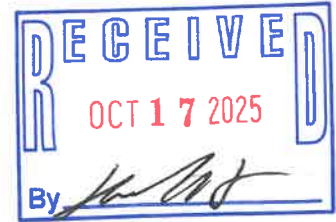


THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL



Docket No. 24-06 WtC

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION
AND DAVID AND MARGARET WITHAM
NHDES Wetlands Permit No. 2018 03677

APPELLANTS' MOTION IN LIMINE

NOW COME David and Margaret Witham and Sagamore Landing Condominium Association ("Appellants"), through undersigned counsel, Sheehan Phinney Bass and Green, PA, and moves to exclude certain evidence and testimony at the December 9, 2025, final hearing, saying in support as follows:

1. On September 11, 2025, the parties in this appeal exchanged witness and exhibit lists pursuant to Ec-Wet 203.13(a). The Appellants seek to exclude Intervenors' proposed exhibits of the Ciotti Dock Plans; Ciotti Dock Application; and a letter from Mr. Witham regarding consent to the Ciotti Dock Application (collectively "Ciotti Exhibits") and testimony concerning the same.

2. Around 2010, the Ciottis, previous owners of the Intervenors' property on Sagamore Creek, submitted a standard dredge and fill permit with DES to, among other things, repair an existing docking structure. The Ciotti dock plans, application, and letter of consent are irrelevant to the current appeal and thus should be excluded. See Ec-Wet 203.14(a)(3); 203.16(a)(2) ("The presiding officer shall as necessary . . . [r]eceive relevant evidence at hearings and exclude irrelevant, immaterial, or unduly repetitious evidence."); see also RSA 541-A:33, II (empowering hearing officer to exclude irrelevant, immaterial, or unduly repetitious evidence).



3. Specifically, the Ciotti Dock Plan, Intervenor Exhibit 4, has no relevance to this current appeal because the Intervenor's permitted dock that is the subject of the appeal is a different configuration than the proposed Ciotti dock, which was never built. Whatever the reasoning behind DES' actions on the Ciotti plans, it has no relevance to DES' decision made fourteen years later about a different dock.

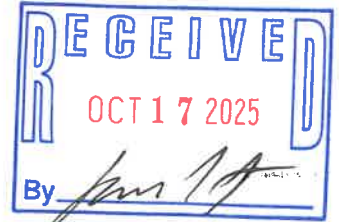
4. Furthermore, the Intervenor's proposed Exhibit 14 - the Ciotti Application - is similarly irrelevant. The main thrust of the Application was to remove a timber bulkhead and replace it with rip rap stabilization to mitigate further erosion of the shoreline, which has no connection to the current permit being appealed.

5. In addition, the Letter from Mr. Witham concerning the Ciotti Application, Intervenor's proposed Exhibit 15, is also irrelevant to the present appeal. Mr. Witham did not consent to the Intervenor's proposed dock that is the subject of this appeal, and Mr. Witham's consent in 2010 to a different project has no bearing on the legality of the current permitted structure under RSA 483-A:3, XIII. Moreover, the 2010 letter only provided consent for the Ciotti's proposed shoreline stabilization, not a docking structure.

WHEREFORE, Appellants respectfully request the Council:

- A. Exclude Intervenor's Exhibits concerning the Ciotti dock and any testimony related to the Ciotti dock;
- B. Grant such other and further relief as is just.

Respectfully submitted,



**Appellants, Sagamore Landing Condominium Assoc. &
David and Margaret Witham**

October 10, 2025

For

By: 
John Mark Turner (NH Bar #15610)
Nicolas H.U. Harris (NH Bar #278783)
1000 Elm Street, PO Box 3701
Manchester, NH 03105
(603) 627-8143
(603) 627-8237
jturner@sheehan.com
nharris@sheehan.com

CERTIFICATION

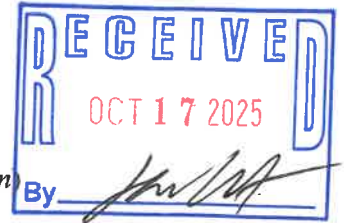
I hereby certify that on this date, a copy of the foregoing was sent via e-mail or first class mailed pursuant to Ec-Wet 201.03 to counsel and parties of record listed below:

James J. Steinkrauss, Esq. (via email at jjs@rathlaw.com)
(Counsel for the Intervenors – the Dickinsons)
Rath, Young and Pignatellie, P.C.
One Capital Plaza
Concord, NH 03302
(603) 226-2600

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)
(Counsel for the New Hampshire Department of Environmental Protection)
Office of the Attorney General
Environmental Protection Bureau
1 Granite Place South
Concord, NH 03301
(603) 271-3679

Portsmouth Municipal Clerk (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801

Portsmouth Conservation Commission (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801



David and Margaret Witham (through counsel via email at jturner@sheehan.com)
238 Walker Bungalow Road
Portsmouth, NH 03801

Mary Ann Tilton, Wetlands Assistant Bureau Administrator (via email at keely.lovato@doj.nh.gov)
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

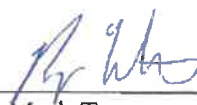
Rene Pelletier, Director of Water Division (via email at keely.lovato@doj.nh.gov)
Wetlands Bureau Administrator
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

Michelle A. Doucette, Appeals Clerk (via email at appeals@des.nh.gov)
New Hampshire Department of Justice
C/O New Hampshire Wetlands Council
1 Granite Place South
Concord, NH 03301

Sagamore Landing Condominium Assoc. (through counsel via email to jturner@sheehan.com)
c/o Danielle Megliola
284 Walker Bungalow Road
Portsmouth, NH 03801

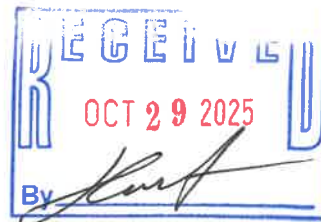
Martin & Cristina Kurowski (via first class mail)
212 Walker Bungalow Road
Portsmouth, NH 03801

Dated: October 10, 2025

By: 
FOR John-Mark Turner

**RATH
YOUNG
PIGNATELLI**
INSIGHT MATTERS

James J. Steinkrauss
Attorney-At-Law
jjs@rathlaw.com
Please reply to: Concord Office



October 20, 2025

VIA ELECTRONIC MAIL
& FIRST CLASS MAIL

appeals@des.nh.gov

Wetlands Council
Attn: Appeals Clerk
NH Department of Justice
1 Granite Place South
Concord, NH 03301

RE: Notice of Appeal of the Sagamore Landing Condominium Association
Docket No. 24-06 WtC

Dear Ms. Doucette,

Enclosed please find the Opposition to the Appellants' Motion in Limine submitted on behalf of Intervenor, Jon and Joan Dickinson pursuant to Ec-Wet 203.09 in the above-referenced matter. This letter and motion are filed in accordance with Ec-Wet 201.03(c),(d). A paper copy will be mailed to the attention of the Appeal Clerk within five (5) days of this filing.

Please feel free to contact me with any questions. Thank you for your attention to this matter.

Sincerely,

James J. Steinkrauss

Enc.

One Capital Plaza
Concord, NH 03302-1500
T (603) 226-2600
F (603) 226-2700

20 Trafalgar Square
Suite 307
Nashua, NH 03063
T (603) 889-9952
F (603) 595-7489

37 Walnut Street
Suite 110
Wellesley, MA 02481
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26 State Street
Suite 9
Montpelier, VT 05602
T (802) 552-4037
F (603) 226-2700

573 Pine Street
Manchester, NH 03104
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F (603) 226-2700



INSIGHT MATTERS

Michelle Doucette, Appeals Clerk
Wetlands Council
Page 2 of 2

David and Margaret Witham and Sagamore Landing Condominium Association
through their counsel (via email at jturner@sheehan.com)

John-Mark Turner, Esq. (via email at jturner@sheehan.com)

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)

Mary Ann Tilton, Wetlands Assistant Bureau Administrator, NHDES
(via email at keely.lovato@doj.nh.gov)

Rene Pelletier, Director of Water Division
Wetlands Bureau Administrator (via email at keely.lovato@doj.nh.gov)

Portsmouth Municipal Clerk (via mail)
1 Junkins Avenue, Portsmouth, NH 03801

Portsmouth Conservation Commission (via mail)
1 Junkins Avenue, Portsmouth, NH 03801

Martin & Cristina Kurowski (via mail)
212 Walker Bungalow Road
Portsmouth NH 03801

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION
AND DAVID AND MARGARET WITHAM
NHDES Wetlands Permit No. 2018-03677

INTERVENOR'S OPPOSITION TO THE APPELLANT'S
MOTION IN LIMINE

Now comes, Jon and Joan Dickinson, through their counsel, Rath, Young and Pignatelli, P.C., owners of property located at 220 Walker Bungalow Road, Portsmouth, New Hampshire ("Intervenors"), who respectfully request that the Hearing Officer and New Hampshire Wetlands Council ("Wetlands Council") deny the Appellant's Motion in Limine to exclude certain evidence and testimony at the December 9, 2025, final hearing filed on October 10, 2025. The Intervenors object is filed pursuant to Ec-Wet 203.09(d) and state the following in support of the objection:

Procedural Background and Statement of Facts

1. On September 11, 2025, the parties to this appeal exchanged witness and exhibit lists pursuant to Ec-Wet 203.13(a). A copy of the proposed witness and exhibit list submitted by the Appellants is attached hereto as Exhibit A, and the proposed lists submitted by the Intervenor is attached hereto as Exhibit B.
2. On October 10, 2025, the Appellants filed a motion in limine to exclude the Intervenor's proposed exhibits of the Ciotti Dock Plans (Exhibit 4), Ciotti Dock Application (Exhibit 14) and a letter from the Appellants consenting to the Ciotti Dock Application (Exhibit 15). See Exhibit B. The Appellants' motion also sought to exclude any testimony by any witness concerning these exhibits.

3. The Ciotti Dock plans and permit application (including Mr. Witham's letter of consent) were ultimately approved by the New Hampshire Department of Environmental Services ("NHDES") in 2010. The Ciotti Dock Plans were prepared by Mr. John Chagnon, the same person who prepared the Intervenor's dock plans that are the subject of this appeal. The Ciotti Dock Plans, to which Mr. Witham consented, contained the same "extended property line" configuration at the dock plans in the approved 2019 permit and amended permit that is the subject of this appeal. Whether Mr. Chagnon relied upon review of the Ciotti Dock plans, the NHDES prior approval of those plans and permit, as well as Mr. Witham's prior consent in preparing and submitting the permit application and amended application at issue are relevant to the instant appeal. Exclusion of Exhibits 4, 14, and 15 and any testimony related to Mr. Chagnon's preparation of the plans and permit application would limit relevant testimony related to the instant appeal.

4. In Exhibit A, the Appellants identified Mr. David Price, an employee with the NHDES who reviewed the permit application in the instant appeal. Whether or not Mr. Price reviewed the prior permit applications granted or submitted for the property, including the proposed Exhibits 4, 14, and 15, is relevant to NHDES's review and approval of the permit that is the subject of the instant appeal. This would therefore limit the Intervenor's ability to cross-examine Mr. Price and determine what documents NHDES relied upon in granting the amended permit application in 2024.

5. The Appellants also identified Mr. Steven Nix as a potential witness, as well as two reports drafted by Mr. Nix dated July 22, 2019, and August 28, 2025, respectively that both opine as to the placement or drawing of the extended property line. See Exhibit A. A copy of the July 22, 2019 letter was attached to the Appellants' notice of appeal. Neither report

referenced or indexed the plans or documents relied upon by Mr. Nix in preparing his reports or opinions. To the extent Mr. Nix viewed or relied upon Exhibits 4, 14, or 15 in drafting his conclusions are relevant to the instant appeal and the exclusion would limit the Intervenor's ability to cross-examine the Appellants' witness.

6. The standard for Wetland Council Appeals is that all evidence **shall be admitted** unless otherwise determined to be irrelevant, immaterial, unduly repetitious, or legally privileged. See Ec-Wet 203.16(a)(2)(emphasis added). The rules of evidence shall not apply in adjudicative proceedings and any oral or documentary evidence may be received, notwithstanding the presiding officer's ability to exclude that evidence. See RSA 541-A:33,II. Given that the traditional rules of evidence do not apply and the standard is to receive any oral or documentary evidence, the admissibility of evidence before the Wetlands Council must be more permissive. For the reasons set forth above, Exhibits 4, 14, and 15 are relevant to the anticipated testimony of the Intervenor's witness Mr. Chagnon and the anticipated testimony of the Appellants' witnesses Mr. Price and Mr. Nix.

7. All evidence and testimony shall be subject to cross-examination; provided however, the presiding officer shall limit cross-examination that is disorderly or disruptive to the orderly conduct of the hearing. See Ec-Wet 203.16(d). Excluding the Intervenor's proposed Exhibits 4, 14, and 15 as requested by the Appellants' motion would not only limit direct testimony of Mr. Chagnon but also limit ability of the Intervenor and Appellee to cross examine Mr. Price and Mr. Nix.

8. For the reasons stated above, Exhibits 4, 14, and 15 are documentary evidence that should be admissible and proper, including any testimony related to these documents.

WHEREFORE, the Intervenor respectfully request that the Wetlands Council and Hearing Officer deny the Appellants' Motion in Limine.

Respectfully submitted,

JON AND JOAN DICKINSON

By Their Attorney,

RATH, YOUNG AND PIGNATELLI, P.C.

Dated: October 20, 2025

By: 

James J. Steinkrauss, Esq.
(NH Bar #273631)
One Capital Plaza
Concord, NH 03302
(603) 226-2600
jjs@rathalw.com

CERTIFICATION

I hereby certify that on this date, a copy of the foregoing Opposition to the Motion in Limine was sent via e-mail or first class mailed pursuant to Ec-Wet 201.03 on October 20, 2025 to counsel and parties of record listed below:

John Mark Turner, Esq. (via email at jturner@sheehan.com)
(Counsel for Sagamore Landing Condominium Assoc. & David and Margaret Witham)
Sheehan Phinney Bass & Green, P.A.
1000 Elm Street, PO Box 3701
Manchester, NH 03105

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)
(Counsel for the New Hampshire Department of Environmental Protection)
Office of the Attorney General
Environmental Protection Bureau
1 Granite Place South
Concord, NH 03301
(603) 271-3679

Portsmouth Municipal Clerk (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801

Portsmouth Conservation Commission (via first class mail)
1 Junkins Avenue
Portsmouth, NH 03801

David and Margaret Witham (through counsel via email at jturner@sheehan.com)
238 Walker Bungalow Road
Portsmouth, NH 03801

Jon and Joan Dickinson (through counsel via email at jjs@rathlaw.com)
1242 Ocean Boulevard
Rye, NH 03870

Mary Ann Tilton, Wetlands Assistant Bureau Administrator (via email at keely.lovato@doj.nh.gov)
NH Department of Environmental Services
29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

Rene Pelletier, Director of Water Division (via email at keely.lovato@doj.nh.gov)
Wetlands Bureau Administrator
NH Department of Environmental Services

29 Hazen Drive, P.O. Box 95
Concord, NH 03302-0095

Michelle A. Doucette, Appeals Clerk (via email at *appeals@des.nh.gov*)
New Hampshire Department of Justice
C/O New Hampshire Wetlands Council
1 Granite Place South
Concord, NH 03301

Sagamore Landing Condominium Assoc. (through counsel via email to *jturner@sheehan.com*)
c/o Danielle Megliola
284 Walker Bungalow Road
Portsmouth, NH 03801

Martin & Cristina Kurowski (via first class mail)
212 Walker Bungalow Road
Portsmouth, NH 03801

Dated: October 20, 2025

By: /s/ James J. Steinkrauss
James J. Steinkrauss

EXHIBIT A

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION
AND DAVID AND MARGARET WITHAM
NHDES Wetlands Permit No. 2018-03677

APPELLANTS' WITNESS AND EXHIBIT LIST

The Appellants hereby make the following witness and exhibit disclosures under Ec-Wet 203.13(a) and pursuant to the Council's August 25, 2025, Prehearing Order.

I. WITNESSES

1. Stephan Nix

Stephan Nix will testify to his methodology, determinations, and findings rendered in his reports on the extension of the abutting property line, and his opinion that the permitted dock, as well as any boat tied to permitted dock violates the setbacks established in 482-A:3, XIII. Mr. Nix will testify about other depictions of the extended abutting property line, such as Mr. Chagnon's. Additionally, Mr. Nix will testify to the contents of the Standard Dredge and Fill Wetlands Permit (and application for the permit).

2. David Price

David Price is expected to testify about DES's review of the Intervenor's permit application and DES' consideration of issues surrounding the extended abutting property line and applicable setbacks.

3. The Appellants reserve the right to call any witness listed by DES or the Intervenor.

II. EXHIBIT LIST

Appellants reserve the right to present any exhibit listed by DES or the Intervenor. In addition, they disclose the following exhibits:

Description	Date
John Chagnon, Ambit Engineering, Response Letter, AR 114-29	8-24-2022
Ambit Engineering Plan of Dock (Revised plans full size), AR 212-14	2-13-2023

Ambit Engineering Plan of Dock (Amendment Request Form and Attachments), AR 25-28	2-16-2023
Boundary Line Stipulation	4-4-2025
Stephan Nix Report	8-28-2025
Stephan Nix Report, Witham 387-410	7-22-2019
Ambit CAD file layers removed - "stn layers off 7-1-25 B&W.pdf"	
Extension of Property Line Graphic - "anno projection lines.pdf"	
Topography depiction - "anno topo.pdf"	
July 2, 2025 Stephan Nix Photographs of Site	
Letter of Transmittal and Attachments, Ambit Engineering and 2017 C1 plan, AR 151-52	2-19-2019
C1 Plan, Paul Doberstein, AR 190	11-16-2017
C2 Plan, Paul Doberstein, AR 193	12-7-2018
C2 Plan by John Chagnon, Dickinson 002	3-30-2020
C2 Plan by John Chagnon, Dickinson 399	1-26-2022
NHDES Approval of Wetland Permit, Dickinson 053	2-25-2019
March 31, 2020 Email Chain, Dickinson 232-244	
NHDES Approval of Amended Wetland Permit w/ Conditions, AR 1-3	2-21-2024
January 11, 2024 Zoom Meeting Notes, Dickinson 061	
Emails concerning January 2024 Call with Governor's Office, Dickinson 116-22	

Email Chain January 16-19, 2024, AR 247-49	1-16-24 to 1-19-24
DES/Crepeau Email chain 10-25-23 to 10-26-23, AR 219-22	10-25-23
Email from John Chagnon to Denis St. Peter, Dickinson 322-23	1-26-2023
Email Chain between John Chagnon and Mark Stevens, Dickinson 450	9-27-2019
Dickinson, SAG, Witham Deeds and Chain of Title (as contained in Witham Production, Dickinson production and Nix and Chagnon Reports)	
Illustration included in Appellants' Objection to Motion to Dismiss	
DES Docking Structures Website	Current
DES, Environmental Fact Sheet WB-15, Permitting of Residential Tidal Dock	2020
482-A:3, XIII Legislative History Cited in Appellants' Obj. to Motion to Dismiss	
DES Coastal Resource Worksheet	Current
Intervenor's Response to Appellants' Request for Information	6-23-2025
NHDES' Response to Appellants' Request for Information	6-23-2025
Aerial Photos, Dickinson 089-90	
Release and Covenant not to Sue between Ambit Engineering and Dickinsons, Dickinson 76	8-4-2021

May 18, 2021 Email Chain, Dickinson 256-57	
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Respectfully submitted,

**Appellants, Sagamore Landing Condominium Assoc. &
David and Margaret Witham**

September 11, 2025

By: 

John Mark Turner (NH Bar #15610)
Nicolas H.U. Harris (NH Bar #278783)
1000 Elm Street, PO Box 3701
Manchester, NH 03105
(603) 627-8143
(603) 627-8237
jturner@sheehan.com
nharris@sheehan.com

CERTIFICATION

I hereby certify that on this date, a copy of the foregoing was sent via e-mail on September 11, 2025 to counsel and parties of record listed below:

James J. Steinkrauss, Esq. (via email at jjss@rathlaw.com)
(Counsel for the Intervenor – the Dickinsons)
Rath, Young and Pignatelli, P.C.
One Capital Plaza
Concord, NH 03302
(603) 226-2600

Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)
(Counsel for the New Hampshire Department of Environmental Protection)
Office of the Attorney General
Environmental Protection Bureau
1 Granite Place South
Concord, NH 03301
(603) 271-3679

Dated: September 11, 2025

By: 
Nicolas H.U. Harris

EXHIBIT B

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

APPEAL OF SAGAMORE LANDING CONDOMINIUM ASSOCIATION
AND DAVID AND MARGARET WITHAM
NHDEC Wetlands Permit No. 2018-03677

INTERVENORS' WITNESS AND EXHIBIT LIST

In accordance with Prehearing Order No. 2 dated August 26, 2025 and N.H. Admin. R. Ec-Wet 203.13(a), Jon and Joan Dickinson, through their counsel, Rath, Young and Pignatelli, P.C., owners of property located at 220 Walker Bungalow Road, Portsmouth, New Hampshire ("Intervenors"), provide a list of the witnesses and exhibits that the Intervenors anticipate presenting at the hearing scheduled on December 9, 2025:

WITNESS LIST:

1. John Chagnon, PE, LLS
Senior Project Manager, Vice President
Haley Ward
200 Griffin Road, Unit 14
Portsmouth, NH 03801

Anticipated Testimony: The Intervenors anticipate calling Mr. Chagnon to testify regarding the dock permit applications, plans, and materials reviewed in preparing the application including referenced deeds and surveys related to the property at 220 Walker Bungalow Road, Portsmouth, NH. To the extent necessary, Mr. Chagnon may also testify regarding relevant communications and correspondence related to the permit application and approval process.

EXHIBIT LIST:

As Intervenors, the following exhibits (with Bates reference) are offered to the extent they are not already submitted by either the Appellants or Appellee:

1. NHDES Response to the Appellants Request for Information, dated June 23, 2025
2. Permit Approval Letter and Conditions, NHDES File 2018-03966 - NHDES 263-265
3. Amended Permit Application and Plans, NHDES File 2018-03966 - NHDES 024-028
4. Ciotti Dock Plans - NHDES 038, Dickinson 007
5. Lot Plan – Standard Boundary Survey – NHDES 110
6. John Chagnon Letter Response to Steve Nix – NHDES 196-210
7. Existing Conditions Plan – NHDES 152
8. Historical Plan – NHDES 211
9. Updated 2022 Permit Plans – NHDES 212-214, NHDES 265-267
10. Plan Annotated by Steve Nix – NHDES 272
11. Email Correspondence – John Chagnon – Dickinson 343-346
12. Deed Plan – Dickinson 004
13. Photograph – Witham 394
14. Ciotti Dock Application – Witham 267-289
15. Letter from Mr. Witham regarding consent to the Ciotti Dock Application – Witham 276

The Intervenors reserve the right to further amend or update this list of anticipated witnesses and exhibits but will provide immediate notice to the parties of any proposed changes.

Respectfully submitted,

JON AND JOAN DICKINSON

By Their Attorney,

RATH, YOUNG AND PIGNATELLI, P.C.

Dated: September 11, 2025

By: 
James J. Steinkrauss, Esq.
(NH Bar #273631)
One Capital Plaza
Concord, NH 03302
(603) 226-2600
jjs@rathalw.com

CERTIFICATION

I hereby certify that on this date, a copy of the foregoing Witness List and Exhibit List were submitted by electronic mail to the service list.

Dated: September 11, 2025

By: /s/ James J. Steinkrauss
James J. Steinkrauss

CERTIFIED MAIL®



133 Court Street, Portsmouth, NH 03801



9589 0710 5270 3119 2493 98

MANCHESTER NH 030
28 Retail



RDC 99



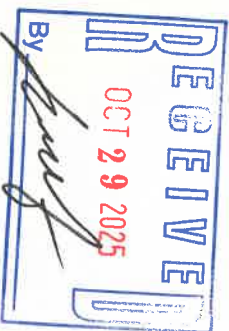
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U.S. POSTAGE PAID
FCM LETTER
PORTSMOUTH, NH 03801
OCT 27, 2025

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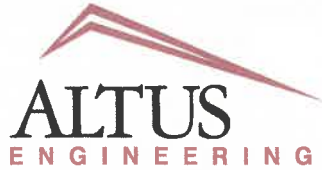
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City of Portsmouth
Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801



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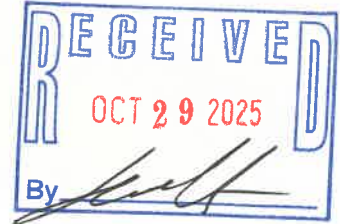


Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

Subject: **NHDES Wetlands Permit Amendment Request – File: 2023-03138**
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138



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 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetlands Permit Amendment Request to the NHDES Wetlands Bureau.

The request is to account for an additional 300 s.f. of disturbance within the previously disturbed and developed 100' tidal buffer zone to address additional erosion.

This letter is for your notification only. No other action is required on your part.

Once filed, the amended plan and application that show the proposed work are available for viewing during normal business hours at 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.

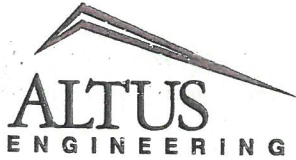
Sincerely,

A handwritten signature in red ink, appearing to read "Eric D. Weinrieb", is written over a red circular stamp.

Eric D. Weinrieb, PE
President

wde\5138.032.abutter-and-reviewers-notify-wetland-AMENDMENT.ltr.doc

CERTIFIED MAIL



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

Eben Lewis, Southern Region, Coastal Wetlands Supervisor
NHDES Wetlands Bureau
Land Resource Management
222 International Drive, Suite 175
Portsmouth, NH 03801

**Re: NHDES Wetlands Permit Amendment Request – File: 2023-03138
60 Pleasant Point Drive
Portsmouth, NH**

Transmitted via email to: EBEN.M.LEWIS@des.nh.gov

Dear Eben:

Last winter, Riverside & Pickering Marine Contractors constructed the Hybrid Living Shoreline at 60 Pleasant Point Drive in Portsmouth in accordance with NHDES Wetlands Bureau Permit 2023-03138. During construction, it was realized that approximately 12-feet of additional shoreline required stabilization. In recognition this additional work qualified for a NHDES Wetland Permit amendment and given it wouldn't have been practical to have Riverside and Pickering Marine Contractors return to the site a second time, this additional work was completed. Additionally, through subsequent coordination with the City of Portsmouth, the property was surveyed again and an "As-Built" plan was generated that showed a subtle encroachment over the Highest Observable Tide Line ("HOTL"). As soon as we were made aware of the situation, Altus notified David Price via email. Included with this submission is a copy of our correspondence to David.

Altus Engineering, working in conjunction with Jay Aube of TFM and on behalf of John and Michelle Morris, respectfully submits a formal Wetlands Permit Amendment Request and the associated required attachments and plans. We are submitting this amendment request to retain approximately 300 square feet of additional impacts associated with the construction of the Hybrid Living Shoreline.

City staff and the Conservation Commission have provided input on the design. The revised plan includes hand removal of some stones to create planting pockets for junipers.

This amendment request *does not* propose an increase in impact area greater than 20%, and therefore, it does not constitute a "significant amendment" under RSA 482-A:3, XIV(4)(e).

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at (603) 433-2335. Thank you for your consideration in this matter.

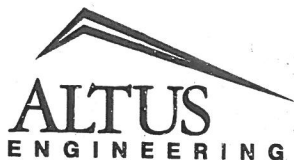
Respectfully,

ALTUS ENGINEERING, LLC



Ecopsy: Peter Britz, City of Portsmouth Director of Planning and Sustainability
Portsmouth Conservation Commission (Kate Homet)
John and Michelle Morris
R. Timothy Phoenix, Esq.
Ben Auger, ABC
Andrew Wilson, ABC
Jay Aube, TFM
Kuerstin Fordham, Riverside & Pickering Marine Contractors
Roy Tilsey, Esq.

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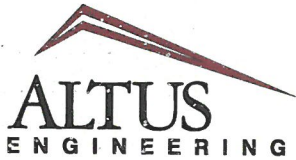
*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

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1. Original Wetlands Permit Application	SECTION 1
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Copy of Original Wetlands Permit Application	
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2. Wetlands Permit Amendment Request	SECTION 2
Wetlands Permit Amendment Request Form	
Amended Impact Area Table – Section 11	
Additional Plantings Work Sequence Narrative	
3. Plans	SECTION 3
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NH Natural Heritage Bureau (NHB)	
Abutters List	
Copy of Certified Mail Receipts	

wde/01 5138 TOC.docx



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

SECTION 1

ORIGINAL WETLANDS PERMIT APPLICATION

COPY OF ORIGINAL WETLAND PERMIT
COPY OF ORIGINAL WETLANDS PERMIT APPLICATION
COPY OF RESPONSES FOR RFMI 1,2 & 3

wde/02 SECTION 1 DIVIDER.docx

Cathy Ann Lacey

RECORDING	22.00
SURCHARGE	2.00

Wetlands Permit

Rockingham County



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-03138

NOTE CONDITIONS

PERMITTEE: 120-0 WILD ROSE LANE LLC
209 WATER STREET
NEWBURYPORT MA 01950

PROJECT LOCATION: 60 PLEASANT POINT DRIVE, PORTSMOUTH
Tax Map/Block/Lot(s): 207/no block/13

WATERBODY: PISCATAQUA RIVER

APPROVAL DATE: NOVEMBER 04, 2024

EXPIRATION DATE: NOVEMBER 04, 2029

Based upon review of permit application 2023-03138 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

PERMIT DESCRIPTION:

Impact a total of 31,300 square feet (SF) of previously developed upland tidal buffer zone to replace an existing single-family residence with a new single-family residence and associated improvements, including construction of a pool, pervious patios, replace two sets of existing wooden stairs over the bank, and construction of a living shoreline to stabilize an eroding tidal bank.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. All work shall be done in accordance with the approved plans dated November 28, 2023, and revised through July 9, 2024, by Altus Engineering, Inc., received by the NH Department of Environmental Services (NHDES) on July 12, 2024; the revised plan sheet titled "NHDES Wetlands & Shoreland Permit Application Plan" dated November 28, 2023, and revised through August 15, 2024, by Altus Engineering, Inc., received by the NHDES on August 29, 2024; and the revised plan sheet titled "Living Shoreline Plan" dated June 10, 2024, and revised through September 9, 2024, by TF Moran, Inc., received by the NHDES on September 10, 2024, in accordance with Env-Wt 307.16.
2. In accordance with Env-Wt 314.02(b) and (c), for projects in the coastal area, the permittee shall record any permit issued for any work in the tidal buffer zone at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the department with a copy of the permit stamped by the registry with the book and page and date of receipt.
3. In accordance with Env-Wt 609.10(b)(4), all work shall be done at low tide when the work area is fully exposed.
4. In accordance with Env-Wt 307.07, all development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction.
5. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:9, V(g).
6. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards per Env-Wt 307.03(a).
7. All work including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands per Env-Wt 307.03(b).

www.des.nh.gov

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

8. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
9. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
10. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.
12. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications.
13. In accordance with Env-Wt 307.03(c)(1), water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas.
14. In accordance with Env-Wt 307.03(c)(2), water quality control measures shall be comprised of wildlife-friendly erosion control materials.
15. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
16. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
17. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
18. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
19. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
20. In accordance with Env-Wt 307.12(e), wetland soils from areas vegetated with purple loosestrife or other state-listed invasive plant species shall not be used in the area being restored.
21. In accordance with Env-Wt 307.12(d), mulch used within an area being restored shall be natural straw or equivalent non-toxic, non-seed-bearing organic material.
22. In accordance with Env-Wt 307.12(g), impact areas restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction; and a remediation plan shall be submitted to the department that proposes measures to be taken to eradicate nuisance species during this same period.
23. In accordance with Env-Wt 307.12(f), if any impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.
24. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
25. In accordance with Env-Wt 307.12(i), areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.

File Number: 2023-03138

November 4, 2024

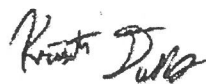
Page 3 of 3

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

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



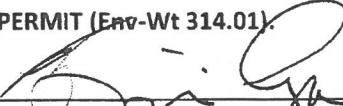
Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01)

PERMITTEE SIGNATURE (required)


John G. Mores Member
120-06 Wildrose Lane LLC

PRINCIPAL CONTRACTOR SIGNATURE (required)


BENJAMIN AUGER

WETLANDS PERMIT APPLICATION (Standard Review, Major Impact)

FOR

Morris Residence

**60 Pleasant Point Drive
Portsmouth, NH**

Tax Map 207, Lot 13

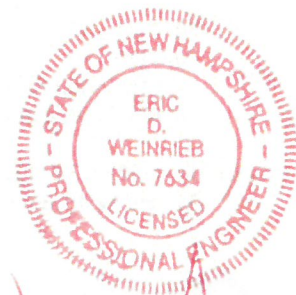
November 2023

Prepared For:

**120-0 Wild Rose Lane, LLC
209 Water Street
Newburyport, MA 01950**

Prepared By:

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



11/29/23

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NHDES Reviewer Cover Letter

Letter of Authorization

Copy of Fee Check

Letter to City Clerk (Hand Delivered)

NHDES Wetlands Permit Application / Protected Tidal Zone Project Specific Worksheet

Coastal Resource Worksheet / Wetlands Functional Assessment Worksheet

Avoidance and Minimization Written Narrative

NHDES Wetlands Attachment A

US Army Corp Attachment B

Shoreland Permit Application Worksheets – Impervious Area, Natural Woodland Area

Tax Card Information

Property Deed & Subdivision Plan

National Flood Hazard Layer FIRMette

NH Natural Heritage Bureau Inventory Review

NH Dept of Fish and Game Map, USFWS Wetland Inventory Map & Wetland Buffer Letter

Wetlands Delineation Letter & Sketch, Wetland Permit Planning Tool Results

NH Aquatic Restoration Mapper Results – No Expected Impacts

USGS Map

Aerial Photograph

Site Photos (see Sheet PHOTO-1 for Photograph Locations)

Tax Map & Tax Map Detail

NHDHR Request for Review

Abutter Notifications:

Abutters List

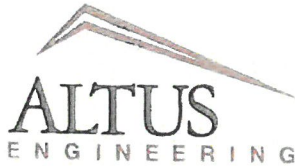
Certified Mail Receipts for Abutter Notices

Abutter Notification Letter

Project Plans (22" x 34" Plans – Separate Attachment)

Morris Residence Plans & Details





November 28, 2023

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

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

**Re: Wetlands Permit Application
Residence Replacement
Tax Map 207 Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #5138**

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 Pleasant Point Drive.

The owner and applicant, 120-0 Wild Rose Lane, LLC, is proposing to raze and replace the single-family residence, in-ground pool & other site improvements. All disturbed areas will be loamed & seeded or otherwise treated or returned to their original condition or better.

The enclosed plans illustrate the proposed improvements that will take place entirely within the previously developed/disturbed/maintained tidal buffer zone and upland portions of the lot. Please note, there is only a minimal proposed disturbance to the resource (Piscataqua River) to replace a set of steps. Two sets of steps adjacent to the resource will be replaced to provide safe access to the resource along with significant living shoreline improvements to stop or slow down the erosion effects on the steep banks adjacent to the tidal waters.

The improvements as proposed are the least impacting alternative to the jurisdictional areas to achieve the desired residence replacement. The new residence is designed to better withstand the projected effects of climate change, reduce impervious areas on the parcel and provide treatment of a majority of the stormwater runoff. A discharge pipe from the existing house will be removed/abandoned.

Please feel free to contact us, the applicant's consulting engineer, at (603) 433-2335, if you have any questions. Thank you for your time and consideration.

Sincerely,

A handwritten signature in red ink, appearing to read "Eric D. Weinrieb".

Eric D. Weinrieb, PE
President

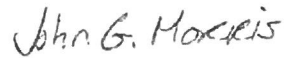
Wde/5138.002-wetlands-residence-replacement-reviewer-letter.doc

Letter of Authorization

I, John Morris, of 120-0 Wild Rose Lane, LLC, hereby authorize Altus Engineering, Inc. of Portsmouth, NH to represent me as the Owner and Applicant in all matters concerning the engineering and related permitting of a residential redevelopment on Portsmouth Tax Map 207, Lot 13 located at 60 Pleasant Point Drive, Portsmouth, New Hampshire. This authorization shall include any signatures required for Federal, State and Municipal permit applications.



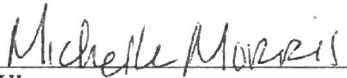
Signature



John Morris

2/15/21

Date



Witness



Print Name

2/15/21

Date

JOHN G MORRIS
208 WATER ST
NEWBURYPORT, MA 01850

*60 Pleasant Pt
Roslindale, MA*

6844

53.7094/2113

04

Date

☒ CHECK ☐ AMOUNT

Pay to the
Order of

Treasurer, State of NH

\$ *12,528.00*

Twelve thousand five hundred and twenty eight and 00/100

Dollars

 Photo Safe
Litho on bond



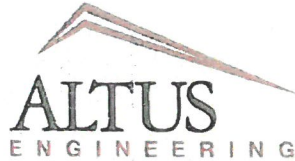
INSTITUTION FOR SAVINGS
BUILDING SOCIETY COMPANY INC. FOUNDED SINCE 1830

For

William's Farm

William's

⑆211370943⑆ ⑈88 019333 9⑈ 6844



Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

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

**Re: NHDES Wetlands Permit Application
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801
P5138**

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 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13) owner and applicant, for a Wetlands Permit Application to the NHDES Wetlands Bureau.

The application proposes to raze and replace the existing house & replace the in-ground pool along with associated improvements on the existing residential lot. All disturbed areas will be loamed & seeded or otherwise treated and stabilized or returned to their original condition. The property is accessed from Pleasant Point Drive. The improvements will impact previously developed areas within the NHDES 100-foot Tidal Buffer and the NHDES 250-foot Shoreland Protection Buffer.

Please note, there is only a minimal proposed disturbance to the resource (Piscataqua River) in order to replace a set of access stairs.

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,

A handwritten signature in red ink, appearing to read "Eric D. Weinrieb", is written over the word "Sincerely,".

Eric D. Weinrieb, P.E.
President

Enclosures

Wde/5138.005.Portsmouth-wetlands.cov.ltr.doc



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau



[Check the Status of your Application](#)

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

APPLICANT'S NAME: 120-0 Wild Rose Lane, LLC

TOWN NAME: Portsmouth

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

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

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

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

Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☐ Yes ☒ No
Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☒ No
- Protected species or habitat? - If yes, species or habitat name(s): no expected impacts - NHB Project ID #: 22-3247	☒ Yes ☐ No
Bog?	☐ Yes ☒ No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
- Name of Local River Management Advisory Committee (LAC): N/A - A copy of the application was sent to the LAC on Month: Day: Year:	

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

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 brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
Raze and replace existing single family residence, in ground swimming pool & associated improvements on mostly developed upland parcel adjacent to the resource (Piscataqua River). There is a minimal direct impact to the resource to replace a set of access stairs. All work occurs in previously developed and maintained areas (the entire lot). Extensive wetland buffer erosion control, creation of vegetative buffers and elimination of lawn is proposed. The new residence and pool/patio will be further from the resource than exists today. Stormwater management improvements are incorporated into the design including the use of pervious pavers and an overall reduction in impervious coverage on the lot.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 60 Pleasant Point Drive	
TOWN/CITY: Portsmouth	
TAX MAP/BLOCK/LOT/UNIT: 207/13	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River ☐ N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.06883° North -70.74364° West	

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

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

www.des.nh.gov

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: 120-0 Wild Rose Lane, LLC

MAILING ADDRESS: 209 Water Street

TOWN/CITY: Newburyport

STATE: MA

ZIP CODE: 01950

EMAIL ADDRESS: jgmorris63@gmail.com

FAX:

PHONE: 1-617-283-2294

ELECTRONIC COMMUNICATION: By initialing here: JM, 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.: Weinrieb, Eric

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 EDW, I hereby authorize NHDES to communicate all matters relative to this application electronically.

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

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

☒ Same as applicant

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

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

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

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

Env-Wt 400 - The jurisdictional areas were located by survey and correspond with the City of Portsmouth GIS data. All appropriate means to control erosion & keep sedimentation from entering the Piscataqua River shall be utilized during the demolition and construction activities.

Env-Wt 500 - The existing residence was constructed in 1958 and the entire lot has been maintained since then. There are thin areas of vegetation and a few mature trees along the shoreline. The marsh elder identified by the wetland scientist will remain undisturbed. Slight modification to the existing grades in the lawn and installation of stormwater treatment BMPs will benefit the resource by increasing the quality of the runoff. All disturbed areas in the previously developed tidal buffer zone will be stabilized as soon as possible and prior to storm water entering in to them.

Env-Wt 600, 700 & 900 - The project is defined as Major as it has impacts within the 100-foot buffer from the tidally influenced Piscataqua River. It is a betterment in that the project will provide for better stormwater control and treatment prior to discharge. NHB DataCheck review indicates the presence of marsh elder within the vicinity of the proposed work but the thin vegetation buffer that they occur in are not expected to be impacted by the demolition or construction activities. Appropriate methods of erosion control will be installed prior to and maintained during construction activities. The demolition of the residence/installation of erosion controls will occur in a single phase.

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

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SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	20		☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	31300		☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		31320					

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

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

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

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

Permanent and temporary (non-docking): 31320 SF × \$0.40 = \$ 12528

Seasonal docking structure: SF × \$2.00 = \$

Permanent docking structure: SF × \$4.00 = \$

Projects proposing shoreline structures (including docks) add \$400 = \$

Total = \$ 12528

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 12528

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project☐ Minor Project☒ Major Project**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials:

JM
MM
EUB

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

Initials:

JM
MM
EUB

The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.

Initials:

JM
MM
EUB

The signer understands that:

- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
 1. Deny the application.
 2. Revoke any approval that is granted based on the information.
 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
- The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
- The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.

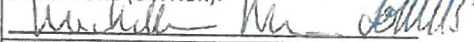
Initials:

JM
MM
EUB

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:

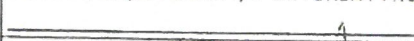
John Morris

Michelle Morris

DATE:

11/25/23

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):



PRINT NAME LEGIBLY:

Eric D. Weinrieb

DATE:

11/25/23

SIGNATURE (AGENT, IF APPLICABLE):



PRINT NAME LEGIBLY:

Eric D. Weinrieb

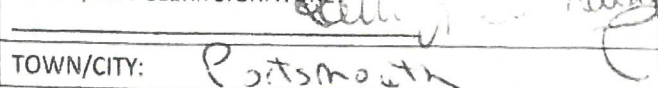
DATE:

11/25/23

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:



PRINT NAME LEGIBLY:

Kelli L. Barnaby

TOWN/CITY:

Portsmouth

DATE:

11.25.2023

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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".



**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.

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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:

a. Occur within 100 feet of the HOTL; and

b. 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.

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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.: 120-0 Wild Rose Lane, LLC

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 proposed project includes razing and replacing the existing residence, replacing the existing in ground pool and other site improvements within the 100-foot tidal wetland buffer. The entire lot is within the 250-foot Shoreland Protection Buffer. The majority of the paved driveway replacement and relocation of overhead utilities to underground will occur outside the 100-foot buffer. Pervious pavers will be utilized where possible.

There are no proposed direct construction impacts to the wetlands, except for replacing access steps (20 sf).

The NHB data check review determined there are no expected impacts to the marsh elder clumps from the proposed demolition or construction activities.

All disturbances occur in previously developed areas of the lot and 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.

Temporary erosion control measures shall be installed prior to any demolition or construction activities & be fully maintained until the site is stabilized. Subtle grading changes to the existing lawn areas and installation of storm water control BMPs will improve retention time and stormwater runoff quality for the site.

There will be marginal impacts to the shoreline area to stabilize the slope and add vegetation. The resource itself will not be impacted.

The closest hardscape work occurs to the resource is about 12' to remove a concrete pad utilized for the existing pool equipment. The existing pool/patio to be removed is approximately 31' from the resource (HOTL).

The eroding buffer will be stabilized with biodegradable log rolls & native plantings.

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

A subtle swale will be added to the north of the proposed residence to provide treatment & conveyance of stormwater runoff.

There are no direct construction impacts to the resource (Piscataqua River) or the exposed vegetation and rocky area below the Highest Observable Tide Line (HOTL). It is the intent of the applicant to replace both sets of steps that provide access to the resource. Total footprint is less than 100 s.f. with only 20 s.f. below the HOTL.

The potential for erosion and sedimentation will be minimized through the use of appropriate Best Management Practices and the potential for the introduction of invasive species will be minimized as part of this project includes an invasive species eradication & management program.

The project site (the developed parcel) has only marsh elder (endangered species) per NHB Datacheck review. Care will be taken to ensure they remain undisturbed while additional native plantings are added to the buffers. All work shall be done in accordance with applicable requirements of the Shoreland Water Quality Protection Act and all disturbed areas will be stabilized in a timely manner. All property line setbacks will be observed, except as may be allowed by variance or conditional use, no material shall be removed from or added to the wetland (Piscataqua River), all plans shall be adhered to, no unpermitted activities will be allowed and any required reports shall be submitted in a timely manner.

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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 project has been specifically designed to stay below the 30% threshold (21.8% proposed) for impervious surfaces within the 250-foot Shoreland Protection Buffer while improving stormwater controls, avoiding direct construction impacts to the Piscataqua River and minimizing any impacts within the 100-foot tidal buffer. The use remains the same. Associated site improvements conform to current building codes and city planning requirements. No fill will be added nor material removed from the resource.

The construction sequence will start with installation of erosion control measures and sedimentation collection devices. The next steps will include razing the existing residence, fences and hardscape areas to be replaced with a new residence and associated improvements. Stormwater control improvements will then be installed and stabilized. The existing inground pool will be replaced further from the resource. Once the site improvements are completed the site will be fine graded, loamed and seeded. When it is stabilized, erosion control devices and accumulated sediment will be removed.

The entire parcel has been previously disturbed, developed and maintained. The future residence will also continue to maintain lawn areas and preserve as many specimen trees as possible.

☒ 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.

Not applicable

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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 + (2093)

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 replacement residence and associated site improvements are high value assets with low risk tolerance. The residence is not situated in a floodplain and the residence will be constructed at an elevation to minimize risk from future storm events and sea level rise scenarios.

With the installation of stormwater controls and reduction of impervious surfaces on the parcel they should be able to mitigate any effects from flooding in the foreseeable future by increasing retention time and providing treatment for runoff.

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

There are no proposed direct construction impacts to the resource except for replacement of a portion of a set of access steps.

The vegetated, living shoreline, restoration work will protect the valued home and infrastructure & protect the valuable coastal resource area.

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 2.07 mm/year with 95% confidence. This equals less than 6 inches in the 70 years.

The finished floor of the home will be over 13' above the 100-year flood elevation.

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

Only adjacent areas to the resource (Piscataqua River) are subject to future flooding (Elevation 8.0' + 0.5' SLR = 8.5' future flood elevation)

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

The parcel's developed areas are not in the 100-year floodplain.

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

The proposed residence and associated site improvements are being constructed above elevation 8.5' the projected future level of the Highest SLR Scenario.

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: **Not applicable**

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

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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.

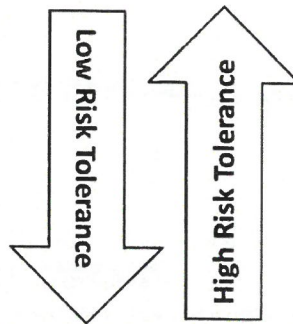
SECTION 10 – GUIDANCE

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.

U.S. Stations

Viewed 7/15/2021 File your RSL Trends RSL Trends

Global Stations

Trend Tables

Select

U.S. Trends Map

U.S. Regions

Select

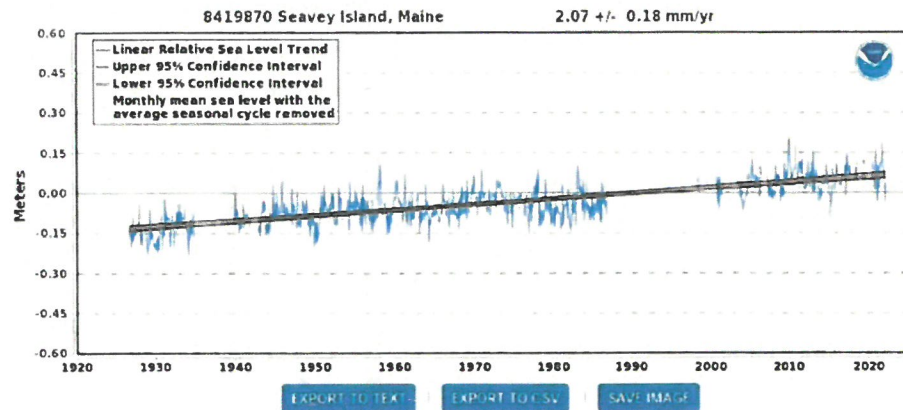
Global Regional Trends

Anomalies

Select

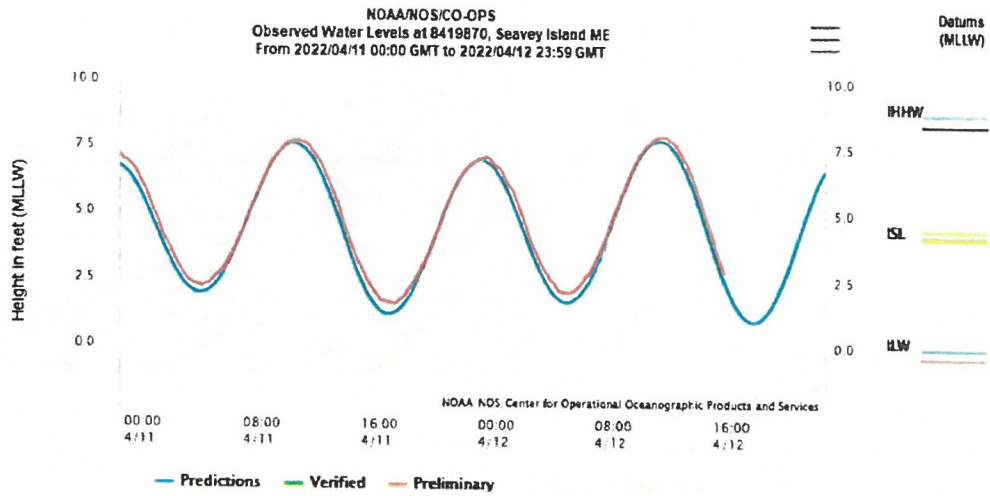


Relative Sea Level Trend 8419870 Seavey Island, Maine



The relative sea level trend is 2.07 millimeters/year with a 95% confidence interval of +/- 0.18 mm/yr based on monthly mean sea level data from 1926 to 2021 which is equivalent to a change of 0.68 feet in 100 years. Data for 2003-2019 stored in database as station 8423898

The plot shows the monthly mean sea level without the regular seasonal fluctuations due to coastal ocean temperatures.



Options for

8419870 Seavey Island ME

Units

Standard

Shift dates

Back 1 Day

Forward 1 Day

From

Timezone

Interval

1:12 PM
4/12/2022

Station: 8419870 Seavey Island, ME

Island, ME

Status: Accepted (Dec 6 2021)

Units: Feet

Control Station: 8418150

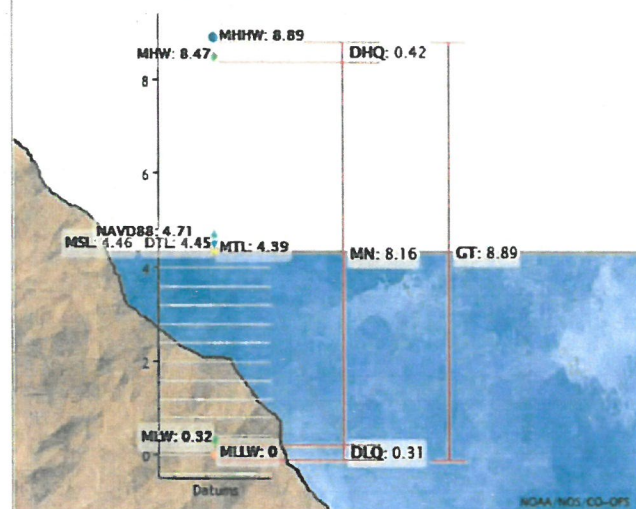
Portland, ME

Datum	Value	Description
MHHW	8.89	Mean Higher-High Water
MHW	8.47	Mean High Water
MTL	4.39	Mean Tide Level
MSL	4.46	Mean Sea Level
DTL	4.45	Mean Diurnal Tide Level
MLW	0.32	Mean Low Water
MLLW	0.00	Mean Lower-Low Water
NAVD88	4.71	North American Vertical Datum of 1988
STND	-2.27	Station Datum
GT	8.89	Great Diurnal Range
MRI	8.16	Mean Range of Tide
DHQ	0.42	Mean Diurnal High Water Inequality
DLQ	0.31	Mean Diurnal Low Water Inequality
HWI	3.92	Greenwich High Water

Epoch: 1983-2001

Datum: MLLW

All figures in feet relative to MLLW



Showing datums for

8419870 Seavey Island, ME

Datum

MLLW



WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

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RSA/Rule: RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

APPLICANT LAST NAME, FIRST NAME, M.I.: 120-0 WILD ROSE LANE, LLC

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the [Avoidance and Minimization Written Narrative \(NHDES-W-06-089\)](#) and the [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)

ADJACENT LAND USE: RESIDENTIAL

CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ~~Yes~~ No

DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 160+/-

SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Michael Cuomo, CWS #4

DATE(S) OF SITE VISIT(S): 18 May 21 DELINEATION PER ENV-WT 406 COMPLETED? Yes ~~No~~

CONFIRM THAT THE EVALUATION IS BASED ON:

Office and

Field examination. Both

METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"):

USACE Highway Methodology. HWM

~~Other scientifically supported method (enter name)~~

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SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

WETLAND ID: Piscataqua River	LOCATION: (LAT / LONG) / 43 deg 4' 6" / 70 deg 44' 37"
WETLAND AREA: Large	DOMINANT WETLAND SYSTEMS PRESENT:
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? Many	COWARDIN CLASS: E2US2 & E2EM2
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? Yes No	IS THE WETLAND PART OF: A wildlife corridor or a natural stream
if not, where does the wetland lie in the drainage basin? lower	IS THE WETLAND HUMAN-MADE? Yes No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? Yes No	ARE VERNAL POOLS PRESENT? Yes No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? Yes No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/DOWNGRADIENT? Yes No
PROPOSED WETLAND IMPACT TYPE: Buffer	PROPOSED WETLAND IMPACT AREA: none

SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:

1. Ecological Integrity (from RSA 482-A:2, XI)
2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)
3. Fish & Aquatic Life Habitat (from USACE Highway Methodology: Fish & Shellfish Habitat)
4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)
5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)
6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)
7. Nutrient Trapping/Retention & Transformation (from USACE Highway Methodology: Nutrient Removal)
8. Production Export (Nutrient) (from USACE Highway Methodology)
9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)
10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)
11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)
12. Uniqueness/Heritage (from USACE Highway Methodology)
13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)
14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)

First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE *The Highway Methodology Workbook Supplement*. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in *The Highway Methodology Workbook Supplement*, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.

FUNCTION S/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/ VALUE? (Y/N)	IMPORTANT NOTES
1	Yes No		Yes No	Partially degraded by past land uses, so not selected as principal function
2	Yes No	3,5 6,8,14,15	Yes No	Private property
3	Yes No	1,2,3,4	Yes No	Estuarine system of regional significance
4	Yes No	4 2,8,10,15	Yes No	Unconstricted outlet
5	Yes No	7 1,2,3,6,10	Yes No	Not aquifer, not fresh water
6	Yes No	2	Yes No	Estuarine system of regional significance
7	Yes No	2,3,4,5, 8,9, 11,12,13,14	Yes No	Limited area of tidal marsh
8	Yes No	1,2,4,6,10,11	Yes No	Intertidal, mud flats, tidal marsh, subtidal continuum
9	Yes No	1,2,6,8,12	Yes No	Iconic scenery, views
10	Yes No	3,4,7,8,10,14,15	Yes No	Limited area of tidal marsh, mostly unvegetated flat and shore
11	Yes No	1,2,6,7,9,10,11	Yes No	Low velocity tidal flow

12	Yes NO	1,3,12,14,16,17,19,22,27	Yes NO	Estuarine system of regional significance
13	Yes NO	2,5,7,8,9,12 1,3,4,10,11	Yes NO	Boating, fishing, birding
14	Yes NO	6,7,8,10,12,18,19,21	Yes NO	Intertidal, tidal marsh, flats, subtidal, continuum

SECTION 5 - VERNAL POOL SUMMARY (Env-Wt 311.10)

Delineations of vernal pools shall be based on the characteristics listed in the definition of "vernal pool" in Env-Wt 104.44. To assist in the delineation, individuals may use either of the following references:

- *Identifying and Documenting Vernal Pools in New Hampshire 3rd Ed.*, 2016, published by the New Hampshire Fish and Game Department; or
- The USACE *Vernal Pool Assessment* draft guidance dated 9-10-2013 and form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

All vernal pool ID numbers are to be displayed and located on the wetland delineation of the subject property.

"Important Notes" are to include documented reproductive and wildlife values, landscape context, and relationship to other vernal pools/wetlands.

Note: For projects seeking federal approval from the USACE, please attach a completed copy of The USACE "Vernal Pool Assessment" form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

VERNAL POOL ID NUMBER	DATE(S) OBSERVED	PRIMARY INDICATORS PRESENT (LIST)	SECONDARY INDICATORS PRESENT (LIST)	LENGTH OF HYDROPERIOD	IMPORTANT NOTES
1	THERE ARE NO VERNAL POOLS IN THIS WETLAND				
2					
3					
4					
5					

SECTION 6 - STREAM RESOURCES SUMMARY

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THERE IS NO STREAM IN THIS WETLAND

DESCRIPTION OF STREAM:		STREAM TYPE (ROSGEN):		
HAVE FISHERIES BEEN DOCUMENTED? Yes No		DOES THE STREAM SYSTEM APPEAR STABLE? Yes No		
OTHER KEY ON-SITE FUNCTIONS OF NOTE:				
The following table can be used to compile data on stream resources. "Important Notes" are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.				
FUNCTION S/ VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/ VALUE? (Y/N)	IMPORTANT NOTES
1	Yes No		Yes No	
2	Yes No		Yes No	
3	Yes No		Yes No	
4	Yes No		Yes No	
5	Yes No		Yes No	
6	Yes No		Yes No	
7	Yes No		Yes No	
8	Yes No		Yes No	
9	Yes No		Yes No	
10	Yes No		Yes No	
11	Yes No		Yes No	
12	Yes No		Yes No	
13	Yes No		Yes No	
14	Yes No		Yes No	

SECTION 7 - ATTACHMENTS (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)

Wildlife and vegetation diversity/abundance list.

Photograph of wetland.

Wetland delineation plans showing wetlands, vernal pools, and streams in relation to the impact area and surrounding landscape. Wetland IDs, vernal pool IDs, and stream IDs must be indicated on the plans.

For projects in tidal areas only: additional information required by Env-Wt 603.03/603.04. Please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

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**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: 120-0 Wild Rose Lane, LLC

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.*

Not applicable.

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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](#)?

The existing residence and other site improvements within the tidal buffer will be demolished as part of this proposal. The in ground swimming pool will be replaced in a location further from the the resource (HOTL of the Piscataqua River).

All proposed impacts are located in previously disturbed & developed areas. The two sets of steps to access the shoreline and resource (Piscataqua River) will be removed and replaced with minimal disturbance.

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.*

The applicant/owner recognizes the value and beauty of the Piscataqua River including the documented occurrences of Marsh elder. A concerted effort has been made throughout the entire design process to minimally disturb already developed areas within the 100-foot buffer in order to achieve the residence replacement. Istallation of storm water BMP's to ensure and improve the quality of water that does reach the resource have also been incorporated into the desgn.

No wetlands are proposed to be directly impacted. Appropriate erosion control devices and procedures will be utilized to ensure disturbed areas are limited and stabilized as soon as possible.



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: 120-0 Wild Rose Lane, LLC

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 WILL RAZE AND REPLACE AN EXISTING SINGLE FAMILY RESIDENCE AND IN GROUND POOL IN THE 100-FOOT BUFFER. SOIL STABILIZATION ON THE STEEP BANKS AND STORMWATER BMP'S AND SUBTLE GRADING CHANGES WILL BE CONSTRUCTED IN AREAS THAT WILL BE DISTURBED BY THE DEMOLITION & CONSTRUCTION ACTIVITY. ADJACENT AREAS THAT CONTAIN UNALTERED VEGETATION OR MARSH ELDER WILL NOT BE DISTURBED.

PROPOSED UTILITIES INCLUDE UNDERGROUND ELECTRIC SERVICE TO CONNECT TO AN EXISTING UTILITY POLE, NEW WATER & SEWER SERVICES. THE PROPANE TANK WILL BE REPLACED IN AN AREA ACCEPTABLE TO BOTH THE OWNER AND UTILITY PROVIDER.

THE PROPOSED RESIDENCE, POOL & PATIO ARE ALL BEING MOVED FURTHER BACK FROM THE RESOURCE.

THE PROPOSED IMPROVEMENTS WILL INCORPORATE PERMEABLE PAVERS, PERVIOUS PAVEMENT, LEACHING CATCH BASIN, STONE DRIP EDGE & ADDITIONAL VEGETATED BUFFERS TO INCREASE THE QUALITY OF THE STORMWATER RUNOFF.

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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.

The impact areas have been minimized the closer they are to the actual wetland resources (tidal influenced Piscataqua River). For example the pool and patio were in the 50' setback, but are now a minimum of 50' away from the resource (HOTL reference line).

There are no impacts to the resource, except for 20 s.f. to replace a portion of a set of access steps.

The impacts in the 100-foot buffer are limited to removal and replacement of the house, removal and replacement of the in-ground swimming pool and associated patio and installation of storm water treatment & erosion control BMP's and installation of native plantings to augment the existing vegetated buffers.

Restoration/stabilization of the existing earthen bank will occur with log rolls & native vegetation to improve the buffer. Future maintenance of this portion of the living shoreline is recognized to be part of the design.

Invasive species management and eradication will improve the valued buffer & native habitat.

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

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

Not applicable. There is no such impact to the wetland (Piscataqua River) connected to this project.

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 wetlands are directly impacted by the proposed improvements. The proposed residence will replace a house, in-ground pool, concrete patio in the 100-foot tidal buffer. Appropriate erosion control measures will be put in place prior to any demolition/construction activities and maintained throughout the project.

Areas of existing non-invasive trees and vegetation buffers are all intended to remain. The identified marsh elders will not be disturbed.

Invasive species will be safely removed with BMP methods & replaced with an extensive enhanced native buffer improving habitat, storm water management & soil stability.

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.

The project has no effect on public commerce, navigation or recreation. This is a private property. All work is occurring outside/above the navigable waters.

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

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

The project has no direct impact on the wetlands resource (Piscataqua River). The replacement residence will be constructed in a manner and location to reduce risk of flood damage.

Installation of stormwater BMP's will allow for the detention and treatment of runoff which will minimize flood risk.

The minimum amount of work is proposed in the floodplain area in order to replace the existing residence & associated site improvements.

There will be no fill added in the flood plain area.

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.

The thin vegetated buffer on this site is predominantly maintained landscape shrubs and trees & extensive invasive species at the edge of a lawn area. To the extent that is possible, mature trees and native or existing natural vegetation that can be retained will be. The property is not within an area of high ecological integrity as it has been developed as a residence. The distance from the proposed residential development to the resource is being increased and impervious surfaces in the tidal buffer will be decreased.

There will be no impact to the salt marsh/mud flat area below HOTL.

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 adjacent wetland is the tidal influenced Piscataqua River.

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.

The project does not impact any stream channels. There are drainage areas that allow storm runoff to reach the resource. Proposed grading to detain and treat storm water, removal of impervious surfaces within the 100-foot buffer will improve the existing conditions of little to no treatment prior to discharge.

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.

Not applicable to this project.

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.

Not applicable. There are no additional docking structures proposed beyond what exists.

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

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

The two existing sets of steps will be removed and replaced. They provide minimal access to the resource and limit access and degradation of the rocky beach area. The existing dock has had no effect on abutting properties.

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.

Not applicable. There is no measurable effect of this project on the public's right to navigation, passage, and use of the resource for commerce and recreation.

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

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

The existing steps providing minimal access points to the resource and help deter additional impacts to the shoreline and the vegetation that is present. They are intended to be replaced with appropriate erosion and siltation controls in place so as not to impact water quality, aquatic vegetation and wildlife and finfish habitat.

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.

Removal and replacement of the existing steps provide minimal access and focus any marginal impacts on just those areas of the buffer.

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: USACE Highway Methodology
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: MICHAEL CUOMO, CWS #4
DATE OF ASSESSMENT: 05/18/2021
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.

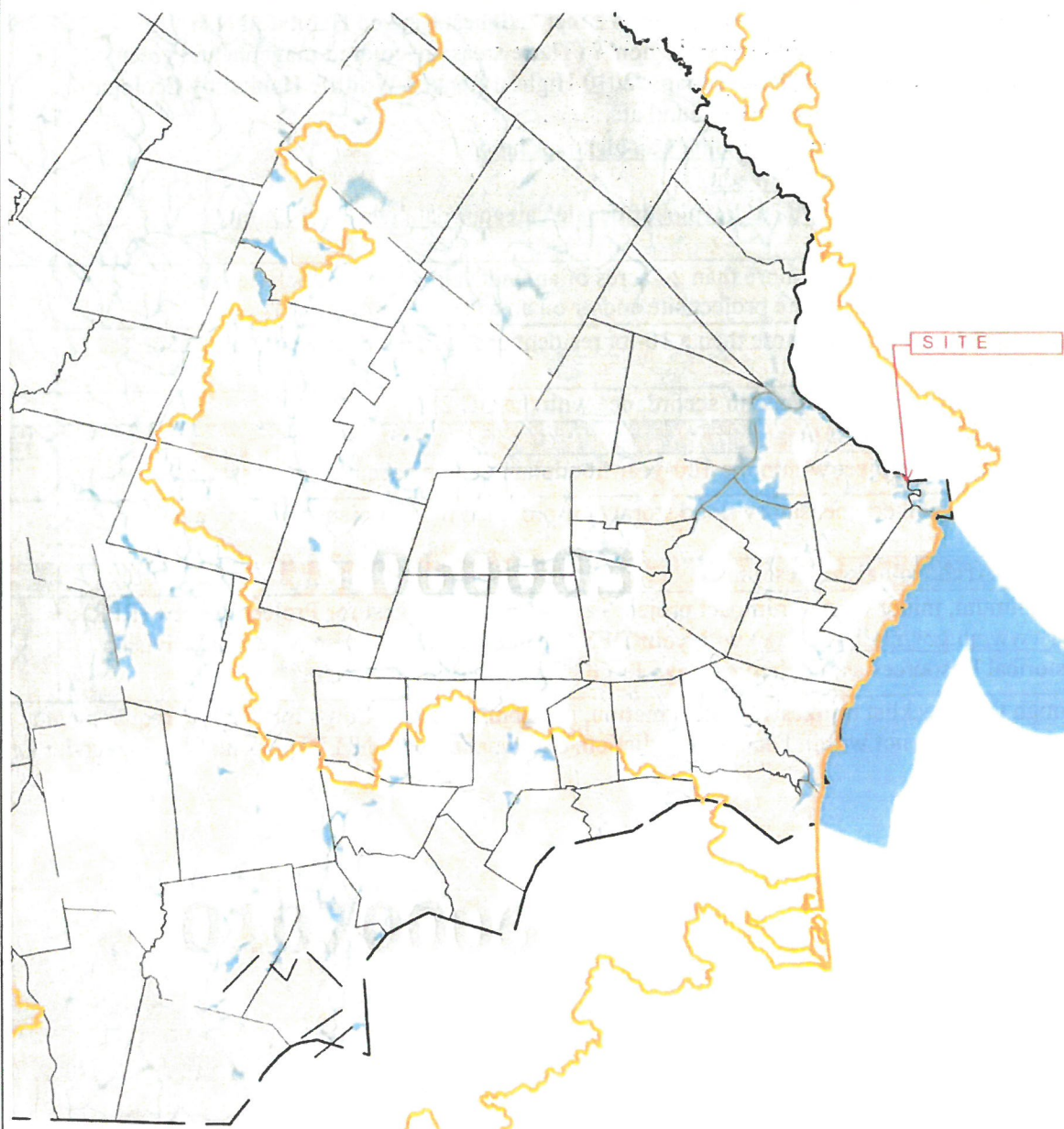
1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/ . The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		N/A
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 SF	
2.7 What is the area of the proposed fill in wetlands?	0 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	N/A	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www2.des.state.nh.us/nhb_datacheck/ USFWS IPAC website: https://ecos.fws.gov/ipac/location/index NO EXPECTED IMPACTS	X	

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

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

Rockingham County: Impaired Waters Vicinity* for which No Additional Loading Criteria Applies

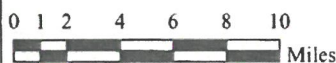


*Vicinity based upon a 1 mile buffer of Assessment Units impaired in the 2006 SWQA for one or more of the following:

- Invertebrates,
- Cadmium,
- Chlorophyll *a*,
- Copper,
- Cyanobacteria,
- Dissolved Oxygen (% Sat or mg/L),
- Enterococcus,
- *E. coli*,
- Algal Growth,
- Fecal Coliform,
- Lead,
- Total Phosphorus,
- Sedimentation & Siltation,
- Zinc.

For more information on the 2006 Surface Water Quality Assessments see:

<http://des.nh.gov/wmb/swqa/>



- Major Divides (HUC8)
- Roads(NHDOT)
- State Boundary
- County Boundary
- Town Boundary
- 2006 Assessment Unit ID Lines (1:100k NHD)
- 2006 Assessment Unit ID Polygons(1:100k NHD)
- One Mile Buffer on No Additional Loading AUIDs

This map is intended solely as a screening tool to assist you in identifying areas within 1 mile upstream in the watershed of an impaired waterbody. This map is not intended to show analytical results regarding pollutant loading or any other information related to sections 305(b) or 401 of the Clean Water Act or any other State or federal laws.

The coverages presented in this program are under constant revision as new sites or facilities are added. They may not contain all of the potential or existing sites or facilities. The Department is not responsible for the use or interpretation of this information, nor for any inaccuracies.

Map Prepared July 17, 2007.

SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, “**pre-construction**” impervious surface area³ means all human made impervious surfaces⁴ 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 shall be given in square feet.

Calculating the Impervious Area of a Lot

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS	POST-CONSTRUCTION IMPERVIOUS AREAS
PRIMARY STRUCTURE(S) House and all attached decks and porches.	Residence/Deck	2970 FT ²	4740 FT ²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	Driveway	5100 FT ²	2570 FT ²
	Patio/Pool	1630 FT ²	1355 FT ²
	Walls/Walks/Steps	224 FT ²	870 FT ²
	Pool Cabana	0 FT ²	360 FT ²
	Conc. pads/misc.	290 FT ²	78 FT ²
	Access steps/Dock	210 FT ²	245 FT ²
TOTAL:		(A) 10,424 FT ²	(B) 10,218 FT ²
Area of the lot located within 250 feet of reference line:			(C) 46840 FT ²
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) 22.3 %
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) 21.8 %

³ “**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 sum total of the footprint of each impervious surface that is located within the protected shoreland.

⁴ “**Impervious Surface**” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

60 PLEASANT POINT DR

Location 60 PLEASANT POINT DR

Mblu 0207/ 0013/ 0000/ /

Acct# 28669

Owner 120-0 WILD ROSE LANE LLC

PBN

Assessment \$3,087,900

Appraisal \$3,087,900

PID 28669

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$578,100	\$2,509,800	\$3,087,900
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$578,100	\$2,509,800	\$3,087,900

Owner of Record

Owner 120-0 WILD ROSE LANE LLC

Sale Price \$3,650,000

Co-Owner

Certificate

Address 209 WATER ST
NEWBURYPORT, MA 01950

Book & Page 6174/1450

Sale Date 10/05/2020

Instrument 81

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
120-0 WILD ROSE LANE LLC	\$3,650,000		6174/1450	81	10/05/2020
DEGRANDPRE CHARLES A REVO TRUST	\$0		5267/2454		12/05/2011
DEGRANDPRE CHARLES A	\$0		5267/2434		12/05/2011
DEGRANDPRE CHARLES A REVO TRUST OF 1992	\$0		5186/0472		01/14/2011
DEGRANDPRE CHARLES A	\$0		5186/0452		01/14/2011

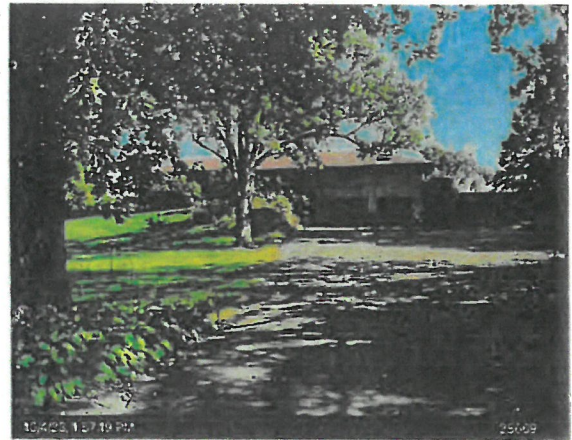
Building Information

Building 1 : Section 1

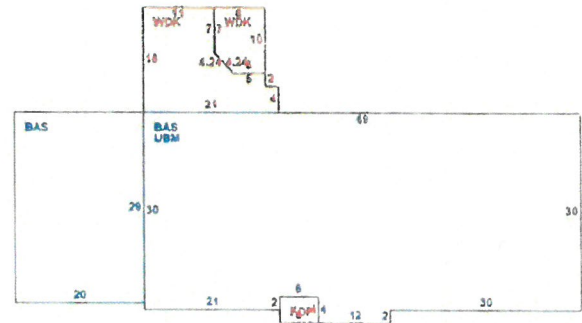
Year Built: 1958
Living Area: 2,662
Replacement Cost: \$576,897
Building Percent Good: 84
Replacement Cost Less Depreciation: \$484,600

Building Attributes

Field	Description
Style:	Ranch
Model	Residential
Grade:	A-
Stories:	1
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	2
Total Xtra Fixtrs:	2
Total Rooms:	7
Bath Style:	Above Avg Qual
Kitchen Style:	Above Avg Qual
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	2

Building Photo

https://images.vgsi.com/photos2/PortsmouthNHPhotos/0038/28669_28669_1_1.JPG

Building Layout

(ParcelSketch.aspx?pid=28669&bid=28669)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,662	2,662
FOP	Porch, Open	24	0
UBM	Basement, Unfinished	2,082	0
WDK	Deck, Wood	313	0
		5,081	2,662

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

FBLA	FINISHED BSMNT	475.00 S.F.	\$16,000	1
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Land

Land Use

Use Code 1013
Description SFR WATERFRONT
Zone SRB
Neighborhood 109
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.16
Frontage
Depth
Assessed Value \$2,509,800
Appraised Value \$2,509,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	POOL-INGR VN/P			512.00 S.F.	\$15,400	1
RD1	BOAT DOCK LT			480.00 UNITS	\$21,600	1
RD1	BOAT DOCK LT			900.00 UNITS	\$40,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$578,100	\$2,509,800	\$3,087,900
2022	\$578,100	\$2,509,800	\$3,087,900
2021	\$516,000	\$2,509,800	\$3,025,800

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$578,100	\$2,509,800	\$3,087,900
2022	\$578,100	\$2,509,800	\$3,087,900
2021	\$516,000	\$2,509,800	\$3,025,800

After Recording, Return to:
John G. Morris
Michelle A. Morris
209 Water Street
Newburyport, MA 01950

★ 1M 2017
LOT 13 ★

Cathy Ann Seary

LCHIP	ROAS19205	25.00
TRANSFER TAX	RO100523	54,750.00
RECORDING		18.00
SURCHARGE		2.00

FIDUCIARY DEED

BRUCE W. FELMLY and LIBBY FIELDING GIORDANO, SUCCESSOR
TRUSTEES of THE CHARLES A. DeGRANDPRE REVOCABLE TRUST OF 1992, a
New Hampshire trust created u/d/t dated April 30, 1992, with a mailing address of 60 Pleasant
Point Drive, Portsmouth, New Hampshire, for consideration paid, grant to **120-0 WILD ROSE**
LANE, LLC, a New Hampshire limited liability company, with a mailing address of 209 Water
Street, Newburyport, Massachusetts 01950, as joint tenants with rights of survivorship, the
following described premises:

Two tracts or parcel of land, with any improvements thereon, situated in the City of
Portsmouth, County of Rockingham, New Hampshire, more particularly bounded and described
as follows:

TRACT I:

A certain parcel of land, together with the buildings thereon, located on the southerly side
of New Castle Avenue, in Portsmouth, County of Rockingham and State of New Hampshire,
bounded and described as follows:

1. Beginning at a point which bears S 17° 10' E, 788.1 feet from the northeast corner of a
parcel of land at New Castle Avenue, now or formerly of Robert A. Moebus and Henry
C. Sivik as owners in common; then

2. N 65° 38' E, 207 feet, more or less, to an arm of the Piscataqua River; then
3. Southeasterly, southerly and southwesterly direction along that portion of the Piscataqua or an arm thereof, known as "Little Harbor" to a line at land conveyed on June 20, 1954 by Robert A. Moebus to Henry C. Sivik; then
4. N 24° 22' W, 220 feet, more or less, by and along said dividing line to the point of beginning.

Also a right of ingress and egress from said tract over other lands now or formerly of said Moebus and said Sivik therein to said New Castle Avenue, said right to be over a specified road later to be laid out; and also the right to erect and maintain utilities to said land over other lands of Moebus and Sivik and over land conveyed on June 20, 1953 by said Moebus to said Sivik.

Also includes such right and title to marsh and flat lands as the grantors (as recited in Book 2829, Page 277, of the Rockingham County Registry of Deeds) may have.

The above tract of land consists of 1.160 acres, more or less.

TRACT II:

A certain parcel of land, together with the buildings thereon, situated in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

1. Beginning at the northern junction of land now or formerly of Henry C. Sivik as owner to the west and now or formerly of Robert A. Moebus as owner to the east, being the northeast corner of said Sivik land and northwest corner of said Moebus land; then
2. N 24° 22' W, a distance of 14.48 feet to a point; then
3. By a curve to the right having a radius of 138 feet a distance of 57.97 feet to a point; then
4. S 24° 22' E a distance of 50.34 feet to said northerly boundary of Moebus land; then
5. Turning at a right angle and running S 65° 38' E a distance of 45 feet to the point of beginning.

Commonly known as: 60 Pleasant Point Dr, Portsmouth, NH 03801

SUBJECT TO and TOGETHER WITH all reservations, restrictions and/or covenants, easements, liens, encumbrances and mortgages of record, if any.

MEANING AND INTENDING to describe and convey the same premises conveyed to Charles A. DeGrandpre, Trustee of the Charles A. DeGrandpre Revocable Trust of 1992 by deed of Charles A. DeGrandpre, dated November 16, 2011 and recorded in the Rockingham County

Registry of Deeds at Book 5267, Page 2454. Charles A. DeGrandpre died on February 12, 2020 in Pinellas County, Florida, see 10th Circuit – Probate Division – Brentwood, NH, Case #318-2020-ET-00461.

This deed was prepared from information supplied by the within grantors and no independent title examination has been performed.

This is not the homestead property of any person.

Signed on October 5, 2020.

Bruce W. Felmly

Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

Libby Fielding Giordano

Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Bruce W. Felmly, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)



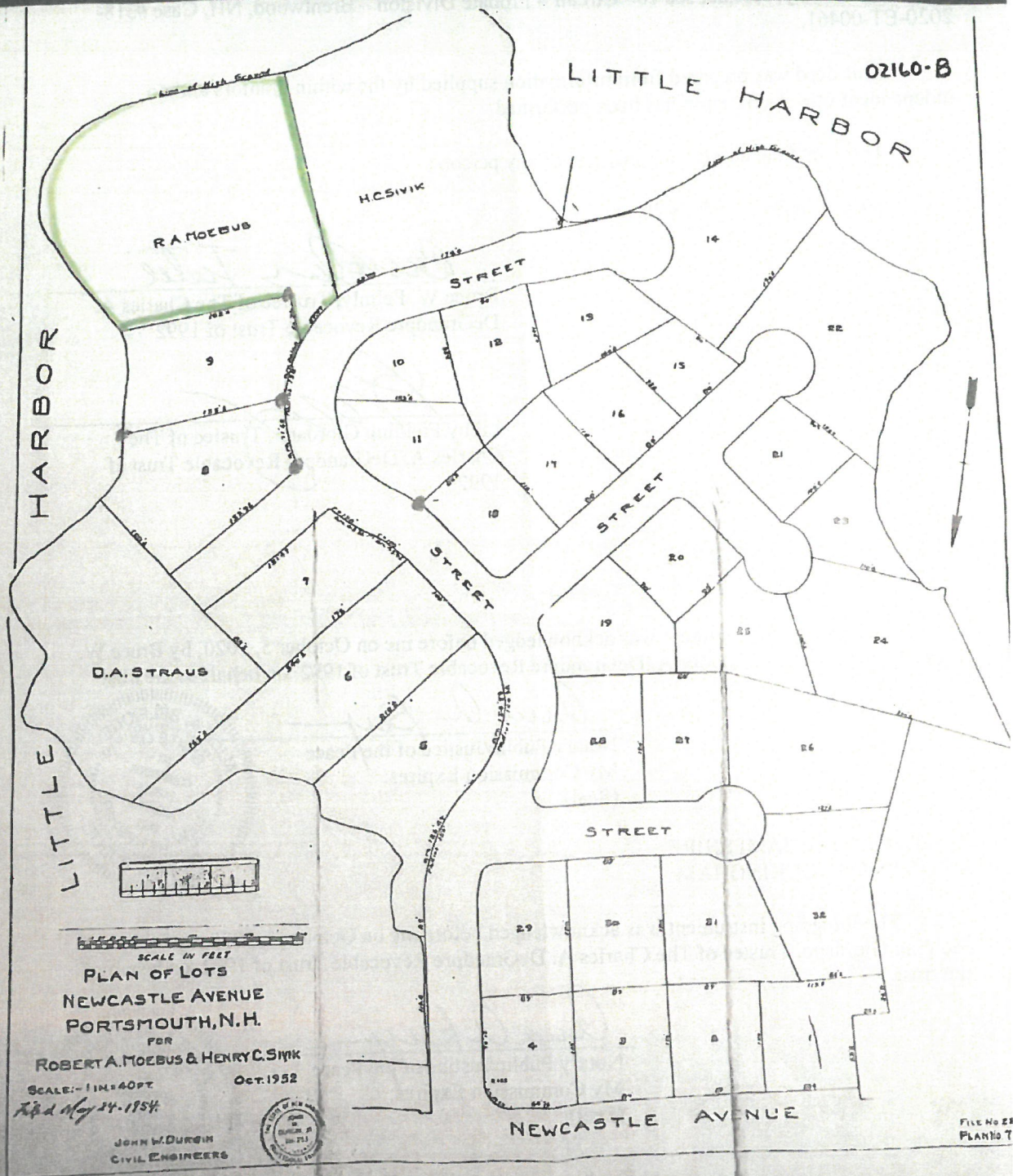
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 5, 2020, by Libby Fielding Giordano, Trustee of The Charles A. DeGrandpre Revocable Trust of 1992, on behalf of the trust.

Alice A. Belfiore

Notary Public/Justice of the Peace
My Commission Expires:
(Seal)





National Flood Hazard Layer FIRMette



70°44'55"W 43°42'0"N

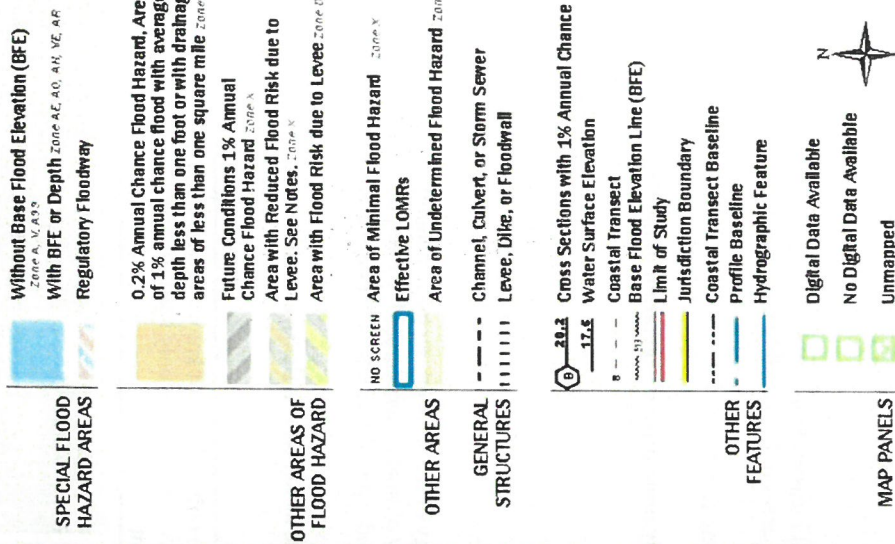


0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°44'19"W 43°3'53"N

Legend

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



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 2/12/2021 at 2:05 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 unmapped areas cannot be used for regulatory purposes.

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801

From: NHB Review, NH Natural Heritage Bureau
Date: 10/14/2022 (valid until 10/14/2023)
Re: Review by NH Natural Heritage Bureau
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-3247

Town: Portsmouth

Location: 60 Pleasant Point Drive

Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot, possibly fall/winter 2022.

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments NHB: Please provide photos of the proposed project area during the growing season. Will any previously undisturbed vegetation along the shoreline be disturbed? If so, NHB may request a survey for marsh elder.
F&G: No comments at this time.

Plant species	State ¹	Federal	Notes
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marsh elder (<i>Iva frutescens</i>)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
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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 more than 20 years ago.

Disclaimer: A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

IMPORTANT: NHFG Consultation

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

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

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

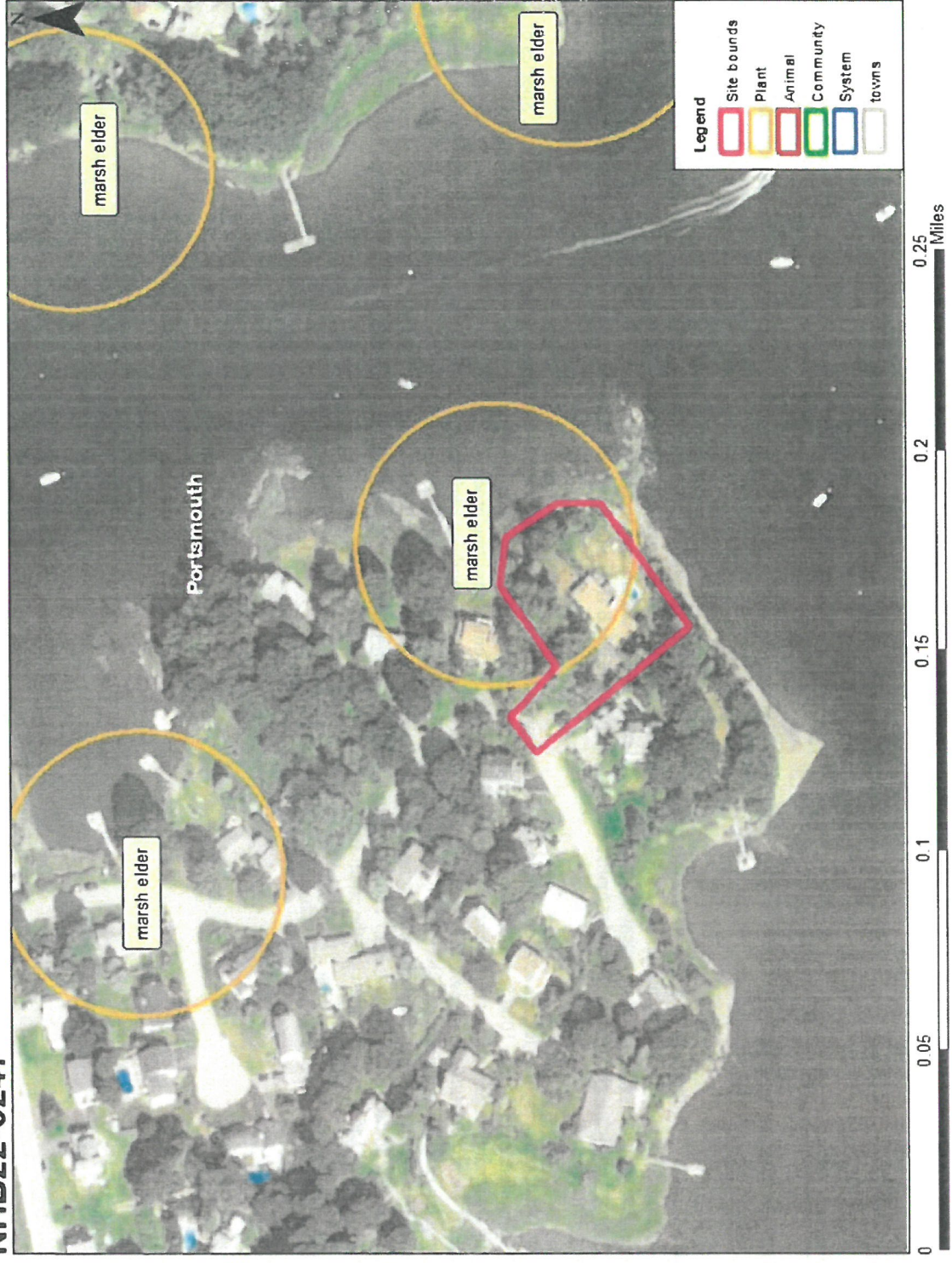
Contact NH Fish & Game at (603) 271-0467 with questions.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB22-3247



New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)**Legal Status**

Federal: Not listed
State: Listed Threatened

Conservation Status

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

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (saltmeadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

CONFIDENTIAL – NH Dept. of Environmental Services review

Management --
Comments:

Location

Survey Site Name: Little Harbor, back channel
Managed By: Little Harbor Trust

County: Rockingham
Town(s): Portsmouth
Size: 61.4 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

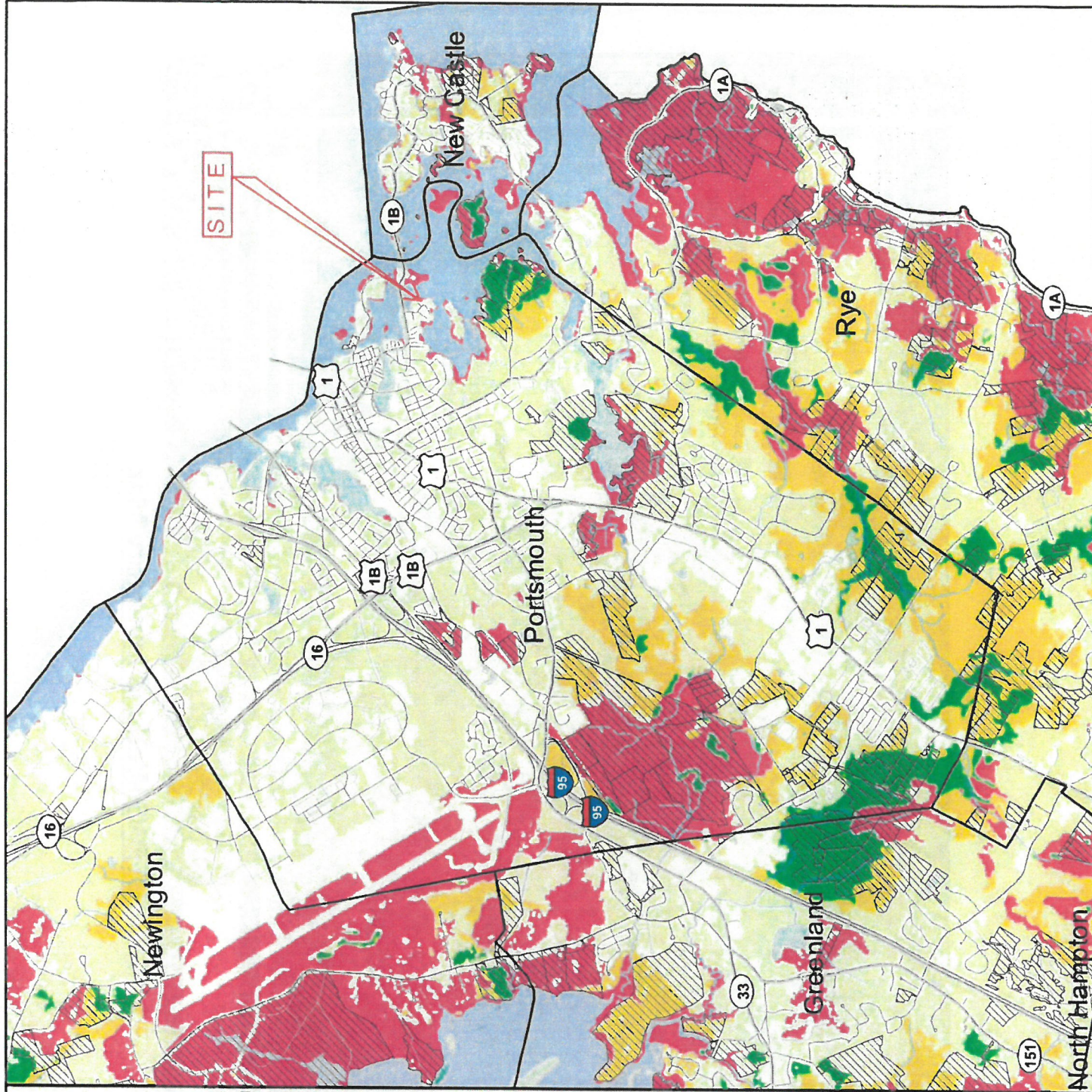
First reported: 1953

Last reported: 2021-02-10

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



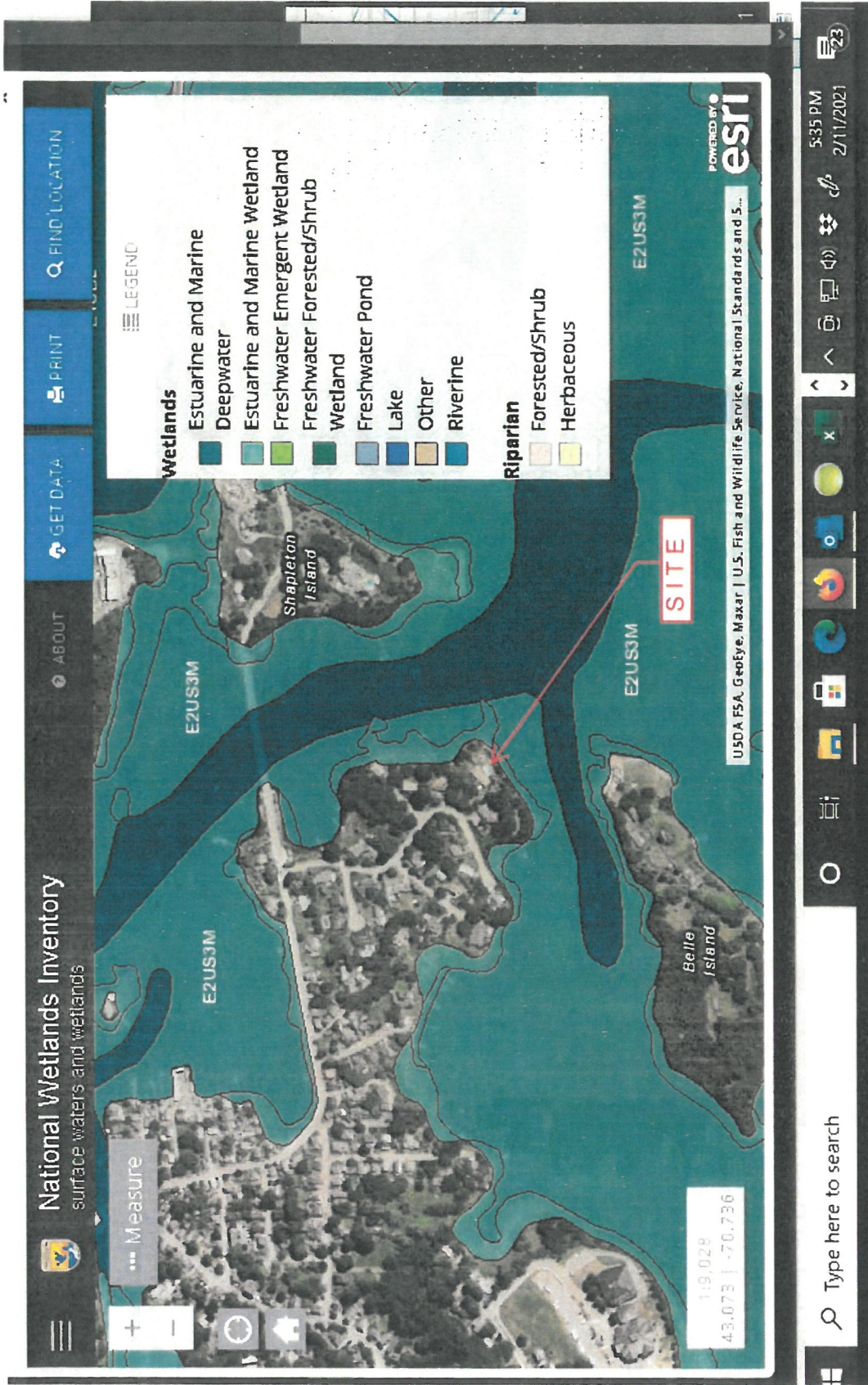
Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.



Sept. 2015, spatial data Apr. 2020

0 1 2 Kilometers

0 1 2 Miles



USFWS Wetland Inventory Map

Michael Cuomo, Soil Scientist
6 York Pond Road, York, Maine 03909
207 363 4532
mcuomosoil@gmail.com

Eric Weinrieb, P.E.
Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801-4413

20 October 2023

Dear Mr. Weinrieb;

This letter is in reference to the property at 60 Pleasant Point in Portsmouth, NH. The purpose of this work is to evaluate the existing wetland buffer and compare it to the proposed wetland buffer which will be created for the redevelopment of this single family home site.

The tidal buffer is currently developed with an existing home, lawn, pool, and landscaping. As shown in the graphic prepared by Parterre Ecological Services (dated 14 December 2022) on sheet 6, invasive plants are significant on this property. The invasive species infestation is mostly within 25 feet of the highest observable tide line.

A Land Management Plan has been prepared by Parterre. This plan inventories existing invasive, problematic, and native plants; addresses control of invasive plants with specific techniques; and generally outlines methods to stabilize the eroding coastal bank along the shore. This work will occur along the unstable coastal bank and in the upland landscaped areas. No work is proposed in the coastal wetland and no wetland fill is proposed.

A landscape plan has been prepared by Matthew Cunningham Landscape Design, LLC, dated 11 September 2023. It presents a list of appropriate native plant materials from which the actual plantings can be selected, depending on plant material availability, timing of work, and the owner's preference. It specifies which areas will be planted, with what type (trees, shrubs, seedlings, and/or seed mix), and in what quantities. The density of trees and shrubs in the tidal buffer will increase. The landscape plan indicates 52 new native trees and over 500 new native shrubs over the entire parcel.

After the redevelopment of this site there will be a slight reduction (net 206sf less) of impervious surface, as demonstrated in Altus Engineering's draft sheet C2. This is achieved by the beneficial use of previous pavement, patios, and walkways.

A comprehensive stormwater treatment plan is being developed by Altus Engineering where none currently exists. Peak runoff flows will be reduced and treatment will be provided to improve water quality of runoff entering the tidal wetland and Piscataqua River. Altus Engineering is also preparing a plan to control erosion and sedimentation during construction.

The control of invasive plants, increase in native plants, and stabilizing the eroding tidal bank will be significant environmental gains. The post-redevelopment wetland buffer will be ecologically superior to the existing wetland buffer.

Please call if you have questions regarding this work.

Sincerely,

Michael Cuomo
Michael Cuomo

NH Wetland Scientist #004
NH Soil Scientist #006



JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST

WETLAND SCIENTIST

LICENSED SITE EVALUATOR

December 15, 2020

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

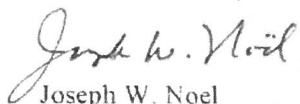
Dear Erik:

On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1 - EOT#21) were used to mark the coastal wetland. Also noted during the fieldwork was Jesuit's-bark (*Iva frutescens*), which is also known as marsh elder or high-tide bush. This coastal wetland plant species is listed as threatened at the state level. Blue and white striped flagging was hung on approximately 15 individual shrubs in two locations.

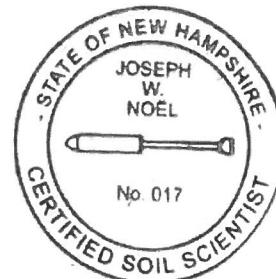
To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,



Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017

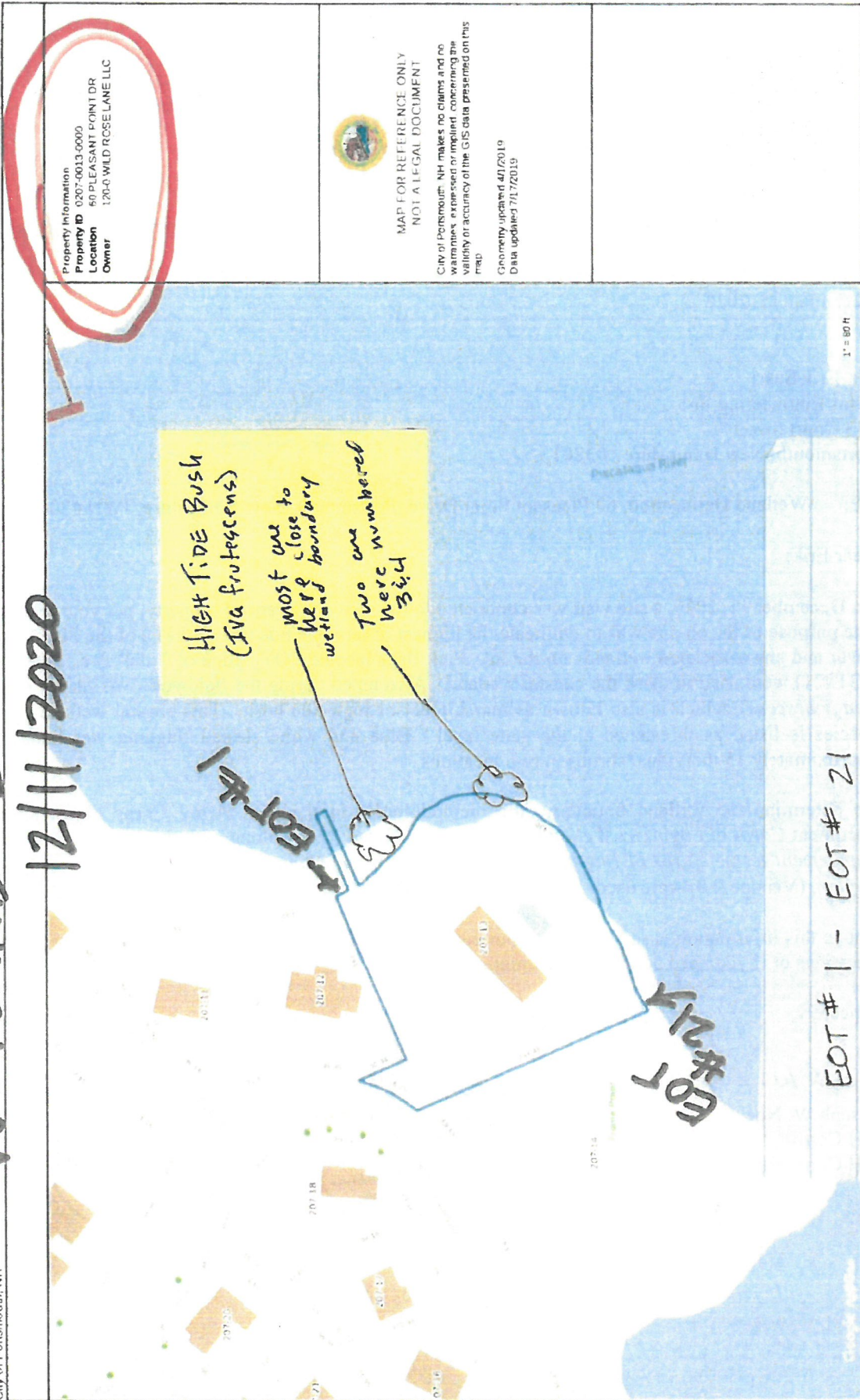


WETLAND SKETCH PLAN

City of Portsmouth, NH

November 18, 2020

12/11/2020



EOT # 1 - EOT # 21

White and blue striped flags
are on Iva frutescens shrub (about 15 total)



WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS

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

[Greater Atlantic Regional Office](#)
[Atlantic Highly Migratory Species Management Division](#)

Query Results

Degrees, Minutes, Seconds: Latitude = 43°4'5" N, Longitude = 71°15'24" W
 Decimal Degrees: Latitude = 43.07, Longitude = -70.74

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

*** WARNING ***

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

EFH

Show Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs Juvenile Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Little Skate	Juvenile Adult	New England	Amendment 2 to the Northeast Skate Complex FMP

Show Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Herring	Juvenile Adult Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Cod	Larvae Adult Eggs	New England	Amendment 14 to the Northeast Multispecies FMP
		Pollock	Juvenile Eggs Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Red Hake	Adult Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Windowpane Flounder	Adult Larvae Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		White Hake	Adult Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
		Atlantic Mackerel	Eggs Larvae Juvenile	Mid-Atlantic	Atlantic Mackerel, Squid, & Butterfish Amendment 11

Show/Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Bluefish	Adult Juvenile	Mid-Atlantic	Bluefish
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

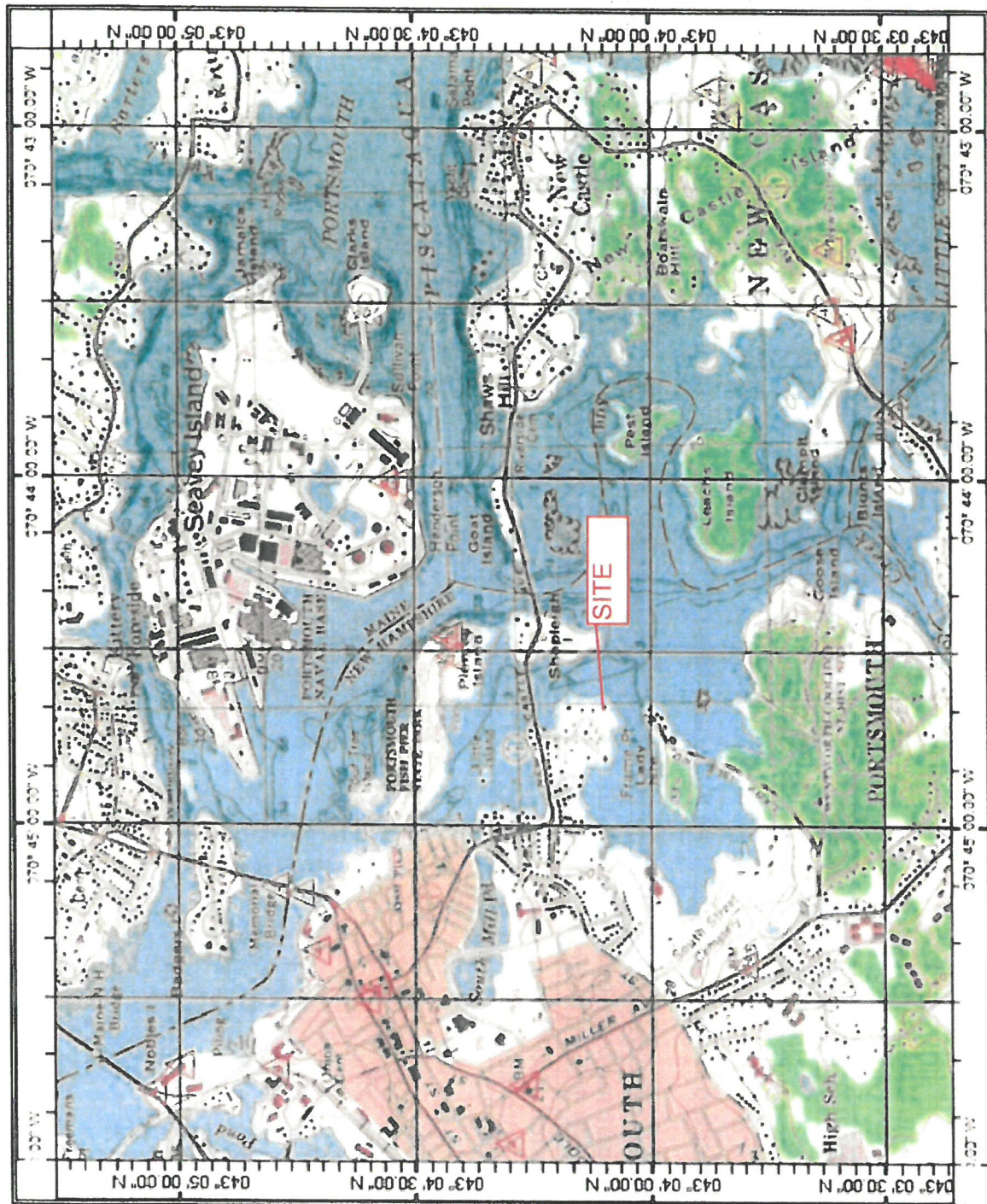
HAPCs

Show/Link	Data Caveats	HAPC Name	Management Council
		Inshore 20m Juvenile Cod	NEFMC

EFH Areas Protected from Fishing

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

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





AERIAL PHOTOGRAPH



Photo #1:
Looking southerly at existing driveway and residence to be replaced.
November 23, 2020



Photo #2:
Looking westerly at Pleasant Point Drive.
November 23, 2020



Photo #3:
Looking w northerly at existing driveway exit on to Pleasant Point Drive.
November 23, 2020



Photo #4:
Looking easterly at existing residence to be replaced.
November 23, 2020



Photo #5:
Looking southwesterly at existing lawn, vegetative buffer and Piscataqua
River beyond. - November 23, 2020



Photo #6:
Looking southerly at existing waterfront access steps.
November 23, 2020



Photo #7:
Looking southeasterly at existing vegetative buffer and Piscataqua River
beyond. - November 23, 2020



Photo #8:
Looking northeasterly at pool and residence to be replaced.
November 23, 2020



Photo #9:
Looking north at existing pool pump in thin vegetation buffer between
lawn and shoreline. - November 23, 2020



Photo #10:
Looking east at shoreline and second set of steps for limited access to
resource edge. - November 23, 2020



Photo #11:
Looking northwesterly at existing residence to be replaced.
November 23, 2020



Photo #12:
Looking easterly at shoreline and Piscataqua River (resource).
November 23, 2020

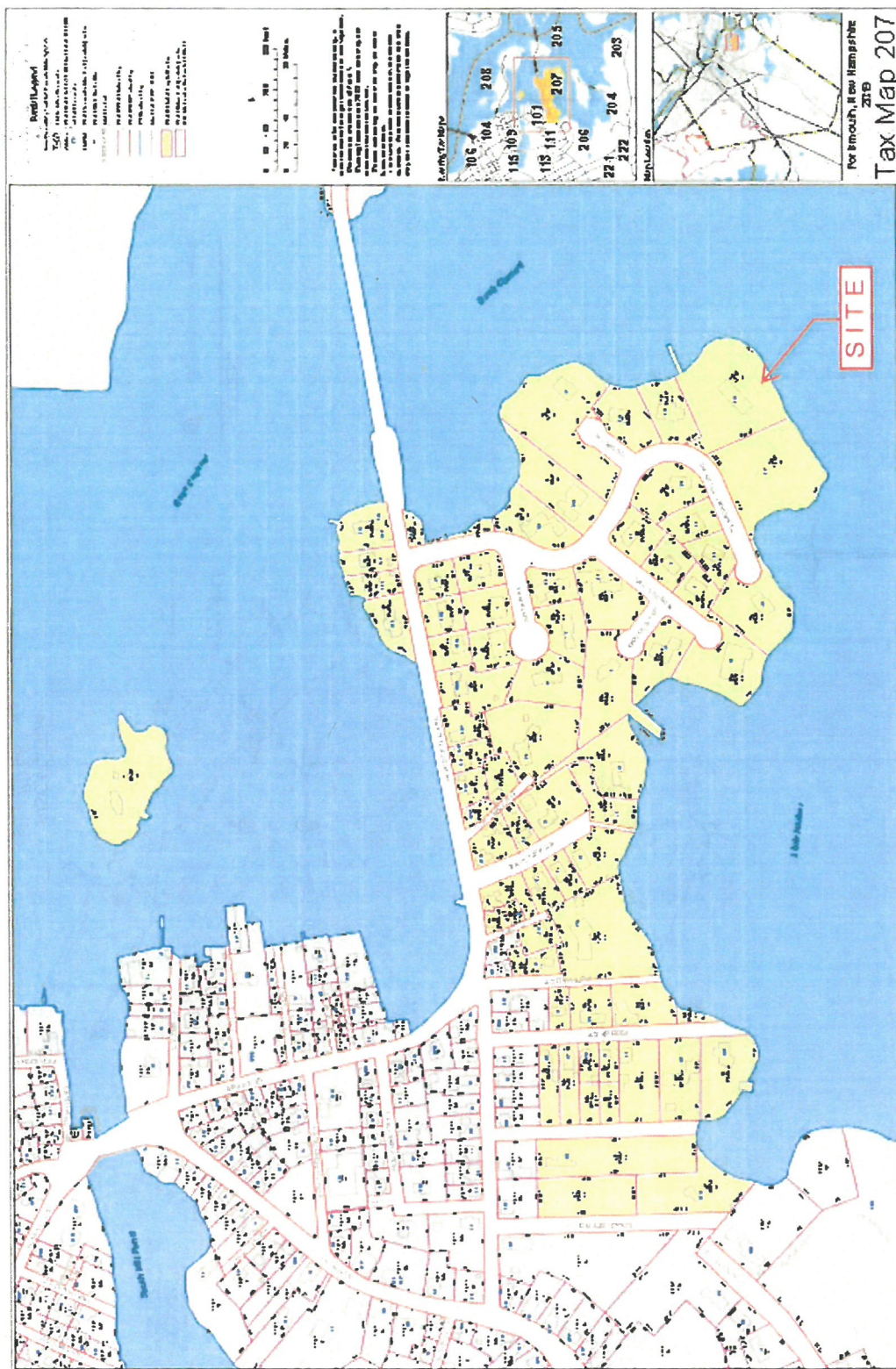


Photo #13:
Looking northerly at existing landscaping, lawn & fence.
November 23, 2020



Photo #14:
Looking southerly at pool to be replaced or renovated, lawn area,
vegetative buffer and Piscataqua River beyond.
November 23, 2020

PHOTO-1



TAX MAP



TAX MAP DETAIL

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
FEB 25 2021

DHR Use Only

R&C # 12489
Log In Date 2/25/21
Response Date 3/5/21
Sent Date 3/9/21

Request for Project Review by the New Hampshire Division of Historical Resources

- ☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Residential Redevelopment

Project Location 60 Pleasant Point Drive

City/Town Portsmouth Tax Map 207 Lot # 13

NH State Plane - Feet Geographic Coordinates: Easting 1230893 Northing 208526
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable)
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) NHDES Wetlands

Permit Type and Permit or Job Reference # Not yet assigned

APPLICANT INFORMATION

Applicant Name 120-0 Wild Rose, LLC

Mailing Address 209 Water Street Phone Number 617-348-3732

City Newburyport State MA Zip 01950 Email jmorris@harbourvest.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Erik Saari / Altus Engineering, Inc.

Mailing Address 133 Court Street Phone Number 6034332335

City Portsmouth State NH Zip 03801 Email esaari@altus-eng.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dnr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map. (See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in Table 1. *(Blank table forms are available on the DHR website.)*
EMMIT or in-house records search conducted on 02/10/21.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☒ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 62 years

- ☒ Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☒ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- ☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.
- ☐ No Potential to cause Effects ☒ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Debbie Miller, DSHPO Date: 3/5/2021

April 11, 2022

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review and Compliance
19 Pillsbury Street
Concord, NH 03301-3570

**Re: Request for Review
Assessor's Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #P5138**

Dear Reviewer,

On behalf of the Applicant, 120-0 Wild Rose, LLC, Altus Engineering, Inc. (Altus) respectfully submits the following items to fulfill the requirements of a NHDES Wetlands Permit Application (Major Impact, Standard Review). The project consists of the redevelopment of a single family residence, to include razing the existing house and replacing the existing swimming pool, installation of utility lines to service the new residence & associated site improvements.

- Request for Project Review
- Project Narrative
- Photographs keyed to Plan (PHOTO-1)
- USGS Map
- NRCS Soils information
- Site Plan
- EMMIT Location Map
- Database Results – No projects in vicinity
- Self-addressed Stamped Envelope

Please call me if you have any questions or need any additional information.

Sincerely,
ALTUS ENGINEERING, INC.

Eric D. Weinrieb, P.E.
President

Enclosure

Wde/5138.028A_SHPO-cover-letter.doc

PROJECT NARRATIVE

Site Overview

The applicant, 120-0 Wild Rose, LLC, is proposing to replace an existing single family residence. The project will include associated site improvements including a paved driveway and swimming pool replacement. Proposed utilities will be underground and tie in to existing municipal services. The parcel's existing driveway will be replaced and access will continue to be from Pleasant Point Drive. The proposed improvements occur in previously disturbed or developed/maintained areas and will receive loam and seed or will be otherwise stabilized. Portions of the demolition activity occurs in previously developed upland tidal buffer zone & shoreland zone on the lot. The parcel is adjacent to the Piscataqua River which is tidally influenced by the Atlantic Ocean. The project site, located at 60 Pleasant Point Road, Portsmouth, NH, is a 1.08 acre+/- parcel.

Site Soils

The NRCS indicates that the area of disturbance consists of one soil classification:

799 – Urban land - Canton complex, 3 to 15 percent slopes

Due to the nature of the project, a Site Specific or High Intensity Soils Survey was not conducted.

Buildings

The existing residence was constructed in 1958 per City records and is closer to the Piscataqua River than would be permitted under current regulations. The proposed residence will meet the 50-foot primary structure setback. The parcel also has an existing pool which will also be replaced further from the resource than exists today.

Site Disturbance

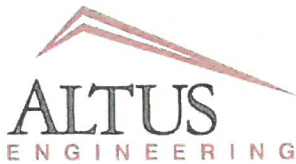
It is apparent that much of the site has been disturbed at some point in the past through house, driveway and pool construction and site grading. All the construction activities will take place within previously disturbed areas. There will be temporary & permanent disturbances within the 100-foot tidal buffer zone and the Shoreland Protection Buffer located between 100-feet and 250-ft from the resource (Piscataqua River). There are no known or suspected archaeological resources (cellar holes, wells, foundations, stone walls, etc.) within the areas of disturbance.

NHDHR File Review

Investigation of NHDHR's database (EMMIT) on April 11, 2022 yielded no historic properties within a half mile of the parcel.

Conclusion

It is our opinion that this information along with the Request for Project Review form and attached exhibits meet NHDES Wetland Bureau Permit Application requirements. If you need any additional information, please feel free to contact the project manager, Eric Weinrieb directly.



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

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

Re: NHDES Shoreland Permit
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Wetlands & Shoreland Permit applications only

Tax Map / Parcel Abutter name & address

207 / 12 The James M. McSharry Revocable Trust
58 Pleasant Point Drive
Portsmouth, NH 03801

207 / 14 Lisa & Larry John Goodwin
64 Pleasant Point Drive
Portsmouth, NH 03801

wde/5138.023-shoreland-abutters.list-wetlands-ap-only.doc

7016 2710 0000 1711 2042

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Portsmouth, NH 03801

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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.90

Total Postage and Fees \$5.25

Sent To **THE JAMES M. McSHARRY REV. TRUST**
 Street and Apt. No., or PO Box No. **58 PLEASANT POINT DR**
 City, State, ZIP+4® **PORTSMOUTH NH 03801**

PS Form 3800, April 2015 PSN 7530-02-000-9047



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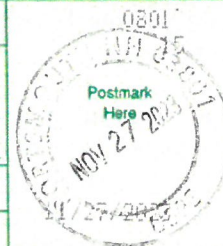
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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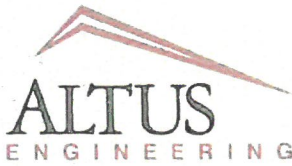
Postage \$0.90

Total Postage and Fees \$5.25

Sent To **LISA B LARRY JOHN GOODWIN**
 Street and Apt. No., or PO Box No. **64 PLEASANT POINT DR**
 City, State, ZIP+4® **PORTSMOUTH NH 03801**

PS Form 3800, April 2015 PSN 7530-02-000-9047





Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Subject: **NHDES Wetlands Permit Application**
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138

Dear Abutter:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetland Permit Application to the NHDES Wetlands Bureau.

The application proposes to raze & replace the existing residence along with other site improvements. The demolition & subsequent utility installations and other site improvements will impact areas within the previously disturbed and developed 100' tidal buffer zone. There are additional impacts located between the 100-foot and 250-foot zones of the Shoreland Protection Buffer since the entire lot is within the Buffer.

This letter is for the notification of abutting property owners only. As the improvements are less than 20-feet from your common property line we are required to attempt to obtain a letter from you stating you have no objections to the proposed improvements that are within 20-feet of the property line.

Please review the plan and if you have no objections to the components of the project that are within 20-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 that show the proposed project are available for viewing during normal business hours at the City of Portsmouth City Clerk's office (603) 610-7245 or at 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\5138.032.abutter-within-20-feet-notify-wetland.ltr.doc
CERTIFIED MAIL

ABUTTER STATEMENT LETTER

**SHORELAND PERMIT &
WETLAND PERMIT APPLICATIONS**

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER

SHORELAND PERMIT APPLICATION & WETLANDS PERMIT APPLICATION

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

Date

NOT FOR CONSTRUCTION

ISSUED FOR:
NHDES APPROVAL

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 DISCUSSION EDW 11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:

NHDES SHORELAND PERMIT TREE COUNT

SHEET NUMBER:
1 OF 1

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

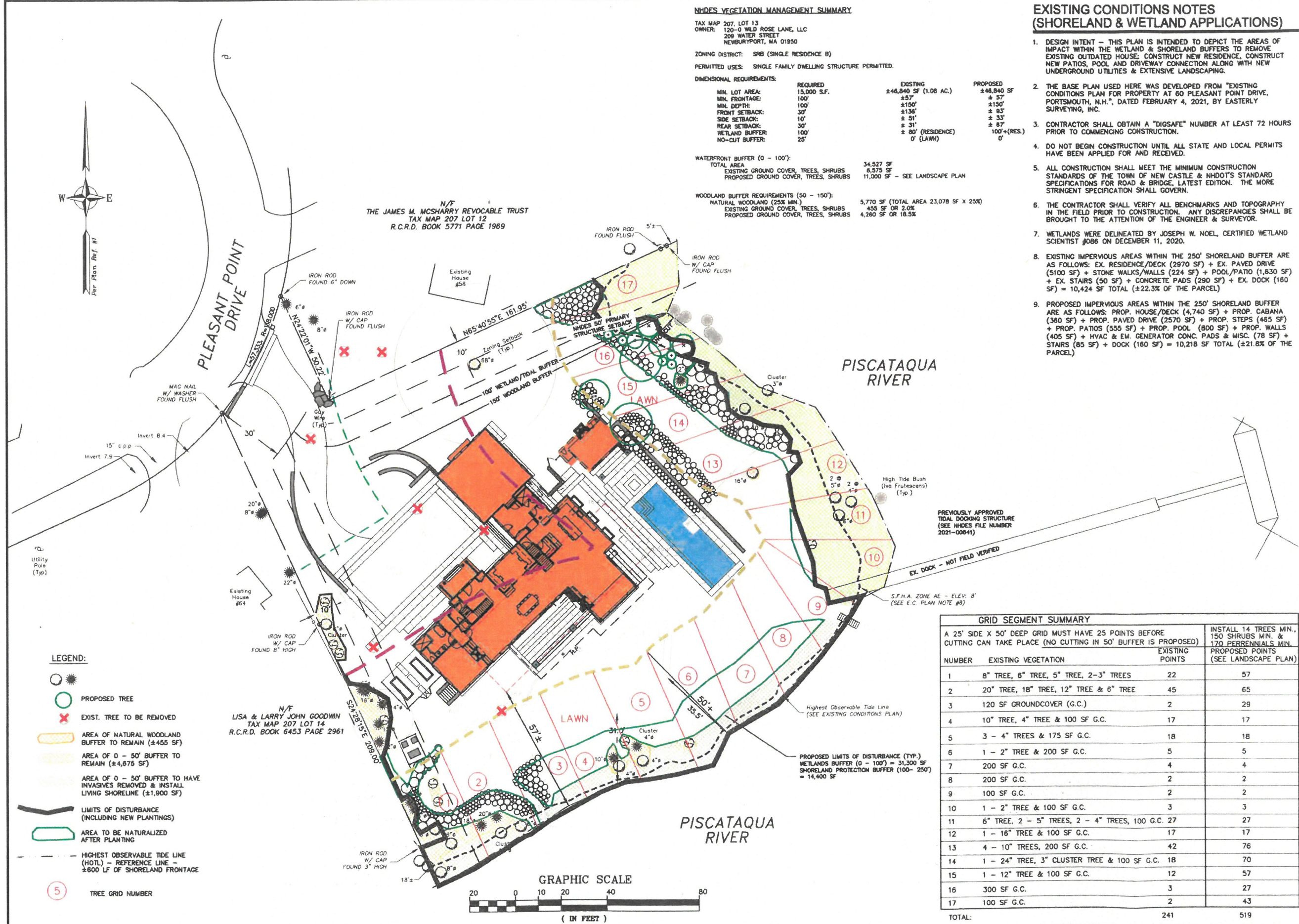
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.06 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	±57'
MIN. DEPTH:	100'	±150'	±150'
FRONT SETBACK:	30'	±136'	±83'
SIDE SETBACK:	10'	±51'	±33'
REAR SETBACK:	30'	±31'	±67'
WETLAND BUFFER:	100'	±80' (RESIDENCE)	100'± (RES.)
NO-CUT BUFFER:	25'	0' (LAWN)	0'

WATERFRONT BUFFER (0 - 100'):	
TOTAL AREA	34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS	6,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS	11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):	
NATURAL WOODLAND (25% MIN.)	5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS	455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS	4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE, CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,830 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (380 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & E.M. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)



NHDES WETLANDS & SHORELAND PERMIT APPLICATIONS MORRIS RESIDENCE

Owner/Applicant:

120-0 WILD ROSE LANE, LLC

209 Water Street
Newburyport, MA 01950
(617) 283-2294

Civil Engineer:



133 Court Street
(603) 435-2335
www.altus-eng.com

Landscape Architect:

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
Attn.: Johanna Cairns

366 Fore Street
Portland, ME 04101
(617) 905-2246

Surveyor:

EASTERLY SURVEYING, INC.
c/o Peter Agrodnia, LLS

1021 Goodwin Road, Suite #1
Elliot, ME 03903
(207) 439-6333

Soil Scientists/Wetland Scientists:

JOSEPH W. NOEL, NH CWS #086
P.O. Box 174
South Berwick, ME 03908
(207) 384-5587

MICHAEL CUOMO, CWS
6 York Pond Road
York, ME 03909
(207) 363-4532

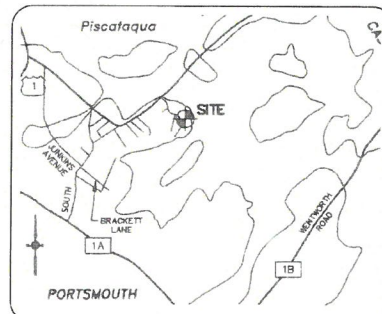
60 Pleasant Point Drive
Portsmouth, New Hampshire
Assessor's Parcel 207, Lot 13

ISSUED FOR APPROVAL

Plan Issue Date:

OCTOBER 27, 2023
NOVEMBER 28, 2023

PLANNING BOARD (CUP)
NHDES PERMITTING



LOCUS

NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD	
CHAIRMAN	DATE

**Sheet Index
Title**

**Sheet
No.:** **Rev.** **Date**

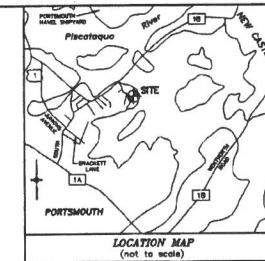
Existing Conditions Plan	1 of 1	A	04/02/21
Demolition Plan	C-1	1	11/28/23
Site Plan	C-2	1	11/28/23
Stormwater Management & Grading Plan	C-3	1	11/28/23
Erosion Control Plan	C-4	0	10/27/23
Utilities Plan	C-5	0	10/27/23
Illustrative Master Plan (by Matthew Cunningham)	L0.0	0	10/25/23
Planting Plan (by Matthew Cunningham)	L0.2	0	10/25/23
Planting Details (by Matthew Cunningham)	L0.3	0	10/25/23
NHDES Wetlands & Shoreland Permit Application Plan	1 of 1	0	11/28/23
Erosion Control Notes & Details	D-1	1	11/28/23
Detail Sheet	D-2	1	11/28/23

Permit Summary:

Submitted

Received

NHDES Wetlands Permit	To be submitted	-
NHDES Shoreland Permit	To be submitted	-
Notice of Intent	By Contractor 14 days prior to construction	



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED DECEMBER 16, 2019):
ZONE: Single Residence B (SRB)
REQUIREMENTS:
MINIMUM LOT AREA: 15,000 Square Feet
MINIMUM STREET FRONTAGE: 100 Ft
MINIMUM LOT DEPTH: 100 Ft
MINIMUM FRONT SETBACK: 30 Ft
MINIMUM SIDE SETBACK: 20 Ft
MINIMUM REAR SETBACK: 40 Ft
MAXIMUM BUILDING HEIGHT: 35 Ft
SLOPED ROOF: 35 Ft
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:
TOTAL LOT AREA TO H.O.T.L.: 46,840± SQ. FT.
HOUSE: 2,621 SQ. FT.
BUILDING COVERAGE: 5.6%

OPEN SPACE CALCULATION:
TOTAL LOT AREA TO H.O.T.L.: 46,840± SQ. FT.
DRIVEWAY: 4,910± SQ. FT.
HOUSE: 2,621± SQ. FT.
PATIO/POOL: 1,707± SQ. FT.
DECK: 309± SQ. FT.
CONCRETE/MISC.: 182± SQ. FT.
STEPS: 172± SQ. FT.
RETAINING WALLS: 114± SQ. FT.
TOTAL COVERAGE: 10,015 SQ. FT.
OPEN SPACE: 36,825± SQ. FT. (78.6%)

PLAN REFERENCES:

- EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESSOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.
- PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SHUK, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02180-B.
- LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SHUK AND HENRY C. SHUK TO ROBERT A. MOEBUS, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

- OWNERS OF RECORD:
TAX MAP 207 LOT 13
120-0 WILD ROSE, LLC
R.C.R.D. BOOK 6174 PAGE 1450
DATED OCTOBER 5, 2020
- TOTAL EXISTING PARCEL AREA:
TAX MAP 207 LOT 13
1.08± Acres To H.O.T.L.
- BASIS OF BEARING IS NEW HAMPSHIRE SPC.
- APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 3301SC0278F, REVISED JANUARY 29, 2021.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020, REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT
80 Pleasant Point Drive
Portsmouth, Rockingham County, New Hampshire
OWNED BY
120-0 Wild Rose Lane, LLC
c/o Altus Engineering, Att. Erik Soori, V.P.
133 Court Street, Portsmouth, New Hampshire 03801



SURVEYING
SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 499-8833 ELIOT, MAINE 03803

SCALE:	PROJECT NO.	DATE	SHEET	DRAWN BY:	CHECKED BY:
1" = 20'	20770	02/04/21	1 OF 1	A.H.P.	P.L.A.

DRAWING NO: 20770 EXISTING CONDITIONS
FIELD BOOK NO: "Portsmouth #1"

REV	DATE	STATUS	BY	CHECKED	APPRO.
A	4/2/21	ADDED ADDITIONAL TREES & ADJUTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.

VEGETATION LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- "SIGNIFICANT" SHRUB
- "HIGH TIDE BUSH" (No Fruticosa)

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.
VERTICAL DATUM - NAVD83



10/17/2023

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
3. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AND/OR CHAIN LINE FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING OR OTHER FORMER SEDIMENT CONTROL MEASURE IS NOT OTHERWISE REQUIRED.
4. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
5. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES & VEGETATION SCHEDULED TO REMAIN.

DEMOLITION NOTES - continued

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
7. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ADJUTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
10. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
11. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
12. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
13. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
14. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
15. CABLE: COMCAST, MIKE COLLINS, (603) 678-5695, EXT. 1037.
16. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
17. GAS: UNTIL, DAVID BEAULIEU, (603) 294-5144.
18. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY WATER AND SEWER LINE SERVICES.
19. ENTIRE PARCEL LIES WITHIN THE NHDES 250-FOOT SHORELINE PROTECTION AREA.



133 Court Street Portsmouth, NH 03801
(603) 435-2335 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS:
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 10/27/23
1 NHDES SUBMISSION EDW 11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

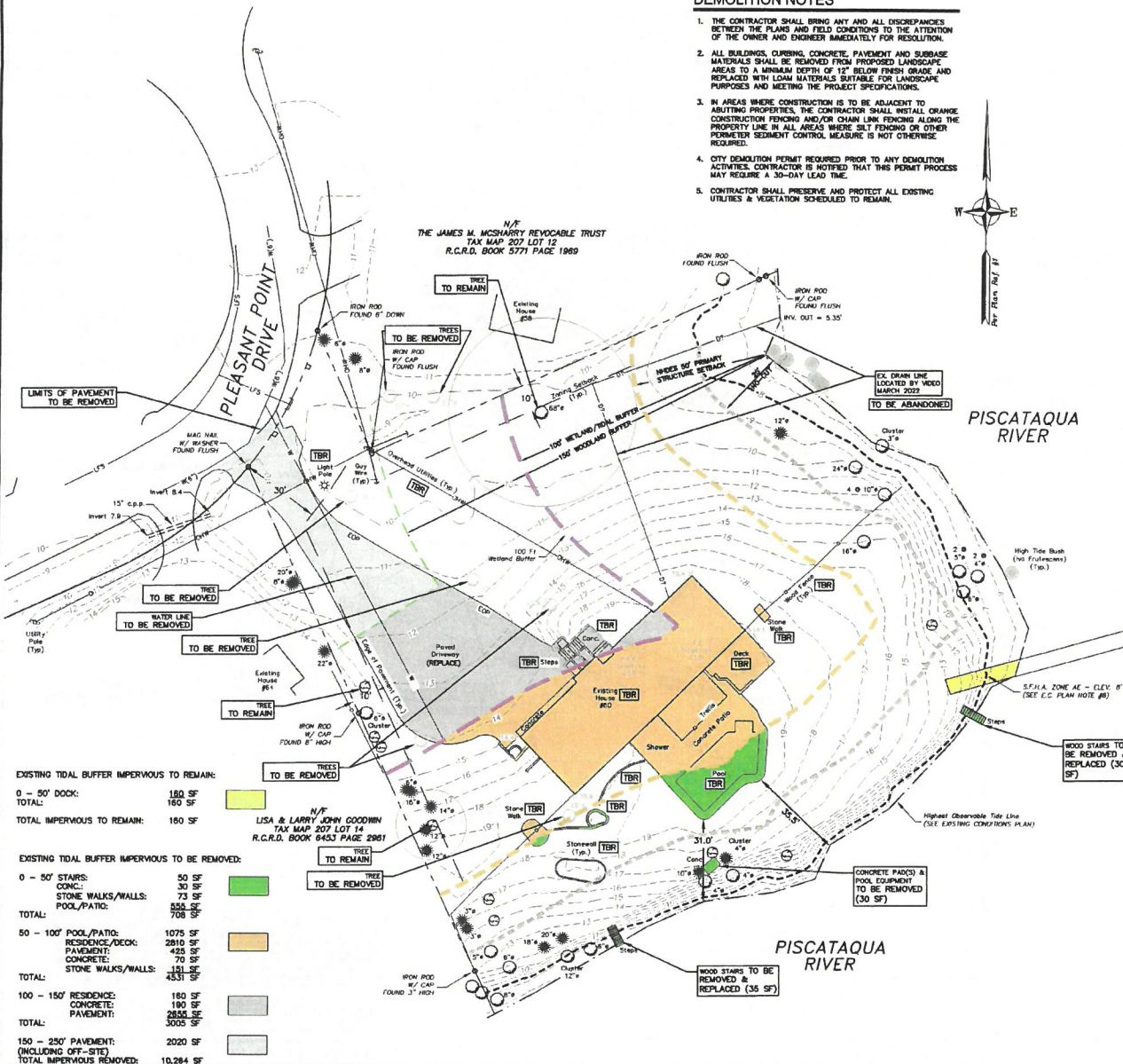
SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C - 1



IN ACCORDANCE WITH SECTION 10.1016.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WEATHER BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE PLANTING SUPPLIER.

2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT (ONE REMOVAL, BUDGES AND UNTIL THE END OF THE RESTORATION PROCESS) (SEE MANAGEMENT CALENDAR FOR DETAILED SCHEDULE). PLANTING UPDATES SHALL INCLUDE: PLANTING SCHEDULE, THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS ARE REMOVED OR DAMAGED, APPLICANT SHALL RE-PLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT WITHIN 30 DAYS OF THE REMOVAL. PLANTING SCHEDULE AND SUCCESS RATES WILL BE MONITORED THROUGHOUT THE PROJECT. PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

- IN ACCORDANCE WITH SECTION 10.1016.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WEATHER BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE PLANTING SUPPLIER.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT (ONE REMOVAL, BUDGES AND UNTIL THE END OF THE RESTORATION PROCESS) (SEE MANAGEMENT CALENDAR FOR DETAILED SCHEDULE). PLANTING UPDATES SHALL INCLUDE: PLANTING SCHEDULE, THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS ARE NOT PLANTED WITHIN THE SCHEDULED TIME FRAME, APPLICANT SHALL REPORT TO THE PLANNING AND SUSTAINABILITY DEPARTMENT THE REASON FOR THE DELAY. THE PLANTING SCHEDULE FOR THE FOLLOWING YEAR OF PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

N/F
THE JAMES M. MCSHARRY REVOCABLE TRUST
TAX MAP 207 LOT 12
R.C.R.D. BOOK 5771 PAGE 1989

PROPERTY LINE
HIGHEST OBSERVABLE TIDE LINE
25' NO CUT BUFFER
50' LIMITED CUT BUFFER
100' WETLAND / TIDAL BUFFER
EXISTING TREES TO REMAIN
HOUSE / DECK / POOL TO BE REPLACED

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

CHAIRMAN _____ DATE _____

PISCATAQUA
RIVER

1. DESIGN INTENT - THE EXISTING ANTIQUATED SINGLE FAMILY RESIDENCE WILL BE RAZED & REPLACED WITH A NEW SINGLE FAMILY RESIDENCE.

2. THE BASIC PLAN DEVELOPMENT WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 400 PLEASANT POINT DRIVE, PORTSMOUTH, NH", DATED FEB. 4, 2021 BY EASTLEY SURVEYING, INC.

3. PROJECT PARCEL: MAP 207 LOT 13, 46,840 S.F. (1.06 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (MOTL).

4. ZONE: SRB (SINGLE RESIDENCE B)
OVERLAY: FLOOD PLAIN DISTRICT OVERLAY

5. DIMENSIONAL REQUIREMENTS:

	EXISTING	PROPOSED
LOT AREA:	15,000 SF	46,840 SF
LOT FRONTAGE:	100'	57'
LOT DEPTH:	100'	150'
FRONT YARD:	30'	136'
SIDE YARD:	10'	51'
REAR YARD:	30'	57'
MAX. BUILDING HEIGHT:	35' (SLOPED ROOF)	<35'
MAX. BUILDING COVERAGE:	20%	6.3% (2,870 SF)
MIN. OPEN SPACE:	40%	76%
WETLAND BUFFER:	100'	57'± (RESIDENCE) 87'± (PCL)
WETLAND LIMITED CUT:	50'	31'± (PCL)
WETLAND NO-CUT:	25'	0' (STEPS/LAWN) 0' (STEPS)

• BUILDING COVERAGE CALCULATION IS BASED ON TOTAL LOT AREA TO MOTL: 46,840± S.F.

6. PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #33015C0278F JANUARY 28, 2021 (ELEVATION 8').

7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #008 ON DECEMBER 11, 2020.

8. AREA OF DISTURBANCE IS APPROXIMATELY 45,700 S.F., THEREFORE OVER 43,560 S.F., EPA REG. PHASE I CONSTRUCTION GENERAL PERMIT IS REQUIRED.

9. AREA OF DISTURBANCE UNDER 50,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.

10. THE ENTIRE PARCEL IS WITHIN THE 250' NHDES SHORELAND ZONE. NHDES SHORELAND PERMIT REQUIRED.

* BUILDING COVERAGE CALCULATION IS BASED ON TOTAL LOT AREA TO HOVL: 48,840± S.F.

6. PORTIONS OF THE SITE ARE IN FLOOD HAZARD AREA AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #3301500279 JANUARY 28, 2011 (ELEVATION 8').
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #0088 ON DECEMBER 11, 2020.
8. AREA OF DISTURBANCE IS APPROXIMATELY 45,700 S.F. THEREFORE OVER 43,960 S.F., EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS REQUIRED.
9. AREA OF DISTURBANCE UNDER 50,000 S.F., NPDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
10. THE ENTIRE PARCEL IS WITHIN THE 250' NPDES SHORELAND ZONE. NPDES SHORELAND PERMIT REQUIRED.

0 - 100-FOOT BUFFER IMPERVIOUS SUMMARY:

<u>DIST. TO HOTEL</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>(REDUCTION)/INCREASE</u>
0 - 100'	5,399 SF	5,388 SF	(31 SF)

IMPERVIOUS SUMMARY (ENTIRE LOT):

<u>Dist. to Hgtl.</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>(REDUCTION)/INCREASE</u>
0 - 50'	868 SF	245 SF	(623 SF)
50 - 100'	4,531 SF	5,123 SF	592 SF
100 - 150'	3,005 SF	4,835 SF	1,830 SF
150 - 250'	<u>2,020 SF</u>	<u>215 SF</u>	<u>(1,805 SF)</u>
TOTAL:	10,424 SF	10,218 SF	(206 SF)



ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 413-2335 www.alltop-eng.com

NOT FOR CONSTRUCTION

NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS	
NO. DESCRIPTION	BY DATE
0 INITIAL SUBMISSION	EDW 10/27/23
1 NHOE'S SUBMISSION	EDW 11/28/23

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5138SITE-B-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

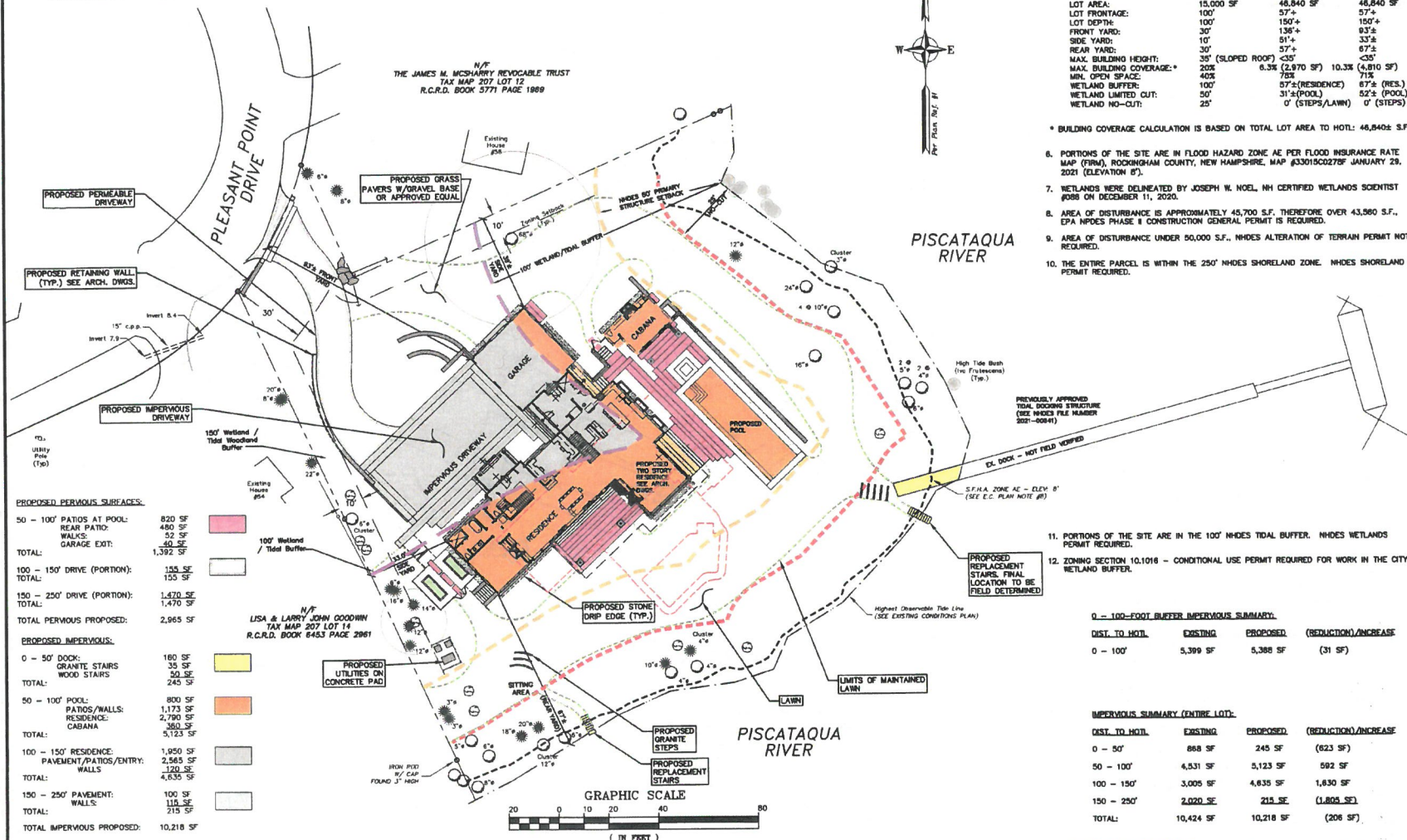
APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

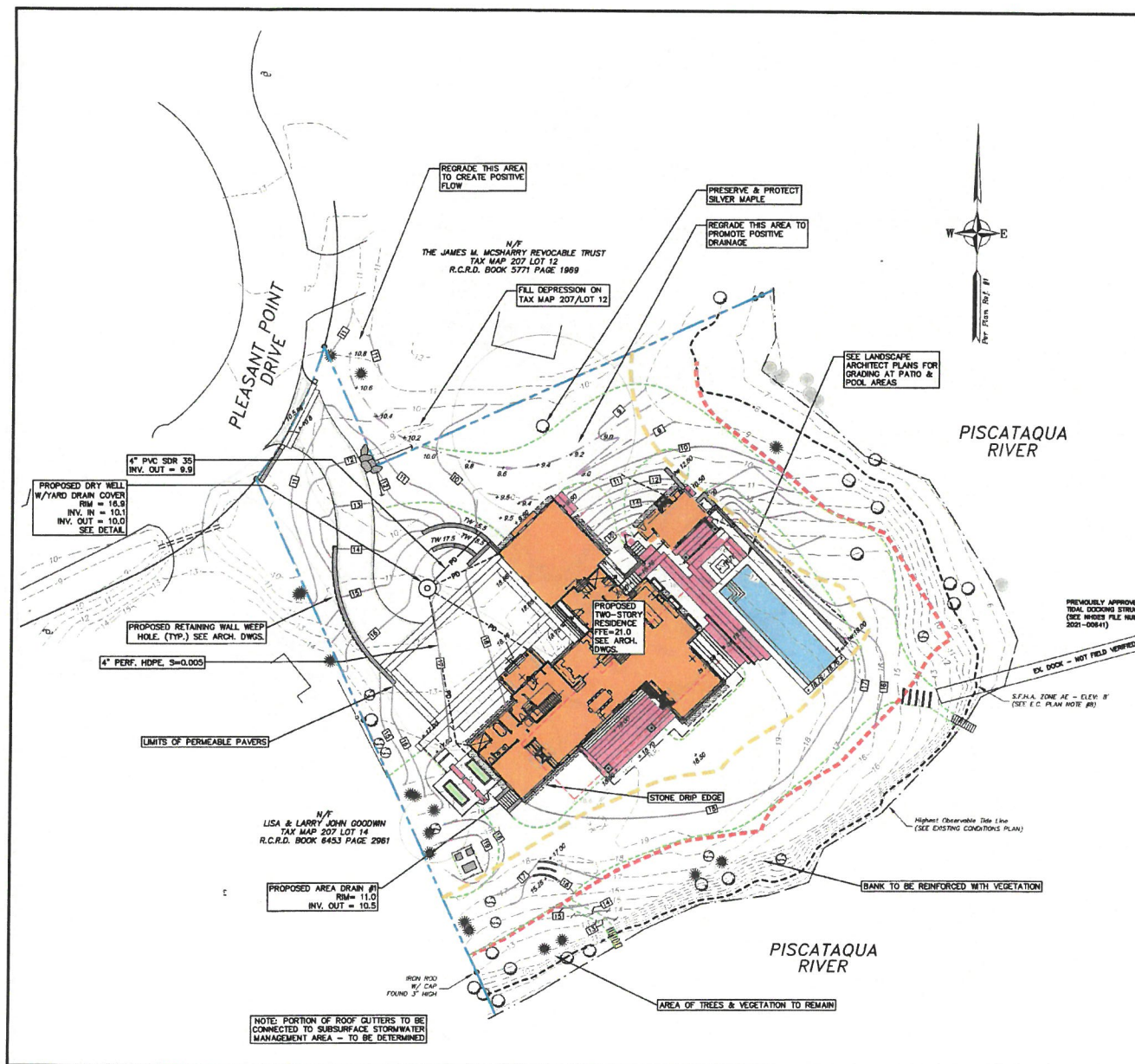
PROJECT:
JOHN & MICHELLE
MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:

**SITE
PLAN**

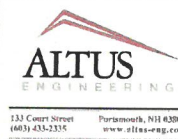
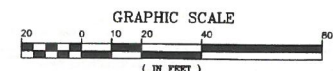
SHEET NUMBER:
C - 2





STORMWATER MANAGEMENT NOTES

- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND INSET STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
- PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
- TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
- PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SURFACE DISTURBANCE MAY BE IMPLICATED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SURFACE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOLE EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FINE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADE AREAS ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
- IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
- ALL CATCH BASIN, MANHOLE, AND OTHER DRAINAGE BASINS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
- IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL OPP PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
- TOTAL AREA OF PROJECT DISTURBANCE IS 445,700 S.F. (4 ACRE) THEREFORE SUBJECT TO EPA NPDES PHASE II. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS.
- NO EARTHWORK, STUMPING OR GRUBBING SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NPDES NH STORMWATER MANUALS, VOL. 1-3, DATED DECEMBER 2008 AS AMENDED.
- CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SHEPHERD PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULKING EXPOSED AREAS AND STOCKPILES.
- THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
- ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADABLE.
- ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6) INCHES OF COMPACTED LOAM, LIMESTONE, ORGANIC FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES OR AS INDICATED ON THE LANDSCAPE ARCHITECTURAL PLANS.
- UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
- THE ENGINEER OF RECORD SHALL SUBMIT A WRITTEN REPORT WITH PHOTOGRAPHS AND ENGINEERS STAMP CERTIFYING THAT THE STORMWATER INFRASTRUCTURE WAS CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS AND WILL MEET THE DESIGN PERFORMANCE.
- THE RESIDENCE SHALL BE CONSTRUCTED WITH STONE DRIP EDGES, WHERE APPROPRIATE. DRIP EDGE UNDERPANS SHALL BE DIRECTED TO A STORMWATER PIPE OR DAYLIGHT IN AN AREA OUTSIDE THE CITY 100 FOOT WETLANDS BUFFER.
- WEST SIDE OF HOUSE (DRIVEWAY SIDE) TO HAVE ROOF GUTTERS CONNECTED TO LEACHING CATCH BASIN.



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS:
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 10/27/23
1 NHDES SUBMISSION EDW 11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5139517.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
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209 WATER STREET
NEWBURYPORT, MA 01950

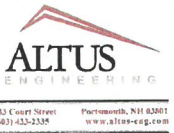
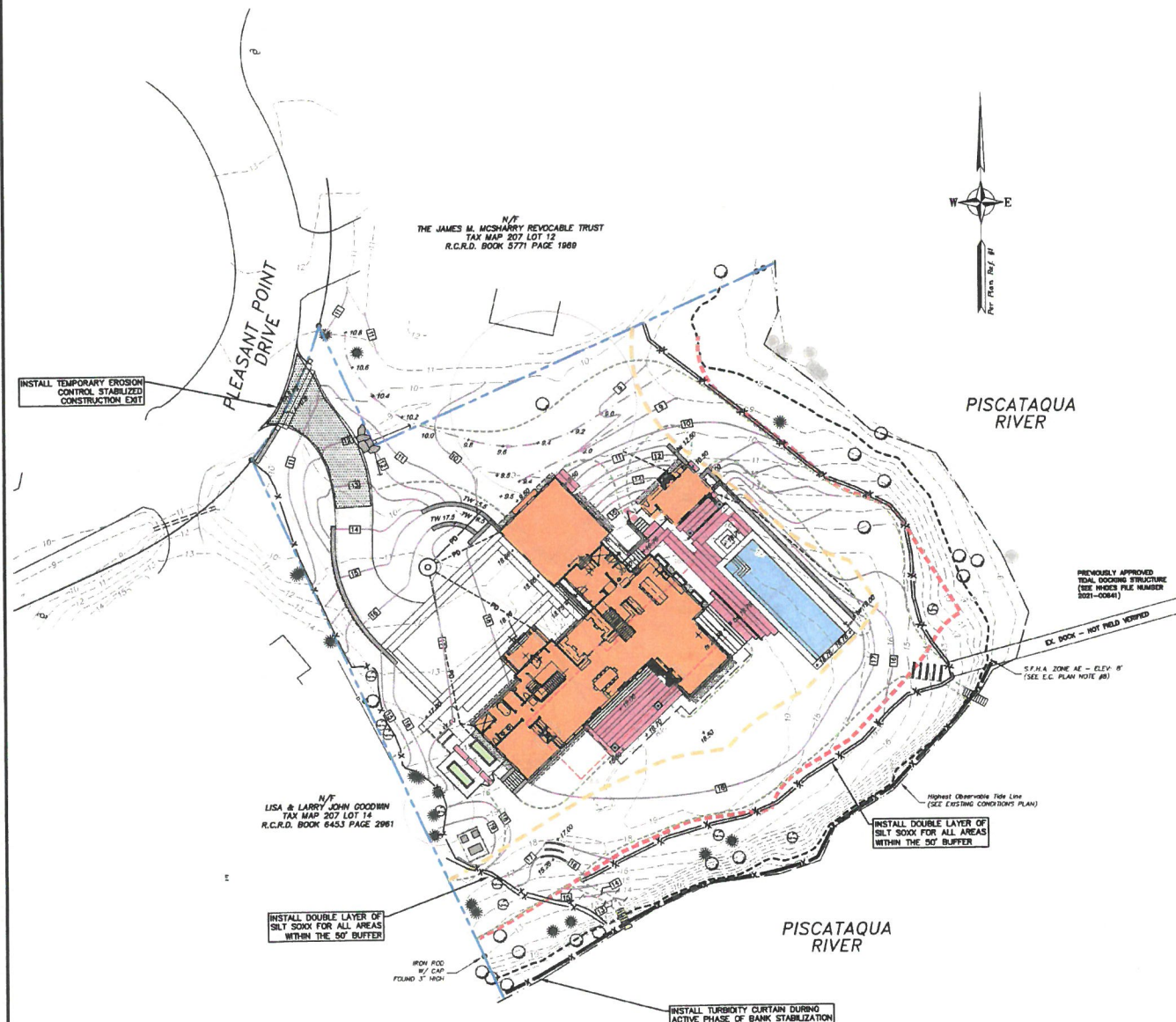
PROJECT:
JOHN & MICHELLE MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
STORMWATER MANAGEMENT & GRADING PLAN

SHEET NUMBER:
C - 3

EROSION CONTROL NOTES

1. SEE DETAIL SHEET D-1.



NOT FOR CONSTRUCTION
ISSUED FOR:
CONSERVATION COMM. REVIEW
ISSUE DATE:
OCTOBER 27, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 10/27/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

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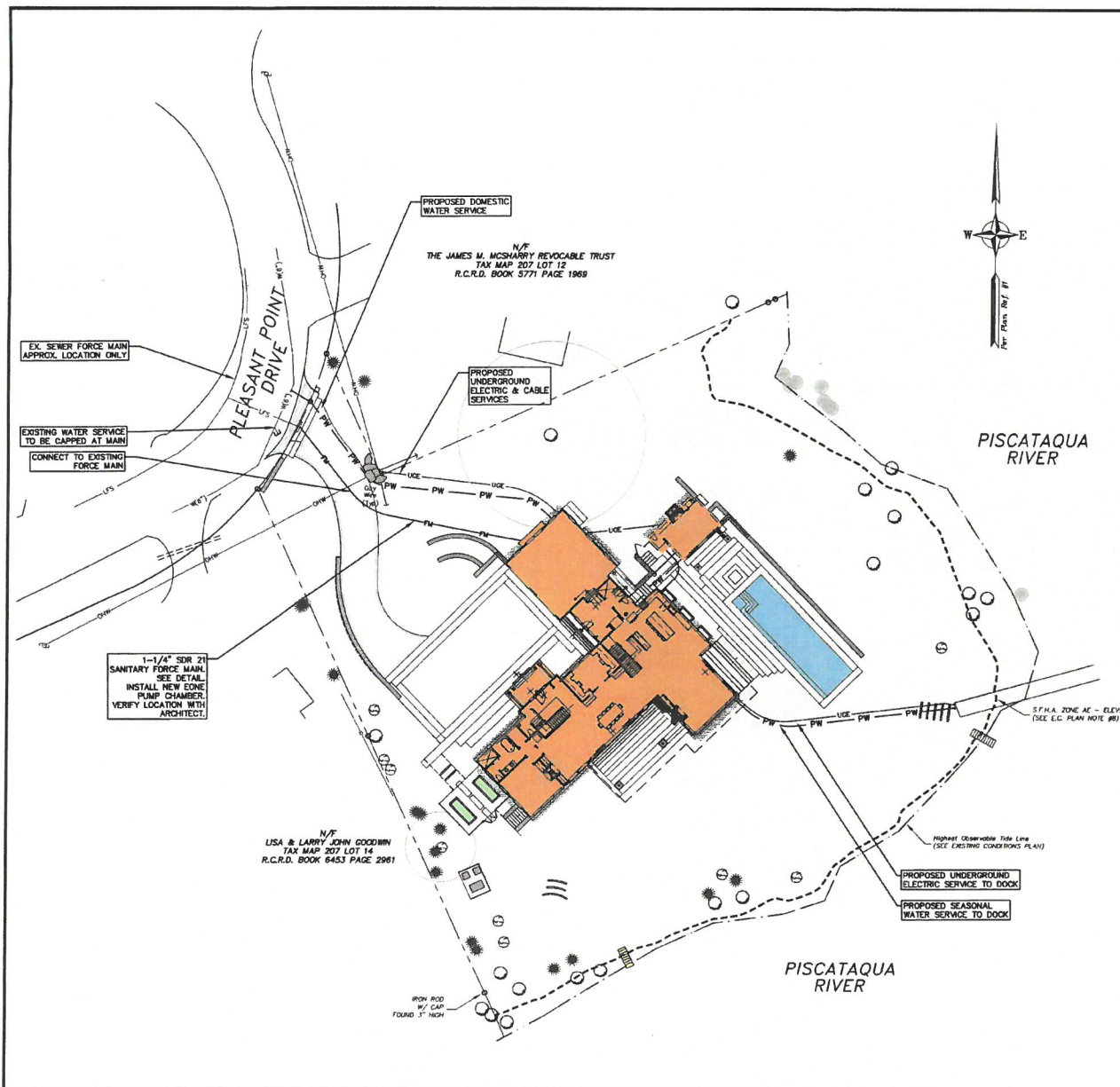
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NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE
MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
EROSION CONTROL
PLAN

SHEET NUMBER:
C - 4



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (E. CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL 800 SAFE AT 1 (800) 800-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
8. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
9. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
10. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5895, EXT. 1037.
13. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL. 48-HOUR MINIMUM NOTICE REQUIRED.
14. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
16. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2" THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
17. CONTRACTOR SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN IF NECESSARY.
18. THE APPLICANT OR ASSIGNS SHALL AGREE TO PAY FOR THE SERVICES OF A THIRD-PARTY OVERSIGHT ENGINEER, TO BE SELECTED BY THE CITY, TO MONITOR THE INSTALLATION OF UTILITIES INCLUDING SEWER, WATER AND DRAINAGE.
19. RESIDENTIAL HOUSES SHALL BE EQUIPPED WITH NFPA 130-COMPLIANT SPRINKLER SYSTEMS IF THEIR FRONT DOORS ARE LOCATED GREATER THAN 50' FROM THE EDGE OF ROADWAY PAVEMENT.
20. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.



433 Court Street Portsmouth, NH 03801
(603) 433-2238 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW
ISSUE DATE:

OCTOBER 27, 2023

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION EDW 10/27/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

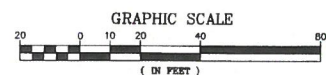
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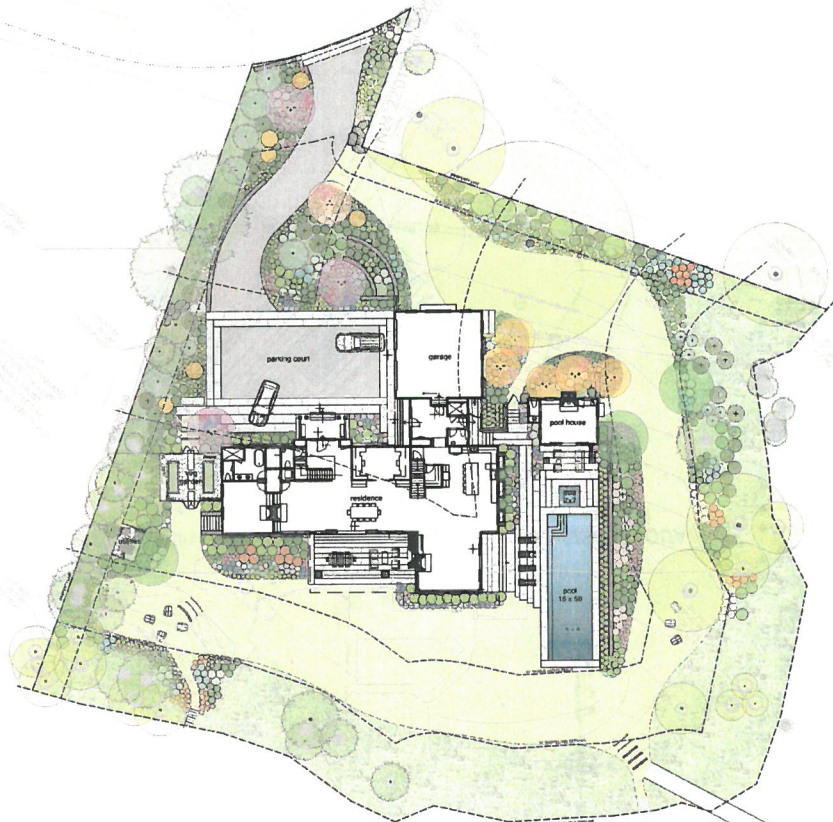
APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE
MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
UTILITIES
PLAN

SHEET NUMBER:
C - 5





Morris Residence

20 Pleasant Point Drive
Portland, ME 04101

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021, prepared by Allen Engineering, INC., 153 Court Street, Portsmouth, NH 03801 - Tel. (603) 433-2335.
2. Existing conditions supplemented from data collected by Matthew Cunningham Landscape Design LLC, 411 Main Street, Somers, MA 02148 / 358 Ross Street, Portland, ME 04101 - Tel. (617) 800-2445.
3. True and current conditions may differ from those indicated on the plan. Contractor shall verify these conditions in the field prior to construction and notify landscape designer of significant discrepancies.
4. Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with O&M. Utilities damaged during construction shall be repaired at contractor's expense.
5. Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.
6. Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work.
7. All work shall be in accordance with the New Hampshire State Building Code.
8. Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.
9. Do not scale drawings.
10. All angles are assumed to be 90 degrees unless otherwise stated.

MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Somers, MA 02148
358 Ross Street, Portland, ME 04101
617.800.2445 • 617.321.4514, F

REVISIONS:

#	DATE	DESCRIPTION

SCALE: 1"= 20'-0" DATE: 25 October 2023



SHEET TITLE:

Illustrative
Master Plan

SHEET NUMBER:

L.O.0

NOT FOR CONSTRUCTION

PLANTING SCHEDULE			
ID	Latin Name	Common Name	Scheduled Size
TREES			
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	16-12' B&B
CC	Carolina caryocarpus	Redbud	4-4.5' cal. B&B
COG	Chamaecyparis obtusa 'Gracile'	Gracile Hinoki Falsecypress	10-12' B&B
CK	Cornus kousa	Kousa Dogwood	8-10' B&B
COW	Crataegus viridis 'Winter King'	Winter King Hawthorne	4-4.5' cal. B&B
HD	Hemamelis x intermedia 'Shan'	Diene Wisthand	3-4' H. B&B
IO	Ilex opaca	American Holly	10-12' B&B
JV	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
PA3	Picea abies	Norway Spruce	10-12' H. B&B
PA	Picea canadensis	Norway Spruce	10-12' H. B&B
PO	Picea orientalis	Oriental Spruce	10-12' H. B&B
TP	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' H. B&B
SHRUBS			
AE	Asclepias perfoliata	Bottlebrush Buckeye	5-6' H. B&B
AAB	Amelanchier canadensis	Red Chokeberry	#1 cont.
CL	Claytonia arvensis	Summer Sweet	3-4' H. B&B
CP	Comptonia perfoliata	Sweetfern	#1 cont.
FMA	Fothergilla x intermedia 'Mount Airy'	Mount Airy Fothergilla	3-4' H. B&B
HPS	Hydrangea anomala petiolaris	Climbing Hydrangea	#1 cont.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 cont.
HL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	2.5-3' H. B&B
HOA	Hydrangea arborescens 'Alice'	Alice's Oldfashioned Hydrangea	3-3.5' H. B&B
HOP	Hydrangea serrata 'The Wet'	Pink Wetland Hydrangea	2.5-3' H. B&B
HS	Hydrangea serrata 'Bluebird'	Bluebird Lacecap Hydrangea	#5 cont.
IOS	Ilex glabra 'Spiralrock'	Dwarf Holly	3-3.4' H. B&B
IYR	Ilex verticillata 'Red Spirit'	Red Spirit Winterberry	2-3' H. B&B
IYS	Ilex verticillata 'Southern Gentlemen'	Southern Gentlemen Winterberry	#2 cont.
LB	Lindera benzoin	Sweetgum	3-4' H. B&B
MG	Myrica gale	Sweetgum	#3 cont.
MP	Myrica pennsylvanica	Northern Bayberry	2-3.5' H. B&B
PM	Prunus maritima	Beach Plum	3-4' H. B&B
RCW	Rhododendron Cunningham's White	Cunningham's White Rhododendron	2.5-3' H. B&B
RCA	Rhododendron canadense 'Album'	White Canada Rhododendron	3-4' H. B&B
RM	Rhododendron maximum	Rosebay Rhododendron	5-6' H. B&B
WR	Viburnum nudum 'Winterthur'	Winterthur Viburnum	4-5' H. B&B
PERENNIALS			
ARA	Asclepias racemosa	Snakefoot	#1 cont.
AMO	Alchemilla mollis	Lady's Mantle	#1 cont.
ADA	Asclepias tuberosa	Butterfly Milkweed	#1 cont.
ANV	Asclepias tuberosa 'White'	White Butterfly Milkweed	#1 cont.
CPN	Carex pensylvanica	Oak Sedge	#1 cont.
OPU	Oenothera punctiloba	May-Scented Fern	#1 cont.
GRZ	Geranium 'Tiger'	Rosemary Geranium	#1 cont.
LP	Lavandula intermedia 'Phenomenal'	Phenomenal Lavender	#1 cont.
UST	Urtica dioica	Stinging Nettle	#1 cont.
NWL	Nepeta x baselensis 'Walker's Low'	Walker's Low Catmint	#1 cont.
PLT	Paeonia lactiflora 'Festiva Maxima'	Festiva Maxima Peony	#2 cont.
PLS	Paeonia lactiflora 'Sarah Bernhardt'	Sarah Bernhardt Peony	#2 cont.
PAH	Panicum alopecuroides 'Hamish'	Dwarf Fountain Grass	#2 cont.
PNT	Pennisetum setosum	Russian Sage	#2 cont.
SSC	Schizanthus luteus 'Ceruleum'	Ceruleum Little Bluebell	#2 cont.
SH	Sporobolus heterostachys	Prarie Dropseed	#2 cont.

RESTORATION PLANT LIST	
Scientific Name	Common Name
SHRUBS	
Scutellaria	Scutellaria
Rosa virginiana	Virginia Rose
Prunus maritima	Beach Plum
Ilex glabra	Holly
Myrica pennsylvanica	Bayberry
Viburnum dentatum	Arrowwood Viburnum
Comptonia perfoliata	Sweetfern
Arctostaphylos uva-ursi	Bearberry
GRASSES (SEED)	
Scientific Name	Common Name
Panicum amarum	Atlantic Coastal Panic Grass
Panicum virgatum	Switch Grass
Eragrostis canadensis	Purple Love Grass
Juncus gerardi	Salt Meadow Rush
Sporobolus heterostachys	Prarie Dropseed
Amorpha canescens	American Broomrape
Bouteloua gracilis	Blue Gramma
Schizanthus luteus	Little Bluebell
Erigeron annuus	Red Top
PLUGS AND CONTAINERS	
Scientific Name	Common Name
Asclepias perfoliata	Lady Plant
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed
Asclepias tuberosa	Butterfly Milkweed

NOTES:

1. LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANT OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.
2. RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST. ALL PLANTS LISTED ARE NATIVE.



Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes

1. Building conditions and topographic data are from a site plan of land dated 8 February 2021, prepared by Shaw Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433-2235.
2. Building conditions supplemented from data collected by Matthew Cunningham Landscape Design LLC, 411 Main Street, Portsmouth, NH 03801 - Tel: (603) 955-2248.

Planting Notes

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Association of Nurserymen, latest edition.
3. All plant material shall be warranted for 1 year after substantial completion.
4. All plants shall be balled and burlapped unless otherwise noted on the plant list schedule.
5. All plants shall be approved by landscape Designer prior to their installation at the site.
6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installation.
7. Plants to be transplanted shall be tagged and record planting locations noted in the field.
8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW CUNNINGHAM
LANDSCAPE DESIGN LLC
matthewcunningham.com

411 Main Street, Portsmouth, NH 03801
388 Fore Street, Portsmouth, NH 03801
617.905.2248 p | 617.321.4014 f

REVISIONS	
#	DESCRIPTION

SCALE: 1" = 20'-0" DATE: 28 October 2023



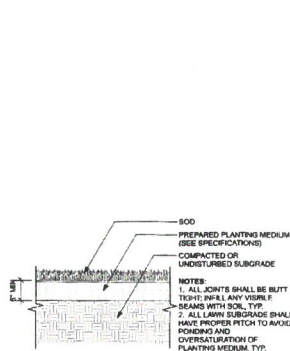
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Planting Plan

SHEET NUMBER:

L0.2

NOT FOR CONSTRUCTION

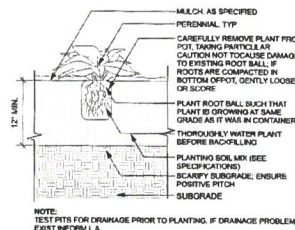


1 MICRO CLOVER SOD
Scale: NTS

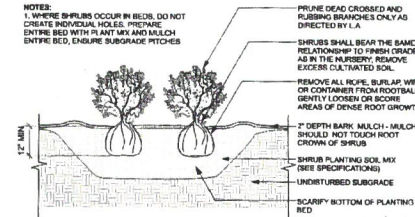
SODCO MICRO CLOVER BLEND	
%	PRODUCT
97.00%	BLACK BEAUTY TURF **
3.00%	WHITE CLOVER
**SEE BLACK BEAUTY TURF BELOW	

** BLACK BEAUTY TURF	
%	PRODUCT
29.72%	GOLCONDA TALL FESCUE
19.88%	MONTANA TALL FESCUE
19.74%	DORADO TALL FESCUE
11.72%	DEEPBLUE KENTUCKY BLUEGRASS
7.81%	PROSPERITY KENTUCKY BLUEGRASS
4.97%	FRONTIER PERENNIAL RYEGRASS
4.92%	SINGULAR PERENNIAL RYEGRASS
1.14%	INERT MATTER

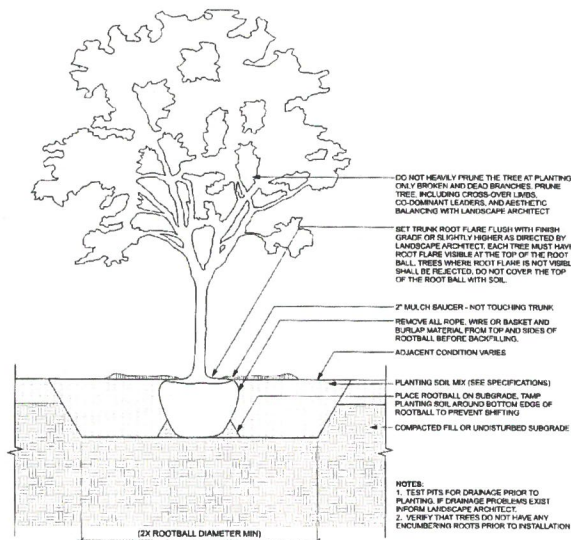
2 SODCO MICRO CLOVER
Scale: NTS



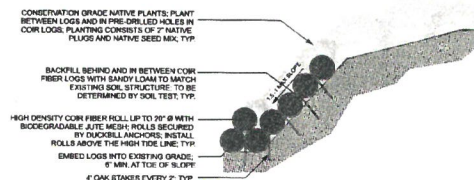
3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



5 TREE PLANTING
Scale: NTS



6 Coir Fiber Rolls on Coastal Bank Edge
Scale: NTS

NOTES:
1. COASTAL BANK TO BE PREPARED IN ADVANCE BY MANAGING INVASIVE PLANT SPECIES AND CLEARING ANY BERRIES SO THAT COIR LOGS WILL COME IN DIRECT CONTACT WITH SOILS. SEE LAND MANAGEMENT PLAN FOR DETAILS ON METHOD OF EXISTING INVASIVE SPECIES REMOVAL.
2. LINEAR FOOTAGE OF COIR FIBER ROLLS TO BE VERIFIED IN THE FIELD.
3. LIMIT OF WORK IS INTENDED TO BE LANDWARD OF THE NOT.

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021, prepared by Alan Engineering, Inc., 1331 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2330.
2. Existing conditions supplemented from data collected by Matthew Cunningham Landscape Design LLC, 411 Main Street, Buxton, MA 02158 - Tel: (617) 965.2246.

Planting Notes

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Association of Nurserymen, latest edition.
3. All plant material shall be warranted for 1 year after installation.
4. All plants shall be balled and burlap unless otherwise noted on the plant list schedule.
5. All plants shall be approved by landscape Designer prior to their installation in the site.
6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting final installation.
7. Plants to be transplanted shall be tagged and map planting locations noted in the field.
8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

MATTHEW CUNNINGHAM
LANDSCAPE DESIGN, LLC
matthewcunningham.com

411 Main Street, Buxton, MA 02158
398 Point Street, Portsmouth, NH 03801
617.965.2246 p | 617.321.4014 f

REVISIONS	
#	DATE DESCRIPTION

SCALE AS SHOWN DATE 25 October 2023

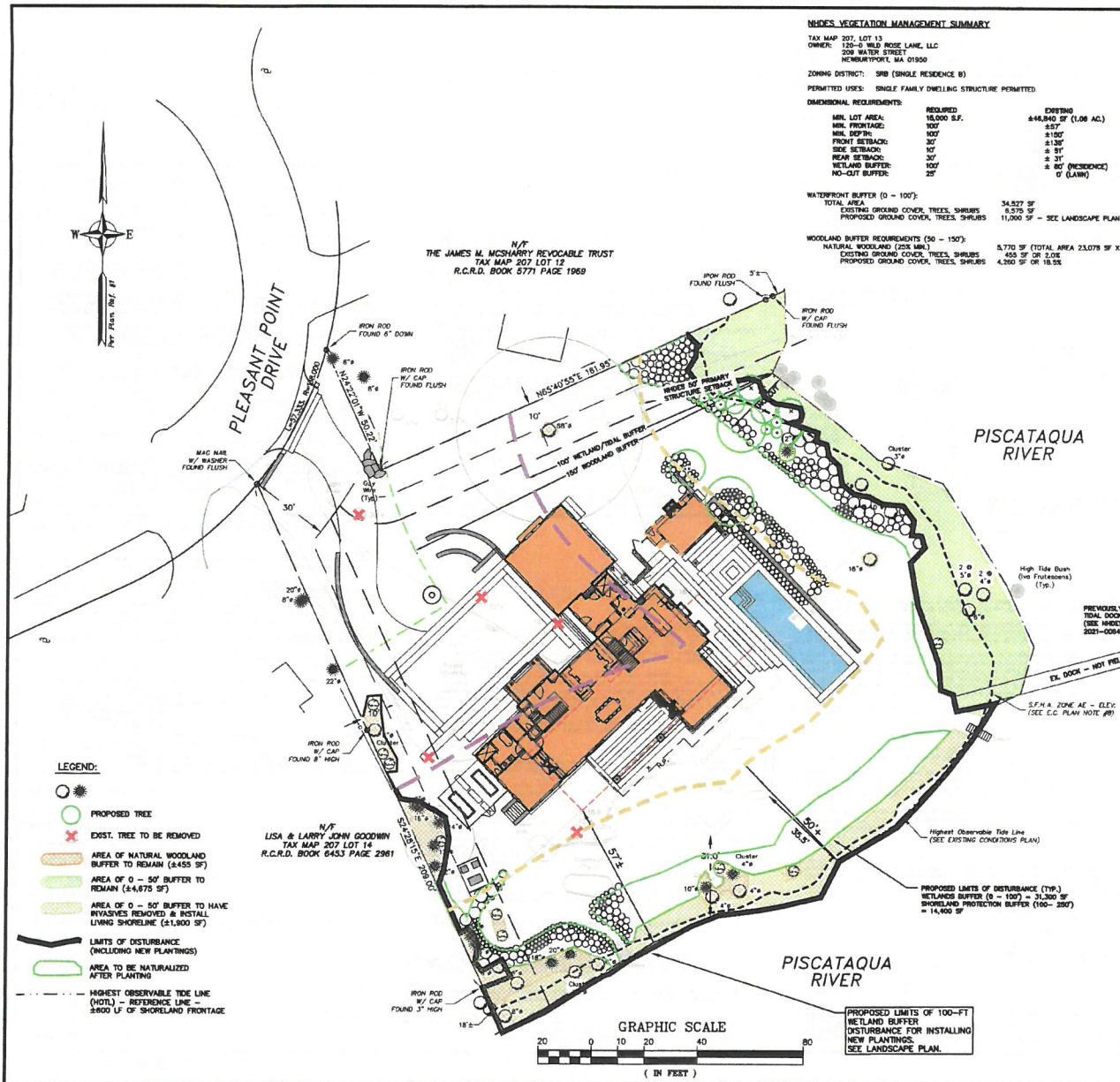
SHEET TITLE:

Planting Details

SHEET NUMBER:

L0.3

NOT FOR CONSTRUCTION



NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED

DIMENSIONAL REQUIREMENTS:

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA: 18,000 S.F.	848,840 S.F. (1.06 AC.)	848,840 S.F.
MIN. FRONTAGE: 100'	857'	857'
MIN. DEPTH: 100'	8100'	8100'
FRONT SETBACK: 30'	130'	130'
SIDE SETBACK: 10'	8'	8'
REAR SETBACK: 30'	21'	21'
WETLAND BUFFER: 100'	80' (INCORPORATED) OF (LAWN)	80' (INCORPORATED) OF (LAWN)
NO-CUT BUFFER: 25'		

WATERFRONT BUFFER (0 - 100'):

TOTAL AREA	34,527 S.F.
EXISTING GROUND COVER, TREES, SHRUBS	8,575 S.F.
PROPOSED GROUND COVER, TREES, SHRUBS	11,000 S.F. - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):

NATURAL WOODLAND (255 MIN.)	5,770 S.F. (TOTAL AREA 23,078 S.F. X 255)
EXISTING GROUND COVER, TREES, SHRUBS	400 S.F. OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS	4,260 S.F. OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

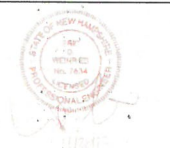
- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE, CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING" CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H., DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DOCK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,830 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL).
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (400 SF) + HVAC & EX. GENERATOR CONC. PADS & WISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL).

CONSERVATION COMMISSION RECOMMENDATIONS:

- IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
- APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.



133 Court Street Portsmouth, NH 03801
603.433-2235 www.altus-eng.com



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS: NO. DESCRIPTION BY DATE

1 DISCUSSION LOW 11/28/23

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 513831E-8-30-2023

SCALE: (22"x34") 1" = 20'

(11"x17") 1" = 40'

OWNER:

120-0 WILD ROSE LANE, LLC

209 WATER STREET

NEWBURYPORT, MA 01950

APPLICANT:

120-0 WILD ROSE LANE, LLC

209 WATER STREET

NEWBURYPORT, MA 01950

PROJECT:

JOHN & MICHELLE MORRIS RESIDENCE

TAX MAP 207, LOT 13

60 PLEASANT POINT DRIVE

PORTSMOUTH, NH

TITLE:

NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:

1 OF 1

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

60 PLEASANT POINT DRIVE
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 207, LOT 13

LATITUDE: 43.08803° N
LONGITUDE: -70.74364° W

OWNER/APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

DESCRIPTION

The project consists of the redevelopment of a single-family residence and associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is 445,700 S.F. (\$1.05 acres).

PROJECT PHASING

The project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains to Piscataqua River.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and silt sediment filter as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Delimit limits of disturbance.
3. Remove designated trees, stumps and brush, strip lawn and shrubs.
4. Demolish existing site features, building, utilities, pavement, etc. as shown on Demolition Plan.
5. Blast, hammer and remove ledges.
6. Construct building foundations.
7. Rough grade site including placement of borrow materials.
8. Construct new buildings and associated improvements.
9. Construct drainage structures, culverts, utilities & pavement base course materials.
10. Install paving and sidewalks.
11. Lawn (2" min.) and seed on all disturbed areas not paved or otherwise stabilized.
12. Install landscaping.
13. 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

At work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volume 1 - 3", issued December 2008, or amended, as indicated in the sequence of major activities. Erosion control 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 and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter control. All storm drain inlets shall be provided with inlet protection measures.

BEST MANAGEMENT PRACTICES FOR BLASTING

REFERENCE: NHDES 90-19-05

BLASTING: ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN, PROPER DRILLING, EXPLOSIVE HANDLING AND LOADING PROCEDURES, OBSERVING THE ENTIRE BLASTING PROCEDURES, EVALUATING BLASTING PERFORMANCE, AND HANDLING AND STORAGE OF BLASTED ROCK.

LOADING PRACTICES: THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

- (a) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
- (b) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
- (c) SPILLAGE AROUND THE BOREHOLE SHALL BE EITHER PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
- (d) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY OBTAIN THAT DETONATION SHOULD BE POSTPONED.
- (e) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
- (f) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE CHARGE LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DRESSING AND CHARGE RISE NEED TO BE ATTENDED TO.

EXPLOSIVE SELECTION: THE FOLLOWING BMPs SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:

- (a) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST DETONATION.
- (b) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.

PREVENTION OF MISFIRE: APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRE.

MUCK PILE MANAGEMENT: MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:

- (a) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.
- (b) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND GROUNDWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.

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 work of graded and sloped 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 simplest practical portion of the site shall be seeded 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. Build-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "believe" occur.
5. All diversion ditches shall be inspected and any breaches promptly repaired.
6. Temporary seeding and mulching shall be inspected for bare spots, washouts, and instability growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the plan.
8. An area shall be considered stable if one of the following has occurred:
 - a. Grass growth has been initiated in areas to be planted.
 - b. A minimum of 85% vegetated growth has been established.
 - c. A maximum of 3 inches of non-erosive mulch such as stone or straw has been installed.
9. Erosion control blankets have been properly installed.

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 mulches which shall be used to ensure this:
 - a. Straw mulch prior to any storm event. This is applicable when seeding 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. Reseeded 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.
2. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbances, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

Guidelines for Winter Mulch Application
Type: _____ Rate: 1,000 S.F. per 70 to 80 lbs.
Use: _____
Must be dry and free from mold. May be used with pesticides.

Wood Chips or Bark Mulch	450 to 520 lbs.	Used mostly with trees and shrubs.
Jobs and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other control areas.
Crushed Stone	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mats	2" thick (min)	

* The organic matter content is between 80 and 100%, dry weight basis.
* Particle size by weight is 100% passing a # 10 sieve and a maximum of 70 % maximum of # 60, passing a # 20 sieve.
* The organic portion needs to be fibrous and elongated.
* Large portions of sticks, chips or the sands are not acceptable in the mix.
* Stable salts content is less than 4.0 meq/100g.
* 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 # 10 sieves. If less than 80% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING

1. Seeding - slopes larger than 1/4", brush, 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 6" to prepare a seedbed and mix fertilizer into the soil.

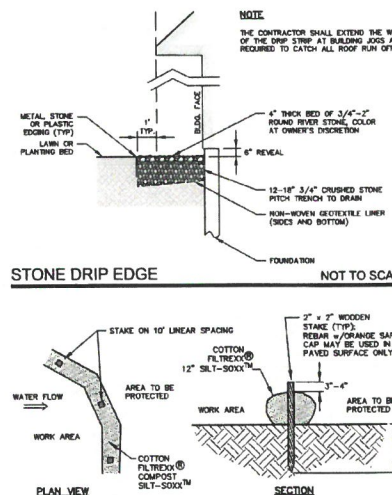
2. Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Seeds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limonite @ 100 lb. per 1,000 S.F.
10-20-20 organic fertilizer @ 12 lb. per 1,000 S.F.

3. Seed Mixture (for lawns): SEE LANDSCAPE ARCHITECT'S PLANS & DETAILS.

WINTER CONSTRUCTION NOTES

1. All proposed vegetation areas that 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 otherwise seeding and placing 3 to 4 tons of mulch per acre, covered with overhead 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 thaws 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 straw or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incorporate 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 WDOT Item 304.2.



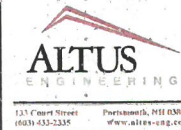
NOTES:
1. SALTICID MAY BE USED IN PLACE OF SALT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL SOIL MATERIALS TO BE COTTON AND MEET FILLER SPECIFICATIONS.
3. SALTICID COMPOST/AN/OTHER FILL MAY BE USED WHEN NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SALTICID SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE

NOTES

1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SALT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP REMAINS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF TOXIC PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - (a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - (b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A # 4" SCREEN, AND 70-85% PASSING A # 10" SCREEN.
 - (c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - (d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - (e) SOLUBLE SALT CONTENT SHALL BE <4.0 meq/100g.
 - (f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VIDS AND BROADS THAT WOULD DOUBLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 3:1, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPRIGHT SIDE) AND A MINIMUM OF 30" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. PROXIMITY OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMPs SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF BELOW GULCH OUTLET APPROX. AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 3:1 OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SALTICID.

ORGANIC FILTER BERM NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:

NHDES APPROVAL

ISSUE DATE:

NOVEMBER 28, 2023

REVISIONS:

NO. DESCRIPTION BY DATE

1 INITIAL SUBMISSION EDW 10/27/23

2 NHDES SUBMISSION EDW 11/28/23

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 5138SITE.dwg

SCALE:

(22"x34") NOT TO SCALE

(11"x17") NOT TO SCALE

OWNER:

120-0 WILD ROSE LANE, LLC

209 WATER STREET

NEWBURYPORT, MA 01950

APPLICANT:

120-0 WILD ROSE LANE, LLC

209 WATER STREET

NEWBURYPORT, MA 01950

PROJECT:

JOHN & MICHELLE

MORRIS

RESIDENCE

TAX MAP 207, LOT 13

60 PLEASANT POINT DRIVE

PORTSMOUTH, NH

TITLE:

EROSION CONTROL

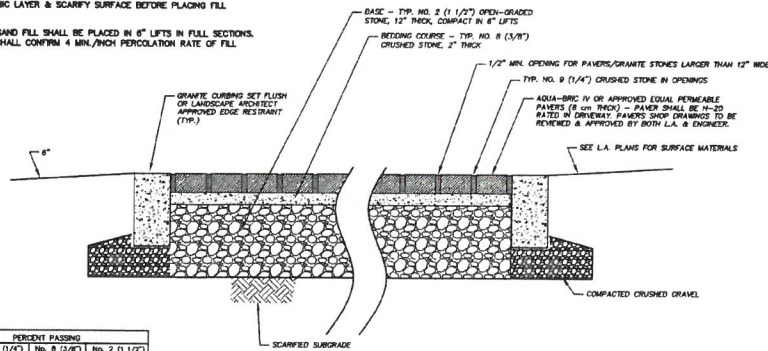
NOTES & DETAILS

SHEET NUMBER:

D - 1

NOTES

- ENGINEER TO OBSERVE SUBGRADE PREPARATION & INSTALLATION OF ALL SELECT MATERIALS TO ENSURE COMPLIANCE WITH DESIGN INTENT.
- REMOVE ORGANIC LAYER & SCARIFY SURFACE BEFORE PLACING FILL MATERIALS.
- WHOT SD-1 SAND FILL SHALL BE PLACED IN 6" LIFTS IN FULL SECTIONS. CONTRACTOR SHALL CONFIRM 4 MIN/INCH PERCOLATION RATE OF FILL MATERIALS.



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	-
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	-

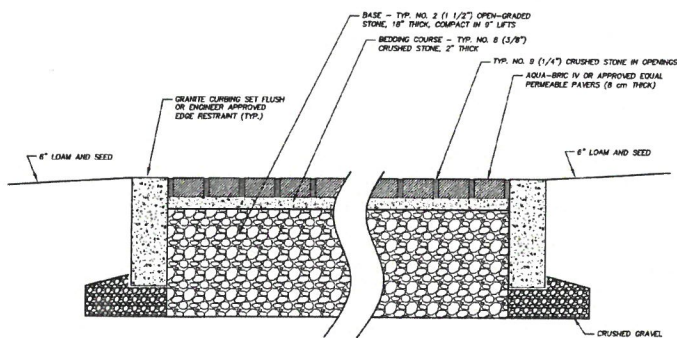
PERMEABLE PAVER CLEANING AND MAINTENANCE

Function - Pavers are designed to capture rainwater runoff containing suspended solids, nutrients and pollutants. These systems require periodic maintenance to insure infiltration and storage capacity.

Maintenance - Permeable pavers should be observed periodically during rain events for proper water infiltration into the system and inspected at least once per year to verify water flow and exfiltration. Sediment and debris should be removed from the joint/void opening to increase infiltration through light vacuuming on a semi-annual basis.

PERMEABLE DRIVEWAY PAVERS & PATIO DETAIL

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	-
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	-

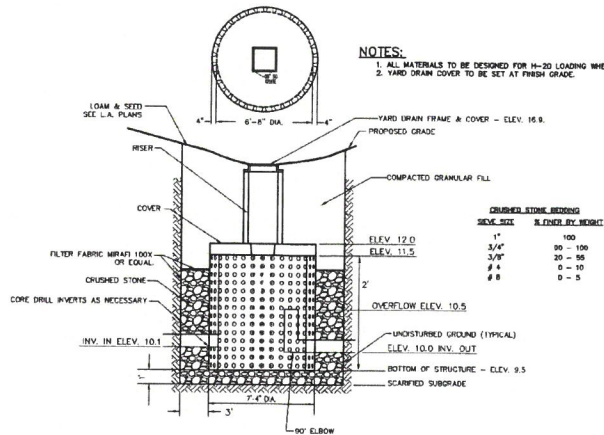
PERMEABLE PAVER CLEANING AND MAINTENANCE

Function - Pavers are designed to capture rainwater runoff containing suspended solids, nutrients and pollutants. These systems require periodic maintenance to insure infiltration and storage capacity.

Maintenance - Permeable pavers should be observed periodically during rain events for proper water infiltration into the system and inspected at least once per year to verify water flow and exfiltration. Sediment and debris should be removed from the joint/void opening to increase infiltration through light vacuuming on a semi-annual basis.

PERMEABLE PAVERS DETAIL (DRIVEWAY)

NOT TO SCALE

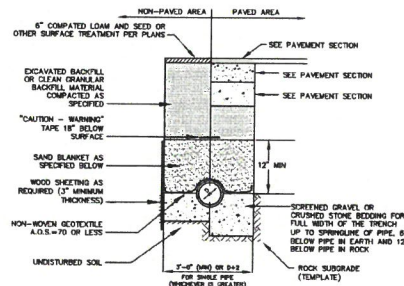


NOTES:

- ALL MATERIALS TO BE SET FOR H-20 LOADING WHERE SUBJECT TO VEHICLE LOADING.
- YARD DRAIN COVER TO BE SET AT FINISH GRADE.

LEACHING YARD DRAIN DETAIL

NOT TO SCALE



NOTES:

- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM TYP. METHOD C, SUFFICIENT BACKFILL METHOD C.
- ISOLATE GRAVITY SEWER AND FORCE MAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 12" ON EACH SIDE OF PIPE.
- MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDTH TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/AMBIER	
SIEVE SIZE	X FINER BY WEIGHT
1/2"	90 - 100
200	0 - 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	X PASSING BY WEIGHT
1"	100
3/4"	80 - 100
3/8"	20 - 55
#4	0 - 10
#8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #87 - SECTION 703 OF NHOTI STANDARD SPECIFICATIONS

DRAINAGE TRENCH

NOT TO SCALE



NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/27/23
1	REVIS SUBMISSION	EDW	11/28/23

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") NOT TO SCALE
(11"x17") NOT TO SCALE

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE
MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DETAIL SHEET

SHEET NUMBER:

D - 2



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



February 02, 2024

120-0 WILD ROSE LANE LLC
209 WATER STREET
NEWBURYPORT MA 01950

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-03138
Subject Property: 60 Pleasant Point Drive, Portsmouth, Tax Map #207, Lot #13

Dear Applicant:

On February 2, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. The Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).
2. The plans indicate that the proposed impacts will be taking place within 10 feet of the shared property lines with Portsmouth Tax Map #207, Lot #14, and Portsmouth Tax Map #207, Lot #12. Please either revise the plans to clearly show that the proposed impacts will be taking place at least 10 feet from all shared property lines as required in accordance with Env-Wt 307.13(b) or provide the written consent from all abutting property owners where impacts will occur within 10 feet of the shared property line as required in accordance with Env-Wt 307.13(d) as a part of the response to this letter.
3. Please revise the plan to show the location of tidal datum lines, specifically the mean high water tide line (MHW), depicted as a line with the associated elevation noted based on NAVD 88, as required in accordance with Env-Wt 603.07(b)(2).
4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).
5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).
6. Please revise the plans to show that the proposed living shoreline project will meet the all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.
7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

www.des.nh.gov

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

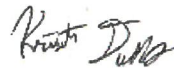
8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).
9. Please revise the "NHDES Shoreland Permit Tree Count Plan" to include the names of the tree species identified in each waterfront buffer grid, using either the scientific names or common names in accordance with Env-Wt 610.06 and Env-Wq 1406.10(f).
10. Please revise the plans to show the proposed contours at 2-foot intervals measured from the highest observable tide line (HOTL) in accordance with Env-Wt 311.05(a)(17) and Env-Wt 610.04(a).
11. Please revise the plans to identify the specific wetland resource types and their locations on the property using the Cowardin classifications as required in accordance with Env-Wt 406.06(b) and Env-Wt 406.04.
12. Please revise the plans depicting wetland boundaries to include a note specifying the methods used to perform the wetland delineation in accordance with Env-Wt 311.05(b)(5).
13. The photographs provided are too dark and do not clearly show all the proposed impact areas. Please provide additional dated and labeled color photographs, mounted or printed no more than 2 per sheet on 8.5 inch by 11 inch sheets, that clearly depict all existing structures and all jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur in accordance with Env-Wt 311.06(b)(1)(a) and Env-Wt 311.06(b)(2).
14. The tax map provided was not legible. Please provide a copy of a town tax map clearly showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter in accordance with Env-Wt 311.06(a).
15. For the two sets of existing wooden stairs proposed to be replaced in-kind, please confirm whether the bottom of each stair structure lands on a beach above the mean high tide line and that no excavation is required to replace each set of wooden stairs in-kind pursuant to Env-Wt 610.02(d).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than April 2, 2024), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

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

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

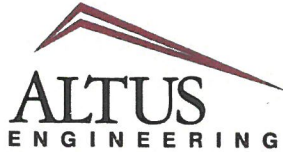
cc: Portsmouth Municipal Clerk/Conservation Commission
Altus Engineering, Inc., c/o Eric Weinrieb

www.des.nh.gov

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

July 9, 2024

Kristin L. Duclos, Wetlands Specialist, Wetlands Bureau
NHDES Land Resources Management, Water Division
29 Hazen Drive
PO Box 95
Concord, New Hampshire 03302-0095

**Re: Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

Transmitted via email to: Kristin.L.Duclos@des.nh.gov

Dear Ms. Duclos:

Altus Engineering, LLC (Altus) is in receipt of your February 2, 2024 request for more information letter for the property located at 60 Pleasant Point Drive in Portsmouth.

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus and the design team offer the following responses and supplemental information. For clarity, your comment is stated first with our response following:

1. The Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).

Attached as Exhibit A is a copy of the new NHB DataCheck that was submitted to NHDES Wetlands Bureau on December 5, 2023. Additionally, the subsequent NH Fish and Game consultation submission was submitted and the NH Fish and Game response is included in the submission materials.

2. The plans indicate that the proposed impacts will be taking place within 10 feet of the shared property lines with Portsmouth Tax Map #207, Lot #14, and Portsmouth Tax Map #207, Lot #12. Please either revise the plans to clearly show that the proposed impacts will be taking place at least 10 feet from all shared property lines as required in accordance with Env-Wt 307.13(b) or provide the written consent from all abutting property owners where impacts will occur within 10 feet of the shared property line as required in accordance with Env-Wt 307.13(d) as a part of the response to this letter.

Attached as Exhibit B are copies of the abutter consent forms for both Lots 12 and 14.

3. Please revise the plan to show the location of tidal datum lines, specifically the mean high water tide line (MHW), depicted as a line with the associated elevation noted based on NAVD 88, as required in accordance with Env-Wt 603.07(b)(2).

The surveyor has updated the plans and the drawings have been amended to include the high tide line (MHW) based on NAVD 88. See note 10 on Existing Conditions Plan. See revised plan set.

4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).

See narrative by TFM enclosed.

5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).

See narrative by TFM enclosed.

6. Please revise the plans to show that the proposed living shoreline project will meet all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.

See narrative by TFM enclosed.

7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

(f) A plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species;

The planting plan has been revised to include the Latin and common names of all the restoration plantings in the buffer.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).

See narrative by TFM enclosed.

9. Please revise the "NHDES Shoreland Permit Tree Count Plan" to include the names of the tree species identified in each waterfront buffer grid, using either the scientific names or common names in accordance with Env-Wt 610.06 and Env-Wq 1406.10(f).

The NHDES Shoreland Permit was issued on December 28, 2023. It is Altus' understanding that this application meets the requirements of Env-wt 610.06 RSA 483-B:9 in regards to tree counts. See Shoreland Permit 2023-03139. To satisfy your request, the common names are included. See Exhibit C.

10. Please revise the plans to show the proposed contours at 2-foot intervals measured from the highest observable tide line (HOTL) in accordance with Env-Wt 311.05(a)(17) and Env-Wt 610.04(a).

See attached plan, Sheet C-01 by TFM.

11. Please revise the plans to identify the specific wetland resource types and their locations on the property using the Cowardin classifications as required in accordance with Env-Wt 406.06(b) and Env-Wt 406.04.

Joseph W. Noel, NH CWS #086 has provided the wetland resource types using Cowardin classification method. They are included in the revised plan set. See sheets C-1 and C-3.

12. Please revise the plans depicting wetland boundaries to include a note specifying the methods used to perform the wetland delineation in accordance with Env-Wt 311.05(b)(5).

Note 9 on the Existing Conditions Survey Plan, dated April 2, 2021 and included with the original submission, states the methodology that was used for the delineation of the wetlands.

13. The photographs provided are too dark and do not clearly show all the proposed impact areas. Please provide additional dated and labeled color photographs, mounted or printed no more than 2 per sheet on 8.5 inch by 11 inch sheets, that clearly depict all existing structures and all jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur in accordance with Env-Wt 311.06(b)(1)(a) and Env-Wt 311.06(b)(2).

New photographs have been provided as requested. See Exhibit D.

14. The tax map provided was not legible. Please provide a copy of a town tax map clearly showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter in accordance with Env-Wt 311.06(a).

A larger scale copy of the Tax Map is included as Exhibit E. The addresses of each abutter are listed on the abutters list. Both direct abutters have expressed support for the application by signing the letters included in the submission package as Exhibit B.

15. For the two sets of existing wooden stairs proposed to be replaced in-kind, please confirm whether the bottom of each stair structure lands on a beach above the mean high tide line and that no excavation is required to replace each set of wooden stairs in-kind pursuant to Env-Wt 610.02(d).

The bottom of the existing stairs are above the mean high water tide line. The replacement stairs will be in the same location or slightly more inland. They will not be placed on foundations below the high tide line. Excavation will not be required.

Please feel free to contact me should you need any additional information. We are available to meet with you, the developer, or any other interested party.

Sincerely,

ALTUS ENGINEERING, LLC

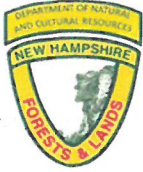


Eric D. Weinrieb, P.E.
President

Wde/5138 response to rfmi.docx

Ecopy: Michelle and John Morris
Mathew Cunningham, Landscape Architects
Ben Auger, Auger Building Company
Portsmouth Conservation Commission
Jay Aube, TFM

EXHIBIT A



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

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

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

cc: NHFG Review, Anthony Tur

Date: 12/05/2023 (valid until 12/05/2024)

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

Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB23-3415

Town: Portsmouth

Location: 60 Pleasant Point Drive

Project Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot. Refer to NHB21-0416 as project was delayed.

Next Steps for Applicant:

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

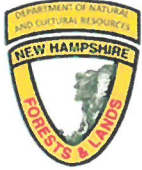
NHB Comments: Please send NHB proposed plans and indicate if work is proposed along the shoreline. If work is proposed along the shoreline please send NHB photos.

NHFG Comments: Please refer to NHFG consultation requirements below. Please indicate if work will occur in the water.

NHB Consultation

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

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

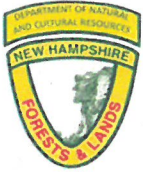
NH Fish and Game Department Consultation

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

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

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

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB Database Records:

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

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

Natural Community	State ¹	Federal	Notes
Eelgrass bed	--	--	

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

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

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

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

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

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

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

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

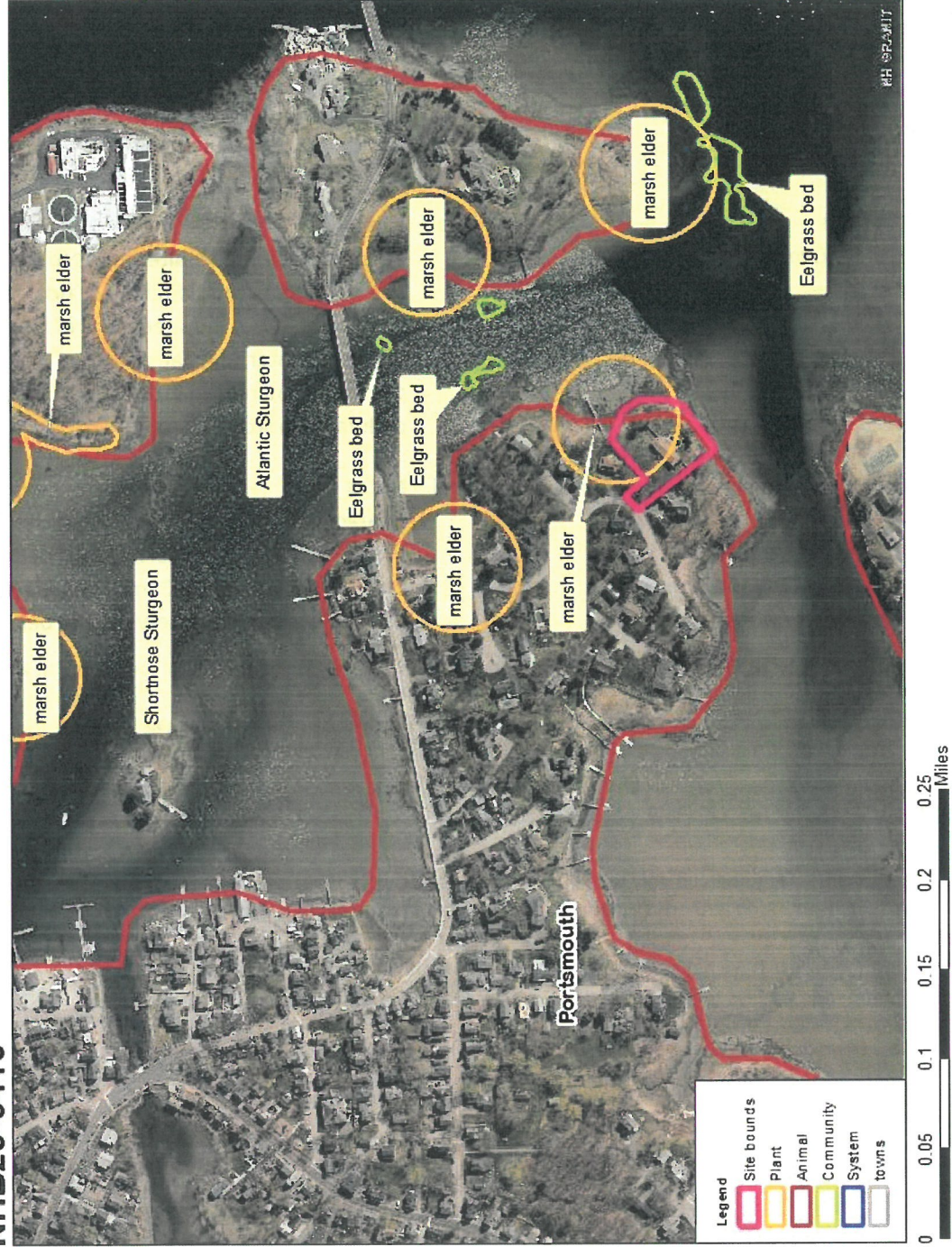


NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

ECODE:

CE00000130*002*NH

New Hampshire Natural Heritage Bureau - Community Record

Eelgrass bed

Legal Status

Federal: Not listed

State: Not listed

Conservation Status

Global: Not ranked (need more information)

State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked

Comments on Rank: --

Detailed Description: 2017: 174.6 acres of eelgrass bed mapped over 90 individual patches.

General Area: 2017: In permanently inundated tidal waters from Little Bay down to the mouth of Portsmouth Harbor. Often occurred with macroalgae.

General Comments: 2017: Data derived from report on annual mapping of eelgrass extent in the Great Bay estuary.

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 183.6 acres

Elevation:

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

Directions: 2017: Eelgrass beds in portions of Portsmouth Harbor, the Piscataqua River, and Little Bay. Includes areas in Maine state waters.

Dates documented

First reported: 2017

Last reported: 2017

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

PDAST58090*005*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

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

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus*

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

PDAST58090*005*NH

(Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management
Comments:

--

Location

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 61.4 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953

Last reported: 2021-02-10

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

AFCAA01042*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Legal Status

Federal: Listed Threatened
State: Listed Threatened

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

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

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

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

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

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

Dates documented

First reported: 2012-06-02 Last reported: 2016-05-27

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

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

AFCAA01010*001*NH

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)

Legal Status

Federal: Listed Endangered
State: Listed Endangered

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

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

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

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River
Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

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

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

Dates documented

First reported: 2010-11-03

Last reported: 2016-10-20

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

EXHIBIT B

ABUTTER STATEMENT LETTER

SHORELAND PERMIT & WETLAND PERMIT APPLICATIONS

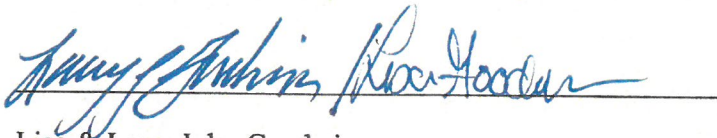
Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.



Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

12/8/2023

Date

ABUTTER STATEMENT LETTER

SHORELAND PERMIT APPLICATION & WETLANDS PERMIT APPLICATION

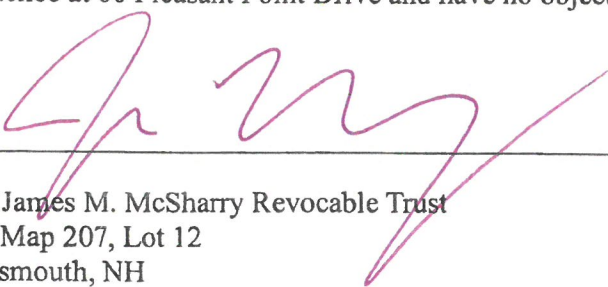
Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

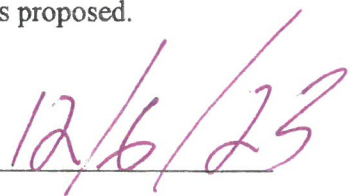
RE: Shoreland Permit Application

**Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801**

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.



The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

Date

TFMoran's Response to NHDES Request for More Information (RFMI) letter dated February 2, 2024.

NHDES Wetlands Permit Application 2023-03138

Responses to questions relative to the construction of a *Living Shoreline*.

4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).

Response: As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Through the construction of a living shoreline designed with the use of the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), we're confident this property will be more resilient to future coastal storm events. The use of large toe stones, construction of a flatter 1.5:1 slope, and the implementation of robust native planting plan prepared by a NH Licensed Landscape Architect ensures this increased resiliency.

5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).

Response: In accordance with NHDES Wetlands Bureau Administrative Rule Env-Wt 609.02, as indicated on the plans submitted with this permit application, the proposed Living Shoreline addresses each of the following:

Env-Wt 609.02(b)(1) – By way of the Functional Assessment submitted with this permit application, this project proposes no adverse impacts to the functions and values of the neighboring tidal resources. This project will enhance many of the resource's functions and values. Constructing a "Living Shoreline" is the prescribed method of attaining shoreline stabilization and resiliency against anticipated sea level rise by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP).

Env-Wt 609.02(b)(2) – As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Env-Wt 609.02(b)(3) – On areas of the shoreline, the lateral tidal forces associated with large storms events that produced storm surge have undercut and scoured the toe of slope. Left unabated, the shoreline will be exposed to future coastal storm events.

Env-Wt 609.02(b)(4) – The proposed Living Shoreline is within an area of NH's seacoast that does not experience *frequent* high tidal or wave action erosive forces. While some boat traffic occurs in the area during high tide, it is not significant enough to have a bearing on this project. The proposed geometry and orientation of living shoreline will not amplify the existing minimal tidal forces. The Living Shoreline Plan, bearing the stamp of Professional Engineer, Jack McTigue, demonstrates each of these factors have been considered during the design of this Living Shoreline. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will be able to withstand future storm surge and extreme precipitation events.

Env-Wt 609.02(b)(5) – The proposed Living Shoreline is within an area that does not experience *frequent* high tidal action erosive forces. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will allow the property to become significantly more resilient to anticipated sea level rise.

Env-Wt 609.02(b)(6) – We have utilized the Sea Level Affecting Marshes Model (SLAMM) GIS data layers available on NH GRANIT. Given the topography of the site, the property *does not* lend itself well to future salt marsh migration. The proposed living shoreline does propose a wide variety of upland, salt tolerant native species – see **Figure 1** below.

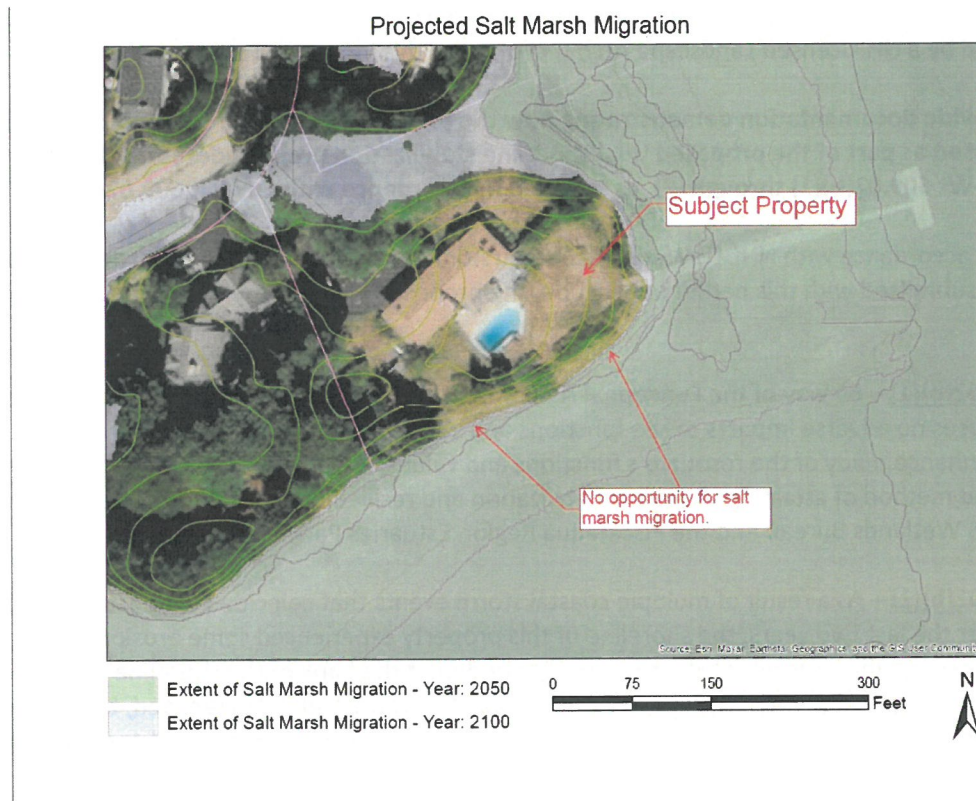


Figure 1- Sea Level Affecting Marshes Model (SLAMM).

Env-Wt 609.02(b)(7) – As demonstrated within the permit application and supporting materials, this project meets all the relevant Design Requirements of Env-Wt 514.04. Further, we have demonstrated how this project meets each provision of Env-Wt 514.04 below:

Env-Wt 514.04 (a) – Sheet flow naturally runs in the opposite direction and stormwater management techniques, including new pervious surfaces are proposed. The proposed regrading does not transfer any additional discharge towards the proposed Living Shoreline.

Env-Wt 514.04 (b) – To the maximum extent practicable, existing native trees and shrubs will be retained. Significant levels of invasive species will be removed as well.

Env-Wt 514.04 (c) – The bank is proposed to be regraded from a 1:1 slope to a flatter, 1.5:1 slope and a robust native planting plan is proposed.

Env-Wt 514.04 (d) – Impacts to adjacent properties and infrastructure have been avoided.

Env-Wt 514.04 (e) – Sound erosion and sediment control devices will be utilized, monitored, and adjusted as required throughout the duration of the project.

Env-Wt 514.04 (f) – Through our coordination with other relevant state and federal agencies, this project avoids and minimizes impacts to sensitive resources. The proposed Living Shoreline will result in an increase in the overall ecological integrity of the resource area.

Env-Wt 514.04 (g) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (h) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (i) – This is a coastal marine system, and therefore, this provision is not applicable.

6. Please revise the plans to show that the proposed living shoreline project will meet the all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.

Response: We referenced the “Guidance for Considering the Use of Living Shorelines” when designing this Living Shoreline. The existing and proposed shoreline is relatively uniform in shape, and therefore, a single cross section of proposed Living Shoreline will suffice. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline meets all the criteria of Env-609.05(b), specifically:

Env-Wt 609.05(b)(1) – The proposed Living Shoreline uses native vegetation and limits the use of unnatural hardened structures.

Env-Wt 609.05(b)(2) – The proposed Living Shoreline mimics the natural landscape.

Env-Wt 609.05(b)(3) – This rule is not applicable as there are no beaches or dunes in this area.

Env-Wt 609.05(b)(4) – The proposed sill is at the lowest possible elevation.

Env-Wt 609.05(b)(5) – The proposed Living Shoreline maintains the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea.

Env-Wt 609.05(b)(6) – The proposed Living Shoreline will not impact neighboring properties. The proposed living shoreline will connect to existing shorelines.

Env-Wt 609.05(b)(7) – The bank is being cut back from a 1:1 to a flatter, 1.5:1 slope and will be planted with native vegetation.

Env-Wt 609.05(b)(8) – The proposed Living Shoreline will enhance habitat for wildlife and aquatic species.

7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

Response: A revised planting plan prepared by Licensed Landscape Architect, Matthew J. Cunningham, depicting the specifics of the proposed plantings is included with this response.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).

Response: We referenced the "Guidance for Considering the Use of Living Shorelines" when designing this Living Shoreline. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline is considered a "Green – Softer Technique" because only hard armor is proposed for sill materials for toe protection and greater resiliency for future, larger coastal storm events.

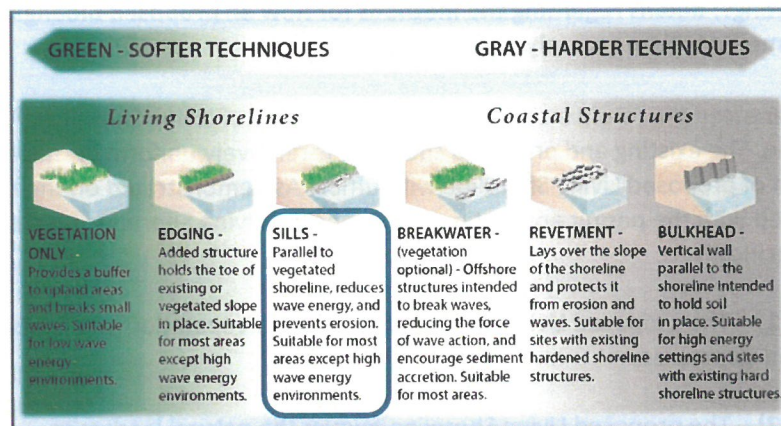


Figure 2 – Green, soft approach to constructing a Living Shoreline from the NOAA 2015 publication, "Guidance for Considering the Use of Living Shorelines."

NH Certified Wetland Scientist (CWS), Jay Aube and Professional Engineer (PE), Jack McTigue have stamped the plans.

Additional Supporting Information:

The following supporting information demonstrates how this project meets NHDES Wetland Bureau Administrative Rule Env-Wt 609.07 relative to the use of Hard-Scape or Rip-Rap in Tidal Shoreline Stabilization projects.

Env-Wt 609.07(a)(1)(a) – During storm events that coincide with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, “Guidance for Considering the Use of Living Shorelines,” prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(a)(1)(b) – The bulk of this Living Shoreline is proposed to be constructed with soft stabilization techniques. As result decreasing the slope to a flatter 1.5:1 slope and using angled stone, this project will have no adverse effect on neighboring properties.

Env-Wt 609.07(a)(2) – As evidenced by the plan prepared by professional engineers, the boulders and rip-rap are components used as a sill to stabilize the toe of slope and it is not the primary or dominant component of this Living Shoreline. This technique is outlined within the publication, “Guidance for Considering the Use of Living Shorelines,” prepared by the National Oceanic Atmospheric Administration (NOAA).

Env-Wt 609.07(b)(1) – As evidenced by the photos below, TFMoran professional engineers have determined that soft stabilization techniques alone cannot adequately address this erosion. Using the methods outlined with the publication, “Guidance for Considering the Use of Living Shorelines,” prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by NHDES, hard armor is required to stabilize this shoreline and construct a sill at the toe of slope.



Photo 1 & 2 – Images depicting how the toe of slope has been undercut and compromised.

Env-Wt 609.07(b)(2) – During storm events that coincide in with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, “Guidance for Considering the Use of Living Shorelines,” prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(b)(3) – The professional engineers have determined the proposed rip-rap for toe protection will have no impact on neighboring properties. Adjusting the existing 1:1 slope to a flatter 1.5:1 slope and using minimal angled stone at the toe of slope ensures this Living Shoreline design will not accelerate tidal energy in a manner that adversely affects neighboring properties.

Env-Wt 609.07(b)(4) – The Living Shoreline Plan included with this RFMI response provides details relative to the sizes of all materials proposed for this Living Shoreline. Only a slight superficial layer of rip-rap is proposed above the toe stones equating to just 28 cubic yards distributed over 168-linear feet of proposed Living Shoreline.

Env-Wt 609.07(b)(5) – A cross section of the Living Shoreline is depicted on Living Shoreline Plan included with this response.

Env-Wt 609.07(b)(6) – Detailed plans were submitted with the original permit application that depict the relationship of the project to fixed points or reference, abutting properties, and features of the natural shoreline.

Env-Wt 609.07(c)(1) – The Living Shoreline Plan included with this response bears the stamp of NH Professional Engineer, Jack McTigue.

Env-Wt 609.07(c)(2) – The plans provided with the original permit application materials depict the proposed impact areas and the location of the Mean High Water (MHW) elevation. This Living Shoreline is proposed entirely within uplands and immediately adjacent to the Highest Astronomical Tide Line (HOTL).

EXHIBIT C



**ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE
(LAST AMENDED DECEMBER 16, 2019):**

ZONE: Single Residence B (SRB)

REQUIREMENTS:*

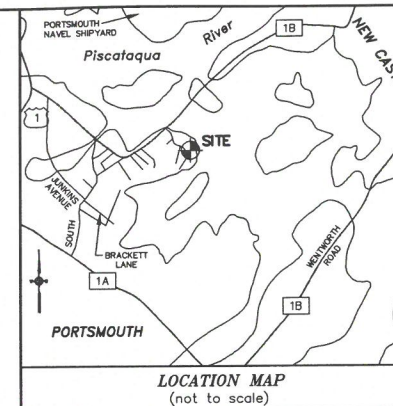
MINIMUM LOT AREA: 15,000 Square Feet
MINIMUM STREET FRONTAGE: 100 Ft
MINIMUM LOT DEPTH: 100 Ft
MINIMUM FRONT SETBACK: 30 Ft
MINIMUM SIDE SETBACK: 20 Ft
MINIMUM REAR SETBACK: 40 Ft
MAXIMUM BUILDING HEIGHT:
SLOPED ROOF: 35 Ft
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
HOUSE: 2,621 SQ. FT.
BUILDING COVERAGE: 5.6%

OPEN SPACE CALCULATION:

TOTAL LOT AREA TO H.O.T.: 46,840± SQ. FT.
DRIVEWAY: 4,910± SQ. FT.
HOUSE: 2,621± SQ. FT.
PATIO/POOL: 1,707± SQ. FT.
DECK: 309± SQ. FT.
CONCRETE/MISC.: 182± SQ. FT.
STEPS: 172± SQ. FT.
RETAINING WALLS: 114± SQ. FT.
TOTAL COVERAGE: 10,015 SQ. FT.
OPEN SPACE: 36,825± SQ. FT. (78.6%)



PLAN REFERENCES:

- "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESSOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.
- "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160-B.
- "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVK AND HENRY C. SIVK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

- OWNERS OF RECORD:
TAX MAP 207 LOT 13
120-0 WILD ROSE, LLC
R.C.R.D. BOOK 6174 PAGE 1450
DATED OCTOBER 5, 2020
- TOTAL EXISTING PARCEL AREA:
TAX MAP 207 LOT 13
1.08± Acres To H.O.T.L.
- BASIS OF BEARING IS NEW HAMPSHIRE SPC.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.
- THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

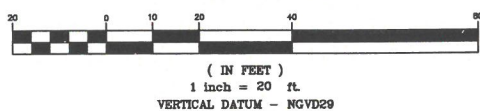
PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

VEGETATION LEGEND:

- DECIDUOUS TREE
- CONIFEROUS TREE
- "SIGNIFICANT" SHRUB
- "HIGH TIDE BUSH" (Iva Frutescens)

GRAPHIC SCALE



PISCATAQUA RIVER

PRELIMINARY

EXISTING CONDITIONS PLAN

FOR PROPERTY AT

60 Pleasant Point Drive

Portsmouth, Rockingham County, New Hampshire

OWNED BY

120-0 Wild Rose Lane, LLC

c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

North



EASTERLY

SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE

191 STATE ROAD, SUITE #1

(207) 439-6333

KITTERY, MAINE 03904

SCALE:

PROJECT NO.

DATE:

SHEET:

DRAWN BY:

CHECKED BY:

1" = 20'

20770

02/04/21

1 OF 1

A.H.P.

P.L.A.

DRAWING No: 20770 EXISTING CONDITIONS

FIELD BOOK No: "Portsmouth #17"

Tax Map 207 Lot 13

REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/2/21	ADDED ADDITIONAL TREES & ABUTTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.



Inventory Data Worksheet

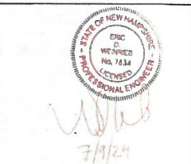
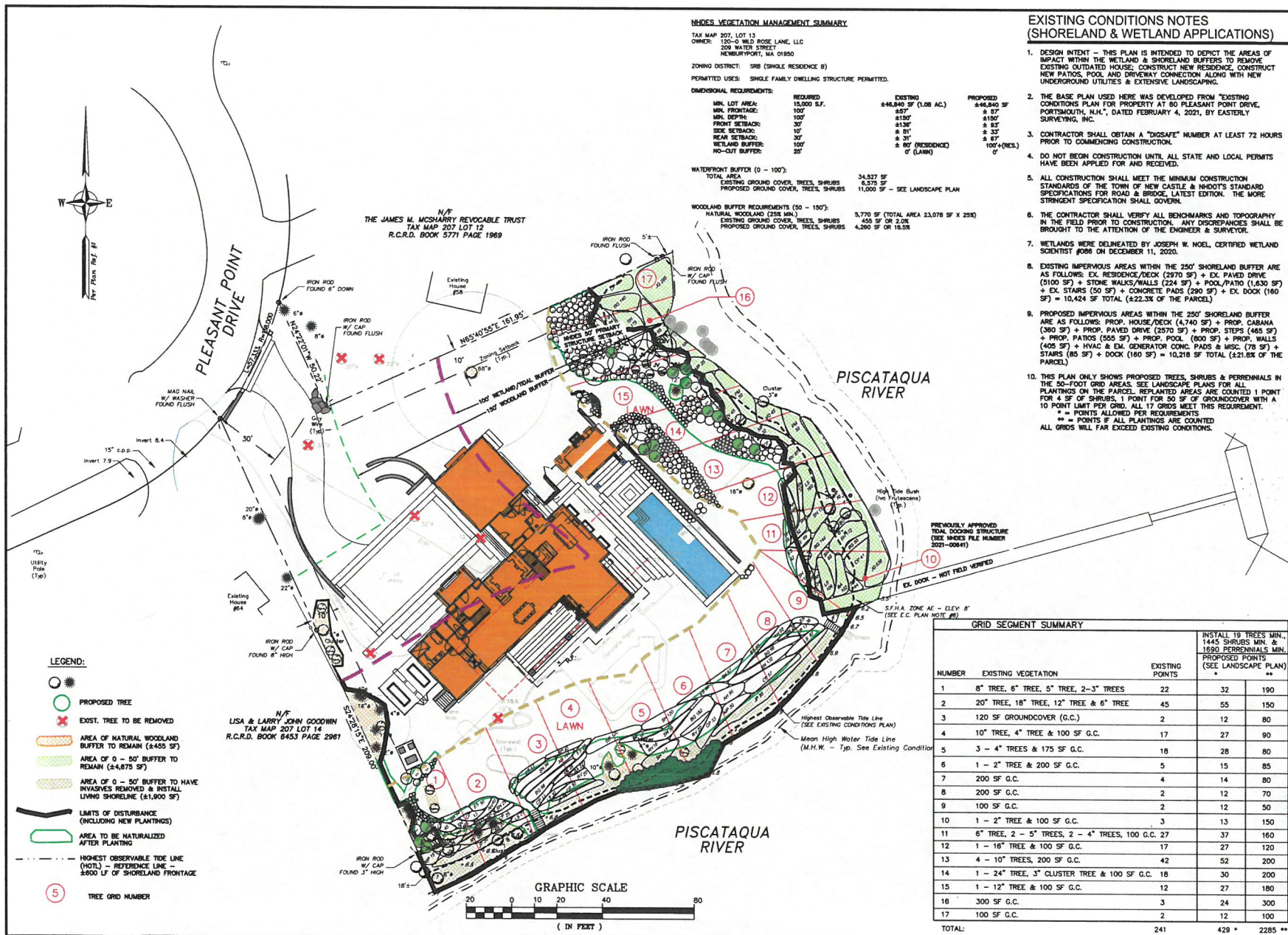
Date:
Client:
Job Site Address:

Tuesday, December 13, 2022
Michelle and John Morris
60 Pleasant Point Drive, Portsmouth, NH 03801

Diameters listed below are measured in inches at chest height ("DBH").

BTSE Tree #	Species	GPS POI #	stems	Longitude	Latitude	DBH 1	DBH 2	DBH 3	DBH 4	total DBH	Condition (good, fair, poor)	Location notes
1	Silver Maple	1	1	-70.744072	43.068604	37				37	good (reduced)	left hand side of driveway by street
2	Silver Maple	2	1	-70.743896	43.068535	32				32	fair (unions)	left hand side of driveway by house
3	Kwanzaan Cherry	3	1	-70.743851	43.068512	13				13	poor (trunk break)	left hand side of driveway by house, closest to the house
n/a	telephone pole	24	n/a	-70.744095	43.068676	n/a				n/a	n/a	
4	Silver Maple	21	1	-70.744057	43.068710	27				27	good	on left neighbor's side of the telephone pole, closest to drive
5	Silver Maple	22	1	-70.744003	43.068703	20				20	good	on left neighbor's side of the telephone pole, 2nd closest to drive
6	Silver Maple	23	1	-70.743874	43.068756	55				55	good	on left neighbor's side of the telephone pole, 3rd closest to drive
24	High Tide Bush	v3_1	4	-70.743446	43.068779	(14) 0.5" stems				7	Poor (stress from expo	3' tall
25	High Tide Bush	v3_2	4	-70.743446	43.068813	(14) 0.5" stems				7	Poor (stress from expo	3' tall
26	High Tide Bush	v3_3	4	-70.743416	43.068806	(14) 0.5" stems				7	Poor (stress from expo	3' tall
27	High Tide Bush	v3_4	8	-70.743423	43.068771	(8) 0.5" stems				4	Poor (stress from expo	2' tall
28	High Tide Bush	v3_5	8	-70.743393	43.068756	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
29	High Tide Bush	v3_6	8	-70.743385	43.068752	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
30	High Tide Bush	v3_7	8	-70.743385	43.068745	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
7	Blue Spruce	4	1	-70.743530	43.068691	13				13	fair (needlecast)	back left hand side of property
31	Forsythia	v2_2	60	-70.743301	43.068615	(60) 0.5" stems				30	Fair	6' tall
8	Black Cherry	5	1	-70.743423	43.068668	24				24	good (except vines)	back left hand side of property
9	Black Cherry	6	4	-70.743347	43.068653	10	10	11	12	43	poor (dead stems)	back left hand side of property
10	Pear	7	1	-70.743423	43.068588	16				16	poor (vines)	back left hand side of property
32	Beach Plum	v2_3	1	-70.743240	43.068558	8				8	Fair	
33	Beach Plum	v2_3	1	-70.743238	43.068553	9				9	Fair	
34	Beach Plum	v2_3	2	-70.743240	43.068548	6	6			12	Fair	
35	Spiraea	v2_4	40	-70.743263	43.068512	(40) 0.25" stems				10	Fair	5' tall
36	Juniper	v2_5	8	-70.743462	43.068287	(8) 6" stems				48	Good	8' tall, (8) 6" stems
38	PJM Rhododendron	v2_7	1	-70.743591	43.068279	10				10	Good	6' tall
39	PJM Rhododendron	v2_7	1	-70.743590	43.068274	10				10	Good	6' tall
11	Mugo Pine	8	9	-70.743568	43.068279	(9) stems, all 3 to 4				30	good	by generator by shore
37	Crabapple	v3_8	1	-70.743538	43.068264	4				4	Fair	
12	Red Cedar	9	1	-70.743645	43.068245	15				15	good	by generator by shore
40	Crabapple	v3_9	2	-70.743584	43.068241	3.5	2.5				Fair	
52	Beach Plum	v3_11	1	-70.743660	43.068211	3				3	Poor (mostly dead)	
n/a	Old stumps (Oak, Ch	v2_18	n/a	-70.743736	43.068176	n/a					Poor (dead)	These are all stumps, at least a year old, probably more. They're near the steps on the south shore, near the west corner.
13	Weeping Cherry	10	1	-70.743782	43.068306	13				13	good	back right hand side of home
14	Blue Spruce	11	1	-70.743813	43.068195	18				18	Fair	back right hand side on shore
15	Blue Spruce	12	1	-70.743858	43.068192	18				18	Poor	back right hand side on shore
16	Red Oak	13	6	-70.743835	43.068207	17, 10, 6, 5, 5, 2, 2				47	fair (structure)	back right hand side on shore
41	Black Cherry	v2_9	1	-70.743858	43.068153	7				7	Poor (75% dead)	
42	Black Cherry	v2_10	1	-70.743896	43.068157	5				5	Poor (dead)	
43	Yew	v2_11	1	-70.743896	43.068214	6				6	Fair	
44	Yew	v2_11	1	-70.743894	43.068209	3				3	Fair	
45	Catawba Rhododen	v2_12	1	-70.743881	43.068214	10				10	Good	9' tall
46	Catawba Rhododen	v2_12	1	-70.743883	43.068209	10				10	Good	9' tall
17	Black Cherry	14	1	-70.743919	43.068150	7				7	poor (leaning)	back right hand side of property
18	Black Cherry	15	1	-70.743866	43.068085	8				8	fair (leaning)	back right hand side of property
19	Red Oak	16	1	-70.743881	43.068127	9				9	fair (leaning)	back right hand side of property
20	Blue Spruce	17	1	-70.743988	43.068291	12				12	fair (needlecast)	right hand side of house (not sure if on property)
21	Red Pine	18	1	-70.743973	43.068310	13				13	good	right hand side of house
47	Yew	v3_10	1	-70.744003	43.068359	4.5				4.5	good	very close to #21

[illegible]



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: JULY 9, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23
1	UPDATE FOR RFM	EDW	07/09/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-B-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES SHORELAND PERMIT TREE COUNT

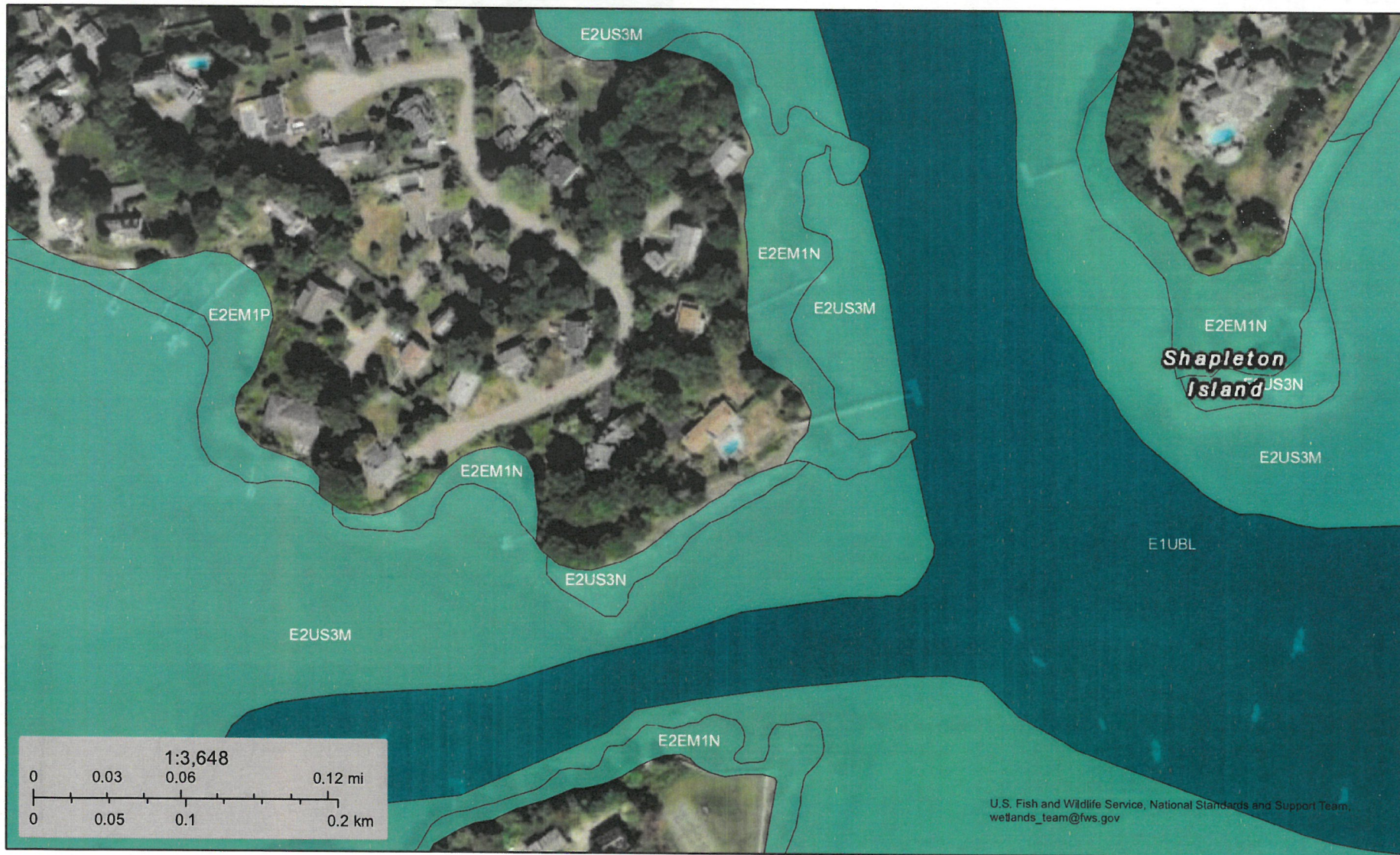
SHEET NUMBER:
1 OF 1



U.S. Fish and Wildlife Service

National Wetlands Inventory

60 Pleasant Point Drive - Portsmouth, NH



February 7, 2024

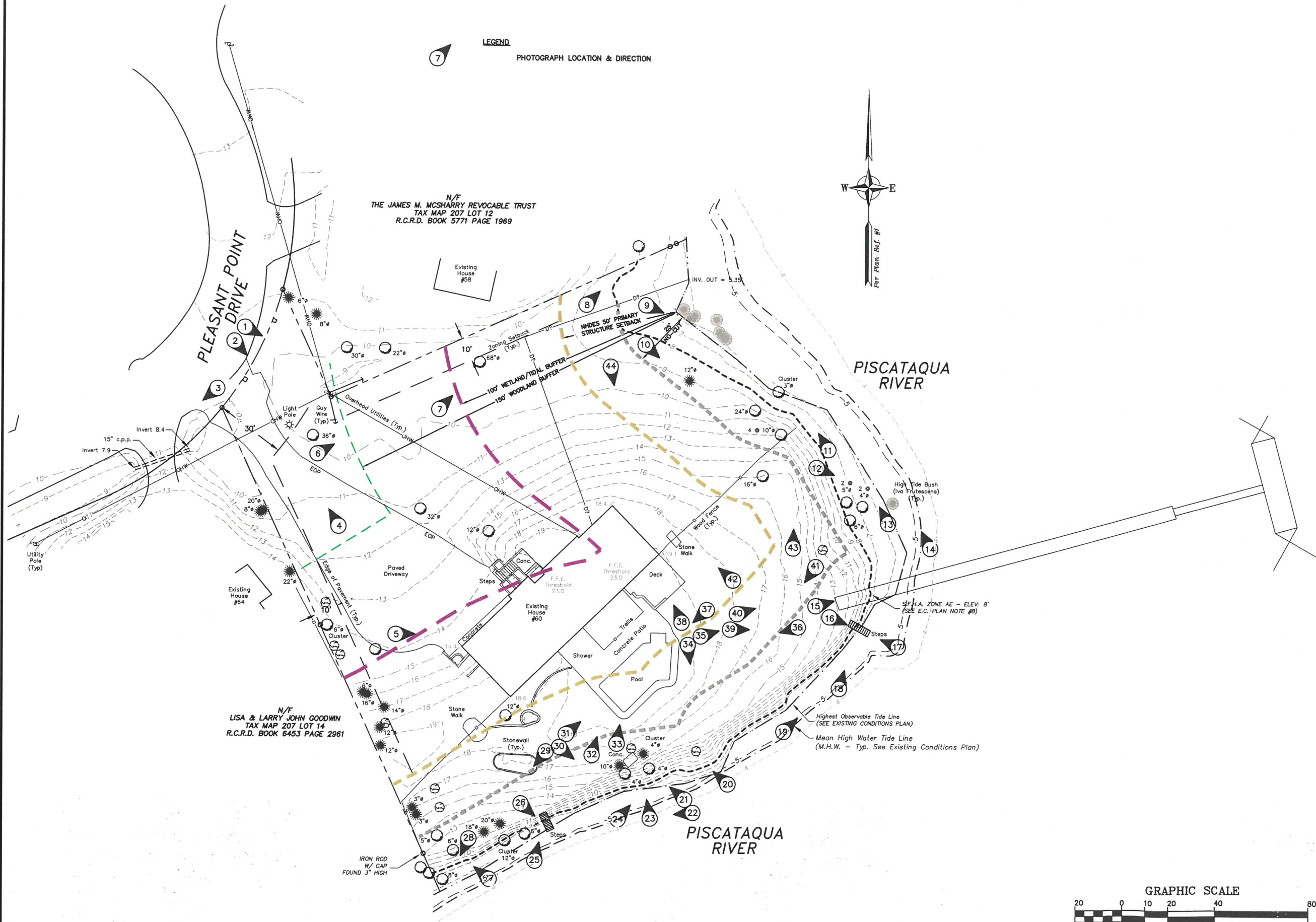
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: APRIL 2, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/02/24

DRAWN BY: RLH

APPROVED BY: EDW

DRAWING FILE: 5138SITE.dwg

SCALE:

(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:

120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:

120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:

JOHN & MICHELLE
MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:

PHOTOGRAPH
LOCATION KEY

SHEET NUMBER:

PHOTO-1



Photo #1:
Looking southeasterly at existing driveway and residence to be replaced.
March 1, 2024



Photo #2:
Looking southerly at the driveway to be replaced.
March 1, 2024



Photo #3:
Looking westerly at existing driveway exit on to Pleasant Point Drive.
March 1, 2024

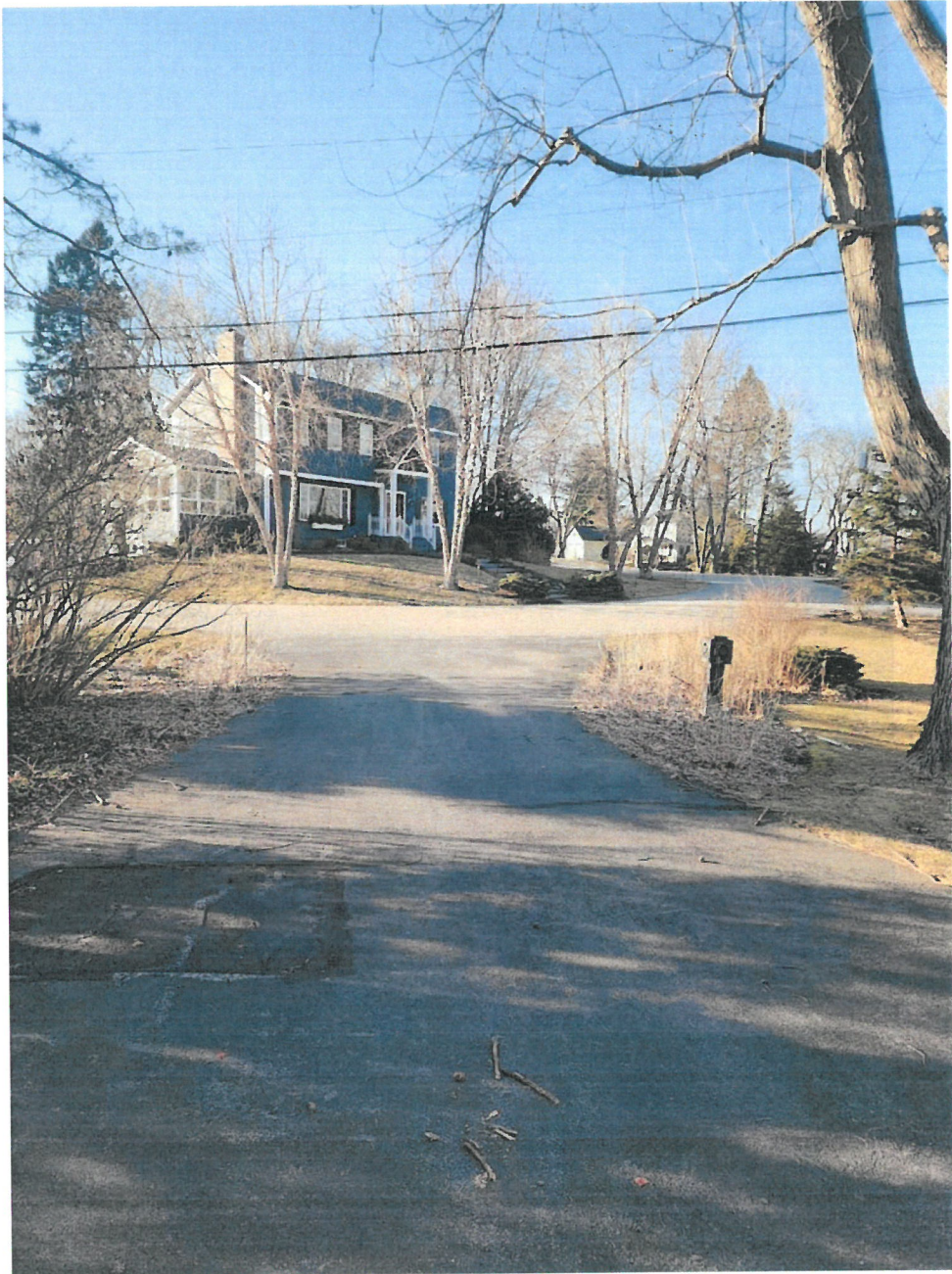


Photo #4:
Looking northwesterly at existing driveway to be replaced.
March 1, 2024



Photo #5:
Looking southeasterly at existing driveway and residence to be replaced.
– March 1, 2024



Photo #6:
Looking easterly at existing lawn with Piscataqua River beyond.
March 1, 2024



Photo #7:
Looking easterly at existing lawn with Piscataqua River beyond.
March 1, 2024



Photo #8:
Looking northeasterly at existing high tide debris line. Abutter's dock is in
the background. The tree is on abutting parcel. – March 1, 2024



Photo #9:
Looking southeasterly at lawn and shoreline interface. Owner's dock in
rear of photograph is to remain. – March 1, 2024

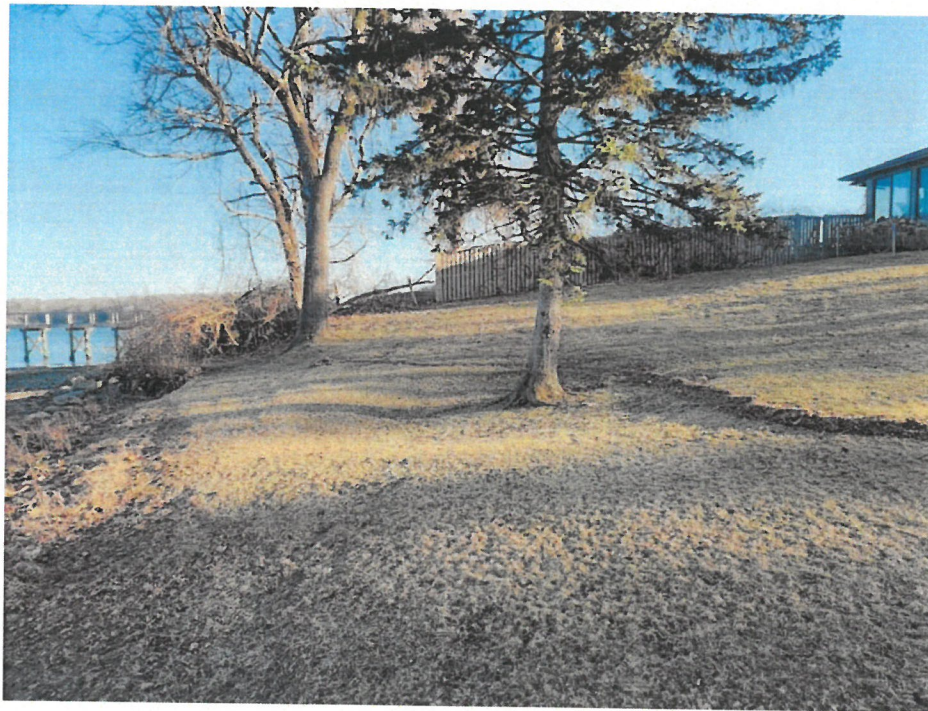


Photo #10:
Looking southeasterly at existing lawn and slope interface.
March 1, 2024



Photo #11:
Looking north from vegetated buffer filled with invasive plants to be removed and replaced with native plantings. - March 1, 2024



Photo #12:
Looking easterly at several existing trees and invasive vegetation to be replaced with native plantings. - March 1, 2024



Photo #13:
Looking northerly at existing eroded area with invasive plants to be removed and replaced with native plantings. - March 1, 2024



Photo #14:
Looking northerly at existing shoreline & Piscataqua River (resource).
March 1, 2024



Photo #15:
Looking easterly at existing dock to remain and Piscataqua River beyond.
March 1, 2024



Photo #16:
Looking southeasterly at top of steps to be replaced (near existing dock).
March 1, 2024



Photo #17:
Looking northwesterly at steps to be replaced, shoreline stabilized &
vegetated buffer to be augmented. - March 1, 2024



Photo #18:
Looking northerly at erosion at shoreline and Piscataqua River interface.
March 1, 2024



Photo #19:
Looking northeasterly at existing erosion damage at shoreline and bluff.
Proposed coir logs to be installed with native plantings. - March 1, 2024



Photo #20:
Looking northwesterly at severely eroded bank of the bluff from shoreline.
It is proposed a living shoreline be installed in this area.
March 1, 2024



Photo #21:
Looking northwesterly at pool equipment to be removed from buffer.
March 1, 2024



Photo #22:

Looking westerly at area of erosion between high tide line and bluff vegetated buffer. The area is to receive a coir log living shoreline with native plantings in an effort to slow down the erosion. All work occurs above the HOTL. - March 1, 2024



Photo #23:

Looking northerly at pool equipment & concrete pad to be removed from wetland buffer. – March 1, 2024



Photo #24:

Looking easterly at erosion at shoreline interface. – March 1, 2024



Photo #25:
Looking northerly at steps to be replaced. They are above HOTL and will
not require foundation support. – March 1, 2024



Photo #26:
Looking down from lawn/bluff at steps to be replaced.
March 1, 2024



Photo #27:
Looking westerly at erosion damage at shoreline interface at abutting
property line. - March 1, 2024



Photo #28:
Looking westerly at shoreline and Piscataqua River (resource).
March 1, 2024



Photo #29:
Looking westerly at existing landscaping, lawn & trees.
March 1, 2024



Photo #30:
Looking southerly at Piscataqua River from top of shoreline slope.
March 1, 2024



Photo #31:
Looking northerly at house and pool to be replaced.
March 1, 2024



Photo #32:
Looking northerly at pool to be replaced & vegetated buffer to be
augmented.
March 1, 2024



Photo #33:
Looking easterly at shoreline and Piscataqua River (resource).
March 1, 2024

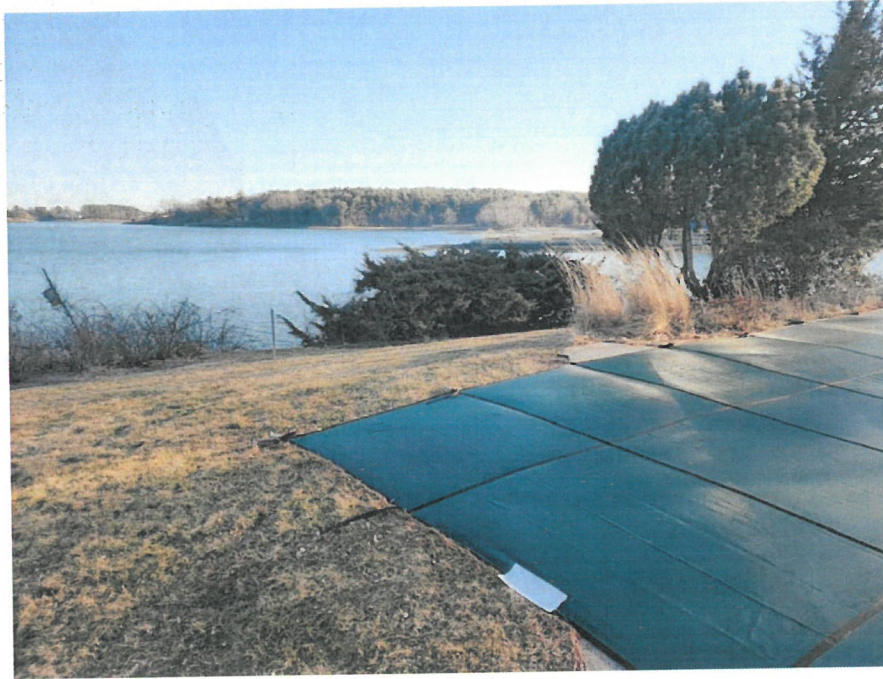


Photo #34:
Looking southerly at existing pool, lawn & vegetated buffer.
March 1, 2024



Photo #35:
Looking easterly at dock to remain, lawn area to be reduced, vegetative
buffer to be augmented. – March 1, 2024



Photo #36:
Looking westerly at house and pool to be replaced.
March 1, 2024



Photo #37:
Looking southerly at pool to be replaced & vegetated buffer to be augmented.
March 1, 2024



Photo #38:
Looking easterly at shoreline and Piscataqua River (resource).
March 1, 2024



Photo #39:
Looking easterly at existing lawn, vegetated buffer on top of shoreline
slope which is to be augmented. - March 1, 2024

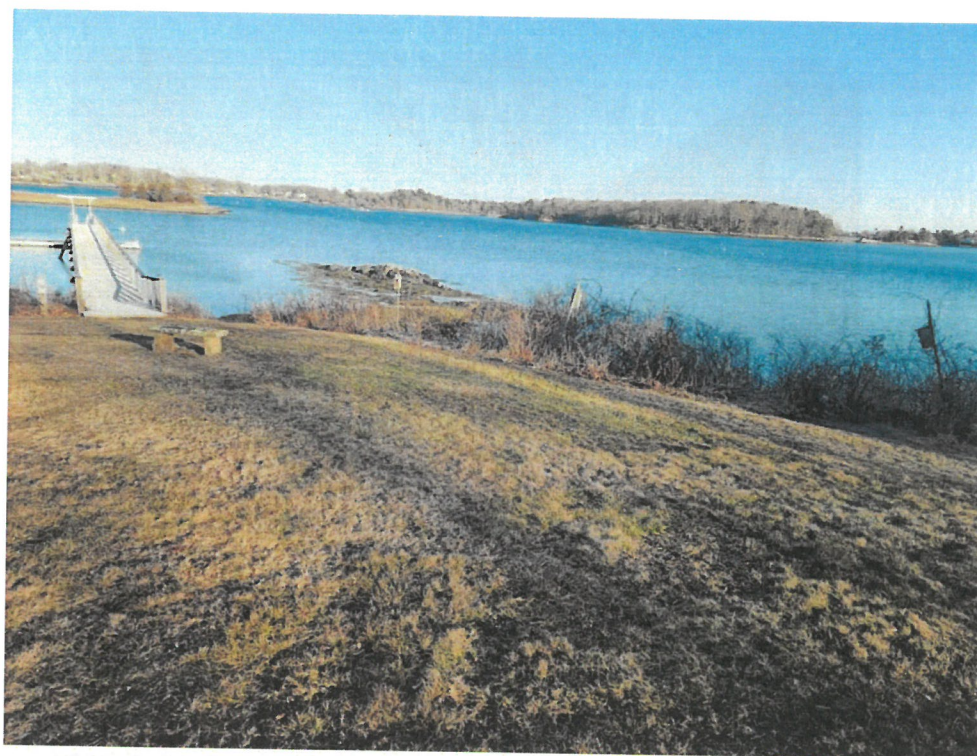


Photo #40:
Looking easterly at dock to remain, lawn area to be reduced, vegetative
buffer and Piscataqua River beyond. - March 1, 2024



Photo #41:
Looking southwesterly at lawn area to be reduced, pool to be removed.
March 1, 2024



Photo #42:
Looking northerly at fence and residence to be removed. The new pool
will be installed in this area. March 1, 2024



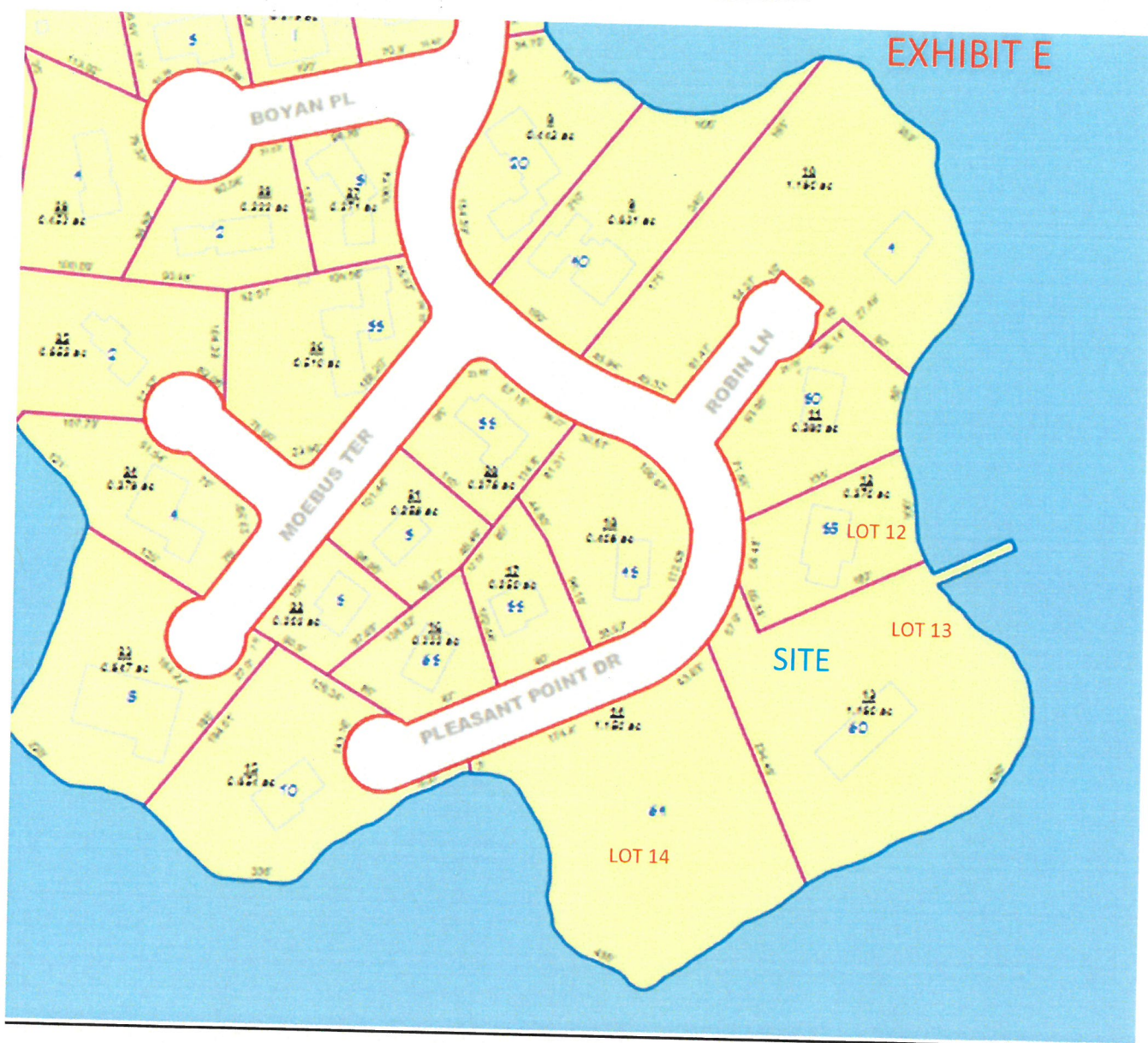
Photo #43:
Looking northerly at existing fence, shoreline and Piscataqua River
(resource) from the edge of lawn. Native plantings to be added.
March 1. 2024



Photo #44:
Looking southerly at residence to be replaced, area for proposed pool to be
installed in & vegetated buffer to be augmented. - March 1, 2024

EXHIBIT E

EXHIBIT E





The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



Sent Via Email

From: Duclos, Kristin

To: eweinrieb@altus-eng.com

Cc: jgmorris63@gmail.com; Richard Hackeman; Lewis, Eben

Subject: NHDES Wetland Application #2023-03138; 120-0 Wild Rose Lane LLC Residential Raze, Rebuild, & Tidal Bank Stabilization Project RFMI II

Date: Monday, August 12, 2024 2:28:00 PM

Hello Eric,

On August 9, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the applicant's response to NHDES' request for more information letter (RFMI) for Standard Dredge and Fill Wetlands Permit Application (Application) #2023-03138, received by the Department on July 12, 2024. Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 1000, the NHDES Wetlands Bureau determined the following additional information is required to fully address the following outstanding items and complete its evaluation of the Application:

1. The response to item #1 of the request for more information (RFMI) dated February 2, 2024, is incomplete. In accordance with Env-Wt 311.06(g), please provide copies of the written follow-up communications such as additional memos or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species, and with the NH Fish and Game Department (NHF&G) regarding the threatened and endangered wildlife species located within the vicinity of the project as identified in the NHB DataCheck (NHB ID: NHB23-3415).
2. For the proposal to install new rip-rap to meet the approval requirements in Env-Wt 609.07(a), please provide supporting information to corroborate statements made in the "Responses to questions relative to the construction of a Living Shoreline" document prepared by TF Moran, Inc. as included in the RFMI response received by NHDES on July 12, 2024. This information is required in accordance with Env-Wt 609.07(b)(1)-(3).

Please submit the required information in order to address these outstanding items as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request for more information (no later than **October 11, 2024**), or the Application will be denied.

Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties. Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

Thank you,
-Kristin Duclos

www.des.nh.gov

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

File Number: 2023-03138

August 12, 2024

Page **2** of **2**

Kristin L. Duclos, Wetlands Specialist

Wetlands Bureau, Land Resources Management

Water Division, NH Department of Environmental Services

P.O. Box 95

Concord, NH 03302-0095

Phone: (603) 559-1516

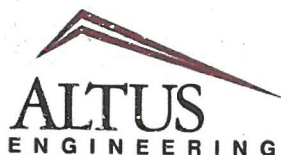
Email: kristin.duclos@des.nh.gov

www.des.nh.gov

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

August 29, 2024

Kristin L. Duclos, Wetlands Specialist, Wetlands Bureau
NHDES Land Resources Management, Water Division
29 Hazen Drive
PO Box 95
Concord, New Hampshire 03302-0095

**Re: Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

Transmitted via email to: Kristin.L.Duclos@des.nh.gov

Dear Ms. Duclos:

Altus Engineering, LLC (Altus) is in receipt of your August 12, 2024 email request for more information letter for additional information and clarification on two final items.

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus and the design team offer the following responses and supplemental information. For clarity, your comment is stated first with our response following:

1. The response to item #1 of the request for more information (RFMI) dated February 2, 2024, is incomplete. In accordance with Env-Wt 311.06(g), please provide copies of the written follow-up communications such as additional memo or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species, and with the NH Fish and Game Department (NHF&G) Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).

Attached as Exhibit F is a copy of the updated NHB DataCheck report (2023-3415) received on December 5, 2023 and the requested follow-up communications.

*On December 11, 2023, Altus sent NHB the requested plans and photographs of the site along with confirming work would occur at the shoreline. Subsequently NHB requested the locations of the *iva frutescens* (Marsh elder) be reconfirmed. Altus had Joseph Noel reconfirm their locations. His letter dated December 27, 2023 is attached.*

Altus sent a letter to NHFG (Anthony Tur) on December 13, 2023 and obtained their FIS consultation requirements. Our submittal cover letter dated January 9, 2024 letter to Kim Snyder (NHFG) is attached. Most of the items were duplicates of exhibits already included in the Wetlands application with the exception being the reconfirmation letter. On February 23, 2024 we received an email from Patrick Fitzgibbons of NHFG stating their review was complete and asking for

conditions to be added to the plan set. Attached is the updated NHDES Wetlands and Shoreland Application Plan with the conditions added.

2. For the proposal to install new rip-rap to meet the approval requirements in Env-Wt 609.07(a), please provide supporting information to corroborate statements made in the "Responses to questions relative to the construction of a living shoreline" document prepared by TF Moran Inc. as included in the RFMI response received by NHDES July 12, 2024. This information is required in accordance with Env-Wt 609.07(b)(1)-(3).

See attached additional correspondence from Jay Aube, Exhibit G, to address your additional information request.

Please feel free to contact me should you need any additional information. We are available to meet with you, the developer, or any other interested party.

Sincerely,

ALTUS ENGINEERING, LLC

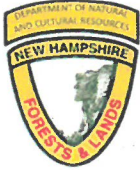


Eric D. Weinrieb, P.E.
President

Wde/5138 response to rfmi-2.docx

Ecopsy: Michelle and John Morris
Mathew Cunningham, Landscape Architects
Ben Auger, Auger Building Company
Portsmouth Conservation Commission
Jay Aube, TFM

EXHIBIT F



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

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

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

cc: NHFG Review, Anthony Tur

Date: 12/05/2023 (valid until 12/05/2024)

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

Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB23-3415

Town: Portsmouth

Location: 60 Pleasant Point Drive

Project Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot. Refer to NHB21-0416 as project was delayed.

Next Steps for Applicant:

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

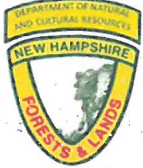
NHB Comments: Please send NHB proposed plans and indicate if work is proposed along the shoreline. If work is proposed along the shoreline please send NHB photos.

NHFG Comments: Please refer to NHFG consultation requirements below. Please indicate if work will occur in the water.

NHB Consultation

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

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

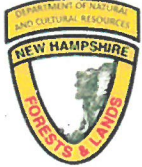
NH Fish and Game Department Consultation

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

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

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

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



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB Database Records:

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

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

Natural Community	State ¹	Federal	Notes
Eelgrass bed	--	--	

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

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

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

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

For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

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

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

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

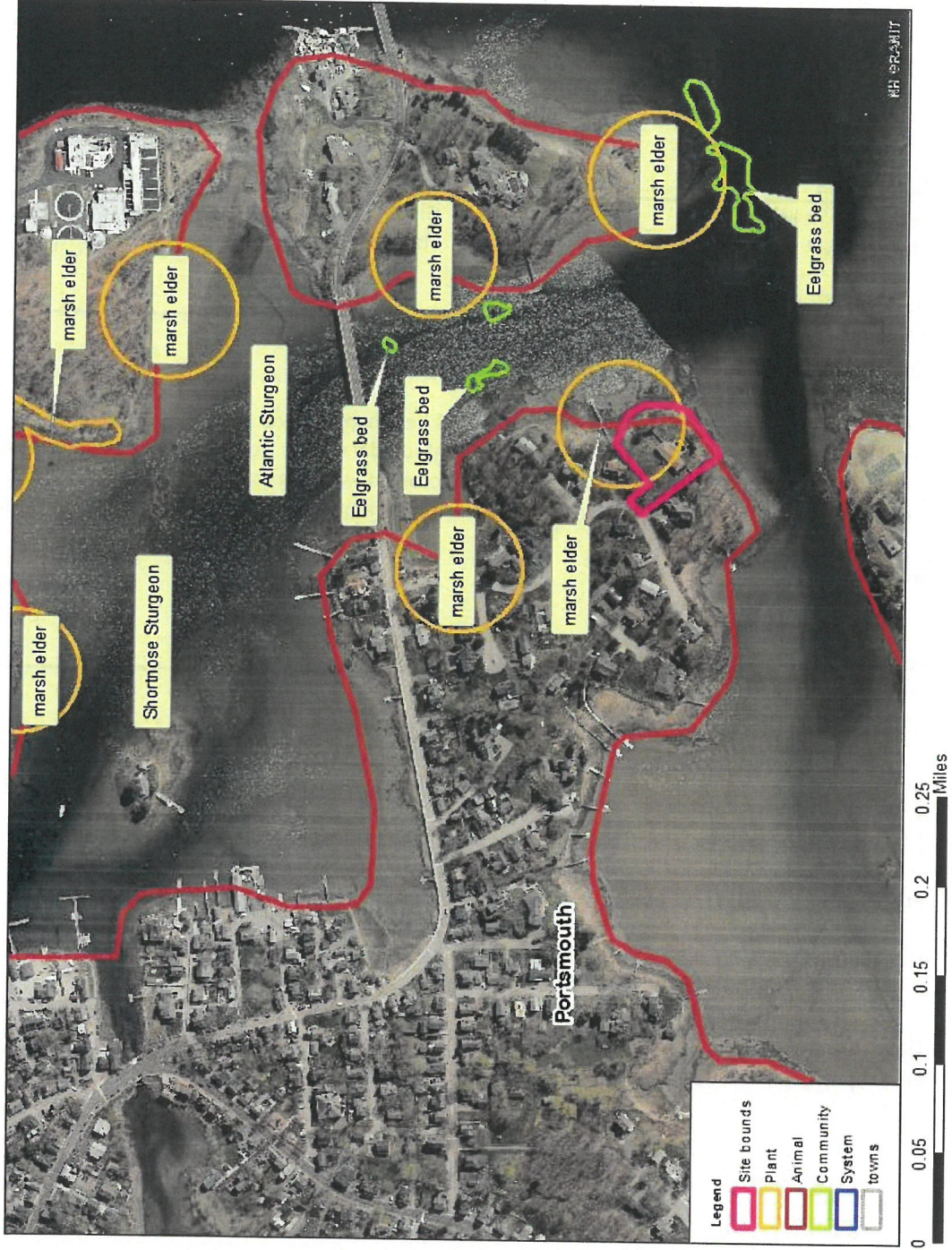


NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415



NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

CE00000130*002*NH

New Hampshire Natural Heritage Bureau - Community Record

Eelgrass bed

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

Global: Not ranked (need more information)
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2017: 174.6 acres of eelgrass bed mapped over 90 individual patches.
General Area: 2017: In permanently inundated tidal waters from Little Bay down to the mouth of Portsmouth Harbor. Often occurred with macroalgae.
General Comments: 2017: Data derived from report on annual mapping of eelgrass extent in the Great Bay estuary.
Management: --
Comments:

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 183.6 acres Elevation:

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

Directions: 2017: Eelgrass beds in portions of Portsmouth Harbor, the Piscataqua River, and Little Bay. Includes areas in Maine state waters.

Dates documented

First reported: 2017 Last reported: 2017

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

PDAST58090*005*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

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

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).

Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus*

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

PDAST58090*005*NH

(Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management Comments: --

Location

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 61.4 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953

Last reported: 2021-02-10

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

AFCAA01042*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Legal Status

Federal: Listed Threatened

State: Listed Threatened

Conservation Status

Global: Rare or uncommon

State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked

Comments on Rank: --

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

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

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

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

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

Dates documented

First reported: 2012-06-02

Last reported: 2016-05-27

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

NHB DataCheck Results Letter

NH Natural Heritage Bureau

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

NHB23-3415

EOCODE:

AFCAA01010*001*NH

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)

Legal Status

Federal: Listed Endangered
State: Listed Endangered

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

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

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

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

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

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

Dates documented

First reported: 2010-11-03 Last reported: 2016-10-20

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

NH Dept. of Natural & Cultural Resources
172 Pembroke Rd
Concord, NH 03301

IMPORTANT INFORMATION BELOW

Ashley Litwinenko - Natural Heritage Bureau's Environmental Reviewer, is currently on an **extended absence until February 2024.**

During that time, follow-up on Environmental Review related emails **may be delayed up to 2 weeks.**

NHB DataCheck Letters will continue to be distributed, and NHB DataCheck Tool assistance will continue to be available.

Thank you for your understanding.

From: Steve Moraski <smoraski@altus-eng.com>
Sent: Monday, December 11, 2023 6:24 PM
To: DNCR: NHB Review <nhbreview@dnrc.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: NHB23-3415 - 60 Pleasant Point Drive - Portsmouth, NH

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good Evening Ashley,

Please find attached proposed plans for 60 Pleasant Point Drive. There will be work along the shoreline as indicated on the drawings. Refer to the attached photographs.

Thank you,

Stephen Moraski
Construction Inspector



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

From: DNCR: NHB Review <nhbreview@dn-cr.nh.gov>
Sent: Tuesday, December 12, 2023 12:19 PM
To: Steve Moraski <smoraski@altus-eng.com>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: RE: NHB23-3415 - 60 Pleasant Point Drive - Portsmouth, NH

Hi Steven,

Various NHB staff is assisting our environmental reviewer during an extended absence.

Has this property been surveyed for marsh elder (*Iva frutescens*) in association with the proposed project? I see on plan page 2 *Iva frutescens* is shown, is this just meant to depict a typical of the types of wild native shrubs on-site?

If surveys have not been performed, or were performed more than two years ago, the shoreline of this property will need to be surveyed for the presence of *Iva frutescens*, so that plants can be avoided. Work to replace the two sets of stairs, for invasive removal and plantings that will occur between 0' -50' above the HOTL, and for installation of the turbidity curtain along the HOTL have the potential to impact this rare native plant species if it is located on the property.

As *Iva frutescens* is a woody shrub species, surveys can be performed during the winter months using the winter bud and other woody features to determine ID, however, a professional confident with winter ID would need to perform the survey. Alternatively, surveys can wait until the spring leaf emergence. Which would be preferred?

Thank you,

Jessica Bouchard (she/her/hers)
Ecologist
New Hampshire Natural Heritage Bureau (NHB)
Division of Forests & Lands

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST

WETLAND SCIENTIST

LICENSED SITE EVALUATOR

December 27, 2023

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Plant Review, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

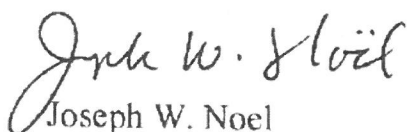
Dear Erik:

On December 15, 2023, a site visit was conducted to the above-referenced property. You asked me to conduct another review of the Jesuit's-bark (*Iva frutescens*), which is a coastal wetland plant species categorized as threatened in the State of New Hampshire. This plant is a deciduous shrub and could still be recognized in the late fall/early winter conditions. The cluster of shrubs noted near the northwest end of the property was still present (refer to Existing Conditions Plan dated 02/04/21). A few still had the white with blue striped flagging that were placed three years ago. Thirteen shrubs were counted here this year. Northwest of the dock in the general vicinity of where the one *Iva frutescens* shrub was designated on the aforementioned plan had a number of single stemmed plants that did not appear to be part of one shrub and roughly 40 were counted this December.

In summary, the *Iva frutescens* appears to be a stable plant on this property. The newer single stemmed plants will probably not all survive as these plants will be competing for the same area. The plants are definitely thriving here. Both areas where the plants were found are at the upper reaches of the tide.

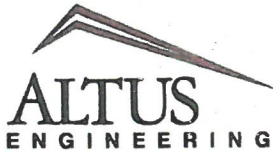
Please feel free to call with any questions or concerns.

Sincerely,



Joseph W. Noel
New Hampshire Certified Wetland Scientist #086





**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

January 9, 2024

Kimberly Snyder, Program Planner
Nongame and Endangered Wildlife Program
New Hampshire Fish and Game Department
11 Hazen Drive
Concord, New Hampshire 03301

**Re: Formal Consultation Application submitted via email to NHFGreview@wildlife.nh.gov
Residence Replacement & Proposed Site Improvements
Tax Map 207 Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #5138**

Dear Kim,

Attached are the items for the Formal Consultation Application along with the FIS 1004.04 Acknowledgement & Signature signed page. This cover letter addresses the items in the same order as the checklist.

NHB23-3415 results were received December 5, 2023, via the NHB Datacheck Tool. A copy is included as well as NHB22-3247 & Michael Cuomo, Wetland Scientist's Wetlands Functional Assessment Worksheet. NHB asked that we confirm the *Iva frutescens* plants from the original survey. Joseph Noel visited the site on December 15, 2023. A copy of his letter confirming the locations and additional plants is attached.

The applicant/owner is 120-0 Wild Rose Lane, LLC, with a mailing address of 209 Water Street, Newburyport, MA 01950. John & Michelle Morris' phone number is 617-283-2294 and his email address is jgmorris63@gmail.com.

If you need more information or to discuss these attachments, please contact Altus Engineering, LLC at 603-433-2335. The best contact email is eweinrieb@altus-eng.com. Our Letter of Authorization is attached.

The project is to replace an outdated residence and in ground swimming pool with a new code compliant residence and pool at 60 Pleasant Point Drive, Portsmouth. Significant improvements include stormwater treatment devices, living shoreline, native plantings and removal of impervious items in the 50-foot buffer. Site improvements were endorsed by the Portsmouth Conservation Commission including removal of invasive species, installation of at least 3,000 s.f. of native plantings and trees to create robust vegetative buffers. A significant portion of existing maintained lawn area will be allowed to naturalize. See the attached plans.

Pending permits include a NHDES Wetlands Permit for work within the 100-foot buffer. The NHDES Shoreland Permit #2023-03139 for the remainder of the work on the parcel was approved on December 28, 2023. The entire lot is within the 250-foot buffer.

The project also required a City of Portsmouth Conditional Use Permit for the work within the 100-foot buffer. The applicant/owner received the approval based on the Conservation Commissions rigorous review and endorsement at the December 21, 2023 Planning Board meeting.

Per the NHB review (NHB23-3415) there is an Eelgrass bed community in the vicinity of the parcel and Atlantic & Shortnose Surgeon were documented in nearby tidal waters. The project does not propose any work within the tidal waters of Piscataqua River except for a 20 s.f. portion of one of the two sets of access steps to be replaced. Appropriate means of sediment and erosion control shall be installed and maintained for the duration of construction as appropriate to the level of disturbance.

Attached are other sources of wildlife habitat mapping (Fish and Game 2020 Highest Ranked Wildlife Habitat by Ecological Condition & 2020 NH Wildlife Habitat Land Cover, Wetland Planning Tool, and N.H. Aquatic Restoration Mapper results) which all confirm the vegetative buffers closest to the Piscataqua River is important. The minimum amount of disturbance to these areas is proposed, mostly to restore or add to the buffer and removal of invasive species.

The other species specifically mentioned in the NHB review is the marsh elder. The plans specifically note they are not to be disturbed. NHB has been updated on their current status.

Please let us know if you want any specific notes added to our plans and construction documents.

A USGS topographic map is included along with an existing conditions plan showing detailed topography.

An aerial photograph with the highlighted areas of impact is attached.

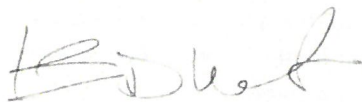
Site photographs and Photo Key Plan are attached depicting the structures to be razed and the vegetative areas to be preserved.

We believe the totality of this information demonstrates that the majority of the existing buffers and trees will be unaffected by the proposed construction activities and the end result will be a betterment.

Please feel free to contact us at (603) 433-2335, if you have any questions. Thank you for your time and consideration.

Sincerely,

Altus Engineering, LLC



Eric D. Weinrieb, P.E.
President

Ecopy: jgmorris63@gmail.com
mamorris100@gmail.com

ebs/5138.46-60-Pleasant-Point-Drive-NHF&G-Fis 1000-12-13-23.docx

Richard Hackeman

From: Fitzgibbons, Patrick <Patrick.H.Fitzgibbon@wildlife.nh.gov>
Sent: Friday, February 23, 2024 11:27 AM
To: Richard Hackeman
Cc: FGC: NHFG review
Subject: NHB23-3415 Pleasant Point Drive Portsmouth

Good Morning Richard,

New Hampshire Fish and Game has completed review of materials submitted for consultation for NHB23-3415 on 2/23/2024 (site plans dated 11/28/2023), prepared by Eric Weinrieb and Atlus Engineering. The project involves replacement of a single family residence and related site improvements in previously disturbed areas. There will be work within 20 square feet of tidal waters on the Piscataqua River replacing access steps. The site is located at 60 Pleasant Point Drive Portsmouth NH.

Permit applications associated with this project:

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

NHDES – Shoreland Standard 2023-03139

NHDES Standard Dredge and Fill- Major 2023-03138 (yet to be approved)

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

NHB23-3415 New Hampshire Fish and Game Permit Conditions:

1. Shortnose Sturgeon (State Endangered) and Atlantic Sturgeon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species.
2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement of each day and throughout active construction.

3. 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 shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan Sheet xxxxxx
4. Work within the tidal waters shall be done during low tide in the dry.
5. All observations of threatened or endangered species on the project site shall 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 reading: Wildlife Species Observation NHB23-3415 Pleasant Point Drive.
 - a) Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall 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 shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
 - a) Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs.
7. The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

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

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

Patrick Fitzgibbons
Wildlife Biologist
NH Fish and Game Department
Wildlife Division
Concord, NH 03301
603-271-3017

New Hampshire Fish and Game requirements for environmental review consultation can be found at: https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB datacheck results letter number needs to be included in the email subject line to read as "NHBxx-xxxx_Project Name_FIS 1004 Consultation Submittal".**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read "NHBxx-xxxx_Project Name_ Env. Review Request".

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB Datacheck Results letter for additional guidance.

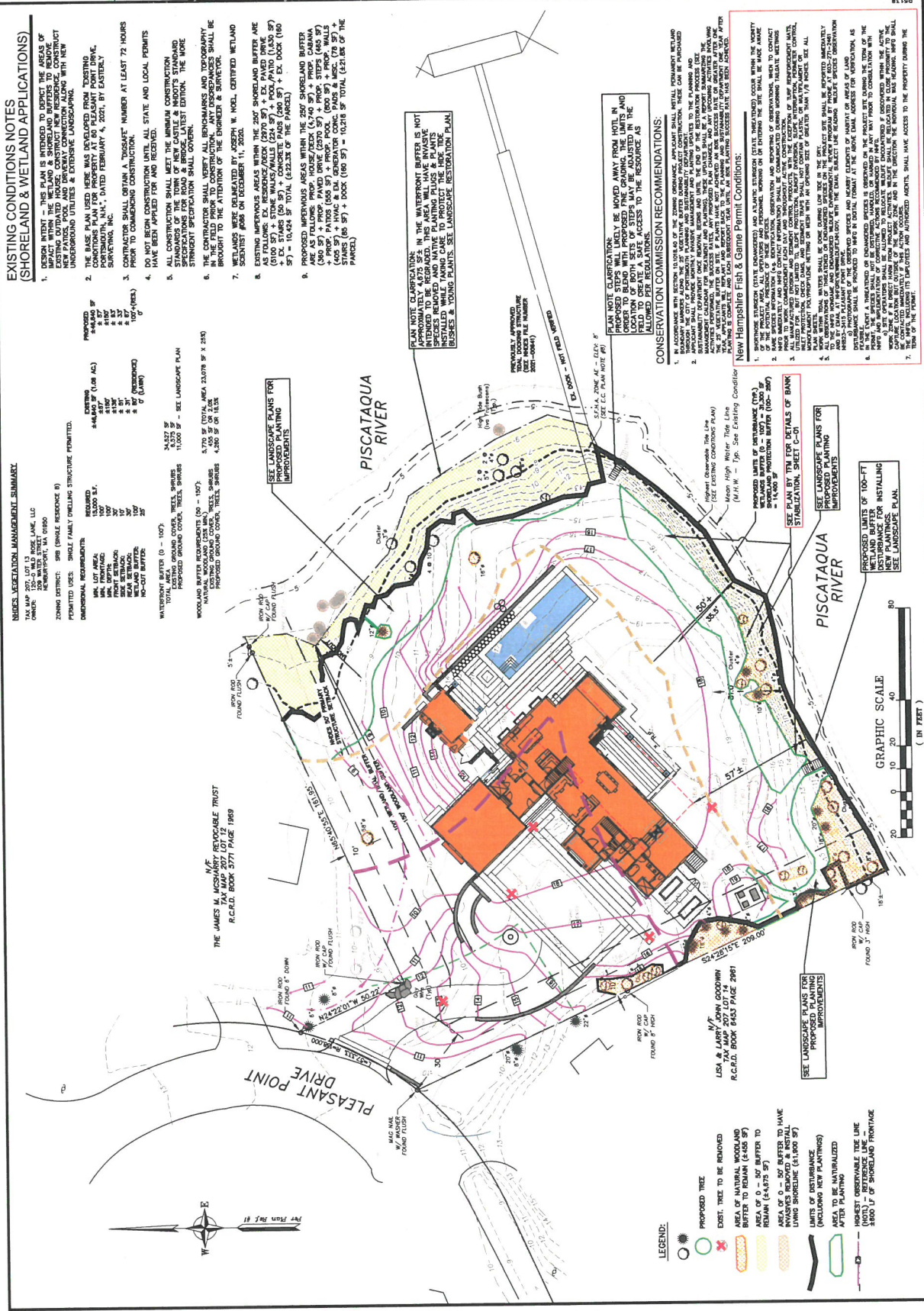


EXHIBIT G

Memo



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

To: Kristin Duclos, DES Wetlands Permitting Specialist
From: Jack McTigue, NH Professional Engineer, TFMoran, Inc.
CC: Eben Lewis, DES Southeast Region Supervisor
Date: August 28, 2024
Re: Response to DES Request for More Information (RFMI) letter dated August 12, 2024 – DES Permit Application: 2023-03138

Dear Kristen,

In response to the NHDES Request for More Information (RFMI) letter dated August 12, 2024, we offer the following information to supplement the materials we provided to you on July 12, 2024. This information further demonstrates conformance with Env-Wt 609.07(b)(1)-(3).

Env-Wt 609.07 (b)(1)

The area of the existing bank/shoreline that was impacted during the January storm events is, on average, 2 to 2.5-feet above the Highest Astronomical Tide (HAT) elevation of 6.53-feet. These impacts are largely the result of significant levels of storm surge coinciding with astronomically high tides during coastal storm events. Given the former vegetated bank, essentially a natural "living shoreline", was unable to resist the erosive forces associated with these storm events, we elected to stabilize the shoreline with a hybrid approach as outlined within the NOAA publication, "Guidance for Considering the Use of Living Shorelines" as prescribed by NHDES Wetlands Bureau Administrative Rule Env-Wt 609.05. This hybrid design improves/flattens the steepest existing slopes, incorporates large toe stones, and applies a layer of riprap to those areas of the slope where vegetation alone, in the previous storm events, was ineffective at stabilizing the shoreline. This hybrid approach to shoreline stabilization includes a robust planting plan that incorporates common juniper plants that have demonstrated a high degree of resilience in past storm events.

It is our professional opinion that, in this instance, a hybrid approach is the most effective approach for shoreline stabilization because the heavier stones resist the scour caused by the transverse flow of the water, and the angular shape of the riprap provides energy dissipation which reduces the velocity of the transverse flows and waves.

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



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

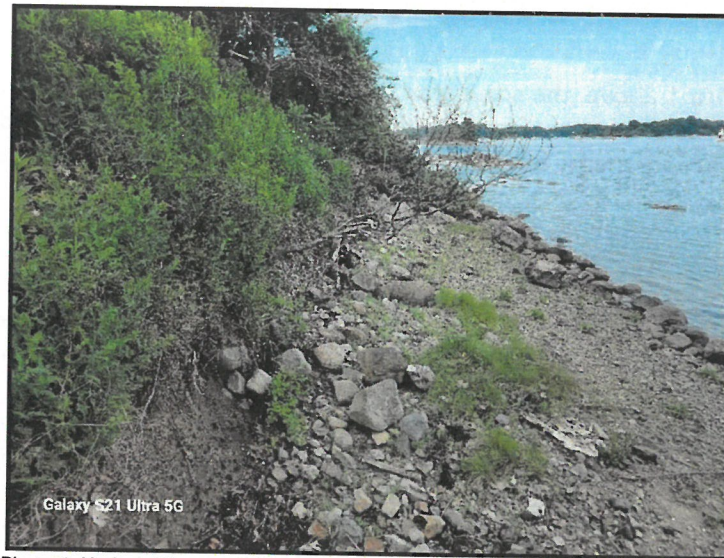
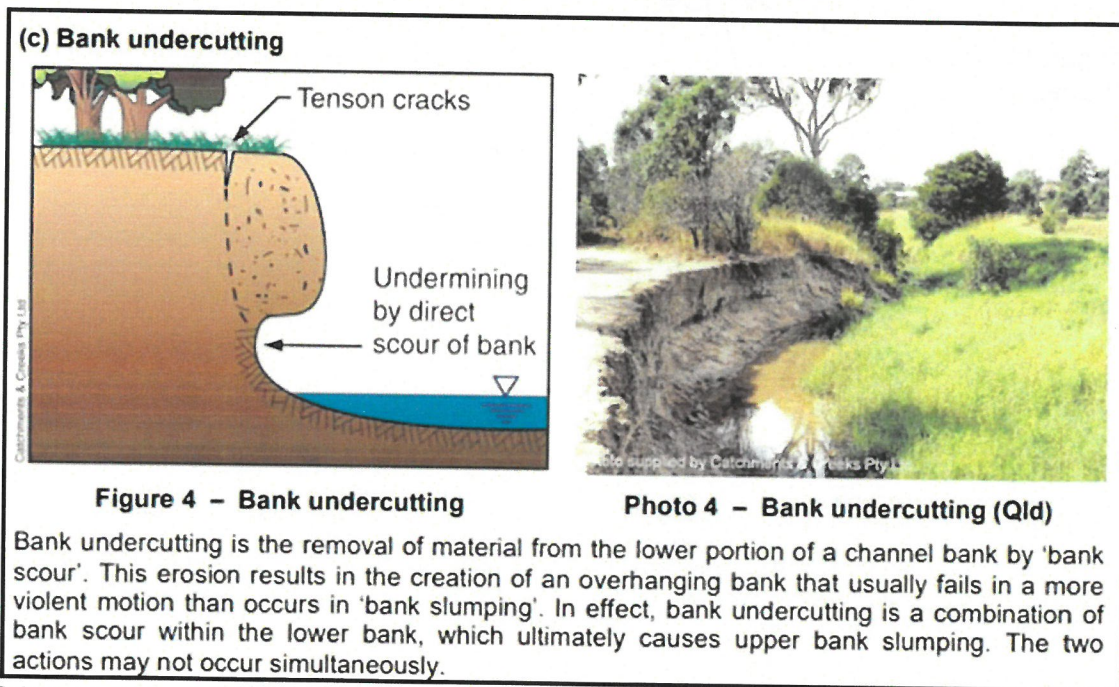


Photo 1: Undercutting occurring to existing, formerly vegetated, shoreline.

The images below depict the undercutting of a bank, typical of scouring caused by horizontal flow of the water, not directional wave energy. Scouring is the direct removal of bank material at or below water level by the physical action of flowing water. In this instance, decreasing the steepest slopes and applying riprap will be an effective solution because it will slow the flow along the shoreline.



Reference 1: Saadon, Azlinda & Abdullah, Jazuri & Muhammad, Nur Shazwani & Ariffin, Junaidah. (2020). Development of riverbank erosion rate predictor for natural channels using NARX-QR Factorization model: a case study of Sg. Bernam, Selangor, Malaysia. Neural Computing and Applications. 1-11. 10.1007/s00521-020-04835-5.

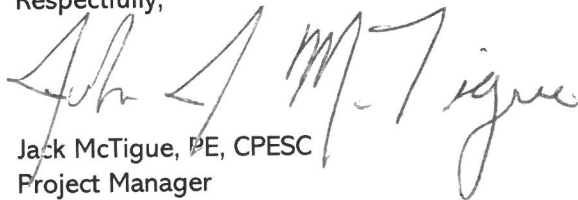
Env-Wt 609.07 (b)(2)

As evidenced within photo 1 above, the scour was produced by a high energy environment and the existing vegetated shoreline alone was unable to resist the erosive forces associated with the tidal flows. During storm events, this high-energy environment cannot be stabilized by soft vegetative techniques alone.

Env-Wt 609.07 (b)(3)

The proposed riprap will be applied to the areas above highest astronomical tide elevation (HAT) that were impacted during the January storm events. During the majority of the yearly tidal cycles, tidal waters will not interface with the proposed riprap section of the living shoreline. The proposed riprap areas of the living shoreline will only interface with tidal waters that coincide with large storm events. As discussed above, the angled stone coupled with the improved/flattened steepest slopes dissipates energy so that the project also will not have adverse effects on the abutting properties. At the downstream terminal end of proposed riprap, we have keyed in the riprap at a 30-degrees angle to prevent scour on the neighboring property.

Respectfully,

A handwritten signature in dark ink, appearing to read "Jack McTigue". The signature is fluid and cursive, with the first name "Jack" and last name "McTigue" clearly distinguishable.

Jack McTigue, PE, CPESC
Project Manager

Richard Hackeman

From: Duclos, Kristin <Kristin.L.Duclos@des.nh.gov>
Sent: Thursday, October 10, 2024 3:48 PM
To: eric weinrieb
Cc: DNCR: NHB Review; Richard Hackeman
Subject: NHDES Wetland Application #2023-03138; 120-0 Wild Rose Lane LLC Residential Raze, Rebuild, & Tidal Bank Stabilization Project RFMI III

Hello Eric,

On October 10, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the applicant's response to NHDES' request for more information letter (RFMI) for Standard Dredge and Fill Wetlands Permit Application (Application) #2023-03138, received by the Department on August 29, 2024, and September 10, 2024. Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 1000, the NHDES Wetlands Bureau determined the following additional information is required to fully address the following outstanding items and complete its evaluation of the Application:

1. NHDES correspondence with the Natural Heritage Bureau (NHB) indicates that final coordination with the NHB regarding the sensitive plant species located within the vicinity of the project as identified in the NHB DataCheck (NHB ID: NHB23-3415) has not been completed as the NHB has not received nor reviewed the results of the requested plant survey. In accordance with Env-Wt 311.06(g), please provide copies of the final written follow-up communications such as additional memos or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species located within the vicinity of the project indicating that coordination with the NHB has been completed for this project as required in accordance with Env-Wt 311.01(b).

Please submit the required information in order to address these outstanding items as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request for more information (no later than **December 9, 2024**), or the Application will be denied.

Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties. Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

Thank you,
-Kristin Duclos

Kristin L. Duclos, Wetlands Specialist
Wetlands Bureau, Land Resources Management
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
Phone: (603) 559-1516
Email: kristin.duclos@des.nh.gov

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 [Like us on Facebook!](#)

Richard Hackeman

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Monday, October 14, 2024 12:39 PM
To: Richard Hackeman
Cc: eric weinrieb
Subject: RE: NHB23-3415 - confirmation of follow up correspondence is required by NHDES Wetlands Bureau -60 Pleasant Point Drive, Portsmouth

Hi Richard,

Thank you for providing updated photos and plans of the proposed project as well as a timeline of all coordination that has occurred.

The reason Kristin did not consider your coordination with NHB complete is because we did not receive the report about rare plant surveys and I needed further clarification regarding the location of the marsh elder (*Iva frutescens*) and the proposed impacts nearby these rare plants.

Based on the updated plans it appears that marsh elder is not proposed to be impacted by the proposed work. Please ensure these plants are flagged off so they are not incidentally impacted by the work. If impacts are proposed to marsh elder please contact NHB.

The plans also indicate that no native planting will occur within approximately 10 ft of the marsh elder or below the highest observable tide line, which will help in avoiding/minimizing any impacts to the rare plant population.

In regards to proposed impacts to marsh elder, NHB has no further concerns regarding NHB23-3415.

In addition to the review of impacts to marsh elder, I wanted to provide you with recommendations related to the proposed planting plan. NHB does not recommend nonnatives or rare/uncommon species be planted in order to avoid impacts to native populations. Below are a list of the proposed plantings that NHB does not recommend including some suggested replacements. Please note that NHB understands many of these plants may be common ornamentals in yards and gardens. NHB recommends substituting for native species wherever possible, however if some nonnative ornamentals are planted in the yard it may not be a major concern. The biggest concerns are to avoid planting any rare or uncommon species (highlighted) and avoid planting nonnatives on the natural landscape for restoration purposes. Plants should also be sourced locally whenever possible.

- Amelanchier x grandiflora 'Autumn Brilliance': This hybrid is not native to NH.
 - The species that make up the hybrid are native and would be recommended for planting. These species are smooth shadbush (*Amelanchier laevis*) and downy shadbush (*Amelanchier arborea*).
- *Cercis canadensis*: Not found in NH.
- *Chamaecyparis obtusa* 'Gracilis': Not found in US.
- *Cornus kousa*: Not found in US.
 - Dogwood species that are native to NH and recommended to plant include *Swida alternifolia*, *Swida amomum*, *Swida racemosa*, *Swida rugosa*, *Swida sericea*, *Nyssa sylvatica*, and *Chamaepericlymenum canadense*.
- *Crataegus viridis* 'Winter Kina': Not found in NH.
 - Hawthorn species that are native to NH and recommended to plant include *Crataegus chrysocarpa*, *Crataegus flabellate*, *Crataegus macracantha*, *Crataegus macrosperma*, and *Crataegus punctata*.
- *Hamamelis x intermedia* 'Diane': This hybrid and its components are not native to NH.

- American witch-hazel (*Hamamelis virginiana*) is native to NH and would be recommended for planting.
- *Ilex opaca*: Not found in NH.
 - Holly species that are native to NH and recommended to plant include *Ilex laevigata*, *Ilex mucronata*, and *Ilex verticillata*.
- *Picea abies*: Nonnative in NH.
 - Spruce species that are native to NH and recommended to plant include *Picea mariana* and *Picea rubens*.
- *Thuja plicata* 'Green Giant': Not found in NH.
- *Aesculus parviflora*: Not found in NH.
- *Fothergilla x intermedia* 'Mount Airy': This hybrid and its components are not found in NH.
- *Hydrangea anomala petiolaris*: Not found in US.
- *Hydrangea arborescens* 'Annabelle': Not found in NH.
- *Hydrangea paniculata* 'Little Lime': Nonnative in NH.
- *Hydrangea quercifolia* 'Alice' and 'Pee Wee': Not found in NH.
- *Hydrangea serrata* 'Bluebird': Not found in US.
- ***Ilex glabra* 'Shamrock': Endangered in NH**
 - Holly species that are native to NH and recommended to plant include *Ilex laevigata*, *Ilex mucronata*, and *Ilex verticillata*.
- *Rhododendron* 'Cunningham's White': The majority of *Rhododendron* species are either not native to NH/US or are considered rare or uncommon in NH.
 - The *Rhododendron* species that are recommended for planting are *Rhododendron canadense* and *Rhododendron groenlandicum*.
- *Rhododendron catawbiense* 'Album': Not found in NH.
- ***Rhododendron maximum*: Endangered in NH.**
- *Alchemilla mollis*: Not found in US.
- *Astilbe* 'Deft Lace' and 'Bridal Veil': Not found in NH.
- *Geranium* 'Rozanne': Not found in NH.
 - *Geranium* species that are native to NH and recommended for planting are northern crane's-bill (*Geranium bicknellii*), spotted crane's-bill (*Geranium maculatum*), and mountain crane's-bill (*Geranium robertianum*).
- *Lavandula intermedia* 'Phenomenal': This hybrid and its components are not found in NH.
- *Nepeta x faassenii* 'Walker's Low': This hybrid and its components are not found in NH.
- *Paeonia lactiflora* 'Festiva Maxima' and 'Sarah Bernhardt': Nonnative in US.
- *Pennisetum alopecuroides* 'Hameln': Nonnative in US.
- *Perovskia atricicifolia*: Not found in US.
- *Sporobolus heterolepis*: Not found in NH.
 - A dropseed species that is native to NH and recommended to plant is *Sporobolus vaginiflorus*.
- *Panicum amarum*: Not found in NH.
 - Other grasses of this genus that are native to NH and recommended to plant include *Panicum capillare*, *Panicum virgatum*, and *Panicum dichotomiflorum* var *dichotomiflorum*.
- *Bouteloua gracilis*: Not found in NH.
- *Festuca rubra*: Nonnative in NH.
 - Another grass of this genus that is native to NH and recommended to plant is *Festuca subverticillata*.
- *Amorpha canescens*: Not found in NH.
- *Amsonia*: Not found in NH.
- ***Asclepias tuberosa*: Endangered in NH.**
 - Other milkweed species native to NH that are recommended for planting are *Asclepias exaltata*, *Asclepias incarnata*, and *Asclepias syriaca*.
- *Baptisia australis*: Nonnative in NH.

- Another wild indigo species that is native to NH and recommended for planting is Baptisia tinctoria.
- Heuchera americana: Not found in NH.
- Liatris aspera: Not found in NH.
- Penstemon digitalis: Nonnative in NH.
- **Waldsteinia fragarioides: Threatened in NH.**
- Other avens species native to NH that are recommended for planting include Geum aleppicum, Geum canadense, Geum macrophyllum, and Geum rivale.

For further information on which species should and should not be planted, you can reference GoBotany for nativity status. Please note that plants should be native in NH and preferably be known from the county or neighboring county where the planting is proposed. In addition, you can reference NHB's rare and uncommon plant list for a list of plants that NHB does not recommend planting.

Please let me know if you have any questions.

Best,

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

From: Richard Hackeman <rhackeman@altus-eng.com>
Sent: Friday, October 11, 2024 11:42 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: NHB23-3415 - confirmation of follow up correspondence is required by NHDES Wetlands Bureau -60 Pleasant Point Drive, Portsmouth

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good morning,

The permitting for this project has been underway for a few years now, but we are almost there!

Yesterday, NHDES Wetlands reviewer Kristin Duclos said she is down to her last checklist item/comment. She needs written confirmation that we did follow up with NHB or that we now will follow up and check one more time to make sure you are all set with our responses.

More than one person from our office was involved in the communications between NHB, Fish & Game and NHDES so it is possible we did not exactly comply with the various requests completely.

Here are the pertinent dates and times and action items that I see in my records and forwarded to NHDES for their consideration.

December 5, 2023 - Altus received a copy of the updated NHB DataCheck report (2023-3415) and request for follow-up communications from Ashley Litwinenko.

December 11, 2023, Altus (Steve Moraski) sent Asley (NHB) the requested plans and photographs of the site along with a statement confirming work would occur at the shoreline.

December 12, 2023 - Steve received a request from NHB (Jessica Bouchard) to clarify whether or not a survey of marsh elder had taken place. (They had been flagged and survey located on the existing conditions plan). We requested the locations be reconfirmed by Joseph Noel.

December 13, 2023 - Altus sent a letter to NHFG (Anthony Tur) and obtained their FIS consultation requirements.

December 27, 2023 - Altus received a letter from Joseph Noel confirming locations and health of existing marsh elder on the site.

Please see his letter. We included it in our RFMI response to NHDES Wetlands on July 9, 2024. NHB may not have been sent a copy of this letter.

The information was passed on to the landscape architect and also shoreline engineers so that they could incorporate those locations in their plans and the endangered plants would not and will not be disturbed. Extensive invasive species removal and native plants and tree installation is proposed for the shoreline.

January 9, 2024 - Altus sent F&G (Kim Snyder) all required items for their consultation review.

February 23, 2024 - Altus received an email from Patrick Fitzgibbons of NH F&G stating their review was complete and asking for conditions to be added to the Construction plans directing contractors not to disturb or harass endangered wildlife. This information was sent to the contractor (Auger Building Company) and they will incorporate it into daily "tailgate" meetings during construction.

August 12, 2024 - Altus received a RFMI #2 from NHDES Wetlands (Kristin Duclos) for confirmation of our follow up correspondence to NHB and F&G.

August 29, 2024 - We sent her all the items detailed above.

October 10, 2024 - RFMI #3 received from Kristin Duclos stating she needs to see an email or copy of a letter from NHB that you are indeed all set with our response. This is her last item she needs a response to before she can issue the permit.

I do not see an email or letter correspondence to you with Joseph Noel's letter. Please see attached. In addition I am attaching the final plan and the latest pertinent photos which do show the eroded areas of the shoreline that we are proposing to reinforce, the steps that we are proposing to replace and the marsh elder that will not be disturbed.

Again, after numerous lengthy and detailed reviews of the plans and details by City of Portsmouth and NHDES Wetlands and Shoreland reviewers, we are down to this 1 confirmation item.

Please call or email if you have any questions or comments.

Your timely consideration of this matter is appreciated.

Thank you,

Richard Hackeman

Altus Engineering, LLC
603-433-2335

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST

WETLAND SCIENTIST

LICENSED SITE EVALUATOR

December 15, 2020

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

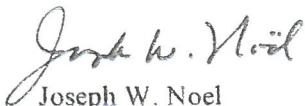
Dear Erik:

On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1 - EOT#21) were used to mark the coastal wetland. Also noted during the fieldwork was Jesuit's-bark (*Iva frutescens*), which is also known as marsh elder or high-tide bush. This coastal wetland plant species is listed as threatened at the state level. Blue and white striped flagging was hung on approximately 15 individual shrubs in two locations.

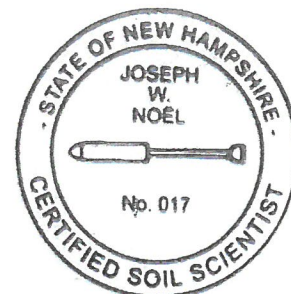
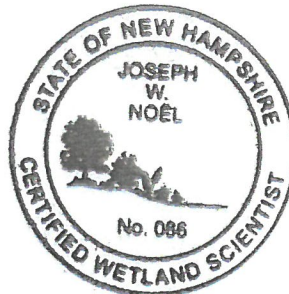
To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,



Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017



JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST

WETLAND SCIENTIST

LICENSED SITE EVALUATOR

December 27, 2023

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Plant Review, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

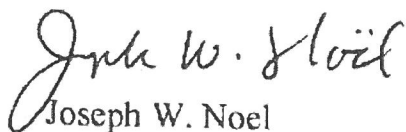
Dear Erik:

On December 15, 2023, a site visit was conducted to the above-referenced property. You asked me to conduct another review of the Jesuit's-bark (*Iva frutescens*), which is a coastal wetland plant species categorized as threatened in the State of New Hampshire. This plant is a deciduous shrub and could still be recognized in the late fall/early winter conditions. The cluster of shrubs noted near the northwest end of the property was still present (refer to Existing Conditions Plan dated 02/04/21). A few still had the white with blue striped flagging that were placed three years ago. Thirteen shrubs were counted here this year. Northwest of the dock in the general vicinity of where the one *Iva frutescens* shrub was designated on the aforementioned plan had a number of single stemmed plants that did not appear to be part of one shrub and roughly 40 were counted this December.

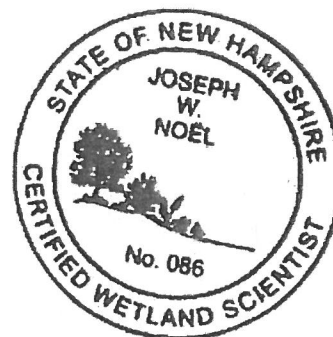
In summary, the *Iva frutescens* appears to be a stable plant on this property. The newer single stemmed plants will probably not all survive as these plants will be competing for the same area. The plants are definitely thriving here. Both areas where the plants were found are at the upper reaches of the tide.

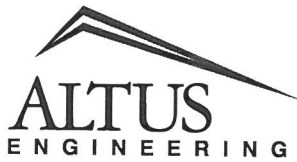
Please feel free to call with any questions or concerns.

Sincerely,



Joseph W. Noel
New Hampshire Certified Wetland Scientist #086





*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

SECTION 2

WETLANDS PERMIT AMENDMENT REQUEST

WETLANDS PERMIT AMENDMENT REQUEST FORM
AMENDED IMPACT AREA TABLE – SECTION 11
ADDITIONAL PLANTINGS WORK SEQUENCE NARRATIVE



AMENDMENT REQUEST FORM FOR A WETLANDS APPLICATION OR PERMIT Water Division/Land Resources Management Wetlands Bureau



RSA/Rule: RSA 482-A:3, XIV(e)/ Env-Wt 311.13; Env-Wt 314.07

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

Any request for an amendment to a wetlands application or permit must be submitted to the Department on this form. An applicant may request an amendment to a pending permit application or an existing permit, provided the proposed change does not constitute a **"significant amendment."** A **"significant amendment"** means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project's impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the Department (RSA 482-A:3, XIV(e)).

SECTION 1 - REQUESTED AMENDMENT TYPE AND AMENDMENT CRITERIA

Does the proposed change constitute a "significant amendment" as provided in RSA 482-A:3, XIV(e) and described above? ☐ Yes ☒ No

If you answered "yes" to the previous question, then you cannot request an amendment using this form and must file a new permit application.

☐ AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: (proceed to Section 2)

☒ AMENDMENT TO EXISTING PERMIT NUMBER: 2023-03138 (proceed to Section 3)

SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION

☐ Not applicable

To request an amendment to a pending permit application, the applicant must:

- Submit the information required by Env-Wt 311.03, showing the changes prior to the Department's issuance of a final decision on the application, including but not limited to, a revised set of plans and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to each person to whom notice of the original application was sent prior to filing the amended application with the Department (Env-Wt 311.13).

☐ By checking this box, you confirm that you have provided all information required pursuant to Env-Wt 311.03 to the Department and provided the required notice(s) as described above.

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

NHDES Wetlands Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

SECTION 3 - AMENDMENT TO AN EXISTING PERMIT

☐ Not applicable

To request an amendment to an existing permit, the permittee must:

- Submit the information required and filed with the original permit application, including but not limited to a revised set of plans, and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to all who received notice of the original application prior to filing the amended application with the Department (Env-Wt 314.07).

☒ By checking this box, you confirm that you have provided all necessary information to the Department and provided the required notice(s) as described above.

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

NHDES Wetlands Bureau, PO Box 95, Concord, NH 03303-0095

www.des.nh.gov

Revised Impact Areas – Section 11:

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

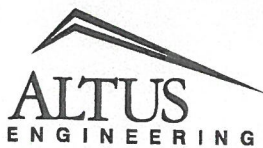
For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	20		☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	31600		☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		31620					

* Impact areas based on Hybrid Living Shoreline Plan prepared by TFMoran, Inc., last revised 10/16/2025. An approximately 300 SF increase in impact area does not constitute a “significant amendment”.



Altus Engineering, LLC

133 Court St
Portsmouth, NH 03801
603.433.2335

Bangor Savings Bank

10795

52-7438/2112

10/27/25

PAY TO THE
ORDER OF

Treasurer, State of NH

\$ 180.00

ONE hundred Eighty AND xx/100

DOLLARS

MEMO P5135 - 60PP - Wetlands Amendment

AUTHORIZED SIGNATURE

⑈010795⑈ ⑆211274382⑆ 4023184632⑈

Altus Engineering, LLC

10795

CALCULATION OF ADDITIONAL FEE

300 S.F. ADDITIONAL IMPACT X 0.60 = \$180.00

Altus Engineering, LLC

10795

P5135 60PP
Wetlands Amendment

\$180

Treasurer, State of NH



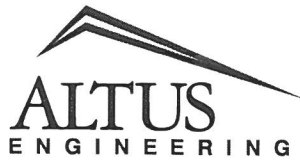
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW
HAMPSHIRE
200

ADDITIONAL PLANTINGS WORK SEQUENCE NARRATIVE

- 1.) At least 48 hours prior to commencing the enhancement activities, the property owner, or their designated agent, will notify NHDES via the *Initiation of Construction Notification Form*.
- 2.) Prior to engaging in the enhancement activities, a silt sock will be installed below the existing toe stones.
- 3.) The silt sock will be monitored and adjusted, as necessary, during the duration of the project.
- 4.) The Hybrid Living Shoreline enhancement activities will occur during low-flow and low-tide conditions only.
- 5.) As depicted on the Amended Hybrid Living Shoreline Plan, to the greatest extent possible, 18-inch minus riprap rocks will be hand removed to create additional plantings pockets.
- 6.) To the greatest extent possible, the interstitial areas of the hard armor portions of the Hybrid Living Shoreline will be infilled with clean sand.
- 7.) The planting pockets will be planted with 1-gallon ground running juniper bushes (*Juniperus horizontalis*) and the sand infilled interstitial areas will be planted with common red raspberry (*Rubus idaeus*), eastern prickly gooseberry (*Ribes cynosbati*), and beach Pea (*Lathyrus japonicus*). Species may change due to availability and season but, only native shoreline species will be used.
- 8.) Once the planting is completed, the existing irrigation system will be adjusted to provide water coverage for the additional plantings.
- 9.) Once the site has been deemed stable, the turbidity curtain will be removed, and a monitoring report will be prepared for NHDES' review.
- 10.) The plantings will be monitored and, after a single growing season, should an 80% planting success rate not be achieved, additional plantings will occur until this success rate is achieved.
- 11.) The construction area will be monitored for invasive species. Should any invasive species be present upon inspection, they will be removed, transported, and disposed of in accordance with NH Department of Agriculture Best Management Practices (BMPs).
- 12.) Upon completing the project, the property owner or their designated agent will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.





*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

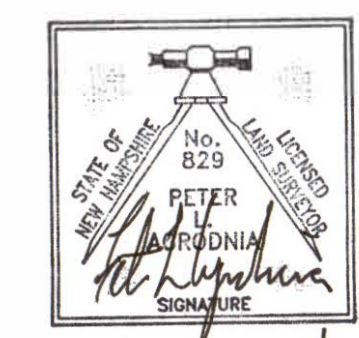
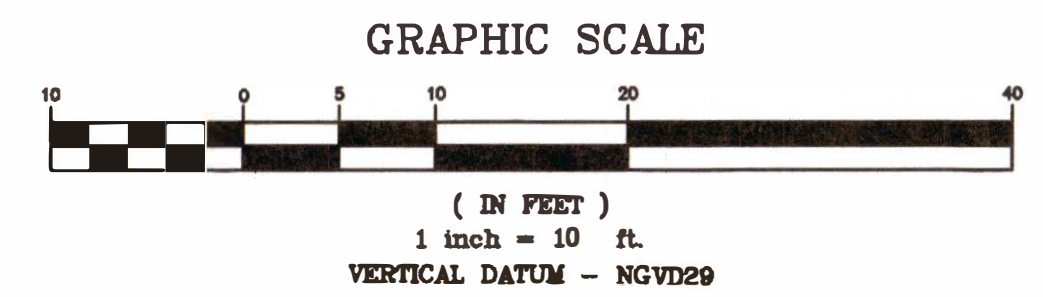
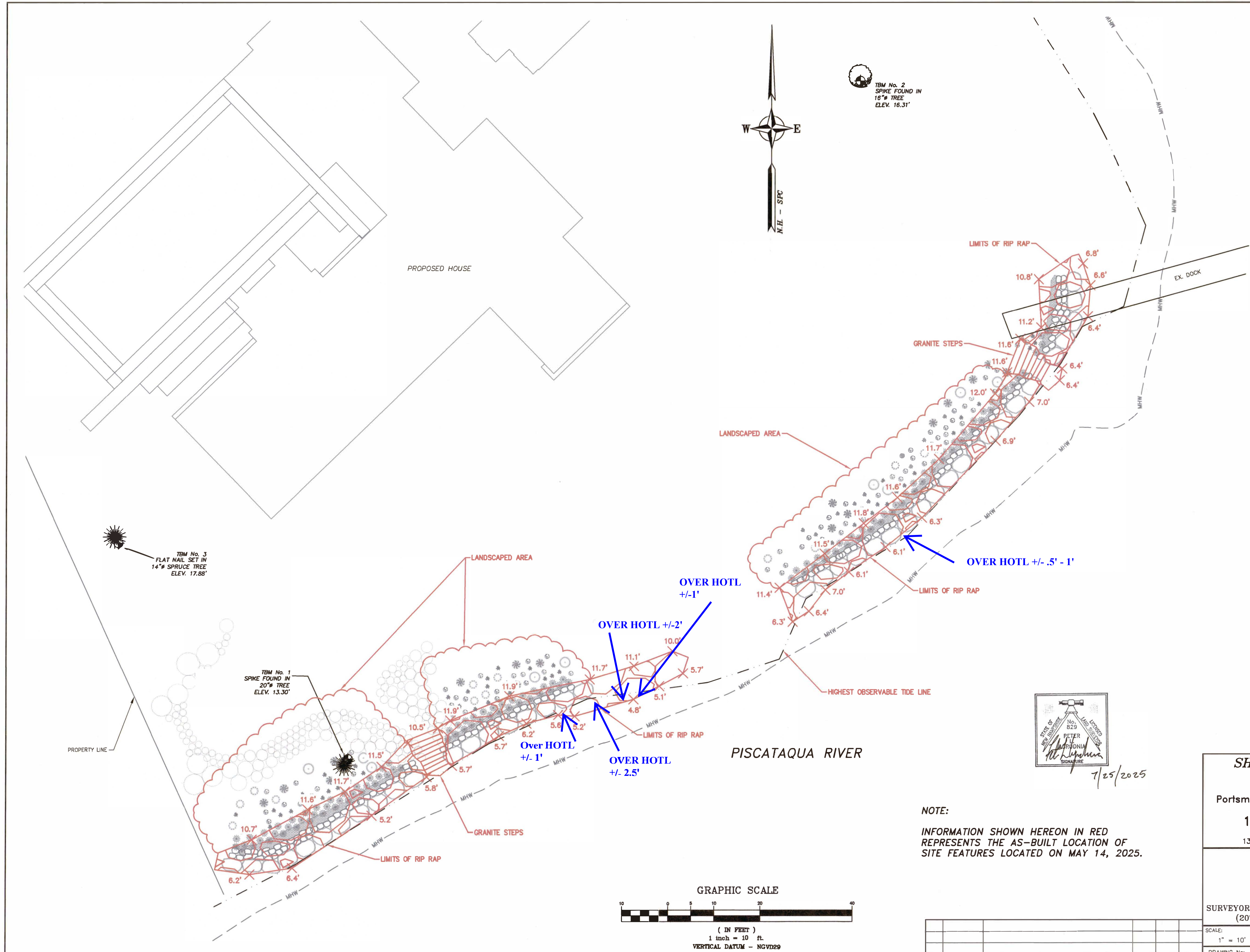
SECTION 3

PLANS

SHORELINE AS-BUILT EXISTING CONDITIONS SKETCH 7-25-25 (EASTERLY)
ORIGINALLY APPROVED WETLANDS PERMIT PLAN SET 8-15-24 (ALTUS)
LIVING HYBRID SHORELINE PLAN SHORELINE STABILIZATION 9-9-24 (TFM)

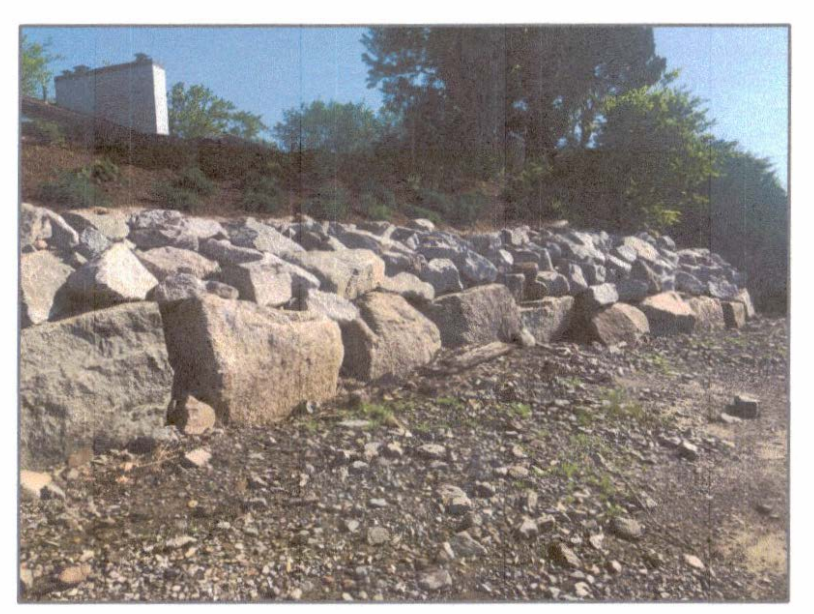
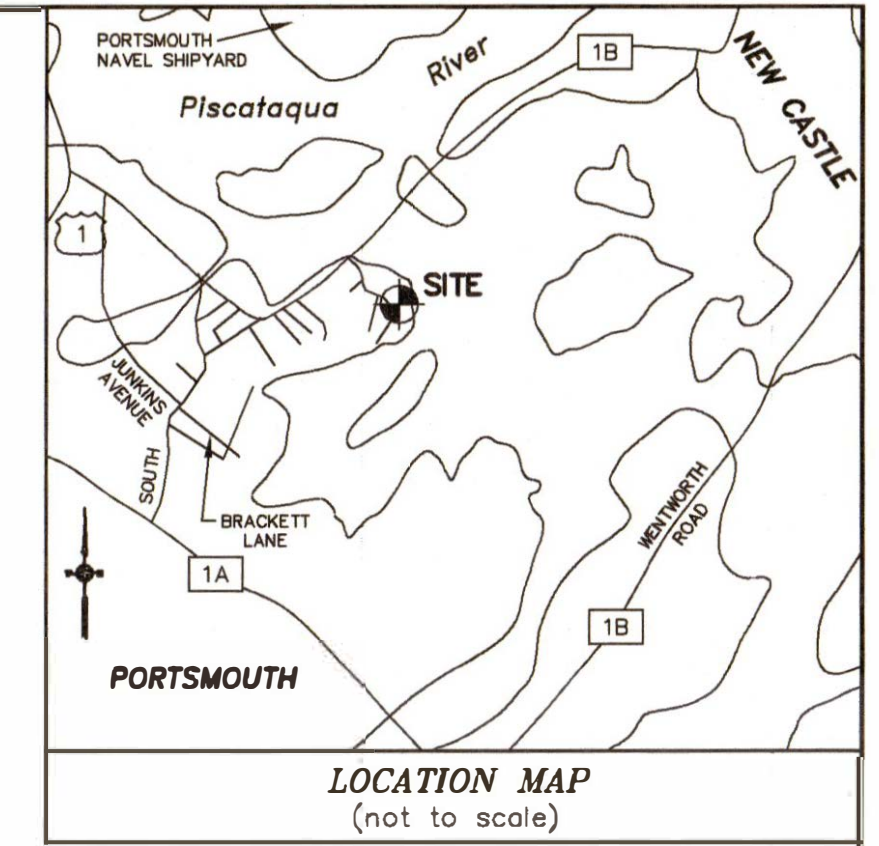
AMENDED PLAN

HYBRID LIVING SHORELINE PLAN SHORELINE STABILIZATION 10-16-25 (TFM)
(Reviewed and supported by the Portsmouth Conservation Commission, pending review by the Portsmouth Planning Board)



NOTE:

INFORMATION SHOWN HEREON IN RED REPRESENTS THE AS-BUILT LOCATION OF SITE FEATURES LOCATED ON MAY 14, 2025.



SHORELINE AS-BUILT SKETCH
FOR PROPERTY AT

60 Pleasant Point Drive
Portsmouth, Rockingham County, New Hampshire

OWNED BY
120-0 Wild Rose Lane, LLC
c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

North
W **EASTERLY SURVEYING**

SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE: 1" = 10'	PROJECT NO. 24-297	DATE: 07/25/25	SHEET: 1 OF 1	DRAWN BY: D.D.M.	CHECKED BY: P.L.A.
--------------------	-----------------------	-------------------	------------------	---------------------	-----------------------

DRAWING No: 24-297 As-Built Shore
FIELD BOOK No: "Tidewater #20

Tax Map 207 Lot 13

REV.	DATE	STATUS	BY	CHKD	APPD.





NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	±57'
MIN. DEPTH:	100'	±150'	±150'
FRONT SETBACK:	30'	±136'	±93'
SIDE SETBACK:	10'	±51'	±33'
REAR SETBACK:	30'	±31'	±67'
WETLAND BUFFER:	100'	±80' (RESIDENCE)	100'+(RES.)
NO-CUT BUFFER:	25'	0' (LAWN)	0'

WATERFRONT BUFFER (0 - 100'):	
TOTAL AREA	34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS	6,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS	11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):	
NATURAL WOODLAND (25% MIN.)	5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS	455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS	4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES
(SHORELAND & WETLAND APPLICATIONS)

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE, CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
- CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
- WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
- EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
- PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

ALTUS
ENGINEERING

133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

ERIC D. WEINRIEB
No. 7634
LICENSED PROFESSIONAL ENGINEER

8/15/24

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: AUGUST 15, 2024

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	DISCUSSION		EDW	11/28/23
1	PER R.F.M.I. COMMENTS		EDW	07/09/24
2	ADD NHFG CONDITIONS		EDW	08/15/24

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-7-2024

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS
RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

P5138

RESTORATION PLANT LIST			QTY	SIZE
CODE	NATIVE SHRUBS			
	Scientific Name	Common Name		
RV	Rosa virginiana	Virginia Rose	120-190	#2 CONT.
PM	Prunus maritima	Beach Plum	75-100	#2 CONT.
MP	Myrica pensylvanica	Bayberry	165-190	#2 CONT.
VD	Viburnum dentatum	Arrowwood Viburnum	115-147	#2 CONT.
CP	Comptonia peregrina	Sweetfern	300-360	#2 CONT.
JV	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	83	#2 CONT.
NATIVE GRASSES				
Scientific Name		Common Name		
ES	Eragrostis spectabilis	Purple Love Grass	480-522	PLUG
JG	Juncus gerardii	Salt Meadow Rush	2,200-2,616	PLUG
SH	Sporobolus heterolepis	Prarie Dropseed	900-1,379	PLUG
BG	Bouteloua gracilis	Blue Gramma	750-957	PLUG
NATIVE PERENNIALS				
Scientific Name		Common Name		
AH	Amsonia hubrichtii	Blue Star	340-430	PLUG
BA	Baptisia australis	Blue False Indigo	225-300	PLUG
SN	Symphotrichum novae-angliae	New England Aster	550-686	PLUG
LS	Liatris aspera	Blazing Star	320-450	PLUG
WF	Waldsteinia fragarioides	Barren Strawberry	75-120	PLUG

NOTES:

1. LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANTS OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.
2. INVASIVE SPECIES TO BE REMOVED. EXISTING NATIVE SPECIES TO BE PRESERVED AND PROTECTED. THE PROPOSED PLANT QUANTITIES ARE SUBJECT TO CHANGE DEPENDING ON THE AMOUNT OF EXISTING PLANT MATERIAL TO REMAIN AND FINAL AREA OF SLOPE. ALL QUANTITIES MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.
3. SHRUBS TO BE PLANTED 2' O.C. PERENNIALS AND PLUGS TO BE PLANTED 15" O.C.



Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

- Existing conditions and topographic data are from a site plan of land dated 8 February 2021; prepared by Altus Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335
- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by The American Association of Nurserymen, latest edition.
- All plant material shall be warranted for 1 year after substantial completion.
- All plants shall be balled and burlap unless otherwise noted on the plant list/schedule.
- All plants shall be approved by Landscape Designer prior to their installation at the site.
- Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.
- Plants to be transplanted shall be flagged and exact planting locations staked in the field.
- All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.



MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

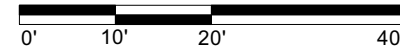
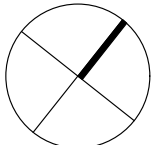
411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

DATE DESCRIPTION

SCALE: 1"= 20'-0"

DATE: 2 July 2024



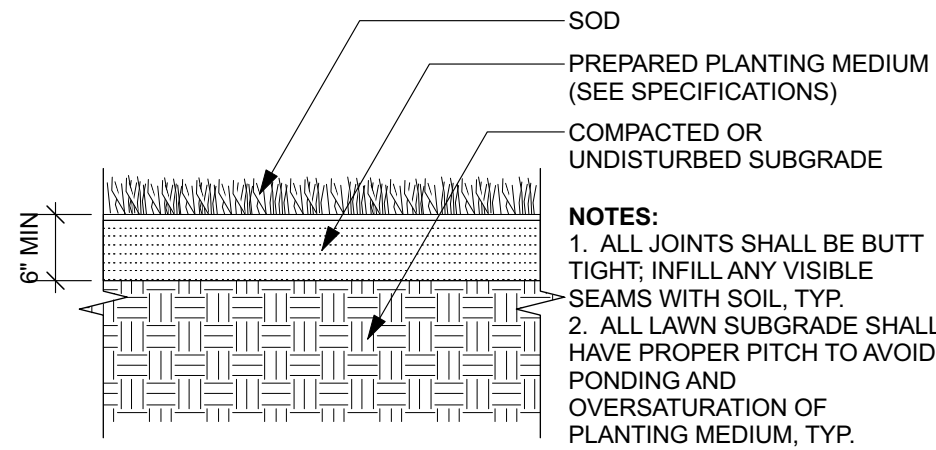
SHEET TITLE:

RESTORATION
PLANTING PLAN

SHEET NUMBER:

L0.3

NOT FOR CONSTRUCTION

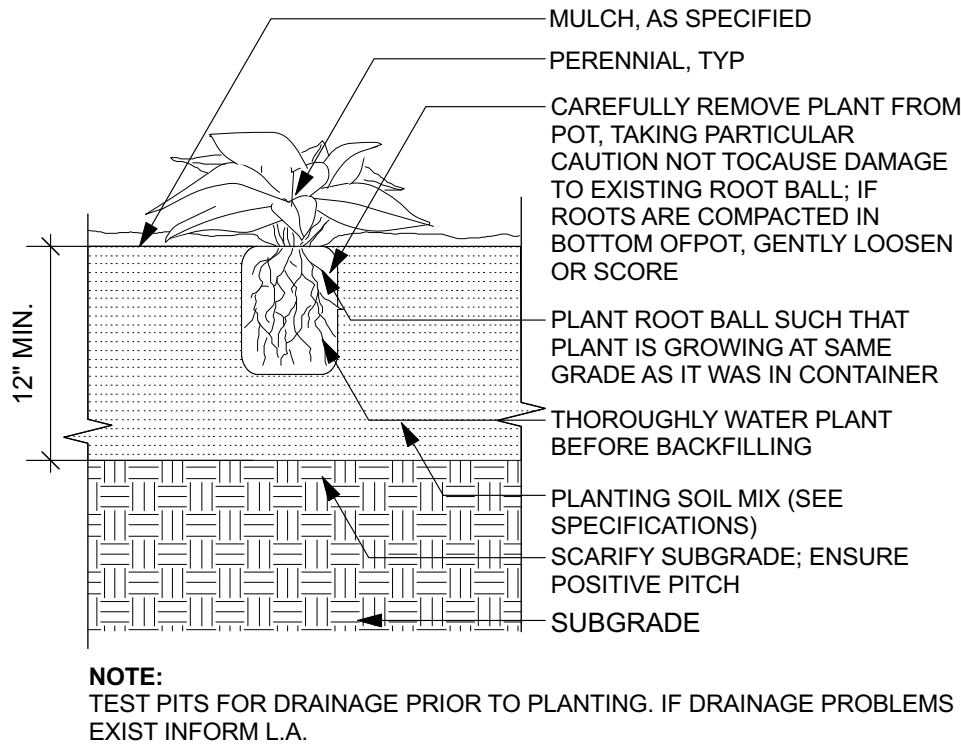


1 MICRO CLOVER SOD
Scale: NTS

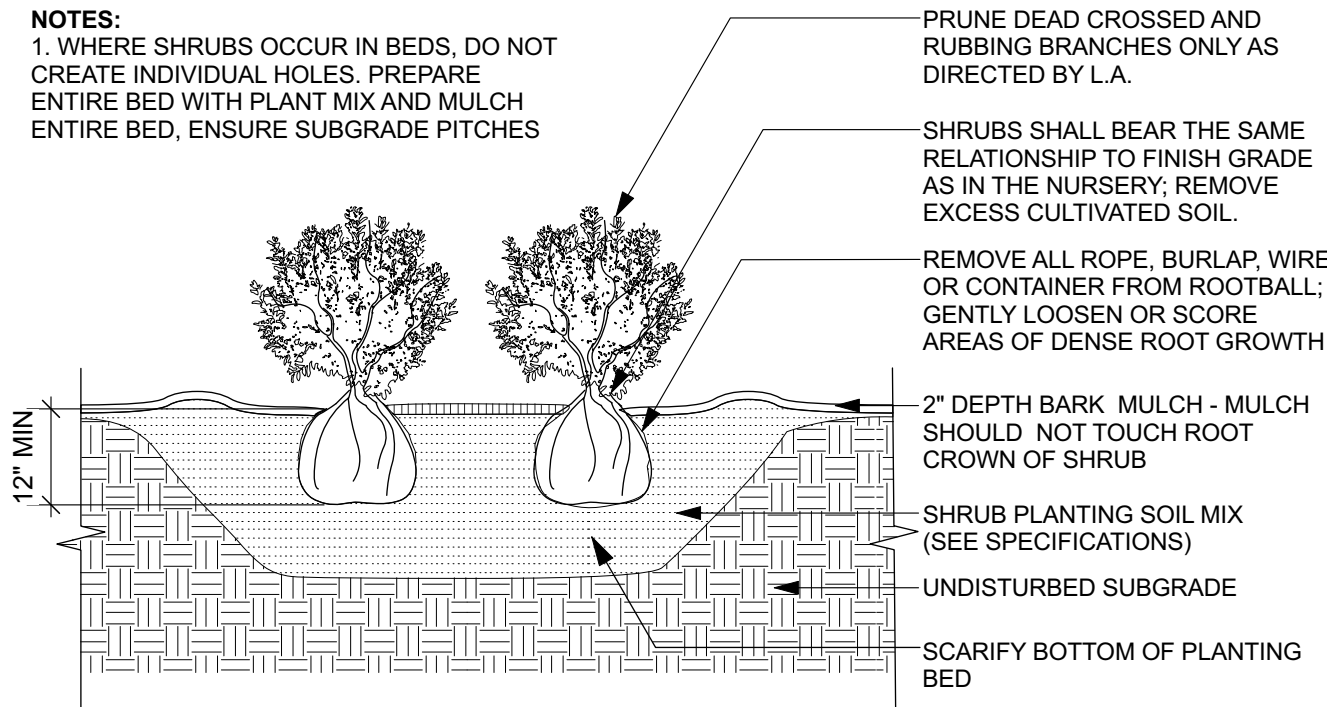
SODCO MICRO CLOVER BLEND	
%	PRODUCT
97.00%	BLACK BEAUTY TURF **
3.00%	WHITE CLOVER
	**SEE BLACK BEAUTY TURF BELOW

** BLACK BEAUTY TURF	
%	PRODUCT
29.72%	GOLCONDA TALL FESCUE
19.88%	MONTANA TALL FESCUE
19.74%	DORADO TALL FESCUE
11.72%	DEEPBLUE KENTUCKY BLUEGRASS
7.91%	PROSPERITY KENTUCKY BLUEGRASS
4.97%	FRONTIER PERENNIAL RYEGRASS
4.92%	SINGULAR PERENNIAL RYEGRASS
1.14%	INERT MATTER

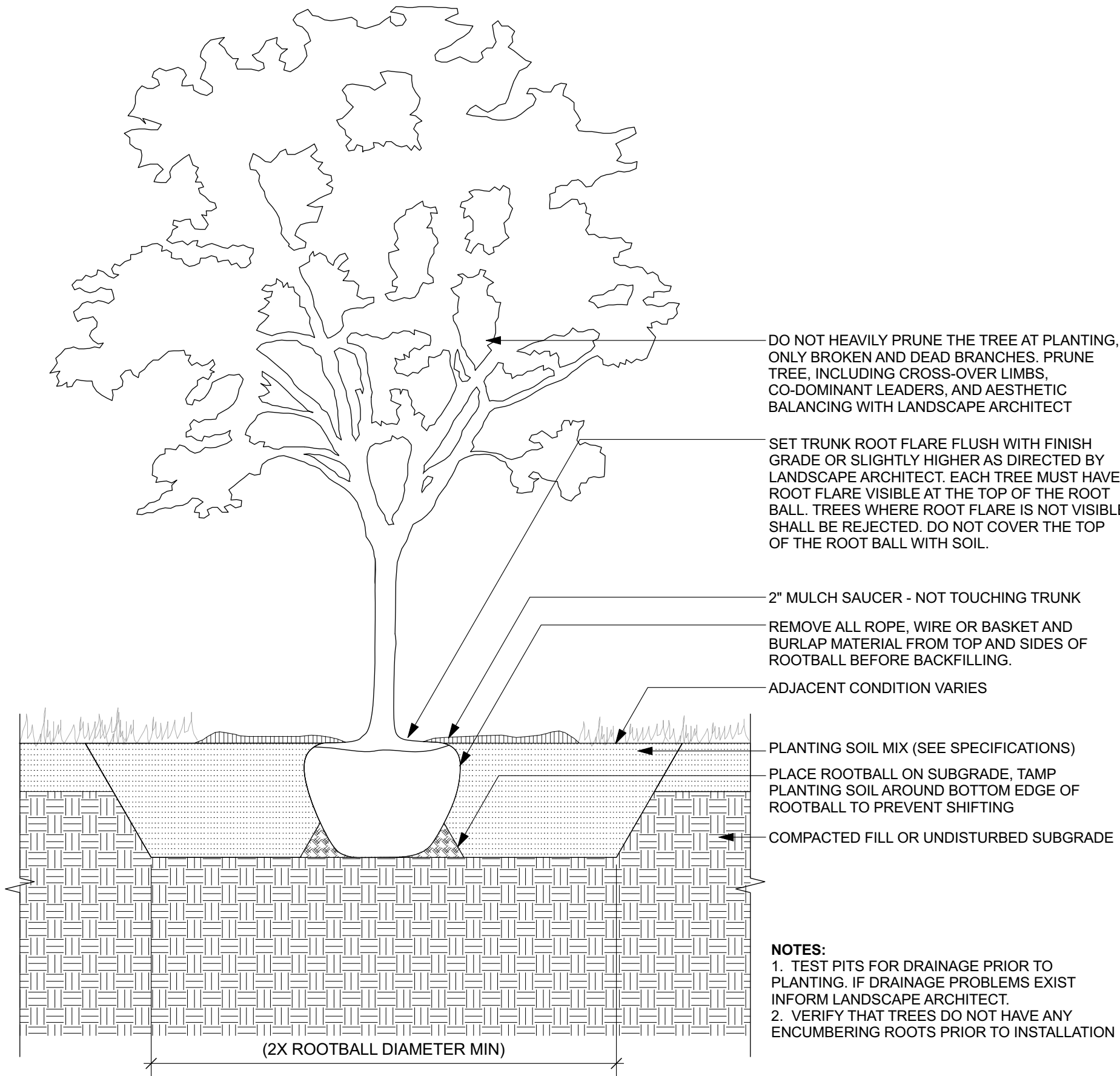
2 SODCO MICRO CLOVER
Scale: NTS



3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



5 TREE PLANTING
Scale: NTS

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

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- Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by The American Association of Nurserymen, latest edition.
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MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DATE:	DESCRIPTION:

SCALE: AS SHOWN DATE: 2 July 2024

SHEET TITLE:

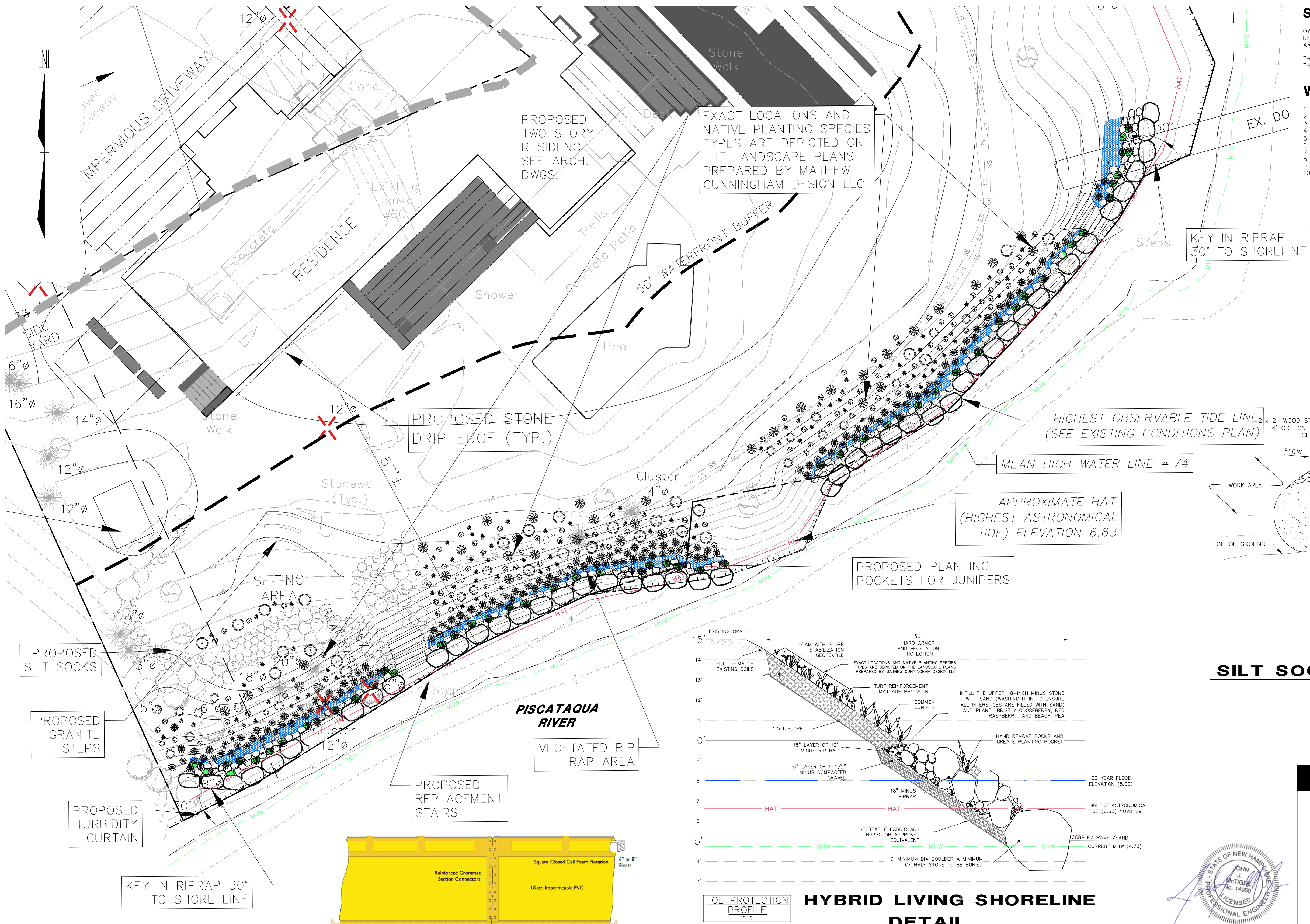
Planting Details

SHEET NUMBER:

L0.4

NOT FOR CONSTRUCTION

Oct 16, 2025 - 10:32am
F:\MISC Projects\47307 - Pleasant Point Dr - Portsmouth\47307-20 - Living-shoreline-plan-7-29.dwg



SITE DATA

OWNER: OWNER OF RECORD OF MAP 207 LOT 13: 120-0 WILD ROSE LANE, LLC
DEED REFERENCE TO PARCEL IS BK #6174 PG #1450
AREA OF PARCEL = 50530± SF OR 1.16± ACRES

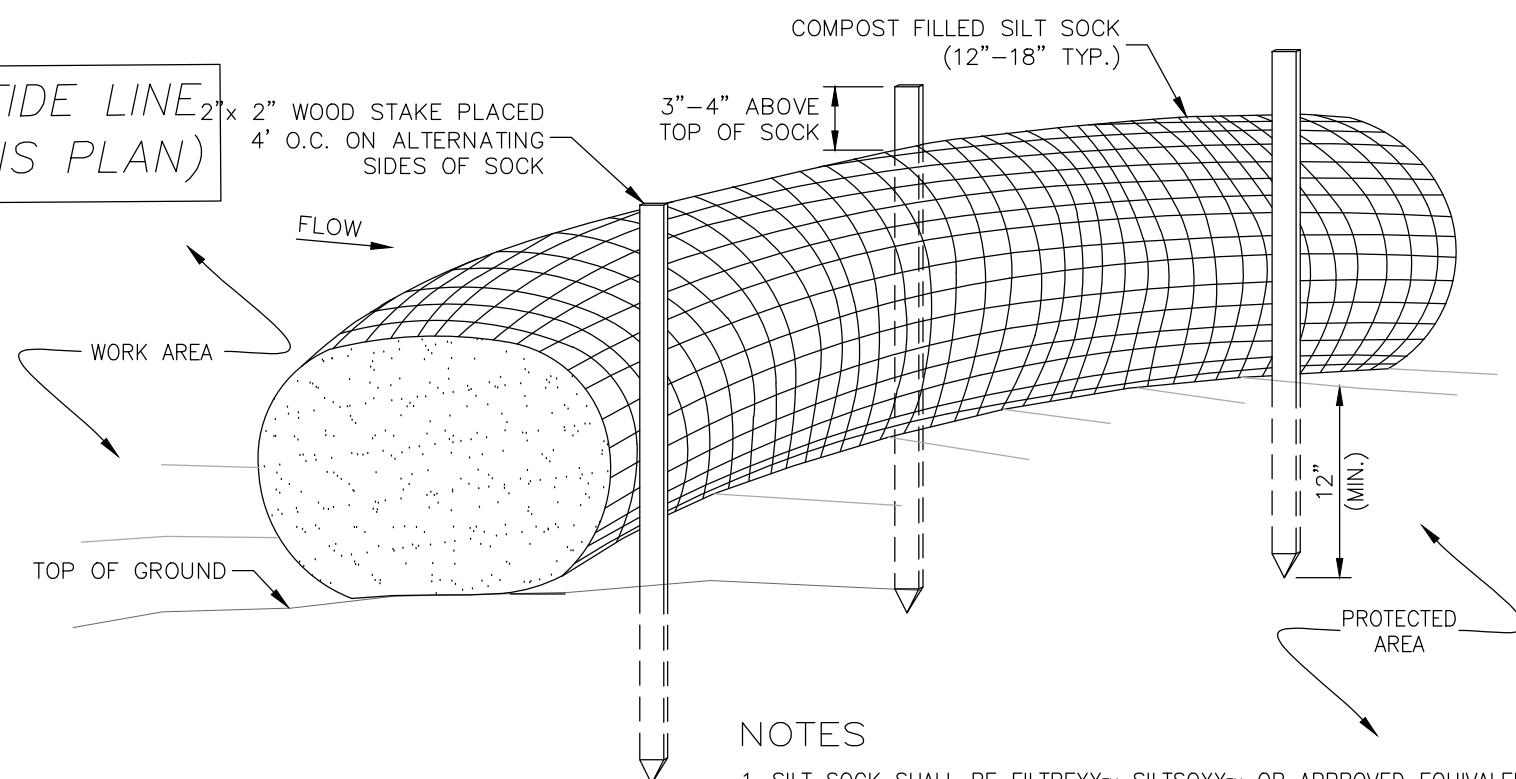
THE PURPOSE OF THIS PLAN IS TO DEPICT A SHORELINE STABILIZATION PROJECT THAT INCORPORATES BOTH HARD ARMOR AND VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON-TON STONES
4. 16"-18" ARMOR STONE
5. 7"-12" RIP RAP
6. CHINK WHERE NEEDED WITH SMALLER STONE
7. IMPLEMENT WEEP HOLES TO ALLOW DRAINAGE
8. INTEGRATE VEGETATION BEHIND RIP RAP WALL
9. SLOPE OF BANK IS 1.5:1
10. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

LEGEND

TURBIDITY CURTAIN	X X
SILT SOCKS	SS SS
EXISTING CONTOURS	-16-
PROPOSED CONTOURS	-18-
HOTL	TTTTTTTTTTTTTTTT
COMMON JUNIPER	
3' MINIMUM DIA BOULDERS	
18" MINUS RIPRAP	
12" MINUS RIPRAP	



NOTES

1. SILT SOCK SHALL BE FILTREXXTM SILT SOCKTM OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

SITE DEVELOPMENT PLANS

TAX MAP 207 LOT 13
HYBRID LIVING SHORELINE PLAN
SHORELINE STABILIZATION
60 PLEASANT POINT DRIVE, PORTSMOUTH NH
OWNED AND PREPARED FOR
120-0 WILD ROSE LANE, LLC

1"=20' (11"X17")
SCALE: 1"=10' (22"X34")

JUNE 10, 2024



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

47307.20

DR VPB FB
CK JRA CADFILE

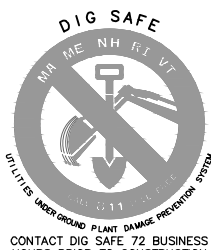
LIVING-SHORELINE-PLAN

C-01

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48 Constitution Drive, Bedford, N.H. 03110

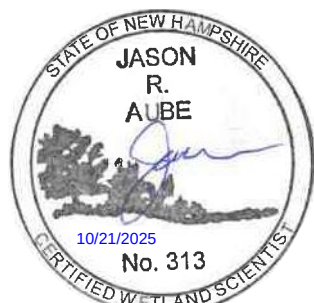
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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

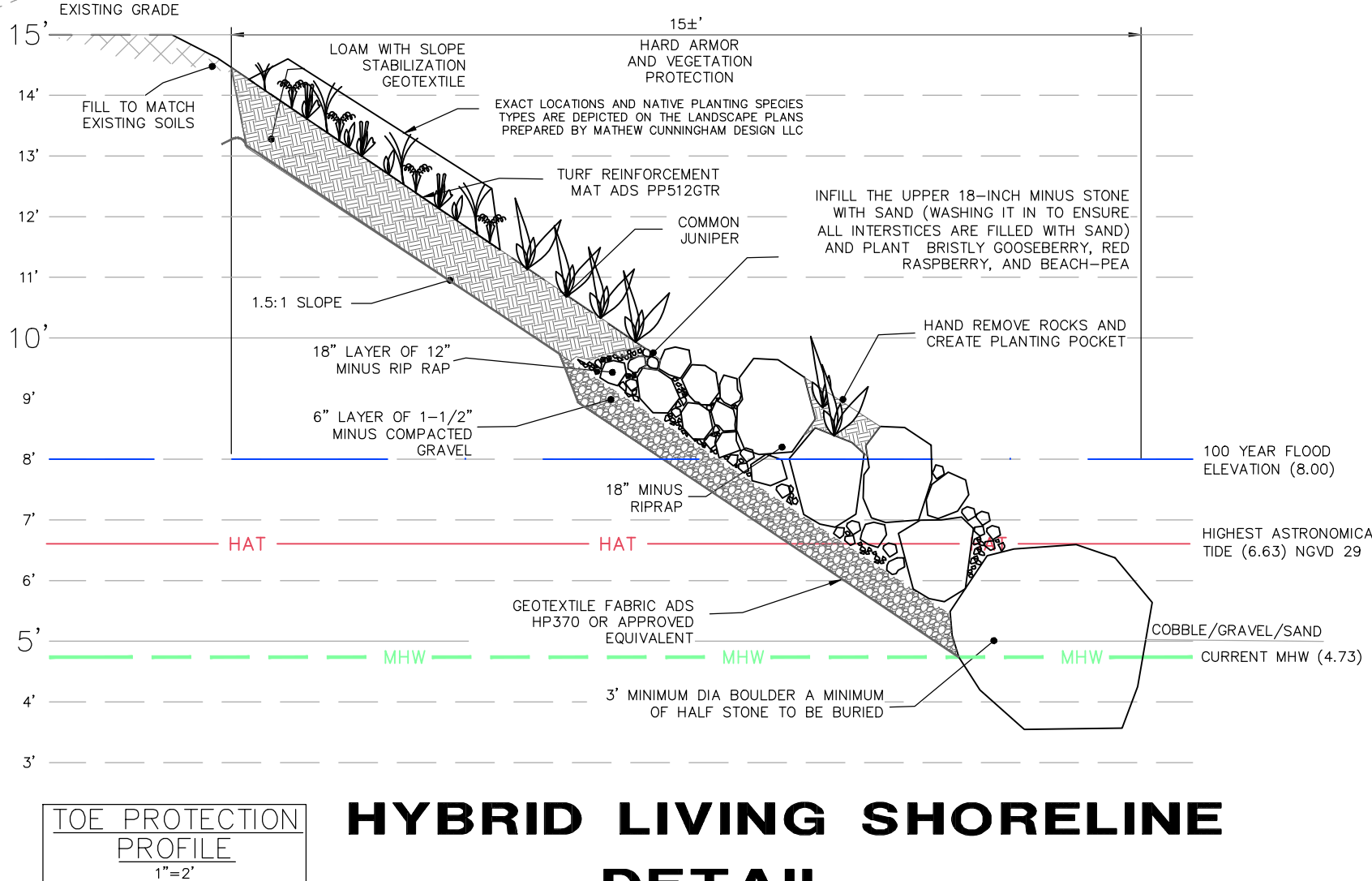


Drawing is for illustrative purposes only. Not to scale.
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Natural forces such as current, wind, waves, and location affect your product and may require engineering, additional anchoring, and repositioning.

Scale:	Drawings:	Revisions:	Date:	By:
Not to Scale			01/04/2018	MM

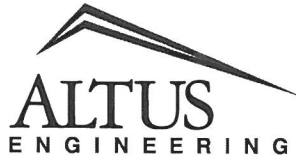


HYBRID LIVING SHORELINE DETAIL



HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK
3	10/16/2025	REVISE RIPRAP IMPACT AREAS	VPB	JRA
2	7/29/2025	REVISE HYBRID LIVING SHORELINE	VPB	JRA
1	9/9/2024	REVISE RIPRAP TIES TO SHORE	JJM	JRA



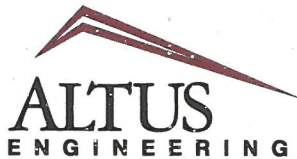
*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

SECTION 4

COPY OF NOTIFICATIONS REQUIRED BY ENV-WT 314.07

CITY OF PORTSMOUTH CONSERVATION COMMISSION
US ARMY CORPS OF ENGINEERS (ACOE)
NH FISH AND GAME DEPARTMENT (F & G)
NH NATURAL HERITAGE BUREAU (NHB)
ABUTTERS LIST
COPY OF CERTIFIED MAILING RECEIPTS



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

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

**Re: Portsmouth Conservation Commission Notification for
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

To Whom It May Concern,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (*Iva frutescens*) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

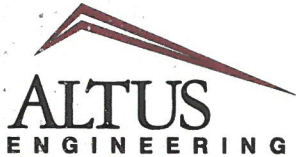
A handwritten signature in black ink, appearing to read "E. Weinrieb", is written over a horizontal line.

Eric D. Weinrieb, P.E.
President

Wde/15 5138-Portsmouth-Conservation-Commission-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

Stephanie Morrison
US Army Corps of Engineers
New England District
Regulatory District
696 Virginia Road
Concord, MA 01742

**Re: ACOE Notification for
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

Dear Ms. Morrison,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (*Iva frutescens*) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

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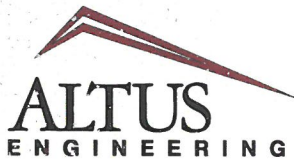
Eric D. Weinrieb, P.E.
President

Wde/16 5138-US-Army-Corps-of-Engineers-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

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



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

Kevin M. Sullivan
NH Fish and Game Department
Wildlife Division
Environmental Review Supervisor
11 Hazen Drive
Concord, New Hampshire 03301-0095

**Re: NH Fish and Game Department Notification for
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

Dear Reviewer,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (*Iva frutescens*) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Eric D. Weinrieb", is written over a horizontal line.

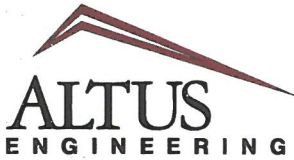
Eric D. Weinrieb, P.E.
President

Wde/17 5138-Fish-and-Game-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

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



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 21, 2025

Environmental Reviewer/Ecological Information Specialist
NHDES Land Resources Management, Wetlands Bureau
29 Hazen Drive
Concord, New Hampshire 03301-0095

**Re: NH Natural Heritage Bureau Notification For
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138**

Dear Reviewer,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (*Iva frutescens*) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

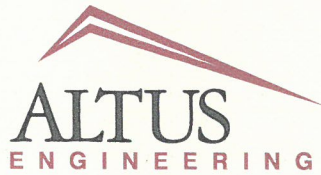
A handwritten signature in black ink, appearing to read "E. Weinrieb", is written over a horizontal line.

Eric D. Weinrieb, P.E.
President

Wde/5138-NHB-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 21, 2025

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

Re: NHDES Wetlands Permit - Amended
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

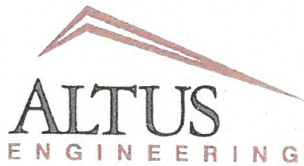
ABUTTER'S LIST – Amended Wetlands Permit application only

Tax Map / Parcel Abutter name & address

207 / 12 The James M. McSharry Revocable Trust
James M. McSharry, Trustee
58 Pleasant Point Drive
Portsmouth, NH 03801

207 / 14 Goodwin Asset Protection Trust
Lynne Golan, Trustee
1953 Kwansan Court
Toms River, NJ 08755

wde/5138.023-wetland-abutters.list-amended-wetlands-ap-only.doc



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

**Subject: NHDES Wetlands Permit Amendment Request – File: 2023-03138
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138**

To Whom It May Concern:

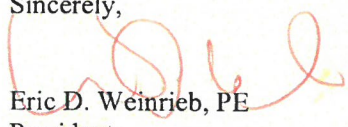
Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that Altus Engineering, LLC on behalf of 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetlands Permit Amendment Request to the NHDES Wetlands Bureau.

The request is to account for an additional 300 s.f. of disturbance within the previously disturbed and developed 100' tidal buffer zone to address additional erosion.

This letter is for your notification only. No other action is required on your part.

Once filed, the amended plan and application that show the proposed work are available for viewing during normal business hours at 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\5138.032.abutter-and-reviewers-notify-wetland-AMENDMENT.ltr.doc

CERTIFIED MAIL

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