

**REGULAR MEETING
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

4:00 P.M.

September 10, 2025

AGENDA (REVISED 9/8/2025)

I. APPROVAL OF MINUTES

1. July 9, 2025
2. July 21, 2025

II. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
70 Martine Cottage Road
Jonathan & Lisa Morse, Owners
Assessor Map 202 Lot 19
2. Expedited Minimum Impact Permit
39 Dearborn Street
Shawn & Michiyo Bardong, Owners
Assessor Map 140 Lot 3

III. OTHER BUSINESS

1. 60 Pleasant Point Drive Update

IV. ADJOURNMENT

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

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

**REGULAR MEETING
CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

4:00 P.M.

July 9, 2025

MINUTES

MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members, Brian Gibb, Lynn Vaccaro, Jessica Blasko (virtual) Alternates: Talia Spurduto, Oliver Chag

MEMBERS ABSENT: Stewart Sheppard, Alice Carey

ALSO PRESENT: Kate Homet; Environmental Planner, Peter Britz; Planning & Sustainability Director, Trevor McCourt; Deputy City Attorney

I. APPROVAL OF MINUTES

1. June 11, 2025

Chair Collins announced that no draft minutes were available to review and B. Gibb made a motion to postpone the review of them until the July meeting. O. Chag seconded the motion. The motion passed unanimously (6-0).

II. WORK SESSIONS

Chair Collins announced that due to the packed agenda and limited time, she would be requesting that the work sessions be moved out of order and heard at the end of the agenda in the interest of time. B. Gibb made a motion to move all the work sessions to the end of the agenda. O. Chag seconded the motion. The motion passed unanimously (6-0).

1. 33 Gosport Road

John Chagnon and Sam Hayden from Haley Ward came to present this proposal on behalf of the property owner, Tom Frangos who was also in the audience. Mr. Chagnon mentioned the site walk attended by members of the Commission and the proximity of the prime wetland on this site. He then explained the proposal with two different options for subdividing and building a single-family home on a new, undeveloped lot within the City's 100' wetland buffer and the prevalence of Tuckers Cove existing 25' wetland buffer for existing parcels from the original subdivision of the neighborhood. Mr. Chagnon went on to describe the building requirements for properties within the neighborhood as set by the original documentation for Tuckers Cove and willingness on the applicant's behalf to seek variances for placing any new structures within the front setbacks in order to pull any proposed structures even further from the wetland if desired. Mr. Hayden then went over his wetland delineation and the key functions and values of the

existing prime wetland on site.

The Commission then asked questions about and discussed the proposed impervious impacts, the different site plan options, how a variance might impact the impervious numbers, the trees proposed to be removed, the difference between the City's 100' wetland buffer, the neighborhood's original buffer and the prime wetland buffer and the introduction of new impact in a previously undeveloped area.

Deputy City Attorney McCourt spoke to the contest of applying the City's 100' wetland buffer jurisdiction to a new parcel created within the Tuckers Cove subdivision. He stated that the original Tuckers Cove subdivision agreement placed a 25' wetland buffer on the original lots. This application would be for a new lot that was not restricted by the original deeded buffer restrictions. A discussion continued about what could be built without having to subdivide and the possibility of an ADU and the applicable wetland buffer.

2. 0 Wentworth House Road (Map 201 Lot 17)

John Chagnon and Sam Hayden from Haley Ward came to present this proposal along with Kevin Smart from the Gundalow Company and Tom Reese, the property owner. Mr. Chagnon and Mr. Hayden proceeded to describe the proposed project, the wetland buffer impacts, the zoning relief needed, and how the space would be utilized by the Gundalow Company. Mr. Hayden went into detail about the abutting wetlands, their functions and values, and the watershed connections.

The Commission asked the applicants questions about shifting the proposed building, the zoning setbacks needed, the use of concrete for walkways and parking pads, the potential use of pervious pavement, the existing gravel parking lot, the existing trees to be removed, the wetland delineation, State permitting needs, the proposed building size and potential plantings.

3. 60 Pleasant Point Drive

Vice Chair McMillan recused herself from this work session. T. Sperduto left the meeting and L. Vaccaro announced that she would have to leave by 6:30 p.m.

Ms. Homet gave a brief rundown of the work session before the Commission and the need for an after-the-fact wetland conditional use permit.

Eric Weinrieb of Altus Engineering came to present this project along with Jay Aube and Jack McTigue of TF Moran, Ben Auger and Andrew Wilson (contractor), Kirsten Fordham of Riverside Pickering as well as the property owners. Mr. Weinrieb gave a history of the property under the current owners and the previous approvals that were obtained. Mr. Aube then gave a presentation on the current conditions on site, including the shoreline stabilization that had been constructed without a permit and attested to the need for a hardened shoreline compared to the approved green shoreline.

The Commission discussed the significant differences between what had been approved and what was built and mentioned a need for a third party to study the feasibility of different shoreline options in this area. The Commission asked the applicants if any City or State-level conversations were had about the modifications that had been made and they requested to see the

memo mentioned by the applicants that was from Tom Ballestero, a local expert. The Commission also mentioned that this type of work might set a precedent and raise some eyebrows in terms of encouraging property owners in similar situations to do similar projects. The need for a third-party engineer was discussed, along with the alternative options, the applicant's own third-party memo from Mr. Ballestero and the limited number of Commission members present. The property owners also spoke and sought guidance on how to move this process along and the process for submitting a full application.

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 505 US Route 1 Bypass (LU-25-66)
Giri Portsmouth 505 Inc.
Assessor Map 234 Lot 5

Marissa Sewell from Weston and Sampson Engineers came to present this project on behalf of the property owner. Ms. Sewell discussed the recommendations received from the Commission at the previous meeting and went over how they had been addressed in the latest plan submission. The updates included relocating the EV charging spaces further from Hodgson Brook, removing over 1,000 s.f. more of pavement from the buffer, planting a New England wildlife conservation seed mix and the addition of new plantings at the outlet of the curb cut.

The Commission asked about plans for existing yard waste, stormwater plans, signage, and the proposed plantings.

B. Gibb made a motion to recommend approval of this application to the Planning Board with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the newly restored area at 50-foot intervals and must be permanently installed as a part of this approval.
2. A planting plan be submitted to and reviewed by Planning & Sustainability Department Staff prior to submission to the Planning Board.
3. Yard waste and existing brush pile shall be cleaned up from the Hodgson Brook bank to the west of and in the existing bio-retention area as part of this project.
4. A sign shall be installed that instructs pet owners to clean up after their pets.
5. A sign shall be installed that states "No Dumping".
6. Prior to submission to the Planning Board applicant shall create a maintenance plan for the newly restored area and the Hodgson Brook buffer for internal use on this site.

Vice Chair McMillan seconded the motion. The vote was unanimous (6-0).

IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 135 Corporate Drive
City of Portsmouth on behalf of Pease Development Authority
Assessor Map 303 Lot 6

Erich Fiedler, an engineer from the City of Portsmouth and Eric Weinrieb, an engineer from Altus Engineering, came to present this application. Mr. Fiedler discussed the details of the application which includes necessary upgrades to an existing wastewater treatment facility located at Pease and the construction of four new buildings which stemmed from NHDES' requirements for upgrading of the blower systems on site. Additional upgrades include new electrical services, new generators, conduits, wiring and a lot of new infrastructure to house the needed upgrades. This also includes a The applicant also proposed a new chemical building and an addition to the existing administration building. As part of this project, an existing building from the 1950's will be demolished which is currently contaminated with PCBs, asbestos and lead so it cannot be used. Mr. Weinrieb then gave a brief breakdown of the wetland buffer impacts proposed and the new stormwater system proposed for the site, where no stormwater treatment had previously existed.

The Commission then asked questions about and discussed the calculation of the stormwater treatment area, the existing PCB contamination and potential past oil leaks in the area.

L. Vaccaro made a motion to recommend approval of the project to the Planning Board with the following stipulation:

1. Wetland delineation shall be certified and stamped by a NH Certified Wetland Scientist (CWS).

Vice Chair McMillan seconded the motion. The motion passed unanimously (6-0).

2. 137 Walker Bungalow
Ryan Leibundgut, Property Owner
Assessor Map 202 Lot 4

Ms. Homet gave a brief rundown of how the application came to be on the agenda and clarified to the Commission that it was an after-the-fact permit. Ryan Leibundgut, the property owner, came to present this application and explained his plans for the reconstruction of a previously torn down rear deck, new steps, crushed stone beneath the new deck and plans for planting within the wetland buffer. He went over some of the questions and comments made at the site walk and addressed Commissioner questions.

The Commission asked about and discussed the new footings, the new structure, the nearby vernal pool, the recent removal of the septic from the property and installation of sewer lines, the reduction of mowing in some areas, the use of landscaping boulders and the type of plants that could be utilized in the buffer on the property.

Vice Chair McMillan made a motion to recommend approval of this application to the Planning

Board with the following stipulations:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed between the new plantings at least five feet inward from the existing silt fence and must be permanently installed as a part of this after the fact permit.
2. Prior to submission to the Planning Board, applicant shall provide a detail sheet depicting the profile of the proposed crushed stone for underneath the deck (depth, stone size, material layers, etc.).
3. Prior to submission to the Planning Board, applicant shall provide a planting plan with the following information: the species, size, quantity and exact location of the five plantings proposed at least five feet inward from the existing silt fence and the delineation of the proposed no-mowing line where the existing silt fence is.

T. Sperduto seconded the motion. The motion passed unanimously (6-0).

3. 0 Banfield Road
Walter D. Hett Trust
Assessor Map 255 Lot 2

Jon Whitten of Haley Ward came to represent the applicant, Chinburg Builders, who was also in the audience. Mr. Whitten went on to describe the project for a five-lot subdivision and impacts on the wetland buffer for the construction of driveways, utilities, rain gardens and regrading for future development. Mr. Whitten passed out updated site plans that showed alternative driveway layouts to minimize wetland buffer impacts. Mr. Whitten went over the existing trees on site and what would be removed. He also noted that with the addition of new plans being handed out, he realized that it would be tough to vote on the submitted materials and that he would be providing the updated materials for a future submission.

Vice Chair McMillan made a motion to postpone this application and change it into a work session for the current meeting. B. Gibb seconded the motion. The motion passed unanimously (6-0).

The Commission discussed the permeability of the proposed driveway, the proposed driveway slope, education around wetland protection for future property owners of the five sites, the introduction of impact to a previously undeveloped parcel, having an alternative driveway entrance outside of the wetland buffer, transportation impacts, adding information on wetland and lighting restrictions in the deed, future impacts on the individual lots, the close proximity of proposed building footprints to the wetland buffer edge, permeable driveway maintenance manuals and notes on the subdivision plan about buffers.

V. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. REQUEST TO POSTPONE

Dredge and Fill – Major Impact

Peverly Hill Road and Greenleaf Avenue, City ROW
City of Portsmouth

Vice Chair McMillan made a motion to postpone this application to NHDES at the applicant's request. B. Gibb seconded the motion. The motion passed unanimously (6-0).

VI. OTHER BUSINESS

1. Board Empowerment Series – survey opportunity

The Commission acknowledged that there was no members available to speak to this topic at the time and would hear it at the August meeting.

VII. ADJOURNMENT

The meeting adjourned at 7:02 p.m.



SPECIAL MEETING OF THE CONSERVATION COMMISSION

**CONFERENCE ROOM A
1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

5:00 P.M.

JULY 21, 2025

MINUTES

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

MEMBERS ABSENT: Alternate: Oliver Chag

ALSO PRESENT: Kate Homet; Environmental Planner (virtual), Peter Britz; Planning & Sustainability Director

I. Discussion on Commission procedures and goals

The Commission came together for a special meeting to discuss a variety of topics around decision-making, procedures, the different types of applications received, how to best approach different application types, topics such as consistency, equity and fairness, and a variety of other topics.

The meeting began on time and each Commissioner went around and spoke about their professional experiences, their interests in Conservation and their interests within the community of Portsmouth.

The Commission then began discussing the role of the Commission and the purpose of reviewing City and State wetland permits. This discussion focused on topics such as consistency and intent in reviewing and voting, the need for greater education and clarity on this topic for the public and

applicants and they discussed the community's perception of the Commission and the work they do.

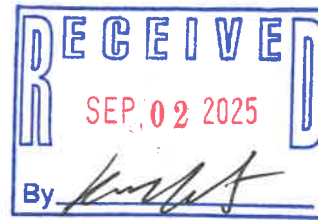
The discussion also included a breakdown of how staff interact with applicants and review applications, a conversation occurred about public benefits of projects and having a consistent set of criteria for project approval, and the meeting ended with a discussion on the current rules, timing of the meetings and how the agenda is set up.

ADJOURNMENT

The meeting adjourned at 7:08 p.m.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



**NEW
HAMPSHIRE
200**

**PORTSMOUTH CONSERVATION COMMISSION NOTIFICATION FOR
WETLANDS PERMIT AMENDMENT REQUEST**

VIA CERTIFIED MAIL

August 29, 2025

City of Portsmouth
Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Portsmouth Conservation Commission Notification for Wetlands Permit Amendment Request
325 Little Harbor Road, Portsmouth**

To Whom It May Concern:

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-01406 issued to the above-referenced property on July 5, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

Through our coordination efforts with the U.S. Army Corps of Engineers, we have reduced the proposed impacts jurisdictional under NH Wetlands Law, RSA 482-A by 4,213 square feet. This reduction in impact area will be accomplished through the construction of a retaining wall at the most westerly bridge approach. We look forward to demonstrating the merits of this amendment at a future Conservation Commission meeting.

Should you have any questions regarding this wetland permit amendment request, you're welcome to contact me anytime.

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

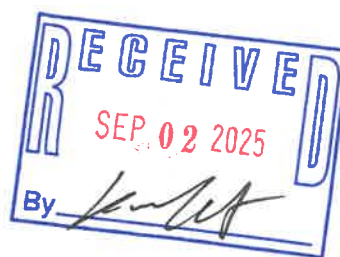


TFMoran, Inc. Seacoast Division
170 Commerce Way—Suite 102, Portsmouth, NH 03801
T (603) 431-2222

TFMoran, Inc.



Jay Aube, CWS
Project Manager



ec: NHDES Wetlands Bureau

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Project # 47631.00

NHDES Wetlands Bureau

***Standard Dredge & Fill
Wetlands Permit Application
for
Lisa & Jonathan Morse***

***Reconstruct an Existing Residential Tidal Docking
Structure In-Kind and Expand the Float Footprint***

70 Martine Cottage Road, Portsmouth, NH

Rockingham County

August 19, 2025

TF Moran, Inc.

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

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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: Lisa & Jonathan Morse

TOWN NAME: Portsmouth

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

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

| | |
|---|---|
| Has the required planning been completed? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Does the property contain a PRA? If yes, provide the following information: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): Marsh elder (Iva frutescens), Atlantic Sturgeon (Acipenser oxyrinchus oxyrinchus), Shortnose Sturgeon (Acipenser brevirostrum) NHB Project ID #: NHB25-0824 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Bog? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Floodplain wetland contiguous to a tier 3 or higher watercourse? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Designated prime wetland or duly-established 100-foot buffer? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is the property within a Designated River corridor? If yes, provide the following information: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): N/A | |

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

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

www.des.nh.gov

| | |
|--|---|
| <ul style="list-style-type: none"> A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> | |
| For dredging projects, is the subject property contaminated? <ul style="list-style-type: none"> If yes, list contaminant: <input type="text"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Is there potential to impact impaired waters, class A waters, or outstanding resource waters? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| For stream crossing projects, provide watershed size (see WPPT or Stream Stats): <input type="text"/> 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. | |
| The existing gangway and pier at the residence will be replaced in-kind, and the existing float will be extended to 8' x 50'. This will involve the replacement of two existing float piles and the installation of four additional piles. The project will temporarily impact 145 S.F. and permanently impact 395 S.F. within tidal surface waters. | |
| SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur. | |
| ADDRESS: <input type="text"/> 70 Martine Cottage Road | |
| TOWN/CITY: <input type="text"/> Portsmouth | |
| TAX MAP/BLOCK/LOT/UNIT: <input type="text"/> Map 202, Lot 19 | |
| US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="text"/> Sagamore Creek <input type="checkbox"/> N/A | |
| (Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): <div style="display: flex; justify-content: space-between;"> <input type="text"/> 43.05552° North <input type="text"/> -70.74262° West </div> | |

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: Lisa & Jonathan Morse

MAILING ADDRESS: 88 Sparhawk Street

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: Private

FAX: Private

PHONE: Private

ELECTRONIC COMMUNICATION: By initialing here: LST, 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.: Taylor, Luke, S.

COMPANY NAME: TFMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite 102

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: LTaylor@tfmoran.com

FAX: 603-431-0190

PHONE: 603-431-2222

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

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☒ Same as applicant

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

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

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

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

Please see attached supplemental information 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/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

| JURISDICTIONAL AREA | | PERMANENT | | | TEMPORARY | | |
|---------------------|--|------------|----|-----|------------|----|-----|
| | | SF | LF | ATF | SF | LF | ATF |
| Wetlands | Forested Wetland | | | | | | |
| | 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 | | | | | | |
| | Tidal Marsh | | | | | | |
| | Sand Dune | | | | | | |
| | Undeveloped Tidal Buffer Zone (TBZ) | | | | | | |
| | Previously-developed TBZ | | | | | | |
| | Docking - Tidal Water | 395 | | | 145 | | |
| TOTAL | | 395 | | | 145 | | |

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

☐ **MINIMUM IMPACT FEE:** Flat fee of \$600.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$600 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

| | | | | | | |
|---|-----|----|---|----------|----|--------------|
| Permanent and temporary (non-docking): | | SF | × | \$0.60 = | \$ | |
| Seasonal docking structure: | 540 | SF | × | \$3.00 = | \$ | 1,620.00 |
| Permanent docking structure: | | SF | × | \$6.00 = | \$ | |
| Projects proposing shoreline structures (including docks) add \$600 = | | | | | \$ | 600 |
| Total = | | | | | \$ | |
| The application fee for minor or major impact is the above calculated total or \$600, whichever is greater = | | | | | \$ | 2,220 |

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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:

JM
LST

To the best of the signer's knowledge and belief, all required notifications have been provided.

Initials:

JM
LST

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:

JM
LST

The signer understands that:

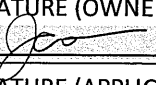


- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
 1. Deny the application.
 2. Revoke any approval that is granted based on the information.
 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice 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:

JM
LST

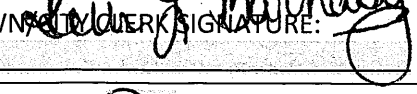
If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

| | | |
|--|---------------------------------------|---------------------|
| SIGNATURE (OWNER):  | PRINT NAME LEGIBLY: Jonathan Morse | DATE: 08/10/25 |
| SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):  | PRINT NAME LEGIBLY: Luke Taylor | DATE: 07/29/2025 |
| SIGNATURE (AGENT, IF APPLICABLE):  | PRINT NAME LEGIBLY: Luke Taylor | DATE: 07/29/2025 |

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:  | PRINT NAME LEGIBLY: Kelli L. Barnaby |
| TOWN/CITY: Portsmouth | DATE: August 19, 2025 |

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



SECTION 7 – Resource Specific Criteria

Env-Wt 313.01(a)(3)

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) was delineated and is depicted on the plans submitted with this 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 500 – Project Specific Requirements

Not Applicable.

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

Env-Wt 603.02 (a) – This project proposes impacts to Tidal Surface Waters and the Previously Developed Upland Tidal Buffer zone to reconstruct a residential pier in-kind and install a larger float.

Env-Wt 603.02 (b) – The natural resource assets proposed to be impacted by this project are 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 permit application.

Env-Wt 603.02 (c)(1) – The Coastal Functional Assessment (CFA) is attached to this permit application. 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.

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 relative to how the proposed structure will not become a navigational hazard is included with the application form.

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 pilings are relatively minor and will have no impact to shellfish sites, salt marsh, salt marsh migration pathways, or eel grass beds. GIS screening maps are included with this permit application form.

Env-Wt 603.03 (a)(3) – According to the National Oceanic Atmospheric Association (NOAA) Essential Fish Habitat Mapper, the location of the project does not intersect with any protected Essential Fish Habitat (EFH). The report generated is attached to this permit application. We have concluded that 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 02/07/2025 and 04/08/2025.

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.

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.

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

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

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



Env-Wt 603.09 – A statement from the *Pease Development Authority Division of Ports and Harbors* (“DP&H”) chief harbormaster relative to how the proposed structure will not become a navigational hazard is included with this permit application.

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 proposed impacts will be in the dry at low tide or otherwise occur between November 15th and March 15th when sensitive fish species are less likely to be in the area. The impact area will be reseeded with native salt tolerant vegetation, which will enhance wildlife habitat. No groundwater or surface water will be impacted – there is no interface with groundwater and aquifers in this area. No impacts will cause erosion on shoreline properties. No impacts will occur to prevailing currents.

Env-Wt 605.02 – The impacts associated with installing this dock will have no adverse impacts to beach or tidal flat sediment replenishment, the movement of sediments along the shore, or the ability of tidal wetlands to dissipate wave energy and storm surge, nor will the project impact runoff in a manner that would disrupt the existing salinity levels.

Env-Wt 605.03 – Compensatory mitigation is not required.

Env-Wt 605.04 – Compensatory mitigation is not required.

Env-Wt 606.02 (a) – The proposed overwater structure has been located and designed to avoid impacts to important wetland and coastal resource functions identified within the Coastal Functional Assessment. Impacts to the salt marsh will be completely avoided.

Env-Wt 606.02 (b) – This project *does not* contain special aquatic sites or congested/high traffic navigational conditions that require 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) – A single private docking structure is proposed. No specialized design features are proposed.

Env-Wt 606.03 (d)(1) – The floats and floating structures will be positioned waterward to avoid all vegetated wetlands, vegetated shallows, and salt marsh.

Env-Wt 606.03 (d)(2) – The floats and floating structures will not be placed in areas that support submerged aquatic vegetation or the salt marsh.

Env-Wt 606.03 (d)(3) – The floats and floating structures will be located, to the extent practicable, in water that is sufficiently deep for the intended use while:

- a.) Avoiding intertidal and shade impacts;
- b.) Minimizing or eliminating the need for dredging; and
- c.) Avoiding displacement of nesting or breeding habitat, eel grass beds, or essential fish habitat.

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

Env-Wt 606.03 (f) – To the greatest extent practicable, ambient light transmission under docking structures will be facilitated by maximizing the height of the docking structure. The height of the docking structure has been increased to allow it to be more resilient to projected future sea level rise.

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 structure is for residential use and is not a *Commercial Tidal Dock*.

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

Not Applicable.

Env-Wt 800 – Compensatory Mitigation

Not Applicable.

Env-Wt 900 – Stream Crossings

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: Lisa and Jonathan Morse

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 practicable alternative that would have a less adverse impact on NHDES Wetlands Bureau jurisdictional areas. The proposed docking structure will be located in a manner that completely avoids impacts to the salt marsh, eelgrass beds, and sand dunes. Further, the project area currently has an existing pier, gangway and float where the float expansion will take place, only slightly expanding the already existing footprint.

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.

To the greatest extent practicable, impacts to aquatic resources will be avoided and minimized. The float will be constructed of non-toxic materials. This project will not impact any known eelgrass beds or salt marsh areas. Please see the attached GIS Screening Layers.

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 proposes no impacts to hydrologic connections between wetlands.

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. By utilizing the National Oceanic and Atmospheric Administration (NOAA) Essential Fish Habitat Mapper, we have concluded that 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) as well as New Hampshire Fish and Game (NHFG). Through this coordination we will significantly reduce the likelihood of impacting sensitive species such as the Atlantic Sturgeon (*Acipenser oxyrinchus*) and Shortnose Sturgeon (*Acipenser brevirostrum*) that may be moving through the area to reach spawning sites.

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 proposes no impacts to public navigation, recreation, or commerce. We have coordinated with the Pease Development Authority Division of Ports and Harbors (DP&H) Chief Harbormaster Tracy Shattuck, who has provided his certification that no impacts will occur to public commerce (see attached Approval Letter).

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.

The proposed docking structure will not impact the ability of the Sagamore Creek to provide flood storage.

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 will not impact 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 surface waters 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 - This project proposes no impacts to stream channels.

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 specifically, 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.

The proposed dock exceeds the 20-foot setback from abutting property lines.

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.

As demonstrated on the plans, the proposed dock exceeds the 20-foot setback. This project will have no effect on abutting owners - they will be able to use and enjoy their properties to their full extent.

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. We have coordinated with the Pease Development Authority Division of Ports and Harbors Chief Harbor Master and confirmed the proposed docking structure will not become a navigational hazard.

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 has been designed with non-toxic materials and located within the footprint of an the existing pier and gangway. Impacts to water quality, aquatic vegetation, wildlife and finfish habitat will be avoided and minimized to the greatest extent practicable.

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.

The dock is going to be located using eco-moorings which will minimize the impacts to aquatic vegetation by removing the erosive forces of traditional chains. Eco-moorings use sub-surface buoys or lightweight tethers to keep the line off of the substrate and vegetation.

No access points will require traveling through wetlands.

No activities will have adverse 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" project, and therefore, in accordance with Env-Wt 311.03, (b)(10), we have provided a Functional Assessment of the "wetland" on the property. In this instance, the "wetland" is the neighboring tidal estuary adjacent to the proposed impact area. The Army Corps of Engineer Highway Methodology (Sept. 1999) was used to perform the Functional Assessment of this Wetland.

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: LUKE TAYLOR

DATE OF ASSESSMENT: 02/07/2025

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).

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

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

www.des.nh.gov

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: Lisa and Jonathan Morse

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?

The purpose of this project is to replace an existing pier and gangway in-kind and expand the existing float.

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 - This project does not require access through a wetland.

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.*

No other project area is more suitable for this project. The project area is currently occupied with an existing tidal docking structure. Developing other area on the property would pose greater impacts to unaltered, higher-value PRAs.

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](#)?

There are no alternative designs, techniques or layouts that would aid in minimizing impacts to jurisdictional areas. The proposed dock reconfiguration will be located where the current dock sits, which currently does not impact the existing tidal wetland. No impacts are proposed on or adjacent to eel grass beds. Screening for sensitive resources has been performed and the results are included with this permit application.

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 see the attached Coastal Functional Assessment (CFA).



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



WORK SEQUENCE NARRATIVE

- 1.) The property owner, or their agent, will notify NHDES via the *Initiation of Construction Notification Form* no more than 7 days prior to commencing the construction activities.
- 2.) Mobilization of a crane barge, push boat, and work skiff will occur on-site. All construction equipment and materials will be kept on the crane barge and/or properly stored in upland areas. Prefabricated components, including the seasonal gangway and float, will be transferred to the project area.
- 3.) The barge will be positioned beyond the limits of any emergent vegetation.
- 4.) Construction will commence at low tide in the dry to minimize erosion and turbidity.
- 5.) Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and, if necessary, repairs will be made immediately.
- 6.) Piles will be installed with a low-impact vibratory hammer and surrounded with a "Turbidity Sleeve." See the Turbidity Sleeve detail on Sheet C-03.
- 7.) All tidal dock components will be located as depicted on the approved plans associated with the approved NHDES Wetlands Permit.
- 8.) Upon completing the project, the property owner, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.



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.: Lisa and Jonathan Morse

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 replace an existing pier and gangway and extend the float.

This project proposes impacts to tidal surface waters. These impacts will be avoided and minimized to the greatest extent practicable. No direct impacts are proposed to any eelgrass beds, sand dunes, or prime wetlands.

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

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

www.des.nh.gov

For 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 standards conditions of Env-Wt 307. To ensure this project is compliant with all federal requirements, a U.S. Army Corp of Engineers Appendix B is included for NH ACOE review so a State General Permit may be issued.

Approval Criteria Narrative: This project proposal meets all relevant criteria for approving standard permit applications. This is demonstrated through the following attached documents: Coastal Functional Assessment, Avoidance and Minimization Narrative, Coastal Resource Worksheet, 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.

- ☒ 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.



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 Narrative.

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 Narrative.

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 Narrative.

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

Please see the attached Coastal Vulnerability Assessment Narrative.

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

Please see the attached Coastal Vulnerability Assessment Narrative.

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 Narrative.

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

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

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

- ☒ Mean lower low water;
- ☒ Mean low water;
- ☒ Mean high water;
- ☒ Mean tide level;
- ☒ Mean higher high water;
- ☒ Highest observable tide line; and
- ☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

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

- ☒ The date, time of day, and weather conditions when water depths were recorded; and
- ☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

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

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

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

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

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

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

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

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

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

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

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

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

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

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

- ☒ Provide habitat values;
- ☒ Protect tidal environments from potential sources of pollution;
- ☒ Provide stability of the coastal shoreline; and
- ☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

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

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

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

- ☒ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- ☒ Be designed with a preference for living shorelines over hardened stabilization practices; and
- ☒ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

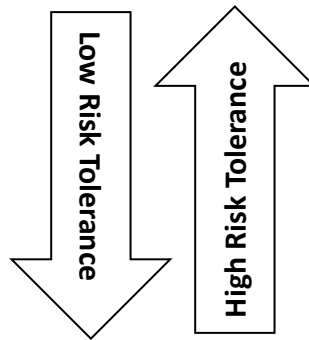
SECTION 10 – GUIDANCE

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

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

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

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



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

Wetland Function-Value Evaluation Form

Total area of wetland _____ Human made? _____ Is wetland part of a wildlife corridor? _____ or a "habitat island"? _____

Adjacent land use _____ Distance to nearest roadway or other development _____

Dominant wetland systems present _____ Contiguous undeveloped buffer zone present _____

Is the wetland a separate hydraulic system? _____ If not, where does the wetland lie in the drainage basin? _____

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

Wetland I.D. _____

Latitude _____ Longitude _____

Prepared by: _____ Date _____












Wetland Impact:

Type _____ Area _____

Evaluation based on:

Office _____ Field _____

Corps manual wetland delineation completed? Y _____ N _____

| Function/Value | Suitability Y / N | Rationale (Reference #)* | Principal Function(s)/Value(s) | Comments |
|---|----------------------|-----------------------------|-----------------------------------|----------|
|  Groundwater Recharge/Discharge | | | | |
|  Floodflow Alteration | | | | |
|  Fish and Shellfish Habitat | | | | |
|  Sediment/Toxicant Retention | | | | |
|  Nutrient Removal | | | | |
|  Production Export | | | | |
|  Sediment/Shoreline Stabilization | | | | |
|  Wildlife Habitat | | | | |
|  Recreation | | | | |
|  Educational/Scientific Value | | | | |
|  Uniqueness/Heritage | | | | |
|  Visual Quality/Aesthetics | | | | |
| ES Endangered Species Habitat | | | | |
| Other | | | | |

Notes: Ecological Integrity Score = .75

* Refer to backup list of numbered considerations.

Narrative on Coastal Functional Assessment

Introduction

This *Coastal Functional Assessment* was conducted to support a NHDES Resources Permit Application to replace an existing gangway and expand the existing float. The resources adjacent to the project site are predominantly Estuarine, Intertidal, Emergent, Persistent, Regularly Flooded (E2EM1N), Estuarine, Intertidal, Unconsolidated Shore, Mud, Irregularly Exposed (E2US3M), and Estuarine, Subtidal, Unconsolidated Bottom, Subtidal (E1UBL).

The upland area adjacent to the resource is a 15.93-acre residential lot. The NH Fish and Game Wildlife Action Plan (WAP) identifies the habitat on the mainland to be *Developed Impervious* and *Mixed Forested Land*, with scattered *Hemlock-Hardwood-Pine Forest* along the banks of the resource. The WAP indicates resource is considered to be Highest Ranked Habitat, whereas the property is a Supporting Landscape.

Methods

The resource boundaries, more particularly, the *Highest Observable Tide Line* (HOTL), were delineated using the methods prescribed by NHDES Administrative Rule Env-Wt 602.23. The resource boundaries, including the limits of the 100-foot tidal buffer zone, are depicted on the attached site plans. The resources were classified based on the Classification of Resources and Deepwater Habitats of the United States, adapted from Cowardin, Carter, Golet and LaRoe (1979), August 2013, FGDC-STD-004-2013.)

The Coastal Functional Assessment (CFA) was conducted by performing a field visit on April 8th, 2024. The resources were assessed using the *Army Corps of Engineers Highway Methodology* (September 1999, NAEPP-360-1-30a).

The *Ecological Integrity* of the resources was assessed using the *Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire* (June 1993) and data from the NH Fish and Game Wildlife Action Plan (WAP).

Results:

Groundwater Recharge / Discharge

This function considers the potential for a resource to serve as a groundwater recharge and/or discharge site. More particularly, this function refers to the interaction between resources and aquifers. There are no aquifers in the area and the resource is a tidal river. **Groundwater Recharge / Discharge is not a primary function of this resource.**



Floodflow Alteration

This function analyzes the effectiveness of the resource in reducing flood damage by retaining flood water for prolonged periods of time. During storm events and tidal surges, this resource serves to provide a channel for floodwater movement, but does not provide extensive floodwater storage capacity and fails to aid in protecting the neighboring communities. **Floodflow Alteration is not a principal function of this resource.**

Fish / Shellfish Habitat

This function considers a resource's ability to provide embayments, tidal flats, vegetated shallows, and other environments in support of fish, shellfish, and marine mammals. There are no prominent eelgrass beds nearby, however, the resource supports movement of anadromous fish. Predator-prey interactions were observed on site. Multiple species of shellfish were observed on site, including Common periwinkle (*Littorina littorea*). There are no prominent eelgrass beds within the surrounding area. **Fish / Shellfish Habitat is considered a principal function of this resource.**

Sediment / Toxicant Retention

This function considers the effectiveness of a resource to act as a trap for sediments, toxicants, and pathogens within runoff. Residential communities, developments, and public roadways surrounding the area are contributors of sediments and toxicants. The waters of this resource are channelized at high velocity, so there is limited opportunity for sediments and toxicants to be trapped in slow-moving, vegetated waters. **Sediment and Toxicant Retention is not a key function of this resource.**

Nutrient Removal / Retention / Transformation

This function recognizes a resource's ability to serve as a trap for nutrients in runoff from surrounding uplands or contiguous resources. The developed properties upland of the resource likely contribute phosphorous and nitrogen. The waters of this resource are channelized at high velocity, so there is limited opportunity for sediments and toxicants to be trapped in slow-moving, vegetated waters. **Nutrient Removal / Retention / Transformation is not a principal function of this resource.**

Production Export

This function considers the resource's ability to export resources to other areas. For example, waterfowl utilize the area to forage and later transport the nutrients off-site. As evidenced by the *Fish / Shellfish Habitat* function above, this area is highly productive. Evidence of multiple trophic levels utilizing this area was observed. **Production Export is a principal function of this resource.**

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Sediment / Shoreline Stabilization

This function relates to a resource's effectiveness to stabilize shorelines and prevent erosion. The upland woodland buffer has not been entirely razed, so some mature tree groups stabilize the area. However, the development of properties and addition of manicured lawns have limited the amount of vegetation near the water. The banks of the resource are also subject to wave action from boat activity. **Sediment / Shoreline Stabilization is not a principal function of this resource.**

Wildlife Habitat

This function considers a resource's ability to provide wildlife habitat. Multiple trophic levels utilize this resource. Multiple fish, shellfish, avian, and insect species were observed on site. Some residences have provided duck boxes along the water's edge. **Wildlife Habitat is a principal function of this resource.**

Recreation

This function considers the effectiveness of the resource to provide recreational opportunities such as canoeing, boating, fishing, and other passive recreational activities. Although the area cannot be directly accessed via the project site or abutting private properties, the area is accessible from other areas. **Recreation is not a principal function of this resource.**

Education/ Scientific Value

This value considers the effectiveness of the resource to serve as an "outdoor classroom." Wildlife is present for viewing purposes. However, the resource is not accessible from the project site or abutting private properties. **Education / Scientific Value is not a key function of this resource.**

Uniqueness / Heritage

This value relates to the effectiveness of a resource to produce certain *special values* such as archeological sites, unusual aesthetic quality, historical events, and unique plants. Given the state has a relatively small coastal shoreline, this area is certainly unique to NH. This resource also connects to the Lamprey River, a federally recognized scenic river. **Uniqueness / Heritage is a principal function of this resource.**

Visual Quality / Aesthetics

This value considers the resource's overall visual quality and aesthetics. There are few wetland classes located in the same area, and the view of open water is limited due to the channel's configuration. Human influence and development are very noticeable from this site. **Visual quality / Aesthetics is not considered a key function of this resource.**



Endangered Species Habitat

Endangered species habitat relates to the effectiveness of the resource to support endangered species habitat. Consultation with the Natural Heritage Bureau (NHB) revealed that there is marsh elder (*Iva frutescens*) known to occur nearby, and there are two sturgeon species that may frequent the area. These species are the threatened Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*) and the endangered Shortnose Sturgeon (*Acipenser brevirostrum*). **Endangered Species Habitat is a key function of this resource.**

Ecological Integrity

Ecological Integrity is a measure of the extent to which natural ecosystems and their buffers have been altered. For the most part, the tidal resource has not undergone a tremendous amount of alteration. Some human development is present, and there is a moderate boat activity. The Ecological Integrity Score of Resource is .75 out of a possible 1.0. **Ecological Integrity is a principal function of this resource.**

Summary

As standard of many protected resources within the state, human influence is present, but the resource has not been significantly damaged or otherwise altered. This resource serves multiple functions including Fish / Shellfish Habitat, Production Export, Wildlife Habitat, Uniqueness / Heritage, and Endangered Species Habitat. Therefore, it is considered a high value, high functioning resource of the State of New Hampshire.

In summary, as a result of incorporating the avoidance and minimization techniques to the greatest extent practicable, this project may temporarily affect, but is unlikely to adversely affect, the principal functions and values of this resource.

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Ecological Integrity of the Tidal Wetland

Methods

Tidal resources are among the most productive and most disturbed ecosystems. Undeveloped, undisturbed natural buffers are critical to supporting the health of 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 wetlands was assessed using the *Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire (June 1993)* and data from the NH Fish and Game Wildlife Action Plan (WAP).



Figure 1: Overview of tidal resource area, which indicates no unnatural tidal restrictions.

Ecological Integrity of the Tidal Resource

EU= Evaluation Unit (the Tidal Resource)

| Percent of marsh 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 | .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 |
| 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 = 1.0+1.0+1.0+1.0+.5+.5+.5+.5= 6 6/8 = .75 | .75 |

Summary:

The project location is directly adjacent to residential homes and tidal waters. Less than 5% of the tidal resource is dominated by invasive species. No tidal restrictions are present which significantly inhibit tidal flows (see figure 1). There is no ditching within the area as the resource is open tidal waters. Dominant land use within the 500-foot Zone of Influence surrounding the EU is rural residential and the ratio of the number of occupied buildings within the zone of influence is from .1 to .5 buildings an acre. Approximately 65% of the buffer is left intact surrounding the impact zone. The square footage of roads and driveways is between 1,500 and 6,000 square feet within 150 – feet of the EU.

In summary, comparatively speaking, this tidal resource has undergone degradation by anthropogenic sources. A portion surrounding the buffer, or zone of influence, has been developed and it is comprised of impervious surfaces that likely contribute untreated runoff to the resource. The property consists of a residential driveway, impervious driveway, and manicured lawn.

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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 to impact the previously developed upland tidal buffer zone and tidal resources to reconstruct a residential tidal pier in-kind and have a larger float than what currently exists.

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. Site visits and field observations were performed by a Coastal Professional on April 8th, 2025.

Step 1.1 – Project Goal and Project Type

The goal of this project is to reconstruct tidal pier in-kind and construct a larger float system. The beneficiary is the private property owner.

Step 1.2 – Project Area

The project area is located at 70 Martine Cottage Road, Portsmouth NH, Tax Map: 202, Lot: 19.

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

This project will be designed to serve to at least the year 2150.

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

This project proposes to reconstruct a docking structure that is designed to withstand the daily ebb and flow of tidal waters, and therefore, it has a relatively low sensitivity to inundation. Additionally, this area of the coast is not exposed to highly erosive tidal energy forces. The proposed docking structure is



relatively low cost, easy to modify and, if damaged, has no implications for public function and safety, and therefore, this project is classified as having a **high tolerance for flood risk**.

| 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, according to the data, is the more likely scenario whereby greenhouse emissions peak in 2040 and decline until 2080. Using this RCP also allows us to project sea level rise beyond the year 2100 which our project life expectancy will likely exceed.



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



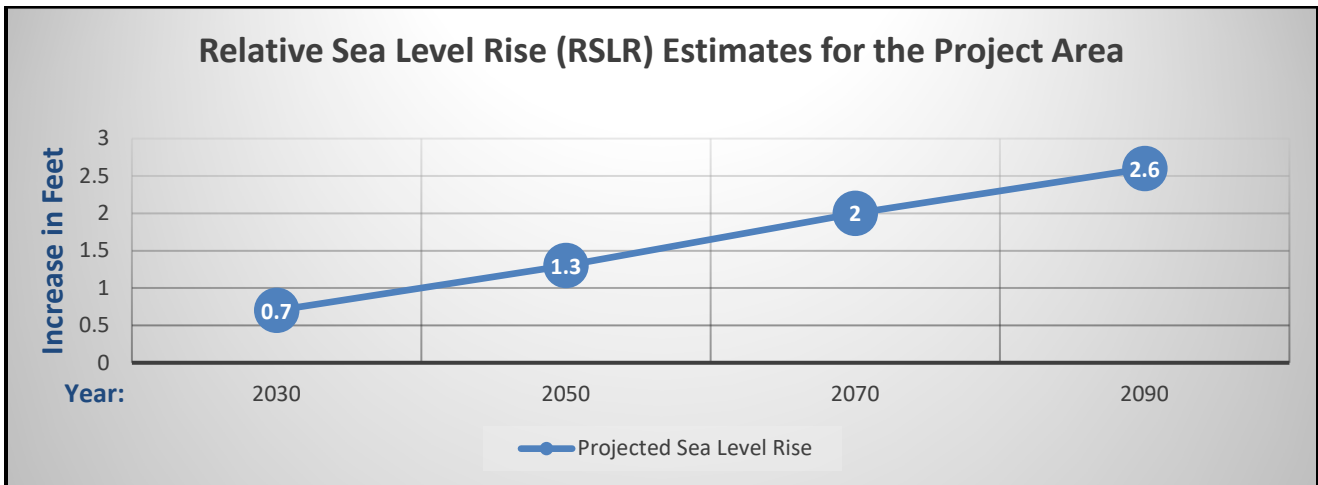


Figure 2: Incremental Relative Sea Level Rise for the project area based on representative concentration pathway (RCP) 4.5.

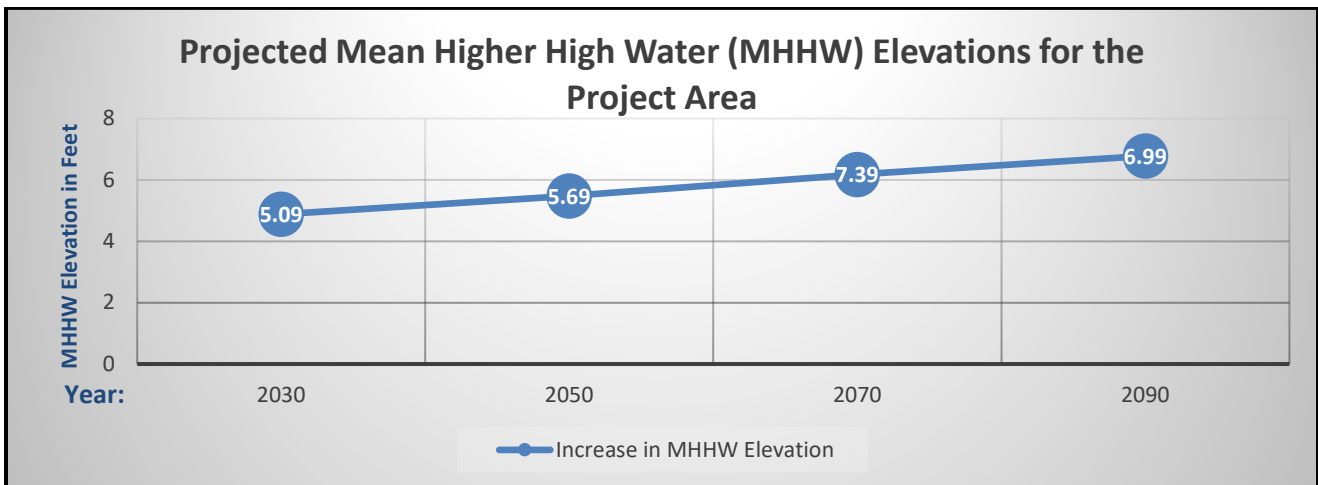


Figure 3: Incremental Relative Sea Level Rise for the project area based on representative concentration pathway (RCP) 4.5, a HIGH Tolerance for flood risk, and the current Mean Higher High Water (MHHW) elevation of 4.39 feet determined by the National Oceanic and Atmospheric Association (NOAA), Control station 8423898 Fort Point, NH using NAVD 88 datum.

Step 3.2 Assess Relative Sea Level Rise (RSLR) Impacts to the Project

The projected depth and extent of waterflow show the proposed docking structure will not have the possibility of inundation until 2100. Docking structures are designed to withstand constant exposure to tidal waters. No surrounding infrastructure will affect the project area. Increases in current velocities will not occur within this region of the tidal waters. Increases in sediment deposition will have no bearing on this project in the near future. Erosive forces associated with sea level rise will not adversely impact the proposed docking structure.

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



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



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



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



2 Foot Sea Level Rise With 100 Year Flood Projection - 2070
Mean Higher High Water Elevation (MHHW)



This section of the Vulnerability Assessment is not applicable because Design Flood Elevation is not applicable to docking structures.

| | 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 |
| VE ZONE*** AND COASTAL A ZONE | | | [BFE + (required freeboard ≥ 2 ft)] + RSLR | 0.2% annual chance flood elevation + RSLR |

Figure 4: Recommended approach to 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 storm events and projected sea level rise will not adversely impact the proposed docking structure. This project has a high degree of tolerance for flood risk.

Step 5.1 Identify Relative Sea Level Rise Induced Groundwater Rise

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 adversely impact the proposed docking structure. The pilings are designed to be submerged within water and saturated marine soils until at least the year 2100.

| | 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 approach selected for determining sea level rise induced groundwater rise at the project site.

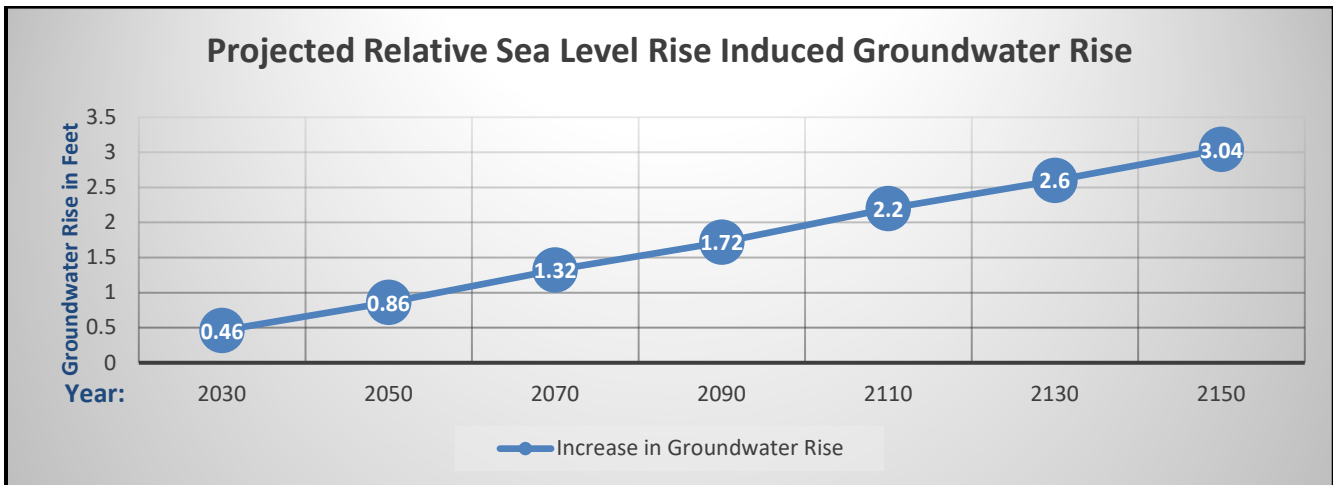


Figure 6: Incremental groundwater rise for the project area based on representative concentration pathway (RCP) 4.5.

Step 5.2 Estimate Depth to Present-Day and Future Groundwater for the Project Area

This assessment is not applicable to docking structures as they are continually submerged in water and marine sediments.

Step 5.3 Assess Relative Sea Level Rise-Induced Groundwater Rise Impacts

The proposed dock is designed to be exposed to water and marine sediments therefore sea level rise – induced groundwater rise is not applicable.

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% (NHC FRSTAP, 2020). This project has a relatively 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 8: The approach for calculating projected extreme precipitation estimates based on the project's tolerance for flood risk.

Extreme Precipitation Tables

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 | 43.058 degrees North |
| Longitude | 70.746 degrees West |
| Elevation | 0 feet |
| Date/Time | Wed Feb 05 2025 10:20:38 GMT-0500 (Eastern Standard 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 | 0.82 | 1.04 | 1yr | 0.70 | 0.98 | 1.21 | 1.56 | 2.03 | 2.67 | 2.94 | 1yr | 2.36 | 2.82 | 3.24 | 3.96 | 4.57 | 1yr |
| 2yr | 0.32 | 0.50 | 0.62 | 0.82 | 1.03 | 1.30 | 2yr | 0.89 | 1.18 | 1.52 | 1.94 | 2.49 | 3.22 | 3.58 | 2yr | 2.85 | 3.45 | 3.95 | 4.70 | 5.35 | 2yr |
| 5yr | 0.37 | 0.58 | 0.73 | 0.98 | 1.25 | 1.61 | 5yr | 1.08 | 1.47 | 1.89 | 2.44 | 3.15 | 4.08 | 4.60 | 5yr | 3.61 | 4.42 | 5.07 | 5.96 | 6.73 | 5yr |
| 10yr | 0.41 | 0.65 | 0.82 | 1.12 | 1.46 | 1.90 | 10yr | 1.26 | 1.73 | 2.24 | 2.91 | 3.76 | 4.88 | 5.55 | 10yr | 4.32 | 5.34 | 6.12 | 7.14 | 8.01 | 10yr |
| 25yr | 0.48 | 0.77 | 0.97 | 1.34 | 1.78 | 2.35 | 25yr | 1.54 | 2.15 | 2.79 | 3.65 | 4.76 | 6.19 | 7.13 | 25yr | 5.48 | 6.85 | 7.85 | 9.07 | 10.09 | 25yr |
| 50yr | 0.54 | 0.87 | 1.11 | 1.55 | 2.09 | 2.78 | 50yr | 1.80 | 2.54 | 3.31 | 4.35 | 5.69 | 7.42 | 8.62 | 50yr | 6.56 | 8.29 | 9.48 | 10.87 | 12.02 | 50yr |
| 100yr | 0.60 | 0.98 | 1.26 | 1.79 | 2.44 | 3.28 | 100yr | 2.10 | 3.00 | 3.93 | 5.19 | 6.80 | 8.88 | 10.42 | 100yr | 7.86 | 10.02 | 11.46 | 13.03 | 14.33 | 100yr |
| 200yr | 0.68 | 1.11 | 1.44 | 2.07 | 2.85 | 3.87 | 200yr | 2.46 | 3.54 | 4.66 | 6.17 | 8.12 | 10.65 | 12.60 | 200yr | 9.42 | 12.11 | 13.85 | 15.63 | 17.08 | 200yr |
| 500yr | 0.81 | 1.33 | 1.73 | 2.51 | 3.52 | 4.81 | 500yr | 3.03 | 4.42 | 5.82 | 7.76 | 10.28 | 13.53 | 16.20 | 500yr | 11.97 | 15.58 | 17.81 | 19.89 | 21.57 | 500yr |

Figure 9: 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 | 2.67 inches | x 1.15 | 3.07 inches |
| 2 Year | 3.22 inches | x 1.15 | 3.70 inches |
| 10 Year | 4.88 inches | x 1.15 | 5.61 inches |
| 50 Year | 7.42 inches | x 1.15 | 8.53 inches |

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

Step 6.2 Assess Projected Extreme Precipitation Impacts to the Project

Extreme precipitation events will not have an impact on this project.

Step 7.1 Assess Cumulative Risk and Evaluate Adaption Options

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Collectively, the compounded impacts of relative sea level rise, coastal storms, relative sea level rise induced groundwater rise and extreme precipitation will not adversely impact this project.

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

This project has a very high degree of tolerance for flood risk and offers no action.

| | NO ACTION | AVOID | ACCOMMODATE | RESIST | RELOCATE |
|--|-------------------------------|---|----------------------------|---------------------------|--|
| <i>IN OTHER WORDS, RECOGNIZE RISK AND...</i> | <i>Don't change anything*</i> | <i>Prioritize investment out of the water's way</i> | <i>Live with the water</i> | <i>Keep the water out</i> | <i>Move assets or facilitate migration</i> |
| 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: 10: Adaption adoptions available to manage coastal flood risk.

References

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GIS Data Screening

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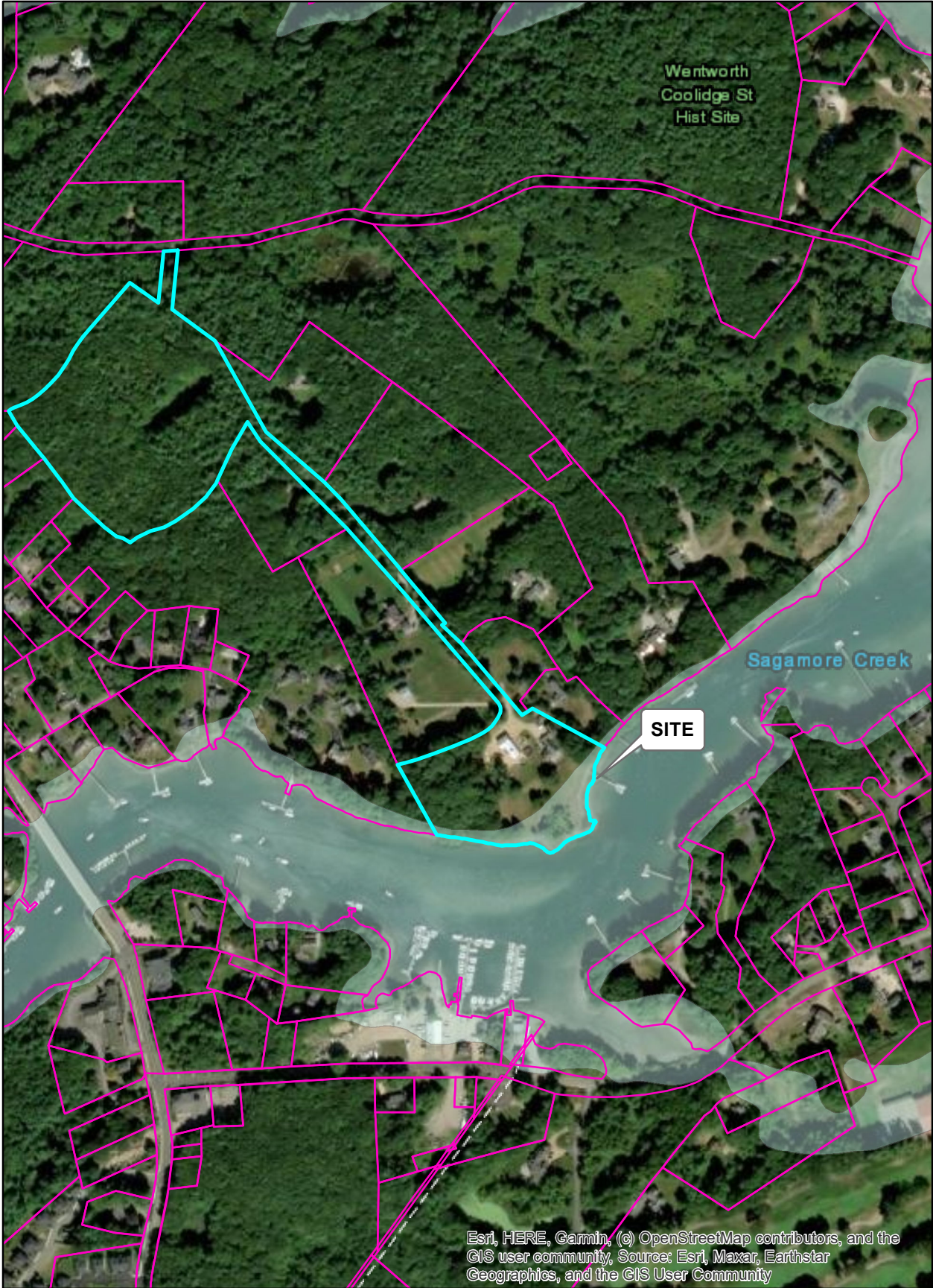
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100 Year Floodplain



Legend

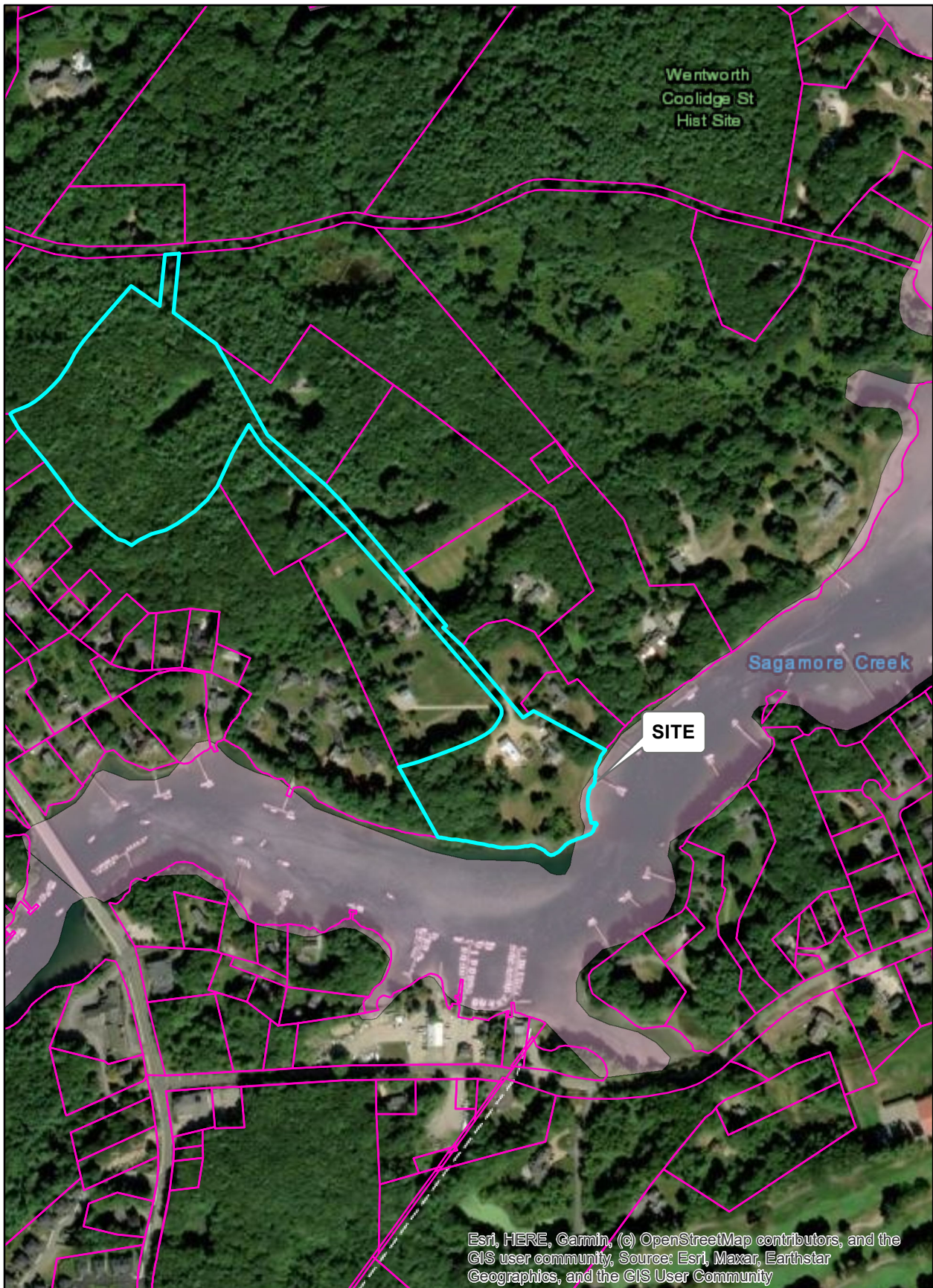
100-Year Floodplain

0 375 750 1,500 Feet



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Impaired Waterbodies



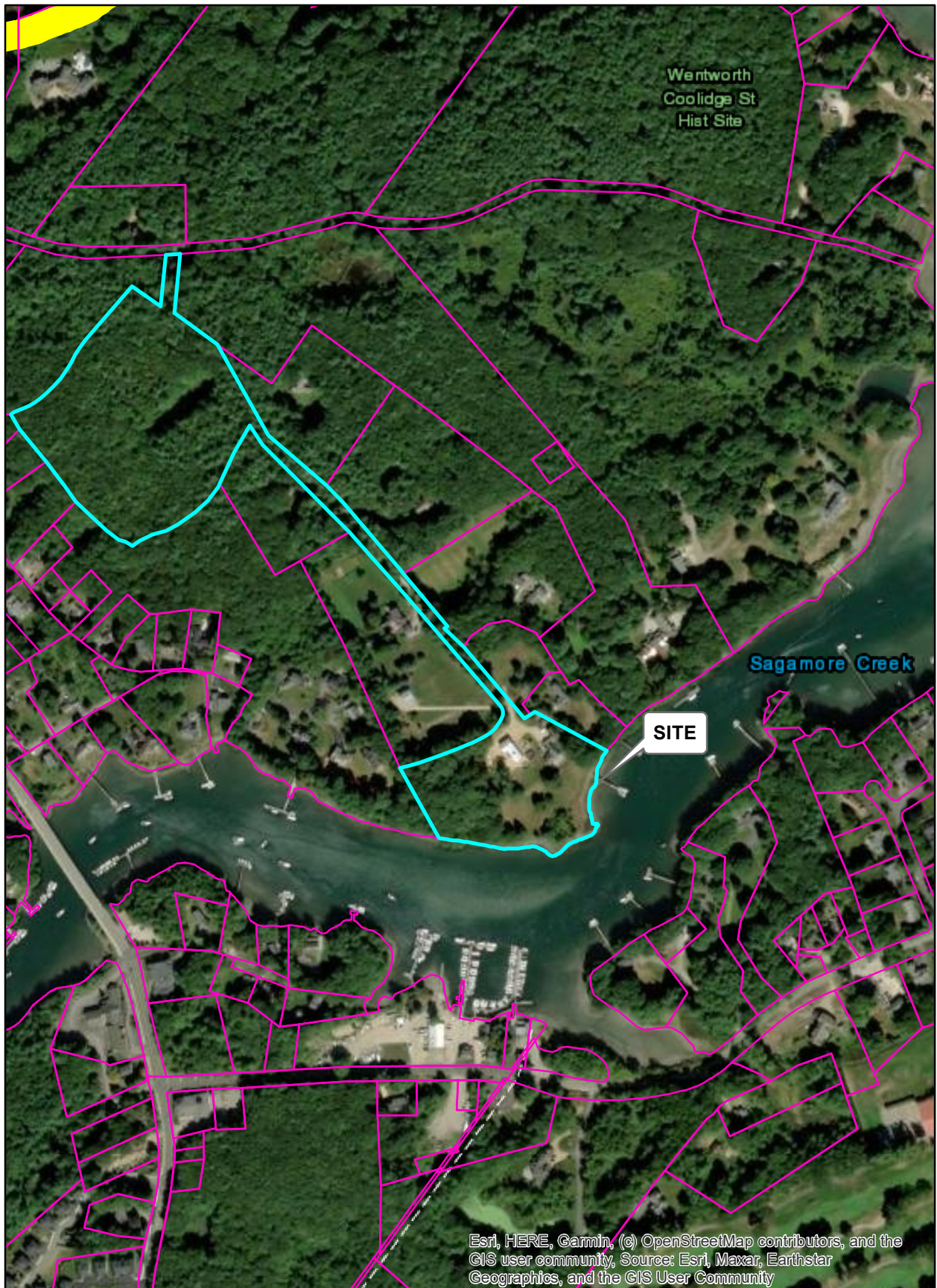
Legend

 Impaired Waterbodies

0 375 750 1,500 Feet

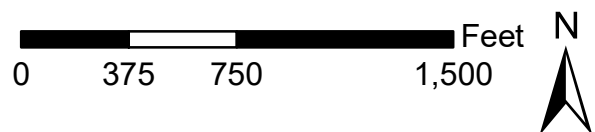


Prime Wetlands and 100' Buffer

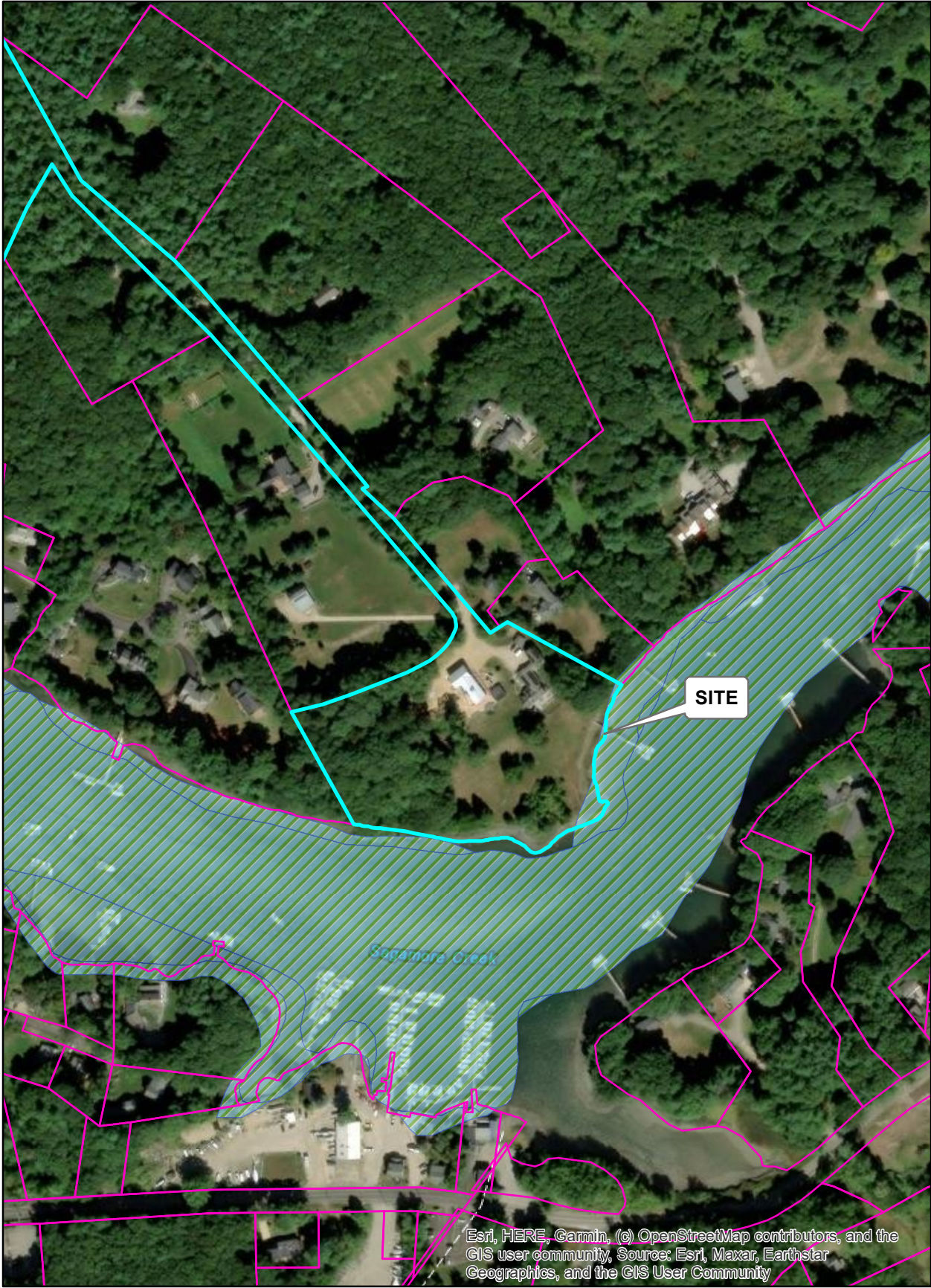


Legend

 Prime Wetlands and Buffer



Floodplain Wetland Adjacent to Tier 3 Streams



Legend

 T3 Stream-Adjacent



Local Potential Contamination Sources



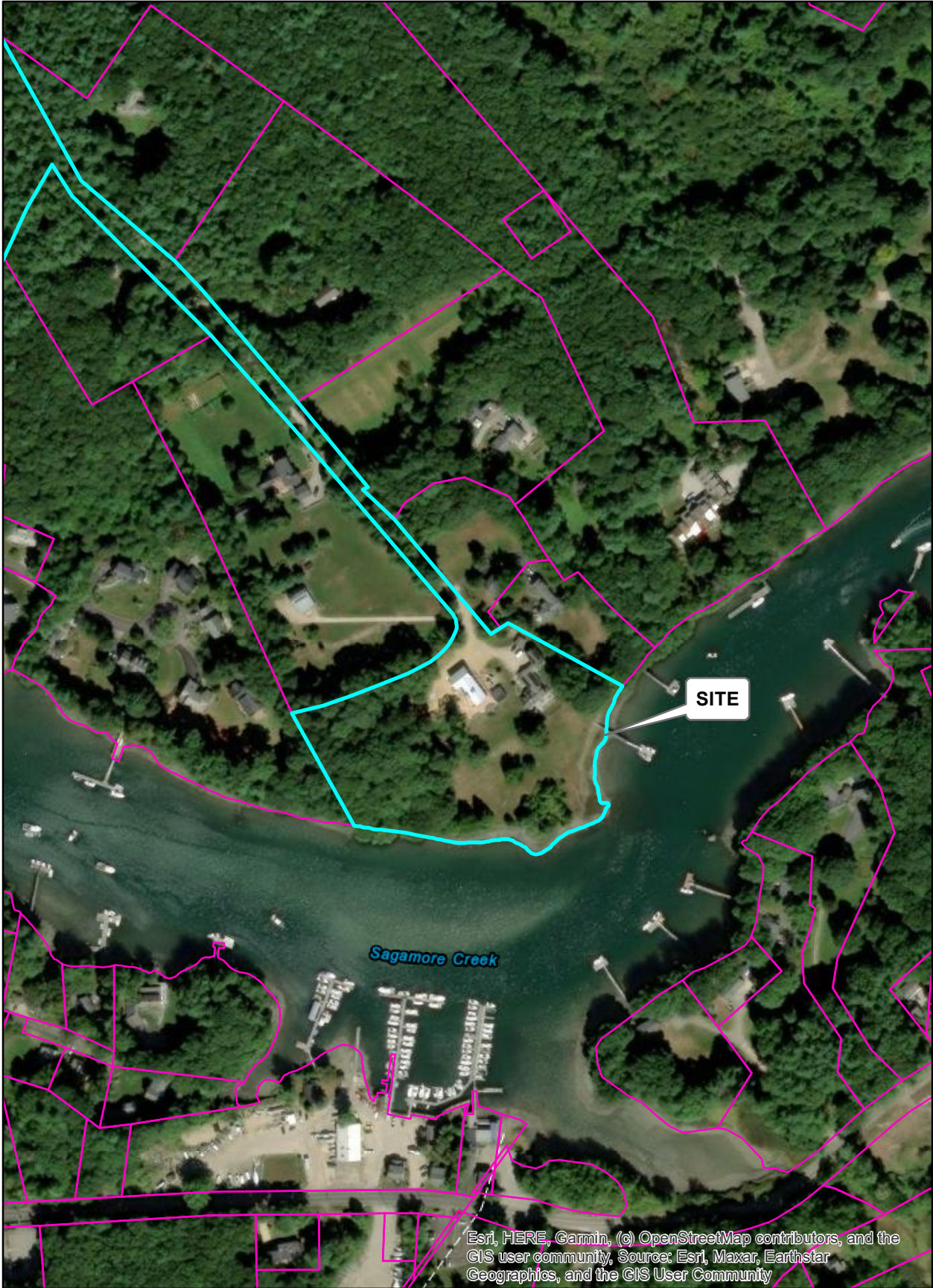
Legend



Local Potential Contamination Sources



Eelgrass Beds

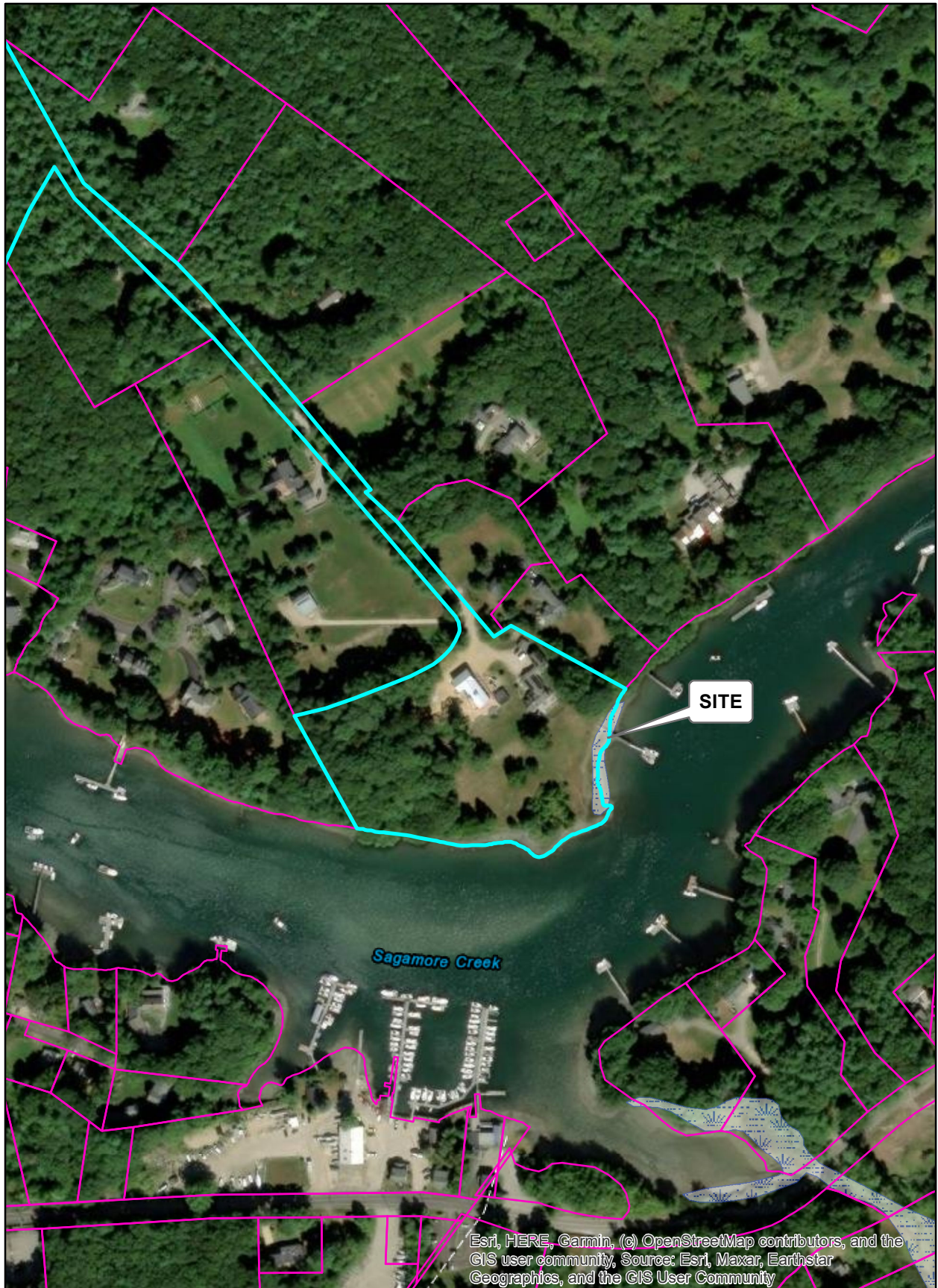


Legend

 Eelgrass (2021)



Saltmarsh Areas



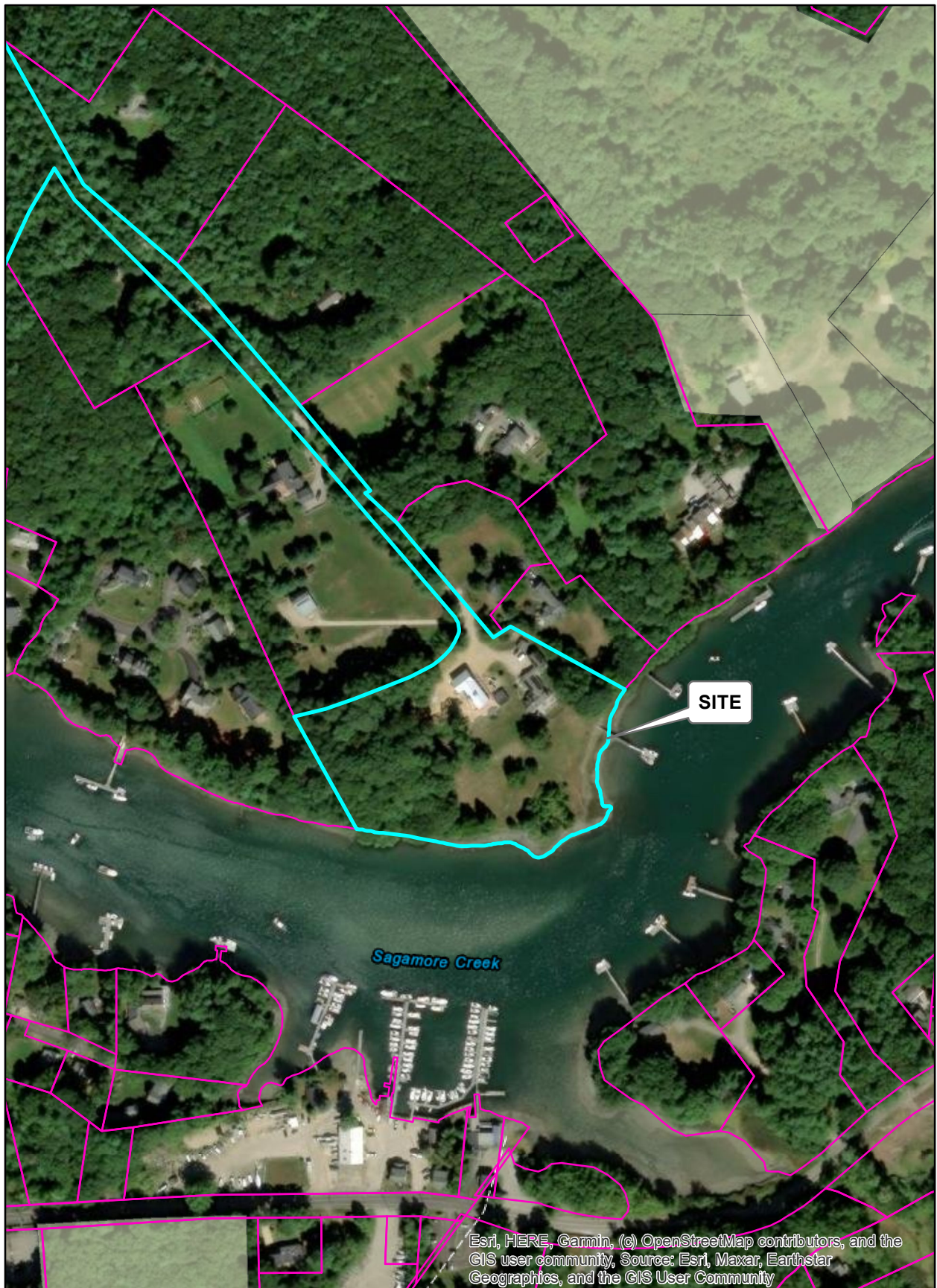
Legend




Saltmarsh



NH Conservation Lands

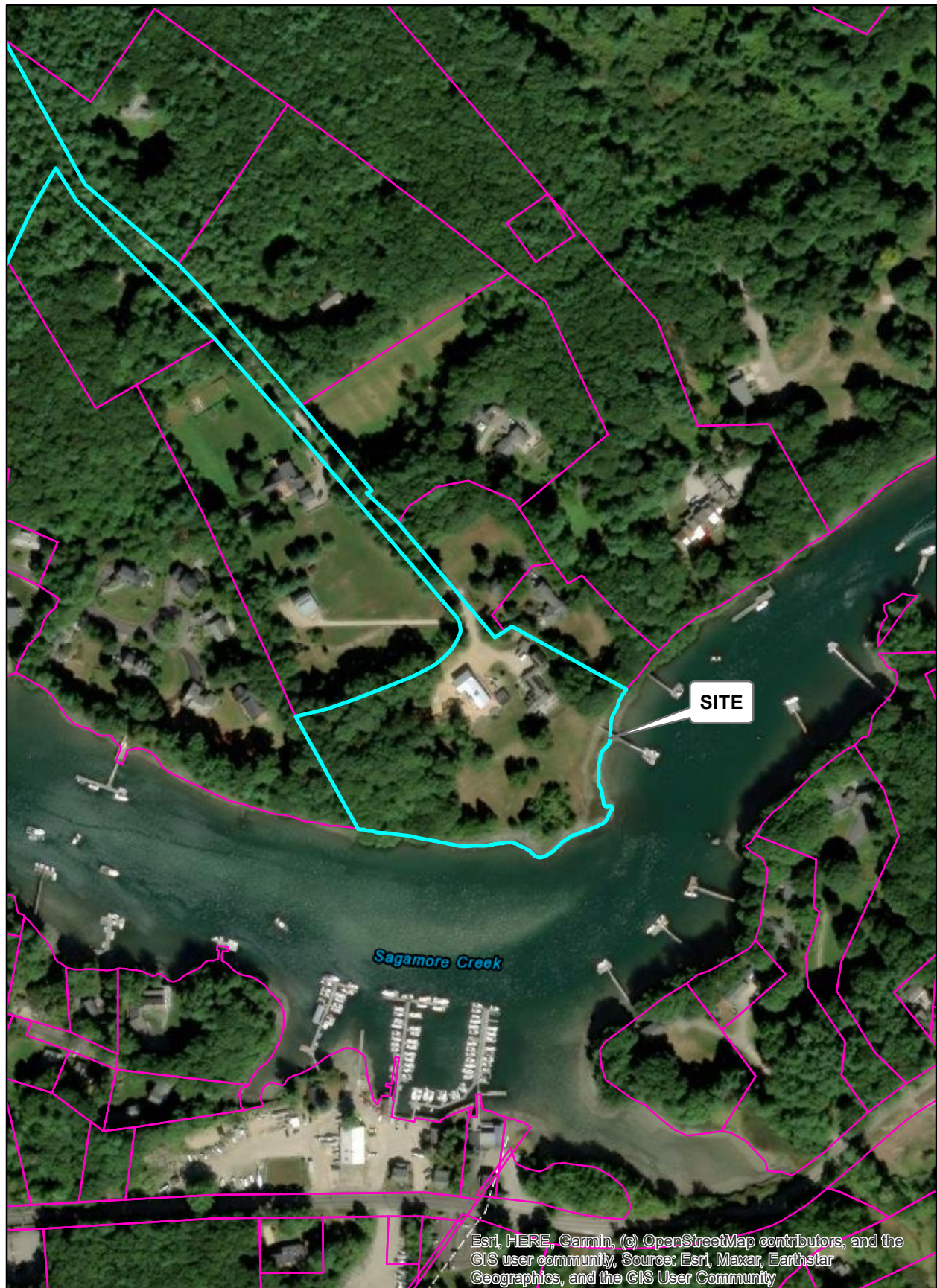


Legend

 NH Conservation Lands



Connect The Coast (CTC) Wildlife Corridors

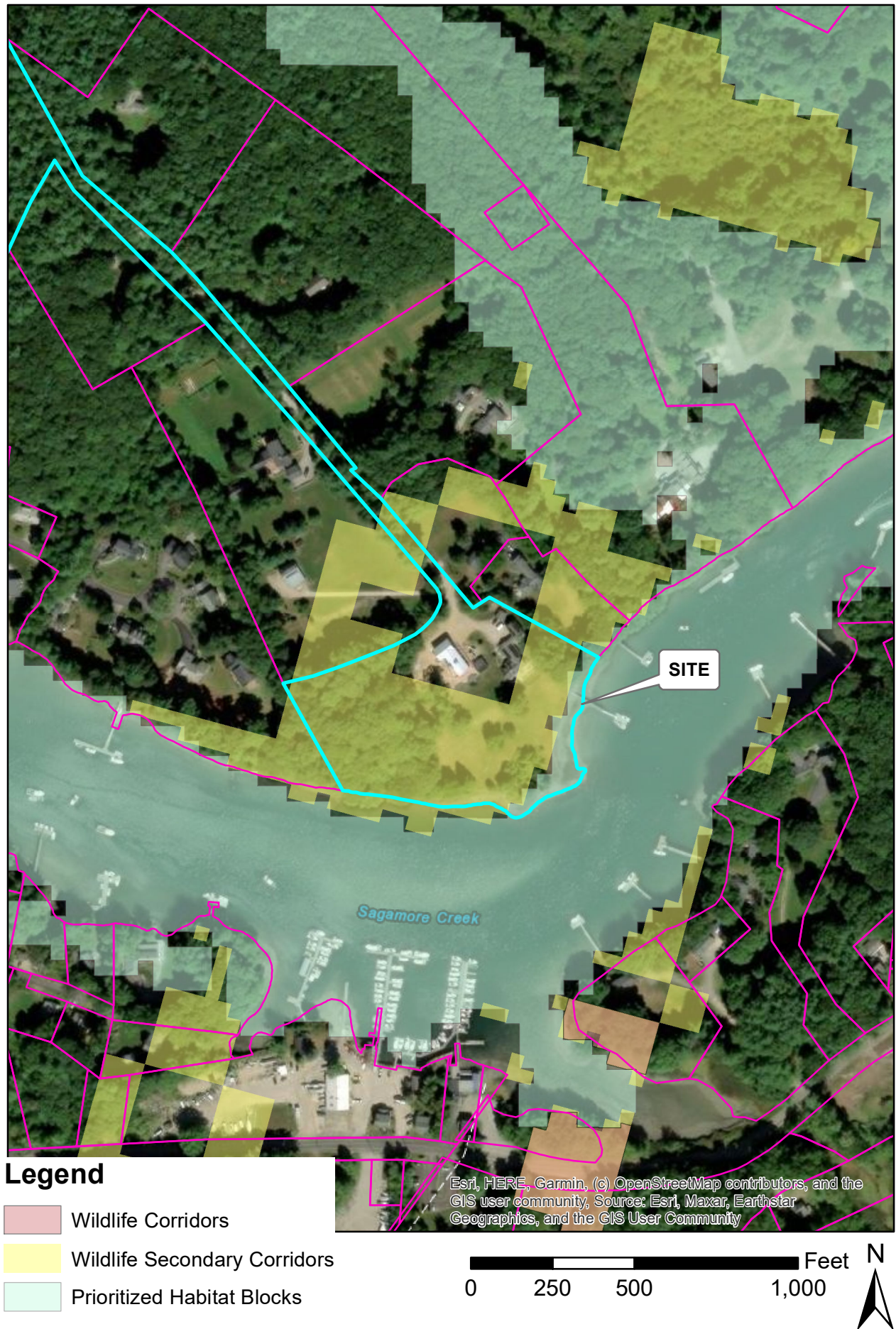


Legend

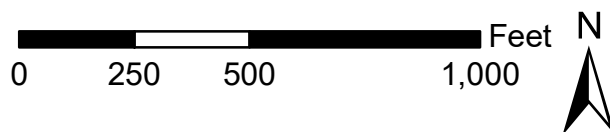
Wildlife Corridors (CTC)



Wildlife Corridors and Prioritized Habitat Blocks



NHFG Wildlife Action Plan (WAP) Habitat Tiers



NHFG Wildlife Action Plan (WAP) Habitat Types

Legend

NHFG Habitat (2020)

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



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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
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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: <ul style="list-style-type: none"> • 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? | | N/A |
| 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.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project Code: 2025-0052087
Project Name: Morse

02/05/2025 16:00:59 UTC

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, intentional or unintentional, 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 03301-5094

(603) 223-2541

PROJECT SUMMARY

Project Code: 2025-0052087

Project Name: Morse

Project Type: Residential Construction

Project Description: Replacement of an existing residential pier with a larger float footprint.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.055516049999994,-70.74216681357586,14z>



Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 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 Fisheries¹, 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.

-
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 <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045 | Endangered |
| Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515 | Proposed Endangered |

BIRDS

| NAME | STATUS |
|--|------------|
| Roseate Tern <i>Sterna dougallii dougallii</i> Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083 | Endangered |
| Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864 | Threatened |

INSECTS

| NAME | STATUS |
|---|------------------------|
| Monarch Butterfly <i>Danaus plexippus</i> 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: TFMoran inc.

Name: Vincent Brigagliano

Address: 170 Commerce way, suite 102

City: Portsmouth

State: NH

Zip: 03801

Email: vbrigagliano@tfmoran.com

Phone: 6034312222



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2025-0052087
Project Name: Morse

02/05/2025 16:15:16 UTC

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

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'Morse'

Dear Vincent Brigagliano:

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 February 05, 2025, for "Morse" (here forward, Project). This project has been assigned Project Code 2025-0052087 and all future correspondence should clearly reference this number.

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 the 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 Northeast 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.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), 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 further consultation with, or concurrence from, 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]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

| Species | Listing Status | Determination |
|--|----------------|---------------|
| Roseate Tern (<i>Sterna dougallii dougallii</i>) | Endangered | No effect |
| Rufa Red Knot (<i>Calidris canutus rufa</i>) | Threatened | No effect |

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. 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 consultation with the Service should take place before project implements any changes which are final or commits additional resources.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, 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 these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

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

Action Description

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

1. Name

Morse

2. Description

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

Replacement of an existing residential pier with a larger float footprint.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.055516049999994,-70.74216681357586,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

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

Note: This question 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

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

No

4. Will the proposed project involve the use of herbicide where listed species are present?

No

5. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

7. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

8. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

No

9. Will the proposed project affect wetlands where listed species are present?

This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

No

10. Will the proposed project activities (including upland project activities) occur within 0.125 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

No

11. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

No

12. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

No

13. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

No

14. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

No

15. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

Note New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

No

16. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

No

17. Will the proposed project involve blasting where listed species may be present?

No

18. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

Yes

19. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

Note: Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

No

20. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

No

21. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

No

22. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

Yes

23. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

No

24. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time?

Note: Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

No

25. [Hidden Semantic] Is the project area located within the red knot AOI?

Automatically answered

Yes

26. If you have determined that the red knot is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the red knot, you may wish to make a "no effect" determination for the red knot. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the red knot?

Yes

27. [Hidden Semantic] Is the project area located within the roseate tern AOI?

Automatically answered

Yes

28. If you have determined that the roseate tern is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the roseate tern, you may wish to make a "no effect" determination for the roseate tern. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the roseate tern?

Yes

29. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?
Automatically answered
No
30. [Semantic] Does the project intersect the Indiana bat critical habitat?
Automatically answered
No
31. [Semantic] Does the project intersect the candy darter critical habitat?
Automatically answered
No
32. [Semantic] Does the project intersect the diamond darter critical habitat?
Automatically answered
No
33. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?
Automatically answered
No
34. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?
Automatically answered
No
35. Do you have any other documents that you want to include with this submission?
No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

0

2. Approximately how many total acres of disturbance are within the disturbance/
construction limits of the proposed project?

0

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

The limits of disturbance will be within tidal waters and the developed upland tidal buffer zone.

IPAC USER CONTACT INFORMATION

Agency: TFMoran inc.

Name: Vincent Brigagliano

Address: 170 Commerce way, suite 102

City: Portsmouth

State: NH

Zip: 03801

Email: vbrigagliano@tfmoran.com

Phone: 6034312222

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 = 43° 3' 19" N, Longitude = 71° 15' 29" W













Decimal Degrees: Latitude = 43.055, Longitude = -70.742





















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

*** WARNING ***

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 |
|  |  | 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 |

| Link | Data Caveats | Species/Management Unit | Lifestage(s) Found at Location | Management Council | 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 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 -->](#)**

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Luke Taylor, TFMoran
170 Commerce Way, Suite 102
Portsmouth, NH 03801
ltaylor@tfmoran.com

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

cc: NHFG Review, David Simmons

Date: 03/31/2025 (valid until 03/31/2026)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: NHDES - Standard Dredge & Fill - Major, USACE - General Permit

NHB ID: NHB25-0824

Town: Portsmouth

Location: 70 Maritime Cottage Road

Project Description: Replacement of an existing pier and gangway in-kind, and expansion of an existing float.

Next Steps for Applicant:

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

NHB Comments: Please send NHB proposed plans and photos of the proposed impact areas during the growing season.

NHFG Comments: Please refer to NHFG consultation requirements below.

NHB Consultation

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

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

NH Fish and Game Department Consultation

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

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

Contact NH Fish & Game at (603) 271-0467 with questions.



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

| Plant species | State ¹ | Federal | Notes |
|---------------------------------------|--------------------|---------|---|
| marsh elder (<i>Iva frutescens</i>) | T | -- | Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff. |

| Vertebrate species | State ¹ | Federal | Notes |
|--|--------------------|---------|---|
| Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>) | T | T | Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below). |
| Shortnose Sturgeon (<i>Acipenser brevirostrum</i>) | E | E | Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below). |

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: David Simmons, USFWS, at (603) 223-2541. Contact for federally-listed species: David Simmons, USFWS, at (603) 223-2541.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.

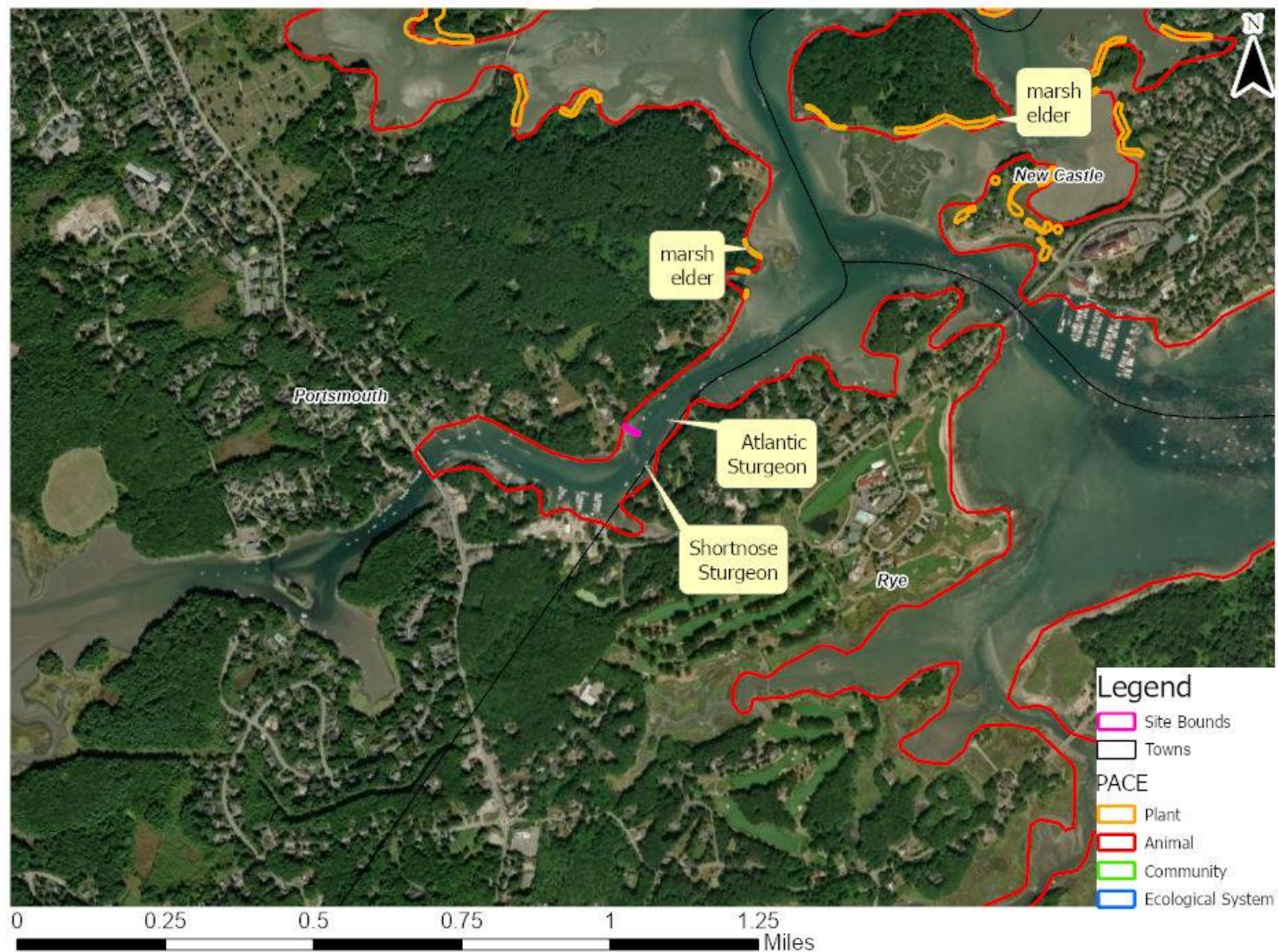


NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0824



NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0824

EOCODE:

PDAST58090*005*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked

Comments on Rank: 2024: EO given rank of "E" due to last observation date of 2023-06-07. 2005-08-25: Campbell Lane (Formerly EO 6079): Rank of "B?" with condition rank, size rank, and landscape context all ranked "B". 1996-04-01: Rank of "A". This rank may be for the state rather than relative to other populations in the region.

Detailed Description: 2023: Transplant, Lady Isle: 10 plants transplanted to this location from the west side of both ends of the Lady Isle Bridge (old locations not mapped in database). 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. Lavenger Creek: Vigorous population with hundreds or thousands of plants. Mature plants dominate, but individual immature plants scattered among older stems. Campbell Lane: Individual stems not counted. Plants appear to be healthy and reproducing well. Estimated 70% of plants were mature, the remainder immature. Most mature plants were 2-4 feet tall, immature plants 1-2 feet tall. Total area of population estimated at around 3,270 square feet. 2020: Goose Island, west of: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Goose Island, west of: Plants in 3 areas along shoreline near tidal pool. 2014: Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. About 100 plants of normal vigor, 60% in flower. 2006: Campbell Lane: A few hundred plants observed and photographed along the north-northeast side of the causeway. 2005: Lavenger Creek: About 50 plants along the southeastern edge of the wetland. Normal vigor, 75% mature, 60% in flower, 20% in bud. Stress indicated by dieback and resprouting. Estimated 101-1000 genets along northwestern edge of the wetland. 60% in flower, 20% in bud and leaf. Evidence of vegetative growth. Campbell Lane: About 500 plants of normal vigor along the north-northeast side of the causeway; 40% in flower. About 100 plants of normal vigor at the end of the causeway, along the western side of the peninsula; 60% in flower. About 30 plants of normal vigor scattered along the south side of the causeway, just after the Piscataqua River bridge; 60% in flower. 1996:

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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NHB25-0824

EOCODE:

PDA5T58090*005*NH

General Area: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

2023: Transplant, Lady Isle: Plants transplanted next to a known marsh elder (*Iva frutescens*) stand. This area has full-sun exposure and soil composition that supports this species. The transplant site is just above the highest observable tide line and is not subject to prolonged periods of flooding and saturation. The site is adjacent to a well-established, naturally wooded, upland buffer bordering a salt marsh with no nearby development. The invasive plants Japanese barberry (*Berberis thunbergia*), glossy buckthorn (*Frangula alnus*), and Japanese honeysuckle (*Lonicera japonica*) were present at the site and removed along with large overhanging oak (*Quercus* sp.) limbs. 2021: Lavenger Creek: Same as 2005. Campbell Road: Plants found along the high tide zone between and among rocks at the higher edge of the zone, and into grasses of the saltmarsh adjacent to a small bay. Associated species include saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), small bayberry (*Morella carolinensis*), wild lettuce (*Lactuca* sp.), seaside goldenrod (*Solidago sempervirens*), and common juniper (*Juniperus communis* var. *depressa*). 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncoides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Goose Island, west of: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 2007: Campbell Lane: Along the high tide line above a small cove of salt marsh community, below a road causeway. 2005: Lavenger Creek: High salt marsh-salt shrub community surrounded by residential area. Substantial wooded buffer on the southern edge, but development on the north has been allowed without much buffer. Plants along both sides of creek at center of marsh (southeast edge of wetland), and lined up at apparent high tide line (northwest edge of wetland). Associated species include *Spartina* sp. (cordgrass), *Distichlis spicata* (spike grass), *Limonium carolinianum* (sea-lavender) and grasses. Invasive species *Phragmites australis* (common reed) on site. Campbell Lane: Plants found in high salt marsh-salt shrub community. Associated species include: *Limonium carolinianum* (sea lavender), *Solidago sempervirens* (seaside goldenrod), Jun

General Comments: 2023: Transplant, Lady Isle: Bill Nichols the State botanist noted this may not have been the best location for the transplant and suggested the plants should have been planted

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0824

EOCODE:

PDA5T58090*005*NH

Management Comments:

within the high salt marsh along its upper edge where inundated by spring (full and new moon) tides. He noted the marsh elder likely would have had a much better chance to survive if transplanted in with the marsh graminoids below the oak seedlings mixed in with the graminoids. 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area." 2005: Lavenger Creek: Although marsh is completely surrounded by development, it appears that the tidal marsh is functioning normally. Holes in marsh, walk with care. Campbell Lane: Many holes in marsh, proceed with caution.

2023: Transplant, Lady Isle: Ten plants transplanted to this site next to an existing marsh elder population. The transplant site was prepared by removing invasive species and their root systems and removing large overhanging oak limbs to allow for greater sun penetration. Ten holes were dug to accommodate the roots masses of the shrubs to be transplanted. To avoid transplant shock by way of heat exposure, the transplanting occurred on an overcast day with intermittent showers and breaks from the sun where the temperature did not exceed 68 degrees Fahrenheit. To avoid damage to the root system, a large pry bar was used. This allowed the transplant team to get well beneath the entire root system and loosen the surrounding soil with only minimal damage to the root systems. The shrubs were then extracted by hand from the substrate. Immediately following removal, team members placed the root mass of the shrubs in a bucket and they were individually walked to the transplant site. The holes dug the previous day were reworked to ensure they accommodated each plant and the root ball was then inserted into the ground so the crown of the plant rested at the soil line. To facilitate maximum water uptake, wet soils at the transplant site were used to cover the root masses. Dryer soils from the transplant area were used to backfill any remaining void spaces. Once the plants were in the ground and the parent soil material was backfilled, natural mulch and duff in the surrounding area was used to cover the surface of ground surrounding the transplants. Rocks were also placed around each plant to increase stability during high tides. Lime green ribbon was placed on the transplants so they can be more readily differentiated from the surrounding landscape during follow-up inspections. Following the transplant the marsh elder will continue to be monitored for three years and will be watered during any abnormally dry conditions. 2005: Lavenger Creek: Established contact with owners and encourage a restoration buffer. Campbell Lane: Signs of deer browse on *Juniperus virginiana* (eastern red cedar), could not tell if browse was also on *Iva frutescens* ssp. *oraria* (marsh elder). Some development in area.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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NHB25-0824

EOCODE:

PDAST58090*005*NH

Location

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 26.1 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. Lavenger Creek: From Portsmouth, take Route 1B, which turns into Wentworth Road. Park at 190 Wentworth Road. Walk through gate, across backyard, through woods on right, and through a cattail marsh to the saltmarsh surrounded by homes. Cambell Lane: From Portsmouth, travel down Route 1A (Sagamore Avenue). Turn left onto Wentworth Road (Route 1B). Continue just over a mile, over the Piscataqua River bridge, onto New Castle island. Immediately turn right into the entrance of the Wentworth by the Sea Hotel and then immediately left into a parking lot that parallels Wentworth Road. Walk across Wentworth Road to Campbell's Lane, a causeway out to a little peninsula, opposite the hotel entrance. The EO site runs along both sides of the causeway and around the end of the peninsula. Plants are found along the north-northeast side of the causeway, at the end of the causeway along the western side of the peninsula, and at the beginning of the causeway, along the south side of the causeway, just after the Piscataqua River bridge. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A & 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Goose Island, west of: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat. 2005: Lavenger Creek: From Portsmouth take NH Route 1A to Route 1B (Wentworth Road). Cross bridge to New Castle Island. Access is at 254 Wentworth Road. Campbell Lane: From Portsmouth take Rte. 1A to Rte. 1B. Cross bridge onto New Castle Island. Take first left. Park at condominiums and descend to causeway. Plants are at high tide line and at the rocky base of the causeway.

Dates documented

First reported: 1953

Last reported: 2023-06-07

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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NHB25-0824

EOCODE:

AFCAA01042*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Legal Status

Federal: Listed Threatened

State: Listed Threatened

Conservation Status

Global: Rare or uncommon

State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked

Comments on Rank: --

Detailed Description: 2016: 1 individual, sex unknown, detected in the lower Piscataqua River. 2015: 1 individual, sex unknown, detected in Portsmouth Harbor. 2012: 1 individual, sex unknown, detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2012-06-02

Last reported: 2016-05-27

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0824

EOCODE:

AFCAA01010*001*NH

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)

Legal Status

Federal: Listed Endangered

State: Listed Endangered

Conservation Status

Global: Rare or uncommon

State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked

Comments on Rank: --

Detailed Description: 2016: 2 individuals, 1 female and 1 sex unknown, detected in Portsmouth Harbor and the lower Piscataqua River. 2015: 3 females and 2 other individuals, sex unknown detected in Portsmouth Harbor. 2014: 1 female detected moving from Portsmouth Harbor up the Piscataqua River to the mouth of the Cocheco River. 2012: 1 female detected in Little Bay. 2011: 1 female detected in Little Bay. 2010: 1 female detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2010-11-03

Last reported: 2016-10-20

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB25-0824

EOCODE:

AFCAA01010*001*NH

From: [DNCR: NHB Review](#)
To: [Olivia Boyer](#)
Subject: RE: NHB25-0824
Date: Wednesday, April 16, 2025 3:30:12 PM
Attachments: [image001.jpg](#)

Hi Olivia,

Thank you for sending plans and photos for the proposed project. Based on the photos there does not appear to be any marsh elder or similar vegetation present in the proposed impact area, and as you noted below you did not see any during your site visit. Even outside of the growing season, marsh elder has a fairly distinct growth form and likely would have been observed if present.

Because of this, NHB has no further concerns regarding NHB25-0824.

Best,

Madeline (Maddie) Severance (*she/her/hers*)
Environmental Reviewer
New Hampshire Natural Heritage Bureau (NHB)
Division of Forests & Lands
N.H. Department of Natural & Cultural Resources
172 Pembroke Rd
Concord, NH 03301
(603)-271-2834
nhbreview@dncr.nh.gov
nhdfl.dncr.nh.gov
[NHB DataCheck Tool](#)

From: Olivia Boyer <oboyer@tfmoran.com>
Sent: Tuesday, April 15, 2025 9:00 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Subject: NHB25-0824

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov!

Good morning,

As requested in the comments for NHB25-0824, I've attached the proposed plans and photos (as well as a photo orientation key) of the proposed impact areas. We did not see any marsh elder along the immediate shoreline at the time of the site visit, but we also did not complete a detailed survey. There is a tiny strip of salt marsh present though the adjacent land is primarily manicured lawn. If there's any further information I can provide, please let me know!

Thank you,

Olivia Boyer

Environmental Permitting Specialist



From: [Gray, Hayley](#)
To: [Olivia Boyer](#)
Cc: [FGC: NHFG review](#)
Subject: 70 Martine Cottage Road_Portsmouth_NHB25-0824_NHDES Wetland D&F Not Filed - NHFG Recommendations
Date: Friday, April 18, 2025 1:36:10 PM
Attachments: [image001.jpg](#)
[image003.jpg](#)

Hello Ms. Boyer,

On April 18, 2025 New Hampshire Fish and Game has completed review of materials submitted for consultation for NHB25-0824 on April 8, 2025 (site plans dated July 16, 2024), prepared by TFMoran, Inc. The project proposes repairing the existing legal residential dock and extending an existing float. No other alterations are proposed. Construction activities will occur at low tide in the dry or from a barge to minimize erosion, sedimentation, and turbidity. Appropriate erosion and siltation controls will be installed. Piles will be driven with a low impact vibratory hammer. The project is located at 70 Martine Cottage Road in Portsmouth, NH (Tax Map 202, Lot 19).

Permit applications associated with this project:

NHDES STANDARD DREDGE & FILL WETLAND PERMIT - MAJOR — Permit# Not Yet Filed USACE – GENERAL PERMIT

Note: if you apply for other permits not listed above, you must notify NHFG and request a response to see if recommendations provided below can be applied to other permit applications. All anticipated permits that may be required or will be applied for MUST be identified on the NHB datacheck results letter or the NHB letter is not considered valid and cannot be applied to a consultation/permit application review.

Based on the NHB DataCheck results letter and the information provided in the submission as well as in communications and materials provided during our consultation review, we request the following recommended permit conditions. THESE RECOMMENDED PERMIT CONDITIONS ARE APPLICABLE ONLY TO STATE PERMITS LISTED ABOVE.

- For consideration in the AoT permit review process, please incorporate recommendations along with associated materials as detailed, into the final sheet plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG.
- For all other permits, please include recommended permit conditions in final plan sheets plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.

NHB25-0824 New Hampshire Fish and Game Recommended Conservation Measures:

1. Shortnose Sturgeon (State Endangered) and Atlantic Sturgeon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site should be made aware of their potential presence.
2. All work should be done in the dry at low tide or from a work barge and appropriate erosion and sediment control measures (e.g., turbidity curtains) should be installed.
3. Piles, if proposed, should be installed in the dry at low tide. NHFG recommends using vibratory hammering. If unable to drive the piles in the dry, piles should be driven during the

dredge window of November 15th – March 15th.

4. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan Sheet xxxxxx.
5. All observations of threatened or endangered species on the project site should be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
 - a) Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.
6. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
7. NHFG, including its employees and authorized agents, should have access to the property during the term of the permit.

NHFG has completed our review of materials submitted for consultation under FIS 1004. No further coordination with NHFG is requested at this time. Please note that additional or a new consultation may be required in accordance with [Fis 1004.08\(b\)4](#) if there are changes in project design that is referenced above which might result in potential impacts to threatened and endangered species, whether suggested to avoid harm to the species, or which could serve to increase the potential of adverse impacts to species.

These recommendations have been transmitted to the applicable permitting agency. Questions or concerns on NHFG recommendations provided in this communication must follow [FIS 1004.12](#) that requires a written request for further consultation provided within 10 days of receipt of this communication. Note that NHFG recommendations may be withdrawn pursuant to [FIS 1004.13](#).

Respectfully,

Hayley Gray
Environmental Review Planner

Wildlife Division
New Hampshire Fish and Game Department
11 Hazen Drive, Concord NH 03301

p. (603) 271 - 0467
e. hayley.a.gray@wildlife.nh.gov
wildlife.nh.gov

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July 9, 2025

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

Attn: Eben Lewis

Re: 17 Martine Cottage Road, Map 202 Lot 19


Dear Eben,

We reviewed plans for the reconstruction of an existing pier and floating dock system in Sagamore Creek in Portsmouth on property belonging to

Jonathan M. and Lisa B. Morse
88 Sparhawk St
Portsmouth, NH

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

Sincerely,



Tracy R. Shattuck
Chief Harbor Master

Cc: Olivia Boyer
TF Moran Inc

SECTION 4

USGS Map: Project Location
Scale 1:5,000



0 500 1,000 2,000 Feet



USGS Map: Project Location

Scale 1:24,000



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Copyright©2013
National Geographic Society, i-cubed

Tax Map



Property Information

Property ID 0202-0019-0000
Location 70 MARTINE COTTAGE RD
Owner PARTY OF FIVE TRUST



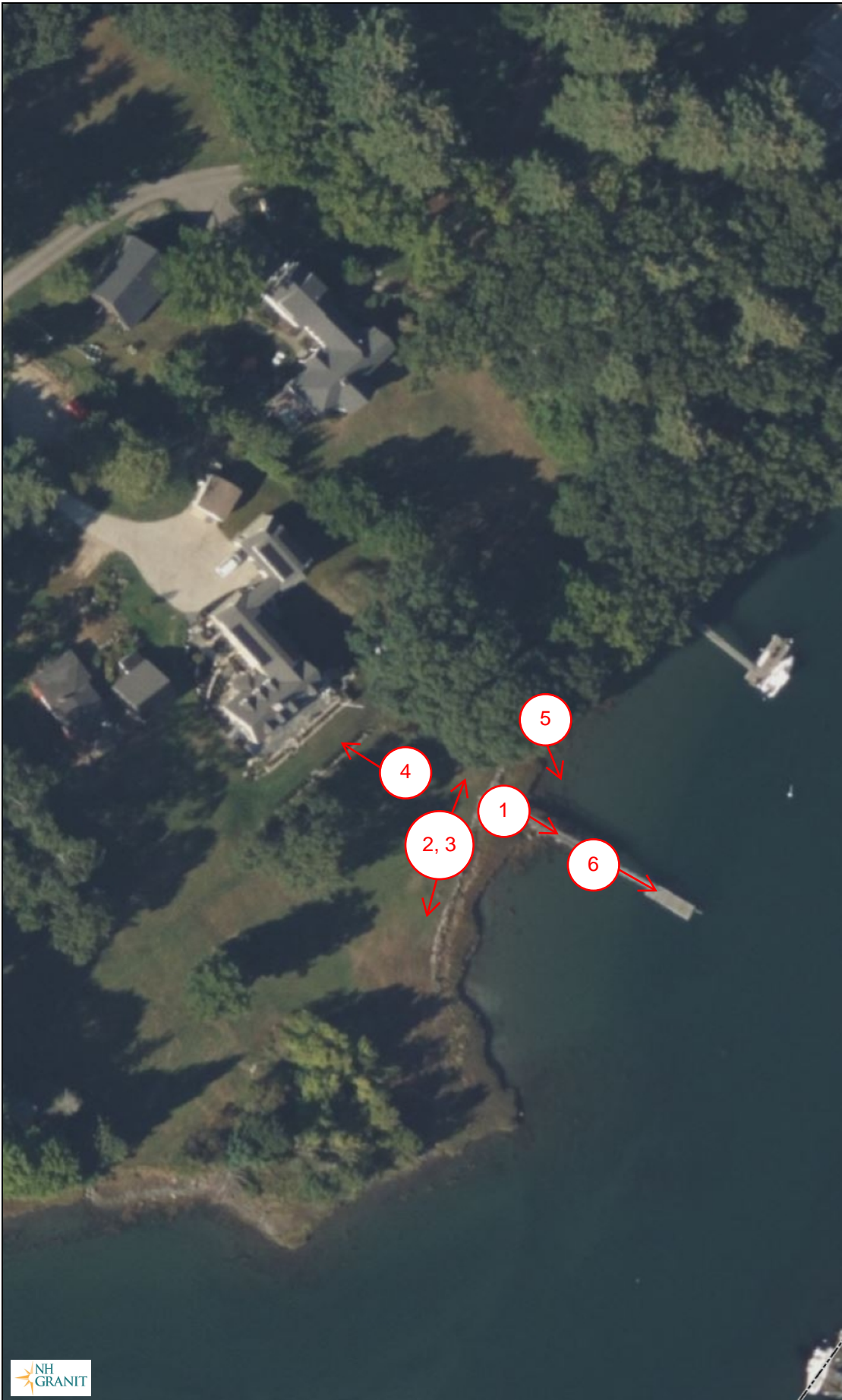
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

Photo Orientation Key



Key



Photo Number, Location, and Orientation

Map Scale

1: 1,000

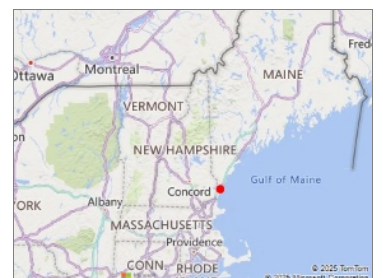
© NH GRANIT, www.granit.unh.edu

Map Generated: 4/8/2025



Notes

Aerial imagery provided by NHGRANIT.





Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

**NEW
HAMPSHIRE
200**

70 Martine Cottage Road, Portsmouth
Proposed Tidal Dock Repair and Float Extension
April 8, 2025
Photo Exhibit



Photo 1. The existing dock, extending into Sagamore Creek.



Photo 2. A view of the property edge, looking southwest.





Photo 3. A view of the property edge, looking northeast.



Photo 4. The residence, as viewed from the dock.



Photo 5. A zoomed-out view of the existing dock and float.



Photo 6. The existing ramp and float.

SECTION 5

Carly Ann Stacy

| | | |
|--------------|-----------|-------|
| LCHIP | ROA663912 | 25.00 |
| TRANSFER TAX | RO126423 | 40.00 |
| RECORDING | | 18.00 |
| SURCHARGE | | 2.00 |

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that we, **Jonathan M. Morse** and **Lisa B. Morse**, husband and wife, of 70 Martine Cottage Road, Portsmouth, New Hampshire 03801, for minimum consideration, grant to **Jonathan M. Morse and Lisa B. Morse, Trustees of the Party of Five Trust**, under trust agreement dated April 22, 2020, of 70 Martine Cottage Road, Portsmouth, New Hampshire 03801, with WARRANTY COVENANTS, the following described premises:

The following described property situate off Little Harbor Road, in the City of Portsmouth, County of Rockingham, State of New Hampshire, together with the buildings thereon, pier, gangway and floats, bounded and described as follows:

Beginning at a stone wall corner at the westerly sideline of the driveway at land of Little Harbor Chapel, said point being situate about 175 feet southerly of the southerly sideline of Little Harbor Road; thence running southerly about 60 feet, southeasterly about 188 feet and S 17° 29' E about 269 feet following the southwesterly sideline of the 50 foot driveway parcel to a corner, thence turning and running S 44° 31' W by land now or formerly of Socrates Sagris, 117.6 feet to a stone wall corner; thence running in a generally southwesterly direction following the stone wall about 486 feet and in a general northwesterly direction still following the stone wall about 610 feet by land now or formerly of Irving Stickney to a wall junction; thence turning and running northeasterly about 627 feet and southeasterly about 120 feet following the stone wall to point of beginning.

Also, a certain tract or parcel of land with the buildings thereon situate in Portsmouth, bounded and described as follows:

Beginning at a point in the shore of Sagamore Creek at the southerly corner of the parcel herein described and at land now or formerly of Irving Stickney; thence running northerly by land of said Stickney following a stone wall about 271 feet to a stone wall junction; thence turning and running in a general northeasterly direction following the stone wall and land now or formerly of Richard S. and Mary E. Merrill about 388 feet to a corner; thence turning and running easterly crossing the driveway about 75 feet to a concrete bound; thence turning and running N 73° 56' E by land now or formerly of Nathaniel Sage 43.5 feet to an iron pipe; thence turning and running S 44° 10' E by land now or formerly of Theodore B. and Carolyn B.

Williams about 279 feet to said Sagamore Creek; thence turning and running in a general westerly direction following the shore of said Creek about 800 feet to the point of beginning

This deed also includes the grant in fee of the following three described rights of way:

Description of 50 foot right of way adjacent to Little Harbor Road described as follows: A certain strip of land situate in Portsmouth, bounded and described as follows: Beginning at a point at the southerly side of Little Harbor Road at a point which is 50 feet more or less east of the western boundary of the present roadway entrance at Little Harbor Road which roadway runs to the property now or formerly of Alanson H. Sturgis, Jr.; thence running southerly on a line parallel with and 50 feet from the westerly line of said Grantor's entrance from Little Harbor Road a distance of about 220 feet to a stone wall which marks the boundary of land now or formerly of Nathaniel Sage on the east and now or formerly of Dorothy S. Harding on the west; thence northwesterly along the present stone wall about 60 feet, crossing the roadway to a stone wall corner at land of Little Harbor Chapel; thence turning and running in a northeasterly direction following said stone wall and land of Little Harbor Chapel about 175 feet to Little Harbor Road; thence turning and running easterly by Little Harbor Road about 50 feet to the point of beginning.

Description of 50 foot right of way to southerly line of property now or formerly of Merrill described as follows: A certain strip of land situate in Portsmouth, bounded and described as follows: Beginning at a point in a stone wall corner at the southerly corner of land of Little Harbor Chapel, said point being situate about 175 feet southerly of the southerly sideline of Little Harbor Road; thence running southeasterly crossing the present roadway and by land now or formerly of Nathaniel Sage about 215 feet to a point; thence turning and running S 17° 29' E 376.9 feet; S 28° 21' E 319.0 feet; S 25° 00' E 300 feet; and S 24° 06' E about 195 feet all by said land of Sage to a corner; thence turning and running S 77° 23' W by other land now or formerly of Dorothy Sturgis Harding 51.02 feet to a point at land now or formerly of Richard A. and Mary E. Merrill; thence turning and running N 24° 06' W 186.1 feet and N 25° 00' W 219.5 feet by land of said Merrill to the northerly corner of said Merrill land; thence continuing N 25° 00' W 78.7 feet; N 28° 21' W 322.3 feet and N 17° 29' W 81.3 feet all by land now or formerly of Socrates Sagris to the northerly corner of said Sagris land; thence continuing N 17° 29' W about 269 feet northwesterly about 188 feet and northerly about 60 feet to the stone wall corner at Little Harbor Chapel land and point of beginning.

Description of right of way east of Merrill Second Parcel described as follows: A certain strip of land situate in Portsmouth, bounded and described as follows: Beginning at a stone wall corner, said corner marking the northerly corner of land conveyed to Richard S. and Mary E. Merrill by deed dated December 14, 1962 and recorded in the Rockingham County Registry of Deeds, Book 1659, Page 43; thence running N 77° 23' E crossing the present roadway about 38 feet to land now or formerly of Nathaniel Sage; thence turning and running S 24° 06' E by said Sage land about 57 feet to a stone wall; thence turning and running S 78° 15' W 9.7 feet and S 30° 27' E by land now or formerly of Richard L. and Betty A. Simpson 92 feet to a stone bound at land of said Sage; thence running S 24° 40' E by land of said Sage 318.3 feet to concrete bound at land now or formerly of Theodore B. and Carolyn B. Williams; thence turning and running westerly by other land now or formerly of Dorothy Sturgis Harding about 75 feet to a

stone wall corner; thence turning and running northerly about 42.5 feet and northwesterly about 403 feet by land of said Merrill to the point of beginning.

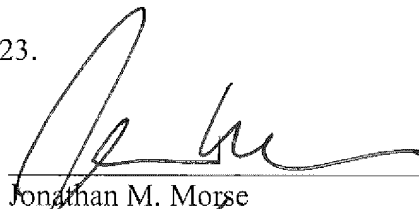
The foregoing described rights of way are subject to the rights of way and obligations of the abutters, namely, Richard Merrill, Richard Simpson, Socrates Sagris, Nathaniel Sage and Theodore Williams, or their tenants or successors in title.

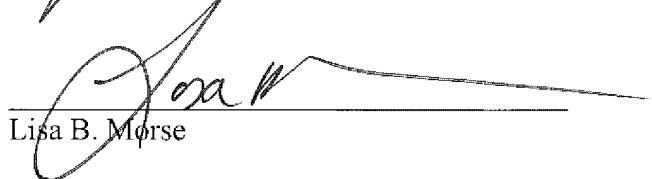
Grantors hereby retain all rights of homestead in the above-described premises.

No title search was requested in preparation of this transfer.

Meaning and intending to describe and convey all of the same premises conveyed to Jonathan M. Morse and Lisa B. Morse by Thomas W. Johnson, Trustee of the Thomas W. Johnson Revocable Trust u/d/t dated February 19, 2016 and Anna L. Johnson, Trustee of the Anna L. Johnson Revocable Trust u/d/t dated February 19, 2016 by deed dated June 30, 2023 and recorded in the Rockingham County Registry of Deeds in Book 6495, Page 896. See also Trustees Certificates recorded in said Registry in Book 6495, Page 899 and Book 6495, Page 900.

EXECUTED this 10th day of November, 2023.

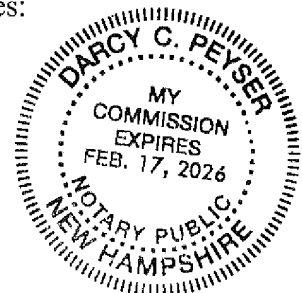

Jonathan M. Morse


Lisa B. Morse

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 10th day of November, 2023, before me personally appeared the above-named Jonathan M. Morse and Lisa B. Morse, known to me or satisfactorily proven to be, the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.


Notary Public
My Commission Expires:





Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

Morse
70 Martine Cottage Road, Portsmouth NH

January 4, 2025

47631.00

| Assessors Map | | Abutter Name | Mailing Address |
|----------------------------|-----|--|--|
| Map | Lot | | |
| 202 | 01 | JEFFERY ARON REV TRUST | 93 WALKER BUNGALOW ROAD PORTSMOUTH, NH, 03801 |
| 202 | 02 | CHRISTIANA & TANNA CLEWS | 107 WALKER BUNGALOW ROAD PORTSMOUTH, NH, 03801 |
| 202 | 03 | CHRISTIANA & TANNA CLEWS | 107 WALKER BUNGALOW ROAD PORTSMOUTH, NH, 03801 |
| 202 | 13 | JOSEPH G. SAVTELLE, TRUSTEE OF SAGAMORE LANDING | 500 MARKET STREET PORTSMOUTH, NH, 03801 |
| 202 | 14 | GRANT H STOKES RV TR | 25 MARTINE COTTAGE RD PORTSMOUTH, NH, 03801 |
| 202 | 14A | ROBERT NAJAR REVOC TRUST | 10 MARTINE COTTAGE RD PORTSMOUTH, NH, 03801 |
| 202 | 15 | ELIZABETH E SIMPSON REVOCABLE TRUST | PO BOX 4093 PORTSMOUTH, NH, 03802 |
| 202 | 16 | ROBERT J JR & SUSAN L NALEWAJK TRUSTEES | 350 LITTLE HARBOR RD PORTSMOUTH, NH, 03801 |
| 202 | 17 | STEVENS H BROOKS REVOC TRUST | 60 MARTINE COTTAGE RD PORTSMOUTH, NH, 03801 |
| 202 | 18 | STEVENS H BROOKS REVOC TRUST | 60 MARTINE COTTAGE RD PORTSMOUTH, NH, 03801 |
| 202 | 20 | SCOTT P & FRANCES ANN OSGOOD | 30 MARTINE COTTAGE RD PORTSMOUTH, NH, 03801 |
| 202 | 21 | MAHER FAMILY REVOCABLE TRUST OF 2018 | PO BOX 298 PORTSMOUTH, NH, 03802-0298 |
| 204 | 8 | LITTLE HARBOR CHAPEL TEES | 82 COURT STEET PORTSMOUTH, NH, 03801 |
| Civil Engineers / Surveyor | | TFMoran, Inc. | 170 Commerce Way - Suite 102 Portsmouth, NH 03801 |



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Aron Jeffery Revocable Trust
93 Walker Bungalow Road
Portsmouth, NH, 03801

Project # 47631.00

RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19

Dear Abutter:

This letter is to inform you that a wetlands permit application will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. Under state law RSA 482-A/Env-Wt 100-900, we are required to notify you about the application, which proposes reconfiguring a dock abutting your property.

Once filed, the complete permit application, including plans that show the proposed project, will be available for viewing at the Portsmouth City Clerk's Office.

Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Christiana & Tanna Clews
107 Walker Bungalow Road
Portsmouth, NH, 03801

Project # 47631.00

RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Little Harbor Chapel Tees
82 Court Steet
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Joseph G. Savtelle, Trustee of Sagamore Landing Trust
500 Market Street
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

Dear Abutter:

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Grant H. Stokes Revocable Trust
25 Martine Cottage Rd.
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Robert Najar Revocable Trust
10 Martine Cottage Rd.
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

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Once filed, the complete permit application, including plans that show the proposed project, will be available for viewing at the Portsmouth City Clerk's Office.

Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Elizabeth E. Simpson Revocable Trust
Po Box 4093
Portsmouth, NH, 03802

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

Dear Abutter:

This letter is to inform you that a wetlands permit application will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. Under state law RSA 482-A/Env-Wt 100-900, we are required to notify you about the application, which proposes reconfiguring a dock abutting your property.

Once filed, the complete permit application, including plans that show the proposed project, will be available for viewing at the Portsmouth City Clerk's Office.

Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Robert J. Jr & Susan L Nalewajk Trustees
350 Little Harbor Rd
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

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This letter is to inform you that a wetlands permit application will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. Under state law RSA 482-A/Env-Wt 100-900, we are required to notify you about the application, which proposes reconfiguring a dock abutting your property.

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Civil Engineers
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Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Brooks H. Stevens Revocable Trust
60 Martine Cottage Rd
Portsmouth, NH, 03801

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Scott P. & Frances Ann Osgood
30 Martine Cottage Rd.
Portsmouth, NH, 03801

Project # 47631.00

RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
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Scientists

ABUTTER NOTIFICATION FOR NHDES WETLANDS PERMIT APPLICATION

VIA CERTIFIED MAIL

March 27, 2025

Maher Family Revocable Trust of 2018
PO Box 298
Portsmouth, NH, 03802-0298

Project # 47631.00

**RE: NHDES Wetlands Permit Application
70 Martine Cottage Road, Portsmouth, NH, 03801– Tax Map: 202 Lot: 19**

Dear Abutter:

This letter is to inform you that a wetlands permit application will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. Under state law RSA 482-A/Env-Wt 100-900, we are required to notify you about the application, which proposes reconfiguring a dock abutting your property.

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Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Scientist

cc: NHDES Wetlands Bureau

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



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

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☐ Adult Signature Restricted Delivery \$

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Sent To

Street and Apt. No.
City, State, ZIP+4®

SCOTT P & FRANCES ANN OSGOOD
30 MARTINE COTTAGE RD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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Street and Apt. No.
City, State, ZIP+4®

MAHER FAMILY REVOCABLE TRUST OF
2018
PO BOX 298
PORTSMOUTH, NH, 03802-0298
Project #: 47631.00

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Sent To

Street and Apt.
City, State, ZIP

ROBERT J JR & SUSAN L NALEWAJK
TRUSTEES
350 LITTLE HARBOR RD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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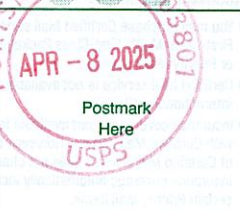
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City, State, ZIP

LITTLE HARBOR CHAPEL TEES
82 COURT STEET
PORTSMOUTH, NH, 03801
Project #: 47631.00

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Street and Apt. No.
City, State, ZIP+4®

ROBERT NAJAR REVOC TRUST
10 MARTINE COTTAGE RD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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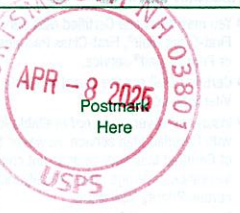
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Street and Apt.
City, State, ZIP

STEVENS H BROOKS REVOC TRUST
60 MARTINE COTTAGE RD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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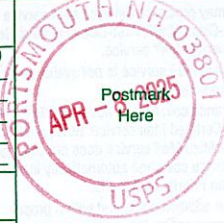
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25 MARTINE COTTAGE RD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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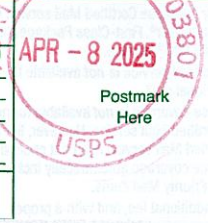
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Sent To
ELIZABETH E SIMPSON REVOCABLE TRUST
PO BOX 4093
PORTSMOUTH, NH, 03802
Project #: 47631.00

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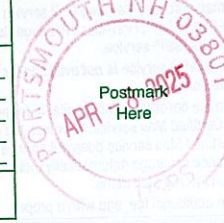
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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |

Postage
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Total Postage and Fees
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Sent To
CHRISTIANA & TANNA CLEWS
107 WALKER BUNGALOW ROAD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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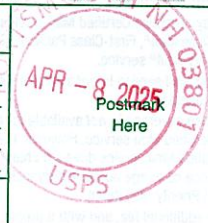
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Total Postage and Fees
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Sent To
JOSEPH G. SAVTELLE,
TRUSTEE OF SAGAMORE LANDING TRUST
500 MARKET STREET.
PORTSMOUTH, NH, 03801
Project #: 47631.00

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Total Postage and Fees
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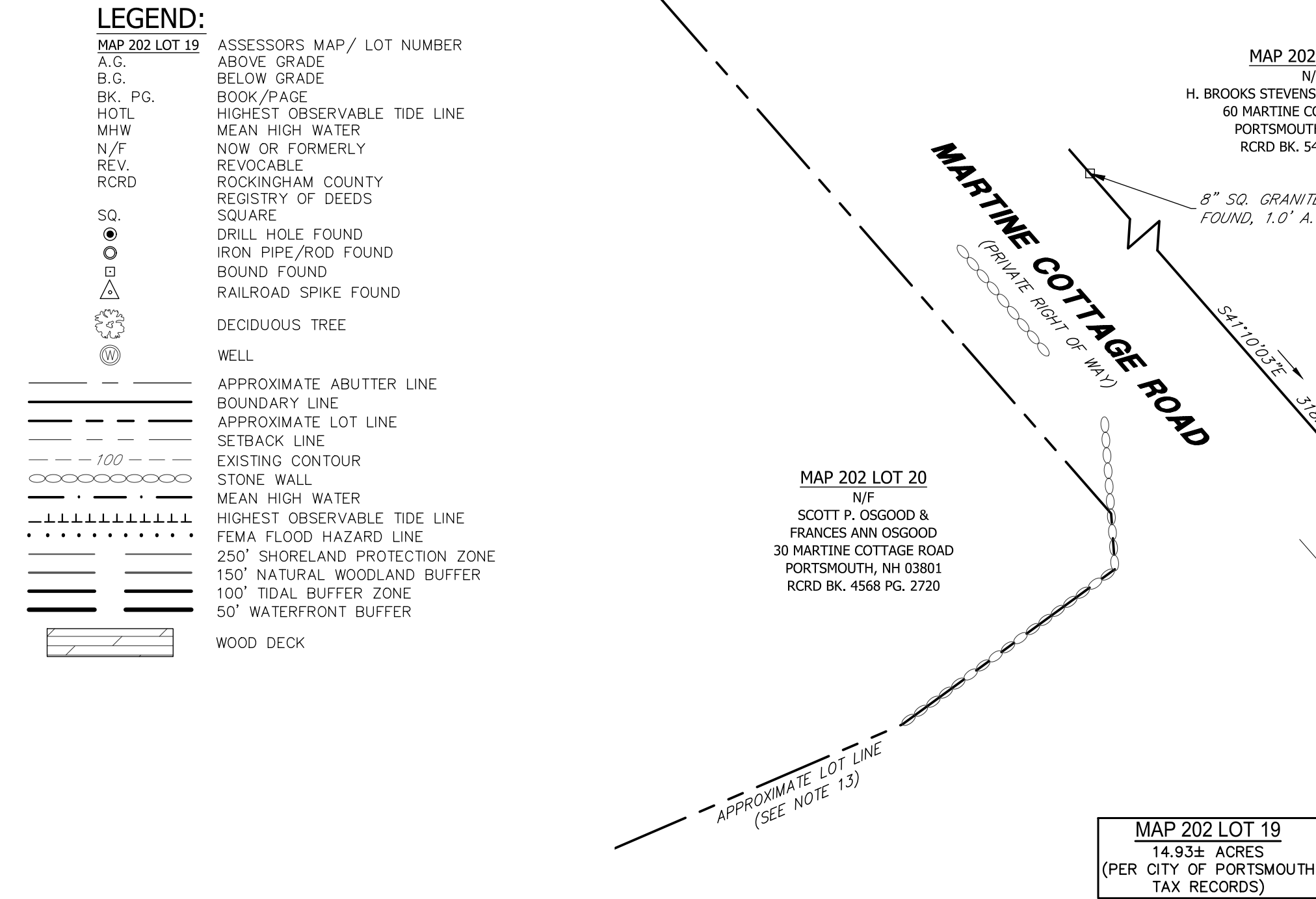
Sent To
JEFFERY ARON REV TRUST
93 WALKER BUNGALOW ROAD
PORTSMOUTH, NH, 03801
Project #: 47631.00

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SECTION 6

Jun 24, 2025 - 3:45pm
F:\MSC Projects\47631 Martine Cottage Rd, Portsmouth, NH\47631-00 Riverside Maine - Morse 70 Martine Cottage Rd, Portsmouth, NH\Carlson Survey\Drawings\47631-00 SURVEY.dwg



ABUTTERS LIST:

TAX MAP & LOT | OWNER NAME | OWNER MAILING ADDRESS | RCRD DEED REFERENCE (BK.-PG.)

MAP 202 LOT 13 | SAGAMORE LANDING CONDOMINIUM | 241 WALKER BUNGALOW ROAD | 3002-251

MAP 202 LOT 21 | MAHER FAMILY REV. TRUST | P.O. BOX 298, PORTSMOUTH, NH 03801 | 5943-1083

MAP 202 LOT 3 | CHRISTIANA & TANNA CLEWS | 107 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801 | 6382-533

MAP 202 LOT 2 | CHRISTIANA & TANNA CLEWS | 107 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801 | 6382-533

MAP 202 LOT 1 | (1/2) ARON JEFFREY REV. TRUST | 93 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801 | 6400-1495
(1/2) KRISTEN JEFFREY REV. TRUST | 93 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801 | 6400-1495

MAP 204 LOT 6 | LITTLE HARBOR CHAPEL | 82 COURT STREET, PORTSMOUTH, NH 03801 | NO REF

MAP 204 LOT 7 | CITY OF PORTSMOUTH CONSERVATION COMMISSION | 1 JUNKINS STREET, PORTSMOUTH, NH 03801 | 2395-1462

MAP 204 LOT 8 | LITTLE HARBOR CHAPEL | 82 COURT STREET, PORTSMOUTH, NH 03801 | NO REF

MAP 202 LOT 16 | NALEWAK FAMILY REV. TRUST | 350 LITTLE HARBOR ROAD, PORTSMOUTH, NH 03801 | 6021-2447

MAP 202 LOT 14A | (1/2) ROBERT NAJAR REV. TRUST | 10 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 | 6063-1681
(1/2) ROBIN NAJAR REV. TRUST | 10 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 | 6063-1681

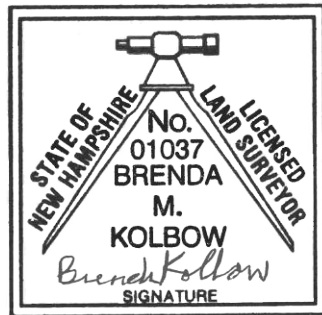
MAP 202 LOT 14 | (1/2) GRANT H. STOKES REV. TRUST | 25 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 | 6566-2875
(1/2) ANN W. STOKES REV. TRUST | 25 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 | 6566-2875

MAP 202 LOT 15 | ELIZABETH E. SIMPSON REV. TRUST | P.O. BOX 4093, PORTSMOUTH, NH 03801 | 5836-2680

PLAN REFERENCES:

- "STANDARD BOUNDARY SURVEY, TAX MAP 202 - LOTS 17 & 18, OWNER OF RECORD: CAROLYN MCCOMBE, TRUSTEE, CAROLYN MCCOMBE REVOCABLE TRUST OF 1998" PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2012. RECORDED AT THE RCRD AS PLAN D-37631.
- "LOT LINE REVISION FOR PROPERTY AT MARTINE COTTAGE ROAD, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY ELIZABETH E. SIMPSON REVOCABLE TRUST, CAROLYN MCCOMBE REVOCABLE TRUST OF 1998, ELIZABETH BARKER BERGDE REVOCABLE TRUST OF 1993, TIMOTHY BARKER" PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED MAY 16, 2017, WITH REVISION A DATED 7/6/17. RCRD PLAN D-40256.
- "PLAN OF LAND FOR DOROTHY S. HARDING AND NATHANIEL & ANN S. SAGE, LITTLE HARBOR ROAD, PORTSMOUTH, N.H." PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED JULY 1957. RCRD PLAN 02639.
- "LOT LINE RELOCATION PLAN FOR JOHN R. MAHER & MARILYN I. BRODY AND DONALD D. BRODY, WALKER BUNGALOW ROAD & MARTINE COTTAGE ROAD (OFF LITTLE HARBOR ROAD), COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE" PREPARED BY AMBIT SURVEY. DATED FEBRUARY 4, 1992. REV. 3, AUGUST 20, 1992. RCRD PLAN D-21803.
- "SUBDIVISION PLAN OF LAND OF NATHANIEL M. JR. & ANNE S. SAGE FOR GORDON & CAROL CLARK, MARTINE COTTAGE ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY RICHARD P. MILLETTE. DATED AUGUST 1981. RCRD PLAN D-10553.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON FEBRUARY 7, 2025. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

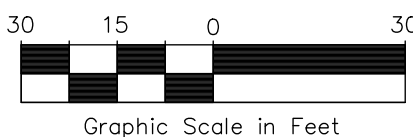


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



| REV. | DATE | DESCRIPTION | DR | CK |
|------|------|-------------|----|----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

NOTES:

- THE PARCEL IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 202 AS LOT 19.
- THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD" AND ZONE AE WITH A BASE FLOOD ELEVATION OF 8' PER NAVD88, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, MAP NUMBER 33015C0286F, MAP REVISED JANUARY 29, 2021.
- ZONING DIMENSIONAL REQUIREMENTS:**

| | |
|--------------------------------------|---------------|
| MINIMUM LOT AREA: | R: 5 ACRES |
| CONTINUOUS STREET FRONTAGE: | NA |
| MINIMUM LOT DEPTH: | NA |
| MINIMUM YARD DIMENSIONS: | |
| FRONT: | 50 FT |
| SIDE: | 20 FT |
| REAR: | 40 FT |
| MAXIMUM STRUCTURE DIMENSIONS: | |
| BUILDING HEIGHT: | 35 FT |
| BUILDING COVERAGE: | 5% |
| MINIMUM OPEN SPACE: | 75% |
- OWNER OF RECORD:
MAP 202 LOT 19:
PARTY OF FIVE TRUST
JONATHAN M. & LISA B. MORSE, TRUSTEES
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NH 03801
RCRD BK#6517 PG#1842
- PARCEL AREA:
MAP 202 LOT 19:
(14.93 ACRES)
PER CITY OF PORTSMOUTH TAX RECORDS
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITED BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 202 LOT 19 WITHIN THE AREA OF THE PIER.
- FIELD SURVEY COMPLETED BY TCE ON FEBRUARY 7, 2025 USING A LEICA TS-16, GS-16 & GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
- HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- MEAN HIGH WATER WAS DETERMINED USING NOAA TIDES & CURRENTS DATA FROM THE MONITORING STATION LOCATED AT FORT POINT, NH. STATION NUMBER 8423898.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON FEBRUARY 7, 2025 BY QUALIFIED COASTAL PROFESSIONAL, LUKE S. TAYLOR. 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 LIMIT OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

TAX MAP 202 LOT 19 LIMITED EXISTING CONDITIONS PLAN

**70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**
OWNED BY
PARTY OF FIVE TRUST

SCALE: 1" = 30' (22x34)
1" = 60' (11x17)

APRIL 1, 2025

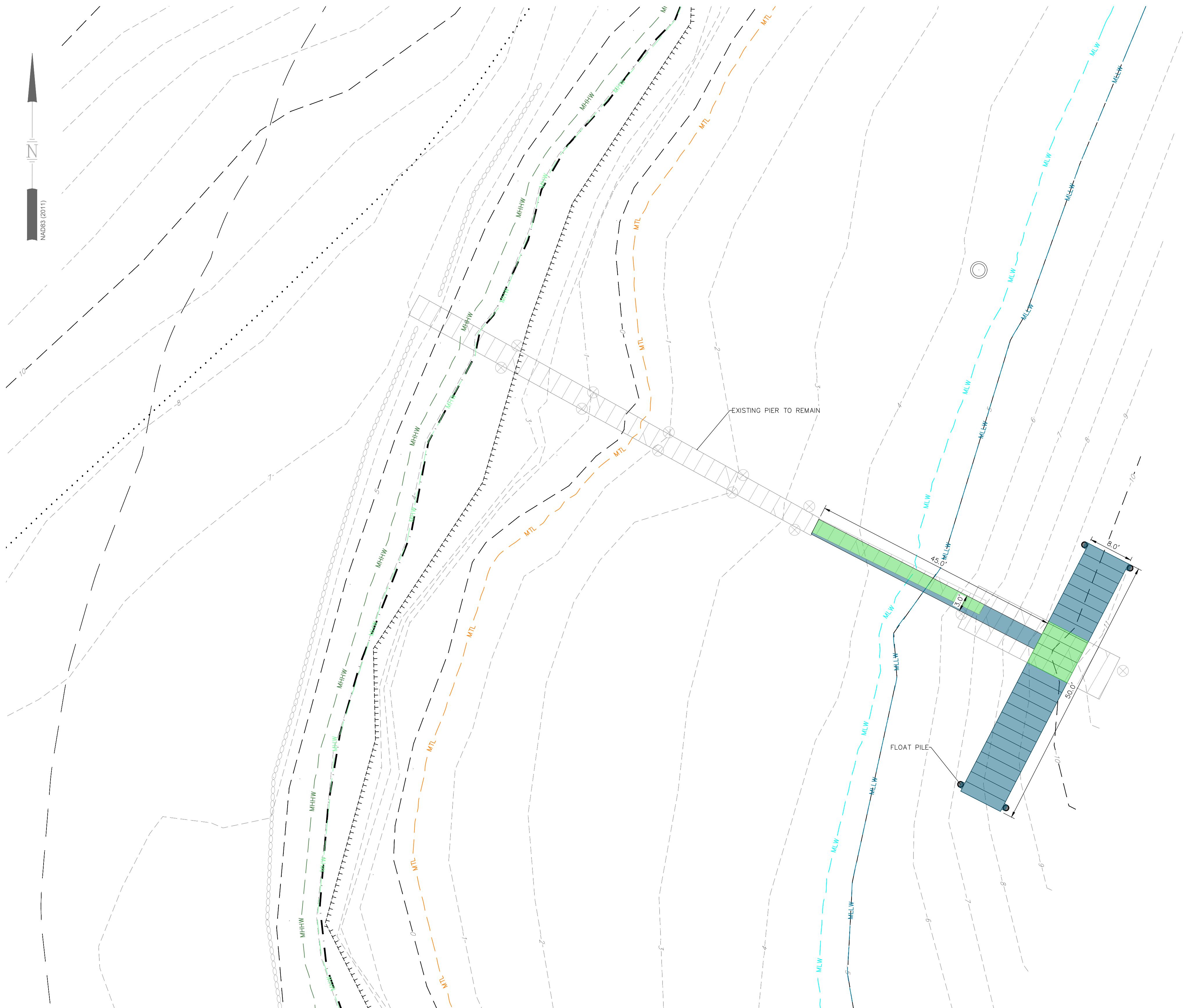
Seacoast Division



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 | 47631-00 | DR | PJT | FB | 612 | S-1 |
| | | CK | BMK | CADFILE | SEE MARGIN | |








**SAGAMORE
CREEK
(TIDAL)**



NOTES:

1. THE PARCEL IS LOCATED IN THE RESIDENTIAL (R) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 202 AS LOT 19.
3. THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD" AND ZONE AE WITH A BASE FLOOD ELEVATION OF 8' PER NAVD88, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP 286 OF 681, MAP NUMBER 3301SC0286F, WITH A MAP REVISED DATE OF JANUARY 29, 2021.
4.

| | |
|--------------------------------------|------------------|
| <u>DIMENSIONAL REQUIREMENTS:</u> | <u>REQUIRED:</u> |
| MINIMUM LOT SIZE: | 5 AC. |
| LOT FRONTAGE: | N/A |
| LOT DEPTH: | N/A |
| <u>MINIMUM YARD DIMENSIONS:</u> | |
| FRONT: | 50 FT |
| SIDE: | 20 FT |
| REAR: | 40 FT |
| <u>MAXIMUM STRUCTURE DIMENSIONS:</u> | |
| BUILDING HEIGHT: | 35 FT |
| BUILDING COVERAGE: | 5% |
| MIN. OPEN SPACE: | 75% |
5. OWNER OF RECORD:
MAP 202 LOT 19:
 PARTY OF FIVE TRUST
 JONATHAN M. & LISA B. MORSE, TRUSTEES
 70 MARTINE COTTAGE ROAD
 PORTSMOUTH, NH 03801
 RCRD BK#6517 PG#1842
6. PARCEL AREA:
MAP 202 LOT 19:
 (14.93 ACRES)
 PER CITY OF PORTSMOUTH TAX RECORDS
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION AND DIMENSIONS OF THE PROPOSED FLOAT AND GANGWAY EXPANSION.
8. MEAN HIGH WATER WAS DETERMINED USING NOAA TIDES & CURRENTS DATA FROM THE MONITORING STATION LOCATED AT FORT POINT, NH. STATION NUMBER 8423898.

| TIDAL ELEVATIONS | | |
|------------------|-------|--|
| MHHW | 4.39 |  MHHW |
| MHW | 3.97 |  MHW |
| MTL | -0.35 |  MTL |
| MLW | -4.66 |  MLW |
| MLLW | -5.00 |  MLLW |


TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NEW HAMPSHIRE AS USED WITHIN VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

| IMPACT AREAS | |
|---|---|
|  | <p>PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS</p> <p>395 S.F.</p> |
|  | <p>PROPOSED TEMPORARY IMPACTS WITHIN TIDAL SURFACE WATERS</p> <p>145 S.F.</p> |

SITE DEVELOPMENT PLANS

TAX MAP 202 LOT 19
PROPOSED CONDITIONS
MORSE RESIDENCE
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
OWNED BY & PREPARED FOR
JONATHAN M. & LISA B. MORSE

1"=20' (11"X17")
SCALE: 1"=10' (22"X34") **AUGUST 4, 2025**

| | | | | | | | |
|---|----------|------------|---------------|--|--|--|--|
|  | | | | Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists | | 48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com | |
| 47631.00 | DR CK | LST JRA | FB CADFILE | 47631.00 DOCK PLANS | | C-02 | |



HORIZONTAL SCALE 1"=10'



A horizontal scale bar with alternating black and white segments. The segments are labeled 10, 5, 0, and 10 from left to right, representing feet.



Jun 23, 2025 - 4:32pm
F:\MISC Projects\47631 Marine Cottage Rd, Portsmouth, NH\Design\PRODUCTION DRWGS\47631.00 Dock Plans.dwg



WETLAND CLASSIFICATION

| | |
|--------|---|
| E2EM1N | ESTUARINE, INTERTIDAL, EMERGENT , PERSISTENT, REGULARLY FLOODED |
| E2US3M | ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED |
| E1UBL | ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL |

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.

SITE DEVELOPMENT PLANS

TAX MAP 202 LOT 19
WETLAND CLASSIFICATION PLAN
MORSE RESIDENCE
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
OWNED BY & PREPARED FOR
JONATHAN M. & LISA B. MORSE

1"=40' (11'X17")
SCALE: 1"=20' (22'X34") **AUGUST 4, 2025**



- Civil Engineers
- Structural Engineers
- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

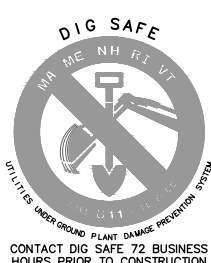
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmorgan.com

| | | | | | | |
|------|----------|----|-----|---------|---------------------|------|
| FILE | 47631.00 | DR | LST | FB | 47631.00 DOCK PLANS | C-05 |
| | | CK | JRA | CADFILE | | |

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMorgan, Inc.



HORIZONTAL SCALE 1"=20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 20, 10, and 0 from left to right, indicating distances in feet.

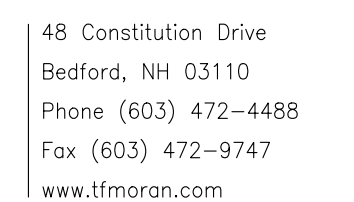
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US ARMY CORPS OF ENGINEERS – ESTABLISHED NAVIGATIONAL CHANNEL

THIS PLAN REPRESENTS DATA FROM THE ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (EGIS) DATABASE, MORE SPECIFICALLY, CONGRESSIONALLY AUTHORIZED NAVIGATIONAL CHANNELS MAINTAINED BY THE US. ARMY CORPS OF ENGINEERS.

AUGUST 4, 2025

[illegible]

| | | | | | | |
|------|----------|----|-----|---------|---------------------|------|
| FILE | 47631.00 | DR | LST | FB | 47631.00 DOCK PLANS | C-06 |
| | | CK | JRA | CADFILE | | |



**EXPEDITED MINIMUM IMPACT (EXP)
WETLANDS PERMIT APPLICATION**
Water Division / Land Resources Management



[Check the Status of your Application](#)

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

APPLICANT'S NAME: Shawn Bardong

TOWN NAME: Portsmouth

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

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

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

| | |
|--|---|
| Does the property contain a PRA? If yes, provide the following information: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| <ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04). Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): NHB Project ID #: Bog? Floodplain wetland contiguous to a tier 3 or higher watercourse? Designated prime wetland or duly-established 100-foot buffer? Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? | <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Is the property within a Designated River corridor? If yes, provide the following information: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| <ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): A copy of the application was sent to the LAC on Month: <input type="text"/> Day <input type="text"/> Year: <input type="text"/> | |
| For dredging projects, is the subject property contaminated? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| <ul style="list-style-type: none"> If yes, list contaminant(s): | |
| Is there potential to impact impaired waters, class A waters, or outstanding resource waters? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): | |

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

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

des.nh.gov

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

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

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

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

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

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

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

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

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des.nh.gov

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

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

Please see applicable standard [Project Specific Worksheets](#) for guidance.

The proposed work does not impact wetlands, but falls within the 100 foot tidal buffer. The property is located on North Mill Pond and has approximately 91 linear feet of shoreline along the highest observable tide line.

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

(☐ Not applicable)

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. *Do not* reply "See attached".

The proposed project involves removing a portion of the dwelling (87 sq ft), removing and deck and steps (36 sq ft) and replacing this deck with a 6'-8" x 8'-6" addition (57 sq ft). The proposed work falls within the City of Portsmouth 100' wetland buffer and results in an overall reduction in impervious area of 30 sq ft.

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

The proposed work will result in a permanent impact area of 57 square feet within the 100' tidal buffer of North Mill Pond in a previously developed tidal buffer zone.

☐ Not applicable)

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

ADDRESS: 39 Dearborn Street

TOWN/CITY: Portsmouth, NH

TAX MAP/LOT NUMBER: 140/3

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: North Mill Pond

☐ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.0794617 ° North

70.7671414 ° West

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

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

NAME: Shawn Bardong

MAILING ADDRESS: 39 Dearborn Street

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

PHONE: 603-380-0356

EMAIL ADDRESS (OPTIONAL): spbardong@pm.me

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

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

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

NAME: Boudreau Land Surveying

MAILING ADDRESS: 2 Beatrice Lane

TOWN/CITY: Newmarket

STATE: NH

ZIP CODE: 03857

PHONE: 603-659-3468

EMAIL ADDRESS (OPTIONAL): scott@boudreauls.net

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

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

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des.nh.gov

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a))

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

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

PHONE:

EMAIL ADDRESS (OPTIONAL):

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

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)

☐ \$400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))


Initial each box below to certify:

| | |
|------------------|--|
| Initials: SDB | The proposed project meets the conditions and limits of the applicable minimum impact project rule. |
| Initials: SDB | All abutters have been notified. |
| Initials: | If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (<input type="checkbox"/> N/A) |
| Initials: SDB | The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4). |
| Initials: SDB | The project is not an after-the-fact application. |
| Initials: SDB | The project is: <ul style="list-style-type: none"> • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04. |
| Initials: SDB | The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307. |

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| | | |
|--|---|--|
| Initials: SDB | To the best of the signer's knowledge and belief, all required notifications have been provided. | |
| Initials: SDB | 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: SDB | The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. | |
| Initials: SDB | If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing. | |
| SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d)) | | |
| SIGNATURE (OWNER)*: |  | PRINT NAME LEGIBLY: Shawn Bardong DATE: 8/21/2025 |
| *Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: <input type="checkbox"/> . | | |
| SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): | PRINT NAME LEGIBLY: | DATE: |
| SIGNATURE (AGENT, IF APPLICABLE): SCOTT BOUDREAU | PRINT NAME LEGIBLY: Scott Boudreau | DATE: 8/21/2025 |
| SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))** | | |
| The signed statement from the Conservation Commission may be submitted electronically. | | |
| The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11. | | |
| AUTHORIZED COMMISSION SIGNATURE: | PRINT NAME LEGIBLY: | DATE: |

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**

The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11:

☒ N/A This project is **not** within a Designated River Corridor

AUTHORIZED LAC REPRESENTATIVE SIGNATURE:

PRINT NAME LEGIBLY:

DATE:

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

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.

TOWN/CITY CLERK SIGNATURE:

PRINT NAME LEGIBLY:

TOWN/CITY:

DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

DIRECTIONS FOR APPLICANT:

Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

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

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

Appendix B

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

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

All Projects:

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



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

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

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

| 1. Impaired Waters | Yes | No |
|---|------------|-----------|
| 1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.* | | 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? | | x |
| 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.) | | x |
| 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: <ul style="list-style-type: none"> • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. | | 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? | | |
| 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.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104



In Reply Refer To:
Project code: 2025-0043675
Project Name: Bardong

01/17/2025 13:26:47 UTC

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

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

Dear Scott Boudreau:

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 January 17, 2025, for 'Bardong' (here forward, Project). This project has been assigned Project Code 2025-0043675 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 (<i>Myotis septentrionalis</i>) | 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 2025-0043675 associated with this Project.

Action Description

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

1. Name

Bardong

2. Description

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

The intent of this project is to remove a portion of land from the FEMA Flood Zone by bringing in a minor amount of fill to raise the elevation from 7.5' to 8'. This will remove 885 sq ft from FEMA Flood Zone AE having a flood designation of 8'.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.079429649999994,-70.76704036620727,14z>



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.

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

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

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

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 covered bridge?

No

10. 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

11. Does the action include the intentional exclusion of bats from a building or 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

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

No

13. 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

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily 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

15. 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

16. 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

17. 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

18. Will the action include drilling or blasting?

No

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

No

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

No

21. 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

22. 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

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

No

24. 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

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

Automatically answered

Yes

26. [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?

Automatically answered

No

27. [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.

Automatically answered

No

28. 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

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

Automatically answered

Yes

30. [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

31. 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

32. 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

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

Yes

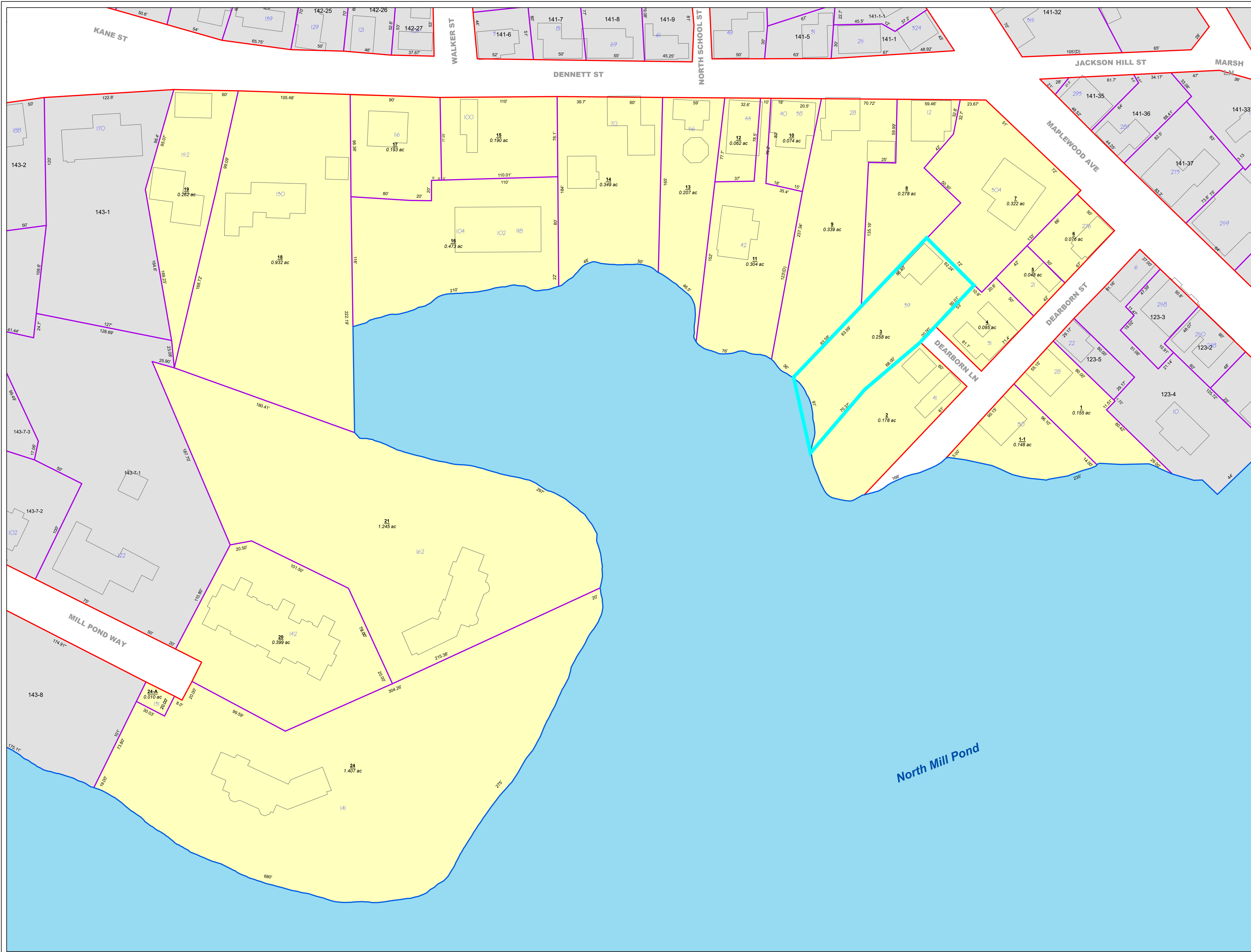
SUBMITTED DOCUMENTS

- 22039C-22 X 34FEMA.pdf <https://ipac.ecosphere.fws.gov/project/Z53V5A6QLNBPZGIIKF4IAOBWK4/projectDocuments/155677307>

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Scott Boudreau
Address: 2 Beatrice Lane
City: Newmarket
State: NH
Zip: 03857
Email: scott@boudreauls.net
Phone: 6036593468



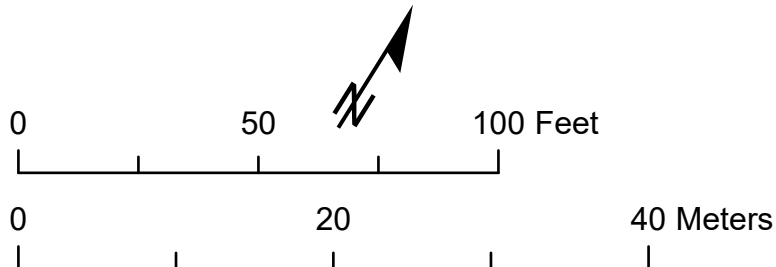
Partial Legend
See the cover sheet for the complete legend.

7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf)
Address number
233-137 Parcel number from a neighboring map
68' Parcel line dimension
Street name

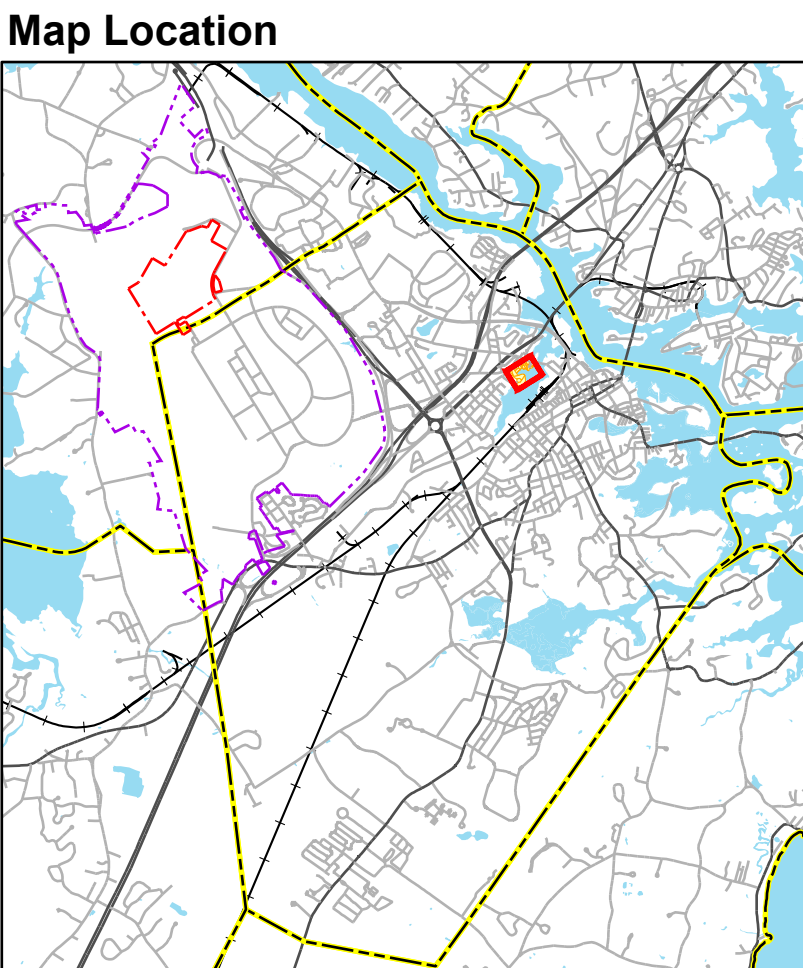
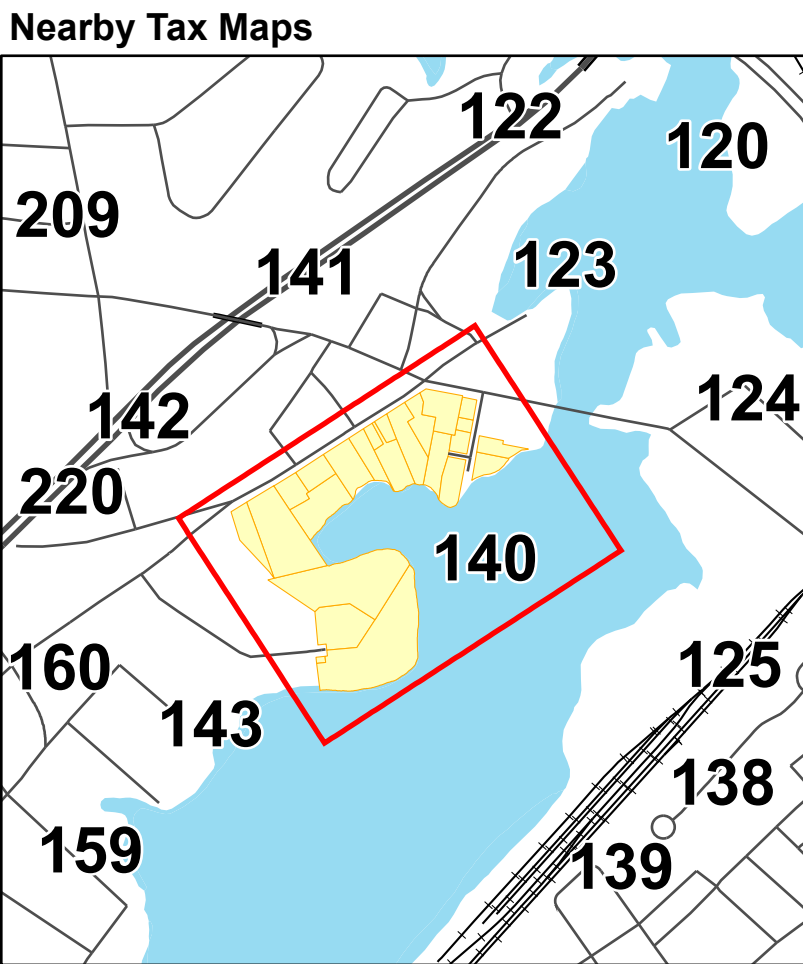
SIMS AVE

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.





Scott Boudreau, LLS 961
2 Beatrice Lane
Newmarket, NH 03857
Phone: (603)659-3468
scott@boudreauls.net

ABUTTER LIST

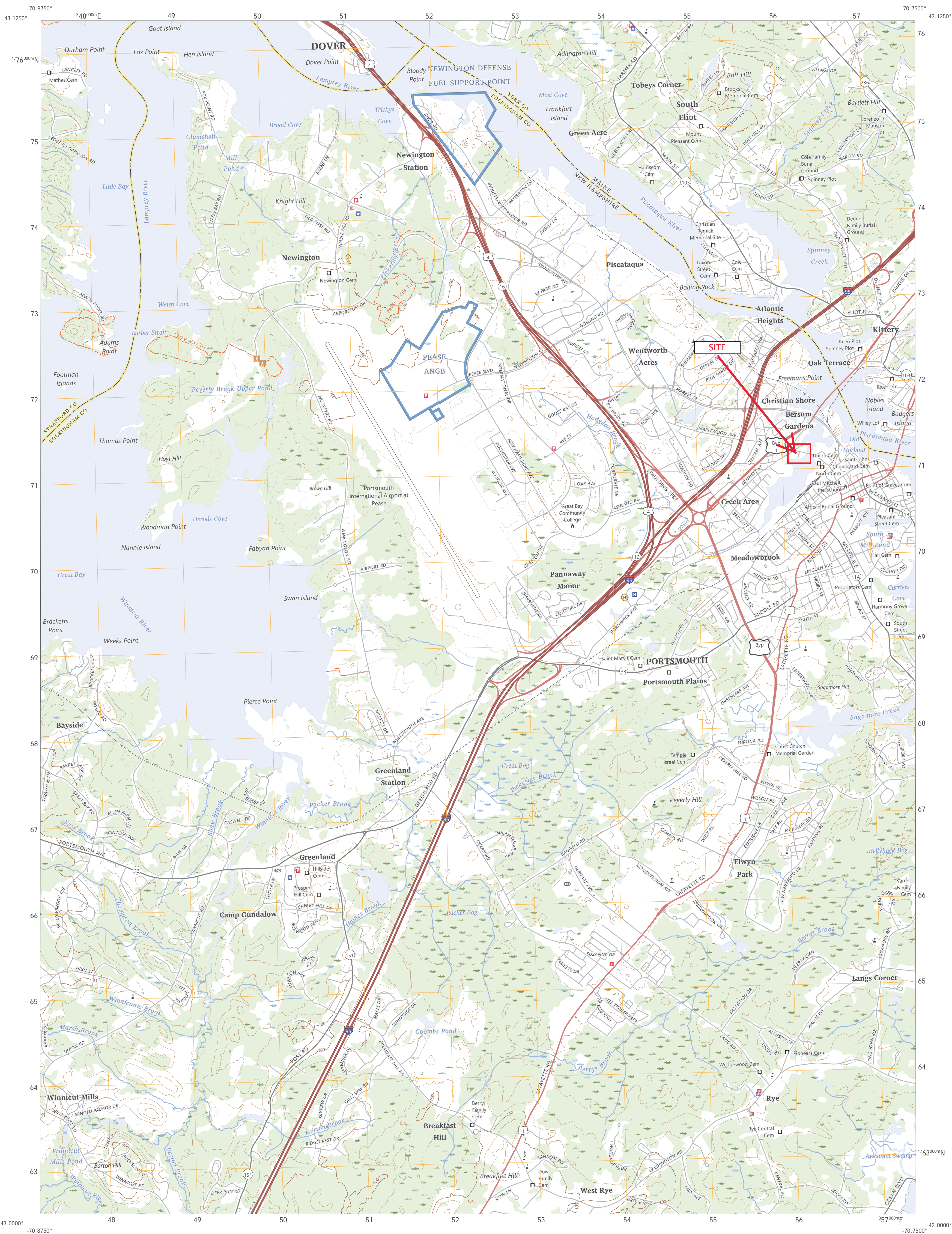
Tax Map 140 Lot 2
James E. & Courtney E. Golden
41 Dearborn Street
Portsmouth, NH 03801

Tax Map 140 Lot 4
Michael Stasiuk
31 Dearborn Street
Portsmouth, NH 03801

Tax Map 140 Lot 7
304 Maplewood, LLC
304 Maplewood Avenue
Portsmouth, NH 03801

Tax Map 140 Lot 8
S. Christopher Anctil
P.O. Box 14
Portsmouth, NH 03802

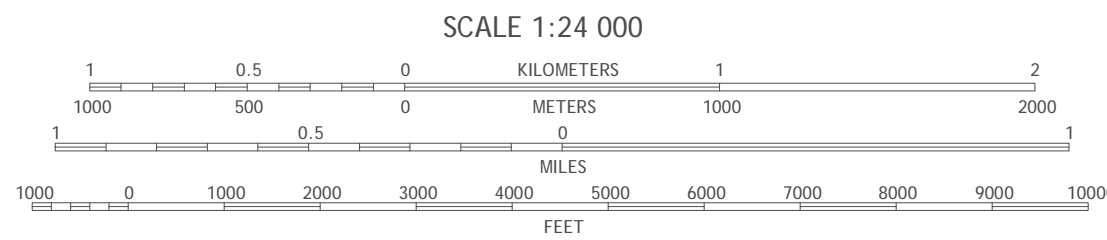
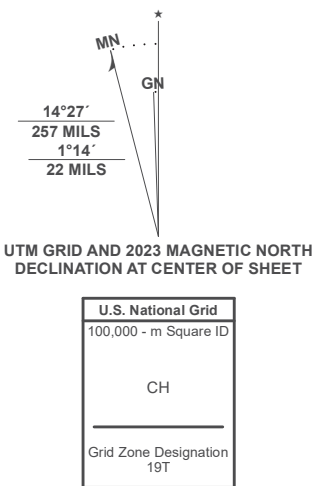
Tax Map 140 Lot 9
John E. & Cynthia S. Bensley
28 Dennett Street
Portsmouth, NH 03801



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2018 - October 2018
Roads.....U.S. Census Bureau, 2017
Names.....GNIS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2005 - 2022
Contours.....National Elevation Dataset, 2022
Boundaries.....Multiple sources: see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2001 - 2012



| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |

1 Dover West
2 Dover East
3 York Harbor
4 Newmarket
5 Kittery
6 Exeter
7 Hampton
8 Isles of Shoals OE W

| ROAD CLASSIFICATION | |
|---------------------|-----------------|
| Expressway | Local Connector |
| Secondary Hwy | Local Road |
| Ramp | 4WD |
| Interstate Route | US Route |
| | State Route |



New Hampshire Department of Environmental Services

DataCheck Results Letter

To: Scott Boudreau
2 Beatrice Lane
Newmarket, NH 03857

From: NHDES Ecological Reviews

Date: 8/19/2025 (This letter is valid through 8/19/2026)

Re: Review by NHDES Ecological Reviews of request dated 8/19/2025

Permit Type: Expedited Minimum Impact Wetlands Permit

Project ID: DCT25-2409

Applicant: Scott Boudreau

Location: Portsmouth
Tax Map: 140, Tax Lot: 3
Address: 39 Dearborn Street

Project Description: A portion of the existing building is being removed (88 sq ft), along with a deck and stairs (36 sq ft). The deck and stairs will be replaced with an addition (57 sq ft).

The NHDES Ecological Review database has been checked for records of rare species and exemplary natural communities near the area mapped (see next page). The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. There are currently no recorded occurrences of sensitive species near this project area.

A negative result (no record in the database) does not mean that a sensitive species is not present. These data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to the NH Natural Heritage Bureau and/or the NH Fish and Game Department. However, many areas have never been surveyed or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

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

New Hampshire Department of Environmental Services
DataCheck Results Letter

MAP OF NOTIFICATION POINTS FOR: DCT25-2409





Scott Boudreau, LLS 961
2 Beatrice Lane
Newmarket, NH 03857
Phone: (603)659-3468
scott@boudreauls.net

SITE PHOTOS

Taken 8-21-2025



Steps and landing to be removed and replaced with enclosed structure.



View of steps and landing in the direction of North Mill Pond.

