be 66% of relative sea level rise (RSLR) between 0 to 0.6 miles from coastal areas (Knot, Jacobs, et al.). Relative sea level rise induced groundwater rise will not impact the propose tidal docks. For this reason, this assessment is not applicable to this project – but the recommended approach is still highlighted below.

	PREFERRED APPROACH (MAPPED COASTAL COMMUNITY)	ALTERNATE APPROACH (UNMAPPED COASTAL COMMUNITY)
	IF PROJECT AREA IS LOCATED IN A MAPPED COASTAL COMMUNITY:	IF PROJECT AREA IS LOCATED WITHIN 3 MILES OF TIDAL SHORELINE IN AN UNMAPPED COASTAL COMMUNITY:
RSLR-INDUCED GROUNDWATER RISE =	Refer to Sea-Level Rise Mapper[38] to estimate RSLR-induced groundwater rise	Commit to manage = (RSLR) x (0.33) Be prepared to manage = (RSLR) x (0.66)
DEPTH TO RSLR-ADJUSTED GROUNDWATER =	(Present-day depth to groundwater) - (RSLR-induced groundwater rise)	

Figure 5: The recommended approach for determining sea level rise induced groundwater rise at the project site.

Step 6.1 Account for Projected Increases in Extreme Precipitation

Under representative concentration pathway (RCP) 4.5, by the end of the century, the amount of precipitation falling on the wettest day of the year is projected to increase by 8-15% (NHCFRSTAP, 2020). This project has a high tolerance for flood risk, and therefore, we have elected to account for a 15% increase in extreme precipitation estimates.

	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
PROJECTED EXTREME PRECIPITATION ESTIMATE =	(Best available precipitation data) x (1.15)		(Best available precipitation data) x (>1.15)	

Figure 6: The approach for calculating projected extreme precipitation estimates based on the project's tolerance for flood risk.

Step 6.2 Assess Projected Extreme Precipitation Impacts to the Project

The proposed dwelling will not be impacted by extreme precipitation as its design and material composition will allow precipitation to flow off it. Also, storm water management will be implemented. For these reasons, this assessment is not applicable to this project page. However, the extreme precipitation estimates for the project area are still shown below.

Northeast Regional Climate Center

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

Metadata for Point

Smoothing	Yes
State	
Location	
Latitude	43.077 degrees North
Longitude	70.77 degrees West
Elevation	0 feet
Date/Time	Mon Oct 20 2025 11:42:17 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	1yr	0.70	0.98	1.21	1.56	2.03	2.66	2.92	1yr	2.35	2.80	3.21	3.94	4.54	1yr
2yr	0.32	0.50	0.62	0.81	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.49	3.20	3.56	2yr	2.84	3.43	3.93	4.67	5.32	2yr
5yr	0.37	0.58	0.73	0.97	1.25	1.60	5yr	1.08	1.46	1.88	2.43	3.13	4.06	4.57	5yr	3.59	4.39	5.03	5.92	6.69	5yr
10yr	0.41	0.65	0.82	1.11	1.45	1.89	10yr	1.25	1.72	2.23	2.89	3.74	4.86	5.52	10yr	4.30	5.31	6.07	7.09	7.96	10yr
25yr	0.48	0.76	0.96	1.33	1.77	2.33	25yr	1.53	2.14	2.77	3.62	4.73	6.16	7.09	25yr	5.45	6.81	7.78	9.00	10.03	25yr
50yr	0.53	0.86	1.10	1.53	2.06	2.75	50yr	1.78	2.52	3.28	4.31	5.65	7.38	8.57	50yr	6.53	8.24	9.40	10.79	11.95	50yr
100yr	0.59	0.96	1.24	1.76	2.41	3.24	100yr	2.08	2.97	3.89	5.14	6.75	8.83	10.36	100yr	7.82	9.96	11.35	12.93	14.25	100yr
200yr	0.67	1.09	1.42	2.03	2.81	3.82	200yr	2.43	3.50	4.60	6.11	8.06	10.59	12.52	200yr	9.37	12.04	13.71	15.50	16.99	200yr
500yr	0.79	1.31	1.70	2.47	3.46	4.74	500yr	2.98	4.36	5.74	7.68	10.19	13.45	16.11	500yr	11.90	15.49	17.60	19.72	21.45	500yr

Figure 7: Extreme precipitation data from the Northeast Regional Climate Center for the project area.

Increase in extreme precipitation estimates by 15%			
Storm Event	**24-hour precipitation total**	**Increase *x* 15%**	**Projected 24-hour precipitation**
1 Year	2.66 inches	*x* 1.15	3.06 inches
2 Year	3.20 inches	*x* 1.15	3.68 inches
10 Year	4.86 inches	*x* 1.15	5.59 inches
50 Year	7.38 inches	*x* 1.15	8.49 inches

Table 2: Increase in precipitation during predicted 24-hour storm events.

Step 7.1 Assess Cumulative Risk and Evaluate Adaption Options

The compounded impacts of relative sea level rise and coastal storms will not adversely impact this project until well beyond its projected lifetime. This project will not be impacted by relative sea level rise induced groundwater rise or extreme precipitation.

Step 7.2 Identify and Evaluate Adaptation Options to Mitigate Coastal Flood Risk

This project has a high degree of tolerance for flood risk. No further action by way of adaptation and mitigation is needed at this time.

	NO ACTION	AVOID	ACCOMMODATE	RESIST	RELOCATE
IN OTHER WORDS, RECOGNIZE RISK AND...	*Don't change anything**	*Prioritize investment out of the water's way*	*Live with the water*	*Keep the water out*	*Move assets or facilitate migration*
COASTAL FLOOD RISK IS:	**Very Low to Low**	**Very Low**	**Moderate**	**High**	**High**
TOLERANCE FOR FLOOD RISK IS:	**High**	**Medium to Very Low**	**Medium**	**Low to Very Low**	**Low to Very Low**

Figure 8: Adaption adoptions available to manage coastal flood risk.

References

Extreme Precipitation in New York & New England (Version 2.0). The Northeast Regional Climate Center. https://precip.eas.cornell.edu/#/.

Modeling Groundwater Rise Caused by Sea Level Rise in Coastal New Hampshire. Knott, J.F., Jacobs, J., Daniel, J.S., & Kirshen, P. Journal of Coastal Research. 2018.

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Sea Level Rise Mapping – The New Hampshire Open Coast, Piscataqua River, and Great Bay. AECOM. University of New Hampshire. December, 2013.

Sea-Level Rise, Storm Surges, and Extreme Precipitation in Coastal New Hampshire: Analysis of Past and Projected Future Trends. STAP (Science and Technical Advisory Panel, NH Coastal Risks and Hazards Commission). August, 2014.

GIS Data Screening

Env-Wt 603.03

NH Fish and Game Habitat

NH Fish and Game Wildlife – Action Plan

Prioritized Habitat Blocks, Wildlife Corridors & Secondary Wildlife

Connect the Coast (CTC) Wildlife Corridors

Conservation

100 Year

0 150 300 600
Feet

N

100 Year Flood Plain

Impaired


Tidal Dock
Tidal Dock
0 125 250 500
Feet
Impaired Waterbodies
N

Floodplain Wetlands Adjacent to Tier 3 Streams

0 125 250 500 Feet

N

Flood PlainWetlands Adj to Tier 3 Streams

Statewide Aquifer Transmissivity for New Hampshire

0 125 250 500 Feet

- Lowest Transmitivity
- Medium Transmitivity
- Highest Transmitivity

N

Eelgrass


Tidal Dock
Lot for Pier #1
Tidal Dock #2
Lot for Pier #2
0 125 250 500
Feet
Eelgrass
N

Sand Dunes

0 125 250 500 Feet

Sand Dunes

N

Prime Wetlands with a 100 Foot

Salt Marsh


Tidal Dock
Lot for Pier #1
Tidal Dock
Lot for Pier #2
0 125 250 500
Feet
Saltmarsh
N

Local Potential Contaminated

0 125 250 500
Feet

Local Potential Contamination Sources

N

SECTION 3

US Army Corps of Engineers®
New England District

Appendix B

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

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

All Projects:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11"x17" with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don't use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site,:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2 and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- GP 3, Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

US Army Corps of Engineers ®
New England District

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

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

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

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.	X	
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?		N/A
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?	x	
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	x	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review**)** with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.
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United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 10/24/2025 16:33:25 UTC
Project code: 2026-0008362
Project Name: Sensiba

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Record of project representative's no effect determination for 'Sensiba'

Dear Julianne Hazen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on October 24, 2025, for 'Sensiba' (here forward, Project). This project has been assigned Project Code 2026-0008362 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No effect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions

occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2026-0008362 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Sensiba

2. Description

The following description was provided for the project 'Sensiba':

> Proposal of installation of two residential tidal docks.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.07662515,-70.76974472135981,14z

DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

   No

9. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

10. Will the action result in effects to a culvert or tunnel at any time of year?

    No

11. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

12. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

13. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

14. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

16. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

17. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

18. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

19. Will the action include drilling or blasting?

    No

20. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

    No

21. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

    No

22. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

23. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    No

25. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

26. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

27. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

28. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

29. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

    Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

    Automatically answered
    No

30. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

31. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

32. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

33. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

    Automatically answered
    No

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

35. Has a presence/probable absence bat survey targeting the tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

36. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    Yes

37. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Julianne Hazen
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email jhazen@tfmoran.com
Phone: 6038671779

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 10/24/2025 16:16:13 UTC
Project Code: 2026-0008362
Project Name: Sensiba

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

To Whom It May Concern:

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

About Official Species Lists

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

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

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

Endangered Species Act Project Review

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

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

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

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

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

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

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

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

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

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

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

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

Migratory Birds

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

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

https://www.fws.gov/library/collections/bald-and-golden-eagle-management

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2026-0008362
Project Name: Sensiba
Project Type: Residential Construction
Project Description: Proposal of installation of two residential tidal docks.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.07662515,-70.76974472135981,14z

Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Julianne Hazen
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email jhazen@tfmoran.com
Phone: 6038671779

EFH Mapper Report

EFH Data Notice

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

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º 4' 35" N, Longitude = 71º 13' 48" W
Decimal Degrees: Latitude = 43.076, Longitude = -70.770

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

***** W A R N I N G *****

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

EFH

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Adult, Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Bluefish	Adult, Juvenile	Mid-Atlantic	Bluefish
		Little Skate	Adult, Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Pollock	Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Red Hake	Adult, Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		White Hake	Adult, Eggs, Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Windowpane Flounder	Adult, Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs, Juvenile, Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
					Skate Complex FMP

Pacific Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

Atlantic Salmon

No Atlantic Salmon were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

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

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

All EFH species have been mapped for the Greater Atlantic region,
Atlantic Highly Migratory Species EFH,
Bigeye Sand Tiger Shark,
Bigeye Sixgill Shark,
Caribbean Sharpnose Shark,
Galapagos Shark,
Narrowtooth Shark,
Sevengill Shark,
Sixgill Shark,
Smooth Hammerhead Shark,
Smalltail Shark

DataCheck Results Letter
For NHDES Ecological Review

To: Julianne Hazen, TFMoran
170 Commerce Way, Suite 102

Portsmouth, NH 03801

From: Ecological Review Section
NH Department of Environmental Services
Date: 10/29/2025 (valid until 10/29/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game submitted 10/20/2025
Permits: NHDES - Wetlands Standard Dredge & Fill, USACE - General Permit

DCT ID: **DCT25-2949** **Applicant:** Julianne Hazen

Location: Portsmouth
12 Ruth Street

Project Description: On map 143, at lots 16 and 24, a new pier will be placed off of each lot.

The NH Natural Heritage Bureau (NHB) database has been checked by staff of the NHDES Ecological Review Section and/or the NHFG 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 rare wildlife, plant, and/or natural community record 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 DataCheck Tool on 10/20/2025 8:48:13 AM, and cannot be used for any other project.

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

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. Surveys are recommended to determine what species/natural communities are present onsite.

Federal ESA Compliance: This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH

DataCheck Results Letter
For NHDES Ecological Review

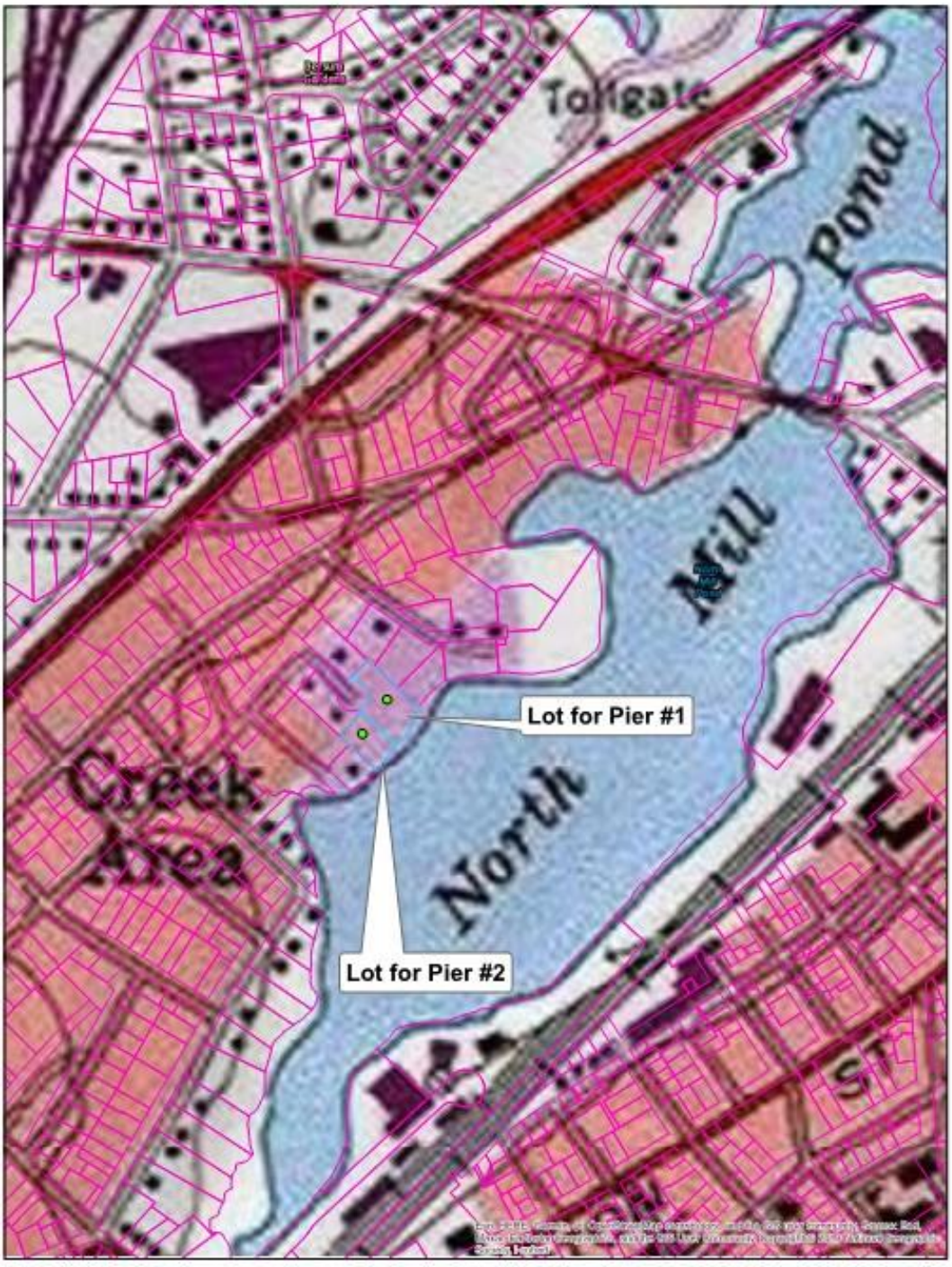
DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (https://ipac.ecosphere.fws.gov/; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

MAP OF PROJECT BOUNDARIES FOR: **DCT25-2949**

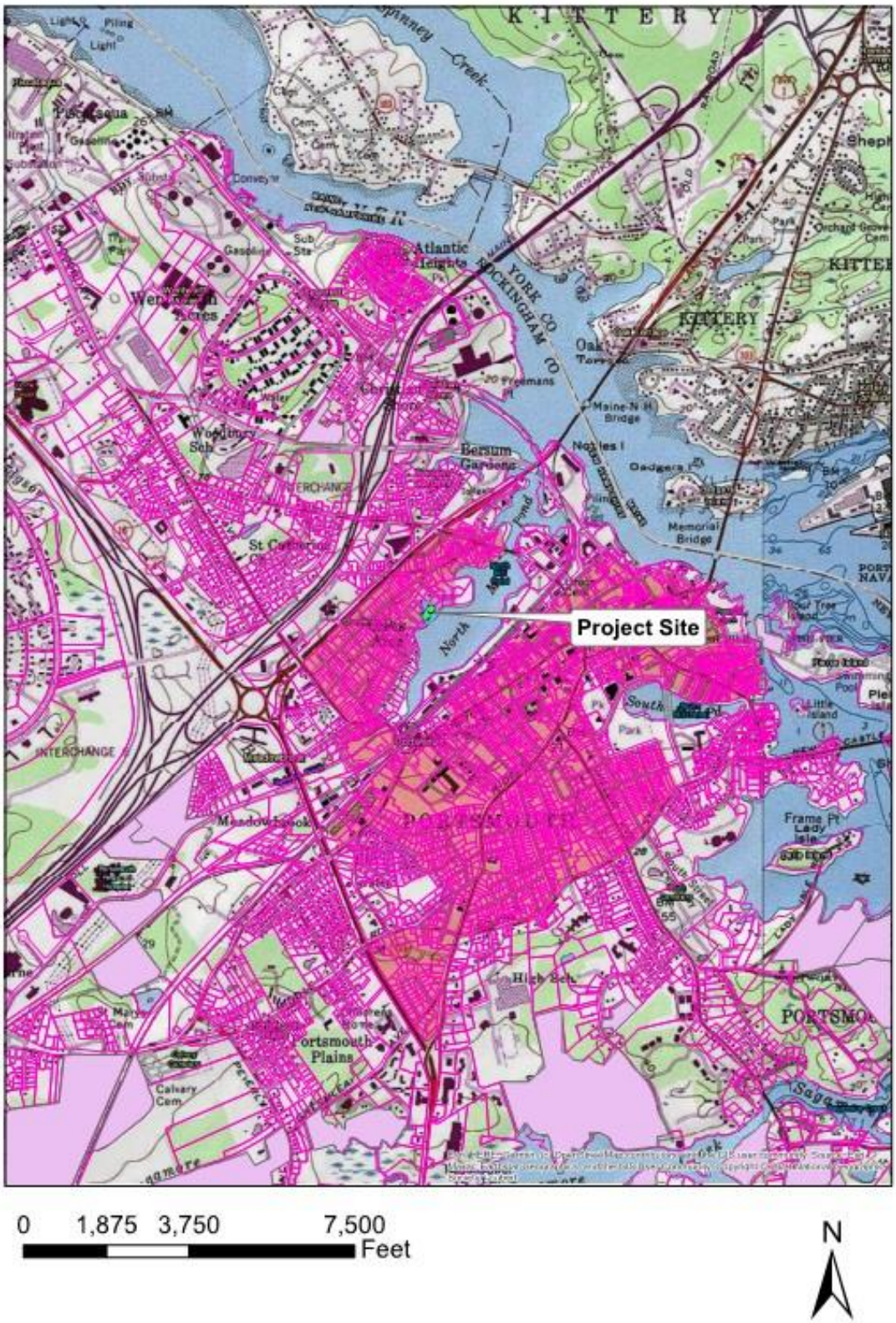
Ecological Review Section
NH Department of Environmental Services
EcologicalReviews@des.nh.gov (603) 271-6261

SECTION 4

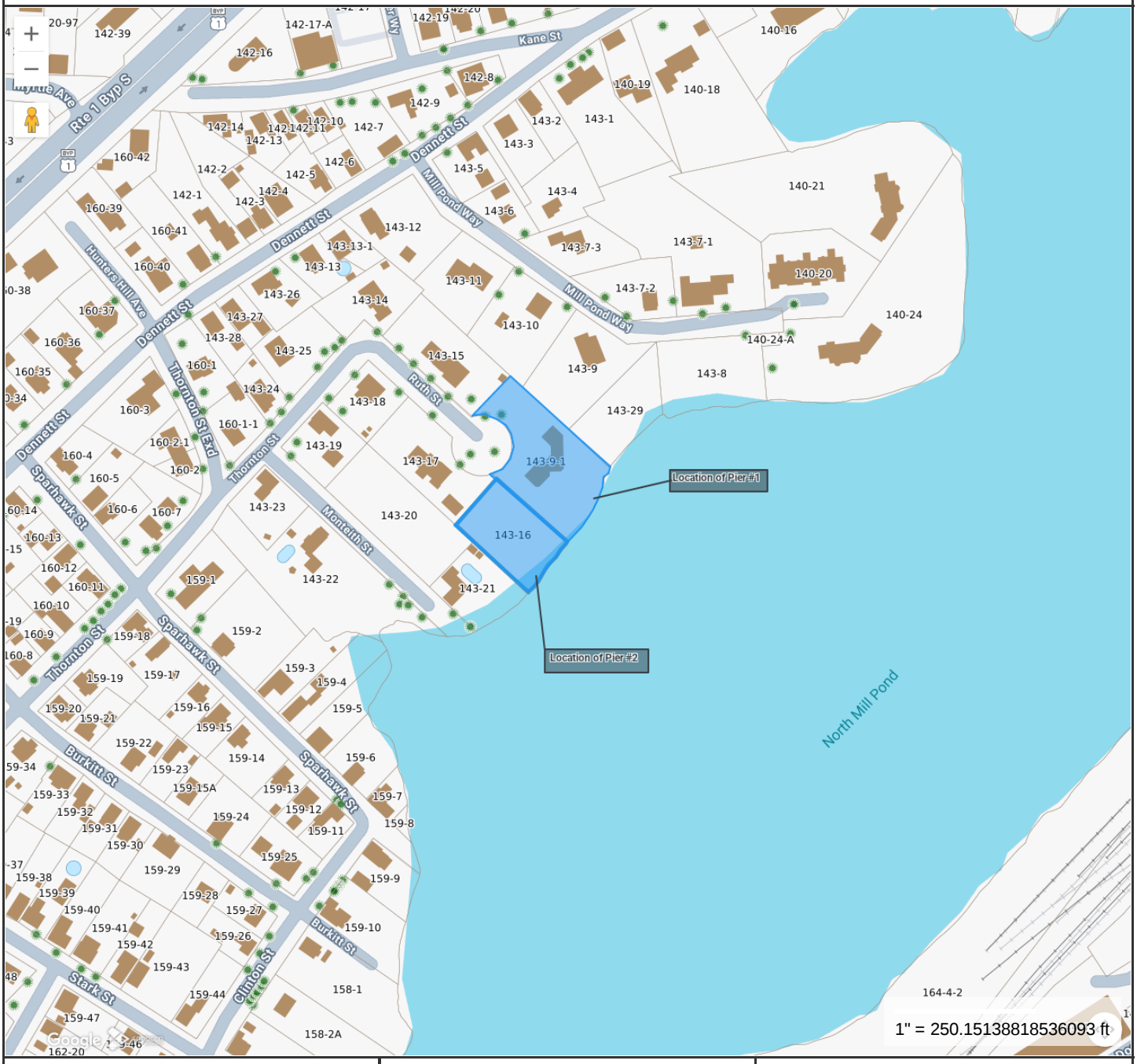
USGS Maps – Project Location
Scale 1:5,000



USGS Maps – Project Location
Scale 1:24,000



Tax Map



Property Information

Property ID	0143-0016-0000
Location	RUTH ST
Owner	SENSIBA TRENTON TYLER

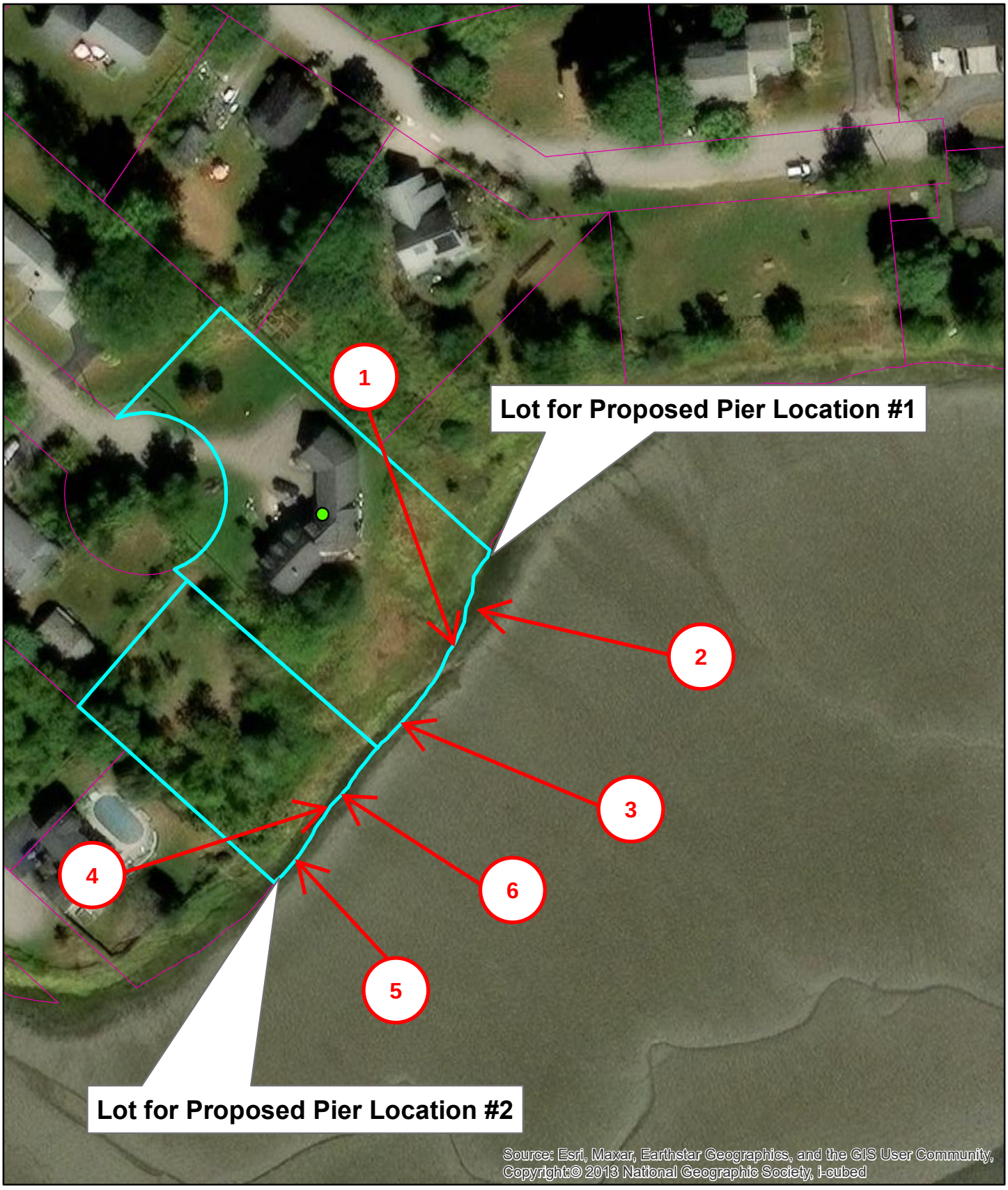
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Undeveloped Lot of Ruth Street and 12 Ruth Street, Portsmouth NH
Photo Orientation Key



N

0 50 100 200

Feet

Photo Exhibit

Photo 1. Area depicting location of proposed dock on 12 Ruth Street.

Photo 2. Area depicting location of proposed dock on 12 Ruth Street.

Photo 3. Area depicting location of the proposed dock on the adjacent undeveloped lot.

Photo 4. Area depicting location of the proposed dock on the adjacent undeveloped lot.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

SECTION 5

21075140 12/02/2021 09:34:37 AM
Book 6360 Page 321 Page 1 of 2
Register of Deeds, Rockingham County

LCHIP	ROA597302	25.00
TRANSFER TAX	RO111849	40.00
RECORDING		14.00
SURCHARGE		2.00

(M)
Signature Escrow
+ Title
110 Brewery Lane Suite 201
Portsmouth NH 03801

WARRANTY DEED

SUSAN R. WALLACK, TRUSTEE OF THE SUSAN R. WALLACK REVOCABLE LIVING TRUST, u/t/a dated October 6, 2004, of 62 Mile Stretch Road, Biddeford, Maine 04005, for consideration paid, grants to **TRENTON TYLER SENSIBA** and **DENISE SENSIBA**, of 35 Hodgdon Way #1207, Portsmouth, Rockingham County, New Hampshire 03801, **as joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**, the following:

A certain parcel of land situate off Ruth Street in Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point at land now or formerly of Woodrow P. Bunnell; thence running North 60° 48' 10" East by land of Joseph R. and Ruth V. Mitchell, a distance of 102.91 feet to a point at other land or Emerson A. McCourt; thence turning and running South 28° 47' 05" East by said other land of Emerson A. McCourt, a distance of 142.56 to a point; thence turning and running South 57° 00' 34" West a distance of 102.81 feet to a point at land of said Bunnell; thence turning North 28° 55' 35" West by said land now or formerly of Woodrow P. Bunnell and partially by a chain link fence, a distance of 149.36 feet to the point of beginning.

Also conveying any interest and title that the Grantor may have in the marsh land between said premises and the shore of the North Mill Pond, so-called.

Meaning and intending to convey a portion of the property (Tract 6) conveyed to Susan R. Wallack, Trustee of the Susan R. Wallack Revocable Living Trust by deed of Susan R. Wallack dated January 10, 2005, and recorded in the Rockingham County Registry of Deeds, Book 4423, Page 1930.

The above described premises is not homestead property.

Trustee Certificate

The undersigned, Susan R. Wallack, Trustee of the Susan R. Wallack Revocable Living Trust, under Declaration of Trust dated October 6, 2004, and any amendments, has full and absolute power by said trust agreement to grant any interest in real estate and improvements thereon held in said trust and no purchaser, lender, or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

The Trustee further certifies that the undersigned is the Trustee of said Trust, that said trust agreement has not been amended or revoked in any manner which would cause the representations in this certification of trust to be incorrect; that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Signed this 30th day of November, 2021.

THE SUSAN R. WALLACK REVOCABLE LIVING TRUST

By: Susan R Wallack
Susan R. Wallack, Trustee

STATE OF ~~NEW HAMPSHIRE~~ Florida
COUNTY OF Palm Beach County

November 30th, 2021

Personally appeared the above-named Susan R. Wallack, Trustee of the Susan R. Wallack Revocable Living Trust, and acknowledged the foregoing instrument as her voluntary act and deed.
Before me,

Notary Public
My Commission Expires:

ANA MARCELA DEJESUS
Notary Public - State of Florida
Commission # HH 185216
My Comm. Expires Oct 12, 2025
Bonded through National Notary Assn.

H:\Carol\DOCUMENT\ESTPLAN\Wallack\Deed to Sensiba #2 - Ruth Street.doc

21075141 12/02/2021 09:34:38 AM
Book 6360 Page 323 Page 1 of 3
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	ROA597303	25.00
TRANSFER TAX	RO111850	18,000.00
RECORDING		18.00
SURCHARGE		2.00

(m) Signature Escrow + Title

WARRANTY DEED

SUSAN R. WALLACK, AS TRUSTEE OF THE MILL POND PROPERTY TRUST, u/t/a dated July 1, 2004, of 62 Mile Stretch Road, Biddeford, Maine 04005, for consideration paid, grants to **TRENTON TYLER SENSIBA** and **DENISE SENSIBA**, of 35 Hodgdon Way #1207, Portsmouth, Rockingham County, New Hampshire 03801, **as joint tenants with rights of survivorship**, with **WARRANTY COVENANTS**, the following:

A certain parcel of land, together with the buildings thereon, situate on the Southerly side of Ruth Street, Portsmouth, Rockingham County and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the Easterly sideline of Ruth Street at the Southerly corner of land now or formerly of Tosi, thence running North 60° 58' 16" East by said land of Tosi, a distance of Ninety-five and Sixteen hundredths (95.16) feet, more or less, to a point at land now or formerly of Emerson A. McCourt; thence turning and running South 28° 45' 40" East by and along said other land of McCourt a distance of Two Hundred Ten and Eighty-eight hundredths (210.88) feet, more or less, to a point; thence turning and running South 42° 55' 59" West, a distance of One Hundred and Six hundredths (100.06) feet, more or less, to an iron rod; thence running South 60° 58' 16" West, a distance of Forty-five and Seventy-two hundredths (45.72) feet, more or less, to a point at another lot previously conveyed to Susan R. Floros and now owned by Peter N. Floros, Jr.; thence turning and running North 28° 47' 05" West by said land now or formerly of Floros, a distance of One Hundred Forty-two and Fifty-six hundredths (142.56) feet, more or less, to land now or formerly of Joseph R. Mitchell, et al; thence running North 22° 51' 59" West by said Mitchell land, a distance of Ten and Six-hundredths (10.06) feet, more or less, to the cul-de-sac of Ruth Street; thence running on the arc of said cul-de-sac by a curve to the left, having a radius of 50 feet, a distance of One Hundred Fifty-seven and Eight hundredths (157.08) feet, more or less, to the point of beginning.

The parcel of land herein conveyed is shown as Lot #3 on a certain plan entitled "Subdivision of Land for Peter Floros and Emerson A. McCourt, Ruth Street, Portsmouth, NH," dated October 3, 1988, Lamprey River Survey Company, Robert W. McCrone, licensed land surveyor, which plan is recorded in the Rockingham County Registry of Deeds as Plan No. D-19012.

TOGETHER WITH an easement for sewer purposes, including the construction, maintenance, and operation of a sewer pipe line over, under and in the following parcel retained by Emerson A McCourt, to wit:

Beginning at a point on a Southerly projection of the mutual boundary line of the Easterly boundary line of Tosi and the westerly boundary line of Emerson A. McCourt, said point being Twenty-seven and forty-three hundredths (27.42) feet South 28° 45' 40"East of the Southeasterly corner of Tosi land, and thence running North 53° 09' 41" East, One Hundred Fifty-seven (157) feet, more or less, to Dearborn Street Extension; thence running South 36° 54' 14" East by said Extension Six (6) feet; thence running South 53° 09' 41" West on a line parallel to and Six (6) feet South of the first mentioned bound in the within description to the parcel herein conveyed to the grantee; and thence running North 28° 45' 40" West, Six (6) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed to Edward Wallack, as Trustee of the Mill Pond Property Trust by deed of Susan R. Wallack f/k/a Susan R. Floros, dated July 1, 2004, recorded in the Rockingham County Registry of Deeds, Book 4325, Page 327.

The above described premises is not homestead property.

Trustee Certificate

The undersigned, Susan R. Wallack, as Trustees of The Mill Pond Property Trust, under Declaration of Trust dated July 1, 2004, and First Amendment dated October 23, 2020 changing Trustee from Edward Wallack to Susan R. Wallack, has full and absolute power by said trust agreement to grant any interest in real estate and improvements thereon held in said trust and no purchaser, lender, or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof.

The Trustee further certifies that the undersigned is the Trustee of said Trust, that said trust agreement has not been amended or revoked in any manner which would cause the representations in this certification of trust to be incorrect; that the undersigned has received all written authorizations from beneficiaries, if any, required by the terms of said Trust.

Signed this 30th day of November, 2021.

THE MILL POND PROPERTY TRUST

By: _____
Susan R. Wallack, Trustee

STATE OF ~~NEW HAMPSHIRE~~ Florida
COUNTY OF Palm Beach County

November 30th, 2021

Personally appeared the above-named Susan R. Wallack, as Trustee of The Mill Pond Property Trust, and acknowledged the foregoing instrument as his voluntary act and deed.

Before me,

_____
Notary Public
My Commission Expires:

ANA MARCELA DEJESUS
Notary Public - State of Florida
Commission # HH 185216
My Comm. Expires Oct 12, 2025
Bonded through National Notary Assn.

H:\Carol\DOCUMENT\ESTPLAN\Wallack\Deed to Sensiba - Ruth Street.doc

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

A division of TFMoran, Inc.

Abutters List

Sensiba - Proposed Tidal Docks
Undeveloped Lot, Ruth St. and 12 Ruth St,
Portsmouth, NH 03801

Date: **11/10/2025**

Project #: **47453 .12**

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 143	16, 9-1	Trenton Tyler & Denise Sensiba	12 Ruth Street, Portsmouth, NH 03801
143	21	Russell & Patricia Hammer Rev Trust	73 Monteith Street, Portsmouth, NH, 03801
143	20	City of Portsmouth	PO BOX 628, Portsmouth, NH, 03802
143	15	Tosi	2 Ruth Street, Portsmouth, 03801
143	10	Cynrhiaa A Keenan	61 Mill Pond Way, Portsmouth, NH, 03801
143	9	Michael & Marian Mccord	101 Mill Pond Way, Portsmouth, NH, 03801
143	29	City of Portsmouth	1 JUNKINS AVENUE, Portsmouth, NH, 03801,
143	17	Herbert W & Jeannette B Lloyd	5 Ruth Street, Portsmouth, NH, 03801

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

Jeannette B. & Herbert W. Lloyd
5 Ruth St.
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

Once the permit application is filed, the complete permit application, including the design plans that depict the impacts associated with the proposed project, will be available for viewing at the City of Portsmouth Clerk's Office.

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at (603) 380-9762, anytime between 8:00 AM and 5:00 PM.

Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

Civil Engineers
Structural Engineers
Traffic Engineers
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Scientists

NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

City of Portsmouth
PO Box 628,
Portsmouth, NH 03802

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

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Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

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48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

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NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

Patricia C. & Russell T. Hammer Revocable Trust
73 Monteith St.
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

Dear Abutter:

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Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

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NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

Cynthia A Keenan
61 Mill Pond Way,
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

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Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

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Scientists

NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

Michael & Marian McCord
101 Mill Pond Way,
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

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Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

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NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

City of Portsmouth
1 Junkins Avenue,
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

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Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

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NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

November 10, 2025

Primo J. Tosi & Sue Black
2 Ruth St.
Portsmouth, NH 03801

Re: NHDES Wetland Permit Application
Undeveloped Lot, Ruth St., & 12 Ruth St., Portsmouth, NH-Tax Map: 143, Lots: 16 and 9-1
Project 47453.12

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TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

9589 0710 5270 3119 2548 35

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47453.12

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TRUST
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PORTSMOUTH, NH, 03801 47453.12

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HERBERT W & JEANNETTE LLOYD
5 RUTH ST,
PORTSMOUTH, NH, 03801
47453.12

for Instructions

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CITY OF PORTSMOUTH
PO BOX 628,
PORTSMOUTH, NH, 03801
47453.12

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

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NOV 12 2025

TOSI PRIMO J BLACK SUE
2 RUTH ST,
PORTSMOUTH, NH, 03801 47453.12

for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

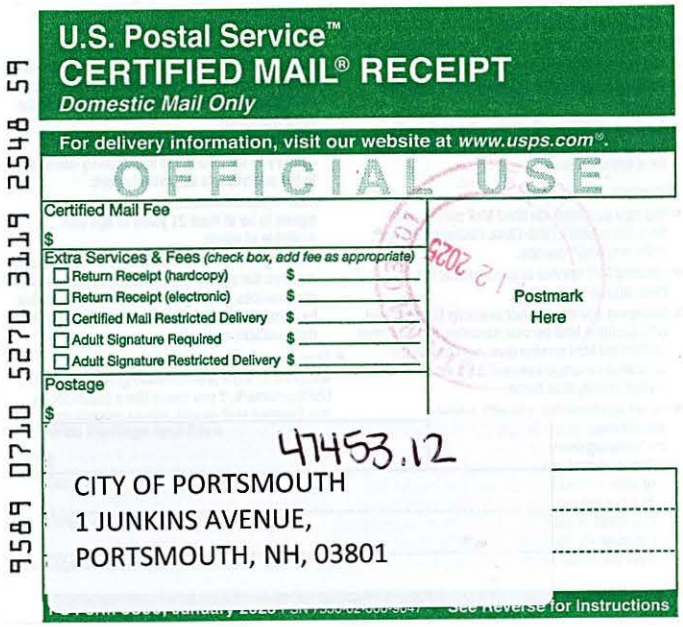
Postage
$

Postmark Here

NOV 12 2025

MICHAEL & MARIAN MCCORD
101 MILL POND WAY,
PORTSMOUTH, NH, 03801
47453.12 47453

for Instructions



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47453.12

CITY OF PORTSMOUTH
1 JUNKINS AVENUE,
PORTSMOUTH, NH, 03801

See Reverse for Instructions

SECTION 6

GENERAL INFORMATION

OWNER/APPLICANT
MAP 143 LOT 16
TRENTON TYLER SENSIBA & DENISE SENSIBA
35 HODGDON WAY #1207
PORTSMOUTH, NH 03801

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVE.
PORTSMOUTH, NH 03801
603-610-7225
KATE HOMET, ENVIRONMENTAL PLANNER

CONSERVATION COMMISSION
1 JUNKINS AVE.
PORTSMOUTH, NH 03801
603-610-7216
SAMANTHA COLLINS, CHAIR

BUILDING DEPARTMENT
1 JUNKINS AVE.
PORTSMOUTH, NH 03801
603-610-7261
SHANTI WOLPH, BUILDING INSPECTOR

ASSOCIATED PROFESSIONALS

SURVEYOR
JGL LAND SERVICES, LLC.
20 WASHINGTON ST.
HAVERHILL, MA 01832
617-797-2168
JAMIE GAYTON, LLS

RESIDENTIAL TIDAL DOCKS PLANS

RUTH STREET
PORTSMOUTH, NEW HAMPSHIRE

NOVEMBER 12, 2025

INDEX OF SHEETS

VICINITY PLAN

HORIZONTAL SCALE 1"=200'
200 100 0 200

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

COVER

SENSIBA RESIDENCE
12 RUTH STREET
PORTSMOUTH, NH 03801
PREPARED FOR
DENISE SENSIBA

SCALE: AS NOTED **NOVEMBER 12, 2025**

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47453.12	DR	LST	FB		C-00
		CK	JRA	CADFILE	47453.12-DOCK-PLANS	

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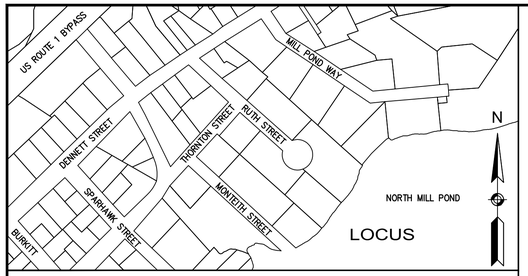


VICINITY MAP - PORTSMOUTH, NEW HAMSHIRE
250' TO THE INCH

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING PROPERTY LINES AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN MAY OF 2024.

2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE NORTH AMERICAN DATUM OR 1983(NAD83) AND THE NORTH AMERICAN VERTICAL DATUM ON 1988(NAVD88), RESPECTIVELY AND ARE THE RESULT OF JG LAND SERVICES GPS OBSERVATIONS, TOTAL STATION NETWORK TRAVERSING AND DIFFERENTIAL LEVELING RELATIVE TO THE SMART NET CORS NETWORK.

3. LINES SHOWING DIVISION OF PRIVATE OWNERSHIP OF ABUTTING PROPERTIES ARE RELATIVE TO TOWN ASSESSOR'S RECORDS AND THEIR LOCATIONS ARE CONSIDERED TO BE APPROXIMATE.

4. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY.

5. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON SEPTEMBER 25, 2024 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES. UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

6. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON SEPTEMBER 25, 2024 BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND",VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

7. MEAN HIGH WATER ELEVATION WAS DETERMINED BY INTERPOLATING VALUES PROVIDED FOR TIDAL BENCHMARK STATIONS SEAVEY ISLAND (PID 8419870) AND ATLANTIC TERMINALS T14A (PID 842005).

REFERENCES

PLAN OF LOTS OF LAND
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR: C.I. PINKHAM AND J.M MARDEN
DATED MAY OF 1902, SCALE: 25 FEET TO THE INCH
PLAN No. 00245

PLAN OF LOT
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR: EMERSON A McCOURT
DATED: FEB. OF 1968, REVISED OCT. 1970
SCALE: 1" = 30'
PLAN No. 2143

SUBDIVISION PLAN OF LAND
RUTH STREET, PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR: PETER FLORES & EMERSON A. McCOURT
DATED: DEC. 12, 1988, SCALE: 1" = 20'

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

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY SUPERVISION AND FALL UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION WITH A PRECISION GREATER THAN 1:15,000.

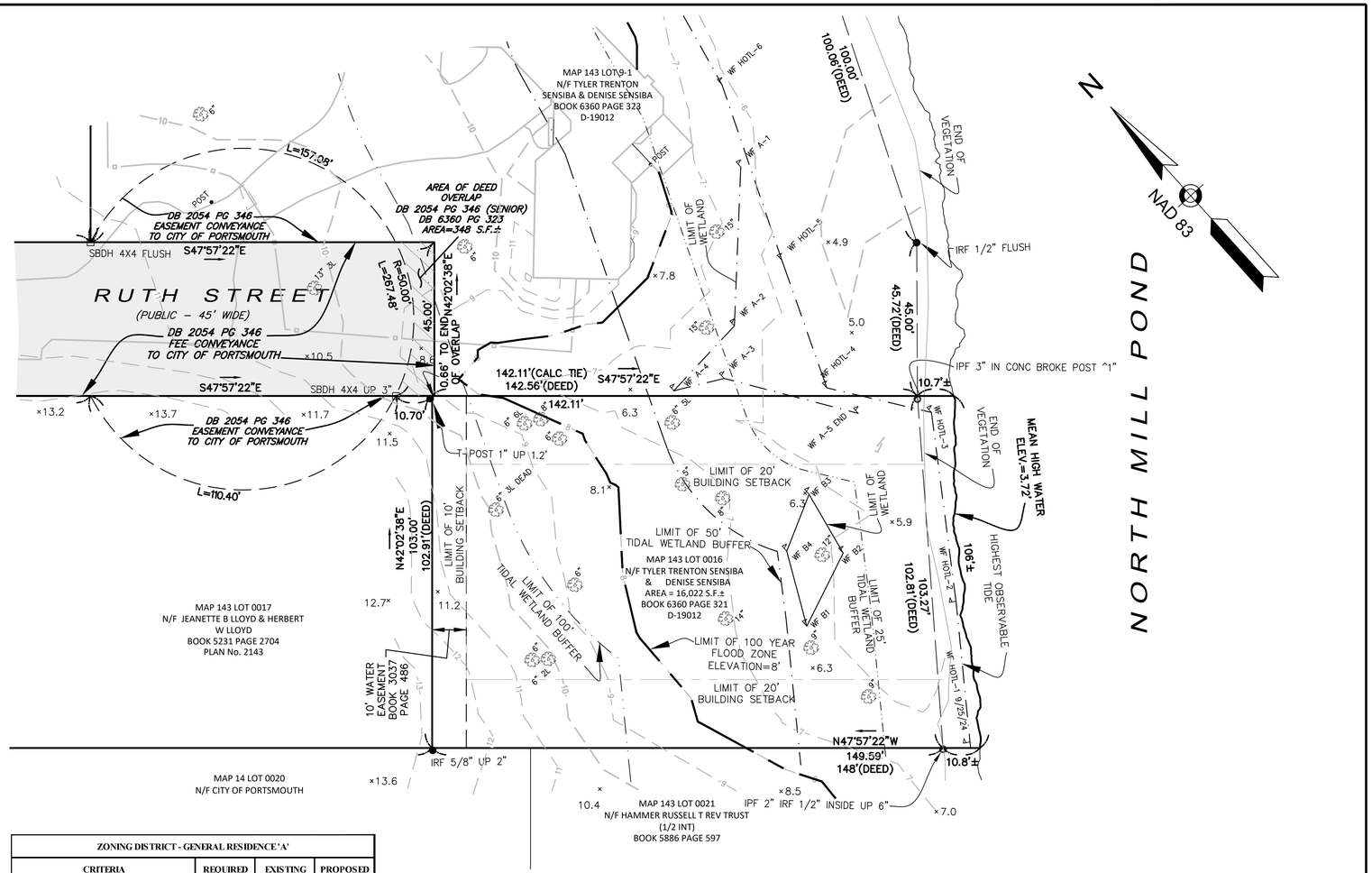
I CERTIFY THAT THE PARCELS SHOWN HEREON LIE WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AND ZONE "AE" (ELEVATION 8' AND BELOW) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTSMOUTH, NEW HAMPSHIRE. COMMUNITY PANEL NO. 330139 0259 F, EFFECTIVE DATE: JANUARY 29, 2021.

STATE OF NEW HAMPSHIRE No. 01022 JAMIE G. GAYTON LICENSED LAND SURVEYOR

JAMIE G. GAYTON L.L.S NO. 1022 — JULY 31, 2025 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN HEREON. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

STATE OF NEW HAMPSHIRE JASON R. AUBE No. 313 CERTIFIED WETLAND SCIENTIST 8/5/2025



ZONING DISTRICT - GENERAL RESIDENCE 'A'			
CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA IN SQUARE FEET	7,000		
CONTINUOUS STREET FRONTAGE FEET	100		
DEPTH IN FEET	70		
MIN. FRONT YARD IN FEET	15		
MIN. SIDE YARDS IN FEET	10		
MIN. REAR YARD IN FEET	20		
MAX STRUCTURE HEIGHT IN FEET			
SLOPED ROOF	35		
FLAT ROOF	30		
ROOF APPURTENANCE	8		
MAX. BUILDING COV. %	25	0.0	
MIN. OPEN SPACE %	30	100	

GRAPHIC SCALE
20 10 0 20 40 60
SCALE: 1"=20'

APPROVED BY THE CITY OF PORSTMOUTH
CHAIRMAN:

REVISIONS		
REV.	COMMENTS	DATE
1	ADD WATER EASEMENT AND BUFFER NOTES	2/24/25
2	MEAN HIGH WATER CONTOUR ADDED	6/05/25
3	ADD SMALL WETLAND	7/31/25

PREPARED BY:
JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832

SCALE: 20 FEET TO THE INCH

FILE NAME: 5303-12 Ruth Ave_TOPO1.dwg
FIELD BOOK. NO: 5300
DRAWN BY: JGG | CHECKED BY: JGG
FIELD CHIEF: JGG | PROJECT NO: 5303
DATE: OCTOBER 29, 2024 | SHEET 1 OF 1

TOPOGRAPHIC PLAN OF LAND
12 RUTH STREET
PORTSMOUTH, NEW HAMPSHIRE 03801
PREPARED FOR
DENISE SENSIBA
12 RUTH STREET, PORTSMOUTH, NEW HAMPSHIRE 03801

LEGEND

- THRUFLOW DECKING
- SALT MARSH AREA
- FRESHWATER WETLAND
- EXISTING 5FT CONTOUR
- EXISTING 1FT CONTOUR
- HIGHEST OBSERVABLE TIDE LINE
- SILT SOCK

SITE DATA

DEED REFERENCE TO PARCELS ARE BK 6360 PG 321 AND BK 6360 PG 323
AREA OF LOT 16 = 16,022± SF OR 0.37± ACRES
AREA OF LOT 9–1 = 29,824± SF OR 0.68± ACRES

ZONED: GENERAL RESIDENCE A (GRA)
EXISTING USE: UNDEVELOPED LOT (LOT 16) / RESIDENTIAL HOME (LOT 9–1)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DWELLING ON LOT 16

THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED NEW DOCKS FOR BOTH LOTS AND THEIR RESPECTIVE DIMENSIONS.

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	LOT 16 EXISTING	LOT 16 PROVIDED:
MINIMUM LOT DIMENSIONS:			
LOT AREA	7,500 SF	16,022 SF	16,022 SF
LOT FRONTAGE	100 FT	0 FT	0 FT
DEPTH	70 FT	155 FT	155 FT
MINIMUM YARD DIMENSIONS:			
FRONT	15 FT	N/A	10 FT
RIGHT SIDE	10 FT	N/A	20 FT
LEFT SIDE	10 FT	N/A	33 FT
REAR	20 FT	N/A	105 FT
MAXIMUM STRUCTURE DIMENSIONS:			
STRUCTURE HEIGHT			
SLOPED ROOF	35 FT	N/A	34 FT
BUILDING COVERAGE	25%	0%	8.1%
MINIMUM OPEN SPACE	30%	100%	85.7%

HIGHEST OBSERVABLE TIDE LINE NOTE

THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON SEPTEMBER 25, 2024 AND ON NOVEMBER 7, 2025 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES AND CITY OF PORTSMOUTH ZONING ORDINANCE. UNDER ENV-WT 602.23, AND ARTICLE 15 OF THE CITY OF PORTSMOUTH ZONING ORDINANCE, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT–TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

IMPACT AREAS

PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS/SALT MARSH	460 S.F.
PROPOSED TEMPORARY IMPACTS WITHIN TIDAL SURFACE WATERS/SALT MARSH	469 S.F.
PROPOSED PERMANENT IMPACTS WITHIN PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE	38 S.F.
PROPOSED TEMPORARY IMPACTS WITHIN PREVIOUSLY DEVELOPED TIDAL BUFFER ZONE	31 S.F.

NOTES

1. LIDAR DATA COLLECTED FROM 2019–2020 U.S. GEOLOGICAL SURVEY LIDAR: NH COASTAL (QL1)

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

PROPOSED CONDITIONS

SENSIBA RESIDENCE

12 RUTH STREET
PORTSMOUTH, NH 03801

PREPARED FOR

DENISE SENSIBA

1"=40' (11"X17")
SCALE: 1"=20' (22"X34") **NOVEMBER 12, 2025**

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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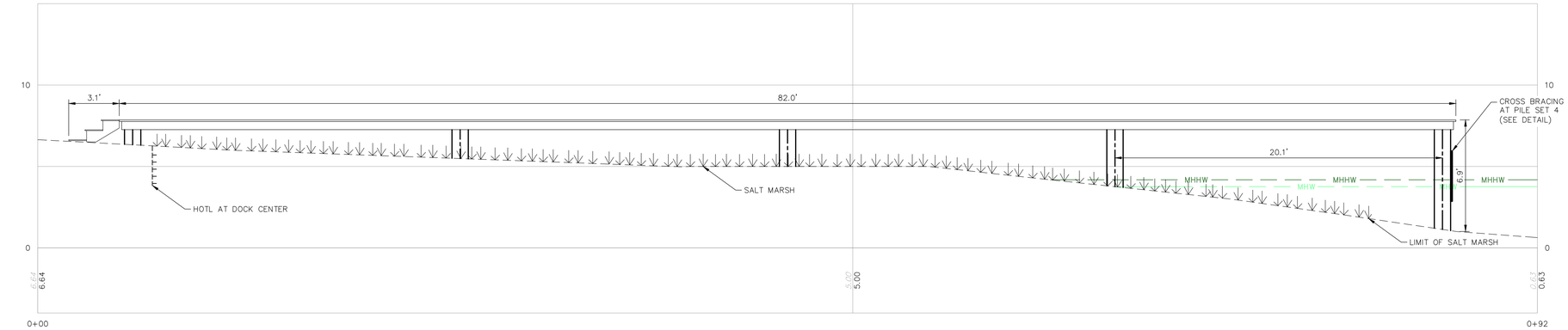


A C-01

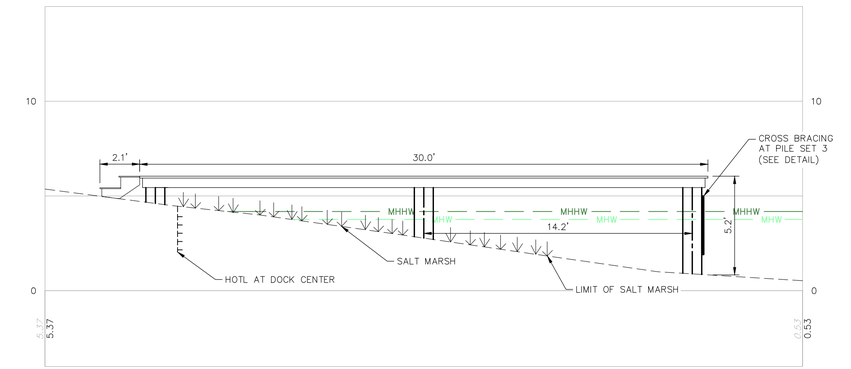
LOT 9-1

A C-01

TIDAL ELEVATIONS

	2025	2150 (PROJECTED)	
MHHW	4.18	8.78	MHHW
MHW	3.76	8.36	MHW
MTL	-0.32	4.28	MTL
MLW	-4.39	0.21	MLW
MLLW	-4.71	-0.11	MLLW

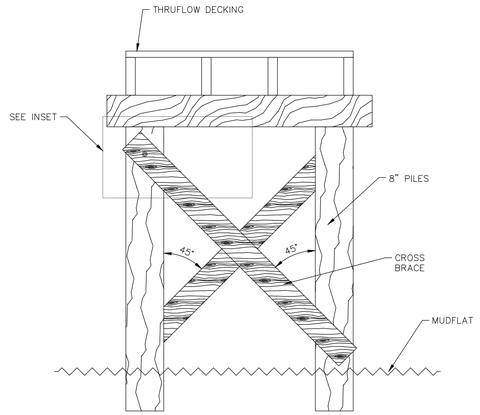
TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8419870, SEAVEY ISLAND, ME AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



B C-01

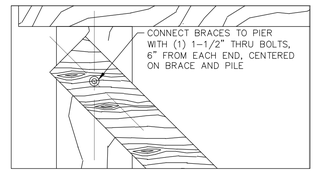
LOT 16

B C-01



CROSS BRACING DETAIL

NOT TO SCALE



PROPOSED BOLT PATTERN

NOT TO SCALE

HORIZONTAL SCALE 1"=4'

4 2 0 4

STATE OF NEW HAMPSHIRE
11/18/2025
JACK POLINCZ
No. 18652
STRUCTURE ONLY
LICENSED
PROFESSIONAL ENGINEER

DOCK LATERAL
ICE LOAD ONLY

REV	DATE	DESCRIPTION	DR	CK

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

DOCK PROFILES & DETAILS

SENSIBA RESIDENCE

12 RUTH STREET
PORTSMOUTH, NH 03801

PREPARED FOR

DENISE SENSIBA

1"=8' (11"X17")
SCALE: 1"=4' (22"X34")

NOVEMBER 12, 2025

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Seacoast Division
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170 Commerce Way, Suite 102
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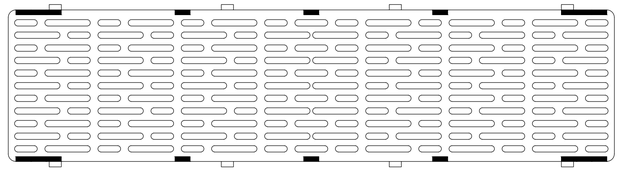

THRUFLOW DECKING DETAIL

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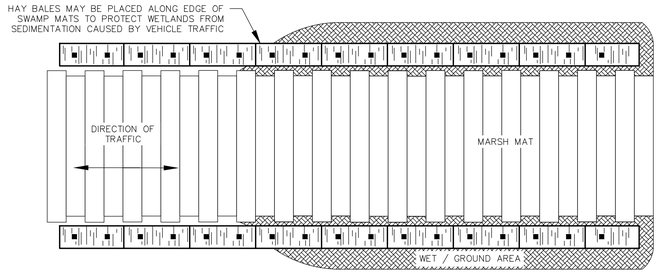

MARSH MAT DETAIL

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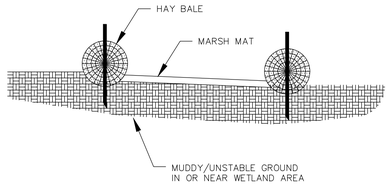

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

DOCK PROFILES & DETAILS CONT.

SENSIBA RESIDENCE

12 RUTH STREET
PORTSMOUTH, NH 03801

PREPARED FOR

DENISE SENSIBA

SCALE: NTS **NOVEMBER 12, 2025**

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

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DIG SAFE
811 OR 888-DIG-SAFE
CONTACT DIG SAFE TO BUSINESS HOURS PRIOR TO CONSTRUCTION

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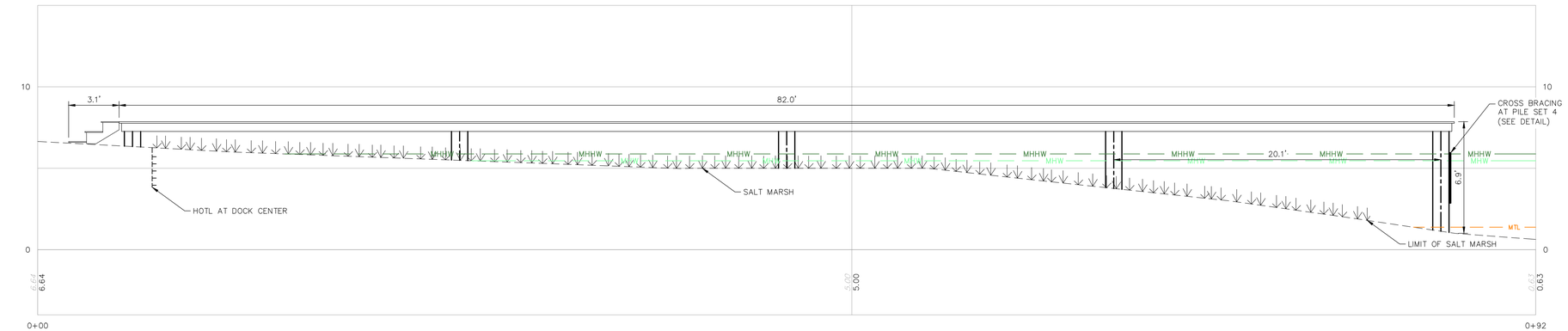


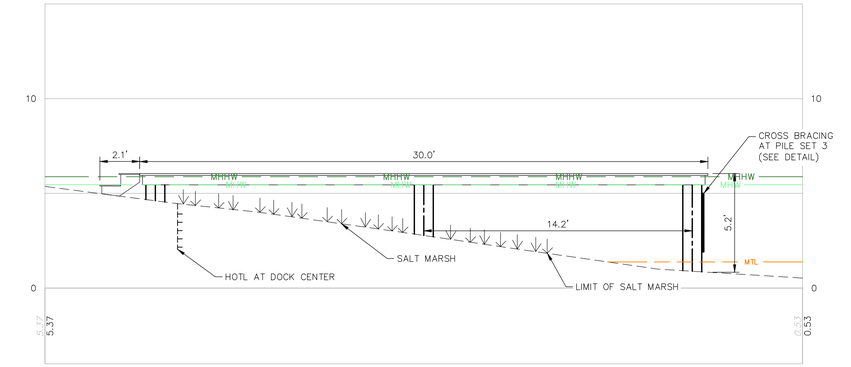
A C-01

LOT 9–1

A C-01

TIDAL ELEVATIONS			
	2025	2060 (PROJECTED)	
MHHW	4.18	5.88	MHHW
MHW	3.76	5.46	MHW
MTL	-0.32	1.38	MTL
MLW	-4.39	-2.69	MLW
MLLW	-4.71	-3.01	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8419870, SEAVEY ISLAND, ME AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

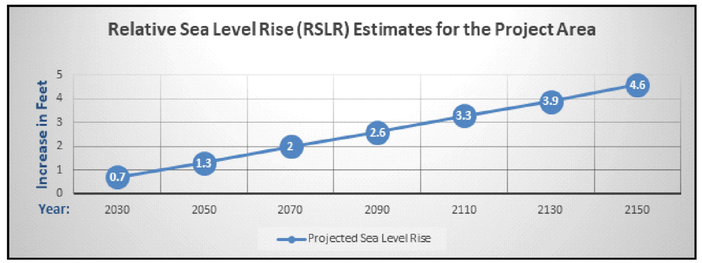


B C-01

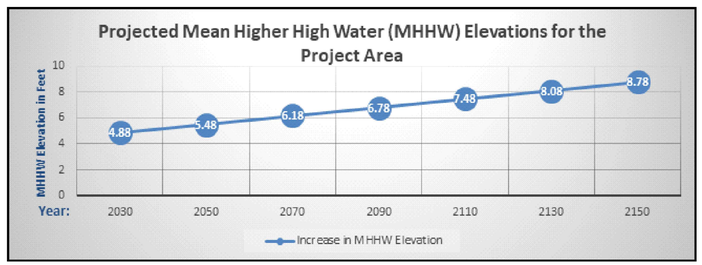
LOT 16

B C-01

COASTAL VULNERABILITY ASSESSMENT GRAPHS



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5.



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND THE CURRENT MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 4.18 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA), CONTROL STATION 8419870 SEAVEY ISLAND, ME USING NAVD 88 DATUM.

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

VULNERABILITY ASSESSMENT

SENSIBA RESIDENCE

12 RUTH STREET
PORTSMOUTH, NH 03801

PREPARED FOR

DENISE SENSIBA

1"=8' (11"X17")
SCALE: 1"=4' (22"X34")

NOVEMBER 12, 2025

DIG SAFE — CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=4'
4 2 0 4

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

PROJ #	DR	LST	FB	–	
47453.12	CK	JRA	CADFILE	47453.12-DOCK-PLANS	C-04

Nov 17, 2025 - 4:49pm
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CLASSIFICATION	
E2EM1N	ESTUARINE, INTERTIDAL, EMERGENT , PERSISTENT, REGULARLY FLOODED
E2US3M	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED
E1UBL	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL
PEM1B	PALUSTRINE, EMERGENT, PERSISTENT, SEASONALLY SATURATED
PFO1/PSS1	PALUSTRINE, FORESTED/SCRUB SHRUB, BROAD-LEAVED DECIDUOUS

NOTES

1. QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING THE PUBLISHED DATA COMPLETED THE WETLAND FUNCTIONAL ASSESSMENT AND WETLAND CLASSIFICATION.
2. THE U.S. FISH AND WILDLIFE SERVICE (USFWS) NATIONAL WETLANDS INVENTORY (NWI) WAS REFERENCED IN CREATION OF THIS PLAN.

DOCK DEVELOPMENT PLANS

TAX MAP 143 LOT 16

WETLAND & DEEPWATER HABITAT CLASSIFICATION

SENSIBA RESIDENCE

12 RUTH STREET
PORTSMOUTH, NH 03801

PREPARED FOR

DENISE SENSIBA

1"=80' (11"X17")
SCALE: 1"=40' (22"X34") **NOVEMBER 12, 2025**

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV	DATE	DESCRIPTION	DR	CK

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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47453.12	CK	JRA	CADFILE	47453.12-DOCK-PLANS	C-05

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