RIVERSIDE & PICKERING
MARINE CONTRACTORS

NHDES WETLANDS BUREAU

WETLAND PERMIT-BY-NOTIFICATION (PBN)

FOR

NAVIGATION DIVISION OF MORAN TOWING

FOR REPAIR IN KIND OF AN EXISTING LEGAL TIDAL DOCKING STRUCTURE

34 CERES STREET, PORTSMOUTH

SECTION 1

30 September, 2025

To Whom It May Concern:

RE: State of New Hampshire DES Wetlands Bureau Standard Dredge and Fill Application for repairs and maintenance to a legal tidal docking structure within the previously developed 100' Tidal Buffer Zone and jurisdictional wetlands for *Navigation Division of Moran Towning at 34 Ceres Street Portsmouth, NH 03801*

This letter is to inform the City of Portsmouth and NH DES in accordance with State Law that the following entities:

Riverside & Pickering Marine Contractors

are authorized to represent us as our agent in the approval process.
Please feel free to call me if there are any questions regarding this authorization.

Sincerely,

Dick Holt, Authorized Representative
34 Ceres Street
Portsmouth, NH 03801

NHDES-W-06-027

WETLANDS PERMIT BY NOTIFICATION (PBN)

Water Division / Land Resources Management

Check the Status of your Notification

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

APPLICANT NAME: Riverside & Pickering Marine Contractors C/O Kuerstin Fordham

ADDRESS: 34 Ceres St

OWNER NAME: Moran Towing of NH / Ports. Nav.

TOWN/CITY: Portsmouth

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

NHDES will review your application for compliance with applicable provisions of:

- Env-Wt 307 (Conditions Applicable to All Activities in Jurisdictional Areas).
- Env-Wt 500 (Project-Specific Requirements).
- Env-Wt 600 (Coastal Lands and Tidal Waters / Wetlands).
- Env-Wt 900 (Stream Crossings, Culverts).

NHDES will also review your application for compliance with applicable best management practices described in:

- Env-Wt 306.02(a)(2) (Activities Eligible for a Lower Scrutiny Approval).
- Env-Wt 309.07 (Permit-by-Notification Application Requirements).

Please note that review may include NHDES staff inspecting your proposed project site, as described in RSA 482-A:6, II.

SECTION 1 – GENERAL CRITERIA (Env-Wt 306.02, Env-Wt 309.01)	
Does your proposed project involve work in any jurisdictional area that started before you obtained applicable approvals? Does it involve any work under an "After-the-Fact" permit? For more information on applicable jurisdictional areas, see Section 3 below.	☐ Yes ☒ No
Is your proposed project located in a Priority Resource Area (PRA), other than a documented occurrence of Protected Species and Habitat? For more information on these topics, see our Priority Resource Area Fact Sheet or our Protected Species or Habitat Fact Sheet.	☐ Yes ☒ No
If you answered "Yes" to one or both questions above, you are ineligible for a Wetlands Permit-by-Notification (PBN). Please file a Standard Dredge and Fill Wetlands Permit Application.	

SECTION 2 – PROJECT-SPECIFIC CRITERIA (Env-Wt 309.06)

You can only use a PBN for the project types listed below. Please check the best applicable box(es) for your proposed project and refer to our project-specific checklists. If your proposed project type is not listed below, or if it does not meet the project-specific checklist criteria, it is not eligible for a PBN. It may still be eligible for an Expedited Minimum Impact Wetlands Permit or a Standard Dredge and Fill Wetlands Permit.

Docking, Beach, and Bank Stabilization Projects:

- ☐ Sand replenishment of an existing legal beach
- † ☐ Repair or replacement of an existing legal boat launch
- † ☐ Installation of a new canopy
- † ☐ Construction, installation, or modification of docking structures
- ☐ Repair or replacement of an existing legal docking structure
- ☐ Maintenance of an existing legal tidal docking structure
- ☐ Repair or replacement of an existing legal retaining wall

Stream Crossing Projects:

- ☐ Repair of an existing legal tier 1 stream crossing
- ‡ ☐ Repair of an existing legal tier 2 stream crossing
- ‡ ☐ Repair of an existing legal tier 3 stream crossing
- ☐ Replacement of an existing legal tier 1 stream crossing
- † ☐ Installation of a temporary tier 1 stream crossing
- † ‡ ☐ Installation of a temporary tier 2 stream crossing

Utility Projects:

- † ☐ Installation of residential utilities to a single-family home
- † ☐ Utility activities

Other Projects:

- ☐ Repair or replacement of an existing legal deck or patio
- † ☐ Exotic aquatic weed control activities not exceeding one acre
- † ☐ Agricultural activities
- † ☐ Temporary coffer dams
- † ☐ A new, single lot, residential driveway
- † ☐ Dry hydrant installation or maintenance
- † ☐ Forestry activities
- † ☐ Pond maintenance
- † ☐ Residential, commercial, or industrial maintenance

NHDES will review PBN applications within 10 calendar days (Env-Wt 309.08(a)) with two exceptions:

† You are strongly encouraged to include a signed written waiver of intervention from your conservation commission. If you do not, assigned staff will review your PBN application within 25 days.

‡ You are strongly encouraged to include a signed written waiver of intervention from your river management advisory committee, if applicable. If you do not, assigned staff will review your PBN application within 25 days.

For more information on "Lower Scrutiny Approvals" see Env-Wt 309

SECTION 3 – PROJECT DESCRIPTION AND IMPACT AREA (Env-Wt 309.07(c))

In one or two paragraphs, describe your proposed project. Include detailed dimensions and timing of impacts to any areas listed below. Add any other information necessary to specify your proposed actions.

REMOVE (38) PTSYP FAILING PILES AND REPLACE IN KIND (38) 12" CLASS B GREENHEART PILES. GREENHEART PILES WILL BE INSTALLED USING VIBRATORY PILE DRIVER. INSTALL 8" X 8" PTSYP .60 BLOCKING BETWEEN NEW FENDER PILES.

Complete the table below. Indicate square feet (SF) and/or linear feet (LF) of impacts, as applicable. "Temporary" impacts are those you will restore to pre-construction conditions after you complete the project. For new seasonal dock projects, enter your proposed square footage as "permanent."

Jurisdictional Area	Permanent (SF/LF)	Temporary (SF/LF)	Jurisdictional Area	Permanent (SF/LF)	Temporary (SF/LF)
Lake			Forested Wetland	/	/
Pond			Wet Meadow	/	/
Perennial River/ Stream			Emergent Wetland	/	/
Intermittent/ Ephemeral Stream	/	/	Developed Upland in Tidal Buffer Zone		
Tidal Water	/ 38 SF	/	Other		

SECTION 4 – PROJECT LOCATION (Env-Wt 309.07)

ADDRESS: 34 CERES STREET | TOWN/CITY: PORTSMOUTH

TAX MAP/LOT NUMBER: TAX MAP 106 LOT 44

NAME OF WATERBODY, WETLAND, OR OTHER JURISDICTIONAL AREA: PISCATAQUA RIVER

LATITUDE/LONGITUDE (in decimal degrees to five decimal places): /43.07894 / -70.757730

FOR PROJECTS LOCATED ON WATERBODIES ONLY: LINEAR DISTANCE OF THE PROJECT FROM ABUTTING PROPERTY BOUNDARIES: RIGHT - 46.3' LEFT - 68.85'

SECTION 5 – APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 309.07(a))

If the applicant is a trust or company, enter the name of the trust or company as the applicant's name.

NAME: NAVIGATION DIVISION OF MORAN TOWING

MAILING ADDRESS: 34 CERES STREET

TOWN/CITY: PORTSMOUTH | STATE: NH | ZIP CODE: 03801

DAYTIME PHONE: | EMAIL ADDRESS:

SECTION 6 – PROPERTY OWNER INFORMATION (Env-Wt 309.07(a))			
☐ OWNER AND APPLICANT ARE THE SAME? IF YES, SKIP TO SECTION 7.			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
DAYTIME PHONE:	EMAIL ADDRESS:		

SECTION 7 – AGENT INFORMATION (IF APPLICABLE) (Env-Wt 309.07(a))			
NAME: RIVERSIDE & PICKERING MARINE CONTRACTORS C/O KUERSTIN FORDHAM			
MAILING ADDRESS: 34 PATTERSON LANE			
TOWN/CITY: NEWINGTON		STATE: NH	ZIP CODE: 03801
DAYTIME PHONE: 603-427-2824 EXT 1000	EMAIL ADDRESS: KUERSTIN@RIVERSIDEANDPICKERING.COM		

SECTION 8 – REQUIRED CERTIFICATIONS (Env-Wt 309.07(d))

The **applicant** must initial the box below and sign the application to certify that:

Initials:	
KF RCH	• I will conduct my project in a manner that will meet the applicable conditions and limits of Env-Wt 307 and all applicable "minimum impact" project rules. • Any structure I am proposing to repair within jurisdictional areas is a legally existing structure. • My proposal results in the "least adverse impact" to jurisdictional areas. (Env-Wt 313.03, Avoidance and Minimization). • I am aware of the limits of this PBN and understand and will comply with all its conditions.

The **owner, applicant** (if different from owner) **and agent** must initial each box below and sign to certify:

Initials:	
KF RCH	• To the best of our knowledge and belief, we have provided all required notifications. • To the best of our knowledge and belief, the information submitted on or with this application is true, complete, and not misleading. • In signing, we understand 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. Refer a certified wetland scientist, licensed surveyor, or licensed professional engineer to the Office of Professional Licensure and Certification. For more information, see RSA 310-A:1.

SECTION 9 – REQUIRED SIGNATURE (Env-Wt 309.07(d))

Each signature below certifies that you are aware of this application and do not object to its filing.

OWNER SIGNATURE: Richard C Holt JR	PRINT NAME LEGIBLY: Richard C. Holt JR.	DATE: 10/28/25
APPLICANT SIGNATURE (IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
AGENT SIGNATURE (IF APPLICABLE): Kuerstin Fordham	PRINT NAME LEGIBLY: KUERSTIN FORDHAM	DATE: 10/28/2025

Section 10 – TOWN / CITY CLERK (RSA 482-A:3, I; Env-Wt 309.07(f))		
I certify that the applicant has filed four copies, including all attachments, with the town/city named below. ☐ **N/A** Town is not incorporated.		
TOWN/CITY CLERK SIGNATURE: Kelli L Barnaby	PRINT NAME LEGIBLY: Kelli L. Barnaby	
TOWN/CITY: Portsmouth		DATE: 11-04-2025

SECTION 11 – CONSERVATION COMMISSION SIGNATURE (Env-Wt 306.02(c); Env-Wt 309.07(h); Env-Wt 309.08(a))		
The signature below is for projects with "†" in Section 2. If you include this signed written waiver, assigned staff will review complete PBN applications within 10 days. Otherwise, assigned staff will review it within 25 days.		
The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and waives its right to intervene, as described in RSA 482-A:11.		
AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 – LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE (LAC) SIGNATURE (Env-Wt 306.02(d); Env-Wt 309.07(i); Env-Wt 309.08(a))		
The signature below is for projects with "‡" in Section 2. LAC jurisdiction for these projects applies to activities located in or within 250 feet of a designated river where the activity will occur on a "Tier 2" or "Tier 3" stream that has a direct surface water connection to the designated river. Please use the "Designated River Corridor Mapper" to determine if your proposed project is within a designated river corridor. If you include this signed written waiver, assigned staff will review complete PBN application within 10 days. Otherwise, assigned staff will review it within 25 days.		
The signature below certifies that the LAC waives its right to intervene, as described in RSA 482-A:11. (☒ **N/A** This project is *not* within a Designated River Corridor and/or is *not* within LAC jurisdiction)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK (as described in 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. The applicant can submit the application form and attachments to NHDES by mail or by hand.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following:
    a. Local Conservation Commission
    b. Local governing body (Board of Selectmen or Town/City Council)
    c. Local Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them available for public review.

ATTACHMENTS - YOU MUST INCLUDE THE FOLLOWING ATTACHMENTS WITH YOUR APPLICATION:

Required Plans for All Projects (Env-Wt 309.07, PBN Application Requirements):

- ☐ An accurate drawing with dimensions clearly shown to document existing site conditions and to show the location of the property.
- ☐ An accurate drawing and cross-section to show the impact of the proposed activity on jurisdictional areas, including the following:
  - ☐ An overview of the property and proposed impact areas in relation to property lines.
  - ☐ The scale, if any, used on the plan.
  - ☐ If the drawing is not to scale, the dimensions of all existing and proposed structures and all other relevant features necessary to clearly define the project.
  - ☐ A labeled north-pointing arrow to show orientation.
  - ☐ A legend that includes all symbols, line types, and shading used on the plan.
  - ☐ The location of jurisdictional areas delineated in accordance with Env-Wt 400 (Delineation and Classification of Jurisdictional Areas; Classification of Projects).
  - ☐ Proposed sequence of construction (including pre-construction through post-construction activities) and the relative timing and progression of all work.
  - ☐ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary.
  - ☐ For any project using a temporary coffer dam, and for any repair of a "tier 3" stream crossing (as classified and described in the Designated River Corridor Mapper), the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s).
  - ☐ The plan date, latest revision date, and preparer's name.

Wetland Delineation:

☐ **Wetland boundaries** must be delineated by a Certified Wetland Scientist (CWS), except for the following projects:

- Shoreline structure projects, such as docking structures at the shoreline of and extending over open water where there are no vegetated wetlands.
- Exotic aquatic weed control activities not exceeding one acre.
- Agriculture projects impacting less than three acres of wet meadow, if the application and plan are prepared by the Natural Resources Conservation Services (NRCS) or a certified wetland scientist.
- Request technical assistance if needed for questions on Env-Wt 309.07 or Env-Wt 406.

Additional Attachments Required for All Projects:

☐ ***Application fee***: Check or money order for $400 payable to "Treasurer – State of NH" (as described in RSA 482-A:3, I(c) (Excavating and Dredging Permit; Certain Exemptions)).

☐ ***US Geological Survey map***: A copy of the appropriate US Geological Survey map with the property and project located (as described in Env-Wt 309.07(b)(3)).

☐ ***Natural Heritage Bureau (NHB) DataCheck review***:

Complete a DataCheck review through the NHB DataCheck Tool. Resolve any related questions with NHB or New Hampshire Fish and Game Department (NHFG), as instructed.

- NHB DataCheck identification number, results and, if any, correspondence with NHB and NHFG.
- Do your NHB DataCheck results indicate that your proposed project is in or near a documented occurrence of a protected species or habitat? If so, provide written recommendations from NHB or NHFG, or both, for actions to be taken to protect the species or habitat. Sign below to commit to implement recommendations regarding the protected species or habitat (Env-Wt 407.02(c), Impact Classification Adjustments):

"I commit to implement NHB or NHFG recommendations, or both, as applicable, for protected species or habitat."

Signature:

Date:

☐ ***Tax Map***: A legible copy of the town tax map showing the location of the proposed project in relation to abutters (Env-Wt 309.07(b)(2)).

☐ ***Dated Photographs***: Original or digital photos, clearly showing existing conditions of the area to be impacted, mounted no more than two per sheet, on 8.5 inches by 11 inches paper and captioned (Env-Wt 309.07(b)(5)).

Required Attachments, If Applicable:

☐ ***For the maintenance of existing legal tidal docking structures only***: the data screening required by Env-Wt 603.03 (see also: Env-Wt 306.05(a)(3) and Env-Wt 309.07(b)(6)).

☐ ***For stream crossing projects only***: The size of the watershed (Env-Wt 306.05(a)(5)).

☐ ***For new docking structures only***: Permission for work within 20 feet of abutting properties (as described in RSA 482-A:3, XIII). If jurisdictional impacts for boat docking facilities occur within 20 feet of an abutting property line or imaginary extension thereof over surface water, you must include signed permission letter(s) from the affected abutters. A notarized, written agreement with any abutter(s) when the proposed seasonal pier or wharf is located within 20 feet of the property line or imaginary extension thereof over surface waters.

☐ ***For agricultural activities only:*** County conservation district or certified wetland scientist signature (as described in Env-Wt 309.07(g)).

By signing below, the county conservation district or certified wetland scientist certifies compliance with all conditions of that rule (as described in Env-Wt 522.06(a)(2)).

Authorized County Conservation District or Certified Wetlands Scientist Signature:

Printed Name:

Date:

☐ ***For work within 10 feet of abutting properties***: Written consent from the affected abutter to extend work closer than 10 feet to their properties (Env-Wt 307.13(d), subject to exemptions described in Env-Wt 307.13(e)).

☐ ***Additional project-specific information***: Please refer to the Project-Specific Checklists for Wetlands PBNs.

NHDES-W-06-027Q

MAINTENANCE OF TIDAL DOCKING STRUCTURE PERMIT BY NOTIFICATION CHECKLIST
Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Notification

RSA/Rule: RSA 482-A/ Env-Wt 606

This checklist summarizes the criteria and requirements for a Permit-by-Notification (PBN) for the maintenance of an existing legal tidal docking structure that complies with Env-Wt 606.17(b). In addition to meeting the project-specific criteria and requirements listed on this checklist:

- The project must meet the criteria and requirements listed on the PBN form (NHDES-W-06-027),
- The project must meet the applicable criteria and requirements listed in the Coastal Resource Worksheet (NHDES-W-06-079), and
- The required planning for all projects described in Env-Wt 306.05 must be performed.

APPLICABILITY

[X] To qualify for this PBN, the project must be located in a coastal (tidal) area.

PROJECT CRITERIA

To qualify for this PBN, the project must meet the following criteria:

[X] The project is for the maintenance, repair, and replacement in-kind of existing legal docking structures.

[X] No work is proposed that would be prohibited under RSA 482-A:26.

[X] The project does not impact a protected species or habitat.

[X] No change in location, configuration, construction type, or dimensions is proposed.

[X] No authorization is required from the New Hampshire Fish and Game Department to amend the standard time of year restriction in Env-Wt 307.04.

[X] The applicant must include a written certification with their application certifying that:

- The existing structures would be considered grandfathered in their current configuration and have not been abandoned, or
- The existing structures were constructed pursuant to a previously-issued wetlands permit and have not been abandoned.

APPLICATION REQUIREMENTS FOR ALL OVERWATER STRUCTURES

[X] In addition to the plan requirements listed on the attachment to the PBN form (NHDES-W-06-027), plans provided with this application must include an identification of those pilings and structures to be repaired or replaced.

[X] The application must include photographs showing the repair project from:

- The docking structures looking waterward.
- The end of the dock looking towards the shoreland attachment.

DOCKING CONSTRUCTION REQUIREMENTS AND CONDITIONS

All tidal docking constructions are subject to the following standard construction requirements and conditions:

- [X] Work must be done in accordance with the standard conditions in Env-Wt 307.
- [X] Installation must be done by barge or upland to prevent the driving of construction equipment in or through tidal waters/wetlands or on the bottom of the inter-tidal zone.
- [ ] Access by construction equipment on the high salt marsh must be limited to that provided by Env-Wt 307 and mats shall not be dragged into location.
- [X] Construction of docks in or near essential fish habitat must be subject to review by New Hampshire Fish and Game Department and the National Marine Fisheries Service for design recommendations or time of year restrictions.

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.: Moran Towing of NH Portsmouth Division

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.

This project proposes to remove and replace in kind 38 existing failing piles on a legal existing commercial tidal docking structure at 34 Ceres Street. The piles and blocking are failing.

This project only proposes 38' of permanent impact with no temporary impact. The piles will be driven during the dredge window of November 15 2025 through March 15 2025. This project will also impact an impatied water body (Piscataqua River) as well as highest ranked habitat in the state of New Hampshire. It will avoid impacts to prime wetlands, salt marsh, eelgrass beds, and sand dunes

In addition to utilizing GIS data layers from NH GRANIT to screen for the aforementioned sensitive resources, we coordinated with the DataCheck for NHDES Ecological Review as well as New Hampshire Fish and Game (NHFG) to screen for sensitive species and natural communities. As a result of this coordination, this project will avoid impacts to sensitive species and natural communities within the area

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.

This project will impact an impaired water body (Piscataqua River) and highest ranked habitat in the state of New Hampshire. It will not impact prime wetlands, salt marsh areas, eelgrass beds. or sand dunes.

As a result of coordinating with the DataCheck for NHDES Ecological Review as well as New Hampshire Fish and Game (NHFG), we have ensured that this project will not impact any sensitive species or natural communities. This project will utilize proper erosion and sedimentation controls in order to protect the sensitive species and communities within the area. Pile replacement activities will be performed during the Dredge Window of November 15, 2025 - March 15, 2026 and the piles will be installed using vibration.

The criteria within Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04 apply to Standard Permit Applications, and this project is a minimum impact project applying for a Permit-by-Notification (PBN). A Coastal Functional Assessment (CFA) is not required for this project, and neither is a Coastal Vulnerability Assessment (CVA).

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

As highlighted in the Permit-by-Notification form, this project meets all relevant standard conditions of Env-Wt 307 as well as the minimum standards of RSA 483-B. This project is a tidal infrastructure in-kind replacement project. No increases in impervious area or tree cutting are proposed.

The criteria in Env-Wt 313.01 apply to Standard Permit Applications and this project is a minimum impact project applying for a Permit-by-Notification (PBN).

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

- Uses best management practices and standard conditions in Env-Wt 307;
- Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- Meets approval criteria in Env-Wt 313.01;
- Meets evaluation criteria in Env-Wt 313.01(c);
- Meets CFA requirements in Env-Wt 603.04; and
- Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;

☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and

☐ A discussion of how the completed project will be maintained and managed.

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

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

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

N/A - This project is a minimum impact project and applying for a Permit-by-Notification (PBN). The design plan for this project must meet the criteria of Env-Wt 309.07 instead of Env-Wt 603.07 and Env-Wt 603.08. The design plan included with this application addresses all of the criteria in Env-Wt 309.07.

Additionally, this project proposes to replace an existing legal tidal docking structure in-kind, and no extensions or additions are proposed. For this reason, a statement from the Pease Development Authority Division of Ports and Harbors (DP&H) Chief Harbormaster Tracy Shattuck is not needed

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.

This project is applying for a Permit-by-Notification (PBN) and a Coastal Vulnerability Assessment (CVA) is not required.

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.

N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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: N/A

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:

- [X] 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;
- [X] The location of all special aquatic sites at or within 100 feet of the subject property;
- [ ] Existing bank contours; N/A
- [ ] 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;
- [X] 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
- [X] 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;
- [X] The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and
- [ ] Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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.

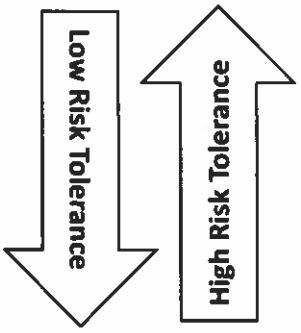
SECTION 10 – GUIDANCE

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.

Appledore Marine Engineering, LLC
600 State Street, Suite E | Portsmouth New Hampshire 03801

February 22, 2024

Captain Richard Holt, Jr.
General Manager
Moran Portsmouth
34 Ceres Street
Portsmouth, New Hampshire 03801

Re: Portsmouth Pilot's Dock
Routine Level Inspection
Letter Report of Findings

Dear Captain Holt:

Appledore Marine Engineering, LLC (AME) is pleased to present our Letter Report of Findings for the above referenced project. This report summarizes the findings from this inspection including observed conditions, photographs, and recommended repairs and maintenance items.

1. Background

The Pilot's Dock was reportedly constructed circa 1990, making it approximately 33 years old. The facility was last inspected in 2012, at which time numerous repairs were recommended to address deficiencies related to timber decay to the framing and timber piles, corrosion to the steel elements, and rotation of the granite seawall.

2. Description of Structure

The wharf measures roughly 150 ft long with widths varying between approximately 34 ft and 37 ft. The 3x10 timber decking is laid diagonally over 6x12 timber stringers and 12x12 timber pile caps. The caps are supported by a combination of timber piles and 12-inch diameter steel pipe piles (along the outer two bents). A steel W36 wale and horizontal steel pipe struts transfer lateral loading to a buried shoreside deadman.

The shoreline beneath the wharf is supported by a combination of tied-back steel sheet piles and dry stacked granite seawall. Riverbed depths vary between approximately -10 ft (MLLW) and -17 ft (MLLW) along the outboard face. The wharf supports mooring and berthing of tugboats berthed side-by-side.

A floating dock is located to the south of the wharf, accessible by an aluminum gangway. The floating dock measures approximately 15 ft by 20 ft and provides berthing for the Pilot's 25-ft small craft powerboat.

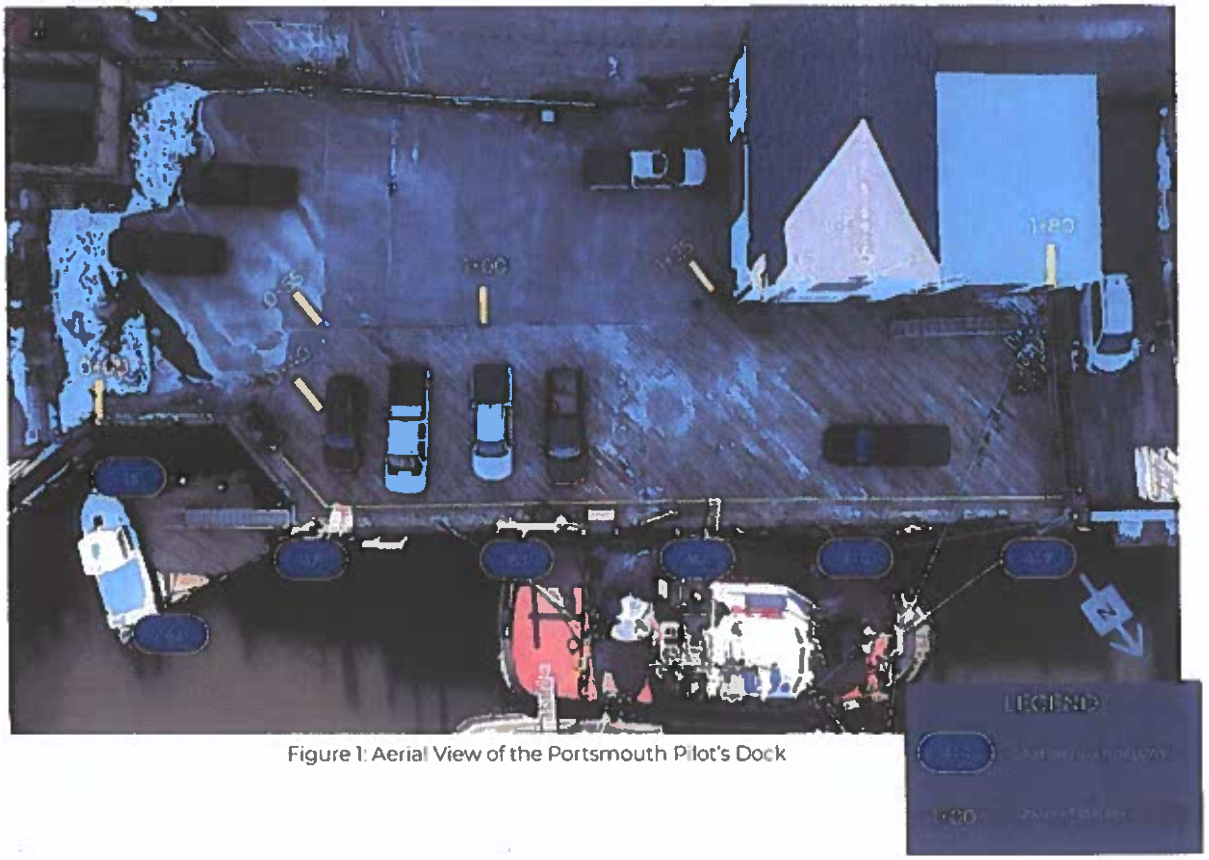


Figure 1: Aerial View of the Portsmouth Pilot's Dock

3. Summary of Findings

3.1 Overview

Condition Assessment Rating	**Fair**	Operational Restrictions	None
Remaining Service Life (with repairs)	10+ Years	Remaining Service Life (without repairs)	8-10 Years
Date of Previous Inspection	2012	Next Inspection Due	2027
Estimated Repair Costs		$483,000	

3.2 Observed Conditions

ELEMENT	REPAIR NEEDED	OBSERVATIONS
Timber Piles	Yes	There are several vintages of timber piles located beneath the pier with many of the older vintage piles having been abandoned in place. The active timber support piles have localized marine borer deterioration; at least 5 piles have notable section loss of up to 50 percent of the pile's cross section. Several of the newer vintage timber piles have been shimmed; however, at least 9 of the piles have notable bearing loss of 50 percent, or more.
Steel Piles	Yes	The steel pipe piles have minor corrosion in the low water corrosion zone. The pipe piles are spirally welded and at Pile A1, there was notable loss of weld filler material due to active corrosion. Ultrasonic thickness readings indicate up to 31 percent loss of thickness. The steel piles are not cathodically protected.
Steel Framing & Struts		There is a steel framed system, consisting of a W36 breasting beam, an HP14x89 wale, and four (4) 12-in. diameter horizontal struts, that provides lateral support for mooring and berthing forces. The steel elements generally have widespread minor corrosion with no notable section loss or overstressing. The shoreside deadman supports for the system were buried and therefore not accessible for inspection.
Timber Framing		The pier has timber framing in the form of 6x12 stringers and 12x12 timber pile caps. These timber elements have no outwardly visible deterioration.
Timber Decking		The timber decking consists of diagonally laid 3x10 deck planks. The timber has no outwardly visible deterioration.
Quaywall	Yes	With the exception of the tied back steel sheet pile bulkhead, the shoreline beneath the pier is retained by a dry stacked granite block quaywall. The quaywall has several locations with notable voiding due to displaced and/or missing stone including STA 0+40, 1+25, 1+42, 1+52, and 1+58. At these voids, penetration depth measured up to 4-ft deep behind the face of the quaywall. The location of the voiding generally aligns with the noted sinkholes and depressions in the asphalt deck above, indicating active loss of backfill.

ELEMENT	REPAIR NEEDED	OBSERVATIONS
Steel Sheet Pile Bulkhead		The steel sheet pile bulkhead consists of PZ 27 steel sheet piles with a double-channel external wale and 1-5/8-in. diameter tie rods spaced at 10-ft on-center. All of the elements have widespread minor to moderate corrosion. Thickness readings of the steel sheet piles indicate up to 39 percent loss of cross section. This level of section loss typically warrants repair; however, there are currently no signs of overstressing. Additional thickness readings should be taken during the next inspection and the need for repairs reassessed based on the progression of deterioration.
Fender System	Yes	The fender system consists of 12-in. diameter timber piles fastened to a timber curb above deck and a timber wale and chock in the lower tidal zone. The fender piles have widespread fungal decay and impact damage above water. Below water, the piles have widespread severe marine borer deterioration with most piles having greater than 75 percent loss of cross section near the mudline. The lower wales and chocks have widespread moderate to major decay and marine borer damage.
Mooring Hardware		The steel pipe bollards have no notable deterioration. Thickness readings indicate a maximum section loss of approximately 7 percent. Each of the bollards appear to be extensions of the 14-in. diameter steel pipe piles. The northern most inboard bollard has a mass concrete footing installed around the steel pile. This footing is undermined around its entire base for a height of approximately 2 ft with up to 20 in. of penetration. The extent of the undermining should continue to be monitored.
Timber Curb	Yes	The timber curb has widespread decay and weathering. It is broken over a length of approximately 4 ft at the southern end. There are several locations where the bolted connections have failed.
Floating Dock		The floating dock is located to the south of the pier and accessed via an aluminum gangway. It provides berthing for the 25-ft pilot boat. The dock has no notable deterioration. All of the cleats on the floating dock are securely fastened.
Gangway	Yes	The gangway has two localized weld failures at the handrail posts and the pins securing the top of the gangway appear worn with notable section loss. The pins are held in place solely by the cotter pins.
Guide Piles		The timber guide piles have no outwardly visible deterioration.

3.3 Photographs

Photo 1: Overview of the wharf, facing north.

Photo 2: Overview of the wharf, facing south.

Photo 3: Typical condition of a timber pile with moderate marine borer deterioration.

Photo 4: Typical condition of a timber pile below water with notable minor marine borer deterioration.

Photo 5: Typical bearing failure at a timber pile, pile E2 shown.

Photo 6: Typical condition of a steel pipe pile below water. Note the missing weld filler material along the spiral weld seam, pile A1 shown.

Photo 7: Displaced stone in the quaywall with notable voiding behind, STA 1+42 shown.

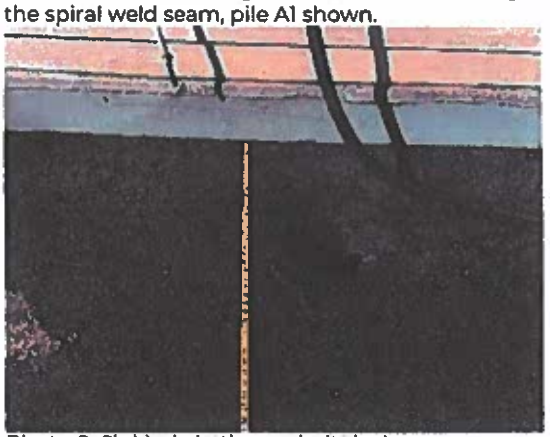


Photo 8: Sinkhole in the asphalt deck, corresponding with voiding in the quaywall below at STA 1+25.

Photo 9: Typical condition of the steel tie back and double channel wale.

Photo 10: Typical condition of the PZ steel sheet pile.

Photo 11: Impact damage and fungal decay to the timber fender piles and fender system.

Photo 12: Typical severe marine borer deterioration to the timber piles below water.

Photo 13: Overview of a typical steel pipe mooring bollard.

Photo 14: Localized damage to the timber curb located near the floating dock gangway.

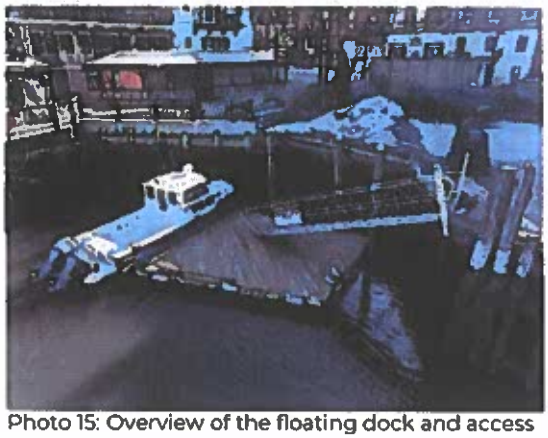


Photo 15: Overview of the floating dock and access gangway.

Photo 16: Deformation to the top pin connection of the access gangway. Note the pin is currently only held by the cotter pin.

3.4 Recommendations

The repair recommendations described below are based on a routine level inspection and provide possible solutions to the observed deterioration. More detailed, design-level inspections are required to support the development of design drawings, completion of structural analyses, and in-depth determination of repair requirements. The ultimate repair concept should be determined by the Engineer of Record.

ELEMENT	REPAIR DESCRIPTION
Timber Piles	The timber piles that remain in the primary load path with notable marine borer deterioration should be repaired. The most efficient repair consists of installing a concrete encasement around the pile to preserve the remaining timber cross section and structural capacity. The timber piles with notable bearing loss should be shimmed to restore full bearing.
Steel Piles	A cathodic protection system, consisting of sacrificial anodes, should be installed on the steel pipe piles to protect the remaining cross section below water from corrosion loss.
Quaywall	Repairs to the quaywall are recommended to address the noted voiding. These repairs will require replacing the displaced/missing granite blocking, either with stones, grout bags, or similar, and filling the associated voiding with a light weight flowable or pumpable cementitious fill. This may require coring through the asphalt deck above to provide access for pump equipment.

We appreciate the opportunity to complete this work for you. If you have any questions, comments, or would like to discuss our findings, recommendations, or any content of this report, please do not hesitate to contact me.

Very Truly Yours,

Matthew L. Teeden, PE, SE
Sr. Vice President | Engineer-Diver

Attached: Attachment A – Condition Ratings Definitions
Attachment B – Field Notes
Attachment C – Reference Drawing

Attachment A – Condition Ratings Definitions

The damage ratings for individual elements and Condition Assessment Ratings for each structure are derived from the ASCE Manual and Report on Engineering Practice No. 130, "Waterfront Facilities Inspection and Assessment." A summary of the pertinent rating criteria is presented below.

Condition Assessment Rating Definitions

Rating		Description
6	Good	No visible damage or only minor damage noted. Structural elements may show very minor deterioration, but no overstressing observed. No repairs are required.
5	Satisfactory	Limited minor to moderate defects or deterioration observed but no overstressing observed. No repairs are required.
4	Fair	All primary structural elements are sound but minor to moderate defects or deterioration observed. Localized areas of moderate to advanced deterioration may be present but do not significantly reduce the loadbearing capacity of the structure. Repairs are recommended, but the priority of the recommended repairs is low.
3	Poor	Advanced deterioration or overstressing observed on widespread portions of the structure but does not significantly reduce the load-bearing capacity of the structure. Repairs may need to be carried out with moderate urgency.
2	Serious	Advanced deterioration, overstressing, or breakage may have significantly affected the load-bearing capacity of primary structural components. Local failures are possible, and loading restrictions may be necessary. Repairs may need to be carried out on a high-priority basis with urgency.
1	Critical	Very advanced deterioration, overstressing, or breakage has resulted in localized failure(s) of primary structural components. More widespread failures are possible or likely to occur, and load restrictions should be implemented as necessary. Repairs may need to be carried out on a very high-priority basis with strong urgency.

List of Defects

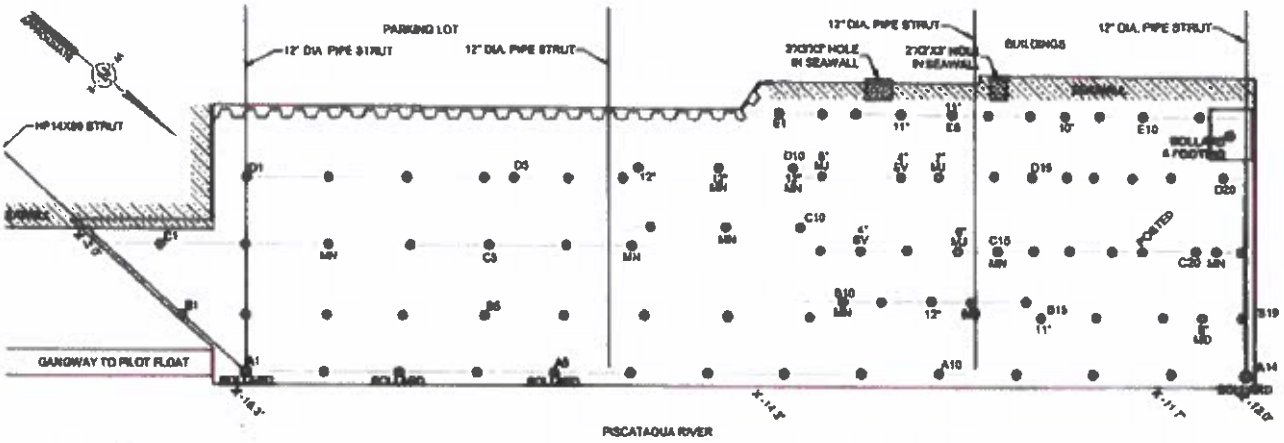
Asset Type	Location		Defect Type	P (%)	Defect Size		Area or Loss (sf or %)	Crack		Depth D (in.)	Exp Bars N (#)	Comments
	Bent	Row			L (ft)	W (ft)		L (ft)	W (in.)			
Fender Pile	TYP	TYP	MBR									Severe MBD at mudline 6" dia TYP
Timber Pile	B	17	MBR				MAJ					Major Deterioration 40% section loss
Timber Pile	B	11	MBR				MOD					Moderate marine borer det
Timber Pile	C	14	MBR				SEV					
Timber Pile	C	21	MBR				MOD					
Timber Pile	C	19	NBR									Non-bearing
Timber Pile	E	2	NBR				50%					
Timber Pile	E	2	MBR				75%					
Timber Pile	E	5	NBR				50%					
Timber Pile	E	6	NBR				50%					
Timber Pile	E	7	NBR				50%					
Timber Pile	E	8	NBR				50%					
Timber Pile	E	9	NBR				50%					
Bollard Footing	E	11	UND		16	2.0				20		2' high, full circumference, up to 20" deep
Timber Pile	D	15	NBR				50%					
Timber Pile	D	16	NBR				50%					
Steel Pile	A	1	COR									Spiral weld seperation
Quaywall	0+40		VOD		3	5.0				18		
Quaywall	1+25		VOD		5	5.0				48		
Quaywall	1+42		VOD		3	3.0				36		
Quaywall	1+52		VOD		3	3.0				36		
Quaywall	1+58		VOD		2	2.0				48		

List of Defects

Asset Type	Location		Defect Type	P (ft)	Defect Size		Area or Loss (sf or %)	Crack		Depth D (in.)	Exp Bars N (#)	Comments
	Bent	Row			L (ft)	W (ft)		L (ft)	W (in.)			
Asphalt Deck	0+35		SNK		10	3 0				3		
Asphalt Deck	1+25		SPL		3	3 0				8		
Timber Curb	0+40		BRK		6							

Ultrasonic Thickness Readings

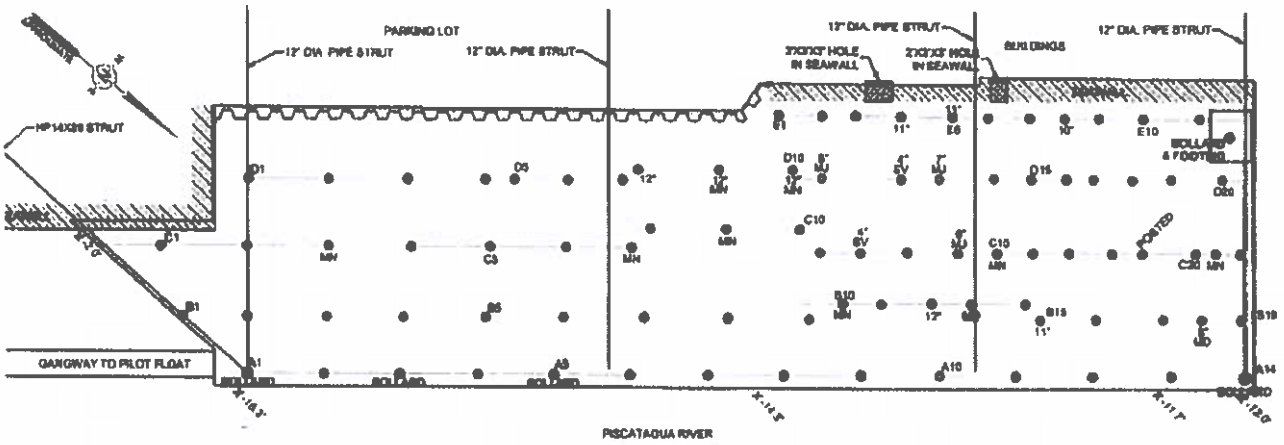
Asset	Location		Elevation	UT Reading	
	Bent/Station	Row		Flange or Wall	Web
				(in.)	(in.)
Bollard	A	1	Above Deck	0.470	-
Pile	A	1	Waterline	0.400	-
			Midwater	0.470	-
			Mudline	0.440	-
Bollard	A	3	Above Deck	0.295	-
Pile	A	3	Waterline	0.300	-
			Midwater	0.305	-
			Mudline	0.295	-
Bollard	A	5	Above Deck	0.310	-
Pile	A	5	Waterline	0.215	-
			Midwater	0.305	-
			Mudline	0.305	-
Bollard	A	14	Above Deck	0.465	-
Pile	A	14	Waterline	0.400	-
			Midwater	0.450	-
			Mudline	0.475	-
Bollard	E	11	Above deck	0.450	-
SSP	0+60	-	Waterline	0.280	0.215
SSP	1+00	-	Waterline	0.240	0.265
SSP	1+22	-	Waterline	0.230	0.33



LEGEND

- GOOD TO ADEQUATE CONDITION MAY INCLUDE MINOR MARINE BORER DAMAGE
- MARGINAL CONDITION, MODERATE TO MAJOR DETERIORATION MAY INCLUDE MODERATE TO MAJOR MARINE BORER DAMAGE
- POOR CONDITION, SEVERE DETERIORATION MAY INCLUDE SEVERE MARINE BORER DAMAGE
- x PILE HEAD SHIM REQUIRED
- A1 PILE DESIGNATION, ROW A PILE NUMBER
- 12" MEASURED MINIMUM PILE DIAMETER
- MN MINOR PILE DETERIORATION
- MJ MAJOR PILE DETERIORATION
- SV SEVERE PILE DETERIORATION
- PILE CAP
- BRACING STRUT
- STEEL SHEET PILE BULKHEAD
- STONE SEAWALL

*Note: Reference drawing shown taken from 2012 Routine Inspection report completed by others and is presented here only to illustrate approximate pile and quaywall configuration as referenced in the report and list of defects.



LEGEND

- GOOD TO ADEQUATE CONDITION MAY INCLUDE MINOR MARINE BORER DAMAGE
- MARGINAL CONDITION, MODERATE TO MAJOR DETERIORATION MAY INCLUDE MODERATE TO MAJOR MARINE BORER DAMAGE
- POOR CONDITION, SEVERE DETERIORATION MAY INCLUDE SEVERE MARINE BORER DAMAGE

X PILE HEAD SHIM REQUIRED
A1 PILE DESIGNATION, ROW A PILE NUMBER
12" MEASURED MINIMUM PILE DIAMETER
MN MINOR PILE DETERIORATION
MJ MAJOR PILE DETERIORATION
SV SEVERE PILE DETERIORATION
PILE CAP
BRACING STRUT
STEEL SHEET PILE BULKHEAD
STONE SEAWALL

**Note: Reference drawing shown taken from 2012 Routine Inspection report completed by others and is presented here only to illustrate approximate pile and quaywall configuration as referenced in the report and list of defects.*

Appledore Marine Engineering, LLC

SECTION 2

WAP 2020 HIGHEST RANKED WILDLIFE HABITAT

Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
  - 1 Highest Ranked Habitat in NH
  - 2 Highest Ranked Habitat in Regior
  - 3 Supporting Landscape
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Imag
- High Resolution 30cm Imag
- Citations
- 4.8m Resolution Metadata

Map Scale
1: 12,988

Map Generated: 10/2/2025

Notes
WAP Map

IMPAIRED WATERBODIES

10/1/2025, 12:53:48 PM

World_Boundaries_and_Places

Stations Used in 305(b)/303(d) Assessments

N

2024 Assessment Unit IDs (Lakes, Impoundments, Estuaries & Ocean)

0

2

9

Watersheds (12 Digit Hydrologic Units)

Municipalities

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

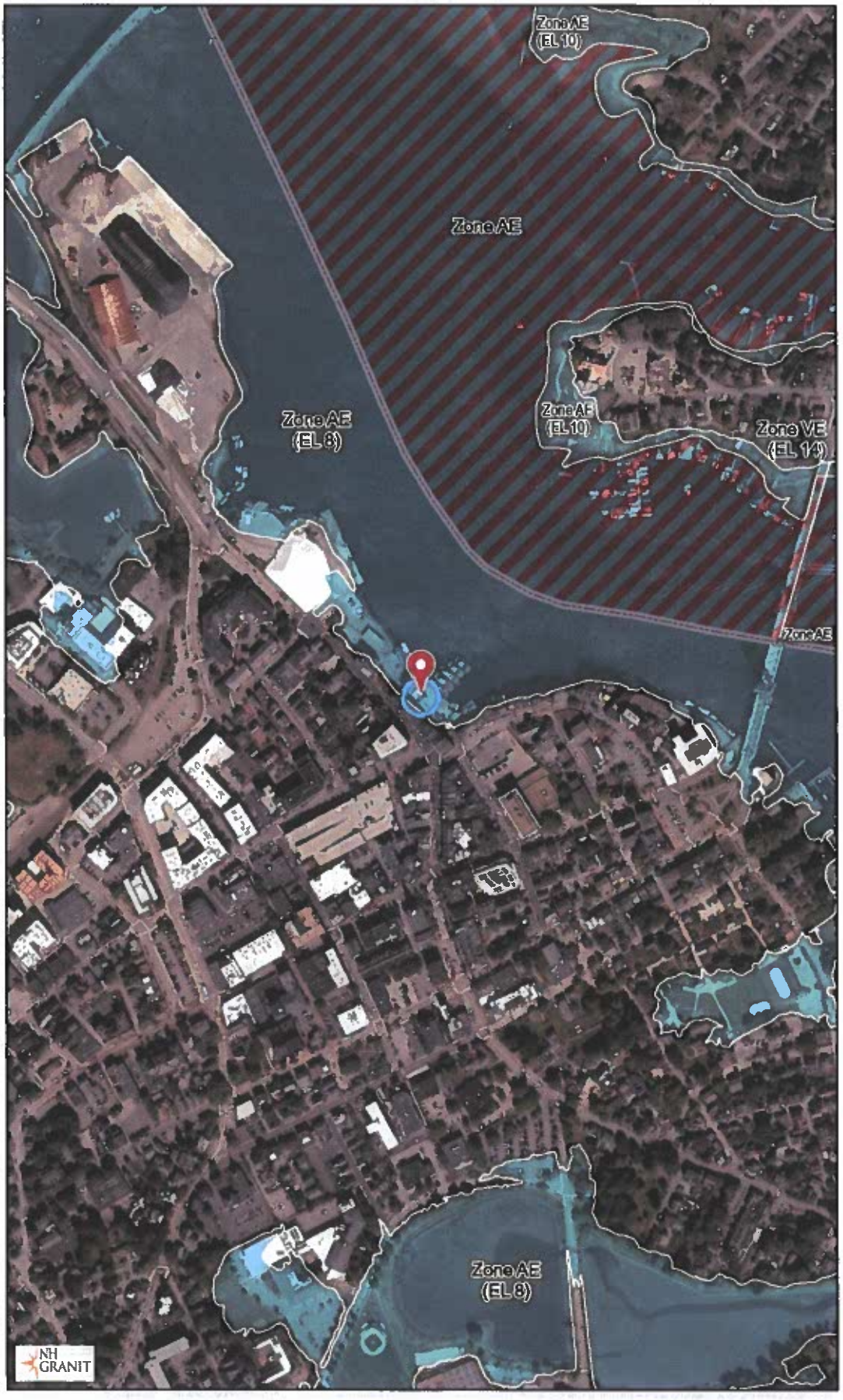
1:7,095

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Esri, HERE, Garmin, IPC, Maxar

Map by NH GRANIT



Legend

- State
- County
- City/Town
- Cross-Sections
- Base Flood Elevations
- Flood Hazard Boundaries
  - Limit Lines
  - NP
  - SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazar
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chan Hazard
  - Area with Reduced Risk Due to Lev
  - Area with Risk Due to Levee
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Imag
- High Resolution 30cm Imag
- Citations
- 2.4m Resolution Metadata
- Eelgrass_Kappa2013

Map Scale

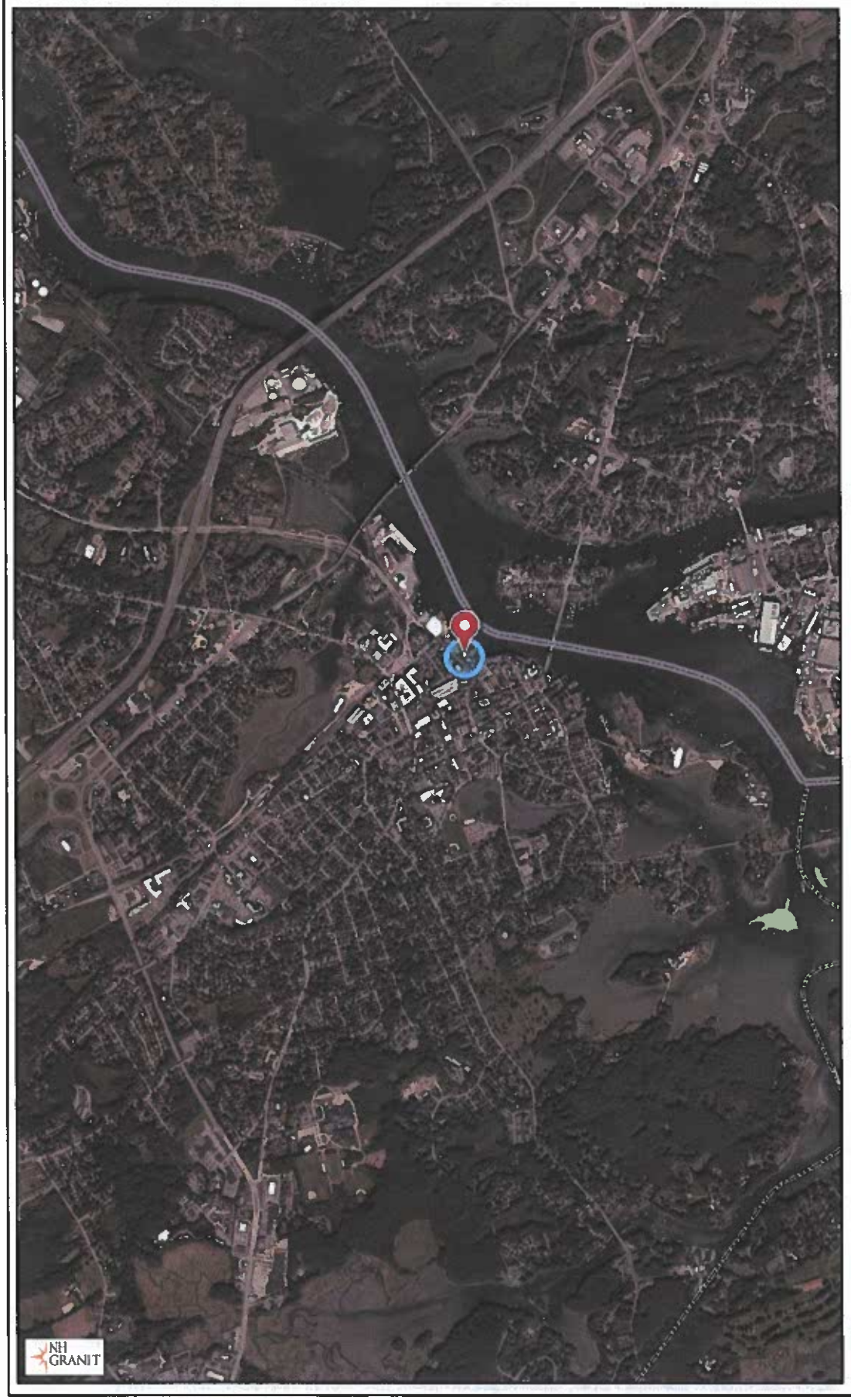
1: 6,494

Map Generated: 10/2/2025

Notes

Floodplain Map

EEL GRASS MAP



Legend

- State
- County
- City/Town
- World Imagery
- Low Resolution 15m Imager
- High Resolution 60cm Imag
- High Resolution 30cm Imag
- Citations
- 9.6m Resolution Metadata
- Eelgrass_Kappa2013

Map Scale

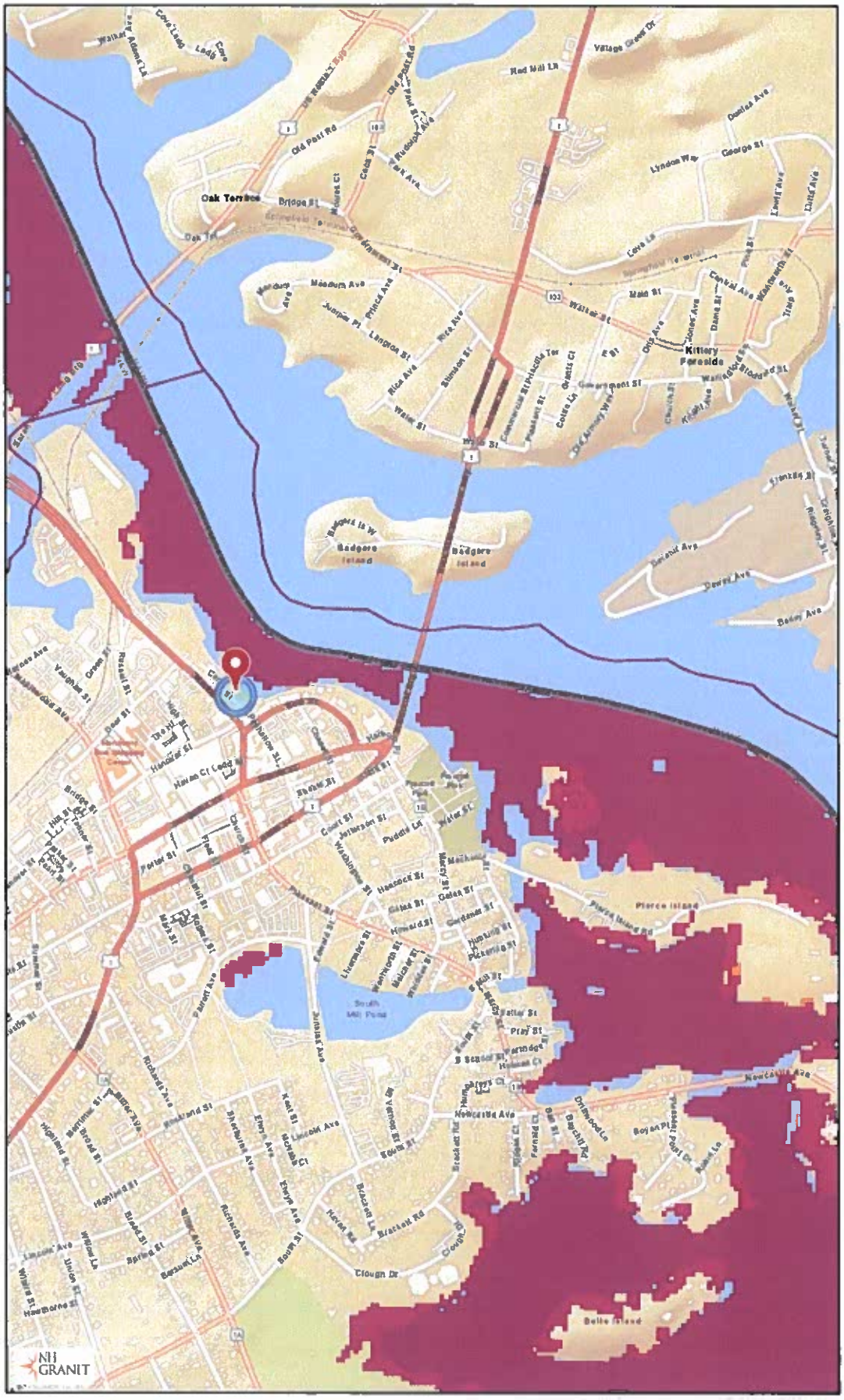
1: 25,977

Map Generated: 10/2/2025

Notes

Eelgrass Map

NH FISH & GAME AQUATIC HABITAT



Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
  - 1 Highest Ranked Habitat in NH
  - 2 Highest Ranked Habitat in Regior
  - 3 Supporting Landscape
- WAP 2020: Rivers and Strea
  - Coldwater
  - Large Warm
  - Tidal
  - Warm/Cool
- World_Street_Map

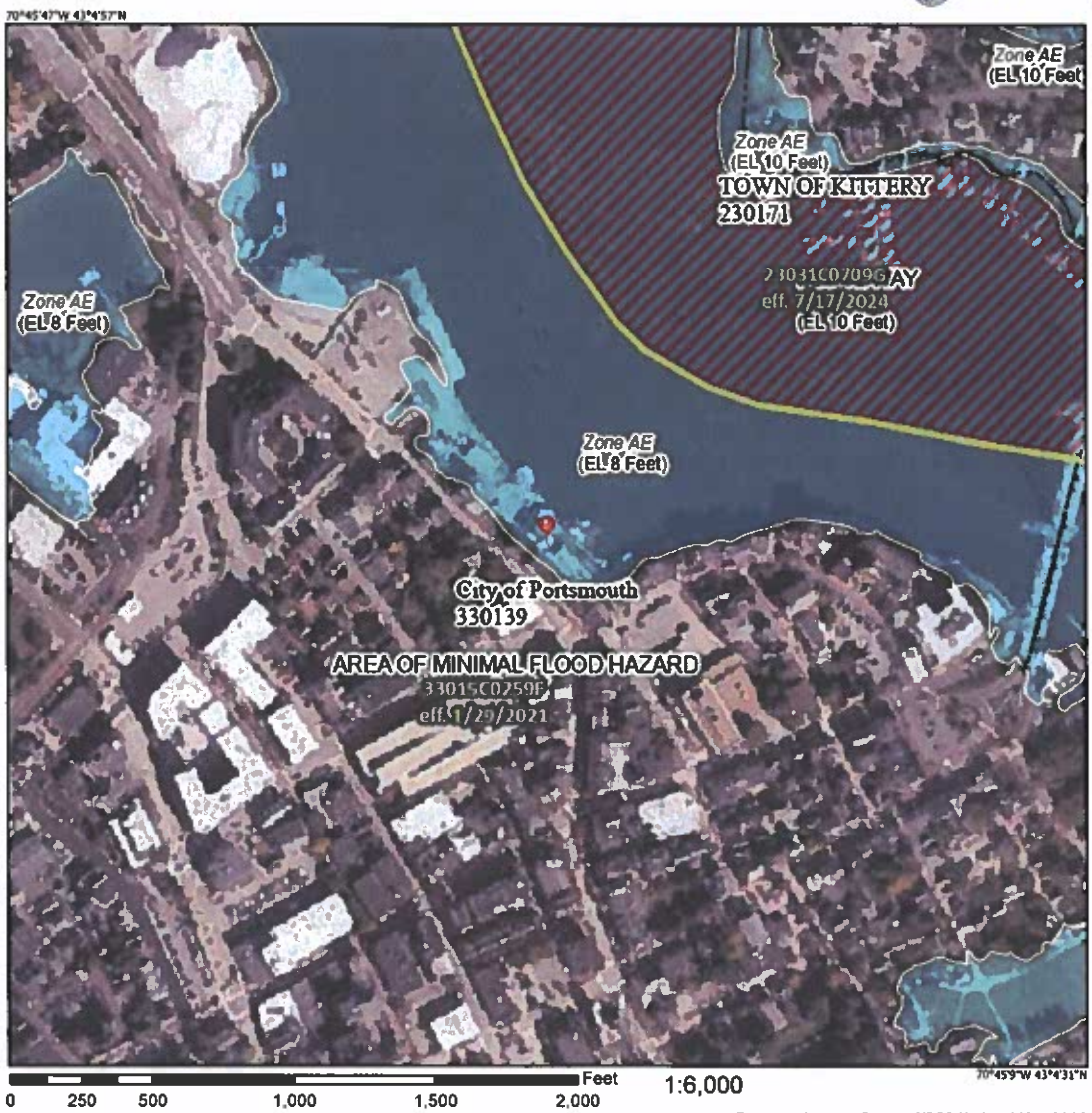
Map Scale

1: 12,988

Map Generated: 9/30/2025

Notes

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

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

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zon
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - 513 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

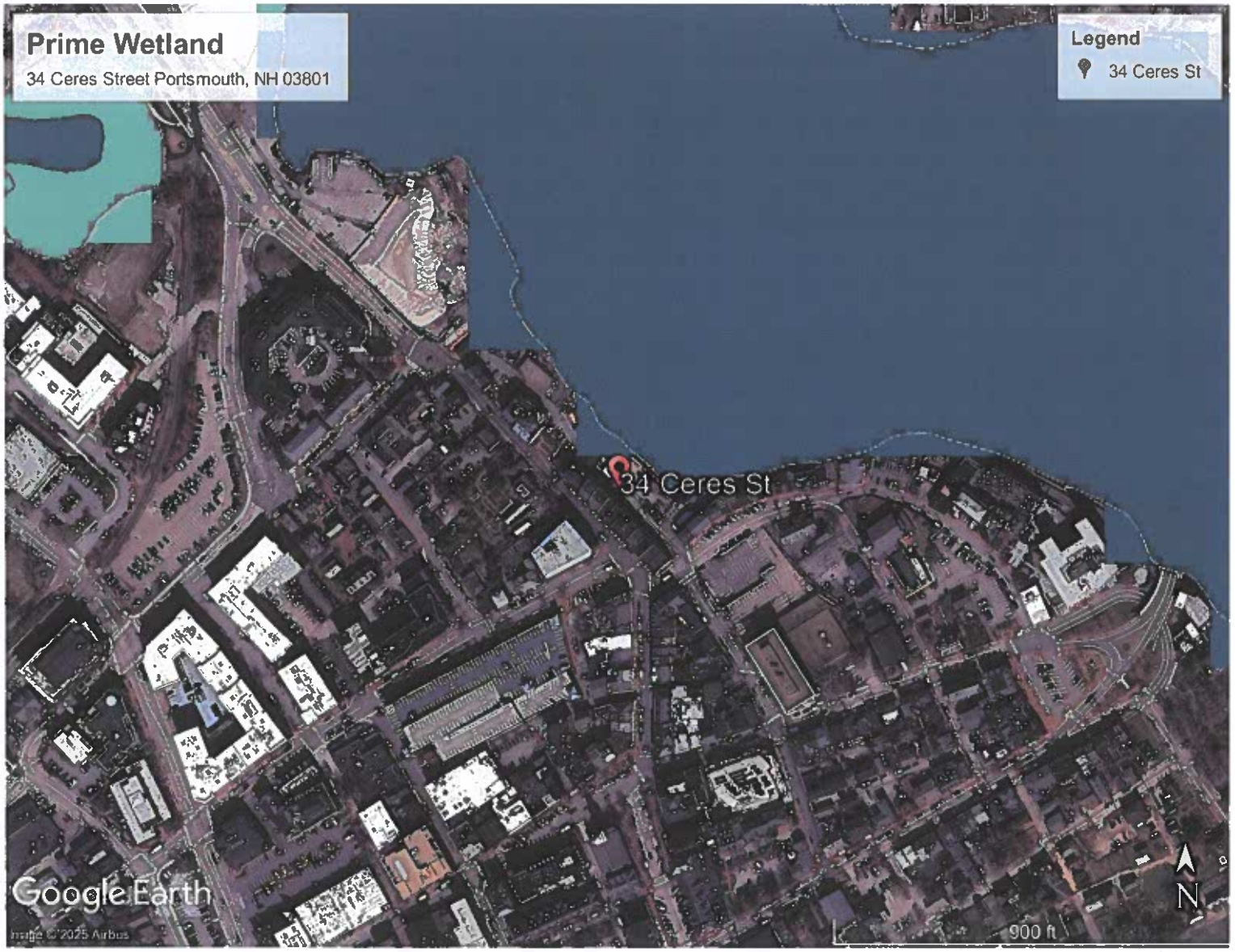
N

The pin displayed on the map is an approximat point selected by the user and does not represe an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/1/2025 at 5:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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


Prime Wetland
34 Ceres Street Portsmouth, NH 03801
Legend
34 Ceres St
34 Ceres St
Google Earth
Image © 2025 Airbus
900 ft
N

SECTION 3

DataCheck Results Letter
For NHDES Ecological Review

To: Kuerstin Fordham
34 Patterson Lane
Newington, NH 03801
kuerstin@riversideandpickering.com

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

cc: NHFG Review, David Simmons

Date: 10/13/2025 (valid until 10/13/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: MUNICIPAL POR - Portsmouth, NHDES - Wetlands Permit by Notification (PBN), USACE - General Permit

DCT ID: DCT25-2816

Town: Portsmouth
Location: 34 Ceres Street

Project Description: Remove 38 existing failing and damaged fender pilings and existing 8" x 8" lower pile blocking piling and install 38 new Class B Greenheart fender piles 8" x 8" SYP 2.5 CCA lower blocking to the lower whater between new fender piles. Remove and replace 30" x 130' 3" x 10" pier decking around existing electrical cabinet. Remove and replace 130' of 8" x 12" cubing with 3" x 12" elevatd blocking.Work will be completed between November 15, 2025 and March 15, 2026.

Next Steps for Applicant:

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

Plant and Natural Community Comments: No comments at this time.

Wildlife Comments: Please refer to NHFG consultation requirements below.

Plant and Natural Community Consultation

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

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

Wildlife Consultation

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

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

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

Federal ESA Compliance

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

DataCheck Results Letter
For NHDES Ecological Review

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

Vertebrate species	State[1]	Federal	Notes
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Peregrine Falcon (*Falco peregrinus anatum*)*	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)*	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "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 'Wildlife Consultation' section above. For all federally-listed species, refer to the 'Federal ESA Compliance' section above.

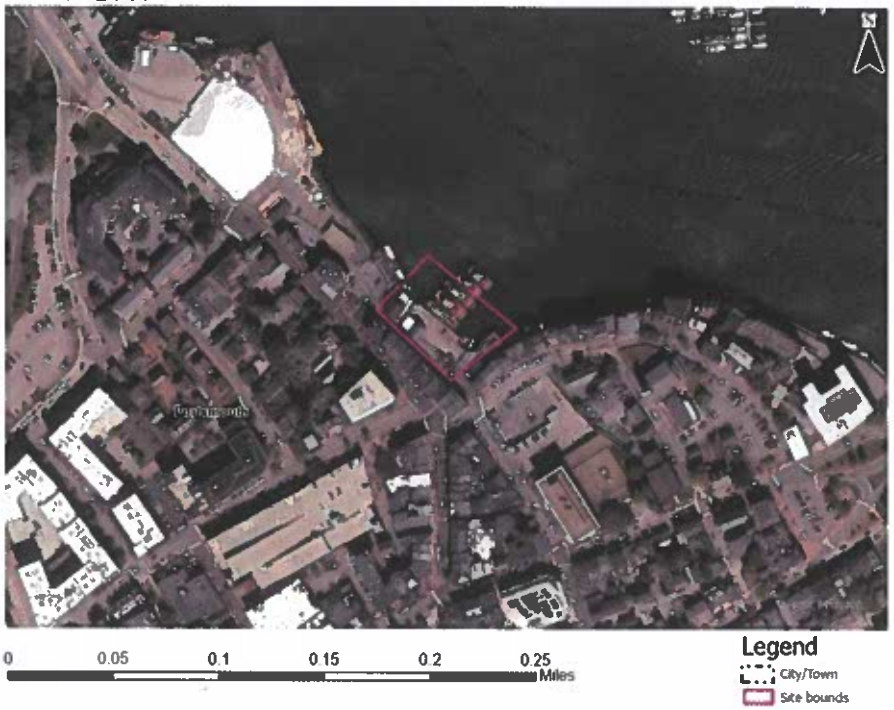
Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
Surveys are recommended to determine what species/natural communities are present onsite.

DataCheck Results Letter
For NHDES Ecological Review

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

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

DCT25-2816



Ecological Review Section
NH Department of Environmental Services
EcologicalReviews@des.nh.gov (603) 271-6261

Kuerstin Fordham

From: Sullivan, Kevin <Kevin.M.Sullivan@wildlife.nh.gov>
Sent: Monday, November 3, 2025 9:37 AM
To: Kuerstin Fordham; FGC: NHFG review
Cc: Riverside Office
Subject: 34 Ceres Street_Portsmouth_DCT25-2816 _Wetlands Not Yet Filed - NHFG Recommendations (Non-Fis)
Attachments: Atlantic Sturgeon Flyer.pdf; Peregrine Falcon Flyer.pdf; Shortnose Sturgeon Flyer.pdf

Hello Kuerstin,

On November 3, 2025 New Hampshire Fish and Game (NHFG) Nongame & Endangered Wildlife Program completed review of materials submitted for Non-Fis consultation for DCT25-2816 on October 30, 2025 (materials provided October 30, 2025) prepared by Riverside & Pickering Marine Contractors. The project proposes to remove 38 existing failing and damaged fender pilings and existing 8" x 8" lower pile blocking piling and install 38 new Class B Greenheart fender piles 8" x 8" SYP 2.5 CCA lower blocking to the lower whater between new fender piles. Remove and replace 30" x 130' 3" x 10" pier decking around existing electrical cabinet. Remove and replace 130' of 8" x 12" cubing with 3" x 12" elevated blocking. Work will be completed between November 15, 2025 and March 15, 2026 The site is located at 34 Ceres Street in Portsmouth, NH (Tax Map 106, Lot 45). Please update NHFG with NHDES Permit File# once applications/notifications are submitted.

Permit applications associated with this project:

NHDES WETLANDS PERMIT BY NOTIFICATION (PBN)– FILE# NOT YET FILED
USACE – GENERAL PERMIT
MUNICIPAL POR - PORTSMOUTH

Note: if you apply for other permits not listed above, you must notify NHFG and request a response to see if recommendations provided below can be applied to other permit applications.

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

- **For consideration in the AoT permit review process, please incorporate recommendations along with associated materials as detailed, into the final sheet plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG.**

- **For all other permits, please include recommended permit conditions in final plan sheets plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.**

DCT25-2816 New Hampshire Fish and Game Recommended Conservation Measures:

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

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

1. All operators and personnel working on or entering the site should be made aware of the potential presence of these species along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately) should be communicated during meetings prior to work commencement throughout the construction phase of the project. See Plan Sheet xxxxxx ***Include attached flyers to plan sheet set.***

2. All work should be done in the dry at low tide or from a work barge and appropriate erosion and sediment control measures (e.g., turbidity curtains) should be installed.

3. Piles, if proposed, should be installed in the dry at low tide. NHFG recommends using vibratory hammering. If unable to drive the piles in the dry, piles should be driven during the dredge window of November 15th – March 15th.

4. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. Plan sheet(s) XXXXX.

5. All observations of threatened or endangered species on the project site should be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.

6. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.

7. These Conservation Measures do not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; https://ipac.ecosphere.fws.gov/) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations,

etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

8. NHFG, including its employees and authorized agents, should have access to the property during the term of the permit.

NHFG has completed our review of materials submitted for Non-Fis consultation. No further coordination with NHFG is requested at this time.

These recommendations have been transmitted to the applicable permitting agency.

Respectfully,
Kevin

Kevin Sullivan
Environmental Review Supervisor

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

Connecting You to Life Outdoors™
Follow us: Facebook Instagram YouTube X

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

From: Kuerstin Fordham <kuerstin@riversideandpickering.com>
Sent: Thursday, October 30, 2025 1:07 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Cc: Riverside Office <office@riversideandpickering.com>
Subject: Request for Consultation_34 Ceres Street Portsmouth_NHDES Ecological Review ID# DCT25-2816

To Whom it May Concern,

The purpose of this email is to request consultation for a project at the above noted address. Riverside & Pickering Marine Contractors will be repairing a legal existing commercial tidal docking structure which will include removing and replacing failing piles with a side grip vibratory hammer. Blocking and decking will also be replaced.

If you have any questions or require more information, please feel free to reach out.

Best,

Kuerstin Fordham
Construction Administrator
Riverside & Pickering Marine Contractors
34 Patterson Lane
Newington, NH 03801
603-427-2824 ext. 1000 Office
866-571-7132 Fax
(A division of Riverside Marine Construction Inc)

NEW HAMPSHIRE
STATE THREATENED

ATLANTIC STURGEON

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

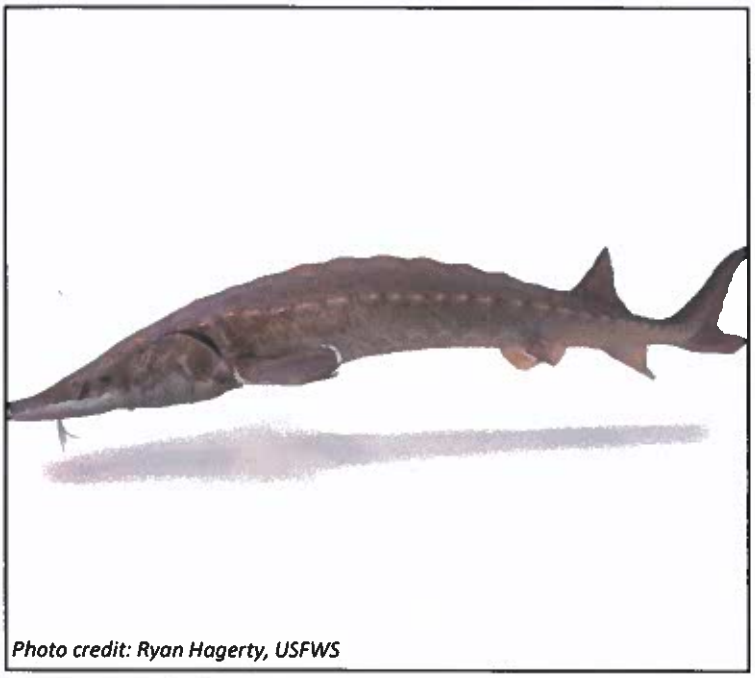


Photo credit: Ryan Hagerty, USFWS

Species Information:

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

Photo credit: Eddie Perri, USFWS

Photo credit: Ryan Hagerty, USFWS

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

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

10/7/2

NEW HAMPSHIRE STATE ENDANGERED

SHORTNOSE STURGEON

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

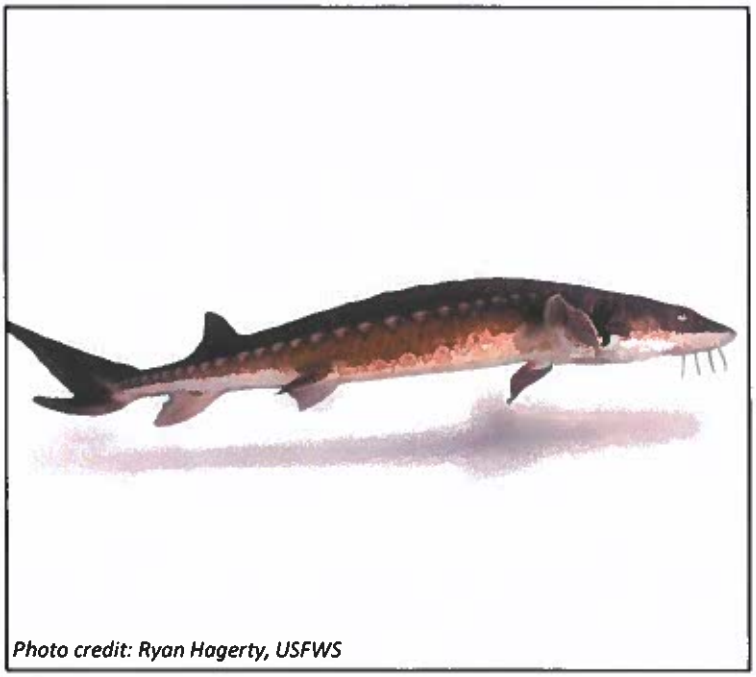


Photo credit: Ryan Hagerty, USFWS

Species Information:

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

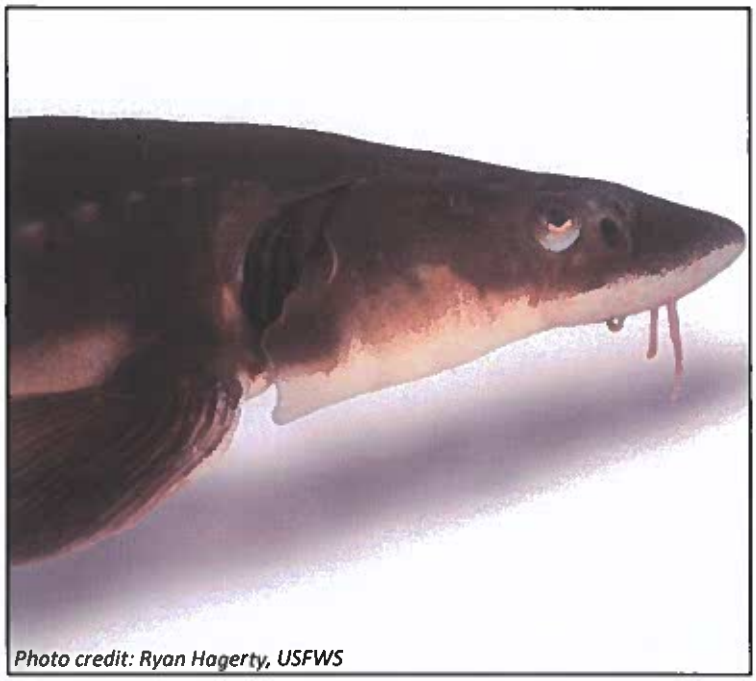


Photo credit: Ryan Hagerty, USFWS

Photo credit: National Aquarium

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

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

10/7/2

NEW HAMPSHIRE
STATE THREATENED

PEREGRINE FALCON

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

Photo credit: Joshua Stacy

Specific Information:

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

Photo credit: Samuel Paul Galick

Photo credit: USFWS

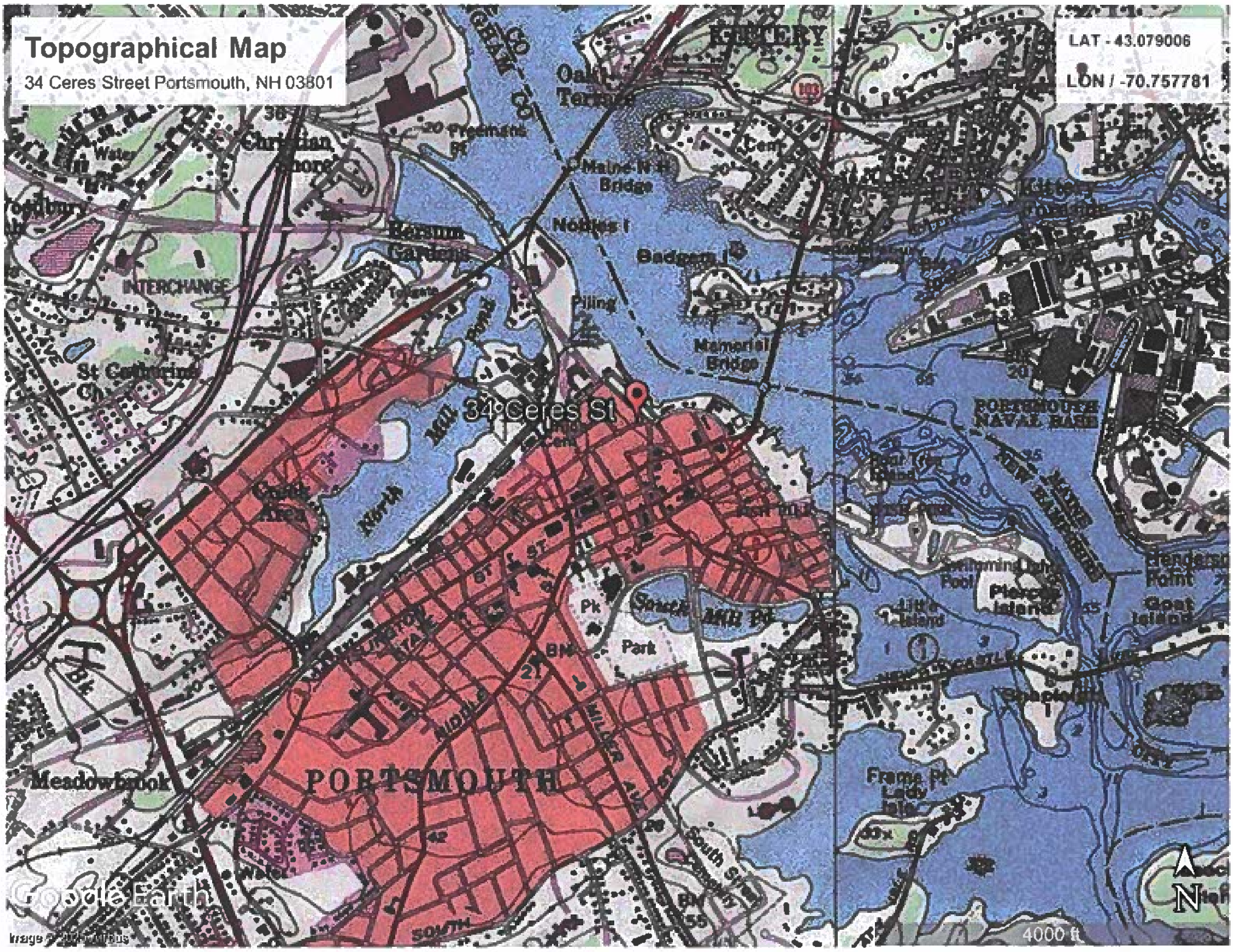
This species is protected under RSA 209:8, RSA 209:10, and Fis 1000.

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

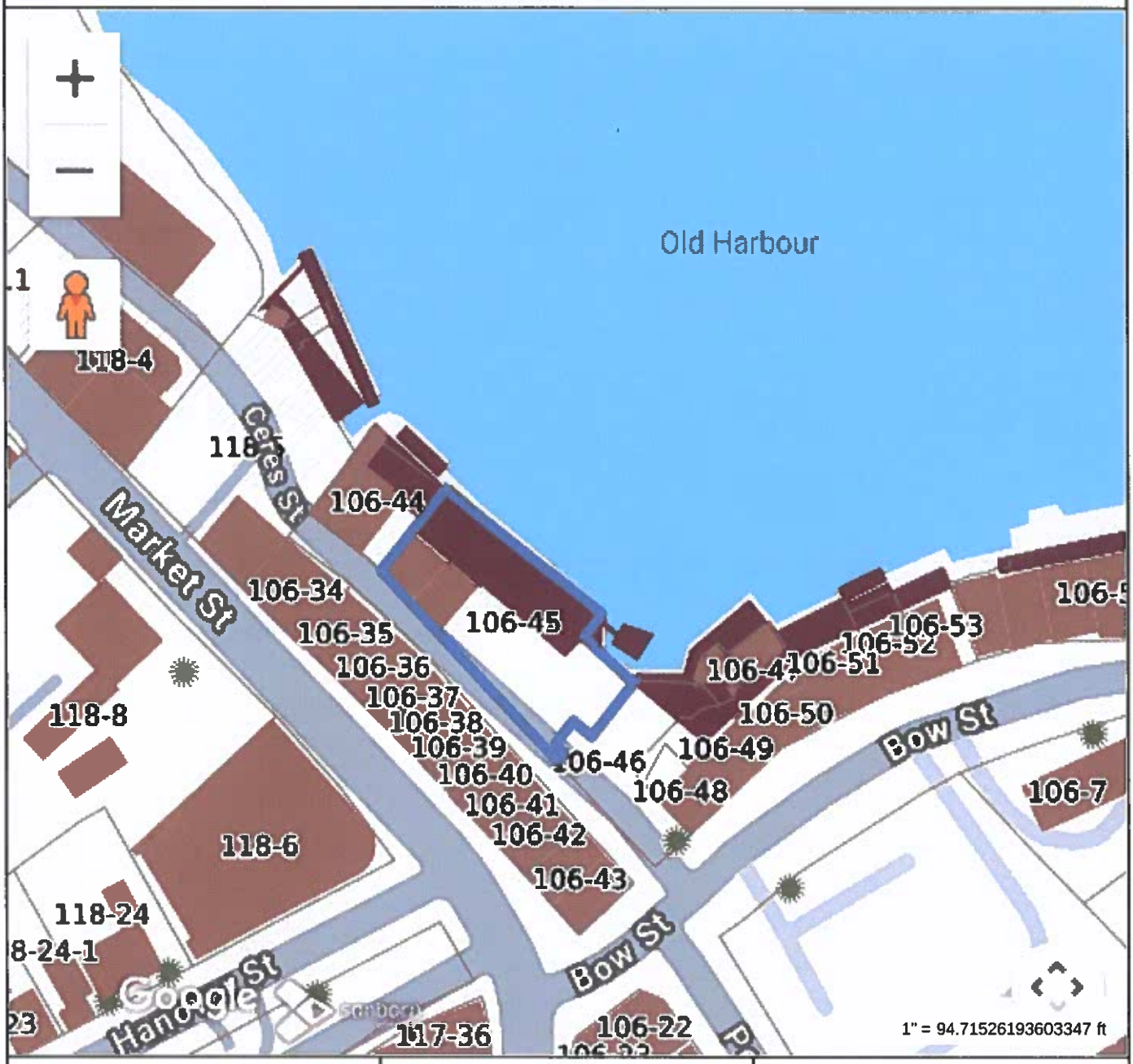
9/30/

SECTION 4


Topographical Map
34 Ceres Street Portsmouth, NH 03801
Legend
34 Ceres St
34 Ceres St
Google Earth
2000 ft
N


Topographical Map
34 Ceres Street Portsmouth, NH 03801
LAT - 43.079006
LON / -70.757781
34 Ceres St
KITTERY
Maine N H Bridge
Badgers I
Memorial Bridge
Noble's I
PORTSMOUTH NAVAL BASE
North Mill Pond
South Mill Pd
PORTSMOUTH
INTERCHANGE
St Catherine
Christian Shore
Meadowbrook
Frame Pt
Goat Island
Peirce Island
Google Earth
4000 ft

Moran Towing



Property Information

Property ID	0106-0045-0000
Location	34 CERES ST
Owner	PORTSMOUTH NAVIGATION CORP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

BK 5060 PG 2211

Return to:
City of Portsmouth
Legal Department
1 Junkins Avenue
Portsmouth, NH 03801

MAIL TO

052677

2009 OCT 26 AM 11:53

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **PORTSMOUTH NAVIGATION CORPORATION** (hereinafter "Grantor") A New Hampshire Corporation with a principal place of business at 34 Ceres Street, Portsmouth, Rockingham County and State New Hampshire 03801

for consideration paid grants to **CITY OF PORTSMOUTH**, a municipal corporation, with a principal place of business at 1 Junkins Avenue, Portsmouth, County of Rockingham, and State of New Hampshire 03801,

with **QUITCLAIM COVENANTS**

A certain parcel of land situated easterly of Ceres Street and northerly of Bow Street in Portsmouth, Rockingham County, New Hampshire and bounded and described as follows:

Beginning at a point N 42° 13' 21" E a distance of seven and eighteen hundredths feet (7.18') from the northwesterly corner of land of the Grantee; thence proceeding N 46° 58' 34" W a distance of nine and twenty-five hundredths feet (9.25') to a point; thence proceeding N 43° 01' 26" E a distance of nineteen feet (19.00') along land of the Grantor to a point; thence proceeding S 46° 58' 34" E a distance of eight and ninety-nine hundredths feet (8.99') along land of the Grantor to a point; thence proceeding S 42° 13' 21" W a distance of nineteen feet (19.00') along land of the Grantee to the point of beginning.

Meaning and intending to convey a lot identified as "Area B" consisting of one hundred seventy-three (173) square feet more or less as shown on a plan entitled "Lot Line Adjustment Plan for the City of Portsmouth (Tax Map 106, Lot 46) and Portsmouth Navigation Corporation Inc. (Tax Map 106, Lot 45) Bow Street and Ceres Street. Portsmouth, NH prepared by Doucet Survey, Inc. dated April 16, 2009" and signed by John Ricci, Chairperson of the City of Portsmouth Planning Board on October 23, 2009, recorded on

October 26, 2009 at the Rockingham County Registry of Deeds as Plan #: D-36103B Said property being a portion of property obtained by the Grantor under deed of Portsmouth Navigation Company, Inc. to Dock and Towing Corporation (the former named the Grantor, see Affidavit of Amendment recorded in the Rockingham County Registry of Deeds at Book 1899, Page 87) dated February 26, 1968 and recorded in the Rockingham County Registry of Deeds at Book 1899, Page 85.

Property conveyed hereby is to be consolidated with other land of the Grantee as shown on said plan.

This conveyance is subject to all easements of record.

This is not homestead property.

This transaction is exempt from Transfer Tax assessment under RSA 78-B:2 I, as a conveyance to a City.

Signed this 20th day of October, 2009.

Portsmouth Navigation Corporation

By: Robert N. Stewart
Robert N. Stewart
Print Title: PRESIDENT

STATE OF New Hampshire
COUNTY OF Rockingham

On this 20th day of ~~September~~ October, 2009 personally appeared the above-named **Robert N. Stewart**, in his capacity as President of Portsmouth Navigation Corporation and acknowledged the foregoing to be his free act and deed in said capacity.

Before me,

Pauline A. O'Neil
~~Justice of the Peace/~~Notary Public
My Commission Expires: 10/15/13

h\smw\city hall\com dev\riverwalk\deeds\ports nav to city

SECTION 5

Abutter Notifications

For:

Moran Towing of NH /
Ports, Nav.
34 Ceres Street
Portsmouth, NH 03801
Map #106 Lot #45

RIVERSIDE & PICKERING
MARINE CONTRACTORS

34 Patterson Lane
Newington, NH 03801
Telephone (603) 427 2824 Fax (866) 571 7132

Abutter Notifications

For:

Moran Towing of NH /
Ports. Nav.
34 Ceres Street
Portsmouth, NH 03801
Map #106 Lot #45

RIVERSIDE & PICKERING
MARINE CONTRACTORS

34 Patterson Lane
Newington, NH 03801
Telephone (603) 427 2824 Fax (866) 571 7132

Abutter Notifications

For:

Moran Towing of NH /
Ports. Nav.
34 Ceres Street
Portsmouth, NH 03801
Map #106 Lot #45

RIVERSIDE & PICKERING
MARINE CONTRACTORS

34 Patterson Lane
Newington, NH 03801
Telephone (603) 427 2824 Fax (866) 571 7132

RIVERSIDE & PICKERING
MARINE CONTRACTORS

PREVIOSLY APPROVED NHDES PERMITS
1. NHDES FILE # 1989-000999
2. NHDES FILE # 1998 - 00641

LEGEND
- DECKING
- MHW
- MLW
- BARGE

TAX MAP 106 LOT 44
PORTSMOUTH NAVIGATION GROUP
34 CERES

REPLACE DECK BOARDS AS NEEDED

TAX MAP 106 LOT 46
CITY OF PORTSMOUTH
18 CERES STREET

+/-46

+/-68'

TAX MAP - 106 LOT 46
SHEPPARD EVELYN REVOCABLE TRUST
54 CERES STREET

CURBING TO BE REMOVED AND REPLACED WITH 2.5CCA TIMBERS

REMOVE AND REPLACE PTSYP FENDER PILES WITH CLASS B GREENHEART PILES

BARGE WITH VIBRATORY SIDE GRIP WILL REMOVE AND INSTALL PILES

REMOVE AND REPLACE PTSYP FENDER PILINGS WITH CLASS B GREENHEART PILES

REMOVE AND REPLACE PTSYP FENDER PILES WITH CLASS B GREENHEART PILES

MHW

REMOVE AND REPLACE 8" X 8" LOWER BLOCKING

MLW

CONSTRUCTION SEQUENCE

1. THE BARGE CONTAINING ALL NECESSARY MATERIALS WILL BE MOBILIZED TO SITE
2. THE BARGE WILL BE POSITIONED ADJACENT TO THE TIDAL DOCKING STRUCTURE

HORIZONTAL SCALE 3/16"=1'

REV	DATE	DESCRIPTION	INITIAL
1	10/01/2025	ADD MHW	KF
2	10/28/2025	FINALIZE	KF

PROPOSED CONDTIONS PLAN

TAX MAP 106 LOT 44
PIER REPAIR & MAINTENANCE PLAN
34 CERES STREET,PORTSMOUTH
OWNED & PREPARED FOR
NAVIGATION DIVISION OF MORAN TOWING
3/16"=1' C-01

NOTES

SEQUENCE OF CONSTRUCTION

1. AT LEAST 48–HOURS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM.
2. MOBILIZATION OF CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS, AND PREFABRICATED COMPONENTS, INCLUDING THE GANGWAY AND FLOAT WILL BE TRANSFERRED TO THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING DOCKING STRUCTURE AND BEYOND THE LIMITS OF ANY EMERGENT VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. THROUGH A MECHANICAL VIBRATORY METHOD, THE EXISTING PILES AND DECKING WILL BE REMOVED AND LOADED ON THE BARGE.
6. USING THE SAME MECHANICAL VIBRATORY TECHNIQUE, THE NEW PILES WILL BE DRIVEN UNTIL REFUSAL EACH NEW PILE WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED NHDES WETLANDS PERMIT.
7. ONCE THE PILINGS ARE SET, THEY ARE CUT AND BEAM CAPS ARE INSTALLED AND THE DECKING IS INSTALLED.
8. THE GANGWAY AND THE FLOAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
9. ANY DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE WILL BE SEEDED WITH A SHORELINE SEED MIX THAT INCLUDES SPECIES TOLERANT OF SALT AND SANDY SOILS.
10. DURING HIGH TIDE THE BARGE WILL RETREAT FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.
11. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACOE AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CMA.
UNLESS SPECIFICALLY AUTHROIZED BY USACOE AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN TIDAL WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED, OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN THE WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE LACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING IN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. CORDUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TURBIDITY AND NOISE RESTRICTIONS

1. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
2. IMPACT HAMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING WOOD PILES OF ANY SIZE. CONCRETE PILES ≤ 18–INCHES DIAMETER. STEEL PILES 12–INCHES DIAMETER IF THE HAMMER IS <3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE FOR 2–4 ABOVE.

I. IN–WATER NOISE LEVELS SHALL NOT >187dB SEL RE 1μPo OR 206dB PEAK RE 1μPo AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
II. IN–WATER NOISE LEVELS >155dB PEAK RE 1μPo SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON AY GIVEN DAY AND A 12–HOUR RECOVERY PERIOD (I.E. IN–WATER NOISE BELOW 155dB PEAK RE 1μPo) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

1. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABALIZED. ANY SEED MIX SHALL CONTAIN ONLY PLAN SPECIES NATIVE TO NEW ENGLAND.
2. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREA IS PROHIBITED.
3. IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE: IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
4. WETLAND AREAS WHERE PERMANENT DISTRUBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE–CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON–SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OR COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON–STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E. EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT WWW.NERO.NOAA.GOV/HCD.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST–CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST–DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.

RIVERSIDE & PICKERING
MARINE CONTRACTORS

DCT25-2816 New Hampshire Fish and Game Recommended Conservation Measures:

The following species have been identified through the DataCheck Tool screening as being potentially affected by activities at this location: Atlantic Sturgeon (State Threatened), Shortnose Sturgeon (State Endangered), and Peregrine Falcon (State Threatened). Upon further review, NHFG does not anticipate adverse impacts to Peregrine Falcon based on the activities associated with this project as described by the applicant; and no further consultation is required for this species unless proposed activities change.
NHFG has determined that Atlantic Sturgeon and Shortnose Sturgeon will potentially be affected by proposed activities, and provides the following conservation measures:

1. All operators and personnel working on or entering the site should be made aware of the potential presence of these species along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately) should be communicated during meetings prior to work commencement throughout the construction phase of the project. See Plan Sheet xxxxxx *Include attached flyers to plan sheet set.*
2. All work should be done in the dry at low tide or from a work barge and appropriate erosion and sediment control measures (e.g., turbidity curtains) should be installed.
3. Piles, if proposed, should be installed in the dry at low tide. NHFG recommends using vibratory hammering. If unable to drive the piles in the dry, piles should be driven during the dredge window of November 15th - March 15th.
4. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. Plan sheet(s) XXXXX.
5. All observations of threatened or endangered species on the project site should be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.
6. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
7. These Conservation Measures do not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; https://ipac.ecosphere.fws.gov/) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).
8. NHFG, including its employees and authorized agents, should have access to the property during the term of the permit.

TAX MAP 106 LOT 44
34 CERES STREET PORTSMOUTH
OWNED & PREPARED FOR
NAVIGATION DIVISION OF
MORAN TOWING

D1