

WETLANDS PERMIT APPLICATION (Standard Review, Minimum Impact)

FOR

Site Improvements & Renovations to Single-Family Residence

**53 Pray Street
Portsmouth, NH**

Tax Map 102, Lot 40

November 2025

Prepared For:

Rebecca T. & Kenneth J. Nicholson
12 Chapel Road
North Hampton, NH 03862

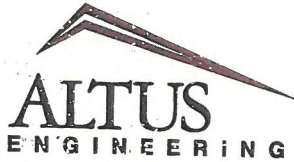
Prepared By:

ALTUS ENGINEERING
133 Court Street
Portsmouth, NH 03801
Phone: (603) 433-2335



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**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

New Hampshire Department of Environmental Services
Land Resources Management, Wetlands Bureau
29 Hazen Drive
Concord, New Hampshire 03302-0095

**Re: NHDES Wetlands Permit Application
Tax Map 102, Lot 40
53 Pray Street
Portsmouth, NH 03801
P5673**

Dear Reviewer:

Attached please find a Wetlands Permit Application for a Major Impact project on an existing developed parcel in the City of Portsmouth accessed from Pray Street.

The owners and applicants, Rebecca T. & Kenneth J. Nicholson (Tax map 102, Lot 40), are proposing to make improvements to the residence at 53 Pray Street. The improvements to the residence approved by HDC include renovating the covered deck into an enclosed sun porch with a deck above. The associated improvements to the patio, driveway and landscaping on the existing residential lot are detailed in this application. All disturbed areas will be loamed & seeded, landscaped or otherwise returned to their original condition or better. The property is accessed from Pray Street. The improvements all occur within previously developed areas within the NHDES 100-foot Tidal Buffer.

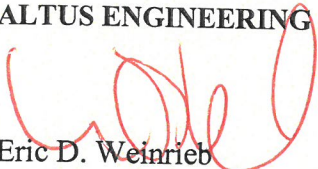
Please note, there are no proposed disturbances to the resource (Piscataqua River).

The improvements as proposed are the least impacting alternative to the jurisdictional areas in order to achieve the desired residential lot improvements. The design will reduce impervious areas on the parcel and provide treatment of stormwater runoff with infiltration.

Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions. Thank you for your time concerning this matter.

Sincerely,

ALTUS ENGINEERING


Eric D. Weinrieb
President

ebs/5673.05.CoverLtr-NHDES-reviewer.docx

Enclosures

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

Letter of Authorization

We, Kenneth J. Nicholson & Rebecca T. Nicholson, hereby authorize Altus Engineering, LLC to represent us as the Owners/Applicants in all matters concerning engineering and related permitting for Tax Map 102, Lot 40 located at 53 Pray Street in Portsmouth, New Hampshire. This authorization shall include representation at public hearings and other project-related meetings in addition to any signatures required for Federal, State and Municipal permit applications.


Signature (Owner)

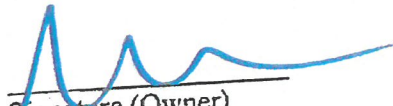
Ken Nicholson
Print Name

11/5/25
Date

Monica Sharma
Witness

Monica Sharma
Print Name

11/5/25
Date


Signature (Owner)

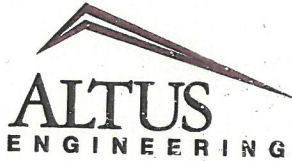
REBECCA NICHOLSON
Print Name

11/5/25
Date

Monica Sharma
Witness

Monica Sharma
Print Name

11/5/25
Date



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

Kelli Barnaby, City Clerk
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: NHDES Wetlands Permit Application
Tax Map 102, Lot 40
53 Pray Street
Portsmouth, NH 03801
P5673**

Dear Ms. Barnaby:

In accordance with RSA 482-A:3, attached please find one original and four copies of the application package submitted on behalf of Rebecca T. & Kenneth J. Nicholson (Tax map 102, Lot 40) owners and applicants, for a Wetlands Permit Application to the NHDES Wetlands Bureau.

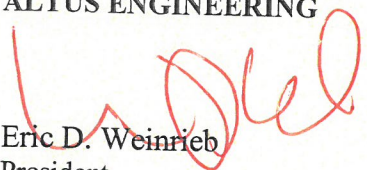
The application proposes improvements to the residence approved by HDC to renovate a covered deck into an enclosed sun porch with a deck above along with associated improvements to the patio, driveway and landscaping on the existing residential lot. All disturbed areas will be loamed & seeded, landscaped or otherwise returned to their original condition or better. The property is accessed from Pray Street. The improvements all occur within previously developed areas within the NHDES 100-foot Tidal Buffer.

Please note, there are no proposed disturbances to the resource (Piscataqua River).

Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions. Thank you for your time concerning this matter.

Sincerely,

ALTUS ENGINEERING



Eric D. Weinrieb
President

ebs/5673.05.CoverLtr-Portsmouth.docx

Enclosures



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Kenneth J. & Rebecca T. Nicholson

TOWN NAME: PORTSMOUTH

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

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

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

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

Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
- Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) 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. - Protected species or habitat? - If yes, species or habitat name(s): Atlantic Sturgeon, Shortnose Sturgeon, Peregrine Falcon, Common Tern - NHB Project ID #: DCT25-1945 - 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?	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
- Name of Local River Management Advisory Committee (LAC): - A copy of the application was sent to the LAC on Month: Day: Year:	☐ Yes ☒ No

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

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

des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☐ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☒ Yes ☐ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.	
Permanently impact approximately 2,800 s.f. to replace existing impervious patio and outdated landscaping with new permeable surface/paver patio and walks, new landscaping including native plantings, update and install underground utilities and other site improvements associated with a residential building renovation project. All work occurs in previously developed upland tidal buffer zone. A dilapidated deck will also be replaced at the boathouse. There are no anticipated proposed improvements in the tidal waters or associated seawall revetment. There will be a reduction in impervious coverage on the parcel from +/-61.6% to +/-53.6%. There are no existing unaltered vegetation areas on the small lot. A pruned, landscape specimen tree is anticipated to remain.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 53 PRAY STREET	
TOWN/CITY: PORTSMOUTH	
TAX MAP/BLOCK/LOT/UNIT: 102 / 40	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River (Tidal)	
☐ N/A (Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

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

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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: Rebecca T. & Kenneth J. Nicholson

MAILING ADDRESS: 12 Chapel Road

TOWN/CITY: North Hampton

STATE: NH

ZIP CODE: 03862

EMAIL ADDRESS:

FAX:

PHONE:

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

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))☐ N/A

LAST NAME, FIRST NAME, M.I.: Eric D. Weinrieb, PE

COMPANY NAME: Altus Engineering, LLC

MAILING ADDRESS: 133 Court Street

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: eweinrieb@altus-eng.com

FAX:

PHONE: 603-433-2335

ELECTRONIC COMMUNICATION: By initialing here, 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.

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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):

Env-Wt 400 - The jurisdictional areas were located by survey and correspond to City of Portsmouth GIS data. All appropriate erosion & sedimentation controls will be employed to protect the Piscataqua River during demolition and construction activities.

Env-Wt 500 - The existing residence dates back to 1750. The entire parcel has been disturbed, developed and maintained for decades if not longer. Ownership has changed several times since 1959. There is no unaltered natural vegetation on the lot. There are no species of concern in the vicinity of the proposed work. Slight modifications will be made to the existing grades to install pervious patio, walks and new landscaping including native plantings. Impervious areas will be reduced, improving stormwater runoff and quality, benefitting the resource. All disturbed areas in the previously developed tidal buffer zone will be stabilized as soon as possible.

Env-Wt 600, 700 & 900 - The project is defined as Minimum Impact as it is 2,800 sf (less than 3,000 s.f.) of impact within the 100-foot buffer from the tidally influenced Piscataqua River. It is a betterment in that the project significantly reduces impervious coverage on the lot, provides better stormwater control and treatment prior to discharge. NHB & IPAC & Fish and Game indicate there are species in the general vicinity but are not expected to be impacted during this single phase construction project.

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	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	2800		☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		2800					

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

☐ **MINIMUM IMPACT FEE:** Flat fee of \$400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

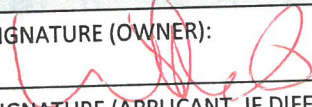
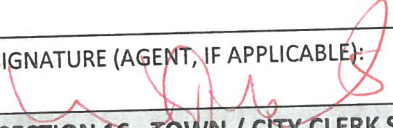
☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

		\$ 0.60
Permanent and temporary (non-docking): 2800	SF	× \$0.40 = \$ 1680
Seasonal docking structure:	SF	× \$2.00 = \$
Permanent docking structure:	SF	× \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 =		\$
Total =		\$ 1680
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater =		
\$ 1680		

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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: BOW	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: BOW	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: BOW	The signer understands that: - The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: - Deny the application. - Revoke any approval that is granted based on the information. - 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: BOW	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: ERIC D. WEINSTEIN	DATE: 11/5/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: ERIC D. WEINSTEIN	DATE: 11/5/25
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	
TOWN/CITY:	DATE:	

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".

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

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PROTECTED TIDAL ZONE 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 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described 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 Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

SECTION 1 - APPLICATION REQUIREMENTS FOR PROTECTED TIDAL ZONE AND REQUIRED ATTACHMENTS (Env-Wt 610.04)

The following plans and other information shall be submitted with applications for work within the protected tidal zone:

- ☒ Existing and proposed contours at 2-foot intervals measured from the Highest Observable Tide Line (HOTL);
- ☒ If any portion of the subject parcel is located in a regulatory floodplain, the location of the 100-year flood boundary zone, and water elevation as shown on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map;
- ☒ All of applicable local and state setbacks;
- ☒ The dimensions and locations of all:
 - ☒ Existing and proposed structures;
 - ☒ Existing and proposed impervious areas;
 - ☒ Existing and proposed disturbed areas;
 - ☒ Areas to remain in an unaltered state;
 - ☒ Existing cleared areas, such as gardens, lawns, and paths; and
 - ☒ Proposed temporary impacts associated with the completion of the project;
- ☒ Proposed methods of erosions and siltation controls, identified graphically and labeled on a plan, or otherwise annotated as needed for clarity;
- ☒ A plan of any planting(s) proposed in the waterfront buffer, showing the proposed locations(s) and Latin names or common names of proposed species;
- ☒ If applicable, the location of an existing or proposed 6-foot wide foot path to the waterbody or a temporary access path;
- ☒ For any project proposing that the impervious area be at least 15% but not more than 20% within the protected tidal zone, a statement signed by the applicant certifying that the impervious area is not more than 20%
- ☒ For any project proposing that impervious area be greater than 20% within the protected tidal zone, plans for a stormwater management system that will infiltrate increased stormwater from development provided that if impervious area is or is proposed to be greater than 30%, the stormwater management systems shall be designed by a professional engineer;
- ☒ For any project involving pervious surfaces, a plan with specifications of how those surfaces will be maintained; and
- ☒ All other relevant features necessary to clearly define both existing conditions and the proposed project.

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

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

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SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

- ☐ An application for structure construction within the protected tidal zone shall comply with Env-Wt 313.01.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 610.03)

The construction of structures within the protected tidal zone shall comply with:

- ☒ 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); and
- ☒ Local resiliency planning ordinances.

SECTION 4 - PROTECTED TIDAL ZONE RESTRICTIONS (Env-Wt 610.05- 610.13)

- ☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;
- ☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;
- ☒ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;
- ☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;
- ☒ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;
- ☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;
- ☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;
- ☒ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and
- ☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)***(a) A major project shall be:***

- (1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:
- Occur within 100 feet of the HOTL; and
 - Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or
- (2) A project that would be major based on an aggregation of projects under Env-Wt 400.

(b) A minor project shall be any dredging, filling, or construction activity, or any combination thereof, that:

- (1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;
- (2) Is not a major project; and
- (3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

(c) A minimum impact project shall be any dredging, filling, or construction activity, or any combination thereof, that:

- (1) Is in a previously developed upland area;
- (2) Is within 100 feet of the HOTL; and
- (3) Will disturb less than 3,000 SF.



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.: Nicholson, Rebecca T. & Kenneth J.

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 owners/applicants propose to replace/upgrade utilities as necessary for a single family residential structure renovation. The building will remain in its existing footprint while the impervious patio and outdated landscaping will be replaced with permeable material / pavers for walks and patio where possible. New landscaping (approximately 1,430 s.f.) will include native plantings. The existing covered deck will be removed & reconstructed with a roof top deck. No change in footprint is proposed.

The entire small parcel has been developed for many years.

The NHB data check review determined there are no expected impacts to any of the species listed as being within the vicinity of the construction area.

All disturbances will be stabilized as soon as possible,

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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.

Best management Practices including installation of Silt Soxx at the limits of disturbance will be installed prior to disturbance of ground areas to replace patio and plantings.

The project is expected to be completed in a single phase and impacts approximately 2,800 s.f. of previously disturbed and developed areas.

The areas of disturbance will be stabilized as soon as possible.

311.07 Avoidance and Minimization: No wetland impacts are proposed. The entire lot is in the 100-foot buffer.

No direct impacts to the resource is proposed.

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

The project is a minimum impact project (less than 3,000 s.f.) but the plans depict erosion control devices and limits of all areas of proposed work. There are no direct impacts to the resource. A dilapidated deck at the boathouse is proposed to be replaced.

All wetland impacts are avoided thus minimized. Work only occurs in previously developed upland tidal buffer.

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.

The single family residence will continue to be maintained and managed in a traditional manner.

Landscaped areas maintained, driveway and parking areas to be swept as necessary.

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

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

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

N/A, but Exhibits are included in this application showing this shoreline is intertidal, habitat is mud flat, species of concern are not expected to be in the immediate vicinity. No public passage is impeded as no structures are proposed in the intertidal wetland beyond what exists today.

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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.

70 years

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.

The residence and associated site improvements are high value assets with low risk tolerance. The existing residence has been here since 1750 per city records. There are existing sump pumps that will remain.

Permeable improvements and plantings are designed to resist effects of occasional flooding and minimize risks associated with future sea level rise and storm events.

There will be a reduction in impervious area on the lot.

There is a 95% confidence that projected sea level rise is approximately 6 inches in the next 70 years per NOAA.

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.

See attached charts. Sea level rise is predicted to be about 6 inches in the next 70 years according to projections by NOAA with a 95% confidence. This appears to be manageable for the property for the foreseeable future. This excludes out of the ordinary storm, storm surge and high tide events.

The sea wall revetment has a top elevation of approximately 6.5 and existing FF elevation is 9.2 for the living area of the residence.

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

Most of the landscaped yard areas , patio areas and driveway could be subject to flooding from Sea Level Rise per calculations based on NOAA data. A portion of the data

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

The entire lot is within 100-feet of the Piscataqua River and so is subject to flooding.

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

The existing residence living areas are at elevation 9.2 which is above projected SLR. This does not take in to account extraordinary flood, storm or tidal events.

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:

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

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

The plan view shall depict the following:

- ☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;
- ☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.
- ☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;
- ☒ The location of all special aquatic sites at or within 100 feet of the subject property;
- ☒ Existing bank contours;
- ☒ The name and license number, if applicable, of each individual responsible for the plan, including:
 - a. The agent for tidal docking structures who determined elevations represented on plans; and
 - b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;
- ☒ The location and dimensions of all existing and proposed structures and landscape features on the property;
- ☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and
- ☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

- ☒ The nature and slope of the shoreline;
- ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and
- ☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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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.

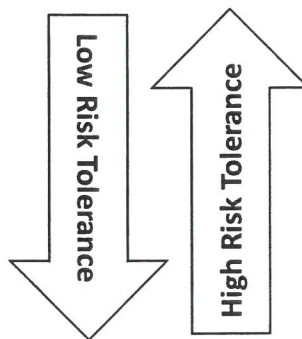
SECTION 10 – GUIDANCE

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.



SEA LEVEL PHOTOGRAPH – OCTOBER 31, 2025 – 10:44 AM

Elevations on Mean Lower Low Water

Station: 8419870, Seavey Island, ME

Status: Accepted (Dec 06 2021)

Units: Feet

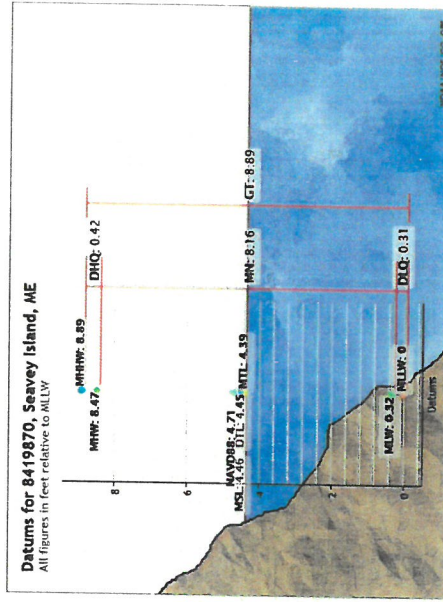
Control Station: 8418150 Portland, ME

Datum	Value
MHHW	8.89
MHW	8.47
MTL	4.39
MSL	4.46
DTL	4.45
MLW	0.32
MLLW	0.00
NAVD85	4.71
STND	-2.27
GT	8.89
MN	8.16
DHQ	0.42
DLQ	0.31
HWT	3.92
LWT	10.04
Max Tide	13.07
Max Tide Date & Time	01/13/2024 22:18
Min Tide	-3.27
Min Tide Date & Time	11/30/1955 00:00
HAT	10.58
HAT Date & Time	05/19/2034 04:30
LAT	-1.80
LAT Date & Time	01/14/2036 23:00

Tidal Datum Analysis Periods

Type here to search

Description	Value
Mean Higher-High Water	8.89
Mean High Water	8.47
Mean Tide Level	4.39
Mean Sea Level	4.46
Mean Diurnal Tide Level	4.45
Mean Low Water	0.32
Mean Lower-Low Water	0.00
North American Vertical Datum of 1988	4.71
Station Datum	-2.27
Great Diurnal Range	8.89
Mean Range of Tide	8.16
Mean Diurnal High Water Inequality	0.42
Mean Diurnal Low Water Inequality	0.31
Greenwich High Water Interval (in hours)	3.92
Greenwich Low Water Interval (in hours)	10.04
Highest Observed Tide	13.07
Highest Observed Tide Date & Time	01/13/2024 22:18
Lowest Observed Tide	-3.27
Lowest Observed Tide Date & Time	11/30/1955 00:00
Highest Astronomical Tide	10.58
HAT Date and Time	05/19/2034 04:30
Lowest Astronomical Tide	-1.80
LAT Date and Time	01/14/2036 23:00



Showing datums for

8419870 Seavey Island, ME

Datum
MLLW

Data Units
☒ Feet
☐ Meters

Epoch
☒ Present (1983-2001)
☐ Superseded (1960-1978)

Submit

Type here to search

Address

11:31 AM
11/3/2023

SEA LEVEL TRENDS

Home/Map

U.S. Stations

Global Stations

Trend Tables

Select

U.S. Trends Map

Monthly Anomalies

U.S. Regions

Select

Global Regional Trends

Relative Sea Level Trend

Interannual Variation

Regional Scenarios

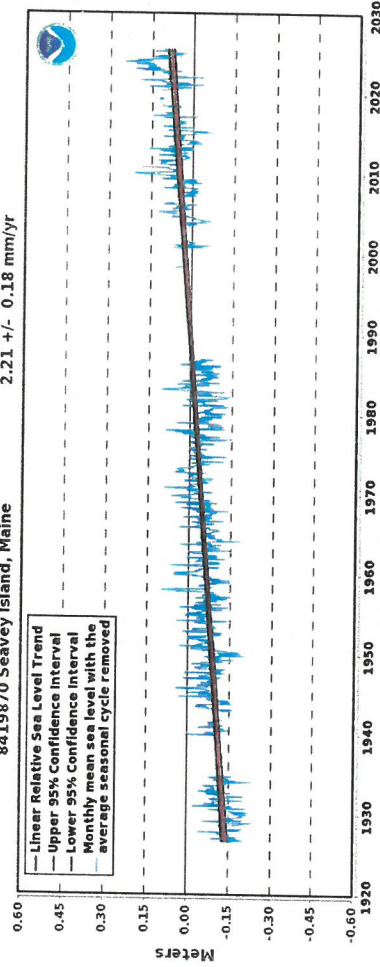
Average Seasonal Cycle

Variation Of 50-Year

RSL Trends

Relative Sea Level Trend 8419870 Seavey Island, Maine

8419870 Seavey Island, Maine 2.21 +/- 0.18 mm/yr



The relative sea level trend is 2.21 millimeters/year with a 95% confidence interval of +/- 0.18 mm/yr based on monthly mean sea level data from 1928 to 2024 which is equivalent to a change of 0.73 feet in 100 years.

Data for 2003-2019 stored in database as station 8423898

Plots show monthly mean sea levels without the regular seasonal fluctuations from coastal ocean temperatures, salinity, wind, atmospheric pressure, and ocean currents. The relative sea level trend is also shown with its 95% confidence interval. Relative Sea Level trends at the coast can be positive or negative. A negative trend does not mean the ocean surface is falling. It indicates the land is rising more quickly than the ocean in a particular area. Trends close to zero indicate the land is rising at nearly the same rate as the ocean.

Plotted values are relative to the most recent Mean Sea Level datum established by CO-OPS. Calculated trends are available as a table in millimeters/year and in feet/century (0.3 meters = 1 foot). If present, solid vertical lines indicate dates of any major earthquakes in the vicinity of the station. Dashed vertical lines bracket any periods of questionable data or a possible datum shift.

2.21 mm/yr x 70 years = 154.7 mm rise = 154.7 mm/inch = 6" +/- sea level rise in 70 years (not including storm events, storm surge events)

EXTREME WATER LEVELS

- Alabama
- Alaska
- California
- Connecticut
- Delaware
- Florida
- Georgia
- Hawaii
- Louisiana
- Maine
- Maryland
- Massachusetts
- New Jersey
- New York
- North Carolina
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- Texas
- Virginia
- Washington
- Washington DC
- Island Stations

STATION COMPARISONS

Select

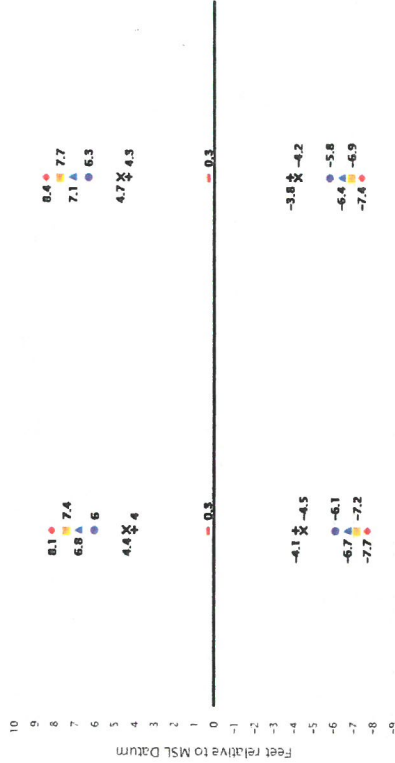
Exceedance Probability Levels and Tidal Datums

8419870 Seavey Island, ME



Change to Meters

2030 Linear Projection



Annual Exceedance Probability Levels and Tidal Datums

99% 50% 10% 1% MLW MLW + MHW MHW + NAVD88

NOAA NOS Center for Operational Oceanographic Products and Services

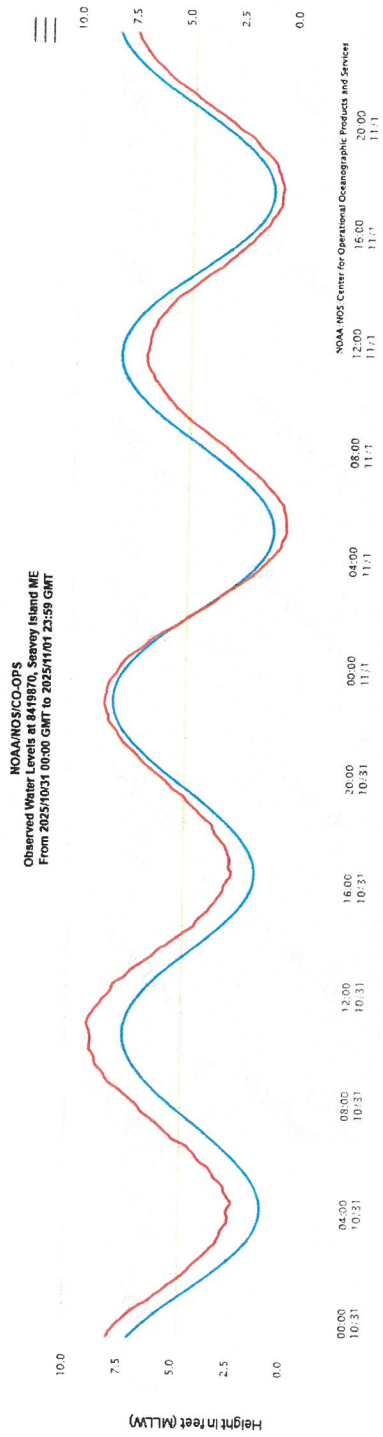
Annual exceedance probability levels, displayed in meters or feet, relative to tidal datum and the geoidetic North American Vertical Datum (NAVD88), if available. See the Annual Exceedance Probability tab for 95% confidence intervals for each of the exceedance probability levels shown here.

On the left, exceedance probability levels for the mid-year of the National Tidal Datum Epoch (1983-2001) Mean Sea Level (MSL) datum, currently in effect at most stations, are displayed. For stations with rapid sea level rates, such as those in Louisiana, Texas, and Alaska, a 5-year modified epoch MSL datum is used. On the right, projected exceedance probability levels and tidal datums are displayed. The values of the projected levels are based on the linear relative sea level trend and can be displayed for

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Address

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Options for

8419670 Seavey Island

From: Oct 31 2025 To: Nov 1 2025

Units Standard Timezone GMT Datum ILLW

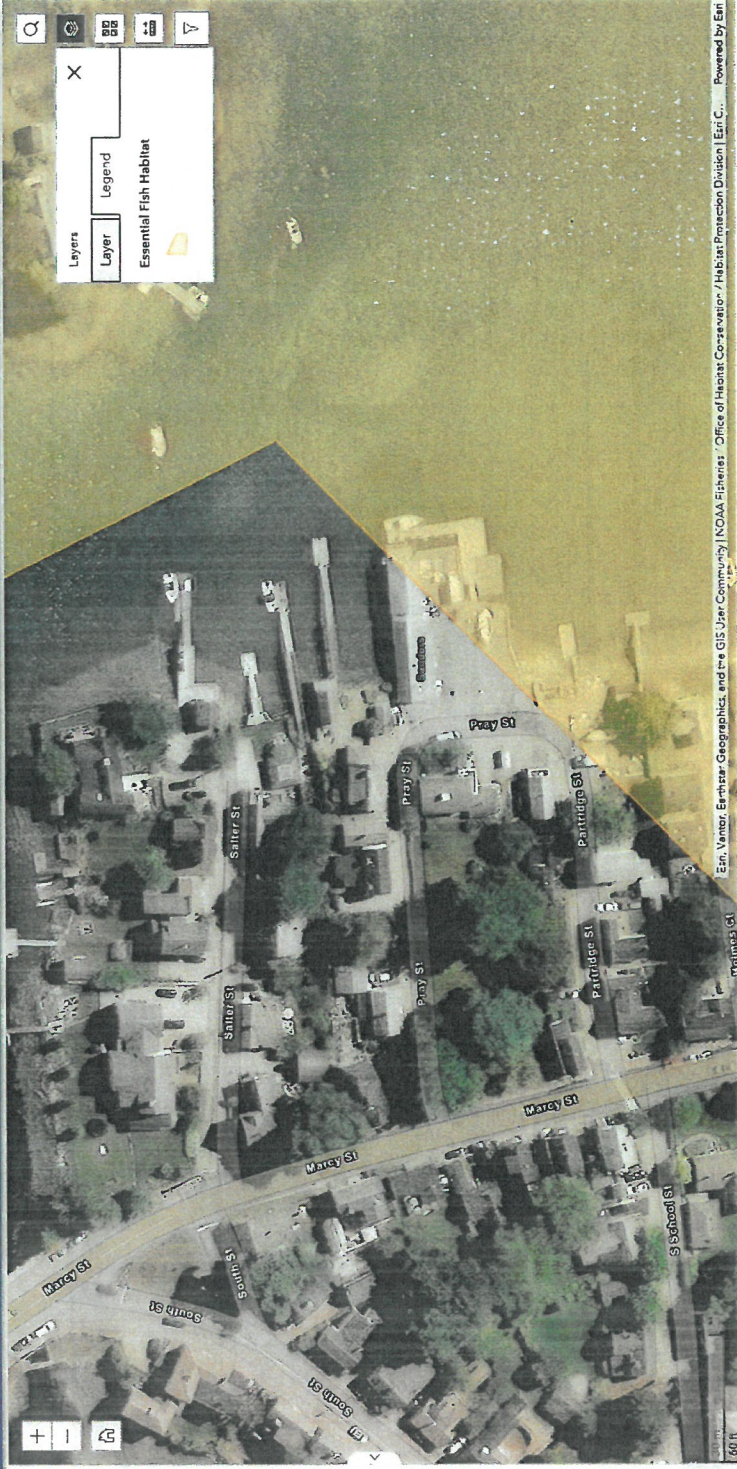
Shift dates M Back 1 Day M Forward 1 Day Interval 6 min 1 hr Day Month Update

Data Listing		Web Services		Export to CSV	
Date	Time (GMT)	Predicted (ft)	Preliminary (ft)	Verified (ft)	
2025/10/31	00:00	7.048	8.01	-	
2025/10/31	00:06	6.93	7.92	-	
2025/10/31	00:12	6.807	7.88	-	

Essential Fish Habitat Mapper

Atlantic Highly Migratory Species

- ☒ Habitat Areas of Particular Concern
- ☒ Essential Fish Habitat
- ☒ Reference Data



Layers

Layer

Legend

Essential Fish Habitat

Choose Another Council

Generate Report

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Address

En, Vantor, Earthstar, Geographics, and the GIS User Community | NOAA Fisheries | Office of Habitat Conservation / Habitat Protection Division | ERI C... Powered by Esri

11:37 AM
11/3/2025

ESSENTIAL FISH HABITAT MAPPER RESULTS – NO ESSENTIAL FISH HABITAT



National Oceanic and Atmospheric Administration

Government Shutdown Notice

Essential Fish Habitat Mapper

New England FMC / Mid-Atlantic FMC

- ☒ EFM Average Projected Ecosystem Function
- ☒ Habitat Areas of Particular Concern
- ☒ Increase opacity
- ☒ Decrease opacity
- ☒ Essential Fish Habitat
- ☒ Reference Data

Layers

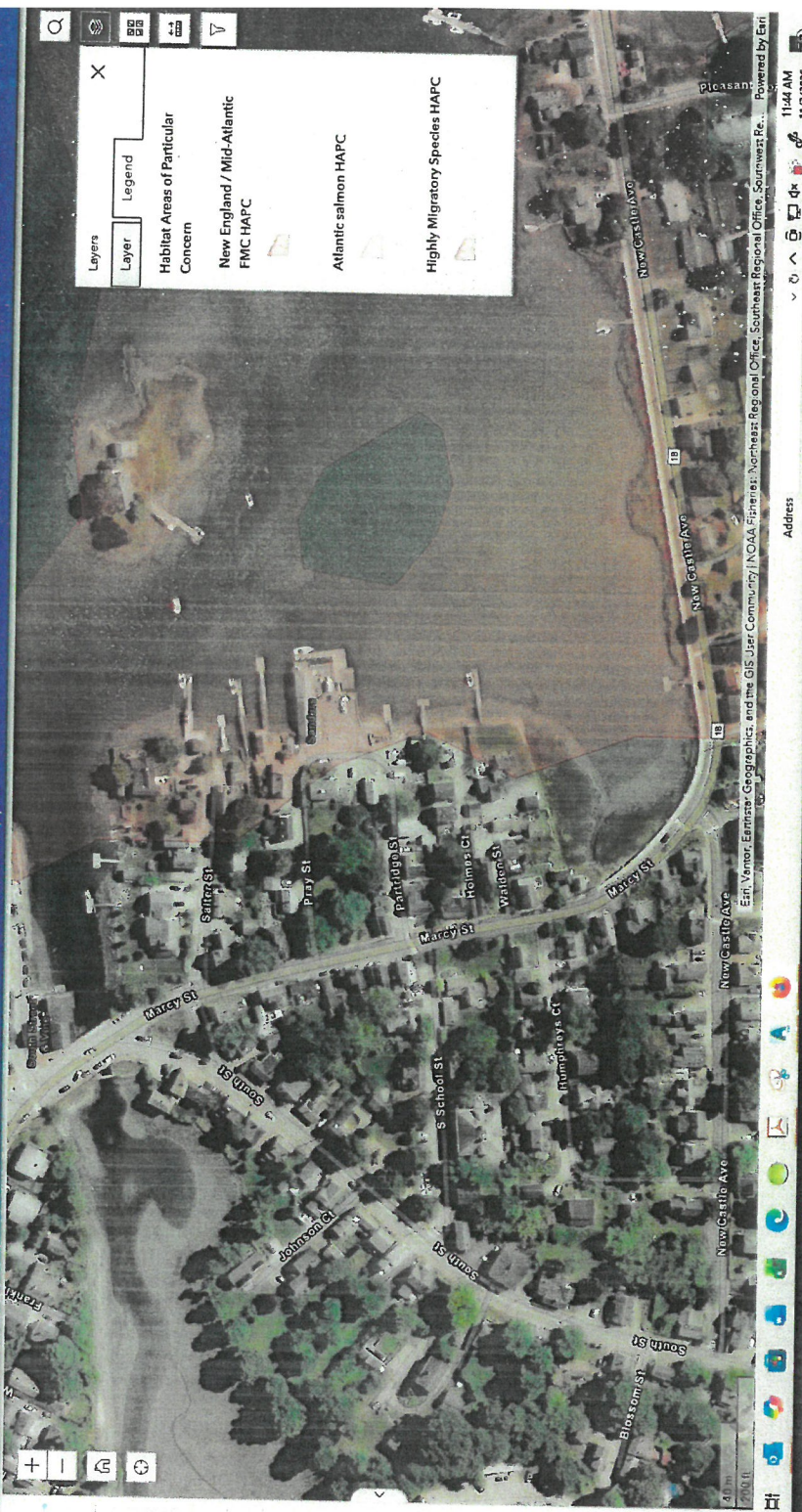
Layer Legend

Habitat Areas of Particular Concern

New England / Mid-Atlantic FMC HAPC

Atlantic salmon HAPC

Highly Migratory Species HAPC



Choose Another Council

Generate Report

Type here to search

Address

11:44 AM
11/3/2025

ESSENTIAL FISH HABITAT MAPPER RESULTS – VARIOUS SPECIES INDICATED AS POTENTIAL

COMMENT: GRAPHICS DO NOT APPEAR TO BE ACCURATE AS LOCATIONS FOR FISH ARE CLEARLY ON LAND. MOOT POINT, PROJECT PROPOSES NO IMPACTS TO WATER AREAS. ALL APPROPRIATE EROSION & SEDIMENTATION PREVENTION WILL BE UTILIZED DURING CONSTRUCTION.



AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management

Wetlands Bureau

[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in [Attachment A: Minor and Major Projects \(NHDES-W-06-013\)](#)).

The following definitions and abbreviations apply to this worksheet:

- "A/M BMPs" stands for [Wetlands Best Management Practice Techniques for Avoidance and Minimization](#) dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- "Practicable" means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION

APPLICANT LAST NAME, FIRST NAME, M.I.: NICHOLSON, REBECCA T. & KENNETH J.

PROJECT STREET ADDRESS: 53 PRAY STREET

PROJECT TOWN: PORTSMOUTH

TAX MAP/LOT NUMBER: 102 / 40

SECTION 2 - PRIMARY PURPOSE OF THE PROJECT

Env-Wt 311.07(b)(1)

Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.

☐ Yes ☒ No

If you answered "no" to this question, describe the purpose of the "non-access" project type you have proposed:

SITE IMPROVEMENTS TO THE RESIDENTIAL LOT INCLUDING REPLACING MAJORITY OF LANDSCAPING AND REDUCING EXISTING IMPERVIOUS SURFACES WITH PERVIOUS PAVERS WHERE POSSIBLE. RENOVATIONS TO THE RESIDENCE OCCUR IN THE SAME FOOTPRINT. DRAINAGE UNDERGROUND UTILITIES AND STORMWATER TREATMENT WILL OCCUR IN ADDITION TO REPLACEMENT OF DILAPIDATED DECK AT BOATHOUSE. THE EXISTING PORCH WILL BE REPLACED WITH A SUNROOM WITH A ROOF TOP DECK ABOVE.

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 3 - A/M PROJECT DESIGN TECHNIQUES

Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.

Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, 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.	☒ Check ☐ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☒ Check ☐ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☐ Check ☒ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☐ Check ☒ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

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A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	☐ Check ☒ N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	☐ Check ☒ N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	☐ Check ☒ N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	☐ Check ☒ N/A
SECTION 4 - NON-TIDAL SHORELINE STRUCTURES		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	☐ Check ☒ N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	☐ Check ☐ N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	☐ Check ☒ N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	☐ Check ☒ N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	☐ Check ☒ N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has 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.	☐ Check ☒ N/A



**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: Rebecca T. & Kenneth J. Nicholson

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?

NO

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?

NO

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

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

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

N/A

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?](#)

PERMEABLE PAVERS HAVE BEEN UTILIZED TO REPLACE THE IMPERVIOUS PATIO.

BMPS WILL BE UTILIZED TO PREVENT EROSION AND SEDIMENTATION DURING CONSTRUCTION.

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.*

Not applicable. There are no changes or effects on wetlands functions and values adjacent to the parcel. The existing small lot is entirely previously disturbed and developed and will remain as such except that native plantings will be incorporated into the landscaping, appropriate measures will be taken during construction to prevent erosion and sedimentation.

The renovations of the outside patio area will include replacing impervious pavers with pervious pavers thereby reducing impervious on the lot and improving stormwater management and runoff quality.



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: Rebecca & Kenneth Nicholson **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.

THE PROJECT IS REPLACING THE LANDSCAPING AND IMPERVIOUS PATIO ON THE SMALL PARCEL. THE PATIO WILL BE REPLACED WITH PERMEABLE MATERIALS AND NATIVE PLANTINGS WILL BE INCORPORATED INTO THE LANDSCAPING PLAN. THE RESIDENCE IS BEING RENOVATED WITH A COVERED DECK BEING RECONSTRUCTED AS A SUN ROOM WITH A DECK ABOVE IN THE SAME FOOTPRINT.

EXISTING UTILITIES WILL BE UPDATED AND AN EXISTING GENERATOR CONCRETE PAD WILL BE MOVED FURTHER FROM THE RESOURCE.

A DILAPIDATED DECK WILL BE REPLACED AT THE BOATHOUSE.

TOTAL IMPERVIOUS COVERAGE WILL BE REDUCED.

ALL APPROPRIATE BMPS WILL BE UTILIZED DURING THE DEMOLITION/CONSTRUCTION ACTIVITIES INCLUDING SILT SOX AT THE PERIMETER.

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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.

n/a - There is a Mud flat adjacent to the parcel. All appropriate measures will be taken during construction to prevent erosion and sedimentation during the landscaping and permeable patio and paver walks installation.

No impacts to the resource area is proposed.

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

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.

No impacts are expected to the identified threatened, endangered or species of special concern that exist in the areas within the vicinity. The total impact area is approximately 2,800 s.f. and is expected to be completed in a timely fashion in one phase.

There are no unaltered vegetation on the lot. One pruned, landscape specimen tree is expected to remain. Native plantings will be included in the landscaping.

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.

N/A - the project has no impact on these items. This is a private property.

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

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

N/A - the parcel abuts the Atlantic Ocean

**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 - the project is not in the vicinity of these systems or 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.

The project has no effect on drinking water supplies as the resource is tidal water.

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 - the project does not impact any 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.

N/A - this application does not pertain to such structures.

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.

N/A - this application does not propose any changes to the dock.

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.

N/A

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.

N/A

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.

N/A

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.

There are no changes to the existing access point to the resource. The area adjacent to the resource will have a reduction in impervious, an improvement in stormwater treatment. Erosion control measures will be installed prior to any ground disturbance in the impacted area.

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:

N/A - this is a minimum impact project. The 2,800 s.f. project does not impact or change any functions and values of any wetland system, species or community.

The project engineer has completed the checklists confirming this is a fully developed lot and will only be improved through the use of pervious materials where impervious exist, improved stormwater management in a manner and timeframe that will not endanger any plant, animal, bird or fish species within the vicinity of the small project.

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: ERIC D. WEINRIEB, PE

DATE OF ASSESSMENT: OCTOBER 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.



**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.*	☒	☐

2. Wetlands

	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	☐	☒
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.	☐	☒
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.)	☐	☒
2.5 The overall project site is more than 40 acres?	☐	☒
2.6 What is the area of the previously filled wetlands?	0 S.F.	
2.7 What is the area of the proposed fill in wetlands?	0 S.F.	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	0% / 0%	

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	☒	☐

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: 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.		
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)?		
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		
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?		
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**		

*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.

SHORELAND PERMIT APPLICATION WORKSHEET

Please include this worksheet with your permit application. Include a separate worksheet for each individual lot of record where impacts are proposed. "Pre-construction impervious surface area"¹ means all human-made impervious surfaces² currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction impervious area" means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

CALCULATING IMPERVIOUS AREA

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET	POST-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET
PRIMARY STRUCTURE(S) House and all attached decks and porches.	EXISTING RESIDENCE W/ ATTACHED COVERED DECK TO BE CONVERTED TO A SUN ROOM W/ DECK ABOVE	1435	1,435
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	GARAGE	200	200
	DRIVEWAY	345	345
	PATIO	290	0
	BRICK, COBBLESTONE WALKS	200	165
	CONCRETE PADS	70	30
	GRANITE STEPS, WALLS, CURB, CRUSHED STONE EDGING	284	284
TOTAL:		(A) 2,824	(B) 2,459
Area of the lot located within 250 feet of reference line, in square feet:			(C) 4,584
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) % 61.6
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			(E) % 53.6

¹ "Impervious surface area" as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

² "Impervious surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

STORMWATER MANAGEMENT REQUIREMENTS

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))	
☒	A net decrease or no net increase in impervious area is proposed (If [E] is less than or equal to [D]).
☐	The percentage of post-construction impervious area (E) is less than or equal to 20%. This project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐	A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 20%, but less than 30%. This project <i>requires</i> a stormwater management but <i>does not</i> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
☐	A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 30%. This project <i>requires</i> a stormwater management plan designed and certified by a professional engineer and <i>requires</i> plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score.

NATURAL WOODLAND AREA REQUIREMENTS

DETERMINE THE AREA TO REMAIN AS NATURAL WOODLAND		
Total area of the lot, in square feet, between 50 feet and 150 feet of the reference line, within which the vegetation currently exists as natural woodland ³ (see definition below).	(F)	0 S.F.
Total area of the lot, in square feet, between 50 feet and 150 feet from the reference line.	(G)	470 S.F.
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H)	118 S.F.
Enter the lesser of area (F) and calculation (H) on this line, in square feet. To comply with the <i>natural woodland area requirement</i> , this is the minimum area that must remain as natural woodland between 50-150 feet from the reference line. This area must be represented on all plans, and this area, exclusive of existing lawn, must remain in an unaltered state ⁴ .	(I)	0 S.F.
Name of person who prepared this worksheet: ERIC D. WEINRIEB, P.E.		
NHDES WETLANDS PERMIT APPLICATION PLAN & GRADING AND Name and date of the plan associated with this worksheet: STORMWATER MANAGEMENT PLAN, NOVEMBER 5, 2025		

³ "Natural woodland" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

⁴ "Unaltered state" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).

53 PRAY ST**Location** 53 PRAY ST**Mblu** 0102/ 0040/ 0000/ /**Acct#** 32915**Owner** NICHOLSON KENNETH J**PBN****Assessment** \$2,341,500**Appraisal** \$2,341,500**PID** 32915**Building Count** 2**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,396,000	\$945,500	\$2,341,500
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,396,000	\$945,500	\$2,341,500

Owner of Record

Owner NICHOLSON KENNETH J
Co-Owner NICHOLSON REBECCA T
Address 12 CHAPEL RD
 NORTH HAMPTON, NH 03862

Sale Price \$3,900,000
Certificate
Book & Page 6597/495
Sale Date 01/10/2025
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NICHOLSON KENNETH J	\$3,900,000		6597/495	00	01/10/2025
SCHORSCH JOAN A REVOC TRUST OF 2014	\$0		5569/1031	44	10/22/2014
SCHORSCH JOAN	\$0		5426/0246		04/04/2013
SCHORSCH JOHN	\$750,000		5192/1861	00	02/07/2011
STEELE HELEN T	\$0		2472/0088		12/09/1983

Building Information

Year Built:	1750
Living Area:	1,884
Replacement Cost:	\$1,158,036
Building Percent Good:	97
Replacement Cost	
Less Depreciation:	\$1,123,300

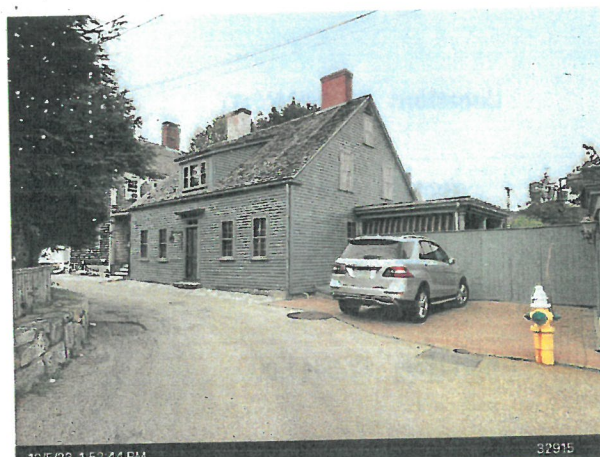
Building Attributes

Field	Description
Style:	Historical
Model	Residential
Grade:	A+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Warm Air
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	2
Total Rooms:	7
Bath Style:	Above Avg Qual
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	2
Extra Openings	2
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building 2 : Section 1

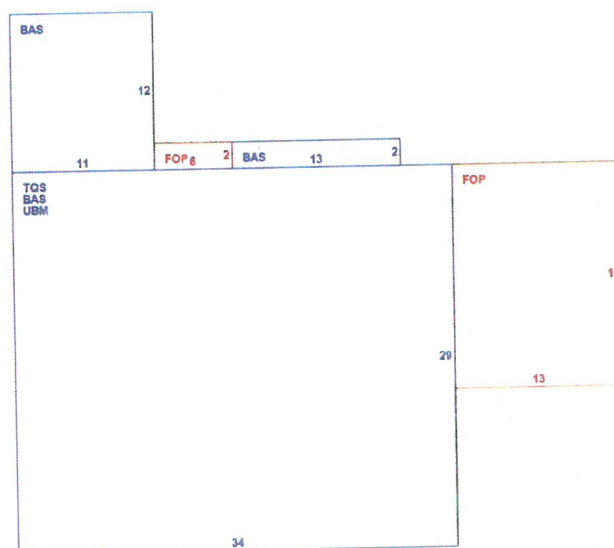
Year Built: 1950
Living Area: 400

Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos//
\\0039\32915_32915_1_1.JPG)

Building Layout



(ParcelSketch.ashx?pid=32915&bid=32915)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,144	1,144
TQS	Three Quarter Story	986	740
FOP	Porch, Open	233	0
UBM	Basement, Unfinished	986	0
		3,349	1,884

Replacement Cost: \$252,210

Building Percent Good: 98

Replacement Cost

Less Depreciation: \$247,200

<https://gis.vgsi.com/PortsmouthNH/Parcel.aspx?Pid=3291>:
Building Photo

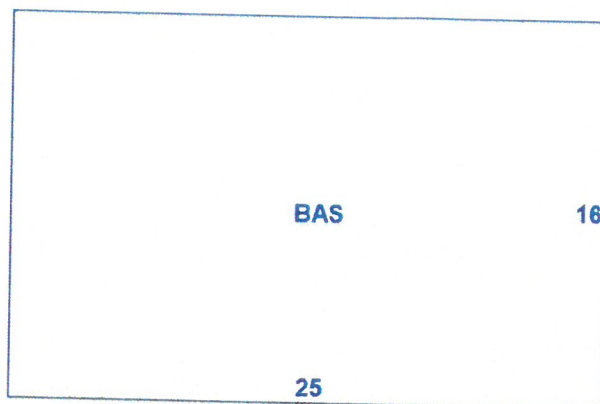


(<https://images.vgsi.com/photos2/PortsmouthNHPhotos//default.jpg>)

Building Attributes : Bldg 2 of 2

Field	Description
Style:	Cottage
Model	Residential
Grade:	A-
Stories:	
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Flr 1	Vinyl Plank
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	
Extra Openings	
Metal Fireplaces	
Extra Openings 2	
Bsmt Garage	

Building Layout



([ParcelSketch.ashx?pid=32915&bid=52650](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	400	400
		400	400

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WDK1	WOOD DECK	02	DETACHED	266.00 S.F.	\$4,700	1
WDK1	WOOD DECK	02	DETACHED	128.00 S.F.	\$2,200	1
FGR1	GARAGE-AVE	02	DETACHED	190.00 S.F.	\$4,800	1
RD2	BOAT DCK MED RES			232.00 SF	\$7,400	1
RD2	BOAT DCK MED RES			200.00 SF	\$6,400	1

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$601,300	\$624,900	\$1,226,200
2022	\$601,300	\$624,900	\$1,226,200
2021	\$601,300	\$624,900	\$1,226,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$601,300	\$624,900	\$1,226,200
2022	\$601,300	\$624,900	\$1,226,200
2021	\$601,300	\$624,900	\$1,226,200

4 of 4

Transfer Tax = \$ _____

Carly Ann Stacy

LCHIP	ROA697151	25.00
TRANSFER TAX	RO134249	58,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **Joan A. Schorsch**, as Trustee of the **Joan A. Schorsch Revocable Trust of 2014**, a New Hampshire living trust u/d/t dated October 15, 2014, of 53 Pray Street, City of Portsmouth, State of New Hampshire 03801, for consideration paid, grants to **Kenneth J. Nicholson and Rebecca T. Nicholson**, husband and wife, both of 12 Chapel Road, North Hampton, New Hampshire 03862, as joint tenants with rights of survivorship, with WARRANTY COVENANTS, the following described real property located in Portsmouth, NH:

A certain tract or parcel of land, together with the buildings and improvements thereon, situated on the northerly side of Pray Street, in the City of Portsmouth, County of Rockingham, State of New Hampshire, and being more particularly bounded and described as follows:

1. On the South by Pray Street to the Piscataqua River;
2. On the West by land now or formerly of Raimond and Ruth Bowles forty-six and five tenths (46.5) feet;
3. On the North by land now or formerly of Raimond and Ruth Bowles to the Piscataqua River;
4. On the East by the Piscataqua River.

Meaning and intending to describe and convey the same premises conveyed to the herein Grantor by virtue of a deed from Joan Schorsch dated October 15, 2014, and recorded in the Rockingham County Registry of Deeds at Book 5569, Page 1031 on October 22, 2014.

Joan A. Schorsch, a single person, releases all rights of homestead.

TRUSTEE'S CERTIFICATE

The undersigned Trustee is the Trustee of the Joan A. Schorsch Revocable Trust of 2014 and states pursuant to N.H. R.S.A. 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof. The Declaration of Trust has not been amended, revoked or altered in any way so as to affect the power of the Trustee to convey any interest in real estate and improvements thereon.

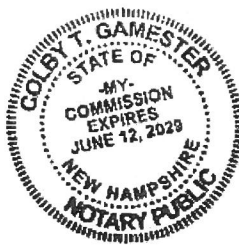
EXECUTED this 12 day of December 2024.

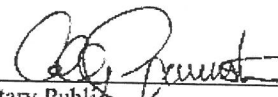
Joan A. Schorsch Revocable Trust of 2014


Joan A. Schorsch, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 12th day of December 2024, before me personally appeared the above-named Joan A. Schorsch, in her capacity as Trustee of the Joan A. Schorsch Revocable Trust of 2014, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained and in her said capacity.




Notary Public
My Commission Expires: 6/12/2029

MAY 1959 DEED

BK2373 P1540

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Charles J. Griffin, of Portsmouth, County of Rockingham, State of New Hampshire, executor under the Will of Nellie F. Holmes, late of Portsmouth, New Hampshire, by the power conferred by license to sell real estate of Rockingham County Probate Court and every other power, FOR CONSIDERATION OF NINETY FIVE THOUSAND (\$95,000.00) DOLLARS, paid, grant to Burton W.F. Trafton, Jr. and Mervyn E. Bronson of 85 Gates Street, Portsmouth, County of Rockingham, State of New Hampshire, as joint tenants with rights of survivorship, the following described premises:

A certain lot or parcel of land with the buildings thereon situate on the northerly side of Pray Street, in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

On the South by Pray Street to the Piscataqua River; on the West by Raimond and Ruth Bowles, Forty-six and five tenths (46.5) feet; on the North by Raimond and Ruth Bowles to the Piscataqua River; on the East by the Piscataqua River.

See deed of Gladys F. Morgan to Nellie F. Holmes dated May, 1959 and recorded in the Rockingham Registry, Book 1504, Page 245.

See also Rockingham Probate Records #55067.

WITNESS MY HAND AND SEAL THIS 29 day of September, 1980.

Marjorie L. Sandler
Witness Marjorie L. Sandler

Charles J. Griffin
Charles J. Griffin - Executor
Book P 1540

State of New Hampshire

Rockingham, ss

Personally appeared Charles J. Griffin, executor of the Estate of Nellie F. Holmes, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed same for the purposes therein contained.

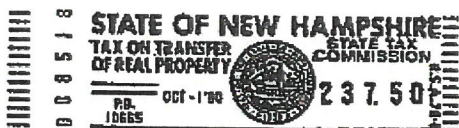
Before me,

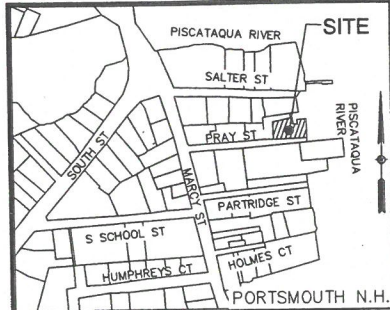
Marjorie L. Sandler
Justice of the Peace/Notary Public
Marjorie L. Sandler

Oct 1 1 42 PM '80

Rockingham County
Registry of Deeds

19794





LOCUS

(N.T.S.)

LEGEND:

- GUY
- IRON PIPE (AS NOTED)
- WOOD FENCE
- ▨ PAVEMENT
- ▨ CONCRETE
- ▨ PAVED
- ▨ RETAINING WOOD WALL
- ▨ ROCK AREA
- ▨ STONE WALKWAY
- ▨ L.S.A. LANDSCAPE AREA
- UTILITY POLE
- ☆ LAMP
- OVERHEAD WIRES
- ⊞ ELECTRIC METER
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 101-03 TAX SHEET / LOT NO.
- ▶ WATER VALVE
- ◀ WATER SHUT OF GATE VALVE
- ☼ DECIDUOUS TREE
- STONE WALL
- X 51.7' SPOT GRADE
- ⊞ GAS METER
- ☼ CONIFEROUS TREE (ARBORVITAE)
- S SEWER MAIN
- D DRAIN MAIN
- GAS LINE
- W WATER LINE
- ⊞ SEWER MANHOLE
- ⊞ HYDRANT
- ⊞ DOWNSPOUT
- THLD. THRESHOLD

REFERENCE PLANS:

- "BOUNDARY LINE AGREEMENT PLAN TAX MAP 102 - LOTS 33 & 38." DATED JULY 6, 2010 AND PREPARED BY AMBIT ENGINEERING, INC. RCRD #D-36438.
- "PLAN OF LOT #43 PRAY STREET." DATED AUGUST 1968 AND PREPARED BY JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JMD FILE #2366 PLAN #456.
- "PLAN OF LAND, 445 MARCY STREET." DATED SEPTEMBER 1, 1994 AND PREPARED BY BY DURGIN, VERRA AND ASSOCIATES, RCRD #D-23172.
- "SUBDIVISION PLAN 445 MARCY STREET." DATED OCTOBER 13, 2022 AND PREPARED BY JAMES VERRA & ASSOCIATES, RCRD #D-43569.
- "PLAN OF LOTS, RUTH PRICE SILVA." DATED OCTOBER 2, 1980 AND PREPARED BY KIMBALL CHASE, RCRD #D-9887.
- "BOUNDARY SURVEY FOR ROBERT BYRNES AND PATRICIA TOBEY." DATED OCTOBER 13, 2004 AND PREPARED BY ALEX ROSS, RCRD #D-32044.
- "STANDARD BOUNDARY SURVEY, WESTON." DATED AUGUST 2006 AND PREPARED BY AMBIT ENGINEERING, RCRD D-34272.
- "DRIVEWAY AND ACCESS EASEMENT PLAN TAX MAP 102 - LOT 37." DATED DECEMBER 12, 2017 AND PREPARED BY AMBIT ENGINEERING, RCRD #D-40555.
- WORKSHEETS AND FIELD NOTES OF JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JMD FILE #2366.
- "PLAN OF PRAY STREET SHOWING LINES AS EXISTED IN 1905 AND 1939" DATED OCTOBER 13, 1939 PREPARED BY W.L. HASKELL. ON FILE WITH PORTSMOUTH DPW, FILE #T0404.
- "CITY OF PORTSMOUTH, N.H. CONSTRUCTION DRAWING FOR SEWER SYSTEM IMPROVEMENTS, CONTRACT NO. 3, E.P.A. NO. C-330196-03." LAST REVISED MAY 1, 1980 AND PREPARED BY WRIGHT, PIERCE, BARNES & WAYMAN. ON FILE WITH PORTSMOUTH DPW FILE #1841.

SEWER TABLE

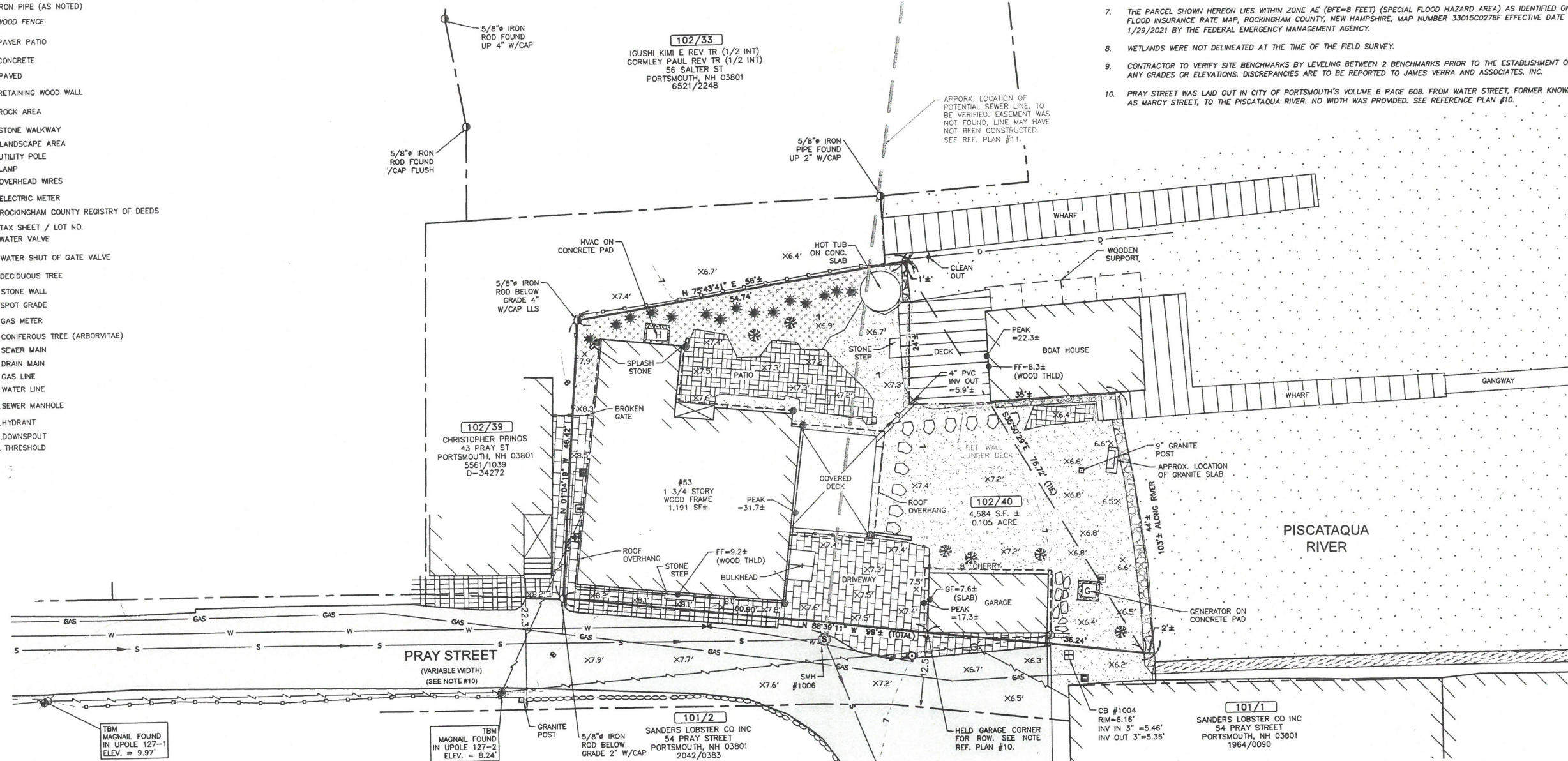
SMH# 1081
RIM EL=10.33'
(1) INV OUT 8" PVC= 3.35'
(2) INV OUT 8" PVC= 3.35'

SMH# 1006
RIM EL=7.7'
(1) INV IN 8" PVC= 0.08'
(2) INV OUT 8" PVC= 0.05'

SMH# 1003
RIM EL=6.27'
(1) INV IN 8" PVC= 34.70'
(2) INV IN 8" PVC= 32.47'

NOTES:

- OWNER OF RECORD: KENNETH J. NICHOLSON
ADDRESS: 12 CHAPEL, NORTH HAMPTON, N.H.
DEED REFERENCE: BK: 6597 PG: 495
TAX SHEET / LOT: 102 / 40
- PORTSMOUTH ZONED: WATERFRONT BUSINESS (WB), OVERLAY HISTORIC DISTRICT (HD)
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 100'
DEPTH: 100'
BUILDING COVERAGE: 20%
*THE AVERAGE ALIGNMENTS: (3.04'+30')/2 = 17'
WETLAND BUFFER: 100'
VEGETATED BUFFER STRIP: 25'
PROTECTED SHORELAND (STATE BUFFER): 250'
FRONT YARD SETBACK: 30'
SIDE & REAR YARD SETBACK: 30' & 20'
LOT COVERAGE: 30%
HEIGHT: 35'
LIMITED CUT AREA: 50'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON FOR FUTURE SITE DESIGN AND PERMITTING.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED ON MARCH 10, 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-MI/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS WERE NOT DELINEATED AT THE TIME OF THE FIELD SURVEY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- PRAY STREET WAS LAID OUT IN CITY OF PORTSMOUTH'S VOLUME 6 PAGE 608. FROM WATER STREET, FORMER KNOWN AS MARCY STREET, TO THE PISCATAQUA RIVER. NO WIDTH WAS PROVIDED. SEE REFERENCE PLAN #10.



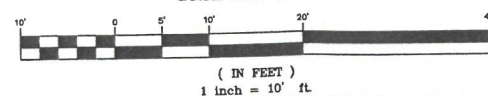
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE

GRAPHIC SCALE



PRELIMINARY
SUBJECT TO CHANGE

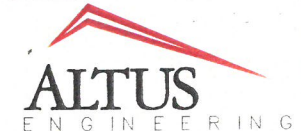
SURVEYOR:



101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557

JOB NO: 25-2018

ENGINEER:



133 Court Street
(603) 433-2335
Portsmouth, NH 03801
www.altus-eng.com

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

4/29/2025

REVISIONS

NO. DESCRIPTION BY DATE

1

DRAWN BY:

DK

APPROVED BY:

RMF

DRAWING FILE: 25-2018 ALTUS 53 PRAY ST.DWG

SCALE:

22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

APPLICANT:

KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

OWNER:

KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

PROJECT:

53 PRAY
TAX MAP 102, LOT 40
STREET
PORTSMOUTH
NEW HAMPSHIRE

TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

S-1

ALTUS JOB#5673



Photo #1:
Looking northeasterly at the existing residence and sidewalk.
April 28, 2025



Photo #2:
Looking northly at the broken gate.
April 28, 2025

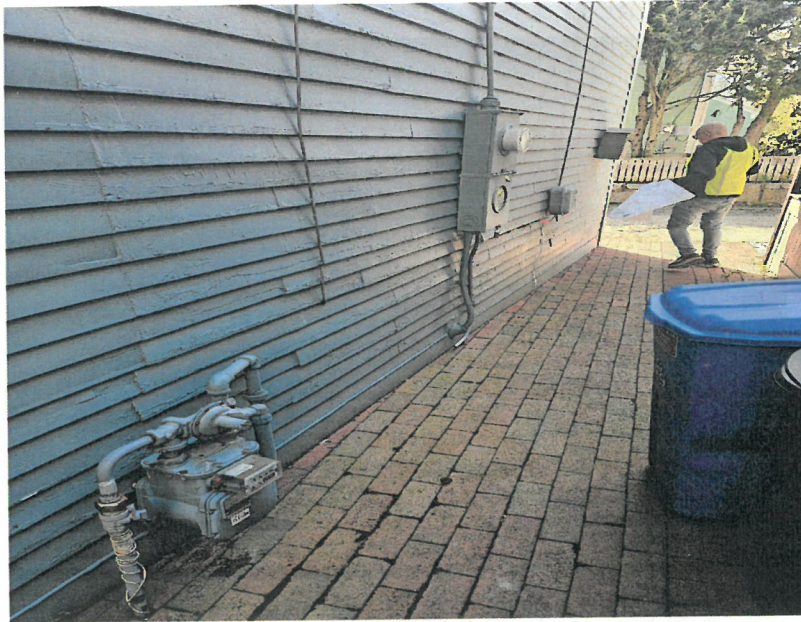


Photo #3:
Looking southerly at the utility meters on the west side of the house.
April 28, 2025

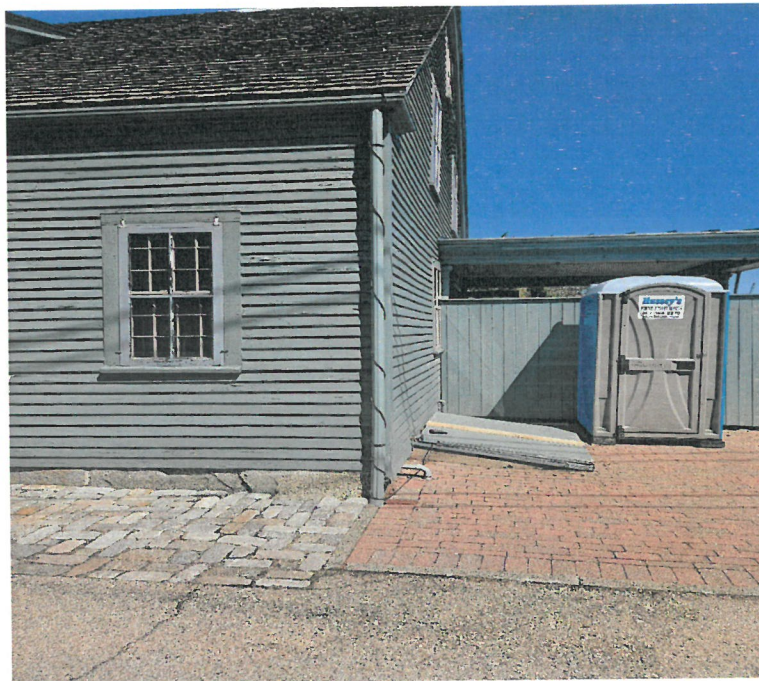


Photo #4:
Looking northerly at the existing driveway, walkway, and bulkhead.
April 28, 2025



Photo #5:
Looking southeasterly at abutter and Piscataqua River beyond.
April 28, 2025



Photo #6:
Looking northwesterly at existing porch to be modified into a sun porch
April 28, 2025



Photo #7:
Looking southeasterly at the existing garage to remain.
April 28, 2025



Photo #8:
Looking easterly at existing garage and landscaping.
April 28, 2025



Photo #9:
Looking easterly at the garage, hydrant, utility pole, and waters edge.
April 28, 2025

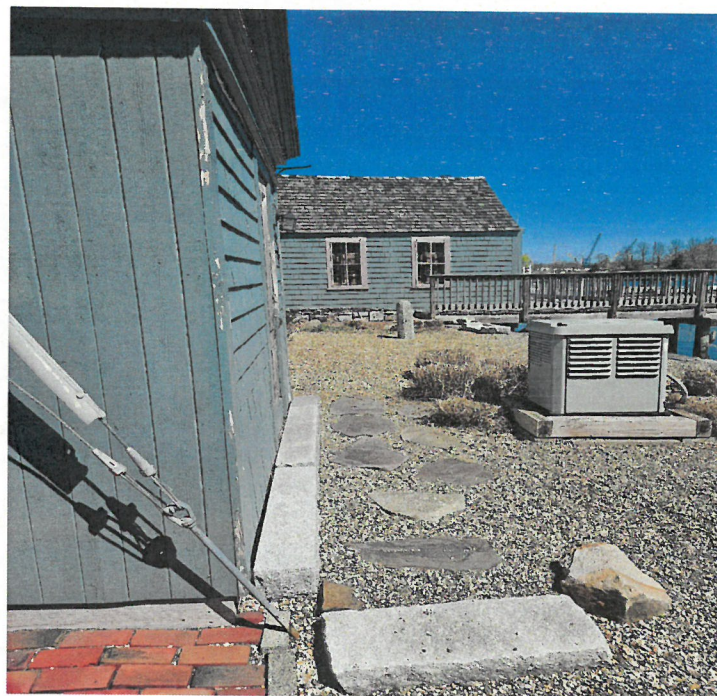


Photo #10:
Looking northerly at stepping stone walk & generator, the boathouse is
beyond. Piscataqua River to the right.
April 28, 2025



Photo #11:
Looking easterly at an existing tree, dock, and
stone seawall & shoreline.
April 28, 2025

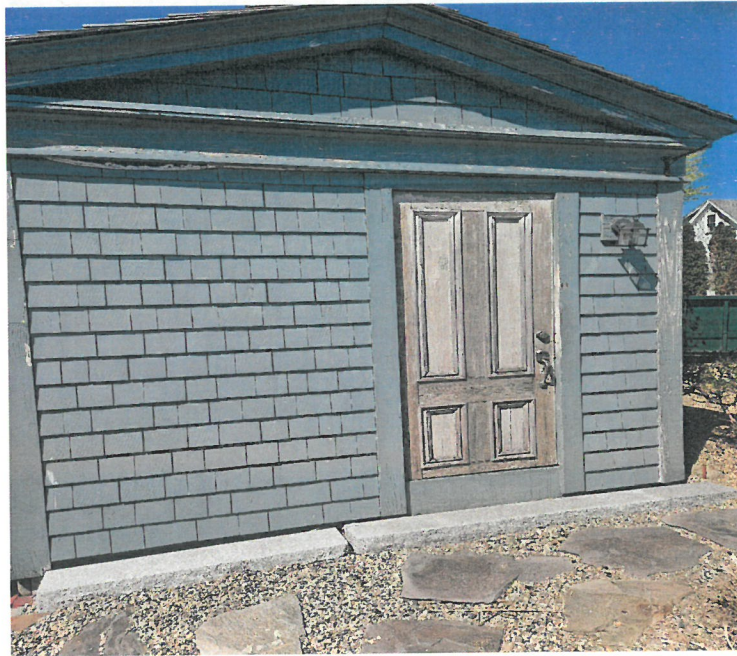


Photo #12:
Looking westerly at the back of the garage and stone walk.
April 28, 2025

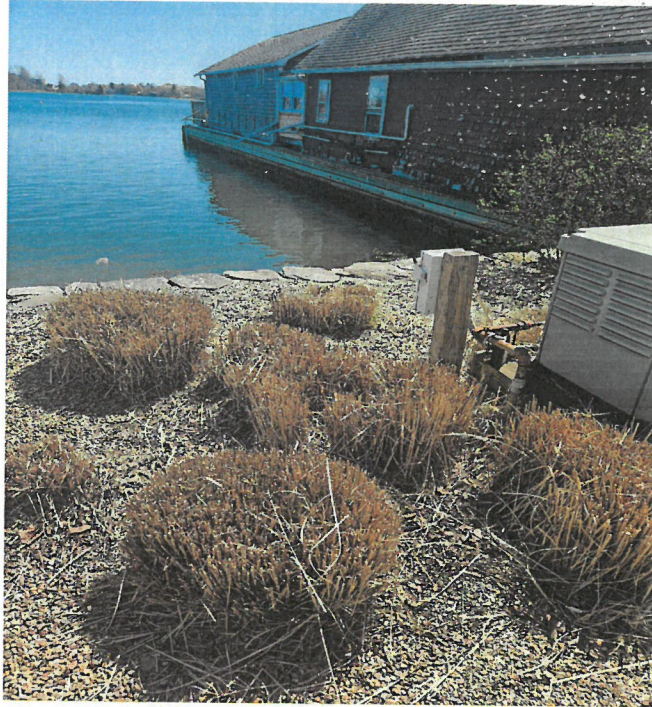


Photo #13:
Looking southeasterly towards the shoreline looking at existing shrubs.
April 28, 2025



Photo #14:
Looking westerly towards the covered deck to be modified into a sun
porch with deck above. April 28, 2025

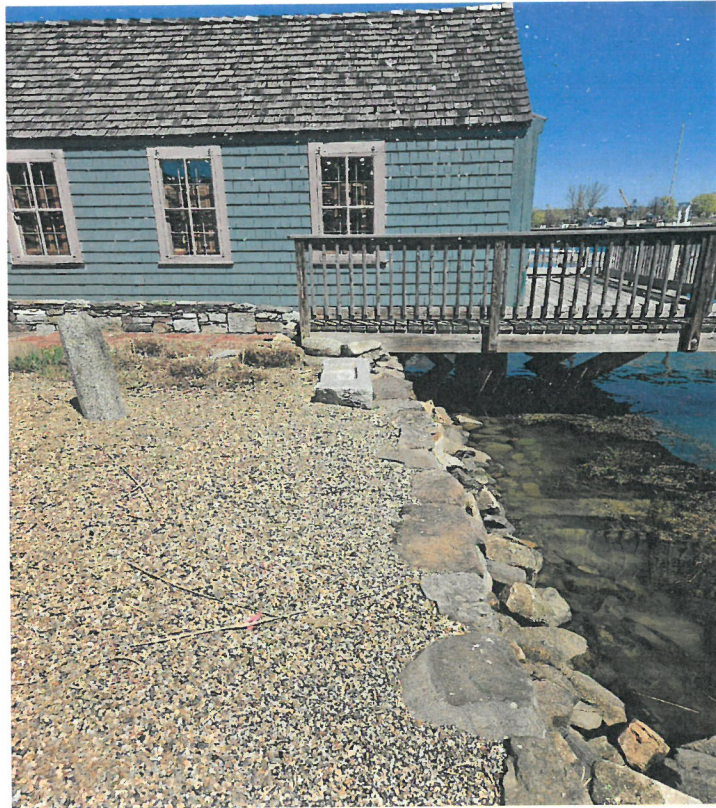


Photo #15:
Looking northerly at the existing boathouse and granite structures.
April 28, 2025



Photo #16:
Looking easterly at the brick walkway to be removed leading to the dock
which is to remain. April 28, 2025



Photo #17:
Looking northwesterly at existing deck to be replaced.
April 28, 2025



Photo #18:
Looking westerly towards existing garden features, deck, and porch.
April 28, 2025

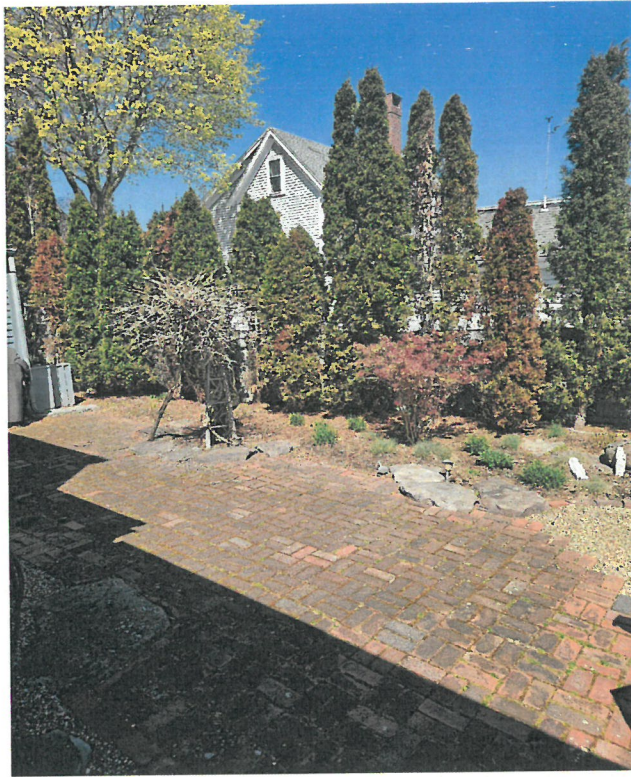


Photo #19:
Looking northwesterly towards existing garden features.
April 28, 2025



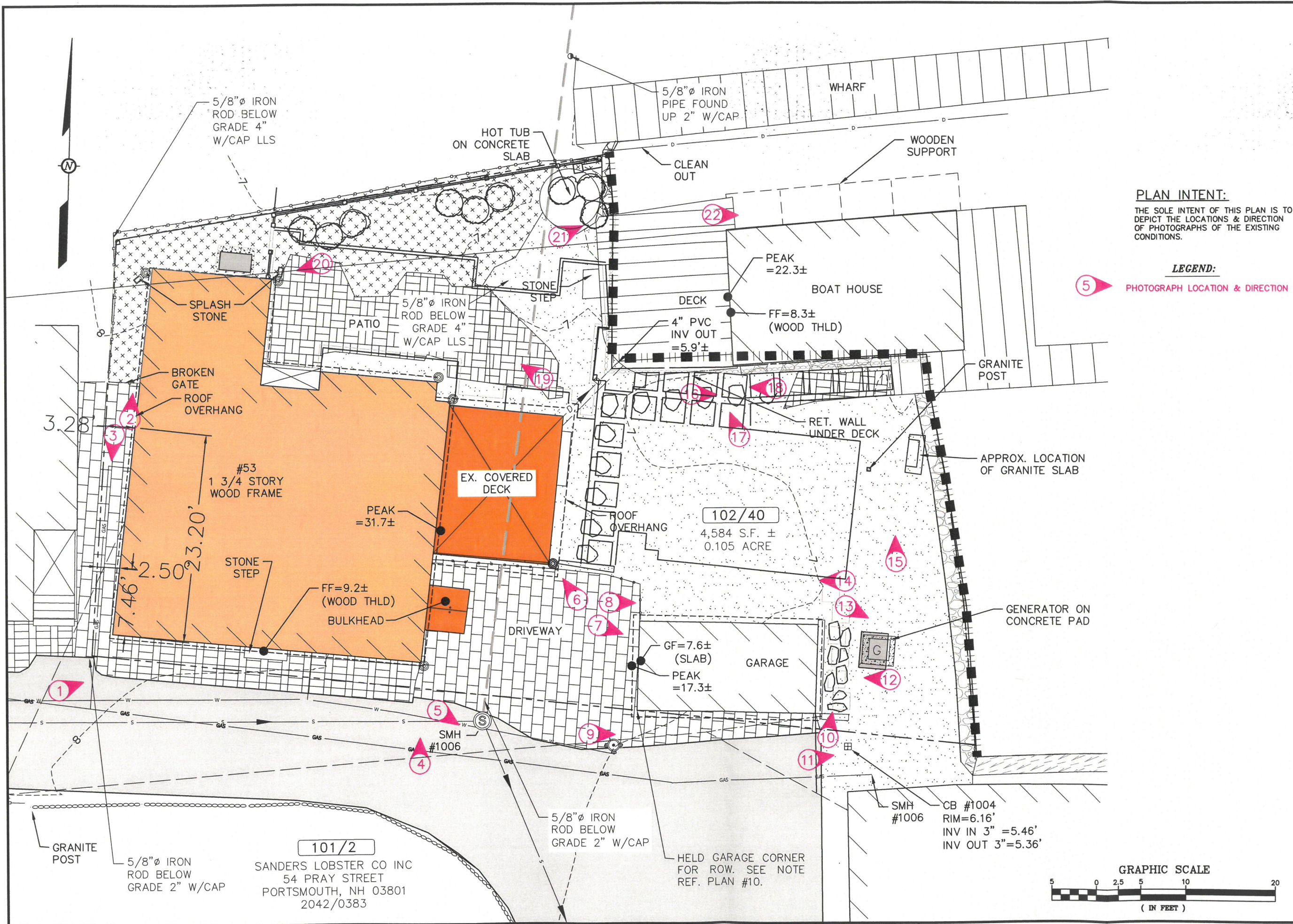
Photo #20:
Looking southwesterly at existing downspout and HVAC system.
April 28, 2025



Photo #21:
Looking northeasterly at the hot tub, deck and boathouse.
April 28, 2025



Photo #22:
Looking easterly towards wooden supports adjacent to the boathouse.
April 28, 2025



PLAN INTENT:

THE SOLE INTENT OF THIS PLAN IS TO DEPICT THE LOCATIONS & DIRECTION OF PHOTOGRAPHS OF THE EXISTING CONDITIONS.

LEGEND:

5 PHOTOGRAPH LOCATION & DIRECTION

NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: NOVEMBER 5, 2025

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 11/05/25

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5673.dwg

SCALE:
22" x 34" - 1" = 5'
11" x 17" - 1" = 10'

OWNER:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

APPLICANT:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

PROJECT:
53 PRAY STREET
TAX MAP 102
LOT 40
PORTSMOUTH
NEW HAMPSHIRE

TITLE:
PHOTOGRAPH KEY

SHEET NUMBER:
P-1

National Flood Hazard Layer FIRMette



70°45'15"W 43°04'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°44'38"W 43°04'6"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRfs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/29/2025 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



DataCheck Results Letter
For NHDES Ecological Review

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801
eweinrieb@altus-eng.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - nhbreview@dncr.nh.gov

cc: NHFG Review, David Simmons

Date: 07/15/2025 (valid until 07/15/2026)

Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game

Permits: MUNICIPAL POR - Portsmouth, NHDES - Standard Dredge & Fill - Minimum; or Expedited

DCT ID: DCT25-1945

Town: Portsmouth

Location: 53 Pray Street

Project Description: Work will involve renovating the existing house and approximate 150sq ft covered deck. A new deck will be installed on the roof of the covered deck. Landscaping and hardscaping will be removed and replaced in kind or similar.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural

Community Comments: No comments at this time.

Wildlife Comments: Please refer to NHFG consultation requirements below.



DataCheck Results Letter For NHDES Ecological Review

Plant and Natural Community Consultation

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

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

Wildlife Consultation

If this 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 (NHFG) pursuant to Fis 1004 is required.

If this 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 DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the 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 DataCheck results letter number and "review request" in the email subject line.

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

Federal ESA Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (<https://ipac.ecosphere.fws.gov/>; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).



DataCheck Results Letter
For NHDES Ecological Review

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

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).
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	SC	--	Contact the NH Fish & Game Dept (see above).
Common Tern (<i>Sterna hirundo</i>)*	T	--	Contact the NH Fish & Game Dept (see above).
Peregrine Falcon (<i>Falco peregrinus anatum</i>)	T	--	Contact the NH Fish & Game Dept (see above).
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. Surveys are recommended to determine what species/natural communities are present onsite.



DataCheck Results Letter
For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

DCT25-1945



Resources

ENDANGERED SPECIES	4
BALD & GOLDEN EAGLES	1
MIGRATORY BIRDS	19
FACILITIES	
WETLANDS	!

PRINT RESOURCE LIST

Endangered species

Listed species and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact [NOAA Fisheries](#) for species under their jurisdiction.

Additional information on endangered species data is provided [below](#).

The following species are potentially affected by activities in this location:

THUMBNAILS LIST

What's next?

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

DEFINE PROJECT

Mammals



IPaC Information for Planning and Consultation

Resources

- ENDANGERED SPECIES 4
- BALD & GOLDEN EAGLES 1
- MIGRATORY BIRDS 19
- FACILITIES
- WETLANDS
- PRINT RESOURCE LIST



Roseate Tern
Sterna dougalli dougalli

Insects



Monarch Butterfly
Danaus plexippus
Wherever found

What's next?

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

DEFINE PROJECT

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Richard Hackeman

From: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Sent: Monday, October 27, 2025 12:10 PM
To: Steve Moraski; FGC: NHFG review
Cc: eric weinrieb
Subject: Re: DCT25-1945 - Fis 1004 consultation request

Hello,

Thank you for your submission. Your consultation request is considered administratively complete, and is being moved on to the review phase. Please note that an environmental reviewer may ask for additional information as they get in to the project specifics.

In the meantime, you can check the status of your project here: [Environmental Review Project Status](#). This list is updated weekly, so please give time for processing.

If you have any questions, please reach out.

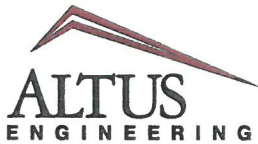
Thank you and have a great day,

Richard Hackeman

From: Steve Moraski
Sent: Friday, October 31, 2025 11:59 AM
To: Richard Hackeman
Subject: FW: 53 Pray Street_Portsmouth_DCT25-1945_NHDES Wetlands Not Yet Filed - NHFG Recommendations
Attachments: Atlantic Sturgeon Flyer.pdf; Bald Eagle Flyer.pdf; Peregrine Falcon Flyer.pdf; Shortnose Sturgeon Flyer.pdf

FYI

Stephen Moraski
Construction Inspector



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

From: Sullivan, Kevin <Kevin.M.Sullivan@wildlife.nh.gov>
Sent: Friday, October 31, 2025 11:47 AM
To: Steve Moraski <smoraski@altus-eng.com>; FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: 53 Pray Street_Portsmouth_DCT25-1945_NHDES Wetlands Not Yet Filed - NHFG Recommendations

Hello Mr. Moraski,

On October 31, 2025 New Hampshire Fish and Game (NHFG) Nongame & Endangered Wildlife Program completed review of materials submitted for consultation for DCT25-1945 on October 24, 2025 (site plans dated October 21, 2025) prepared by Altus Engineering. The project proposes to renovate the existing house and approximate 150 sq ft covered deck. A new deck will be installed on the roof of the covered deck. Landscaping and hardscaping will be removed and replaced in kind or similar. The site is located at 53 Pray Street in Portsmouth, NH (Tax Map 102, Lot 40). Please update NHFG with NHDES Permit File# once applications/notifications are submitted.

Permit applications associated with this project:

***NHDES WETLANDS STANDARD DREDGE & FILL – MINIMUM; OR EXPEDITED –
FILE# NOT YET FILED***

MUNICIPAL POR – PORTSMOUTH

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.

Based on the 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.

DCT25-1945 New Hampshire Fish and Game Recommended Conservation Measures:

The following species have been identified through the DataCheck Tool screening as being potentially affected by activities at this location: Atlantic Sturgeon (State Threatened), Shortnose Sturgeon (State Endangered), Peregrine Falcon (State Threatened), Common Tern (State Threatened), and Bald Eagle (Protected under 209:9 and 209:10). Upon further review, NHFG does not anticipate adverse impacts to Peregrine Falcon, Common Tern, or Bald Eagle based on the activities associated with this project as described by the applicant; and no further consultation is required for these species unless proposed activities change.

NHFG has determined that Atlantic Sturgeon and Shortnose Sturgeon will potentially be affected by proposed activities, and provides the following conservation measures:

1. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately) shall be communicated during meetings prior to work commencement throughout the construction phase of the project. **See Plan Sheet xxxxxx Include attached flyers to plan sheet set.**
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. **Plan sheet(s) XXXXX.**
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. 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. These Conservation Measures do not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; <https://ipac.ecosphere.fws.gov/>) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).
8. NHFG, including its employees and authorized agents, should have access to the property during the term of the permit.

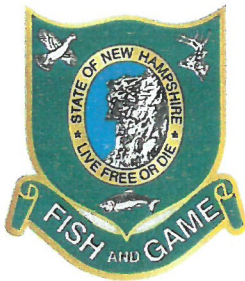
Additional Wildlife Protection Recommendations (not required to be incorporated into plans, but NHFG recommends):

- Native species should be used for reseeding or landscaping disturbed areas.
- Avoid or minimize the use of fertilizers in upland areas and transition zones. If fertilizers are used, NHFG recommends organic instead of synthetic fertilizer options. If synthetic is used NHFG recommends the use of controlled-release/slow-release and at low strengths to maintain water quality.

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,
Kevin



Kevin Sullivan
Environmental Review Supervisor

Wildlife Division
New Hampshire Fish and Game Department
11 Hazen Drive, Concord, NH 03301
p. 603-271-2605 | c.
e. kevin.m.sullivan@wildlife.nh.gov

wildlife.nh.gov

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Did you know? New Hampshire Fish and Game works to conserve thousands of species of wildlife, including 51 species on the state's threatened and endangered wildlife list. The Nongame & Endangered Wildlife Program depends on your generous donations to accomplish this work, and to raise matching funds required for state and federal grants. Learn more at www.wildnh.com/nongame

From: Steve Moraski <smoraski@altus-eng.com>
Sent: Friday, October 24, 2025 4:19 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: RE: DCT25-1945 - Fis 1004 consultation request

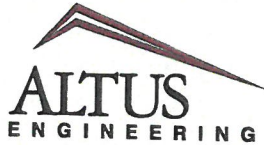
EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward 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 afternoon,

Please find attached Fis 1004 consultation request information regarding DCT25-1945.

Thank you,

Stephen Moraski
Construction Inspector

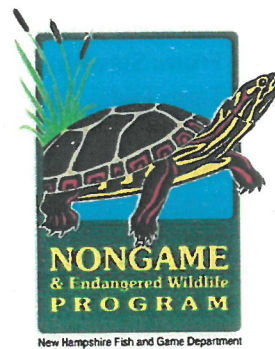


Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335



NEW HAMPSHIRE STATE THREATENED

ATLANTIC STURGEON



Report Sightings: Contact the Marine Fisheries Division at (603) 868 – 1095 for observations in tidal waters or the Inland Fisheries Division at (603) 271 – 2501 in freshwater rivers. Observations can be sent to NHFGreview@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.



Photo credit: Ryan Hagerty, USFWS

Species Information:

- Long fish, up to 14 feet long and 800 lbs.
- Pointy snout with barbels and five rows of bony plates, called scutes, along sides.
- Large dorsal fin on rear third of body. Upper lobe of caudal fin goes past lower lobe.
- Located in freshwater rivers, estuaries, and oceans. Little Bay, Great Bay, and tidal sections of the Cocheco, Salmon Falls, and Piscataqua rivers are Essential Fish Habitat.
- Spawn in large freshwater rivers in the spring. Eggs hatch in a week.
- Juveniles travel to estuaries where they can remain for years before traveling to shallow areas of the ocean.



Photo credit: Eddie Perri, USFWS

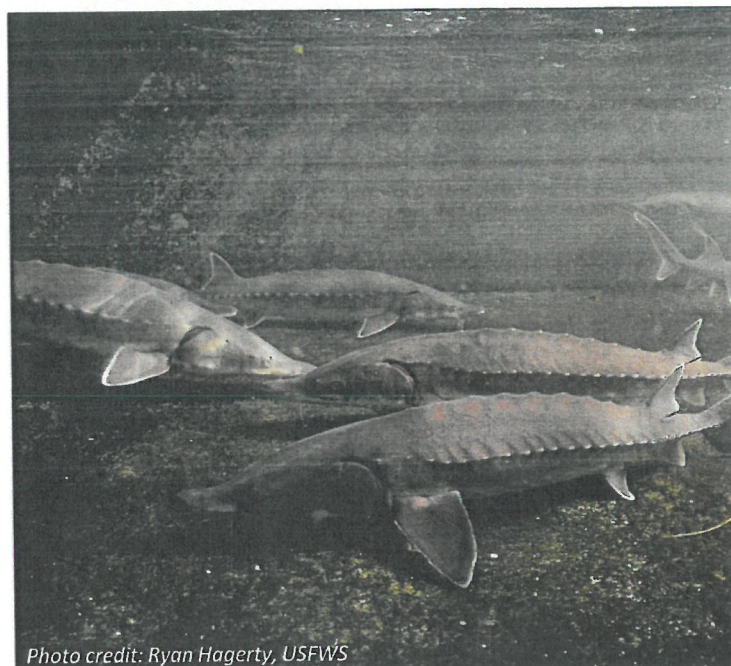


Photo credit: Ryan Hagerty, USFWS

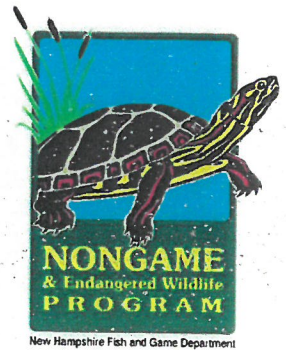
This species is federally protected and protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME



NEW HAMPSHIRE SPECIES OF CONCERN

BALD EAGLE



Report Sightings: For environmental review projects, contact the Wildlife Division at (603) 271 – 2461 or as otherwise noted in permit documents. For non-urgent reports, submit observations to Ebird.org. Photographs and exact locations are strongly encouraged.



Photo credit: Kathy Bolam, USFWS

Species Information:

- Large, about 3 feet tall with 80 inch wingspan.
- Adults have distinctive white head and tail with dark brown body and wings.
- Eyes, beak, and feet are bright yellow.
- Present year round in NH.
- Wintering in areas with open water such as the Great Bay and large rivers.
- Large nests are built in tall trees near water's edge.
- Breeding occurs between Feb - Aug.
- Juvenile eagles are mottled light brown, tan, and white until age 3 or 4 (see image below).



Photo credit: Kathy Bolam, USFWS



Photo credit: Steve Dagenhardt, USFWS

This species is protected under RSA 209:8, RSA 209:9, and RSA 209:10.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME



NEW HAMPSHIRE STATE THREATENED

PEREGRINE FALCON



Report Sightings: For environmental review projects, contact the Wildlife Division at (603) 271 – 2461 or as otherwise noted in permit documents. For non-urgent reports, submit observations to Ebird.org. Photographs and exact locations are strongly encouraged.



Photo credit: Joshua Stacy

Specific Information:

- Adults 14 – 19 inches from tip to tail, with a 39 – 43 inch wingspan.
- Blue-gray back with barred underparts. Dark head with thick sideburns.
- Often found perched on cliffs, transmission towers, and rooftops.
- Nests on cliffs, quarries, buildings, or bridges.
- Extremely territorial of nests and may dive bomb threats.
- Breeding occurs between Mar – Aug with a clutch of 2 – 5 eggs.
- Some migrate while others remain all year.



Photo credit: Samuel Paul Galick



Photo credit: USFWS

This species is protected under RSA 209:8, RSA 209:10, and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME



NEW HAMPSHIRE STATE ENDANGERED



SHORTNOSE STURGEON

Report Sightings: Contact the Marine Fisheries Division at (603) 868 – 1095 for observations in tidal waters or the Inland Fisheries Division at (603) 271 – 2501 in freshwater rivers. Observations can be sent to NHFGreview@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.

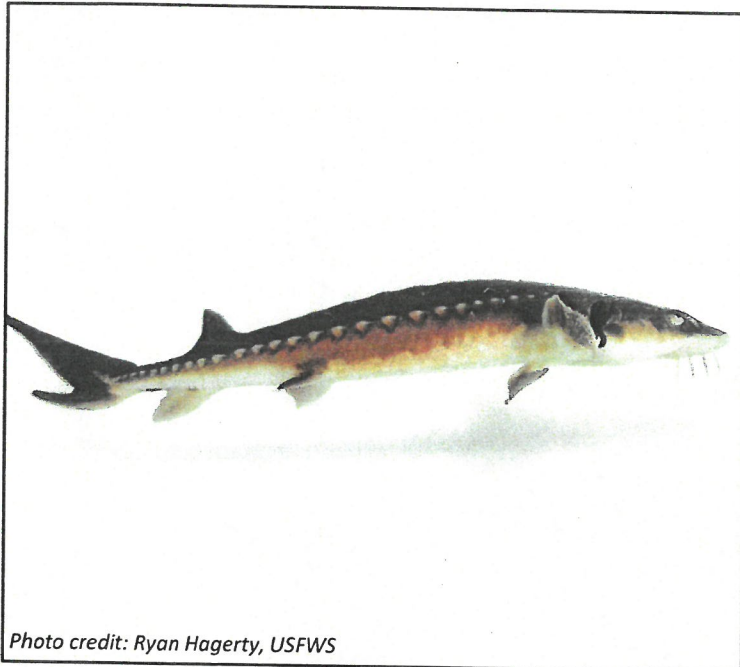


Photo credit: Ryan Hagerty, USFWS

Species Information:

- Long fish, up to 4.5 feet in length and 50 lbs.
- Pointy snout with barbels and five rows of bony plates, called scutes, along sides.
- Large dorsal fin is located in rear third of body. Upper lobe of caudal fin extends past the lower lobe.
- Located in freshwater rivers, estuaries, and coastal areas.
- Spawn in shallow, moderately flowing freshwater rivers with gravel or cobble substrates in spring.
- Forage between rivers and estuaries.
- Average lifespan is 30 years, up to 67 years.

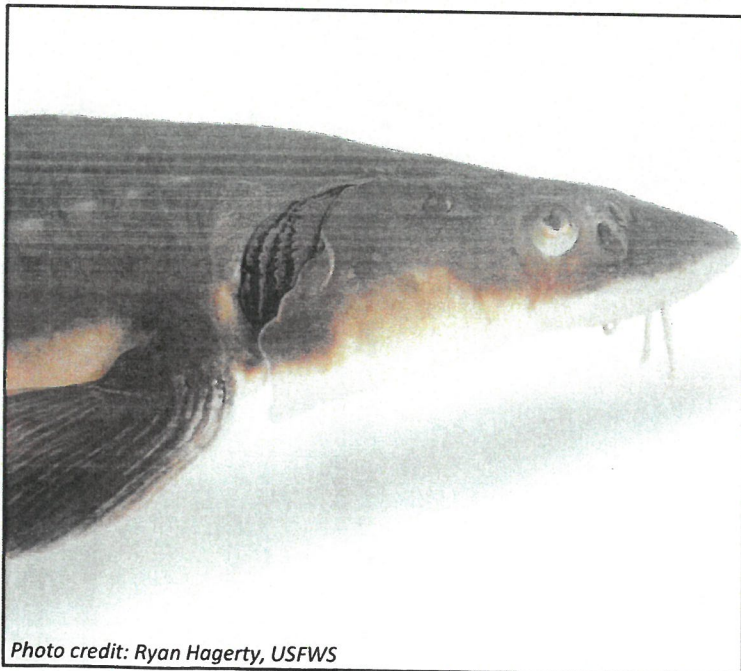


Photo credit: Ryan Hagerty, USFWS

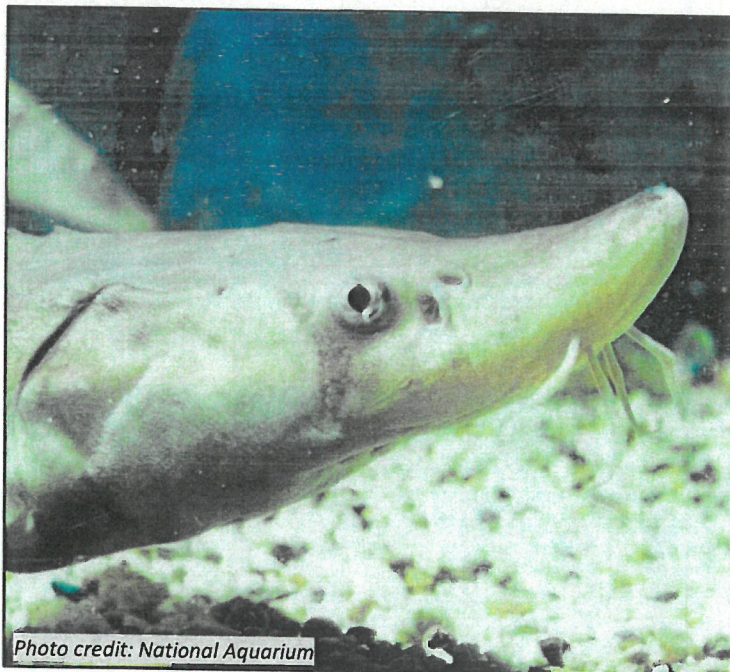


Photo credit: National Aquarium

This species is federally protected and protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

- Highest Ranked Habitat in New Hampshire
- Highest Ranked Habitat in the Biological Region
- Supporting Landscapes
- Conservation or public

Biological region = TNC ecoregional subsection for terrestrial habitats or Aquatic Resource Mitigation region for wetlands and floodplain forest.

Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.

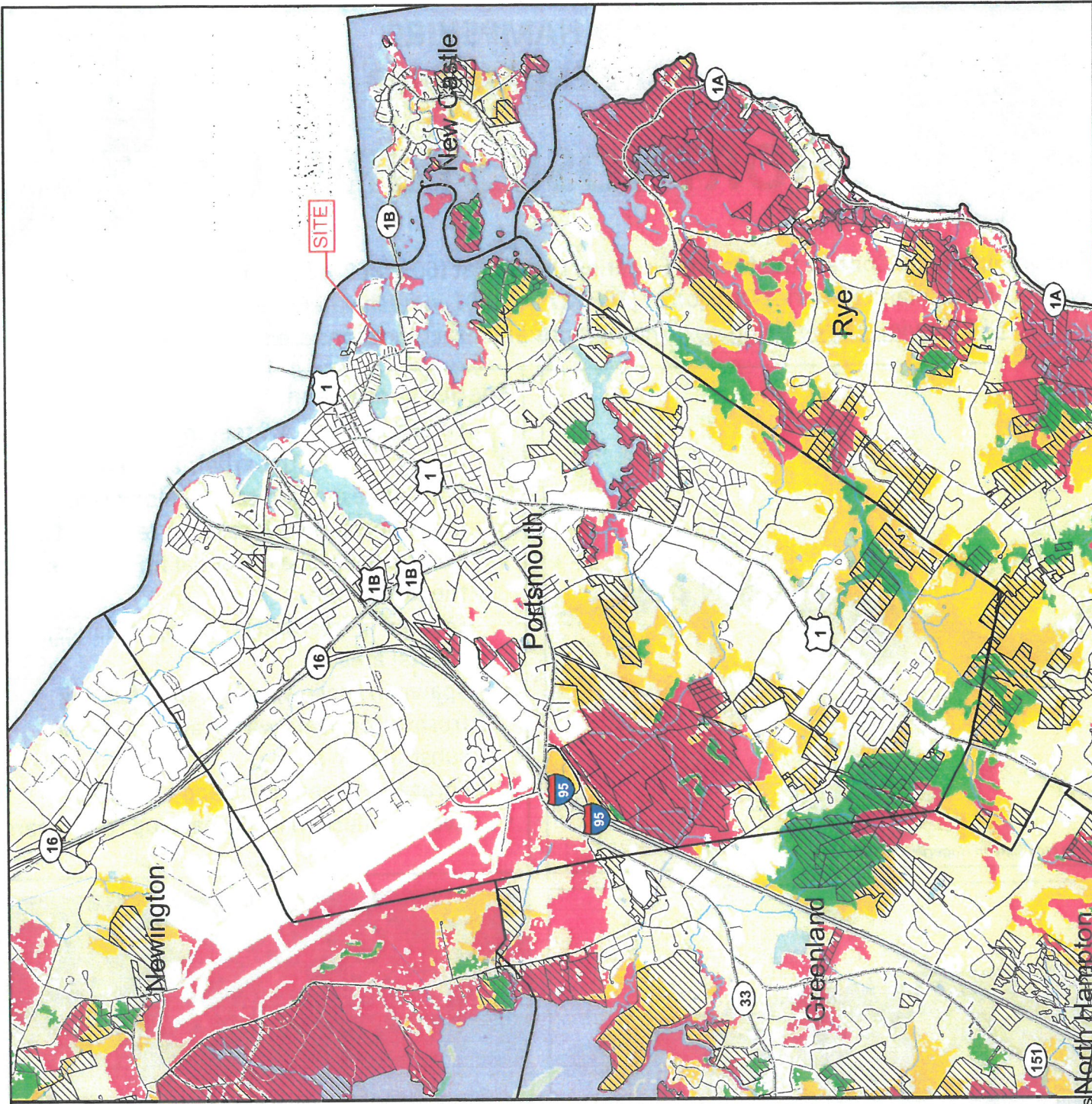


NEW HAMPSHIRE
Wildlife Action
Plan

Sept. 2015, spatial data Apr. 2020

0 1 2 Kilometers

0 1 2 Miles



2020 NH WILDLIFE HABITAT LAND COVER

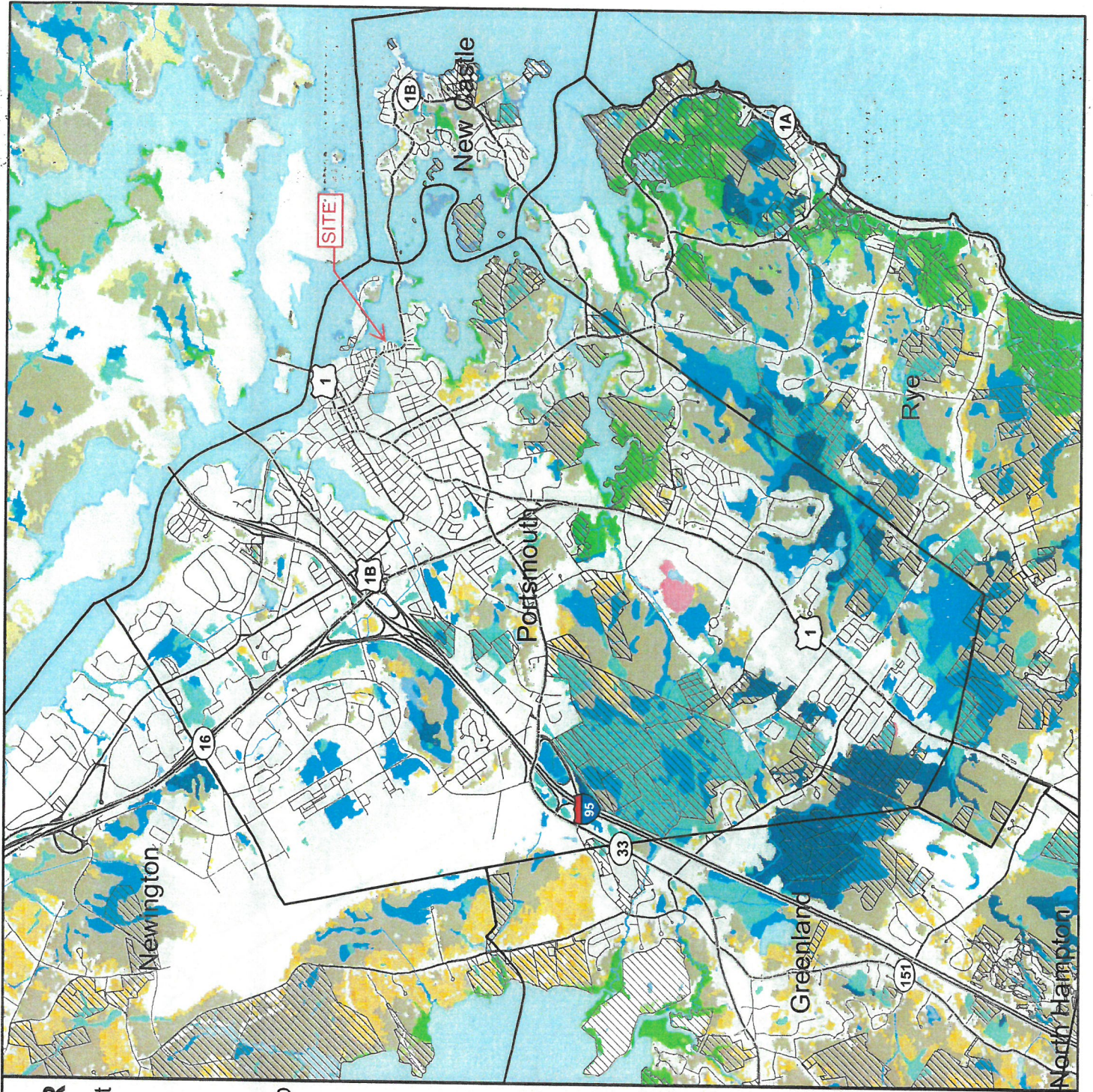
- Coastal Island/Rocky coast
- Dune
- Salt marsh
- Peatland
- Marsh and Shrub wetland
- Northern or Temperate Swamp
- Floodplain Forest
- Grassland
- Pine barren
- Cliff or Talus slope
- Rocky ridge
- Alpine
- High-elevation Spruce-fir
- Low-elevation Spruce-fir
- Northern hardwood-conifer
- Appalachian oak-pine
- Hemlock-hardwood-pine
- Open Water
- Sand/Gravel
- Developed Impervious
- Developed or Barren
- Conservation or public land

Base map data provided by NH GRANIT at UNH
May 2020. Intended for planning use only.



NEW HAMPSHIRE
Wildlife Action
Plan

Sept. 2015, spatial data Apr. 2020



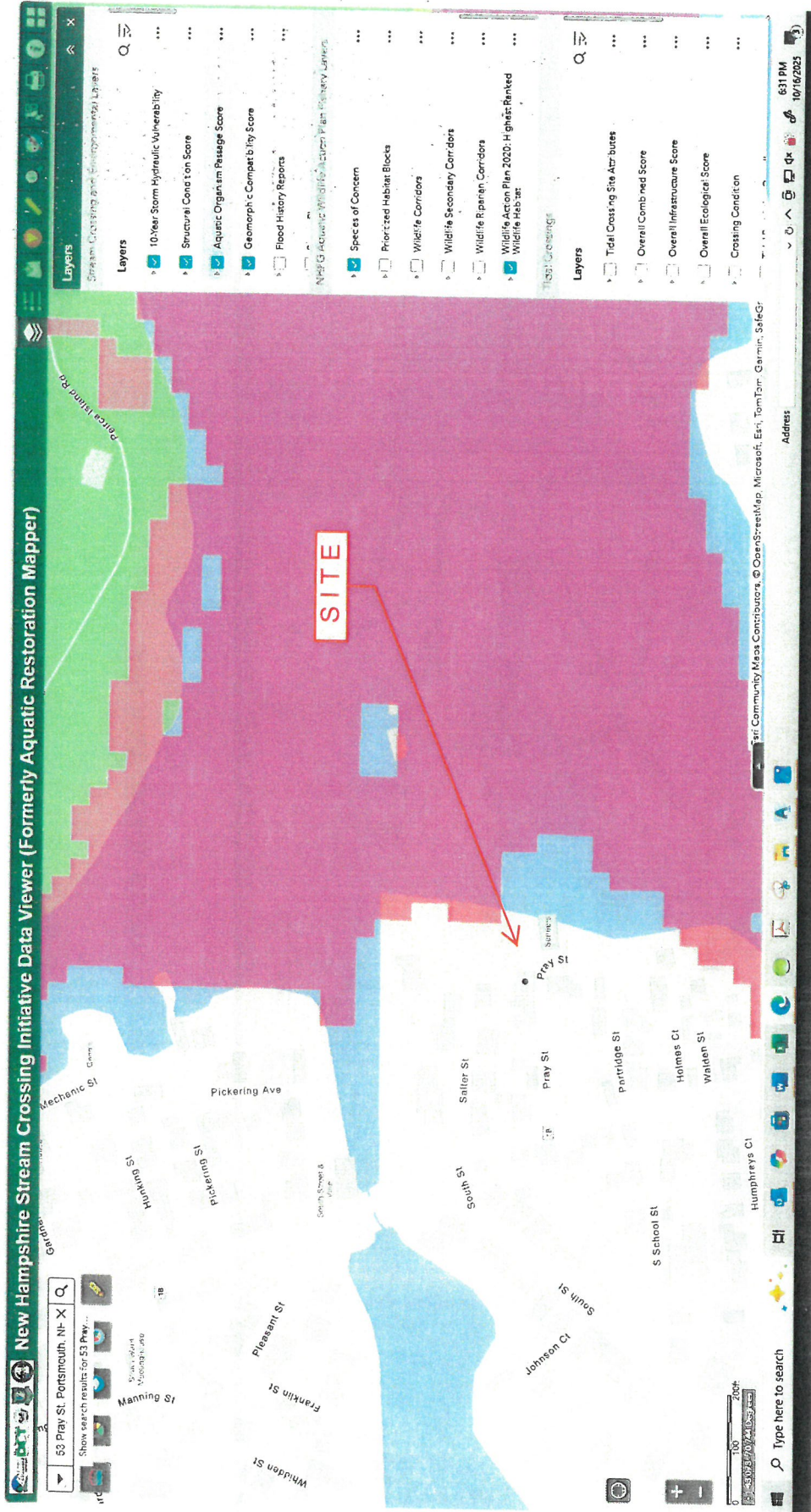


WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS – PROPERTY BORDERS AND MAY INCLUDE A SMALL AREA OF MUD FLAT



PRIORITY RESOURCE AREA MAP – DATA HAS DISCREPANCIES COMPARED TO EXISTING CONDITIONS SURVEY – NO MUDFLAT BESIDE BOATHOUSE

NATIONAL WETLANDS INVENTORY DATA



AQUATIC RESTORATION MAPPER (AKA MEW HAMPSHIRE STREAM CROSSING INITIATIVE DATA VIEWER – NO RESULTS OF CONCERN



topoBuilder Application v. 4.0

Release of the 250K Topo. Due to a Government lapse in appropriations, some of your requests may be delayed.

1 Map Types

Map Types

Select an OnDemand Topo type, click Next

2 Maps

7.5 Minute Topo

3 Cart

25K Recreational Topo

100K Topo

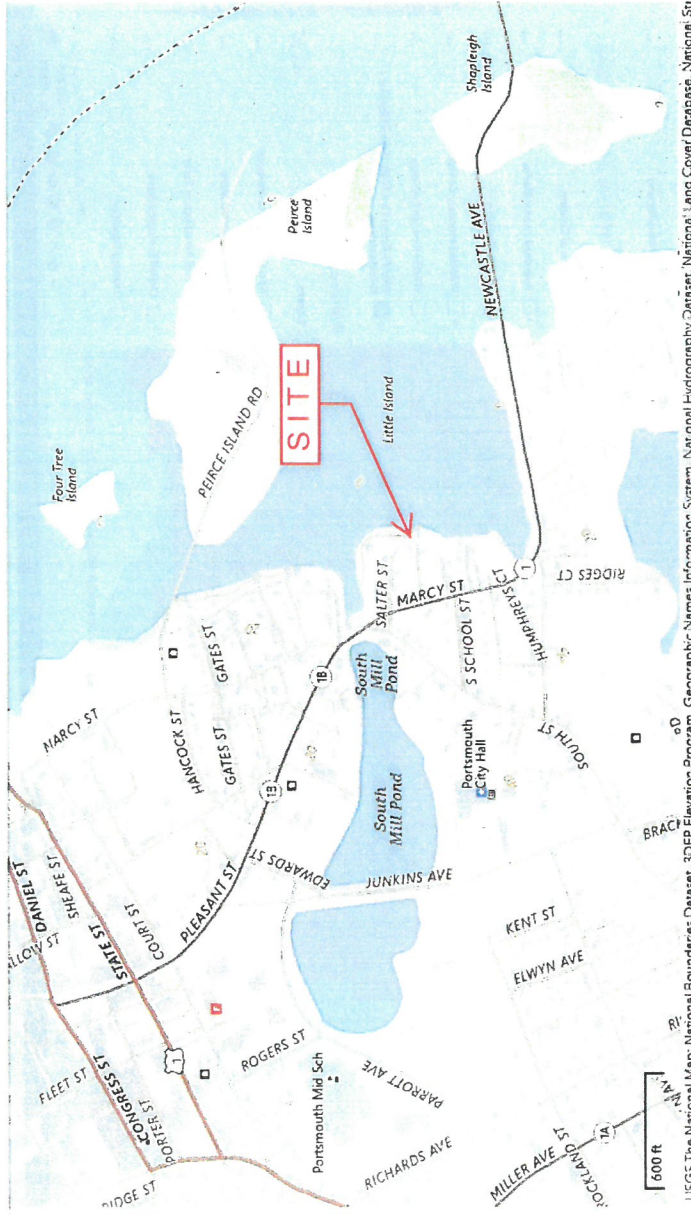
250K Topo

Track

Help



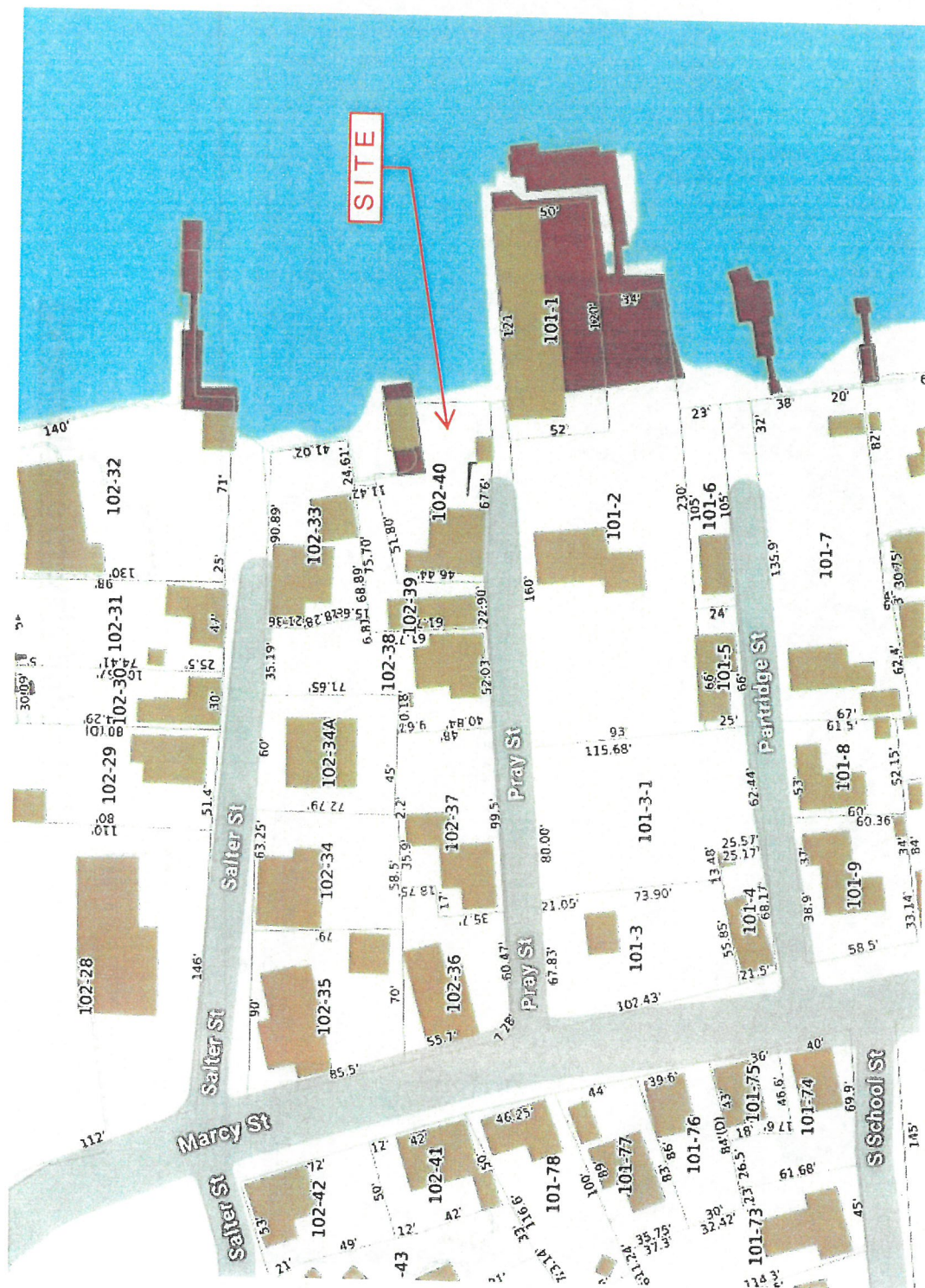
NEXT



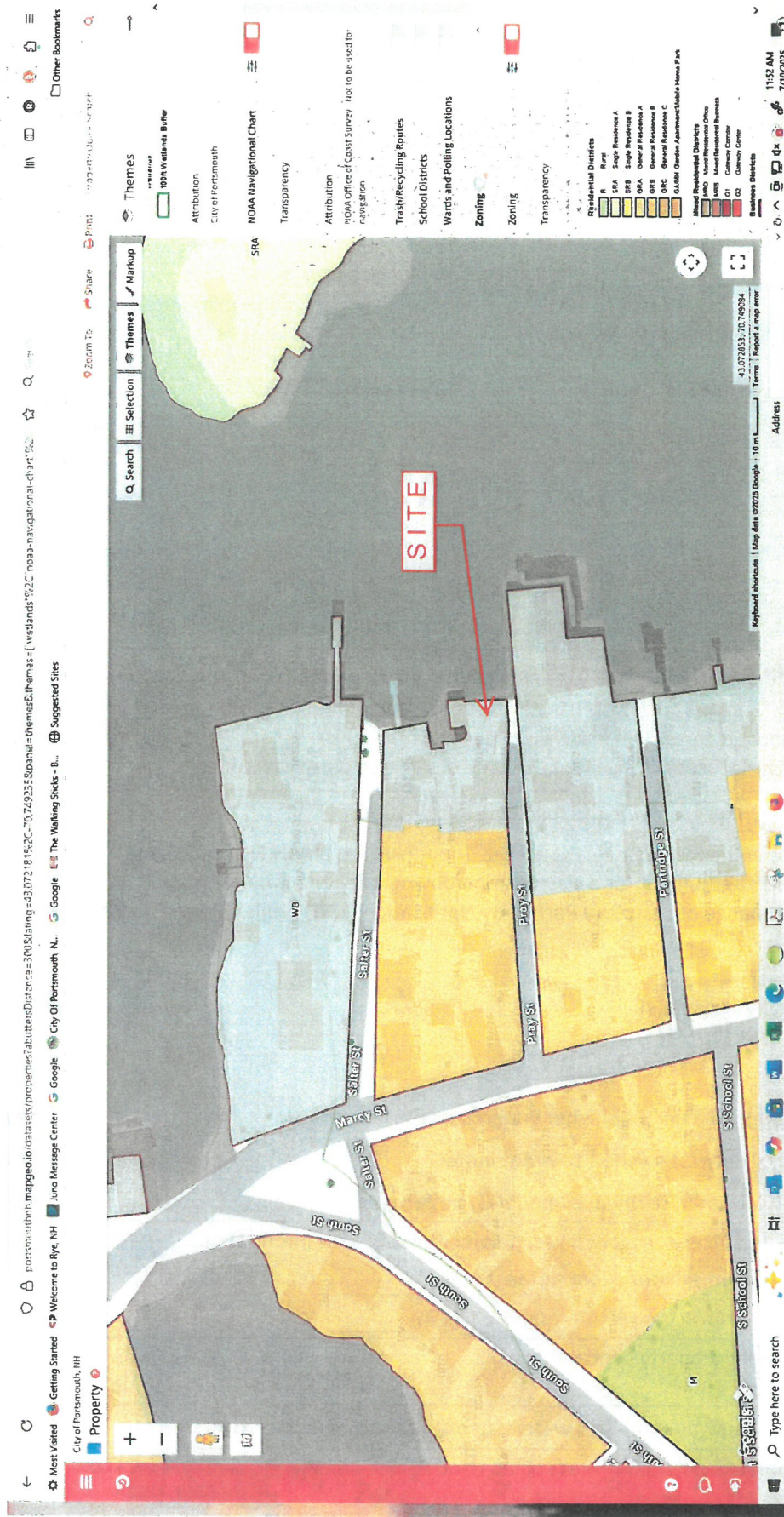
U.S.G.S. TOPOGRAPHIC MAP



AERIAL PHOTOGRAPH



TAX MAP



Zone WB (Waterfront Business)

From: [EMMIT+ Application](#)
To: [Steve Moraski](#)
Subject: EMMIT+ Project Notification: Effect Finding rendered for Project 2025PR00729
Date: Friday, July 11, 2025 1:02:37 PM

This is an automated notification sent by the New Hampshire Division of Historical Resources (NHDHR) from the Enhanced Mapping & Management Information Tool (EMMIT+). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Project 2025PR00729 - 53 Pray Street - Renovation

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSPO) has reviewed information regarding the above-referenced project.

National Register eligible or listed properties are located within the project's Area of Potential Effects. While there may be effects on historic properties, the project will not alter any of the characteristics of the historic property/properties that qualify them for inclusion in the National Register of Historic Places in a manner that would diminish integrity. Therefore, it is the opinion of the NHSPO that the project will result in **No Adverse Effect** under 36 CFR Part 800.5(a)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

To view the Effect Finding letter, please login to EMMIT+ and visit the Attachments tab within the Project Detail Page. This project can be found in your My Projects tab in Home.

If you feel you have received this email in error or have questions about why you are receiving this email, please visit the NHDHR web site at <https://www.nhdhr.dncr.nh.gov/> or contact Tanya Krajcik at tanya.e.krajcik@dncr.nh.gov, 603-271-6568.

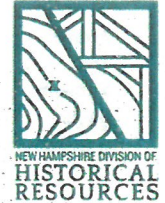
Thank you,

Tanya Krajcik
Program Specialist
Division of Historical Resources
NH Department of Natural & Cultural Resources
172 Pembroke Road, Concord, NH 03301
603.271.6568
tanya.e.krajcik@dncr.nh.gov



State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov



July 11, 2025

Stephen Moraski
133 Court Street
Portsmouth, NH 03801

Re: 2025PR00729 - 53 Pray Street - Renovation

Dear Stephen Moraski,

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSHPO) has reviewed information regarding the above-referenced project.

National Register eligible or listed properties are located within the project's Area of Potential Effects. While there may be effects on historic properties, the project will not alter any of the characteristics of the historic property/properties that qualify them for inclusion in the National Register of Historic Places in a manner that would diminish integrity. Therefore, it is the opinion of the NHSHPO that the project will result in **No Adverse Effect** under 36 CFR Part 800.5(a)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

If you have any questions, please email Tanya Krajcik at: tanya.e.krajcik@dncr.nh.gov

Thank you for the opportunity to comment.

Sincerely,

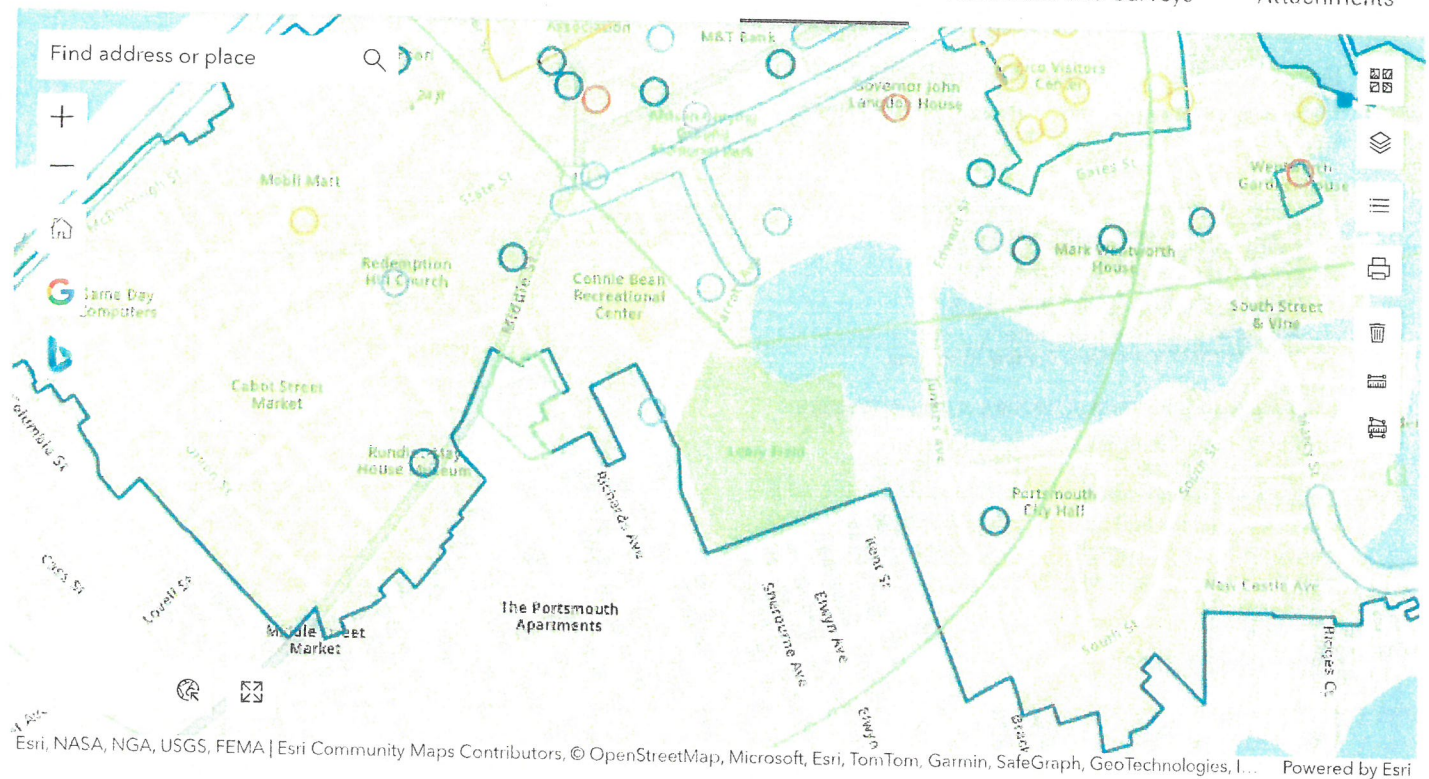
Nadine Miller
Deputy State Historic Preservation Officer
NH Division of Historical Resources

53 Pray Street - Renovation

Overview

Resources and Surveys

Attachments



Project Details



Project Name

53 Pray Street - Renovation

Description

Renovate house, convert existing covered deck to an enclosed sun porch with a deck above, replace landscaping, replace patio, and replace deck. All work to be within existing footprint.

Project Type

Review & Compliance

Project Status

Closed

Created By

Tanya Krajcik

Date Created

07/11/2025

Closed By

Nadine Miller

Date Closed

07/11/2025

Last Edited By

Tanya Krajcik

Date Last Edited

07/11/2025

Contacts



Stephen Moraski
smoraski@altus-eng.com



Eric Weinrieb
eweinrieb@altus-eng.com

2 Contacts

Agencies



NH Department of Environmental Service



Army Corps of Engineers*

* Denotes primary agency

2 Agencies

Towns

Actions	AgreementType	Agreement Name	Start Date/End Date	Stip (Tot Con Ove
---------	---------------	-------------------	---------------------------	----------------------------

No data found

Items per page: 10

0 of 0



A Division of the New Hampshire
Department of Natural and Cultural Resources

172 Pembroke Road, Concord, NH 03301

Hours: Monday - Friday, 8:00 am - 4:00 pm

[Visit the NH Department of Natural and Cultural Resources](#)

53 Pray Street - Renovation

Renovate house, convert existing covered deck to an enclosed sun porch with a deck above, replace landscaping, replace patio, and replace deck. All work to be within existing footprint.

Agencies

NH Department of Environmental Services (DES) - Primary: No, Program-Permit: NA/NA
Army Corps of Engineers (ACOE) - Primary: Yes, Program-Permit: NA/NA

Project Contacts

Stephen Moraski - smoraski@altus-eng.com
Eric Weinrieb - eweinrieb@altus-eng.com

Towns

Portsmouth (Rockingham County)

Review and Compliance

Type

Federal Section 106 Review

Present Land Use

Property is an existing residence

Past Land Use and Disturbances

Property was a prior residence.

Project Address

53 Pray Street Portsmouth NH

Location Description

Not Available

APE Description

The area of potential effect will be a majority of the property as landscaping will be taking place. The house will be renovated, the covered deck will be converted to a sun porch, and the existing deck will be replaced.

APE Justification

With work taking place throughout the entire existing property the boundaries were established for the APE using the property lines and water.

APE Acreage

Not Available

Project Includes Construction: Yes

Project Includes Demolition: Yes

Project Includes Disposition/Transfer: Yes

Project Includes Rehabilitation: Yes

Project Includes Refinancing: No
Ground Disturbance: Yes
One or More Above Ground Resources 45 Years or Older: Yes

Associated Resources

1) 2017RE00282 - Portsmouth Downtown Historic District

Associated Surveys

No Surveys Available

Agreements

No Agreements Available

Documents

- 1) 53 Pray St - Photo Map - 53 Pray St - Photo Map
- 2) DHR Effect Finding Letter for 2025PR00729 - Effect Finding rendered as No Adverse Effect

Photos (0)

No Photos Available

APE Boundary



Map Overview



From: [EMMIT+ Application](#)
To: [Steve Moraski](#)
Subject: EMMIT+ Project Notification: Effect Finding rendered for Project 2025PR00729
Date: Friday, July 11, 2025 1:02:37 PM

This is an automated notification sent by the New Hampshire Division of Historical Resources (NHDHR) from the Enhanced Mapping & Management Information Tool (EMMIT+). Please do not reply directly to this email as it is an unmonitored account.

Hello,

Project 2025PR00729 - 53 Pray Street - Renovation

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSPO) has reviewed information regarding the above-referenced project.

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Thank you,

Tanya Krajcik
Program Specialist
Division of Historical Resources
NH Department of Natural & Cultural Resources
172 Pembroke Road, Concord, NH 03301
603.271.6568
tanya.e.krajcik@dncr.nh.gov

October 29, 2025

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Wetlands Permit Application
Proposed Residential Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Amended Wetlands Permit application only
Tax Map / Parcel Abutter name & address

101 / 1

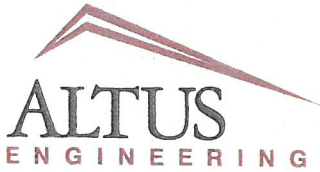
Sanders Lobster Company, Inc.
54 Pray Street
Portsmouth, NH 03801

102 / 33

Kimi E. Iguchi Revocable Trust &
Paul Gormley Revocable Trust
56 Salter Street
Portsmouth, NH 03801

102 / 39

Christopher Prinos
43 Salter Street
Portsmouth, NH 03801



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Wetlands Permit Application
Proposed Residential Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Amended Wetlands Permit application only
Tax Map / Parcel Abutter name & address

101 / 1

Sanders Lobster Company, Inc.
54 Pray Street
Portsmouth, NH 03801

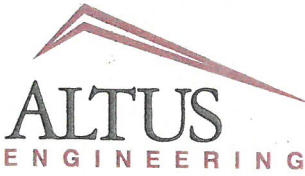
102 / 33

Kimi E. Iguchi Revocable Trust &
Paul Gormley Revocable Trust
56 Salter Street
Portsmouth, NH 03801

102 / 39

Christopher Prinos
43 Salter Street
Portsmouth, NH 03801

wde/5673-ABUTTERS-LIST-WETLANDS-ONLY.doc



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

Subject: **NHDES Wetlands Permit Application – Residential Lot Improvements**
Tax Map 102 Lot 40
Rebecca T. & Kenneth J. Nicholson
12 Chapel Road
North Hampton, NH
P5673

To Whom It May Concern:

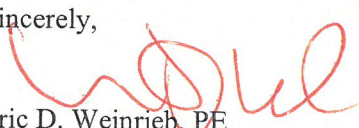
Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that Altus Engineering, LLC on behalf of Rebecca T. & Kenneth J. Nicholson (Tax Map 102, Lot 40), owners and applicants, is submitting a Wetlands Permit Application to the NHDES Wetlands Bureau.

The application is for improvements to the residential lot including installation of landscaping, pervious patio/pavers, replace brick driveway & dilapidated deck along with updating utilities that serve the residence. All work occurs within the previously disturbed and developed 100' tidal buffer zone. The entire parcel is located within the buffer zone.

This letter is for your notification only as the improvements occur greater than 10-feet from the common property line. No other action is required on your part.

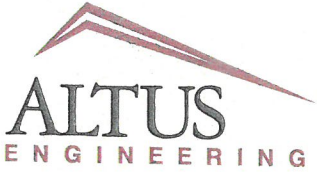
Once filed, the plans and application that show the proposed work are available for viewing during normal business hours at the Portsmouth City Clerk office or the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,


Eric D. Weinrieb, PE
President

wde\5673.abutters-notify-wetland-appl.ltr.doc

CERTIFIED MAIL



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

Subject: **NHDES Wetlands Permit Application – Residential Lot Improvements**
Tax Map 102 Lot 40
Rebecca T. & Kenneth J. Nicholson
12 Chapel Road
North Hampton, NH
P5673

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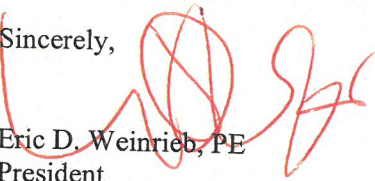
The application is for improvements to the residential lot including installation of landscaping, pervious patio/pavers, replace brick driveway & dilapidated deck along with updating utilities that serve the residence. All work occurs within the previously disturbed and developed 100' tidal buffer zone. The entire parcel is located within the buffer zone.

This letter is for your notification of abutters who are closer than 10-feet from the common property line. We are required to attempt to obtain your permission for the portion of the improvements that are within 10-feet of your property.

Please review the plan and if you have no objections to the components of the project that are within 10-feet of the common property line, sign the enclosed form and return it in the self-addressed envelope. If the applicant cannot obtain your permission, they have the right to apply to NHDES for a waiver of the requirement. The proposed work takes place no closer than the common property line except as noted on the plans.

Once filed, the plans and application that show the proposed work are available for viewing during normal business hours at the Portsmouth City Clerk office or the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,


Eric D. Weinrieb, PE
President

wde\5673.abutters-within-10-feet-notify-wetland-appl.ltr.doc

CERTIFIED MAIL

ABUTTER STATEMENT LETTER WETLAND PERMIT APPLICATION

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Wetland Permit Application

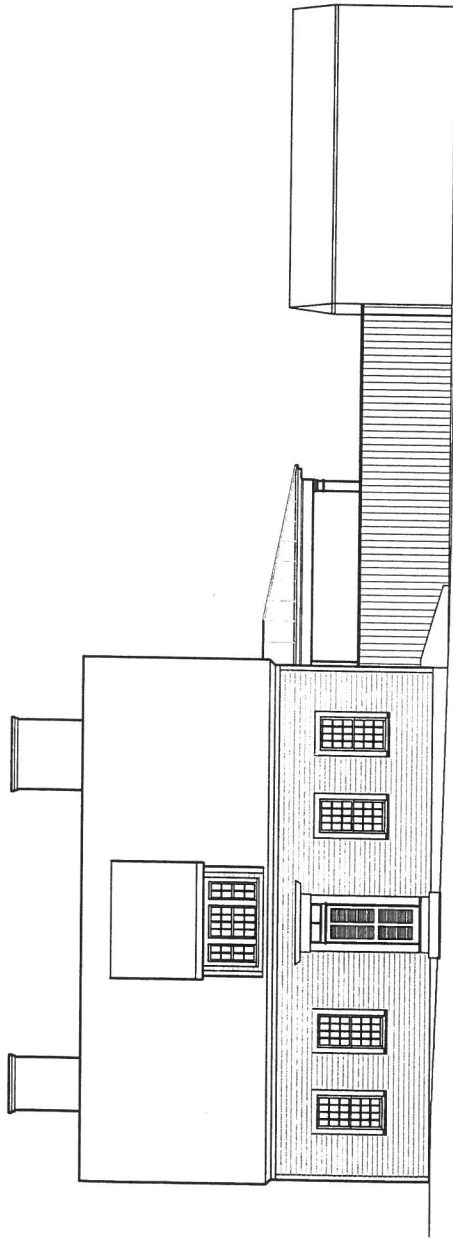
**Tax Map 102, Lot 40
53 Pray Street
Portsmouth, NH 03801**

To whom it may concern,

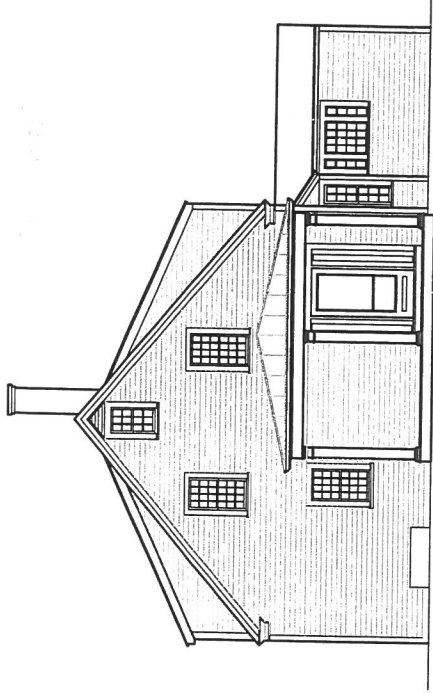
I have reviewed the plan prepared by Altus Engineering LLC, acting as Agent for Rebecca T. & Kenneth J. Nicholson (owners & applicants) which depicts proposed improvements associated with the residential lot at 53 Pray Street and have no objections to the work as proposed.

Christopher Prinos
Tax Map 102, Lot 39
Portsmouth, NH

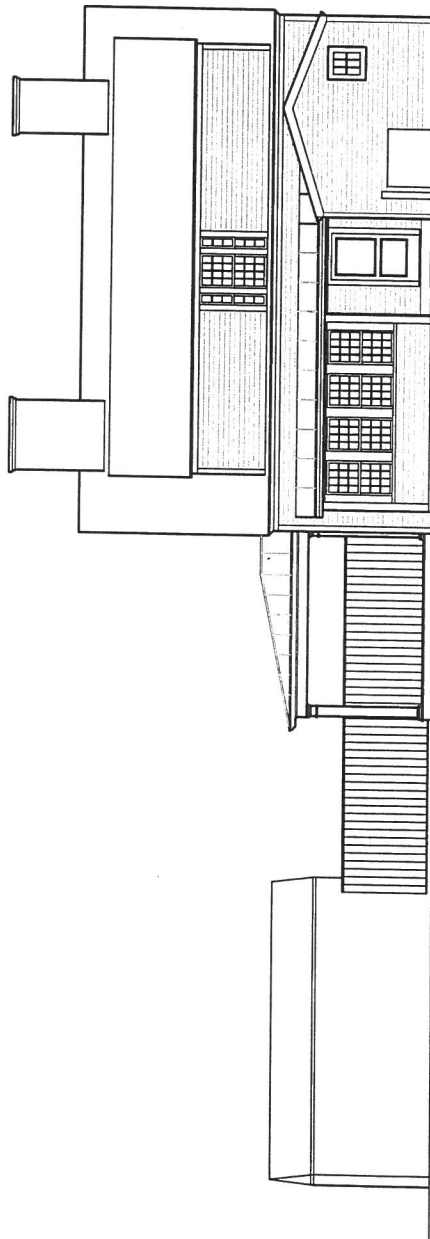
Date



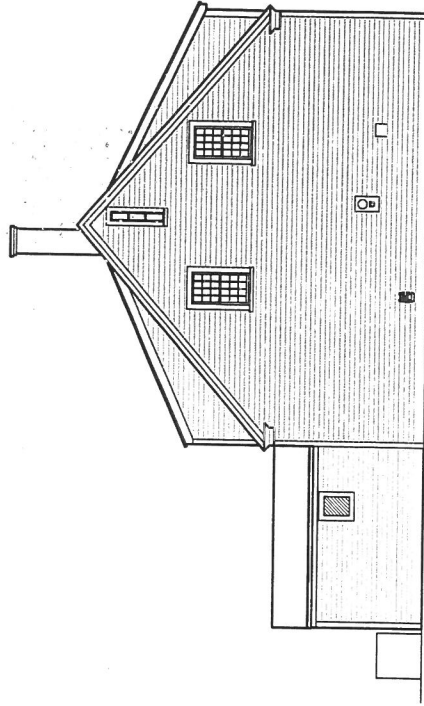
FRONT ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION



LEFT SIDE ELEVATION

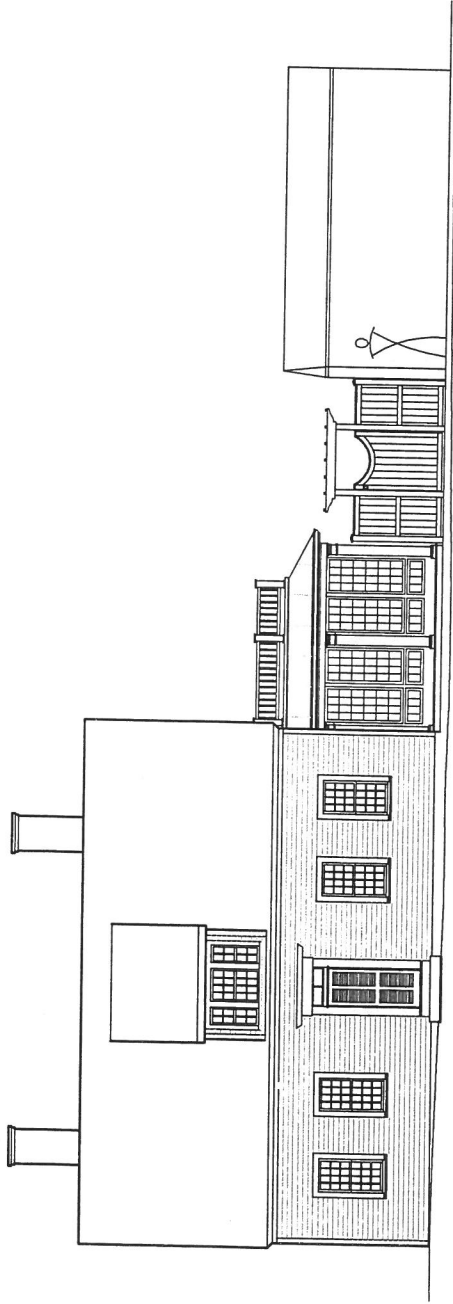
53 PRAY STREET

AUGER BUILDING COMPANY

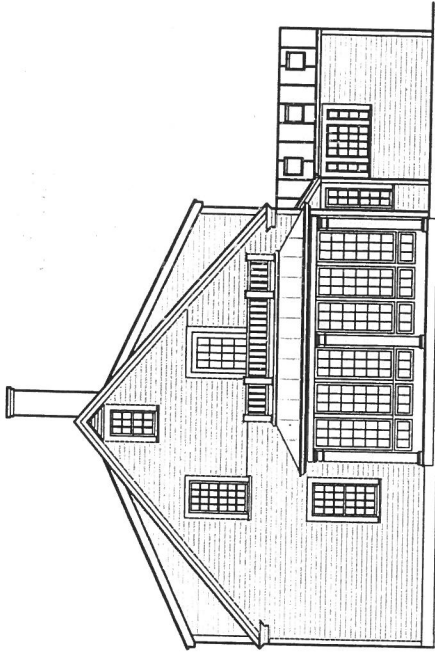
EXISTING ELEVATIONS

1/8" = 1'-0"

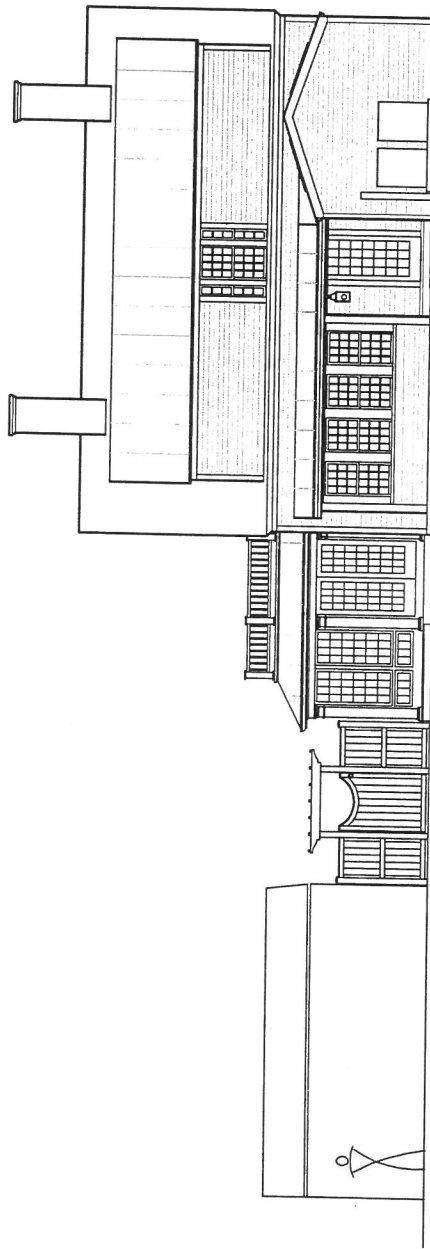
NOVEMBER 2025



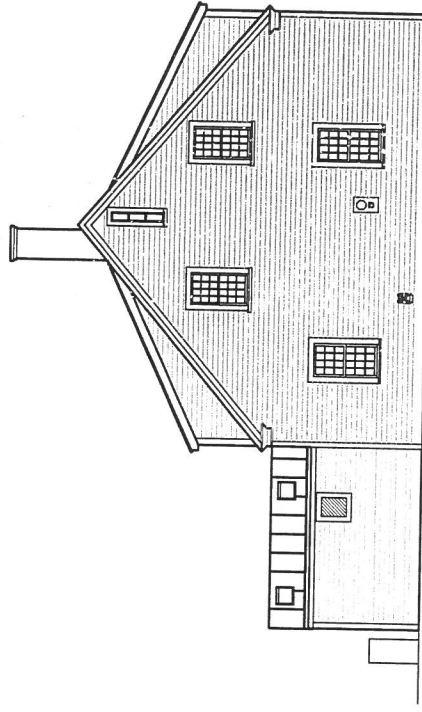
FRONT ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION



LEFT SIDE ELEVATION

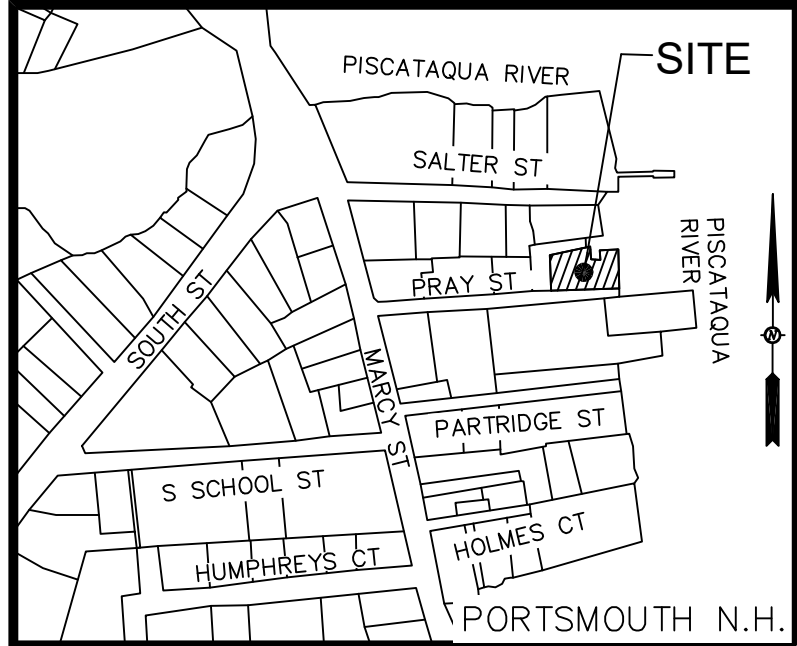
53 PRAY STREET

AUGER BUILDING COMPANY

PROPOSED ELEVATIONS

1/8" = 1'-0"

NOVEMBER 2025



LOCUS

(N.T.S.)

LEGEND:

-GUY
-IRON PIPE (AS NOTED)
-WOOD FENCE
-PAVER PATIO
-CONCRETE
-PAVED
-RETAINING WOOD WALL
-ROCK AREA
-STONE WALKWAY
- L.S.A.....LANDSCAPE AREA
-UTILITY POLE
-LAMP
-OVERHEAD WIRES
-ELECTRIC METER
- R.C.R.D.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 101-03.....TAX SHEET / LOT NO.
-WATER VALVE
-WATER SHUT OF GATE VALVE
-DECIDUOUS TREE
-STONE WALL
- X 51.7'.....SPOT GRADE
-GAS METER
-CONIFEROUS TREE (ARBORVITAE)
- S.....SEWER MAIN
- D.....DRAIN MAIN
-GAS LINE
- W.....WATER LINE
-SEWER MANHOLE
-HYDRANT
-DOWNSPOUT
- THLD.....THRESHOLD

REFERENCE PLANS:

- "BOUNDARY LINE AGREEMENT PLAN TAX MAP 102 - LOTS 33 & 38," DATED JULY 6, 2010 AND PREPARED BY AMBIT ENGINEERING, INC. RCRD #D-36438.
- "PLAN OF LOT #43 PRAY STREET," DATED AUGUST 1968 AND PREPARED BY JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JWD FILE #2366 PLAN #456.
- "PLAN OF LAND, 445 MARCY STREET," DATED SEPTEMBER 1, 1994 AND PREPARED BY BY DURGIN, VERRA AND ASSOCIATES, RCRD #D-23172.
- "SUBDIVISION PLAN 445 MARCY STREET," DATED OCTOBER 13, 2022 AND PREPARED BY JAMES VERRA & ASSOCIATES, RCRD #D-43569.
- "PLAN OF LOTS, RUTH PRICE SILVA," DATED OCTOBER 2, 1980AND PREPARED BY KIMBALL CHASE, RCRD #D-9887.
- "BOUNDARY SURVEY FOR ROBERT BYRNES AND PATRICIA TOBEY," DATED OCTOBER 13, 2004 AND PREPARED BY ALEX ROSS, RCRD #D-32044.
- "STANDARD BOUNDARY SURVEY, WESTON," DATED AUGUST 2006 AND PREPARED BY AMBIT ENGINEERING, RCRD D-34272.
- "DRIVEWAY AND ACCESS EASEMENT PLAN TAX MAP 102 - LOT 37," DATED DECEMBER 12, 2017 AND PREPARED BY AMBIT ENGINEERING, RCRD #D-40555.
- WORKSHEETS AND FIELD NOTES OF JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JWD FILE #2366.
- "PLAN OF PRAY STREET SHOWING LINES AS EXISTED IN 1905 AND 1939" DATED OCTOBER 13, 1939 PREPARED BY W.L. HASKELL. ON FILE WITH PORTSMOUTH DPW, FILE #T0404.
- "CITY OF PORTSMOUTH, N.H. CONSTRUCTION DRAWING FOR SEWER SYSTEM IMPROVEMENTS, CONTRACT NO. 3, E.P.A. NO. C-330196-03," LAST REVISED MAY 1, 1980 AND PREPARED BY WRIGHT, PIERCE, BARNES & WAYMAN. ON FILE WITH PORTSMOUTH DPW FILE #11841.

SEWER TABLE

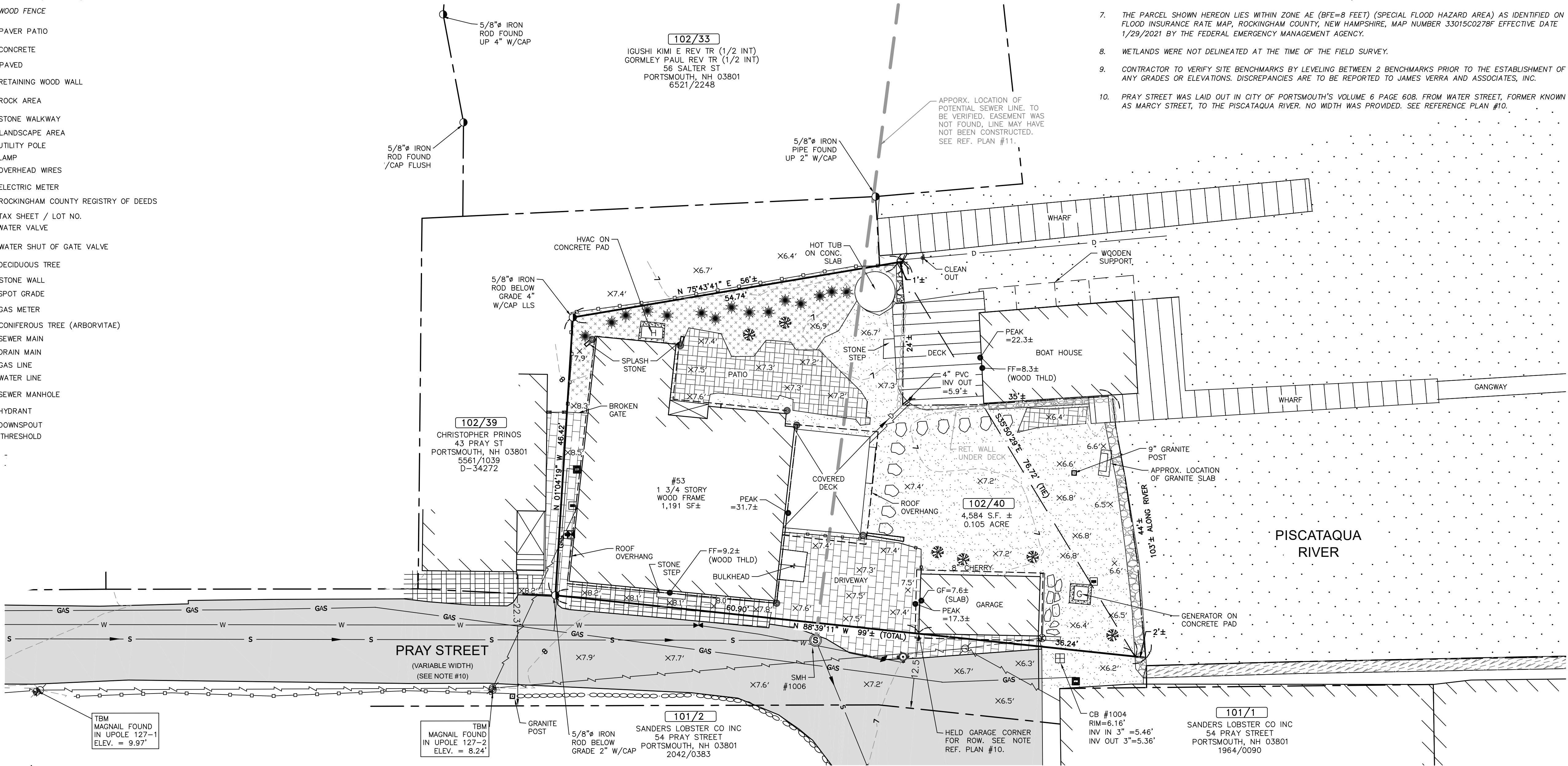
SMH# 1081
RIM EL=10.33'
(1) INV OUT 8"PVC= 3.35'

SMH# 1006
RIM EL=7.7'
(1) INV IN 8"PVC= 0.08'
(2) INV OUT 8"PVC= 0.05'

SMH# 1003
RIM EL=6.27'
(1) INV IN 8"PVC= 34.70'
(2) INV IN 8"PVC= 32.47'

NOTES:

- OWNER OF RECORD:.....KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
ADDRESS:.....12 CHAPEL, NORTH HAMPTON, N.H.
DEED REFERENCE:BK: 6597 PG: 495
TAX SHEET / LOT:.....102 / 40
- PORTSMOUTH ZONED:.....WATERFRONT BUSINESS (WB), OVERLAY HISTORIC DISTRICT (HD)
MIN. LOT AREA:.....20,000 S.F.
FRONTAGE:.....100'
DEPTH:.....100'
BUILDING COVERAGE:.....20%
*THE AVERAGE ALIGNMENTS.....(3.04'+30')/2 = 17'
FRONT YARD SETBACK:.....30'*
SIDE & REAR YARD SETBACK:.....30' & 20'
LOT COVERAGE:.....30%
HEIGHT:.....35'
- WETLAND BUFFER:.....100'
VEGETATED BUFFER STRIP:.....25'
PROTECTED SHORELAND (STATE BUFFER):.....250'
LIMITED CUT AREA:.....50'
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON FOR FUTURE SITE DESIGN AND PERMITTING.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED ON MARCH 10, 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 3301500278F EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WETLANDS WERE NOT DELINEATED AT THE TIME OF THE FIELD SURVEY.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
- PRAY STREET WAS LAID OUT IN CITY OF PORTSMOUTH'S VOLUME 6 PAGE 608. FROM WATER STREET, FORMER KNOWN AS MARCY STREET, TO THE PISCATAQUA RIVER. NO WIDTH WAS PROVIDED. SEE REFERENCE PLAN #10.



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR

DATE

GRAPHIC SCALE



(IN FEET)
1 inch = 10' ft.

PRELIMINARY
SUBJECT TO CHANGE

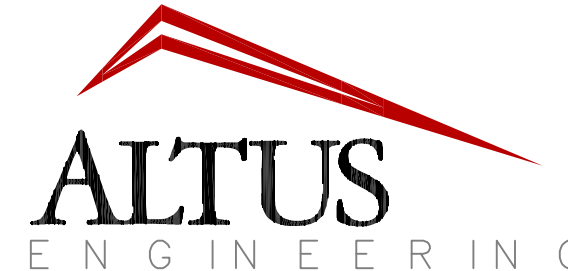
SURVEYOR:



101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557

JOB NO: 25-2018

ENGINEER:



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

ISSUED FOR:

ENGINEERING REVIEW

ISSUE DATE:

4/29/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY:

DK

APPROVED BY:

RMF

DRAWING FILE: 25-2018 ALTUS 53 PRAY ST.DWG

SCALE:

22" x 34" - 1" = 10'
11" x 17" - 1" = 20'

APPLICANT:

KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

OWNER:

KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE

PROJECT:

53 PRAY
TAX MAP 102, LOT 40
STREET
PORTSMOUTH
NEW HAMPSHIRE

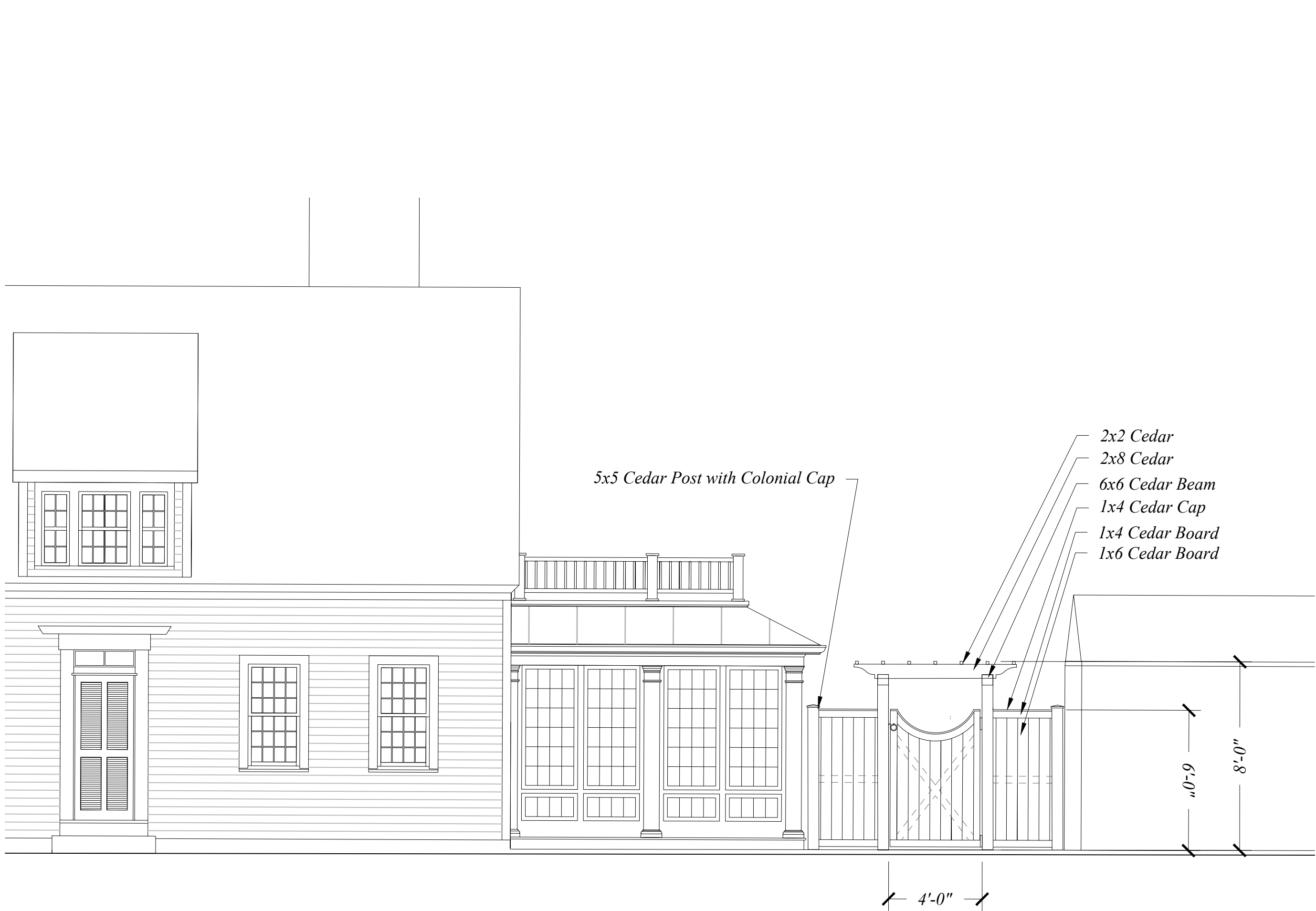
TITLE:

EXISTING
CONDITIONS
PLAN

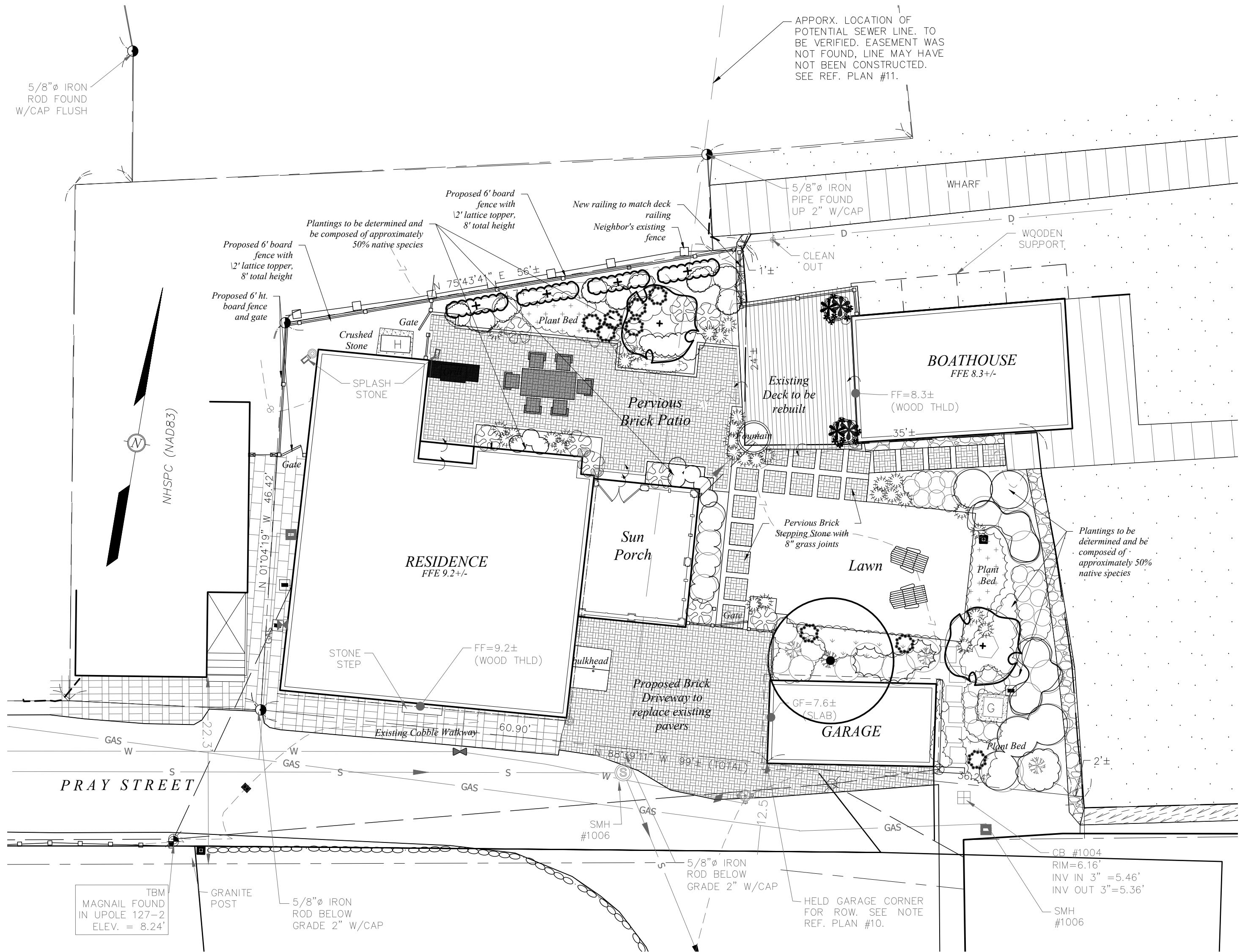
SHEET NUMBER:

S-1

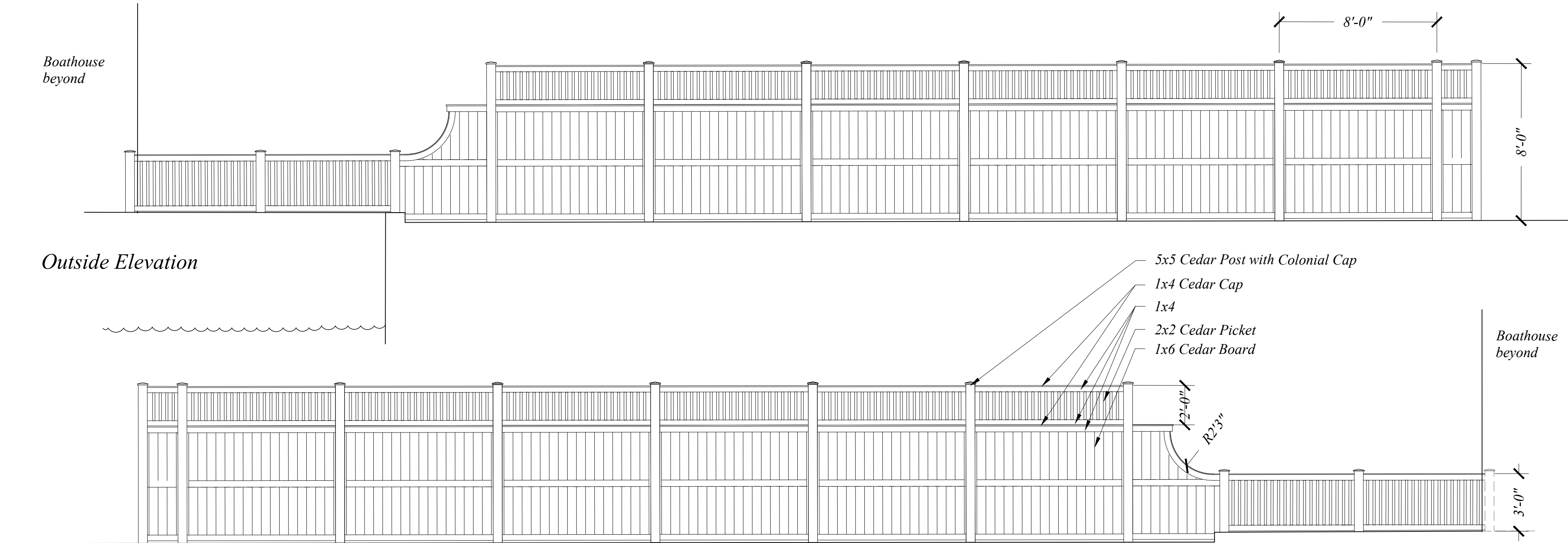
ALTUS JOB#5673



Front Gate - Elevation



0 2 5 10 20 Plan



Front Gate - Proposed Cedar Fence

woodburn
& company
LANDSCAPE ARCHITECTURE
103 Kent Place
Neumarkt, New Hampshire
Phone: 603.659.5949

53 Pray Street
PRELIMINARY LANDSCAPE PLAN
Portsmouth, New Hampshire

FOR REVIEW ONLY

Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2025-09-10 FOR REVIEW
Revisions:	2025-10-03 ISSUED TO ALTUS
	2025-10-09 elevation update
	2025-10-24 bulkhead, brick and plantings



L-1
Sheet x of X

WETLANDS PERMIT APPLICATION NOTES

1. DESIGN INTENT - THIS PLAN SET IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE 100'-FOOT WETLAND BUFFER TO RENOVATE THE SINGLE FAMILY RESIDENCE; REPLACE THE NEW COVERED PORCH, ADD A ROOF TOP DECK ABOVE, REPLACE EXISTING PATIOS AND DRIVEWAY CONNECTION ALONG WITH LANDSCAPING & ASSOCIATED UTILITIES.
2. SEE EXISTING CONDITIONS PLAN (PLAN REFERENCE 1).
3. HIGHEST OBSERVABLE TIDE LINE (REFERENCE LINE) IS THE EDGE OF STONE SEAWALL. NO WORK IS PROPOSED IN THE PISCATAQUA RIVER.
4. EXISTING IMPERVIOUS AREAS WITHIN THE 100' WETLAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/COVERED DECK (1,410 SF) + EX. BULKHEAD (25 SF) + EX. GARAGE (200 SF) + EX. PAVER DRIVE (345 SF) + EX. STONE & BRICK WALKS (200 SF) + EX. STEPS/CURBS/WALLS (172 SF) + PATIO (290 SF) + CONCRETE PADS (70 SF) + EX. CRUSHED STONE (±112 SF) = ±2,824 SF TOTAL (±61.6% OF THE PARCEL)
5. PROPOSED IMPERVIOUS AREAS WITHIN THE 100' WETLAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/SUN PORCH/DECK (1,410 SF) + PROP. BULKHEAD (25 SF) + EX. GARAGE (200 SF) + PROP. BRICK DRIVE (345 SF) + EX. STONE & BRICK WALKS (165 SF) + EX. STEPS/CURBS/WALLS (152 SF) + PROP. EDGING (20 SF) + PROP. CRUSHED STONE (112 SF) + HVAC & EM. GENERATOR CONC. PADS (30 SF) = 2,459 SF TOTAL (±53.6% OF THE PARCEL) THEREFORE AN IMPROVEMENT.
6. THERE IS NO UNALTERED OR NATURAL VEGETATION OR TREES ON THE PARCEL. THAT AREA OF THE PARCEL (±470 S.F.) CONSISTS OF BUILDING, WALKWAYS AND CRUSHED STONE AND WILL REMAIN SO IN ORDER TO ADDRESS CONTINUING ACCESS AND SECURITY/VISIBILITY CONCERNS. NATIVE PLANTINGS WILL BE INCORPORATED INTO THE PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
7. THE CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
8. EXISTING RESIDENCE IS SERVICED WITH MUNICIPAL SEWER & WATER.
9. PARCEL IS LOCATED ENTIRELY WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F DATED 1/29/2021 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THE RENOVATED RESIDENCE WILL CONFORM TO LOCAL RESILIENCY PLANNING ORDINANCES & THE STANDARDS DESCRIBED IN FEMA P-55, COASTAL CONSTRUCTION MANUAL: PRINCIPLES & PRACTICES OF PLANNING, SITING, DESIGNING, CONSTRUCTING AND MAINTAINING RESIDENTIAL BUILDINGS IN COASTAL AREAS, 4TH EDITION (2011).
11. THE SHORELAND FRONTAGE IS ±103'.

ZONING SUMMARY

TAX MAP 102, LOT 40
OWNER: REBECCA T. & KENNETH J. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON, NH 03862

ZONING DISTRICTS: WB (WATERFRONT BUSINESS), HD (OVERLAY HISTORIC DISTRICT)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED 20,000 S.F.	EXISTING ±4,584 SF (1.08 AC.)	PROPOSED ±4,584 SF
MIN. LOT AREA:	100'	±99'	±99'
MIN. FRONTAGE:	100'	±45'	±45'
MIN. DEPTH:	30' (17')*	±2'	±2'
FRONT SETBACK:	30'	±2'	±2'
SIDE SETBACK:	30'	±4'	±4'
REAR SETBACK:	20'	±6' (RESIDENCE)	±6' (RESIDENCE)
WETLAND BUFFER:	100'	0' (LANDSCAPING)	0' (LANDSCAPING)
NO-CUT BUFFER:	25'		

* AVERAGE OF ABUTTING PROPERTIES (3' + 30' = 33' / 2 = 16.5'). USE 17'

WATERFRONT BUFFER (0 - 100'):
TOTAL AREA 4,584 SF
EXISTING GROUND COVER, TREES, SHRUBS 430 SF
PROPOSED GROUND COVER, TREES, SHRUBS 1,430 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):
NATURAL WOODLAND (25% MIN. REQUIRED) 118 SF (TOTAL AREA 470 SF X 25%)
EXISTING UNALTERED GROUND COVER, TREES, SHRUBS 0 SF OR 0.0% TO REMAIN
PROPOSED GROUND COVER, TREES, SHRUBS 0 SF OR 0.0% TO REMAIN

NOTE: ±1,430 SF OF NEW GROUND COVER/LAWN, SHRUBS & TREES WILL BE INSTALLED FROM 0 - 50 FEET FROM THE RESOURCE.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING/PROPOSED SPOT GRADE ELEVATION
- EXISTING SUMP PUMP DRAIN (TO BE REPLACED)
- LIMITS OF DISTURBANCE

REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN, 53 PRAY STREET, TAX MAP 102, LOT 40, PORTSMOUTH, NH", DATED JULY - 2025 AND PREPARED BY JAMES VERRA & ASSOCIATES, INC.
2. SITE VISIT BY ALTUS ENGINEERING, LLC ON APRIL 28, 2025.

ENGINEER:

ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

STATE OF NEW HAMPSHIRE
ERIC D. WEINRIED
No. 7634
LICENSED PROFESSIONAL ENGINEER

11/5/25

ISSUED FOR: REVIEW

ISSUE DATE: NOVEMBER 5, 2025

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/05/25

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5673.DWG

SCALE:
22" x 34" - 1" = 5'
11" x 17" - 1" = 10'

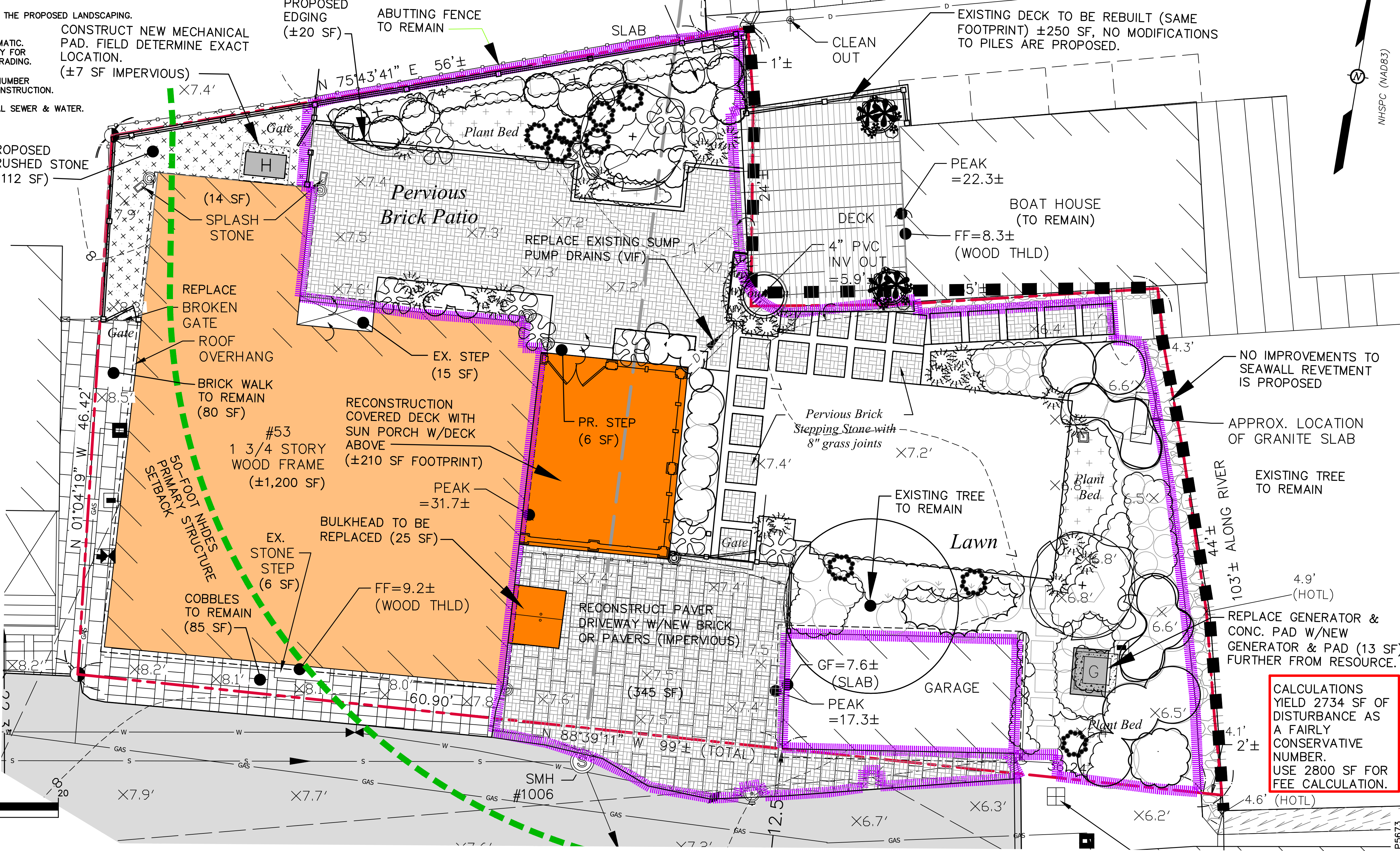
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PROJECT:
53 PRAY STREET
TAX MAP 102, LOT 40
PORTSMOUTH
NEW HAMPSHIRE

TITLE:
NHDES WETLANDS
PERMIT APPLICATION
PLAN &
GRADING AND
STORMWATER
MANAGEMENT PLAN

SHEET NUMBER:
1 OF 1



CALCULATIONS
YIELD 2734 SF OF
DISTURBANCE AS
A FAIRLY
CONSERVATIVE
NUMBER.
USE 2800 SF FOR
FEE CALCULATION.

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION
PROPOSED RESIDENTIAL & SITE IMPROVEMENTS
53 PRAY STREET
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 102 LOT 40

LONGITUDE: -70°44'55" W
LATITUDE: 43°04'20" N

OWNER / APPLICANT:

REBECCA T. & KENNETH J. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON, NH 03862

DESCRIPTION

The project consists of the removal of a covered deck at the single family residence and replacing it with a covered porch with a deck above, landscape installation & hardscape construction along with associated site improvements.

DISTURBED AREA

The total area to be disturbed for the redevelopment improvements is approximately 2,875 S.F. (±0.07 acres).

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains overland to the Piscataqua River. A portion of the site drains to municipal drainage system prior to discharge to the river.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including silt fences, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Raze existing structures or portions thereof as shown,
3. Strip loam and stockpile.
4. Construct site features as shown on plan.
5. Rough grade site including placement of borrow materials.
6. Construct drainage structures, utilities & stormwater treatment devices.
7. Loom (6" min) and seed all disturbed areas not paved or otherwise stabilized.
8. Install permeable granite planks & permeable driveway pavers.
9. Install landscaping and associated improvements.
9. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, the silt fences shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Stabilize all ditches, swales, & level spreaders prior to directing flow to them.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

- These are general inspection and maintenance practices that shall be used to implement the plan:
1. The smallest practical portion of the site shall be denuded at one time.
 2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
 3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
 4. Built-up sediment shall be removed from silt fence or other barriers when it has reached one-third the height of the fence or bale, or when "bulges" occur.
 5. All diversion dikes shall be inspected and any breaches promptly repaired.
 6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
 7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
 8. An area shall be considered stable if one of the following has occurred:
 - a. Base course gravels have been installed in areas to be paved;
 - b. A minimum of 85% vegetated growth as been established;
 - c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; - or -
 - d. Erosion control blankets have been properly installed.
 9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

- Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.
1. Timing - In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

2. Guidelines for Winter Mulch Application -

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrub plantings.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mm/mils/cm. * The pH should fall between 5.0 and 8.0.

3. Maintenance - All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. TEMPORARY GRASS COVER

1. Seedbed Preparation - Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.
2. Seeding -
 - a. Utilize annual rye grass at a rate of 40 lbs/acre.
 - b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
 - c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseeding, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.
3. Maintenance - Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Sequence of Installation - Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.
2. Maintenance -
 - a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.
 - b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
 - a. Sediment deposits must be removed when deposits reach approximately one-third (1/3) the height of the barrier.
 - b. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.
 - c. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING -

1. Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f. 10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.			
Type	Lbs. / Acre	Lbs. / 1,000 sf	
Tall Fescue	24	0.55	
Creeping Red Fescue	24	0.55	
Total	48	1.10	

Seed Mixture (For slope embankments):
Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

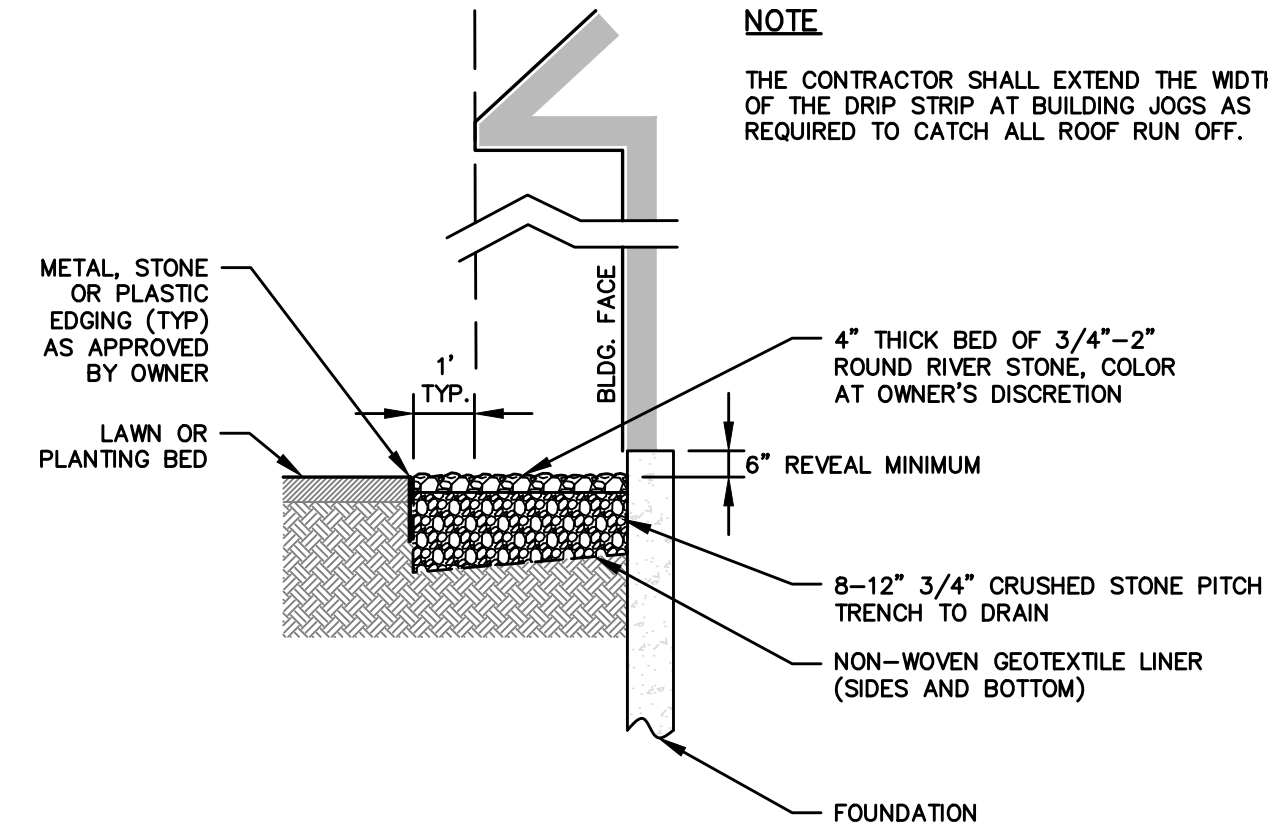
- a. Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- b. Fescue varieties shall include - Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CON'T)

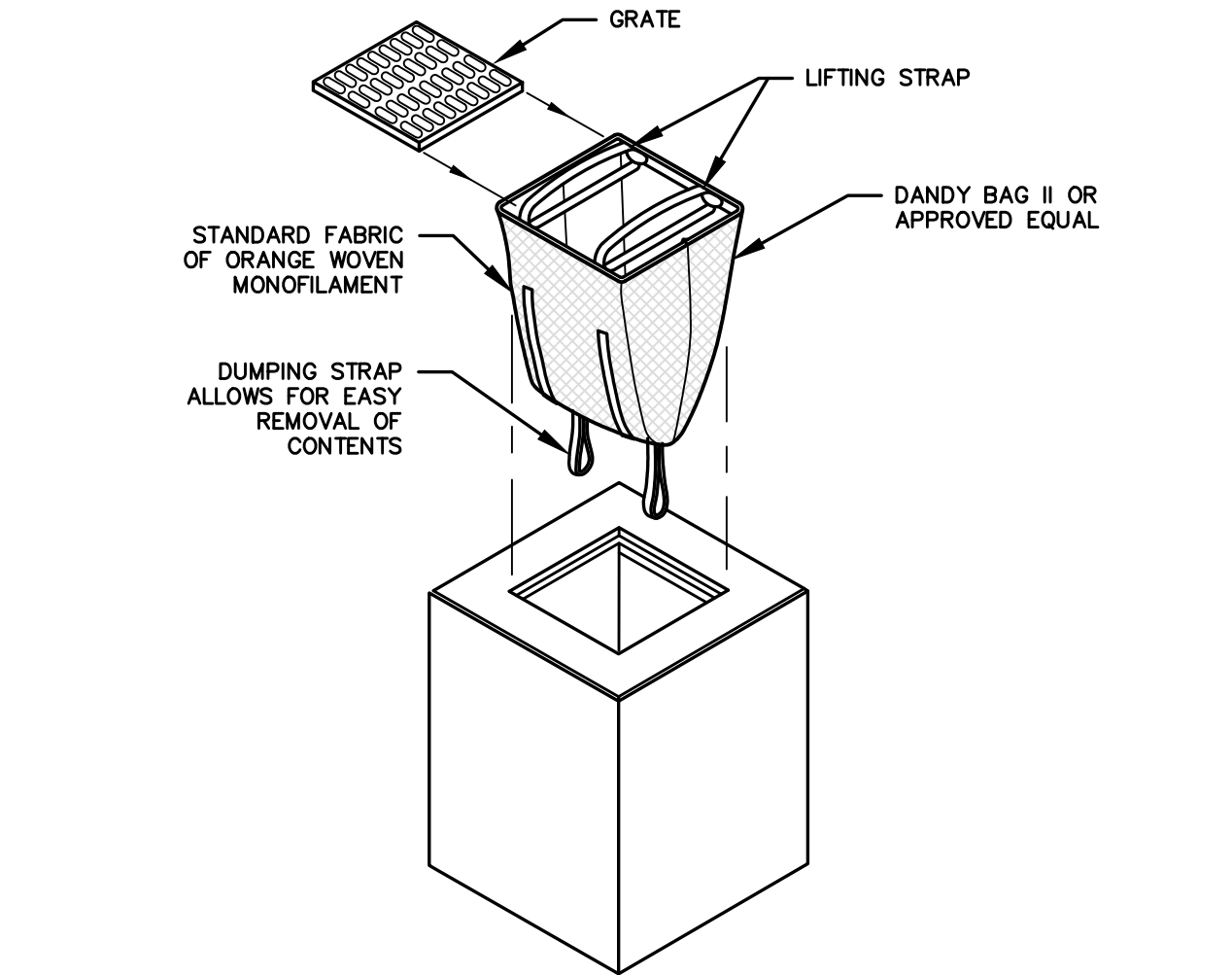
4. Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



STONE DRIP EDGE DETAIL NOT TO SCALE



INSTALLATION AND MAINTENANCE:

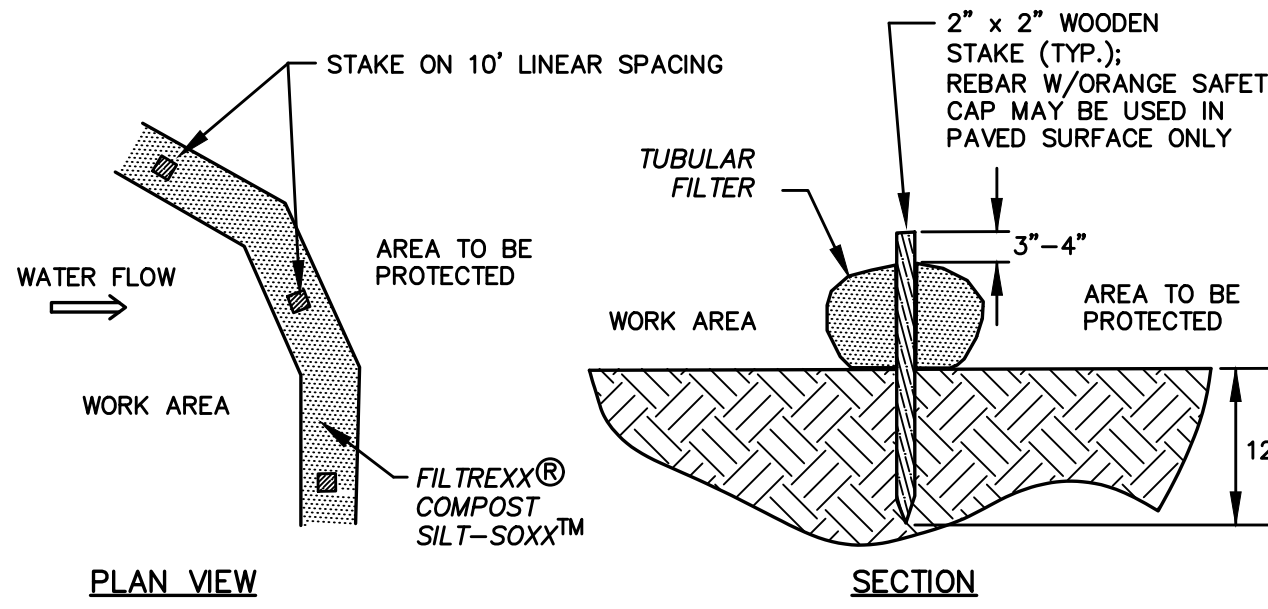
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

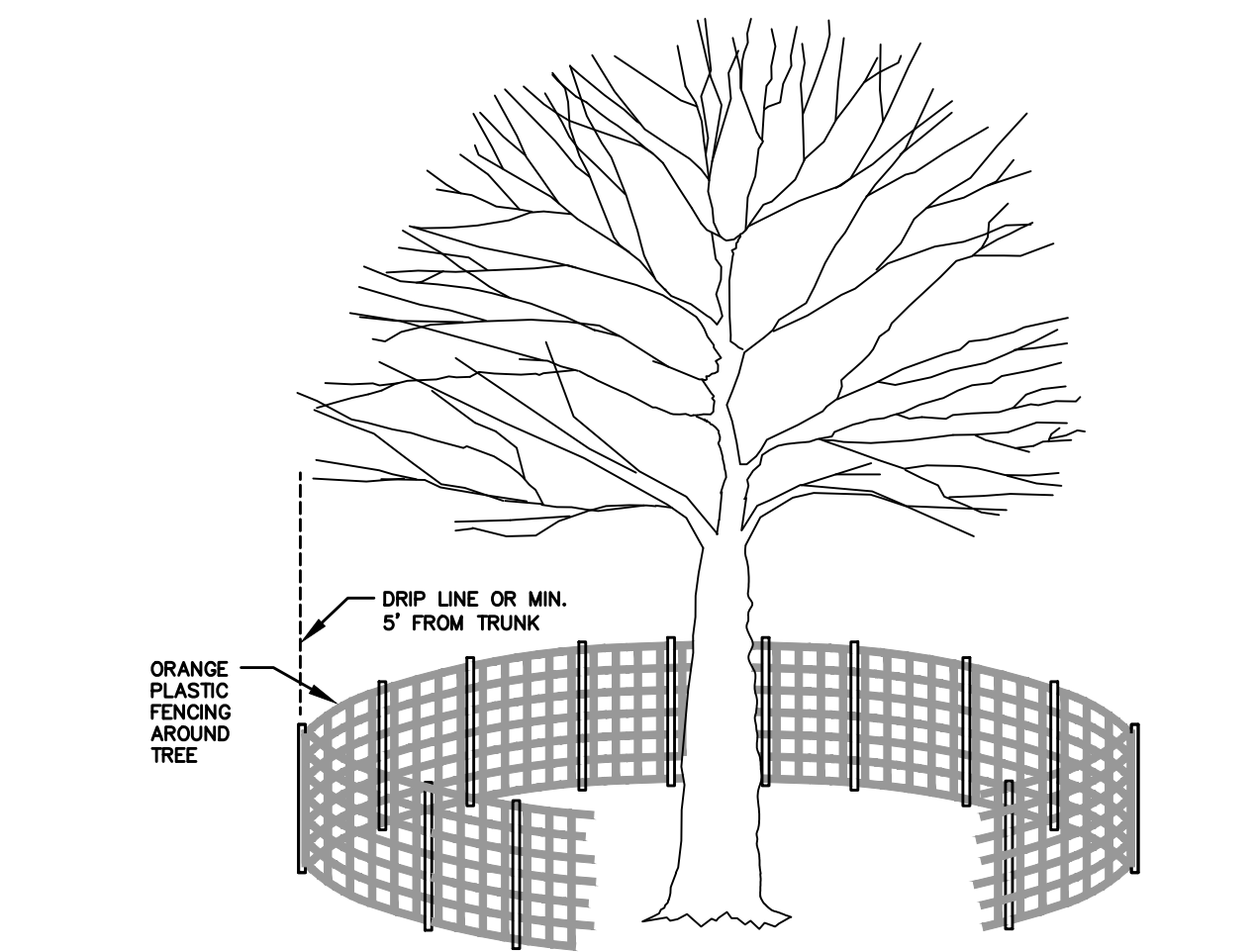
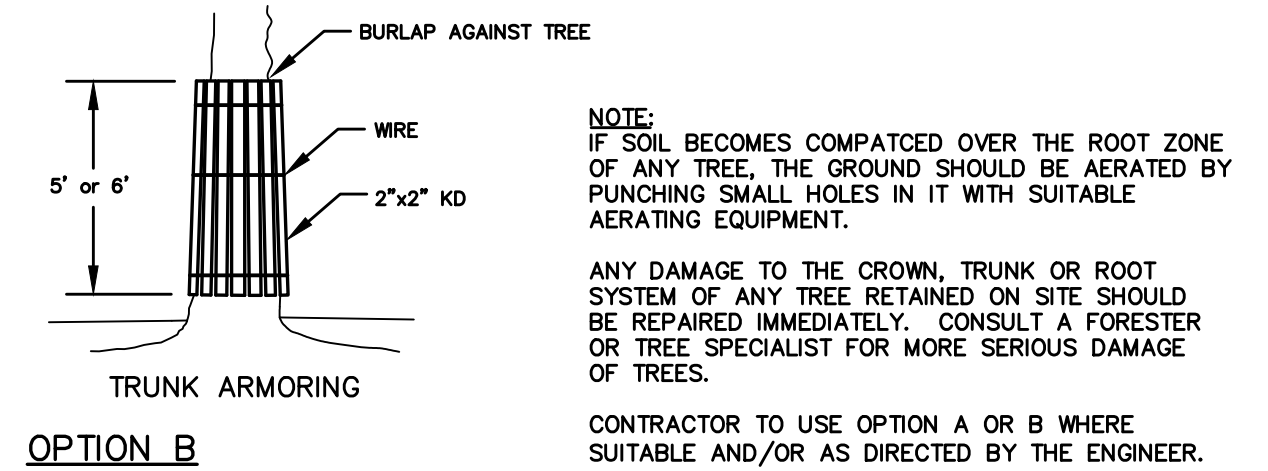
A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



- NOTES:
1. SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
 2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
 3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
 4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE



TREE PROTECTION DETAILS NOT TO SCALE

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

STATE OF NEW HAMPSHIRE
ERIC D. WEINRIEB
No. 7634
LICENSED PROFESSIONAL ENGINEER
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REVIEW

ISSUE DATE:

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REVISIONS	NO. DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/05/25

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: _____ 5673.dwg

SCALE:
22" x 34" - N.T.S.
11" x 17" - N.T.S.

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REBECCA T. NICHOLSON
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NORTH HAMPTON
NEW HAMPSHIRE 03862
OWNER:

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PROJECT:

53 PRAY STREET

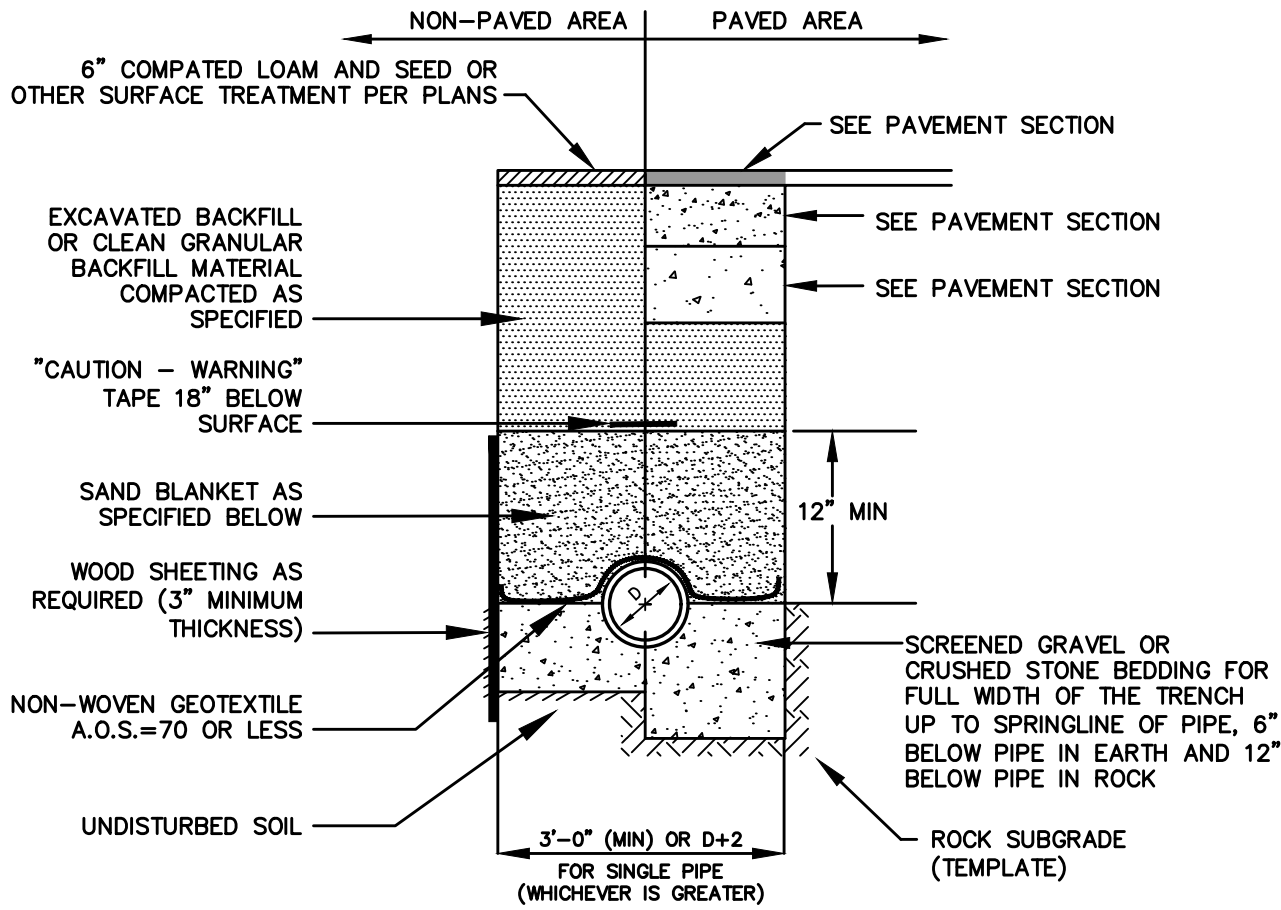
TAX MAP 102, LOT 40

PORTSMOUTH
NEW HAMPSHIRE

TITLE:
**EROSION
CONTROL NOTES
& DETAILS**

SHEET NUMBER:

D-1

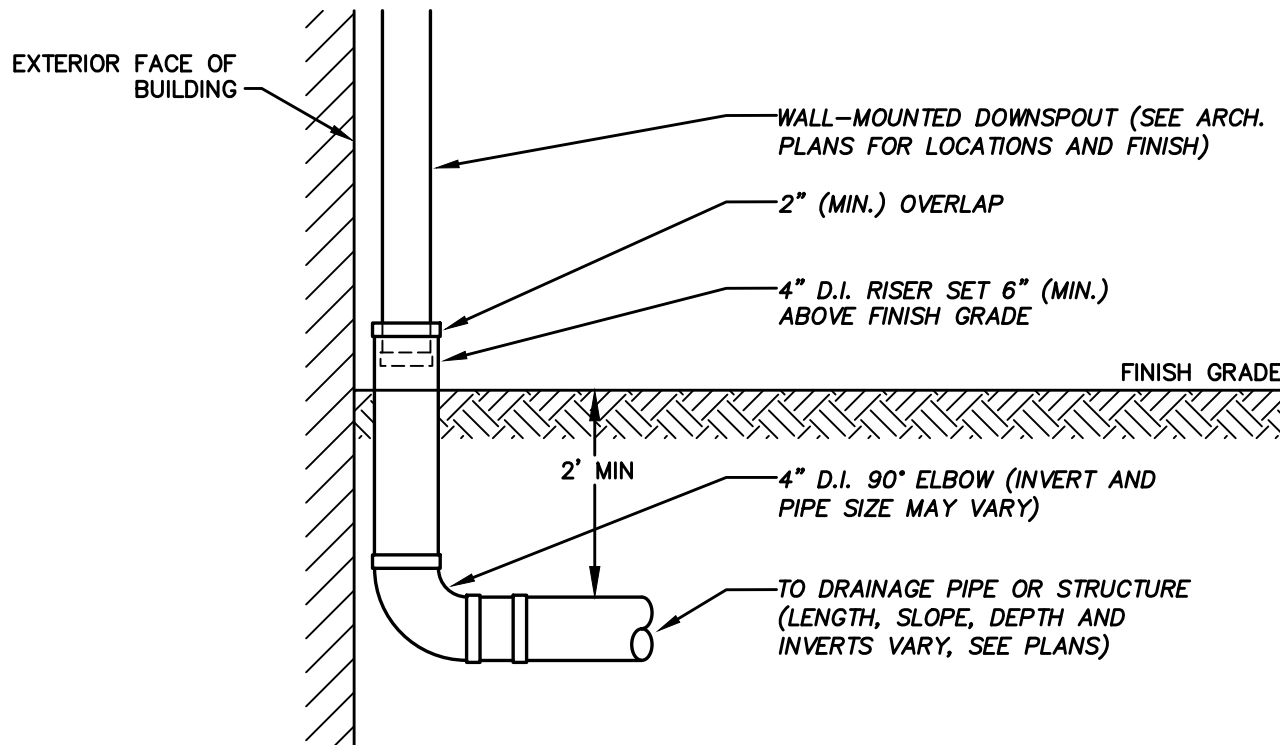


- NOTES
- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
 - INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
 - MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

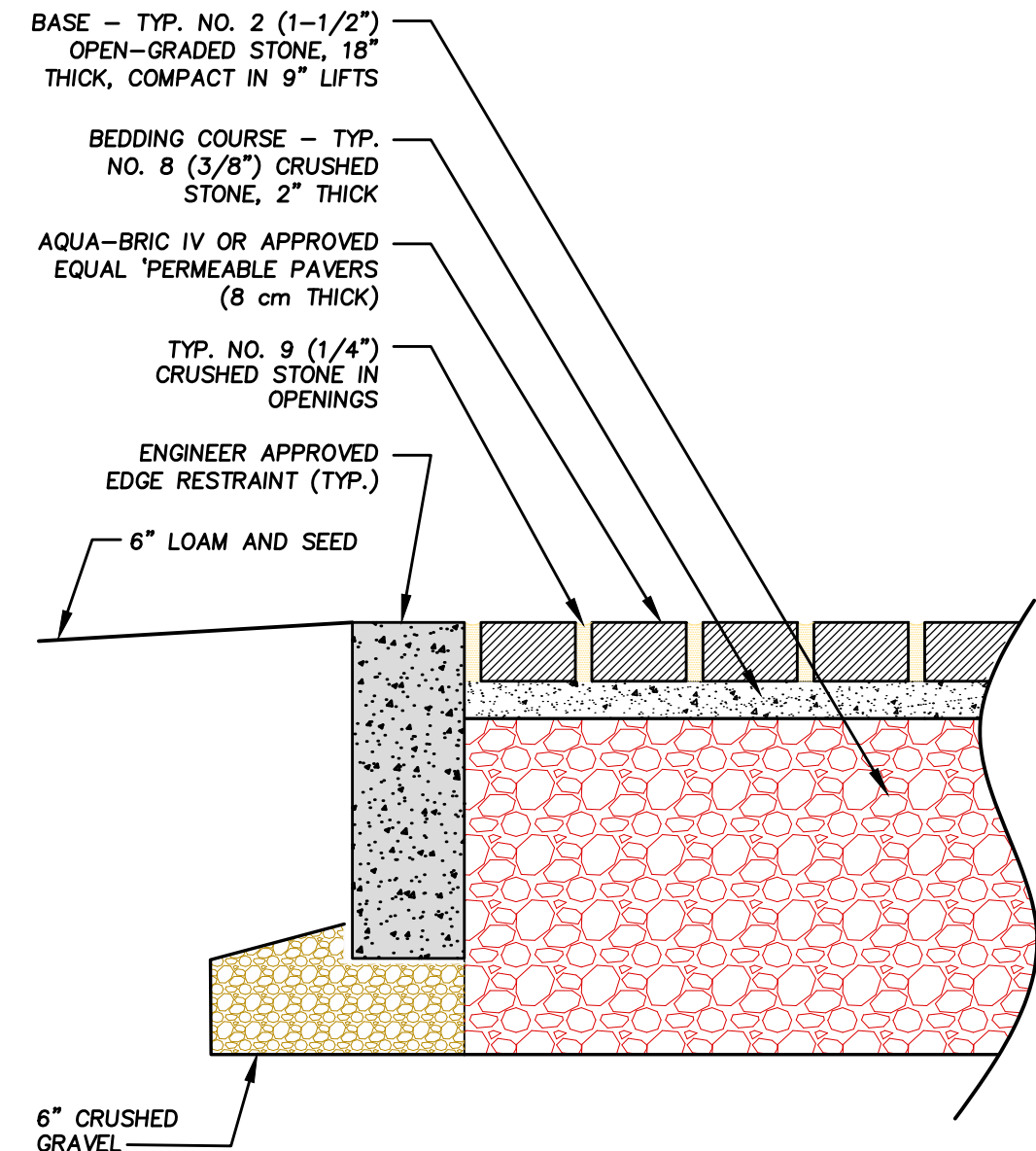
SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAINAGE TRENCH NOT TO SCALE

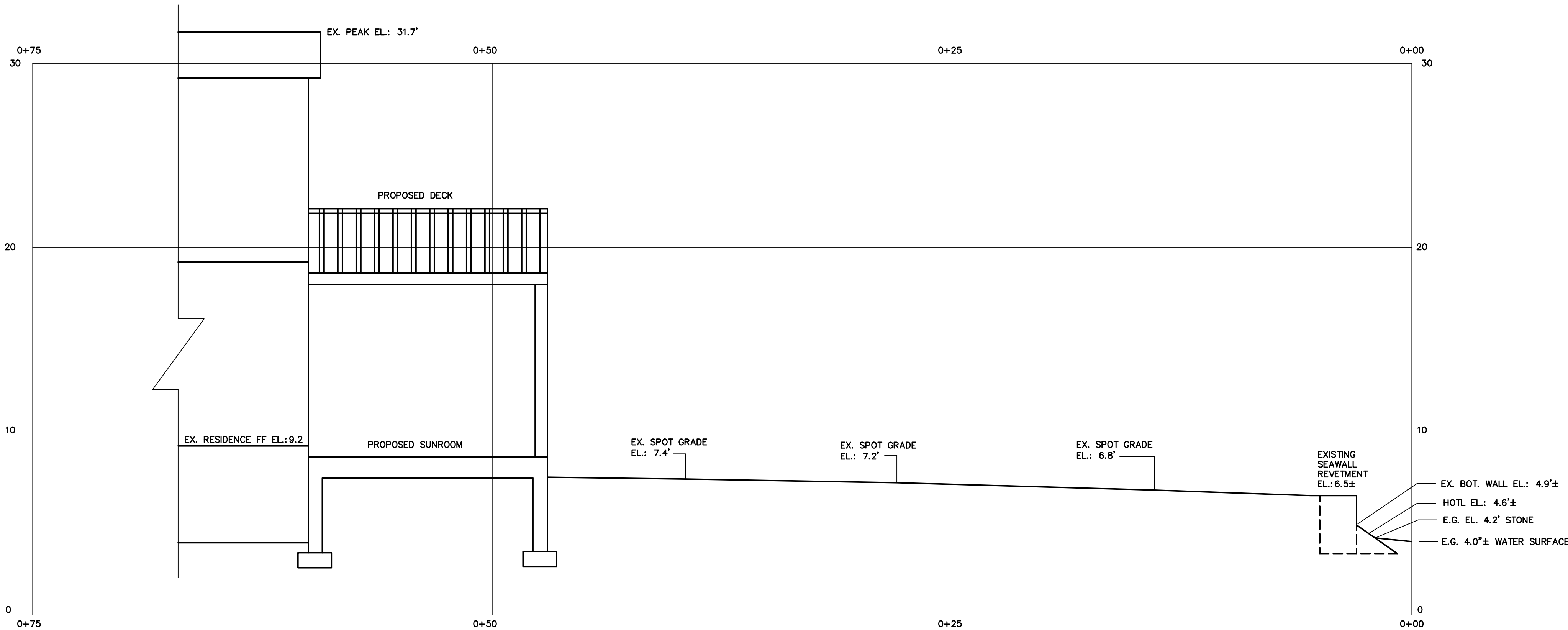


EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE

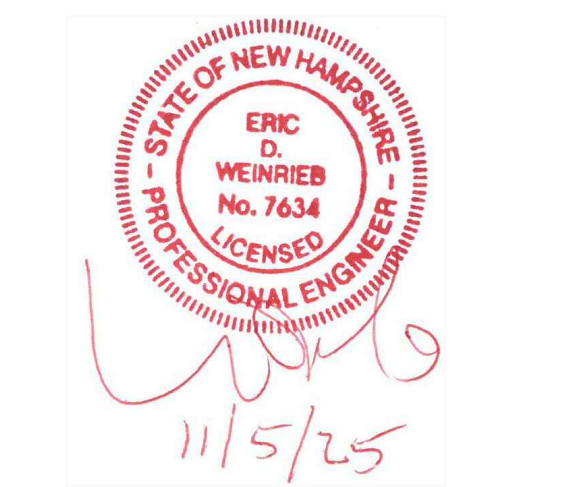


SIEVE SIZE	PERCENT PASSING		
	No. 9 (1/4")	No. 8 (3/8")	No. 2 (1 1/2")
3 in	-	-	100
2 1/2 in	-	-	90 - 100
2 in	-	-	35 - 70
1 1/2 in	-	-	0 - 15
3/4 in	-	-	0 - 5
1/2 in	100	100	-
3/8 in	90 - 100	85 - 100	-
No. 4	20 - 55	10 - 30	-
No. 8	5 - 30	0 - 10	-
No. 16	0 - 10	0 - 5	-
No. 50	0 - 5	-	-

PERMEABLE PAVERS DETAIL NOT TO SCALE



TYPICAL CROSS SECTION OF LOT - ELEVATION NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

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53 PRAY STREET

TAX MAP 102, LOT 40

PORTSMOUTH
NEW HAMPSHIRE

TITLE:

DETAIL SHEET

SHEET NUMBER: