

Kate E. Homet

From: eric weinrieb <eweinrieb@altus-eng.com>
Sent: Tuesday, October 28, 2025 10:09 AM
To: Lewis, Eben
Cc: Kate E. Homet; Morris, John; Michelle Morris; Peter L. Britz; Ben Auger; Andrew Wilson (andrew@augerbuildingcompany.com); jaube@tfmoran.com; kuerstin@riversideandpickering.com; tphoenix; Roy W. Tilsley, Jr.
Subject: p5138 - link - amended wetlands permit application 60 Pleasant Point - as submitted - 10/28/25

Good morning Eben,

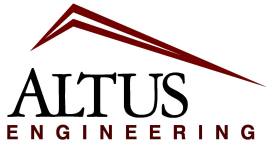
This morning, we delivered the amendment application for 60 Pleasant Point Portsmouth to the Portsmouth Post Office. I believe that they were going to put it on their truck for delivery this morning. The application may already be in your office.

Attached is a digital link to the submission materials.

Please let Jay Aube or I know if you have any questions.

Respectfully,

Eric D. Weinrieb, PE



Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335



Altus Engineering has shared **1 file**.



1 file • 142 MB total • Expires 11/04/2025 UTC

"send link to Eric"

<div>PDF</div>	5138-as-submitted-Amendment-Wetlands-Permit.pdf	142 MB
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Kate E. Homet

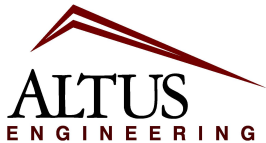
From: eric weinrieb <eweinrieb@altus-eng.com>
Sent: Monday, November 24, 2025 11:52 AM
To: Lewis, Eben
Cc: Kate E. Homet; Aube, J
Subject: RE: NHDES Wetlands Bureau File 2023-03138, 60 Pleasant Point Drive, Portsmouth, Tax Map 207 Lot 13

Thank you Eben.

We will address your comments shortly.

Have a good Thanksgiving,

Eric D. Weinrieb, PE



Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

From: Lewis, Eben <EBEN.M.LEWIS@des.nh.gov>
Sent: Monday, November 24, 2025 10:07 AM
To: eric weinrieb <eweinrieb@altus-eng.com>
Cc: Kate E. Homet <kehomet@portsmouthnh.gov>; Aube, J <jaube@tfmoran.com>
Subject: NHDES Wetlands Bureau File 2023-03138, 60 Pleasant Point Drive, Portsmouth, Tax Map 207 Lot 13

Request for More Information

Good morning, Eric,

I took a look at the amendment request and notice the TF Moran plans lack the as-built information provided on the Easterly Surveying 'Shoreland As-built Sketch.' That typed, here's what we need on the plan(s):

1. In accordance with Env-Wt 311.05(a)(6), provide an overview of the subject property and proposed impact areas in relation to property lines on the plan sheet(s) to include the previously-approved impact areas and the as-built areas;
2. In accordance with Env-Wt 311.05(a)(18), on the plan sheet(s), provide labeled and lightly shaded or stippled areas indicating limits of all temporary and permanent impacts in jurisdictional areas; and,
3. Lastly, the Wetlands Permit was issued with condition 26 requiring a monitoring report. Please provide this monitoring report:

26. Within 60 days of completion of construction, the applicant shall submit a post-construction monitoring report to the department prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable. The monitoring report shall include date(s) of inspections, photos showing the extent of jurisdictional impacts, areas of restoration, progress of any plantings, and contain narratives, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area in accordance with Env-Wt 514.05(h) and Env-Wt 301.18(c).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than January 25, 2026), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me.

Best,
~Eben

Eben M. Lewis, Southeast Region Supervisor, Wetlands Bureau, Land Resources Management, Water Division, NH Department of Environmental Services, 222 International Drive, Suite 175, Portsmouth, NH 03801 Phone: (603) 559-1515
Email: eben.lewis@des.nh.gov



NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#).

Kate E. Homet

From: eric weinrieb <eweinrieb@altus-eng.com>
Sent: Monday, December 1, 2025 3:21 PM
To: Lewis, Eben
Cc: Kate E. Homet; Aube, J
Subject: RE: NHDES Wetlands Bureau File 2023-03138, 60 Pleasant Point Drive, Portsmouth, Tax Map 207 Lot 13
Attachments: post-construction-monitoring-report.pdf; 5138 site 2025 footprint-natural-living-shoreline-NHDES-RFMI-PLAN.pdf

Eben,

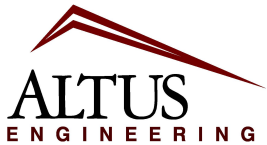
Attached is a clarification plan that highlights the previously approved disturbance areas and additional impact areas in relation to the property lines. Hopefully, the labeling makes the modifications easier to follow.

Additionally, attached is Jay's post construction monitoring report.

Hope you had a good Thanksgiving.

Please let me know if you need anything additional.

Eric D. Weinrieb, PE



Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

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Sent: Monday, November 24, 2025 10:07 AM
To: eric weinrieb <eweinrieb@altus-eng.com>
Cc: Kate E. Homet <kehomet@portsmouthnh.gov>; Aube, J <jaube@tfmoran.com>
Subject: NHDES Wetlands Bureau File 2023-03138, 60 Pleasant Point Drive, Portsmouth, Tax Map 207 Lot 13

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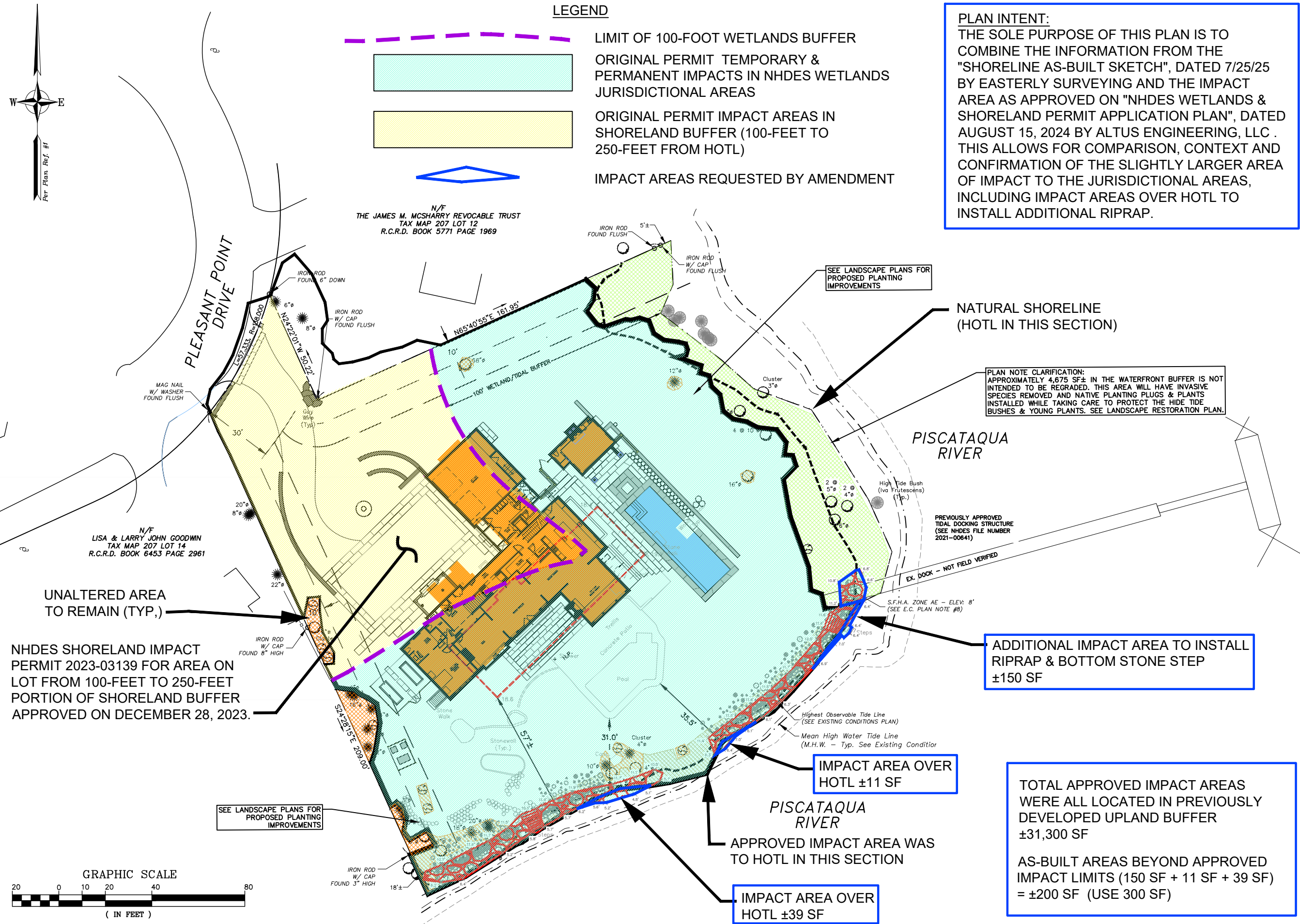
If you have any questions, please contact me.

Best,
~Eben

Eben M. Lewis, Southeast Region Supervisor, Wetlands Bureau, Land Resources Management, Water Division, NH Department of Environmental Services, 222 International Drive, Suite 175, Portsmouth, NH 03801 Phone: (603) 559-1515
Email: eben.lewis@des.nh.gov



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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

**NEW
HAMPSHIRE
200**

Hybrid Living Shoreline Post-Construction Monitoring Report

60 Pleasant Point Drive, Portsmouth

Prepared by:
Jay Aube, Senior Environmental Scientist
TFMoran, Inc.

Contact Email: jaube@tfmoran.com
Phone: 603.431.2222

November 30, 2025

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 | www.tfmoran.com

This post-constructing monitoring report has been prepared to fulfill the permitting requirements established within NHDES Wetland Permit 2023-03138, more particularly referenced within permit condition #26.

To the greatest extent practicable, all plantings occurred in accordance with the approved “Living Shoreline Plan” last revised on September 10, 2024. During construction it was determined that approximately 12-feet of additional shoreline required stabilization. The same techniques approved under the original Wetland Permit were applied to this area. This subtle increase in impact area is being addressed through a formal Wetland Permit Amendment Request.

Despite the prolonged drought throughout the summer, an automated irrigation system was used to ensure the plantings remained watered. The images below demonstrate the success of the plantings.

Through our coordination efforts with the City of Portsmouth, additional native plantings are proposed. The existing hard armor will be infilled with sand and planted with native vegetation and additional planting pockets will be created so that 50 additional ground running juniper plants (*Juniperus horizontalis*) can be planted. This change to Living Shoreline Plan is reflected within the aforementioned amendment request as well.

Sincerely,

Jay Aube,



Senior Environmental Scientist
TFMoran, Inc.

Photo Exhibit



Photo-1: Plantings successfully established late May 2025.



Photo-2: Plantings successfully established late May 2025.



Photo-3: Plantings successful with assistance from irrigation system during drought, August 2025.



Photo 4: Plantings successful with assistance from irrigation system during drought, October 2025.