

HALEY WARD 200 Griffin Road, Unit 14, Portsmouth, NH 03801 Phone (603) 430-9282

25 June 2025

Samantha Collins, Chair City of Portsmouth Conservation Commission 1 Junkins Avenue Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request – Portsmouth Gundalow | Tax Map 201, Lot 17 | Wentworth House Road, – <u>Work Session</u>

Dear Ms. Collins and Conservation Commission Members:

On behalf of Sea Level LLC (Owner) and The Gundalow Company (Applicant), we are pleased to submit the attached plan for a <u>Work Session</u> with the Commission for the above-mentioned project and request that we be placed on the agenda for your July 9, 2025, Conservation Commission Meeting.

The project is the replacement of an existing structure with the associated and required site improvements. The site currently contains an unused structure. The parcel is a 7,000 square foot parcel that is located within the Waterfront Business (WB) District. The applicant has entered into a Lease Agreement with the owner and will re-purpose the site for the construction of a 30-foot by 45-foot structure to be used as the Landside Support Facility for the Portsmouth Gundalow. The building setback requirements do not provide enough buildable area outside the setbacks to construct a useable facility; therefore, setback relief from the Portsmouth Zoning Board is required. The site is almost entirely within the 100-foot wetland buffer, therefore a Wetland Conditional Use Permit (CUP) is required. The applicant is proposing to connect to the public sewer, water, and power and communications systems located within/along Wentworth House Road.

If possible, prior to the Work Session, we would be pleased to meet with the Commission on the property to review the proposal. We anticipate that as a part of the Portsmouth Zoning Board process, the Board will want the Commissions input. At this time, we ask the Commission to review the project and comment. The formal Wetland CUP Application cannot be filed until the setback relief is granted.

The following plans are included in our submission:

- Existing Conditions Plan This plan shows the site building envelope, topographic and utility features.
- Site Plan This plan shows the proposed structure and site improvements.
- Portsmouth Wetland CUP This plan shows the proposed wetland buffer impacts.

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We look forward to an in-person presentation and Conservation Commission review of this submission.

Sincerely,

John Chagnon, PE, LLS Senior Project Manager

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DEMOLITION NOTES:

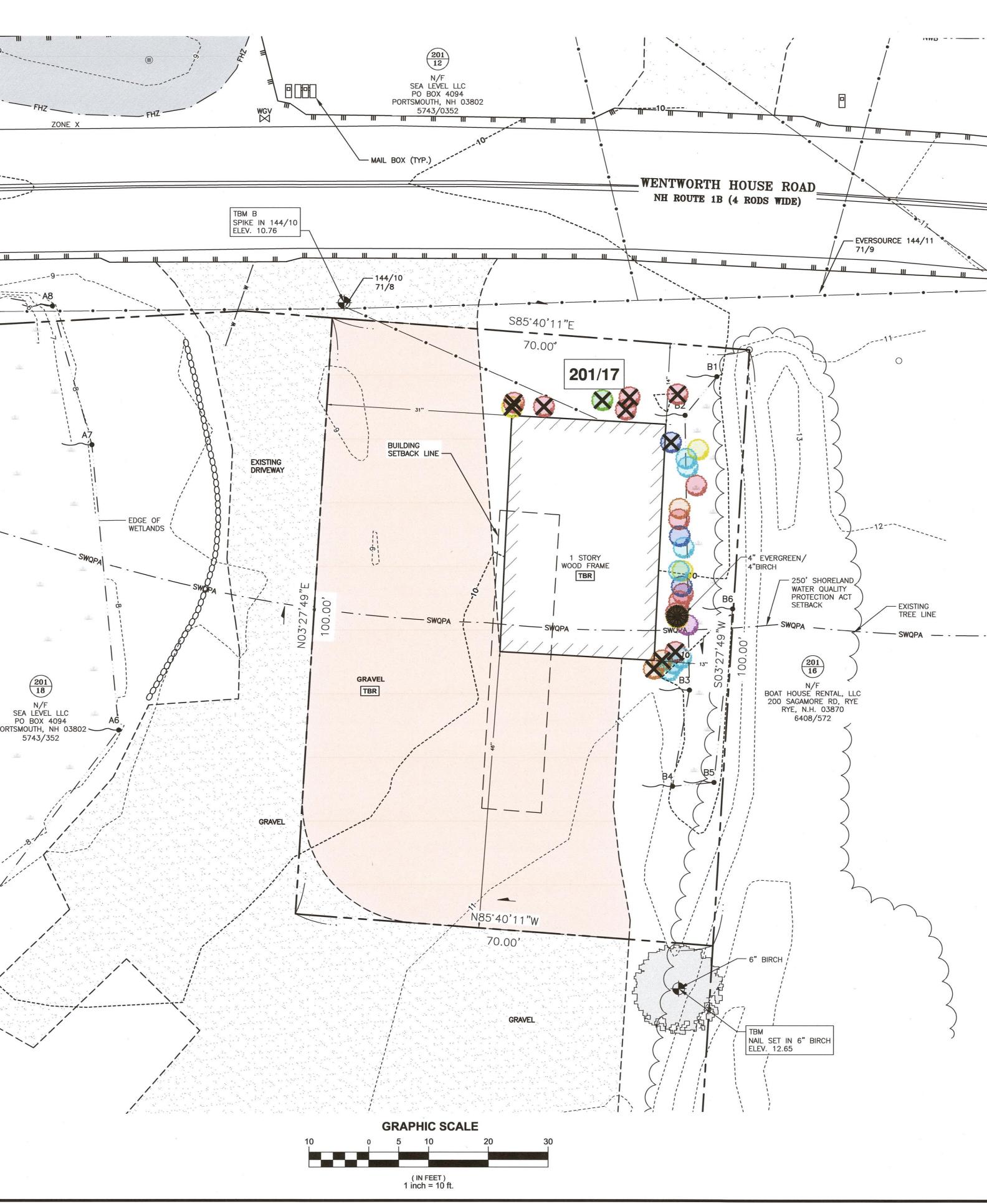
- A. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E. SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES. CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I. ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K. CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L. PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N. ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.

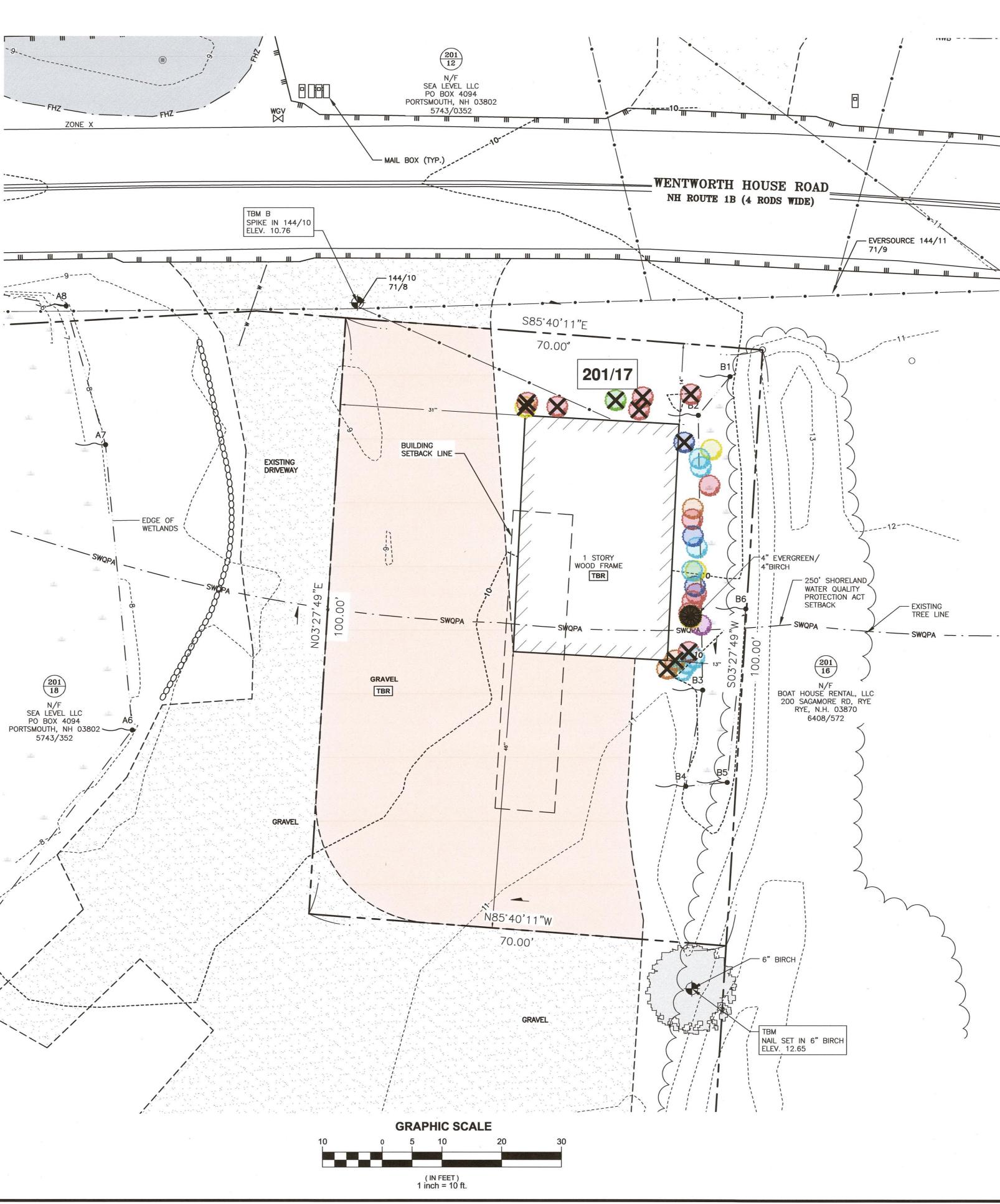
WETLAND NOTES:

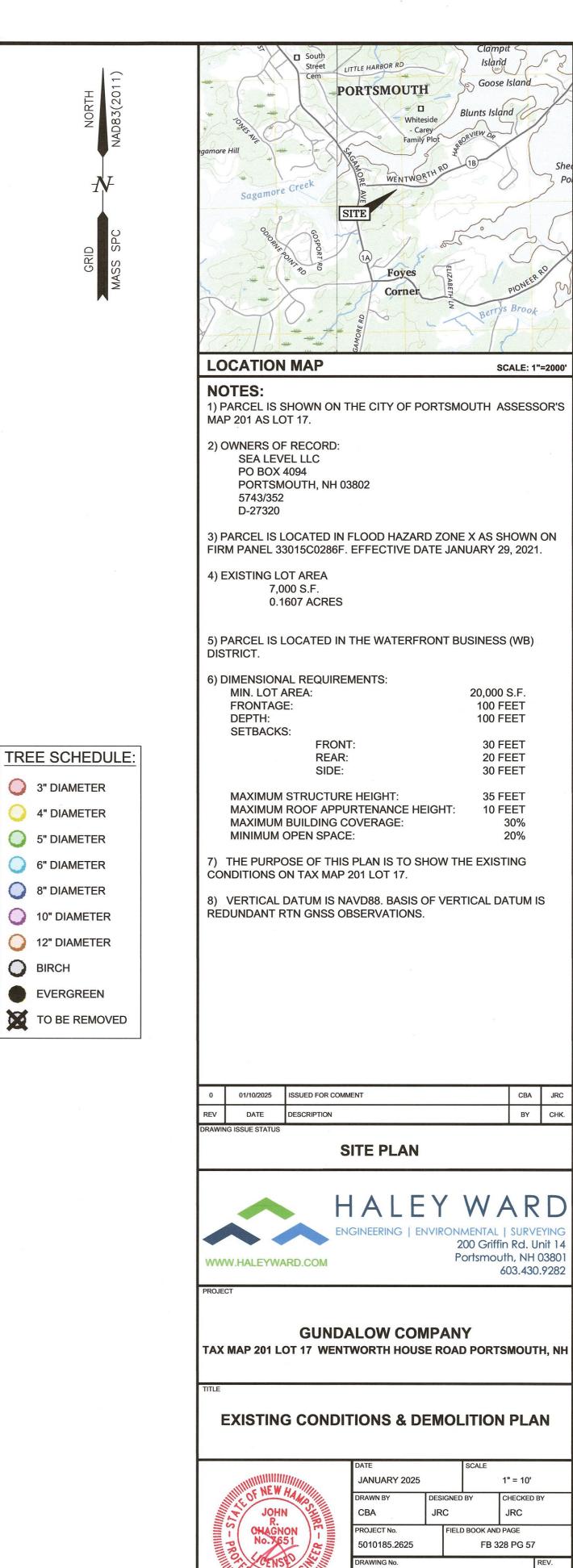
-) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 12/11/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD





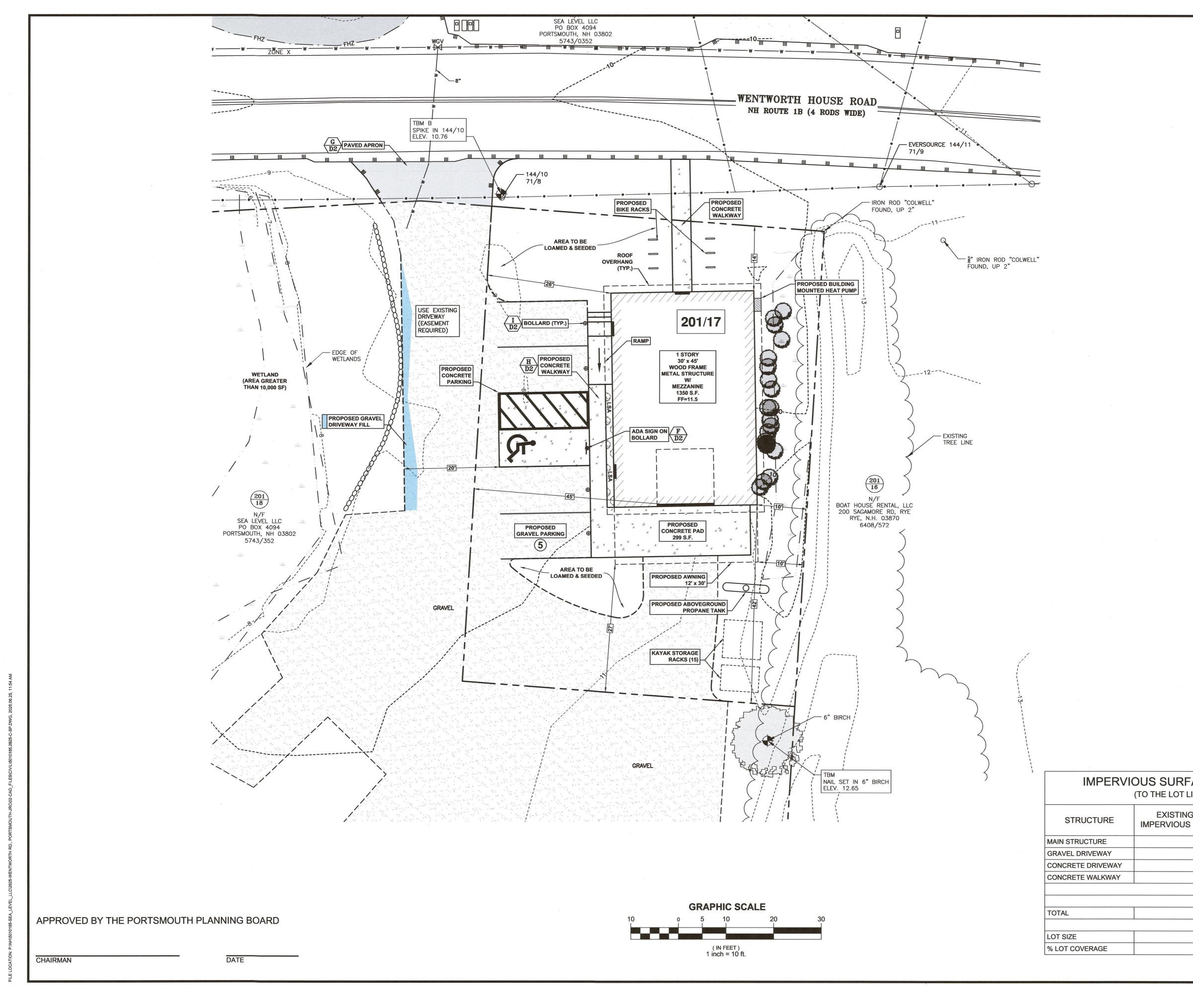




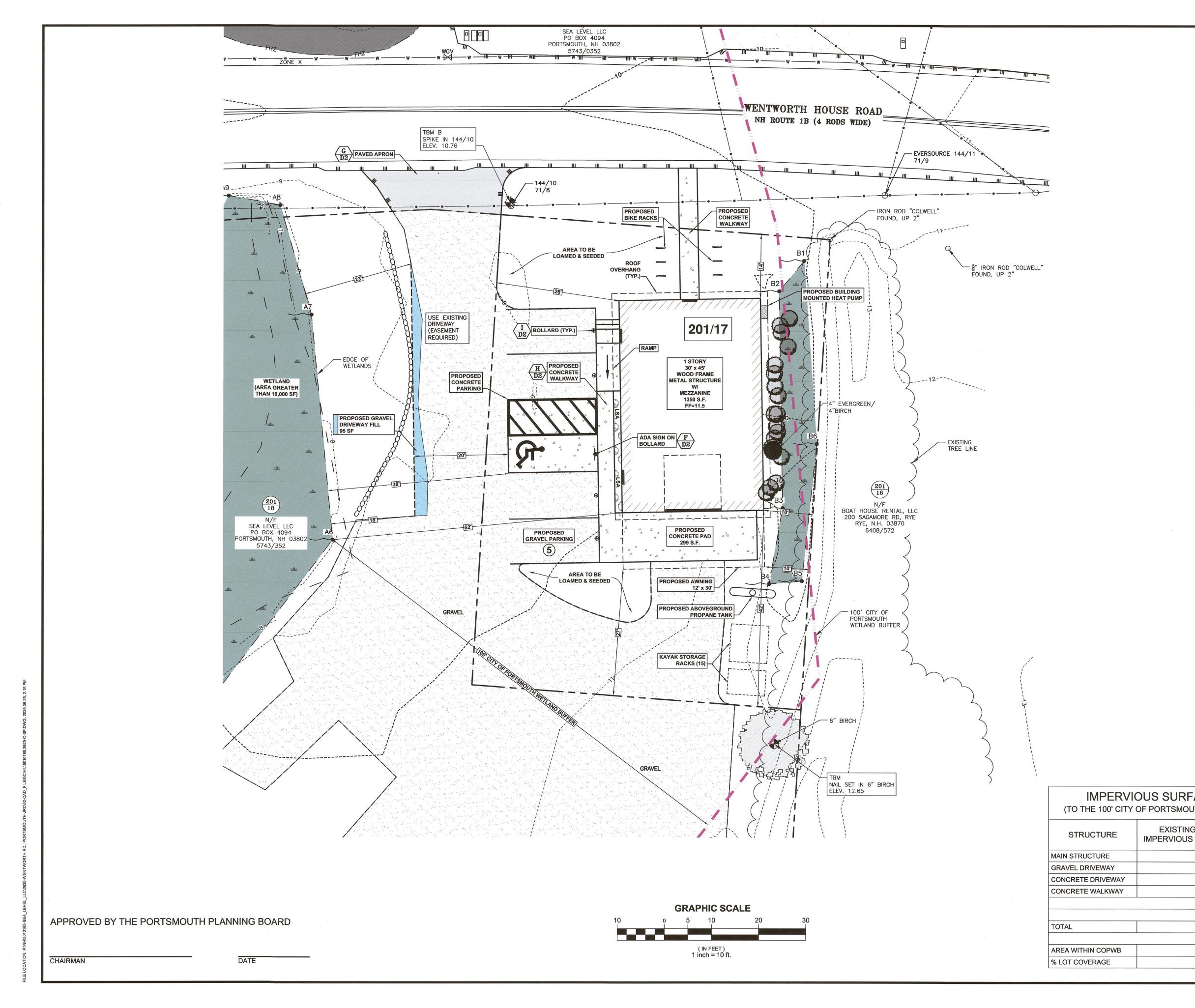
SHEET 1 - C1

TREE SCHEDULE:

3" DIAMETER 4" DIAMETER 5" DIAMETER 6" DIAMETER 8" DIAMETER 10" DIAMETER 12" DIAMETER O BIRCH **EVERGREEN**



	GRID NORTH NHSPC NADB3(2011)	60 MARCY STREET PORTSMOUTH, NH 03 3) PARCEL IS LOCATED IN	3802 NY 3810	UTH ASSESS	OR'S					
	N	SEA LEVEL LLC PO BOX 4094 PORTSMOUTH, NH 03 5743/352 D-27320 APPLICANT: GUNDALOW COMPAN 60 MARCY STREET PORTSMOUTH, NH 03 3) PARCEL IS LOCATED IN 1	NY 3810							
	GRID	APPLICANT: GUNDALOW COMPAN 60 MARCY STREET PORTSMOUTH, NH 03 3) PARCEL IS LOCATED IN 1	3810							
	GRI				APPLICANT: GUNDALOW COMPANY					
		3) PARCEL IS LOCATED IN FLOOD HAZARD ZONE X AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE DATE JANUARY 29, 2021.								
		4) EXISTING LOT AREA 7,000 S.F. 0.1607 ACRES								
		5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) DISTRICT.								
		6) DIMENSIONAL REQUIRED MIN. LOT AREA: FRONTAGE: DEPTH: SETBACKS:		20,000 S.F. 100 FEET 100 FEET						
		FRONT REAR: SIDE:		30 FEET 20 FEET 30 FEET						
		MAXIMUM STRUCTURE MAXIMUM ROOF APPU MAXIMUM BUILDING C MINIMUM OPEN SPACE	IRTENANCE HEIGHT: OVERAGE:							
		7) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.								
	8) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BES AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATIN AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORT AT ONCE TO THE DESIGN ENGINEER.									
		9) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).								
		10) THE PURPOSE OF THIS DEVELOPMENT LAYOUT O	N THE PROPERTY.	ROPOSED						
		11) EXISTING STRUCTURE	TO BE REMOVED.							
		12) PROPOSED USE: SECTION 12.40 - LANDSIDE SUPPORT FACILITY FOR COMMERCIAL PASSENGER VESSEL (GUNDALOW) WITH SOME 3.21 SCHOOL/ EDUCATIONAL COMPONENT. GUNDALOW ADMINISTRATIVE OFFICE ON SECOND LEVEL.								
		13) PARKING CALCULATION: OFFICE: 480 S.F 1 SPACE PER 250 S.F. & ROUNDUP 480 S.F./ 250 S.F. x 1 SPACE = 2 SPACES EMPLOYEES: 3 PEOPLE 1 SPACE PER EMPLOYEE 3 PEOPLE x 1 SPACE = 3 SPACES TOTAL REQUIRED: 5 SPACES PROPOSED: 5 SPACES								
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