REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

4:00 P.M. **November 13, 2025**

AGENDA

I. APPROVAL OF MINUTES

1. October 8, 2025

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 250 McKinley Road
   Assessor's Map 250 Lot 117
   Rachel & Christopher Delisle, Owners

2. 65 Onyx Lane
   Assessor's Map 220 Lot 35
   Mariya Kontsepolskaya & Ralph Minderhoud, Owners

III. WORK SESSIONS

1. 1185 and 1187 Sagamore Avenue
2. 105 Bartlett Street

IV. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Minimum Impact
   Four Tree Island
   Assessor's Map 208 Lot 2
   City of Portsmouth, Owner

2. Dredge and Fill – Minimum Impact
   53 Pray Street
   Assessor's Map 102 Lot 40
   Rebecca & Kenneth Nicholson, Owners

V. OTHER BUSINESS

VI. ADJOURNMENT

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

and paste this into your web browser:

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

REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

4:00 P.M. **September 10, 2025**

MINUTES

MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Jessica Blasko, Brian Gibb, Lynn Vaccaro, Stewart Sheppard, Alice Carey, Alternates: Talia Sperduto, Oliver Chag

MEMBERS ABSENT:

STAFF PRESENT: Kate Homet; Environmental Planner, Peter Britz; Planning & Sustainability Department Director

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Chair Collins opened the meeting and introduced the draft meeting minutes to be voted in.

I. APPROVAL OF MINUTES

1. August 13, 2025

2. September 10, 2025

B. Gibb made a motion to approve both sets of minutes with the August minutes edited to change "Ms. Blasko proceeded to ask questions about this memo and express disagreement with statements of the applicant and team" on page 4 to read "Ms. Blasko proceeded to ask questions about this memo and **asked for clarification on the statements** of the applicant and team." And both sets of minutes should include a note referencing the timestamps at the beginning of the document as a way for NHDES to refer to the Commission's minutes. J. Blasko seconded the motion. The motion passed unanimously (6-0) with one member abstaining from the vote and one alternate voting.

[7:34] Chair Collins announced that it had been requested by City staff that the State permit by notification application be moved up in the agenda after the minutes. Vice Chair McMillan made a motion to move the application out of order on the agenda. O. Chag seconded the motion. The motion passed unanimously (7-0) with one alternate voting.

II. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. WETLANDS PERMIT-BY-NOTIFICATION (PBN)
   Sewer Replacement Project
   Oriental Gardens, Greenleaf Avenue and Nathaniel Drive (various locations)
   City of Portsmouth

Zach Cronin, Assistant City Engineer for the City of Portsmouth, came to present this application along with Elizabeth Oliver of Normandeau Associates and Jason Jancaitis of Woodard and Curran. Mr. Cronin noted that the project was for sewer rehab, not replacement as the agenda noted. Mr. Cronin went on to summarize the project proposal to repair multiple defects in the sewer lines and collection systems across three major areas in the City. Ms. Oliver described the proposed wetland and wetland buffer impacts and gave an overview of how access to the sites and site work would be performed. The applicants noted that for a permit by notification, they are seeking the Commission's signature on their application to expedite the review process by NHDES.

[19:02] Commissioners then asked questions of the applicant about invasive species, the pros and cons of rehabilitating vs. replacing, the material of the proposed sewer lining, and the preparation process for the pipe.

[24:15] S. Sheppard made a motion to sign and expedite the permit by notification application. A. Carey seconded the motion. A discussion ensued about the expedited process and its necessity along with revegetating any disturbed areas. The motion passed unanimously (7-0).

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 60 Pleasant Point Drive
   120-0 Wild Rose Lane LLC
   Assessor Map 207 Lot 13

Ms. Homet noted that Michael DeRosa, the third party engineer for this project, was online via Zoom and ready to give the results of his report when ready. Chair Collins allowed Mr. DeRosa to report out prior to hearing the rest of the application from the applicants.

[28:25] Michael DeRosa of DeRosa Environmental presented the results of his third party report to the Commission via Zoom. He went over how his team was retained, his methodology, the site walk performed and then presented his results and key findings.

[37:42] Commissioners then asked questions of Mr. DeRosa about his prior experience, the structural quality of coir logs, the impacts of riprap on the abutting properties and the building of riprap within 10 feet of an abutter's property.

[42:00] Tim Phoenix, John and Michelle Morris, Jay Aube, Eric Weinrieb, Ben Auger, Drew Wilson, Kirsten Fordham and Tom Ballestero came to speak to this application. Mr. Phoenix gave a brief historical timeline of the after-the-fact permitting process and noted that the Commission had the staff memo in hand which has a recommendation for approval with conditions which the applicants would be happy to address. Mr. Aube then presented briefly on the highlights of the project and went over the proposed strategy for a hybrid living shoreline.

[48:05] The Commission proceeded to ask the applicants questions about the amount of plants to be added to the riprip, the maintenance of the new plantings and quantifying the volume of boulders that were already placed.

[51:52] B. Gibb made a motion to recommend approval of this after-the-fact permit and O. Chag seconded the motion. A discussion ensued about the applicant's efforts to reduce the impacts of the riprap, a need for monitoring of the pocket plantings to ensure survival and the conditions included in the staff memo. B. Gibb added the following conditions to his motion along with conditions from Chair Collins, to recommend approval:

1. The plan for the restoration of the as-built site shall follow that shown on the plan titled "Hybrid Living Shoreline Plan" on Sheet C-01.

2. If permitted, this application shall not replace the full permit granted on December 21, 2023 by the City of Portsmouth Planning Board but rather will only replace the previously permitted living shoreline plan taking place between the HOTL and 25' vegetated buffer strip.

3. In addition to this application, the applicant must receive an approved amended permit from NHDES that reflects the 36 s.f. of as-built impacts below the HOTL and the extended shoreline footprint as noted in the third-party report (see executive summary) but not part of the NHDES approvals.

4. Prior to Planning Board submission, the applicant must quantify the amount of fill that was brought in for the shoreline structure that exists today, how much is to be removed as part of this new proposal for dirty riprap, and the square footage of impact of the extended shoreline that was not originally permitted by the City nor NHDES.

5. Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed hybrid living shore has been planted with pocket plantings, demonstrating at least an 80% survival rate of new plantings within the wetland buffer. If plantings have not achieved an 80% survival rate after one year, applicant shall replant areas of failure.

6. Applicant shall copy the Conservation Commission and Planning & Sustainability Department staff on all communications with NHDES regarding this project moving forward.

[56:26] S. Sheppard discussed his struggle to assess this application because he felt that ultimately, this project was the right thing to do, but it was done in the wrong way. He noted his surprise that multiple professional contractors working on this application that are used to working with the Conservation Commission did not recognize the requirement to seek a new wetland conditional use permit. He noted that giving approval to this work creates a precedent for people to come in, do exactly what they want, and walk in later with lawyers and state that they did the right thing. Chair Collins noted the requirement of the third party review and that in terms of setting a precedent, this after the fact process would not be an easy thing to do. B. Gibb noted that he somewhat agreed with S. Sheppard's point but noted that there was a kerfuffle and miscommunication between parties involved. He noted he was not concerned about it setting a precedent and appreciated the efforts of the client to secure the resources necessary to do the right thing and come before the Commission while also working with them to bring in a third party. O. Chag noted his agreement with the conditions of the motion on the table. L. Vaccaro discussed the issue of needing a stamped engineer on the NHDES plans and the trigger for the change in shoreline planning. The Commission voted 7-0 to recommend approval with the previously stated conditions, with two members recusing themselves from the vote and two alternates voting.

IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 325 Little Harbor Road
   ADL 325 Little Harbor Road Trust
   Assessor Map 205 Lot 2

[1:02:12] Jay Aube of TF Moran came to present this application on behalf of the property owners. Mr. Aube went over the timeline of this project and the previous approvals this site had received for wetland permitting. He then went on to describe how interactions with the Army Corps of Engineers caused the design of the bridge project to change and this resulted in a new wetland permit needed. He proceeded to go through the changes and the new impact numbers associated with this project.

[1:09:00] The Commission then asked questions of the applicant about the decrease in impact numbers, the proposed retaining wall, the need for updated plans, the staff memo recommendations, the use of acrylic polymers, wetland boundary markers and educational signage.

[1:19:05] S. Sheppard made a motion to recommend approval of this application with conditions and J. Blasko seconded the motion. The Commission then proceeded to discuss the conditions of the recommendation which include:

1. Applicant shall consider installing educational signage or wetland boundary markers in the restoration area to notify users of the site about the restoration work in place and the sensitivity of the area to foot traffic.

2. Staff recommend this condition which was part of the last Planning Board Letter of Decision from April of 2022: There will be an inspection and report submitted to the Planning Board on the bridge
status and safety every 5 years.

3. Applicant shall clarify areas of reduced impact and the reasoning behind it prior to Planning Board submission. In addition, a note shall be included in the updated plan set to be submitted to the Planning Board stating that no impact numbers have changed since submitting to the Conservation Commission.

4. Applicant shall submit all required NHDES reporting according to Condition #38 & #39 from the NHDES Letter of Decision to the City of Portsmouth Planning & Sustainability Department at the same time.

5. Applicant shall include all correspondence on the acrylic polymer spraying to be used for the bridge construction as well as the EPA correspondence on the finish to be used for the pilings in the application to the Planning Board.

The Commission then voted 7-0 to recommend approval with the stipulations stated.

2. 224 Broad Street Unit 3
Perkins Kwoka Joint Revocable Trust
Assessor Map 131 Lot 13

[1:21:55] Rebecca Perkins Kwoka, one of the property's trustees, came to present this application. Ms. Kwoka noted that it was an amendment to a previous site plan and an application for a wetland conditional use permit that had been approved previously but the approval had expired due to no action taking place. Ms. Kwoka was hoping for another recommendation of approval for the wetland permit so that they can start scheduling site work. Chair Collins asked if anything had changed in the permit since it was last approved and Ms. Kwoka stated that it had not changed. Chair Collins asked about the previous approval's condition that information on the proposed pavers be submitted and Ms. Kwoka responded that they did not yet have information on the pavers but she would be more than happy to share it once they are closer to design. Chair Collins noted that the interest in the pavers was about how permeable they would be so it would be good to see a cross-section and the materials to be used, this would be recommended as a condition again. Ms. Homet noted a previous condition to consider wetland signage and discussing the possibility with the abutters. Vice Chair McMillan asked about proposed plantings and the landscaper to be used for this project. Ms. Kwoka noted that the landscaper would stay the same.

[1:24:59] J. Blasko made a motion to recommend approval of this application with the following stipulation:

1. Applicant shall provide details of the proposed paver entry and their permeability. This should include a cross-section of the pavers, the proposed depth of materials and the materials to be used.

S. Sheppard seconded the motion. The motion passed unanimously (7-0).

3. 150 Portsmouth Boulevard
BRORA LLC
Assessor Map 213 Lot 12

[1:25:56] B. Gibb announced that he was recusing himself from voting on this application.

Patrick Crimmins from Tighe & Bond came to present this application along with a team from ProCon, some of the owner representatives and more Tighe & Bond members. Mr. Crimmins described the proposed project, the site walk that occurred the week prior and then he went over presentation materials further describing the details of the proposal, impacts to the wetland buffer and how the proposed project meets the six criteria for a wetland conditional use permit.

[1:45:04] The Commission then asked questions about the applicant's review of this proposal at the Technical Advisory Committee, the impacts that may change due to that Committee's review, the possibility of saving the existing large trees in the buffer, where exactly the removal line is for the trees to be removed at the rear of the property, the possibility of adding more street trees and shrubbery and decreasing the spacing in between them, the proposed use of fertilizer, management of stormwater, the right to maintain the street, where electric services would be located, the proposed regrading, existing and proposed stormwater sheet flow, the proposed parking and community spaces, the provided operations and maintenance plan, using a Green Snow-Pro certified winter maintenance company and the existing easement for the area across the street.

[2:02:15] S. Sheppard made a motion to recommend approval of the application with the following conditions as discussed by members of the Commission:

1. Applicant must confirm an acceptable location for releasing stormwater offsite. This should include all necessary permissions needed by abutters. This must be reviewed and approved by the Department of Public Works before submission to the Planning Board. If the impacts must change and the change is deemed significant by Planning & Sustainability Department staff, the application must return to the Conservation Commission.

2. Construction fencing shall be shown on plan and shall be placed at the limit of tree cutting at the rear of the property. A note shall be added to the landscaping plan pointing out exactly where cutting and vegetation removal is not to occur.

3. Applicant should consider a higher density of plantings with shrubs or trees, to be planted in the vegetated area between the new buildings and the City street.

4. Applicant should consider the use of NOFA land management standards throughout the property and shall make a note on the plan set to not use fertilizers within the wetland buffer.

5. Applicant shall make a note on landscaping plans indicating best management practices for mulching are to be used. This should include practices that discourage the use of mulch around the base of new plantings.

6. Applicants shall make a note on plans that all winter maintenance shall be performed by Green SnowPro-certified contractors.

7. Applicant should provide a report back to the Planning and Sustainability Department one year after the proposed plantings have been installed on the slope in the rear of the property. This report must demonstrate at least an 80% survival rate of new plantings. If plantings have not achieved an 80% survival rate after one year, applicant shall replant areas of failure.

8. Prior to submission to the Planning Board, permanent wetland boundary markers shall be shown on the updated plan set. At least two permanent wetland boundary markers shall be placed within the wetland buffer on the northern side of the road in the newly planted area of the City ROW. These shall be evenly spaced and installed prior to the start of construction.

J. Blasko seconded the motion. The motion passed 5-1 with B. Gibb recusing, one alternate voting and J. Blasko opposed.

[2:12:54] Chair Collins noted that it was past 6:00 p.m. and the Commission needed to vote whether to continue the meeting. It was discussed which members could stay late and which needed to leave. O. Chag made a motion to extend the meeting to 6:30 p.m. Vice Chair McMillan seconded the motion. The motion passed unanimously (7-0).

4. 6 Regina Road
Carlson Family Trust
Assessor Map 225 Lot 26

[2:13:43] Josh Carlson, property owner, came to present this application. Mr. Carlson gave an overview of the proposed pool removal project, the wetland buffer impacts, the erosion control plans and the planting plans. The Commission then asked questions about the timeline for this work, the seasons for planting and seeding, the existing fencing, the access route for construction equipment, the revegetation plans, the existing shed buildings and pool equipment, the plans for disposal of the existing concrete and other pool materials as well as the new fill materials for the pool area.

[2:24:41] J. Blasko made a motion to recommend approval of this application with the following conditions that were discussed by Commissioners:

1. Disturbed area to be filled and loamed should receive either a wetland buffer-friendly seed mix, buffer plantings or a mix of both. In addition, any areas disturbed by equipment during construction shall be reseeded or replanted with a similar wetland buffer-friendly mix. Applicant shall include this as a note on the plan.

2. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.

3. Applicant shall update plans to reflect the silt fence being installed closer to the edge of the wetland to encompass the entire area to be disturbed by equipment and demo work.

4. Applicant shall include a note on the plans reaffirming that no fertilizer shall be used within the wetlands and wetland buffer.

A. Carey seconded the motion. The motion passed unanimously (7-0).

V. OTHER BUSINESS

1. Raynes Avenue – clearing

[2:27:50] Staff notified the Commission about a wetlands violation that occurred on City land by a contractor working on another property. They noted that this violation would be resolved by the City through the already planned living shoreline and park project that is scheduled to be built in the cleared area. Further information on how this project will work will be available at a future meeting. Staff also reminded the Commission about the upcoming date change for the November regular meeting which will take place on Thursday November 13th.

Vice Chair McMillan updated the Commission on a wildlife sighting at the newly conserved 100-acre woods property and noted that a video of the bobcat sighting would be sent around.

VI. ADJOURNMENT

The meeting adjourned at 6:38 p.m.

Memo

TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner; Peter Britz, Director of Planning & Sustainability
DATE: November 6, 2025
SUBJ: November 13, 2025 Conservation Commission Meeting

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250 McKinley Road
Rachel & Christopher Delisle, Owners
Assessor Map 250 Lot 117

This application is for the demolition of an existing sunroom and deck, and the addition of two new sets of landings and stairs, as well as a concrete pad for an A/C unit all within the 100' wetland buffer. This application is reducing 224 s.f. of impervious area through demolition while introducing approximately 48 s.f. of new impervious. In total, this project will result in a net loss of 176 s.f. of impervious within the wetland buffer on site.

1. *The land is reasonably suited to the use activity or alteration.*

   This lot is already a residential use within the wetland buffer and it is proposing to reduce impacts while also pulling the structural impacts further away from the wetland resource.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

   This lot is entirely within the wetland buffer and there is no alternative location for this work.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

   The proposed work aims to reduce permanent impacts to the wetland buffer through the reduction of impervious surfaces. It is recommended that the applicant consider the use of erosion controls during the demolition phase.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

   This project does not propose any impacts to existing vegetation through the demolition and construction.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

This project proposes reducing the permanent impacts to the wetland buffer and pulling proposed impacts further from the wetland resource than the existing sunroom and deck to be demolished.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

   The vegetated buffer strip is not being impacted as part of this project.

Recommendation: Staff recommends **approval** of this application to the Planning Board with the following condition:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

65 Onyx Lane
Mariya Kontsepolskaya & Ralph Minderhoud, Owners
Assessor's Map 220 Lot 35

This application is for the addition of structural supports to a home's existing foundation. This project proposes the excavation of a limited amount of soils from within the 100' wetland buffer to install push piers along the foundation underground.

1. *The land is reasonably suited to the use activity or alteration.*

   This lot is already a residential use within the wetland buffer and it is proposing only temporary impacts to the wetland buffer through soil excavation.

2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*

   This lot is entirely within the wetland buffer and there is no alternative location for this work.

3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.*

   The proposed work involves only temporary impacts which includes soil disturbance. To limit impacts to the wetland, the applicant should consider the use of erosion controls to prevent sediment from entering the wetland on site during construction.

4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*

   This project does not propose any impacts to existing vegetation, only existing lawn immediately surrounding the home's foundation.

5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*

   This project proposes temporary impacts to achieve construction goals and further protect the existing home.

6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*

   The vegetated buffer strip is not being impacted as part of this project.

Recommendation: Staff recommends **approval** of this application to the Planning Board with the following condition:

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed along the 25' vegetative buffer at 50-foot intervals.

City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Chasco Date Submitted: 11/4/2025

Application # (in City's online permitting): LU-25-139

Site Address: 250 McKinley Rd. Portsmouth, NH 03801 Map: 250 Lot: 117

☑	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
✔	Complete application form submitted via the City's web-based permitting program	
✔	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital **Portable Document Format (PDF)**. One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	See supplemental document.
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	See supplemental document
✔	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). **(10.1017.23)**	See supplemental document
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	NA

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	See narrative
✔	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	NA
✔	Stormwater management must be in accordance with Best Management Practices including but not limited to: *1. New Hampshire Stormwater Manual, NHDES, current version.* *2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.* **(10.1018.10)**	See narrative and supplemental document
✔	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	See nattaive and supplemental document
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	NA
✔	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	NA
✔	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	NA
✔	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. **(10.1018.40)**	See supplemental document
☑	**Requested Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**
✔	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	See submitted narrative
✔	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	NA

Applicant's Signature: Robert J. DeColfmacker **Date:** 11/4/2025

Authorization Letter for Permit Application

Date: 9/24/2025

Property Owner: Christopher J Delisle

Address: 250 Mckinley Rd Portsmouth, NH 03801

Address of Proposed Work: 250 Mckinley Rd Portsmouth, NH 03801

To whom it may concern,

This letter authorizes Justin Luce, with Chasco, Inc. to obtain and sign a permit application from The City of Portsmouth on my behalf for the proposed address of work stated above. The description of the proposed work is summarized as adding a 2nd floor addition to the existing single-family residence.

Start Date: November 17th, 2025

Contractor: Chasco, Inc.

Signed: 

Christopher J. Delisle

Delisle, Chris – 250 McKinley Rd.

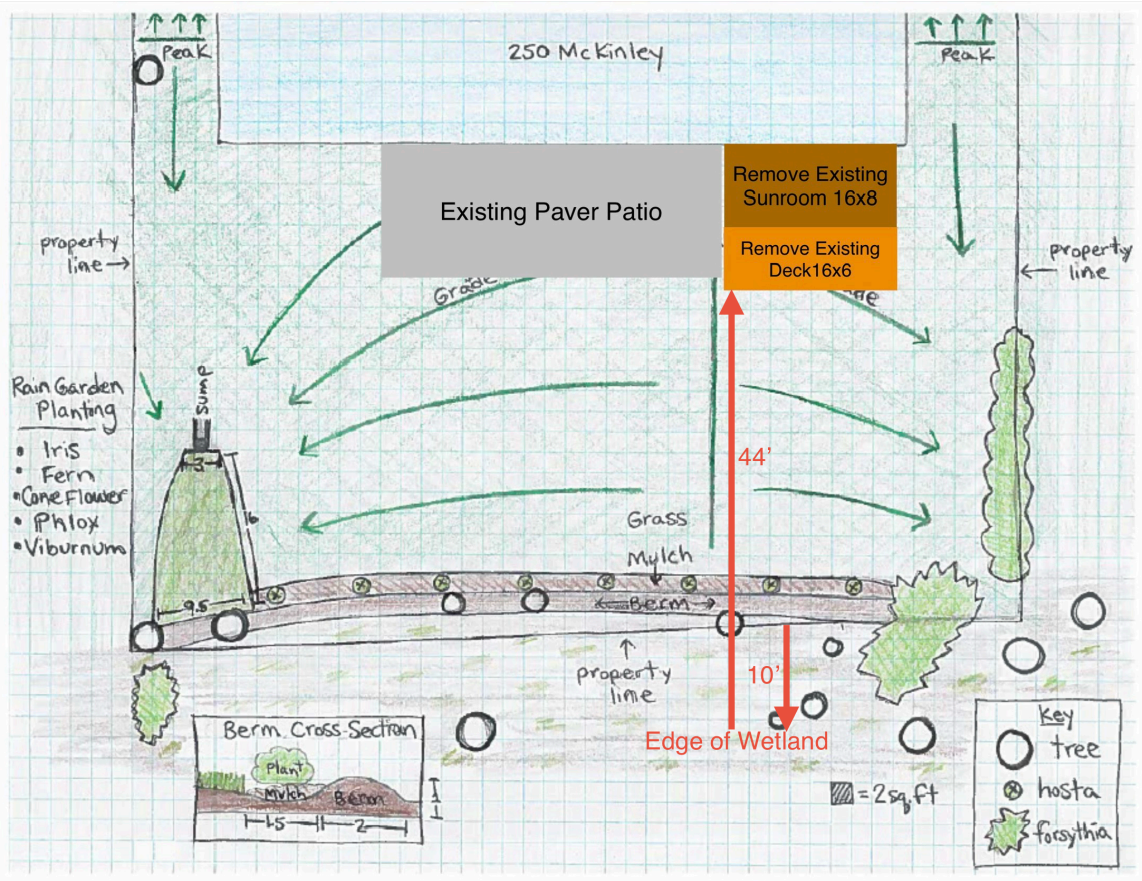
Request for Wetland Conditional Use Permit

Project Narrative:

The Delisle Family is proposing removal of an existing sunroom and deck, totaling 224 ft./sq currently within the wetland buffer (fig. 1.1), replacing with a 2 smaller stair egresses, as part of their upcoming home renovation. The two stair egresses will include a landing areas, totaling ~42ft./sq, with stairs to the existing patio (fig. 2.1). In addition, the Delisle's will be installing energy efficient mini-split heat and air conditioning unit, and plan to install a small concrete pad (~6 ft./ sq) for the condenser. The pad will be located on the west or south side of the home, dependent upon Board of Adjustment approvals re: side-yard setbacks, and/or installer guidelines (fig. 2.2).

As part of a prior project, the Delisle's have installed significant surface water mitigations, including substantial overall property grading, a large rain garden to collect sump/gutter runoff, a swale and berm across the rear of the property, significant native plantings, and native grasses. (figs. 1.1, 1.2, 1.3). These efforts significantly reduced the flow of water to the wetland areas behind the home and adjoining Dondero school's soccer field. The Delisle's have also installed mitigations in the front of the property as part of a driveway expansion project. (fig. 3.1)

1.1, Existing conditions; including installed surface water mitigations from previous Wetland CUP project. Also shows Sunroom and Deck to be removed



1.2, Swale and rain garden initial installation (2017)



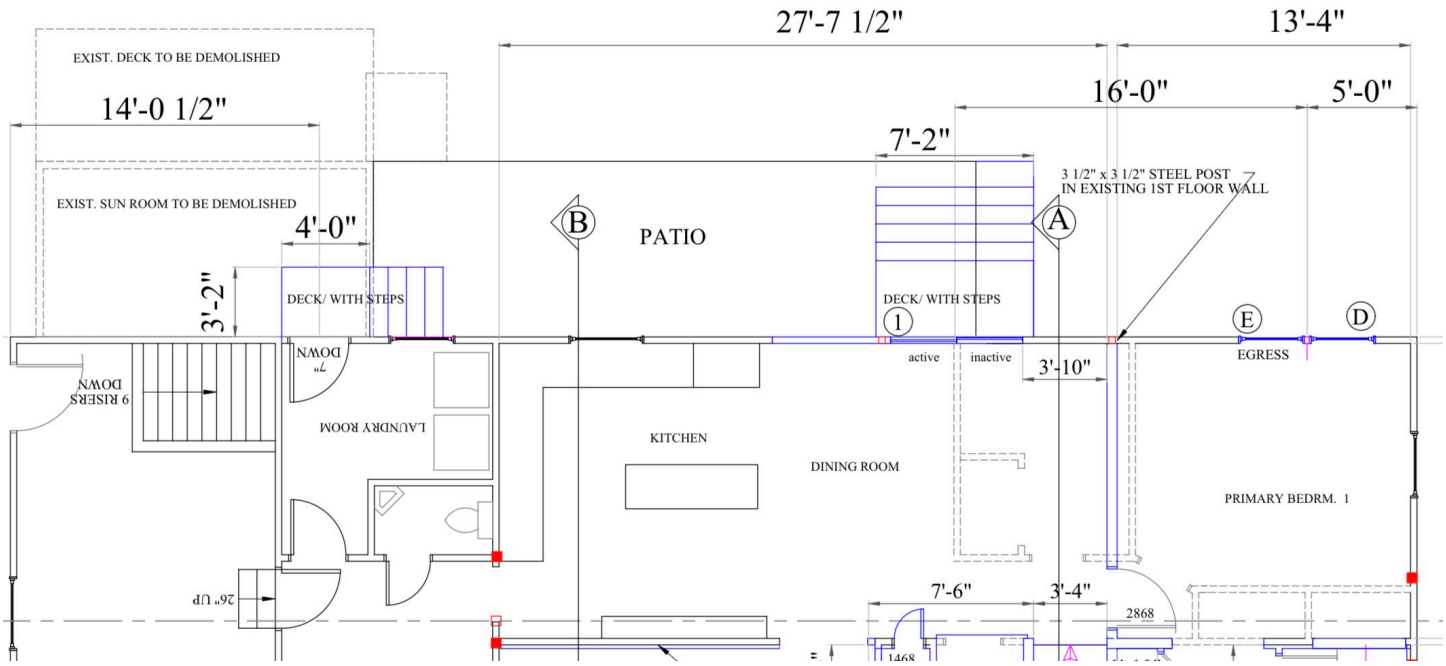


1.3, Swale and rain garden, established plantings (2025)

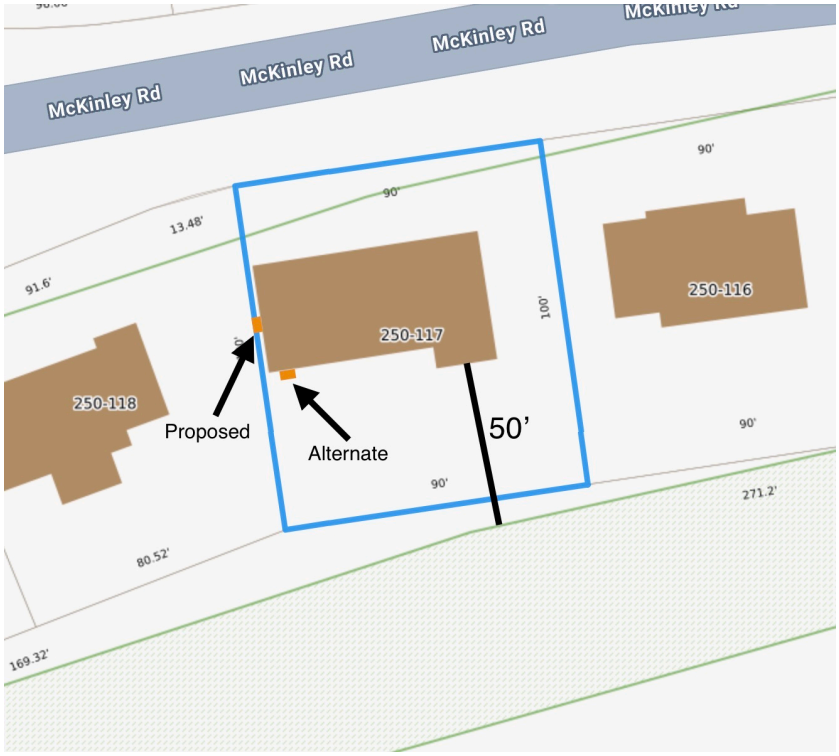




2.1, Proposed egress / decks. Perspective from the north



2.2, Proposed location and alternate for Condenser



3.1, Front mitigation; Driveway graded away from wetland, grass installation and rain garden w/ native plantings



CHASCO
Diversified Construction Services

October 4, 2025

City of Portsmouth
Wetland Conditional Use Permit Application Checklist
Notes of Impact

I. **10.1017.21 Application Requirements**

1) Location and area of lot: The affected area will be at the back of the home.
2) Location and area of all jurisdictional areas: The entire lot is within jurisdiction.
3) Location and area of wetland buffer on the lot: The entire lot is within the wetland buffer. The focus of work is on the back of the lot.
4) Description of proposed construction: Proposed construction includes the removal of a sunroom and deck, filling the disturbed space, and installing (2) egress stairwells and a compressor pad. The overall construction will leave less square footage of affected area.
5) Setbacks of proposed alterations: Due to the scope of construction which includes lowering the affected square footage. The finished scope will be within the setbacks.
6) Location and area of wetland impact: Directly behind the home.
7) Location and description of existing trees to be removed, other landscaping, grade changes, fill extensions, riprap, culverts, utilities: Not applicable as the project scope will be lowering the impacted square footage.
8) Dimensions and sues of existing and proposed buildings and structures: See plans and narrative provided.
9) Any other necessary information: See narrative provided.

II. **10.1017.22** Not applicable as the project proposed is not greater than 250 sq. ft.

III. **10.1017.50 Criteria for Approval**

1) This is a residential lot, and the proposed project is to continue its use as such.
2) There is no alternative location as the scope of the project is work within existing disturbed space and the result of construction will lower the overall affected square footage.
3) See narrative. Measures are in place to ensure no adverse impact on the wetland function and the proposed project will benefit wetland function.
4) Limited alteration to the natural vegetative state or managed woodland will occur ONLY within the construction boundaries and boundaries shall be marked before construction starts.

5) This proposal will lower the overall square footage impacted which will benefit the wetland buffer
6) The scope of construction will have zero impact to the vegetated buffer strip.

IV. **10.1017.25 Wetland Buffer Enhancement Plan:** See narrative provided. A wetland buffer enhancement plan is already in place.

V. **10.1018.22 Stormwater Management:** Not necessary for the needs of this project. See narrative.

VI. **10.1018.40:** The project falls within the wetland boundaries. Markers will be placed during construction to mark that construction is within wetland boundaries.

Groundworks®

Manchester **Phone:** (603) 600-6760
198 Londonderry Turnpike **Website:** www.groundworks.com
Hooksett, NH 3106

Licensed Contractor	Date
	8/19/2025
Customer and Account Number	Phone (Work or Home)
Mariya Kontsepolskaya - 582522	CallerID: 512-922-9938
Project Location	E-mail
65 Onyx Ln PORTSMOUTH, NH 03801	Mk@rednim.com

PROPOSED PRODUCTS	QTY
SettleStop Push Pier	12.0
3 Year Annual Service Plan PROMO	1.0
Permit Package A	1.0
Engineering A	1.0
Excavation 0-4' - Equipment Access	12.0
Site Work/Obstruction	2.0

Subtotal	**$29,119.64**
Discount	**$2,911.96**
Contract Price	**$26,207.68**

This Contract, along with the Terms and Conditions, the Warranties, the Notice of Cancellation, and the Payment Terms form the contract (the "Contract") between the Customer and Groundworks New England, LLC (the “Contractor”).

x MK Customer is responsible for removing all personal items from the work area.

x MK Customer assumes responsibility for damages to hidden or unmarked utility lines.

x MK Stabilization is warrantied. Contractor can attempt to lift at Customer's request.

x N/A A full perimeter drainage system with sump pump was recommended.

x MK Customer is aware of warranty and all addenda.

x MK Customer is responsible for providing all necessary electrical outlets.

Acceptance of Contract - The above prices, specifications, conditions, and separate warranty are satisfactory and hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above or in accordance with the attached addendum. Subject to the Terms and Conditions, Contractor shall endeavor to start work within one hundred fifty (150) days of the date of the Contract and shall endeavor to complete the work within an estimated one hundred twenty (120) days of the start date of the work..

Customer

x MK

x N/A

Date 8/19/2025

Contractor

x

Date 8/19/2025

Supplemental Notes Groundworks New England, LLC to:

Product Specifications

- Engineering package includes all administration duties, engineering documentation and fees associated with project.
- Excavate the work area to expose the foundation wall.
- Site work and/or obstructions on project.
- Install Foundation Push Pier(s) - Dig hole to expose the footing. Prep the footing for the Push Pier bracket. Install Push Pier bracket. Install collar to reduce skin friction. Install the reinforcement sleeve to support the steel just below the bracket to protect the integrity of the steel from the bending forces. Drive Galvanized steel piers to the necessary depths based on pressure readings. Contractor can attempt lift at the customer's request. Lift is not guaranteed, but stabilization is. Final location of the piers subject to change. Push piers come with a LIFETIME TRANSFERRABLE WARRANTY. See warranty section for full details. Any obstructions or vegetation are the responsibility of the customer unless otherwise specified in this contract. Contractor will take care to remove the vegetation but is not responsible for the life of the vegetation in the work area. Customer understands that if additional soil and/or seed is required, this will be the responsibiliy of the Customer.
- Three years of service is included in this contract. Customer is aware this will be on the aniversary date of install completed. This is not refundable and will transfer to new home owners if house is sold.
- Permit package includes all administration duties and permit fees associated with project.

Customer agrees to

- Make final payment to foreman after completion of work.
- Remove and replace any plumbing, electrical or HVAC lines in the work area.
- Repair any sprinkler systems, grass and/or landscaping that may be damaged during installation. The use of excavators or trenchers may be required..
- Home Owner is aware during any lift procedure additional cracks could appear. Homeowner is responsible for repairs of these cracks if any result in lifting of the structure. Includes drywall, tile or other interior finishes..
- Move all personal items at least 10 feet from the work area.
- Mark any private underground lines (sprinkler systems, exterior lighting, cable etc.) and assumes liability if damage should occur to such lines.
- If on average all SettleStop Push Piers and / or Helical Piers surpasses a depth of 14' , customer is responsible for the cost of additional material needed to hit load bearing strata. Customer agrees to pay an additional $32.94 per foot.
- SL Dept Clause: If on average all SettleStop Push Piers and / or Helical Piers surpasses a depth of 40' , customer is responsible for the cost of additional material needed to hit load bearing strata. Customer agrees to pay an additional $32.94 per foot.

Terms and Conditions

1. **Services.** Groundworks New England, LLC d/b/a Groundworks,
   is a specialty contractor licensed in residential building, commercial building, masonry, concrete, commercial improvement, and/or home improvement, if required by individual municipalities.
   This Contract for the services requested by Customer (the "Work") is based primarily upon Customer's description of the project and/or the related problem(s) and is intended to remediate those problem(s). Contractor assumes existing construction generally complies with the relevant building codes. Any drawing(s) attached to the Contract are intended solely for illustration purposes, are not to scale, and do not create any additional representation, warranty, or commitment on the part of Contractor in connection with the Work. Contractor is not responsible for products, services, or conditions not expressly reflected herein, not expressly included in the Contract, and not purchased and paid for by Customer. Start dates and completion deadlines for the Work are approximate and may be affected by events beyond Contractor's control, such as weather, permitting issues, access to the property, etc. Any delay caused by events beyond the control of Contractor shall not constitute abandonment and shall not be included in calculating timeframes for payment and performance. Contractor reserves the right to amend the scope of the Work in order to best address the project and/or problems. Any changes to the scope of Work which change the cost, materials, work to be performed, or estimated completion date must be made in writing, signed by both parties, and paid for before the Work can be performed. Any deviation from the scope of Work set forth in the Contract that results in additional costs, including but not limited to unforeseen site conditions, unusual building construction, changes needed after Contractor's engineering/ management review of the signed Contract, and/or special requirements from the county/city/agency, will become an extra charge over and above the contract amount set forth in the Contract. If Customer and Contractor cannot agree on the amount of such additional costs and sign an amendment to the Contract, then Contractor has the option, at its sole discretion, of not proceeding with the Work and canceling the Contract for its convenience. Contractor reserves the right to substitute a product with an equivalent or superior product. The Work will be completed in a workmanlike manner according to the standard practices of the industry, and Contractor will comply with local permitting, inspection, and zoning requirements.
2. **Acceptance of Contract.** By signing the Contract, Customer acknowledges that he/she understands and accepts all terms, the Terms and Conditions and the Warranties, and desires to enter into a contract with Contractor for the completion of the Work. Customer's signature authorizes Contractor to perform the Work as specified in the Contract. The Contract may be withdrawn by Contractor if it is not accepted within thirty (30) days from the date of delivery.
3. **Compensation.** Customer agrees to pay Contractor compensation as set forth in the Contract. Payment must be made in full upon completion of the Work. Failure by Customer to make payments when due shall constitute a breach of the Contract. A service fee of $25 will be charged for each returned check,
   and interest at a rate of 1% per month shall be applied to any amounts owed by Customer to Contractor if Customer fails to pay the amounts owed for the Work as agreed.
4. **Insurance.** Contractor represents and warrants that it maintains insurance as set forth in the Contractor's Certificate of Liability Insurance, which can be made available upon request.
5. **Dispute Resolution.**
   Dispute Resolution. Contractor and Customer agree that the Contract evidences a transaction involving or affecting interstate commerce and that their agreement to arbitrate, including whether an agreement to arbitrate exists or whether the controversy is subject to an agreement to arbitrate, shall be governed by the Federal Arbitration Act ("FAA"), 9 U.S.C. § 1, et seq. Any claim, dispute, or other matter in controversy arising out of or related to this Contract or breach thereof and/or related to the Work shall be settled by arbitration administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules and the FAA in the place where the project is located, unless another location is mutually agreed upon, and judgment on the award rendered by the single arbitrator appointed to decide such proceeding may be entered in accordance with applicable law in any court having jurisdiction thereof. The fee schedule is listed on the AAA website at http://info.adr.org/constructionfeeschedule/. For any other issues, the Contract shall be governed by the law of the place where the project is located, excluding that jurisdiction's choice of law rules.
   If Customer elects to initiate arbitration, the arbitrator has the discretion and authority to award such remedies as may be available under applicable law.
   If payment in full is not made when due, Contractor may recover from Customer all expenses of collection, including attorneys' fees, court costs, court reporter fees, and expert witness fees, in such amount as the arbitrator may adjudge reasonable if Contractor prevails on such payment claim. Except as stated in the preceding sentence, each party shall be responsible for its own attorneys' fees for the arbitration. Contractor is also entitled to recover interest on the unpaid amount from the date due until paid at the rate of 1% per month. EACH PARTY TO THIS CONTRACT FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, WAIVES ALL RIGHTS TO TRIAL BY JURY FOR ANY CLAIM, DISPUTE, OR OTHER MATTER IN CONTROVERSY ARISING OUT OF OR RELATED TO THIS CONTRACT.
6. **Customer's Responsibility.**
   a. **Cosmetic Repairs.** Unless specifically noted in the Contract, Contractor is not responsible for any cosmetic repairs. Rather, Customer is responsible for any finished carpentry, painting, repointing, electrical work, extending discharge lines, replacement of floor tiles, carpeting, paneling, etc. that may be necessary after Contractor has completed the Work, unless such repairs are specifically identified in the Contract. When trenching or excavation is required, Contractor will backfill and compact soil to the best of its ability; however, Customer may need to add more topsoil at a later date if the excavated area settles. Customer is also responsible for any landscaping, reseeding, and resodding that may be necessary after Contractor has completed the Work.
   b. **Utilities.** Contractor will call the appropriate utility protection service or damage prevention authority (i.e., 811 or "Miss Utility") to have all public underground utilities located. If Customer lives at a rural address, public lines will only be located to the pole or Customer's property line. Customer is responsible for marking any private lines such as satellite dish cables, propane lines, low voltage lighting wires, sprinkler system lines, security system wires, services to outbuildings and swimming pools, etc. Customer assumes all responsibility for damage caused to hidden, buried, or unmarked fuel/utility/service/private lines. Unless otherwise noted, electrical work is not included in this Contract and problems with electrical connections are the responsibility of Customer.
   c. **Water Seepage.** Customer agrees to maintain positive drainage away from any wall(s) repaired by wall anchors, foundation piers, and/or carbon fiber strips/reinforcers. In the event of a wall anchor installation, a water management system is recommended to reduce hydrostatic pressure (which increases at greater depths) on the wall(s) and reduce the chance of water seepage into the basement. Water seepage into any area of the basement is NOT covered by the attached Warranties.
   d. **Access and Personal Property.** Customer shall provide access to the areas where the Work is to be performed and shall furnish utilities of electric and water at no cost to Contractor. Customer shall prepare such areas so that Contractor can begin work, including moving all items at least 10 feet away from areas where Work is to be performed and adequately sealing off living space from work areas. Customer shall remove or protect personal property, inside and outside of the residence, including but not limited to carpets, rugs, shrubs and plants, and Contractor shall not be responsible for said items. In the event that the removals have not been completed by the scheduled start date for Work, Customer shall be assessed a trip fee of $250. Contractor may offer, but is not required, to assist (i) in the preparation of the Work areas and/or (ii) in the removal and replacement of drywall, paneling, flooring, finish carpentry, wall coverings, or landscaping at a rate of $40 per man hour.

e. **Representations.** Customer warrants that except as described in the request for service, all electrical, plumbing, HVAC, restoration, and handyman services located on the property are in good repair and condition and agrees to indemnify Contractor for any defective conditions that exist prior to or that occur after performance of the Work through no fault of Contractor. Customer is responsible for protecting the components that Contractor provides from future damage and shall follow all instructions provided in maintaining and protecting such components.

7. **On-Site Meetings.** Customer shall meet with Contractor on-site before the Work begins and shall meet with Contractor on-site when the Work is completed and ready for inspection such that Contractor can explain the Work and finalize payment by Customer. Customer shall be responsible for being present on-site during any attempts to lift any part of the structure and/or concrete pavement.
8. **Notice and Contractor's Right to Cure.** Customer shall promptly report, in writing, any problems with the Work to Contractor. If the problem with the Work is attributable to Contractor, Contractor will begin to repair/correct the problem within fourteen (14) days of receipt of written notice and shall complete the repair/correction in a reasonable time.
9. **Assignment.** This Contract will be binding upon the parties hereto and their respective successors and assigns. This Contract is not assignable without the written consent of both parties.
10. **Miscellaneous.** This Contract constitutes the entire agreement of the parties. All prior agreements, whether written or oral, are merged herein and shall be of no force or effect. This Contract shall not be modified except in writing signed by both parties. The waiver by any party of a breach or the failure to enforce any provision of this Contract shall not operate as a continued waiver or agreement or be construed as any other waiver or agreement. The validity, performance, and construction of this Contract shall be governed and interpreted in accordance with the law of the place where the project is located. If any term, condition, or provision of this Contract is found unenforceable by a court of law or equity, this Contract shall be construed as though that term, condition, or provision did not exist, and its unenforceability shall have no effect whatsoever on the rest of this Contract.
11. **Signatures.** This Contract may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument. This Contract may be executed by facsimile or electronic signature pages which shall have the same force and effect as original executed signature pages. The person signing below for Customer represents that he/she has authority to act on behalf of the owner(s) of the property described in the Contract.
12. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE RESPONSIBLE FOR INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF USE OF THE SUBJECT PROPERTY, DAMAGE TO ANY PROPERTY NOT FURNISHED BY CONTRACTOR, ATTORNEYS' FEES, EXPERT FEES AND/OR COSTS. **THE TOTAL LIABILITY OF CONTRACTOR UNDER ANY CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATED TO THIS CONTRACT AND/OR THE WORK SHALL NOT EXCEED THE TOTAL COMPENSATION PAID BY CUSTOMER TO CONTRACTOR PURSUANT TO THIS CONTRACT.**
13. NOTICE TO CUSTOMER

    NEW HAMPSHIRE LAW, RSA 359-G, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED, REMODELED, OR REPAIRED YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE DEFECTS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

IN WITNESS WHEREOF, Customer and Contractor have caused their duly authorized representatives to execute this Contract as of the date first written above.

Customer

Name:
X_____

By: Mariya Kontsepolskaya - 582522

Contractor Groundworks New England, LLC

Name:
_X_____

By: Beth Murch

Warranties

These Warranties are in effect only after the Work is completed and Customer has paid in full. If payment is not received, these Warranties are null and void. These Warranties are made in lieu of all other warranties, express or implied, and of all other obligations on the part of Contractor to Customer. There are no other oral or written warranties. There are no warranties which extend beyond the descriptions that appear below, including no warranties of express or implied merchantability and no warranties of express or implied fitness for a particular purpose. These Warranties are transferable to future owners of the structure on which the Work is completed. Contractor shall charge a fee of $240 to complete a system inspection and new owner orientation. All warranty claims must be brought prior to the expiration of the applicable warranty period in order to be valid. Contractor does not warrant products not mentioned herein. Some products may be covered by a separate manufacturer's warranty, and Customer is responsible for compliance with any notice and claim procedure included in such warranties.

1. Definitions. The term "stabilize," as used in these Warranties, shall mean to make unlikely to give way or fail. The term "horizontal movement", as used in these Warranties shall mean bowing. The term "vertical movement," as used in these Warranties shall mean settlement.
2. Wall Support Systems. Contractor hereby warrants that wall support systems, including wall anchors, carbon fiber strips, and steel I-beam systems, will stop further inward horizontal movement of the wall(s) in the areas where they are installed for the lifetime of the structure from the date of installation. Wall support systems are warranted only to stabilize repaired walls(s), not straighten. Walls that do not have wall support systems installed by Contractor entirely from corner to corner are not warranted. Contractor recommends annual maintenance for wall support systems. The cost of maintenance is not included in this contract, but maintenance is available from Contractor at an additional charge. For carbon fiber strips, contractor does not warrant against: (1) any tipping or leaning at the top of the wall(s) repaired; (2) shearing or sliding at the bottom of the wall(s) repaired. In the rare instance that the repaired wall(s) experience leaning or shearing, steel brackets or other methods can be installed by Contractor at an additional charge.
3. Foundation Push Piers and Foundation Helical Piers. Contractor warrants that the foundation push piers and foundation helical piers will stabilize the affected area(s) against further vertical movement for the lifetime of the structure from the date of installation. Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's foundation. Foundation push piers and foundation helical piers are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
4. Steel Columns/Adjustable Screw Jacks/IntelliJack Supports/SettleStop Floor Supports. Contractor warrants that the support system will stabilize the affected area(s) against further vertical movement for a period of Two (2) years from the date of installation. This Two (2) years warranty against further vertical movement is separate and apart from the manufacturer's warranty of twenty-five (25) years on the product(s). Contractor DOES NOT WARRANT TO LIFT ANY STRUCTURE, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard, if lift is requested by Customer. Contractor is not responsible for any damages caused by a lifting operation on Customer's framing. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for wood repair (i.e., joist sistering, beam replacement, sill plate repair, cracking/movement in hardwood flooring or tiles) incidental to changes in environmental conditions and/or changes in the building envelope conditions, unless specifically noted in this Contract. Contractor warrants carpentry work for a period of . Steel columns/adjustable screw jacks are sold and installed without the benefit of detailed knowledge of the existing foundation construction or subsurface conditions at the site. Contractor reserves the right to conduct a more thorough subsurface investigation, if necessary. Such an investigation may result in additional charges and delays.
5. Slab Piers. Contractor warrants that the slab piers will stabilize the affected area(s) against further vertical movement for a period of from the date of installation. Contractors DOES NOT WARRANT TO LIFT the slab back to its original position.
6. Water Management. Contractor warrants that if water from the walls or floor wall joint passes through the perimeter of the water management system and into the basement floor, Contractor will provide the additional labor and materials to fix the leak at no additional charge to the Customer. This warranty applies to water management systems along the specific areas where the system is installed. This warranty will be in effect for the lifetime of the structure and may be transferred to future homeowners provided Contractor is notified within thirty (30) days of the real estate transfer. Annual maintenance is strongly recommended for all water management systems, but is not required for the warranty to be in effect. The water management system shall not rust, rot, or corrode for the life of the structure. If the entire perimeter of the basement was not treated, then additional work at an additional charge may be necessary to extend the system or treat other areas or other problems not addressed by this Work. In addition, a pump or power failure is possible; therefore, this warranty is not a guarantee of a dry basement. This warranty shall not apply to condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, wall dampness, or efflorescence (white powder) on concrete, masonry or bricks. Contractor is not responsible for frozen discharge lines or water once it is pumped from the structure. Installation of a water management system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Floor cracks are warranted against leakage only with full perimeter water management systems. Primary AC operated sump pumps and DC back-up pumps may be covered under a separate manufacturer's warranty. Systems that drain to daylight cannot be warranted by Contractor if such system does not drain enough water, does not drain water from under the floor, clogs, or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron get, or iron bacteria from the soil are rare, Contractor cannot be responsible for these situations, or for a system that requires cleaning, flushing, or other service as necessary to keep it functioning.
7. Crawl Space Encapsulation. A crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture; however, the encapsulation system does not claim to be a mold mitigation system and a dehumidification/air purification system is highly recommended to further reduce mold growth. CrawlSeal has a transferable twenty-five (25) years warranty—there will be no charge for service calls on any tears or holes in the CrawlSeal liner (not caused by abuse or misuse), in the unlikely event this occurs. Wet crawl spaces require a drainage system and a sump pump system to remedy any problems with water below the liner. There will be no charge for Contractor to repair tears or holes in the crawl space encapsulation liner, unless Contractor determines that the tear/hole was caused by abuse or misuse. Sump pumps and crawl space encapsulation systems may be covered under a separate manufacturer's warranty. Installation of a crawl space encapsulation system does not include extending discharge lines more than five (5) feet from the foundation or electrical work, unless specified. Contractor is not responsible for frozen discharge lines, water once it is pumped from the structure, or condensation. The condition of wood located in crawl spaces can be highly variable and can rapidly deteriorate or move as a result of changes in environmental conditions and/or changes in the building envelope conditions. Contractor is not responsible for the repair of pre-existing wood damage unless specifically noted in this Contract.
8. PolyRenewal and Expanding Polyurethane Structural Foam. Contractor represents that expanding polyurethane structural foam will fill voids, but will not necessarily lift Customer's slab to meet any criteria of levelness. Contractor recommends sealing all cracks and joints, and Contractor can do so for an additional charge. Contractor warrants that the area where the slab of concrete was stabilized will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-inject the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. Customer is aware that the concrete may not be perfectly level or may not lift at all. Contractor guarantees stabilization, NOT LIFT. Any personal items in the work area are to be removed by the Customer

prior to the arrival of the Contractor's crew. This warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

9. Exclusions. THIS WARRANTY DOES NOT COVER, AND CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR: (a) any product or system that is altered in any way; (b) exterior waterproofing; (c) system damage caused by Customer's negligence, misuse, abuse, or alteration; (d) damage, issues, and conditions incidental to installation, including dust and dirt; (e) changes to wood framing system; (f) damage to personal property of any type; (g) unmarked utility line breakage; (h) private utilities and lines (e.g., sprinkler, plumbing, discharge lines, etc.); (i) damage caused by unforeseen conditions such as mold, asbestos, or lead based paint; (j) removal and/or disposal of any hazardous materials; (k) failure or delay in performance or damage caused by acts of God (flood, fire, storm, earthquake, methane gas, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; (l) damage beyond Contractor's control caused by dry rot, corrosion, termite infestation, and substandard construction; (m) damage done during a lifting operation; (n) basement water seepage, unless a full perimeter drainage system has been installed; (o) heave or any damage caused by it; and (p) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments. EXCEPT AS EXPRESSLY SET FORTH, ALL SERVICES, MATERIALS, PARTS AND COMPONENTS PROVIDED BY CONTRACTOR ARE PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

NOTICE OF CANCELLATION

Date of Transaction: August 19, 2025

You may CANCEL this transaction, without any penalty or obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the Contract or sale, and any negotiable instrument executed by you will be returned within 10 BUSINESS DAYS following receipt by Contractor of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to Contractor at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or sale; or you may, if you wish, comply with the instructions of Contractor regarding the return shipment of the goods at Contractor's expense and risk.

If you do make the goods available to Contractor and Contractor does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Contractor, or if you agree to return the goods to Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

Groundworks New England, LLC at 198 Londonderry Turnpike, Hooksett, NH 3106

NOT LATER THAN MIDNIGHT OF August 22, 2025

I HEREBY CANCEL THIS TRANSACTION.

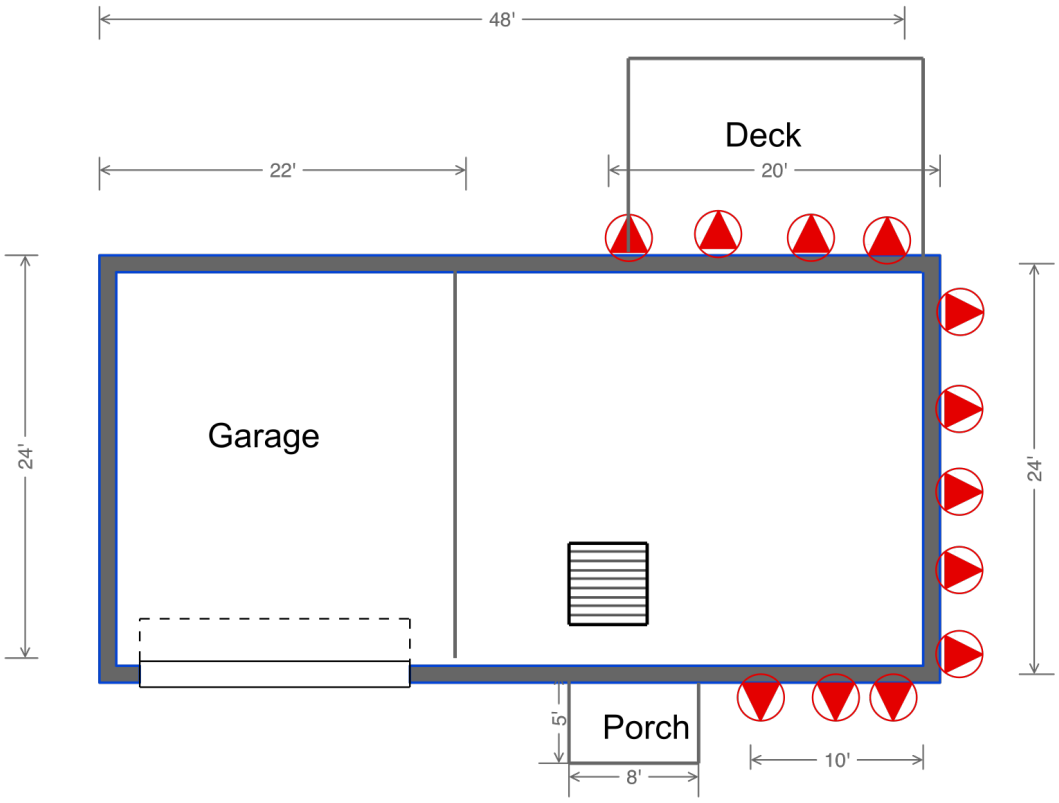
(Date) _____

(Customer's signature) _____

If after three business days the transaction has not been canceled, then the deposit will be non-refundable.

DRAWINGS

Push Pier



PAYMENT TERMS

We propose hereby to complete the services indicated in this Contract for the sum of:

Contract Amount	**$26,207.68**
Deposit	**$0.00**
Due Upon Completion	**$26,207.68**

Is the project financed? YES _____ NO _____ (Financing must be set up at the time of the signed contract.)

Approval/Account #_____

X MK (initial) - Customer must be present on final day of install and final walk-through is to be performed with the job foreman.

X MK (initial) - Balance to be paid in full to foreman on last day of install. (Unless financed)

BUYER'S RIGHT TO CANCEL.

ANY CUSTOMER MAY CANCEL THIS TRANSACTION ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.
If this Contract was solicited to Customer's residence and Customer does not want the goods or services, Customer may cancel the Contract by mailing or delivering a notice to Contractor. The notice must say that Customer does not want the goods or services.
The notice must be mailed or delivered to: Groundworks New England, LLC at 198 Londonderry Turnpike, Hooksett, NH 3106.
If Customer cancels a home solicitation sale during the cancellation period listed in this paragraph of the Contract, Contractor must return any payments made by Customer. If Customer does not cancel the transaction during the cancellation period listed in this paragraph of the Contract, the deposit will be non-refundable. See the attached Notice of Cancellation form for further explanation of this cancellation right.

Customer	**Contractor**
x MK	_X [signature]
x N/A	_
Date 8/19/2025	Date 8/19/2025

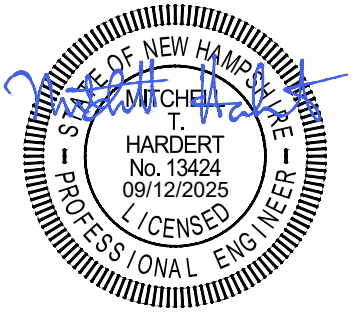
September 9, 2025

RE: Engineering Report for Repairs – 65 Onyx Ln, Portsmouth, NH 03801

On behalf of the contractor, Koontz Bryant Johnson Williams, Inc. (KBJW) is providing the attached Building Permit Application relative to the installation of:

1. **12 SettleStop Push Piers**

for the referenced project as part of the permit application for structural repairs.

Report Date: September 9, 2025 Koontz Bryant Johnson Williams, Inc. *This report has been signed and sealed by the P.E. on the date adjacent to the seal.* *Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*	**PE Seal** 

Third Party Engineering Notes:

1. These calculations are provided in support of a contract between the Contractor and the Owner. The calculations are to provide engineering design and a review of the proposed scope of work provided in the terms of the contract. This design represents a proposed solution agreed upon in the contract used to address the areas of concern identified to KBJW by the Contractor. The Owner should be alert to possible changes to the condition of the structure and continue to monitor the building's condition. Any observed changes in condition (before or after installation) should be immediately reported to the Contractor.

2. KBJW represents that this design is based on accepted engineering principles but makes no other warranty or guarantee, express or implied, including any warranty or guarantee regarding the work performed by the Contractor. The Contractor is responsible for knowing and following all local, state, and federal safety requirements in the execution of this project.

3. This design is based on information supplied to KBJW by the Contractor, and this provided information has not been independently verified by KBJW. Field technicians from the Contractor should verify that the as-built conditions do not violate any information and/or notes in this submittal and will install the system shown in accordance with this submittal, the manufacturer's recommendations, and industry accepted standards and practices. Any observed deviations from the provided information must be reported to KBJW for review and possible revision of this design.

4. KBJW did not perform a cost analysis to determine if this is the most cost-effective solution for the homeowner's request to correct structural and cosmetic issues related to current and potential future foundation settlement.

5. The building weight assumptions used herein to calculate pier loads are estimated values based on Typical IRC Load Tables.

6. All new construction on this site will comply with the **2021 New Hampshire Building Code.**

7. If the project involves push piers or helical piles, the Contractor is advised to drive each pier until a slight lifting of the building occurs to indicate that the structure's load has transferred from the soil to the pier. Do not lift or drive past the load transfer point as damage may occur to the foundation or to interior and exterior finishes.

8. If the repair project involves a mobile home, note that the adequacy of earth anchors and straps to resist hurricane wind loads and stabilizer structures required to prevent the home from moving in the longitudinal and transverse directions were not reviewed or specified as part of this design analysis.

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Engineering Structural Repair Report

Engineering Report for Repairs on		
PROJECT: ADDRESS	**65 Onyx Ln, Portsmouth, NH 03801**	
OVERVIEW:	As requested by the owner/representative of the above referenced project (client), the contractor visited the project and performed a visual inspection of readily accessible foundation areas (walls and piers) and associated structural framing elements. Unless noted below, destructive testing and evaluation was not performed. Based on this inspection, the contractor's Inspector and the client agreed to the following "Scope-Of-Work".	
SCOPE-OF-WORK:	SettleStop Push Piers	[SEE PLAN]
QUANTITY:	12	Each
SPACING (Typ):	Varies	Feet [+/-12" Allowable]
STRUCTURE DESCRIPTION:		
• Classification:	Single Family Residence	
• Year Built:	NA	
• Style:	Custom	
• Stories:	2	
• Construction:	Wood Frame	
• Exterior:	Vinyl	
• Foundation:	Basement (Masonry Walls and Piers on Spread Type Footings)	
STRUCTURAL DETAILS -EXISTING	NOTE: Wall height might vary due to site grading and footing steps.	
• Foundation Wall Type:	N/A	
• Wall Thickness:	N/A	- inches
• Wall Height:	N/A	- feet
• Unbalanced Fill:	N/A	NOTE: Fill depth for basement conditions may vary.
• Wall Reinforcement:	N/A	
• Surcharge Load (On Walls):	N/A	plf
Loads: [@ Footing Level]	[Based on Typical IRC Load Tables] [Add upper wall and point loads]	
Walls: [LL + DL]	3800	NOTE: Non-Load Bearing Wall
Floor: [LL + DL]	110	PSF NOTE: N/A

SITE AND LOCATION PLAN/NOTES

PROJECT:

65 Onyx Ln, Portsmouth, NH 03801

GENERAL COMMENTS: SEE ATTACHED SITE DRAWINGS

* Push pier spacing along the foundation shall be installed in accordance with the plan details, typically 4-6 feet apart and less than and 2-ft from a corner.	PP
* Contractor will install push piers, brackets, and all related components per the support manufacturer's current installation instructions.	PP
* Pier shall not be installed in recently backfilled sites, in bedrock soils, or where there is possible sinkhole activity. Notify engineer if foundation is cracked between piers.	PP
* Only local effects have been checked on existing structural members (e.g., concrete bearing at pier bracket). The integrity of the existing supported structure is outside of our scope of work.	PP
* The systems should be used on structures that are fixed from translation or braced to prevent translation of the foundation. The surrounding soil must provide continuous lateral support.	PP
* Where voids are created below the slab during lifting, it is recommended to fill with PolyRenewal. Use compacted soil around the footing.	PP
* The contractor should retain a log of the installed locations, depth, and final drive pressure of the push piers.	PP
* Where voids are created below a slab during lifting, it is recommended to fill with PolyRenewal. Use compacted soil around the footing.	PP
* **All work will comply with the New Hampshire RBC based on the International Residential Code (IRC) with any specific modifications for the municipality.**	ALL
* **See the attached technical reports for detailed structural system installation instructions**	ALL

DRAWINGS

Push Pier

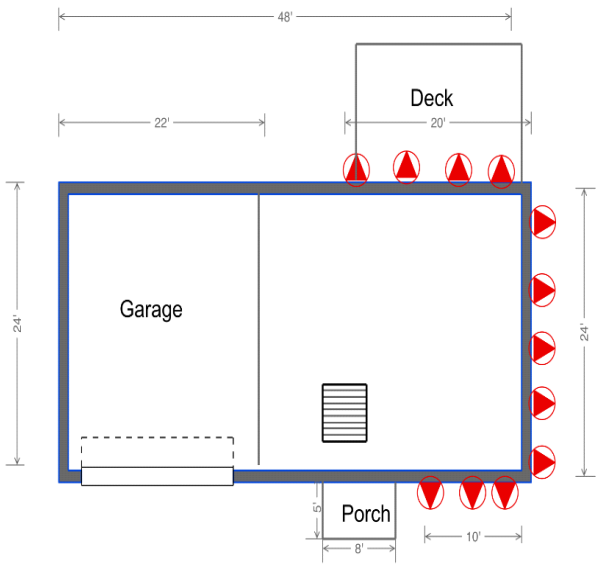

Figure 1 – Location of Repair Work

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PUSH PIER DESIGN CALCULATIONS

PROJECT: 65 Onyx Ln, Portsmouth, NH 03801

The foundation support system is intended to stabilize and potentially lift the existing foundation structure - reducing pressure on existing soils. Load requirements for the helical or push piers were calculated in areas identified by the contractor.

DESIGN CALCULATIONS: Push Piers 1-12

- Based on wall loading and building characteristics outlined in the front page of this report. of this report, assume a wall load of: **3,800** plf

- Push Piers Design Spacing: **5**

Spacing value is for calculations only & to include field tolerance of +/- 12" (see plan for specified spacing)

- Using the wall load and pier spacing indicated above, the load on each pier will be:

PIER LOAD = Wall Load x Spacing = **19,000** lbs **ACCEPTABLE** **[SEE NOTE 1 BELOW]**

SAFETY FACTOR = Planned Load/ Max Load **1.5** **ACCEPTABLE** **[SEE NOTE 1 BELOW]**

DESIGN COMMENTS:

NOTE 1: This actual load is less than the "Average" Allowable Load per Pier of 28.14 kips and a Factor of Safety > 2.0; therefore OKAY).

GENERAL COMMENTARY, LIMITATIONS and ATTACHMENTS

PROJECT: 65 Onyx Ln, Portsmouth, NH 03801

GENERAL COMMENTARY

The recommendations provided herein are based on our understanding of the project and subsurface characteristics at the time of this report. Based on actual field conditions, push piers may be converted to helical piers. If differing project conditions are encountered, contractor's field personnel shall notify Engineering Department immediately for resolution.

Unless determined by a site-specific soil boring and laboratory soils analysis, the bearing capacity (net allowable soil pressure) referenced in this report is based on our experience with soils in the project area as well as the "Presumptive Load-Bearing Values" as outlined in the current Residential Code /IRC. It should be noted that subsurface conditions can vary across the site due to natural occurrence or because of construction, clearing, filling, or cut and grading operations.

LIMITATIONS

The intent of the Floor Support Jacks is to provide support to existing beams/girders or to provide support to new beams serving in a supplemental support condition (as noted herein).

It should be understood that one of the benefits of the SettleStop System is the adjustable screw, which allows for minor and/or incremental adjustments over a period of time, which minimizes stress to the structure. This situation may also apply to permanent applications. In this regard, disabling the thread rod should be field verified based on job specifics.

ATTACHMENTS:

Yes	• A. Evaluation Report for Structural Components
N/A	• B. Soil Report

ICC EVALUATION SERVICE®

ICC-ES Evaluation Report

ESR-5005

Reissued October 2024

Subject to renewal October 2025

This report also contains:

- **City of Chicago Supplement**
- **CA Supplement**
- **FL Supplement**

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

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DIVISION: 31 00 00 — EARTHWORK Section: 31 63 00 — Bored Piles	REPORT HOLDER: INDEPENDENCE MATERIALS GROUP, LLC (IMG)	EVALUATION SUBJECT: IMG PUSH PIER MODEL NO. IMG PP21617-34	

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, and 2012 *International Building Code®* (IBC)
- 2021, 2018, 2015, and 2012 *International Residential Code®* (IRC)

Property evaluated:

Structural

2.0 USES

IMG Push Pier is used as support for structures to recover lost elevations and to provide uniform supplemental support to foundations. The IMG Push Pier provides structural lift and is intended to stop further settlement of the structure. This product is used for residential, commercial, and industrial foundation settlement problems, and may be installed in either interior or exterior applications.

When IMG Push Pier is installed under the IRC, an engineered design is required in accordance with IRC Section R301.1.3.

3.0 DESCRIPTION

3.1 General: IMG model PP21617-34 is a push pier system consisting of an under footing self-standing bracket body, a reinforcing sleeve that passes through the bracket body, a pier tube shaft that is hydraulically advanced to a firm bearing strata, and the associated hardware consisting of threaded rods and nuts passing through a solid steel cap plate. Certain parts are offered in both a black, non-coated version and a hot dipped coated version designated by the suffix (G).

3.2 System Components and Materials:

3.2.1 Bracket Body: #PP21617-34B is fabricated using 0.375 inch (9.5 mm) ASTM A572 Grade 50 flat plate or ASTM A36 flat plate and CNC cut and bent to the required shapes. Additional bracket body parts consist of two (2) 1.66 inches OD x 0.140-inch (42 mm OD x 4 mm) ASTM A500 Grade B tube spacers and one (1) 4 inches OD x 0.188 inch x $11^{3}/_{16}$ inches (102 mm OD x 4.8 mm x 284 mm) ASTM A513 Grade 1026 or A500B(C) tube body. The sand plate is CNC cut from 0.250-inch (6.4 mm) ASTM A36 or A572 steel.

3.2.2 External Sleeve: #PP21617-48ES is fabricated using ASTM A500 Grade B/C 3.5 inches OD x 0.216 inch x 48 inches (89 mm OD x 5.5 mm) wall tube with a 4 inches OD x 0.219 inch x 1 inch (102 mm OD

x 5.6 mm x 25 mm) ASTM A513 Grade 1026 tube ring welded to the end to serve as a hard stop. Alternatively, a ¾ inch (19 mm) long ring of the 4 inches OD x 0.226 inch (102 mm x 5.7 mm) tube may be welded ½ inch (13 mm) down from the leading edge using four (4) 1 inch (25 mm) fillet welds or a flared end on the tube create a hard stop.

3.2.3 Pier Cap Plate: #PP21617-34CAP is fabricated using ASTM A36 1-inch x 4 inches (25 mm x 102 mm) flat bar stock and cut to 9 inches (229 mm) length. A ¾ inch (19 mm) long ring is cut from 3.5 inches OD x 0.216-inch (89 mm x 5.5 mm) ASTM A500 Grade B tube and is stitch welded using four (4) 1-inch (25 mm) evenly spaced ¼ inch (6 mm) fillet welds.

3.2.4 Lifting Rods and Nuts: Lifting rods and nuts consist of two (2) 16 inches (406 mm) long threaded rods and four (4) hex nuts. The flat washers meet ASTM F436 Type 1. See Table 2 for details of the approved threaded rods and nuts.

3.2.5 Starter Pipe: #PP21617-50SP is fabricated using a 2.875 inches OD x 0.165 inch (73 mm x 4 mm) wall thickness tube meeting ASTM A500 Grade C. A 1 inch (25 mm) long section of a 3.5 inches x 0.300 inch (89 mm x 7.6 mm) wall tube meeting ASTM A500 Grade C is fillet welded to the leading edge of one end of the tubing to serve as a friction reducing collar or a ¾ inch (19 mm) long ring welded ½ inch (13 mm) down from the leading edge using four (4) 1 inch (25 mm) fillet welds. Alternately, a $3^1/_8$ inches (79 mm) OD x $^3/_{16}$ inches (5 mm) wall x 1-inch (25 mm) long tube meeting ASTM A500 is swagged inside the leading edge. Tube shaft material is galvanized using a three-coat inline process meeting ASTM 1057 with a minimum galvanized thickness of 0.85 to 1.19 mils (0.02 to 0.03 mm).

3.2.6 Tube Extension: #PP21617-36PTP is fabricated using a 2.875 inches OD x 0.165 inch (73 mm x 4 mm) wall thickness tube meeting ASTM A500 Grade C. A 2.5 inches x 0.188 inch (64 mm x 8 mm) wall x 6 inches (152 mm) long nipple meeting ASTM A513 Grade 1026 is inserted into one end of the tube and is held in position by three (3) ¼ inch (6 mm) hydraulically punched dimples installed to create a triangular shape and approximately in equal distances around the pipe. Tube shaft material is galvanized using a three-coat inline process meeting ASTM 1057 with a minimum galvanized thickness of 0.85 to 1.19 mils (0.02 to 0.03 mm).

4.0 DESIGN AND INSTALLATION

4.1 Design:

4.1.1 General: Engineering calculations (analysis and design) and drawings, must be prepared by a registered design professional, submitted to and be subjected to the approval of the code official for each project, and must be based on accepted engineering principles, as described in IBC Section 1604.4 and must conform to 2021, 2018, 2015 and 2012 IBC Section 1810. The design method for the steel components is in Allowable Strength Design (ASD) as described in IBC Section 1602 and AISC 360 Section B3.4. The engineering analysis must address hydraulically driven foundation system performance related to structural and geotechnical requirements.

A soil investigation report in accordance with this Section must be submitted for each project, when requested by the authority having jurisdiction. The soil interaction capacity between the pier and the soil including the required safety factor and the soil effects of the hydraulically driven steel pier installation must be determined in accordance with the applicable code by a registered design professional.

4.1.2 Bracket Capacity: The compression load ratings of the push pier brackets with a maximum unsupported length below the bracket bearing plate of 5 feet (1.52 m) are provided in Table 1 of this report. The concrete foundation must be designed and justified to the satisfaction of the local code official with due consideration to the eccentricity of the applied loads, including reactions provided by the brackets, acting on the concrete foundation. Only localized limits states of the steel components to the piles have been evaluated in this evaluation report. Other limit states are outside the scope of this evaluation and must be determined by the registered design professional. The effects of reduced lateral sliding resistance due to uplift from wind or seismic loads must be considered for each project.

4.1.3 Tube Shaft Capacity: The tube shaft capacity has not been evaluated and is outside the scope of this report.

4.2 Installation: The IMG Push Pier must be installed by IMG LLC's certified and trained installers in accordance with this section (Section 4.2), the site-specific approved construction documents (engineering plans and specifications), the manufacturer's installation instructions, and the following conditions:

1- A site survey is necessary of the area where the piers are going to be driven to locate any possible interference such as utilities, plumbing, electrical or phone lines.

2- An area of approximately 2.5 square feet (0.23 square meter) to a depth of 8.5 inches (216 mm) below the bottom of the footing will need to be excavated at each pier location. The excavated concrete bearing surface shall be free of all soil, debris, and loose concrete prior to installation of the push pier system.

3- The bearing area around the footing must be a smooth and level condition while adjusting the face of the stem wall to vertical at the point of the bracket attachment. Notching of the concrete footing may be necessary and shall be performed under the guidance of a registered design professional and approval of the code official.

4- The existing structure is used as a reaction force with a hydraulic pump and cylinder combination to drive the pier into the soil.

5- Adjacent piers must not be advanced simultaneously.

6- Each installed Push Pier must follow IMG Push Pier Installation Instructions. In accordance with the 2021, 2018, 2015 and 2012 IRC Section R106.1.2, a copy of these installation instructions must be made available on the job site at the time of installation.

4.3 Special inspection

Special inspection in accordance with 2021, 2018, 2015 and 2012 IBC Section 1705.7, is required for installation of the IMG Push Pier, except as indicated in Section 1704.2 of the IBC. Items to be recorded and confirmed by the special inspector must include, but are not limited to, the following:

1. Verification of the product manufacturer, and the manufacturer's certification of installers.
2. Product identification, including lead sections, extension sections, brackets, bolts, and nuts, as specified in the construction documents and this evaluation report.
3. Installation procedures anticipated and actual piling depth.
4. Tip elevations, the installation pressure and final depth of the driven foundation system.
5. Inclination and position/location of hydraulically driven steel piles.
6. Compliance of the installation with the approved construction documents and this evaluation report.

5.0 CONDITIONS OF USE:

The IMG Push Pier described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The IMG Push Pier is manufactured, identified, and installed in accordance with this report, the approved construction documents, and the manufacturer's published installation instructions. In the event of a conflict between this report, the approved construction documents, and the manufacturer's published installation instructions, the most restrictive governs.

5.2 This evaluation report does not address seismic loading for this system, existing footing suitability or attachment requirements to existing footings.

5.3 Installation of the hydraulically driven pile systems must be limited to support of uncracked normal-weight concrete, as determined in accordance with the applicable code.

5.4 Brackets must be used only to support structures that are laterally braced as defined in 2021, 2018, 2015 and 2012 IBC Section 1810.2.2.

5.5 Corrosion resistance and durability are outside the scope of this evaluation report.

5.6 The IMG Push Pier is rated for compression loading only. Lateral and uplift loading from wind and seismic are outside the scope of this evaluation report and must be carried by the existing shallow foundation and verified by a registered design professional.

5.7 Each push pier that is installed, is load tested against the weight of the structure to ensure that the system can withstand a load greater than needed to restore the structure. A registered design professional must provide the test load safety factor requirements based upon the site-specific soil conditions.

5.8 All the excavated soil at each pile location must be replaced and compacted after the piles are proof load tested.

5.9 The adequacy of the concrete structures that are connected to the IMG Push Pier must be verified by a registered design professional, in accordance with applicable code provisions, such as Chapter 13 of ACI 318-19 under the 2021 IBC, Chapter 13 of ACI 318-14 under the 2018 and 2015 IBC (Chapter 15 of ACI 318 under the 2012 IBC) and Chapter 18 of IBC, and subject to the approval of the code official.

5.10 Special inspection is provided in accordance with Section 4.3 of this report.

5.11 Engineering calculations and drawings as described in Section 1604.4 of the IBC and comply with the design and installation requirements of this evaluation report are to be prepared by a registered design professional. All these documents are to be submitted and approved by the local code official.

5.12 Settlement of the hydraulically driven pile is outside the scope of this evaluation report and must be determined by a registered design professional as required in 2021, 2018, 2015 and 2012 IBC Section 1810.2.3.

5.13 The interaction between the hydraulically driven pile system and the soil is outside the scope of this report.

5.14 A copy of the manufacturer's published installation instructions must be made available on the job site at the time of installation.

5.15 The IMG Push Pier is manufactured under a quality control program with inspections monitored by the ICC-ES.

6.0 EVIDENCE SUBMITTED

- Bracket eccentric compression load tests in accordance with ASTM E72.
- Quality control documentation and installation instructions.

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-5005) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

In addition, each Push Pier that is covered by this report must be marked with the following information:

1. IMG Push Pier Product/Model Number
2. Bracket Load Rating
3. Manufacturer Address

7.2 The report holder's contact information is the following:

INDEPENDENCE MATERIALS GROUP, LLC (IMG)
1741 CORPORATE LANDING PARKWAY
VIRGINIA BEACH, VIRGINIA 23454
(803) 807-8629
www.independencematerialsgroup.com

TABLE 1—PUSH PIER COMPRESSION LOAD RATINGS[1]

Model	Product Designation		Average Tested Ultimate Capacity (lbs)	Allowable Push Pier Capacity[2] (lbs)
IMG PP21617-34	Push Pier Bracket		56,293	28,147

For **SI:** 1 kip (1000 lbf) = 4.48 kN.

[1] Table provides tested bracket assembly capacities only. A licensed engineer shall verify the actual available capacity based on the size of the tube shaft, expected corrosion loss, and the site-specific soil conditions.

[2] Allowable capacities are based upon the minimum of the average tested yield capacity (Py) multiplied by 0.6 and the average tested ultimate capacity (Pmax) multiplied by 0.5. Allowable capacities shall be utilized with Allowable Strength Design (ASD) loading.

TABLE 2—APPROVED THREADED RODS AND NUTS

Lifting Rod	Lifting Rod Steel	Nut	Nut Steel	
$^3/_4$" - 10 unc	ASTM A193 Grade B7	$^3/_4$-10 Heavy Hex	ASTM A193	
(#7) $^7/_8$" - 5 All Thread Rebar	ASTM A615 Grade 75	$^7/_8$" - 16 Hex Head	ASTM A108 or A576	
$^3/_4$" 4.5 Coil Rod*	ASTM A108 GR 1045	$^3/_4$" - 4.5 Coil Nut (2) Nuts required per rod end	ASTM A1035	
		$^3/_4$" - 4.5 Heavy Coil Nut (1) Nut required per rod end	ASTM A1045	

* Coil rod material has minimum 69750 psi (481 MPa) yield strength and 96550 psi (666 MPa) minimum ultimate tensile strength.

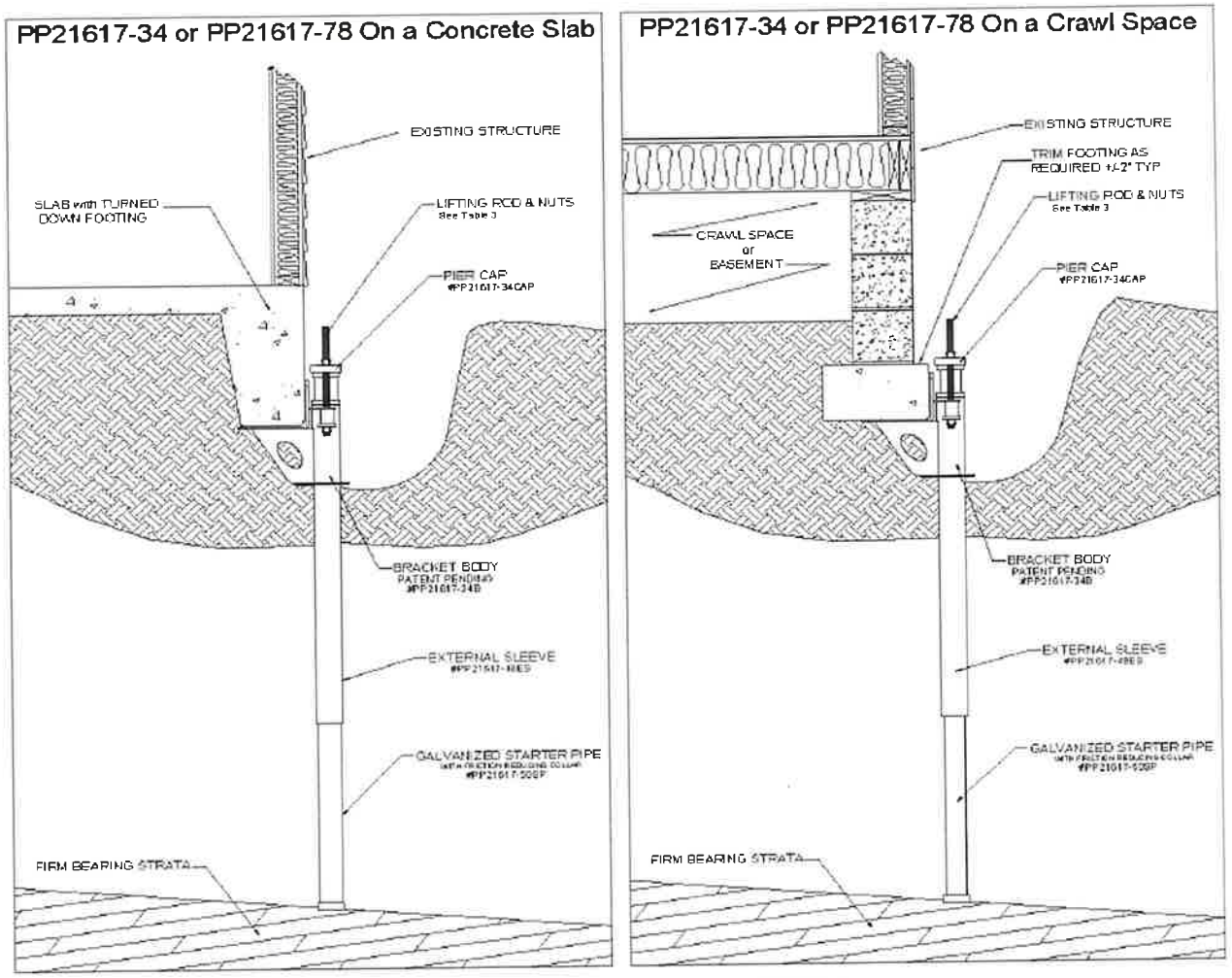
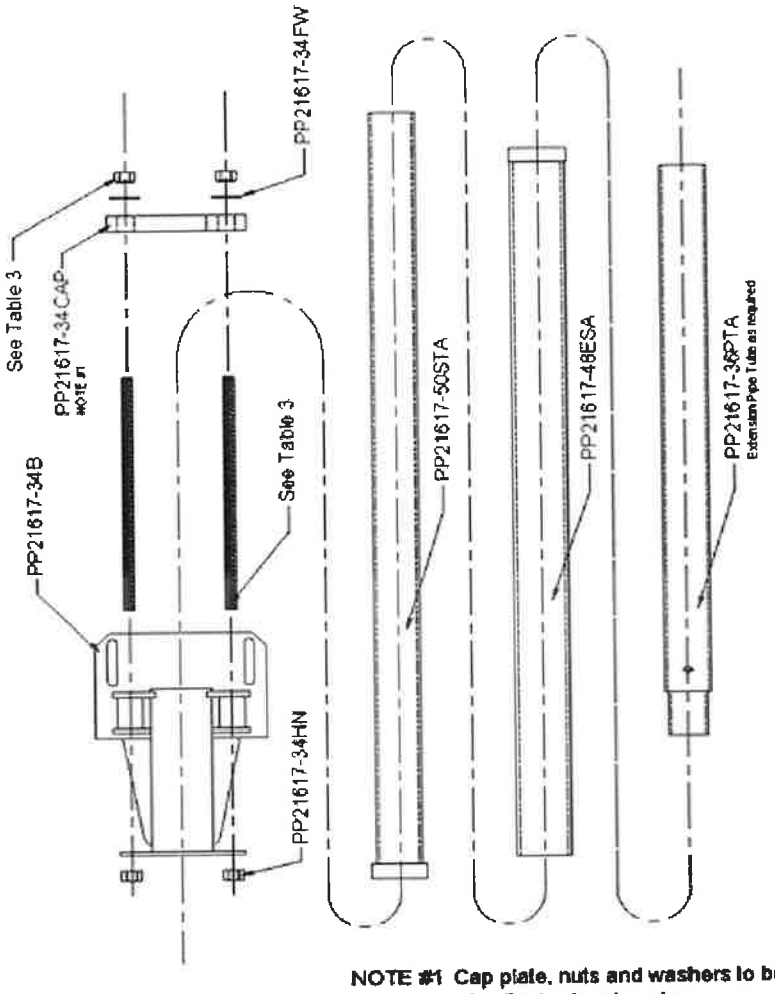


FIGURE 1—PP21617-34 BRACKET ASSEMBLY

PP21617-34 Typical Installation

The IMG Bracket Design is PATENT PENDING



NOTE #1 Cap plate, nuts and washers to be installed after final extension pipe

FIGURE 1 (Continued) —PP21617-34 BRACKET ASSEMBLY

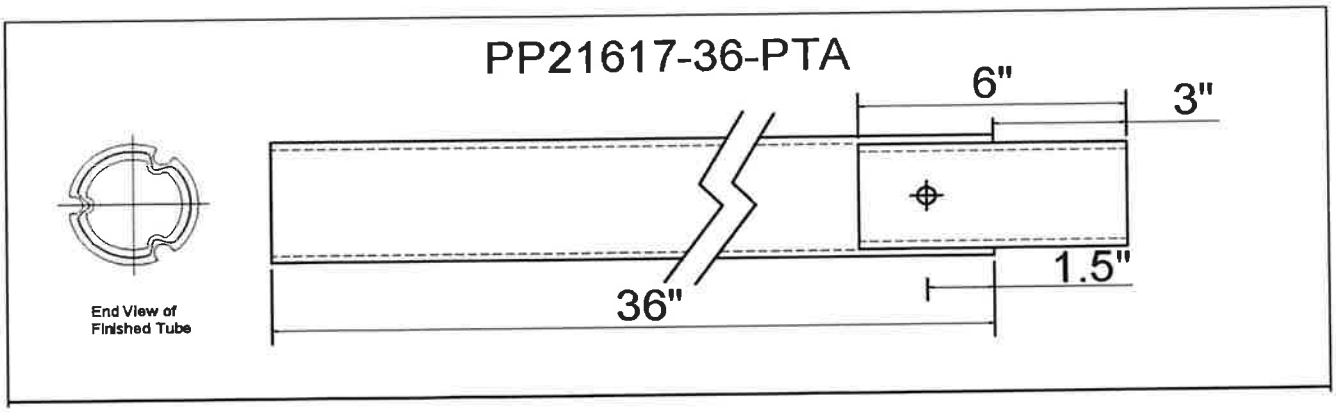


FIGURE 2—PUSH PIN COUPLER DETAILS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 3625 N. Elm Street Suite 200 Greensboro NC 27455	**CONTACT NAME:** Conrad Ifejuka **PHONE (A/C, No, Ext):** 336-346-1399 **FAX (A/C, No):** 212-607-6599 **E-MAIL ADDRESS:** Conrad.Ifejuka@MarshMMA.com
INSURED SCPJE-1 Groundworks New England, LLC dba Groundworks 70 Zachary Rd. Manchester NH 03109	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Axis Surplus Insurance Company 26620 **INSURER B :** Old Republic Insurance Company 24147 **INSURER C :** Safety National Casualty Corporation 15105 **INSURER D :** Travelers Prop & Casualty Co of America 25674 **INSURER E :** Axis Surplus Insurance Company 26620 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 762112110 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			MWZY31889824	12/1/2024	12/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA6676839	12/1/2024	12/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
A	UMBRELLA LIAB X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			P00100142546401	12/1/2024	12/1/2025	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		LDC4069047	12/1/2024	12/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Leased/Rented Equipment Pollution Liability			QT6306Y436046TIL24 CP004517052025	12/1/2024 4/29/2025	12/1/2025 4/29/2026	Limit Occ/Agg Deductible	100,000 4M/8M 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Installation Floater
Travelers Property & Casualty
$100,000 Per Job Site
$100,000 Storage
$100,000 Transit
$200,000 All Covered Locations Combined
QT6306Y436046TIL24 12/01/24 - 12/01/25

See Attached...

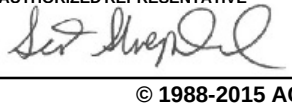
CERTIFICATE HOLDER

City of Portsmouth
Portsmouth City Hall
1 Junkins Ave
Portsmouth NH 03801

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Marsh & McLennan Agency LLC	Groundworks New England, LLC dba Groundworks 70 Zachary Rd. Manchester NH 03109
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Excess Limits:

Excess Auto:
Carrier: AXIS Surplus Insurance Company
Policy: P00100142546401
Policy Dates 12/01/24 - 12/01/25
Limit: $2,000,000 excess of Primary

Excess Auto:
Carrier: The Bridgeway Insurance Company
Policy 8EA7XL000255200
Policy Dates 12/01/24 - 12/01/25
Limit: $2,000,000 excess of $2,000,000 Auto only

Excess Layer #1
Carrier: Starr Indemnity & Liability Company
Policy: 1001261069241
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 excess of $4,000,000 Auto
$5,000,000 excess of Primary GL/EL

Excess Layer #2
Carrier: Gotham Insurance Company
Policy: EX202400005702
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 excess of $9,000,000 Auto
$5,000,000 excess of $5,000,000 GL/EL

Excess Layer #3
Carrier: QBE Specialty Insurance Company
Policy: 140001043
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 excess of $14,000,000 Auto
$5,000,000 excess of 10,000,000 GL/EL

Excess Layer #4
Carrier: Homesite Insurance Company of Florida
Policy: CXP04178300
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 excess of $19,000,000 Auto
$5,000,000 excess of $15,000,000 GL/EL

Excess Layer #5
Carrier: Texas Insurance Company
Policy: JTI24XCAN0239403
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 Part of $10,000,000 excess of $24,000,000 Auto
$5,000,000 Part of $10,000,000 excess of $20,000,000 GL/EL

Carrier: HDI Specialty Insurance Company
Policy: CLXD6791100S
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 Part of $10,000,000 excess of $24,000,000 Auto
$5,000,000 Part of $10,000,000 excess of $20,000,000 GL/EL

Excess Layer #6
Carrier: SiriusPoint Specialty Insurance Corporation
Policy: TSX00120824
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 Part of $15,000,000 excess of $34,000,000 Auto
$5,000,000 Part of $15,000,000 excess of $30,000,000 GL/EL

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ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Marsh & McLennan Agency LLC	Groundworks New England, LLC dba Groundworks 70 Zachary Rd. Manchester NH 03109
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Carrier: Westfield Specialty Insurance Company
Policy: XSL455648W00
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 Part of $15,000,000 excess of $34,000,000 Auto
$5,000,000 Part of $15,000,000 excess of $30,000,000 GL/EL

Carrier: Endurance Risk Solutions Assurance Company
Policy: EXC30074003800
Policy Dates 12/01/24 - 12/01/25
Limits:
$5,000,000 Part of $15,000,000 excess of $34,000,000 Auto
$5,000,000 Part of $15,000,000 excess of $30,000,000 GL/EL

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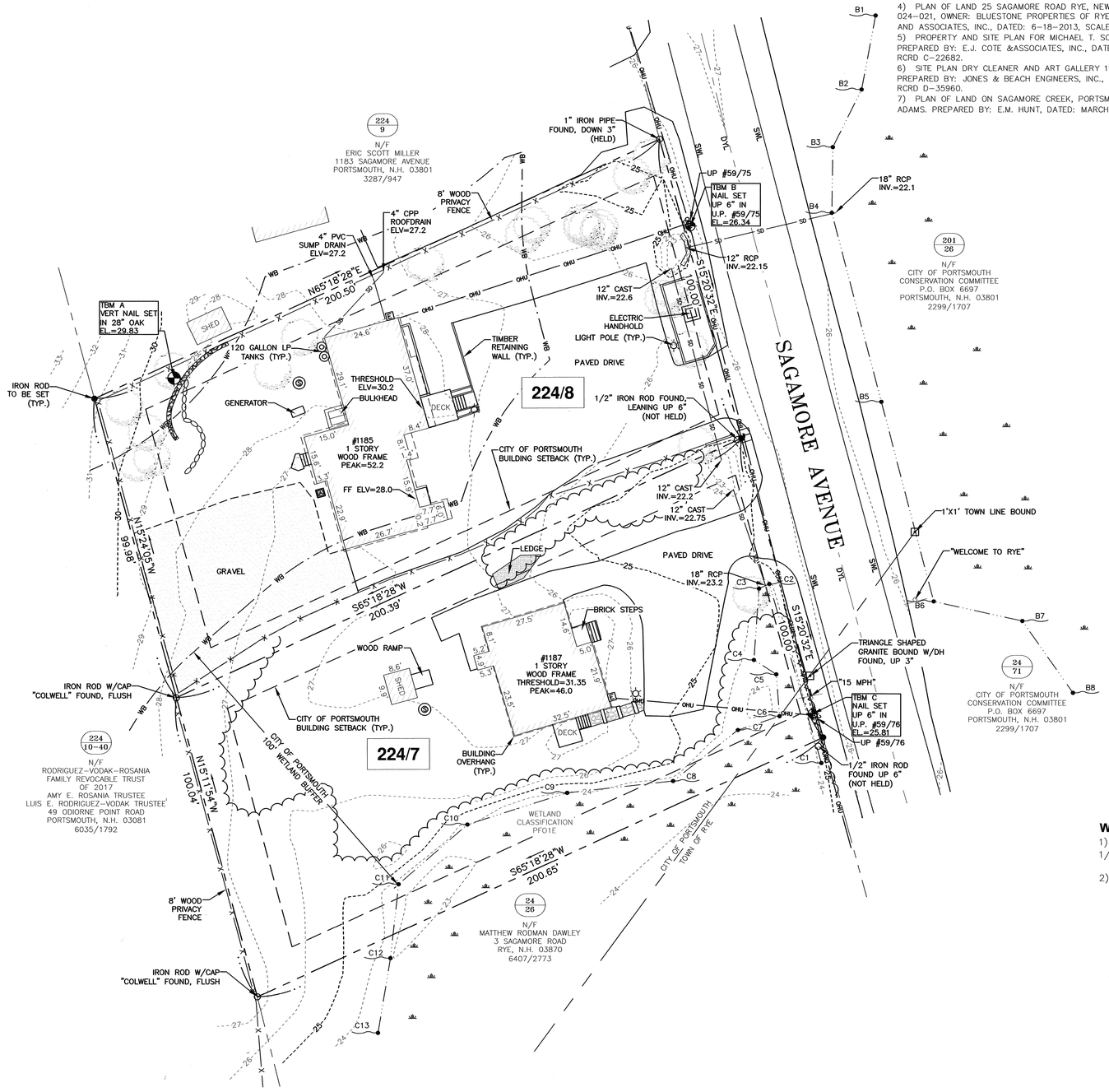
LEGEND:

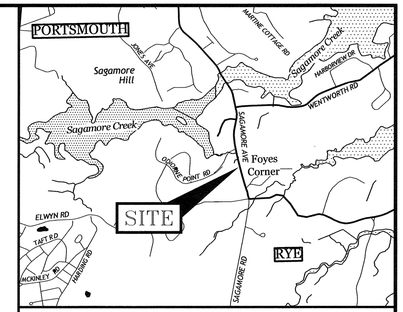
DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
MAP 21 LOT 8	(21)
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
UTILITY POLE	
CATCH BASIN	
SEWER MANHOLE	S
HYDRANT	
GATE VALVE	GGV WGV SGV
GAS/WATER SHUTOFF	
TREES	
GAS/ELECTRIC METER	E G
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	A
SIGN	
ELECTRIC HANDHOLD	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
STONE WALL	
FENCE	X X
TREELINE	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
WETLAND FLAG/WETLAND	A1
FRESH WATER WETLAND LINE	
WETLAND BUFFER LINE	WB
STORM DRAIN LINE	SD SD
OVERHEAD UTILITY LINE	OHU OHU



PLAN REFERENCES:

1) PLAN OF LAND OF BROOKS, JUNKINS & WALKER, SAGAMORE AVE. PORTSMOUTH & RYE, N.H.. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED: JUNE 1953, SCALE: 1"=100'. FROM THE FILES OF JOHN W. DURGIN, FILE NO. 1781 PLAN NO. 8282.. NOT RECORDED.
2) DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, N.H.. PREPARED BY: LANDTECH CONSULTANTS, INC., DATED: FEBRUARY 18, 1993, SCALE: 1"=50'. RCRD D-24827.
3) THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION R.O.W. PLANS, BETTERMENT N.H. PROJECT NO. 12595, N.H. ROUTE 1-A, TOWN OF RYE, COUNTY OF ROCKINGHAM. PREPARED BY: MAGUIRE GROUP, INC., DATED: JULY 3, 2003, SCALE: 1 CM=1 M. NOT RECORDED.
4) PLAN OF LAND 25 SAGAMORE ROAD RYE, NEW HAMPSHIRE, ASSESSOR'S PARCEL 024-021, OWNER: BLUESTONE PROPERTIES OF RYE, LLC. PREPARED BY: JAMES VERRA AND ASSOCIATES, INC., DATED: 6-18-2013, SCALE: 1"=20'. RCRD D-37870.
5) PROPERTY AND SITE PLAN FOR MICHAEL T. SCHAFER SAGAMORE ROAD RYE, N.H.. PREPARED BY: E.J. COTE &ASSOCIATES, INC., DATED: AUGUST 1993, SCALE: 1"=20'. RCRD C-22682.
6) SITE PLAN DRY CLEANER AND ART GALLERY 11 SAGAMORE ROAD RYE, N.H.. PREPARED BY: JONES & BEACH ENGINEERS, INC., DATED: 1/5/2009, SCALE: 1"=20'. RCRD D-35960.
7) PLAN OF LAND ON SAGAMORE CREEK, PORTSMOUTH, N.H., OWNED BY JOSIAH F. ADAMS. PREPARED BY: E.M. HUNT, DATED: MARCH 1908, SCALE 1"=100'. RCRD #00254.

NORTH NAD83(2011)
N
GRID NHSPC



LOCATION MAP SCALE: 1" = 2,000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 224 AS LOTS 7 & 8 AND RYE ASSESSOR'S MAP 24 AS LOT 27.

2. OWNERS OF RECORD:
   MAP 224 LOT 8
   HAT TRICK REAL ESTATE, LLC
   1185 SAGAMORE AVENUE
   PORTSMOUTH, N.H. 03801
   5944/2373

   MAP 224 LOT 7 (PORTSMOUTH) & MAP 24/27 (RYE)
   TEE TIME REAL ESTATE, LLC
   1185 SAGAMORE AVENUE
   PORTSMOUTH, N.H. 03801
   5944/2918

3. PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0286F. EFFECTIVE JANUARY 29, 2021.

4. EXISTING LOT AREAS:
   MAP 224 LOT 8:
   19,778 S.F.
   0.45 ACRES

   MAP 224 LOT 7 & MAP 24 LOT 27:
   19,786 S.F.
   0.45 ACRES

5. MAP 224 LOT 8 IS LOCATED IN THE (MRB) MIXED RESIDENTIAL BUSINESS DISTRICT. MAP 224 LOT 7 IS LOCATED IN THE (MRB) MIXED RESIDENTIAL BUSINESS DISTRICT (PORTSMOUTH) AND THE (C) COMMERCIAL DISTRICT IN RYE (MAP 24 LOT 7).

6. DIMENSIONAL REQUIREMENTS:

MIXED RESIDENTIAL BUISNESS (MRB) PORTSMOUTH		
MINIMUM LOT AREA:		7,500 S.F.
FRONTAGE:		100 FEET
SETBACKS:	FRONT:	5 FEET
	SIDE:	10 FEET
	REAR:	15 FEET
MAXIMUM STRUCTURE HEIGHT:		FLAT ROOF 30 FEET SLOPED ROOF 40 FEET
MAXIMUM STRUCTURE COVERAGE:		40%
MINIMUM OPEN SPACE:		25%
COMMERCIAL (C) RYE		
MINIMUM LOT AREA:		44,000 S.F.
FRONTAGE:		150 FEET
SETBACKS:	FRONT:	30 FEET
	SIDE:	20 FEET
	REAR:	24 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		75%

7. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S TAX MAP 224, LOTS 7 & 8 IN THE CITY OF PORTSMOUTH AND ASSESSOR'S MAP 24 LOT 27 IN THE TOWN OF RYE.

8. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9. ABUTTER INFORMATION TAKEN FROM THE TOWN OF RYE ASSESSOR'S GIS WEBSITE.

10. BUILDING MEASUREMENTS SHOWN HEREON ARE TO SIDING.

WETLAND NOTES:

1) WETLAND DELINEATION WAS PERFORMED ON 1/23/25 BY SAM HAYDEN, PWS,CWS.

2) DELINEATION STANDARDS UTILIZED:

A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).
C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).

3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILIP A. YETMAN, LLS 1122 — 3/6/2025 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 1122 PHILLIP A YETMAN

REV.	DATE	DESCRIPTION	BY	CHK.
0	3/6/25	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS
SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT
HAT TRICK REAL ESTATE, LLC
1185-1187 SAGAMORE AVENUE PORTSMOUTH, N.H.

TITLE
EXISTING CONDITIONS PLAN

DATE	SCALE
FEBRUARY 2025	1"=20'

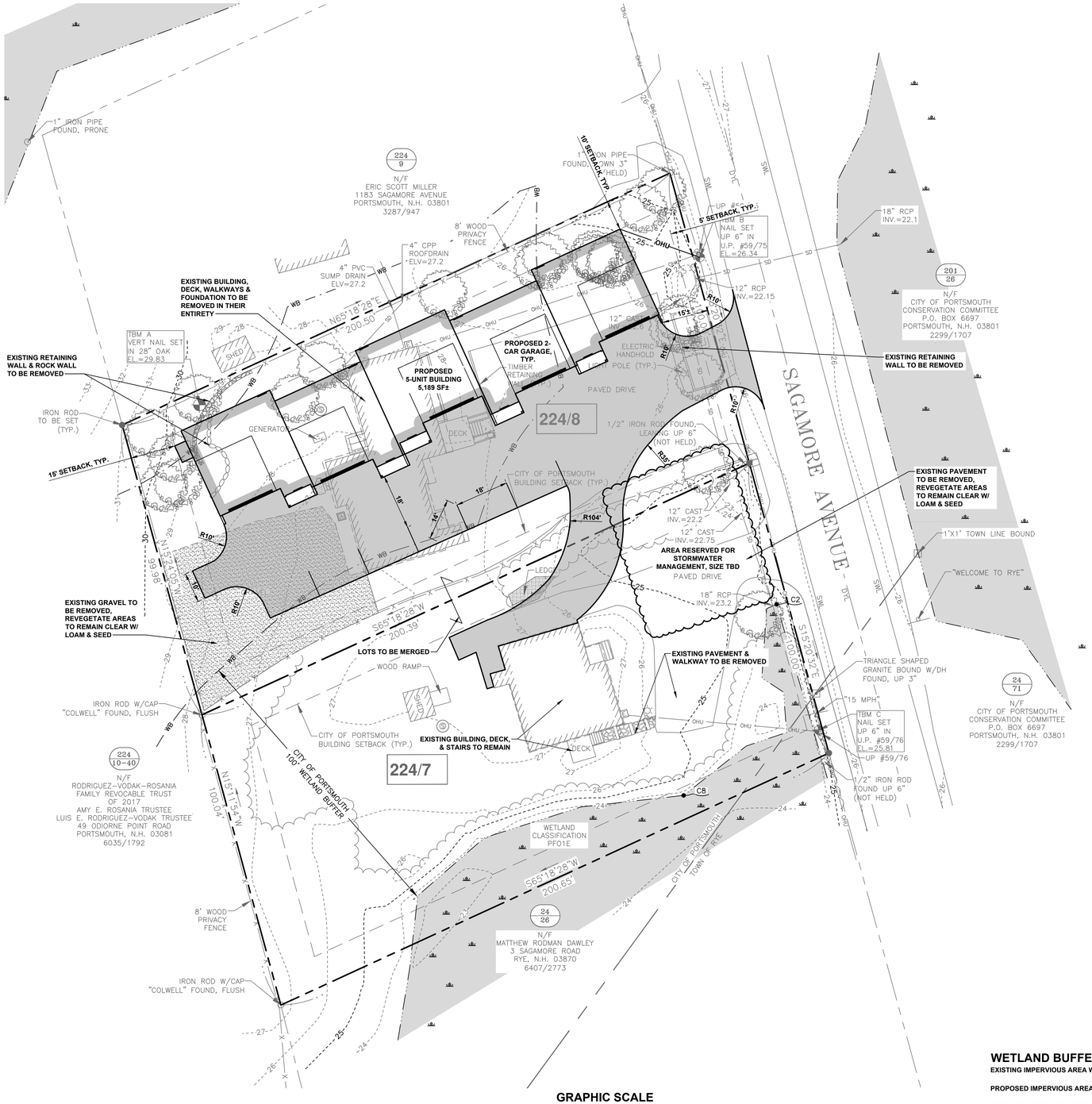
DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	PAY

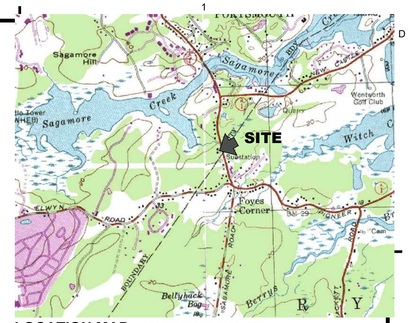
PROJECT No.	FIELD BOOK / PAGE
5010508	FB 244 PG 77

DRAWING No.	REV.
V-101	0

FILE LOCATION: P:\NH\5010508\HAT_TRICK_LLC\001-1185 & 1187 SAGAMORE AVE., PORTSMOUTH - JR\CO\CAD_FILES\5010508-V-EC.DWG, 2025.03.06, 11:06 AM

NORTH
NAD83(2011)
GRID
NHSPC





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™, ©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
BENCHMARK		
SURVEY STATION		
MANHOLE	S	S
UTILITY POLE		
WELL	W	W
WATER VALVE	WV	
SIGN		
CATCH BASIN		
HYDRANT		
EDGE OF GRAVEL		
EDGE OF PAVEMENT		
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
WATERLINE	W	W
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGE	UGU
CHAIN LINK FENCE	X	X
SILT FENCE		SF
TREE LINE		
GRAVEL SURFACE		
PAVED SURFACE		

PARCEL INFORMATION

MAP / LOT:	MAP 224, LOT 7 & 8 (PORTSMOUTH) MAP 24, LOT 27 (RYE)
LOT AREA (ACRES):	.90 ACRES
ZONE OR DISTRICT:	MRB - PORTSMOUTH, C - RYE
EXISTING USE:	RESIDENTIAL / BUSINESS
FLOOD ZONE:	N/A
WATER:	PUBLIC
SEWER:	PRIVATE
RECORD OWNER:	HAT TRICK REAL ESTATE, LLC (224/7), TEE TIME REAL ESTATE, LLC (224/8 & 24/27)

SITE DEVELOPMENT DATA

	SF	AC
EXISTING IMPERVIOUS (TO BE REMOVED):	14391	0.33
NEW BUILDINGS	5189	0.12
NEW PAVEMENT	7517	0.17
NEW IMPERVIOUS:	12706	0.29
TOTAL PROPOSED IMPERVIOUS:	12706	0.29
TOTAL DEVELOPED:		0.00

DESIGN STANDARDS - PORTSMOUTH MRB

	REQ'D	PROVIDED
LOT AREA PER DWELLING UNIT (SF)	7500	6,594
MINIMUM ROAD FRONTAGE (FT)	100	200
MINIMUM SETBACK, FRONT YARD (FT)	5	15
MINIMUM SETBACK, SIDE YARDS (FT)	10	10
MINIMUM SETBACK, REAR YARDS (FT)	15	15
MAXIMUM STRUCTURE COVERAGE	40%	13%
MAXIMUM BUILDING HEIGHT (FT)	30 (FLAT ROOF), 40 (SLOPED ROOF)	TO COMPLY

PROJECT INFORMATION

APPLICANT:	HAT TRICK REAL ESTATE, LLC
	1185 SAGAMORE AVENUE
	PORTSMOUTH, NH 03801
ENGINEER:	HALEY WARD, INC.
	ATTN: DREW OLEHOWKI, PE
	200 GRIFFIN ROAD
	UNIT 4
	PORTSMOUTH, NEW HAMPSHIRE 03801

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

WETLAND BUFFER NOTES (COMBINED LOT):

EXISTING IMPERVIOUS AREA WITHIN 100' WETLAND BUFFER: 9,731 SF

PROPOSED IMPERVIOUS AREA WITHIN 100' WETLAND BUFFER: 6,463 SF

TOTAL REDUCTION OF IMPERVIOUS WITHIN WETLAND BUFFER: 3,268 SF

PLAN REFERENCE:

INFORMATION BASED ON A PLAN ENTITLED 'EXISTING CONDITIONS PLAN' PREPARED BY HALEY WARD, INC. AND DATED FEBRUARY 2025.

No.	DATE	DESCRIPTION	BY	CHK
2	2025.10.28	SITE LAYOUT CHANGE	CBA	DJO
0	2025.06.27	ISSUED FOR COMMENT	PJM	DJO

DRAWING ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
1185-1187 SAGAMORE AVE
PORTSMOUTH, NH

TITLE
CONCEPT PLAN

DATE	SCALE
2025.06.27	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
PJM/CBA	PJM	DJO

PROJECT No. 5010508.001

SHEET No. **C101** DWG No. 2

N:\NH\5010508-Hat_Trick_LLC\001-1185 & 1187 Sagamore Ave, Portsmouth - JRC\02-CAD_Files\Civil\5010508.001-C-SP-3.dwg, 10/28/2025 9:22:14 AM, DWG To PDF.pc3

October 30, 2025

Portsmouth Conservation Commission
City of Portsmouth

Request for Work Session Review – 105 Bartlett St Portsmouth, NH

Dear Members of the Portsmouth Conservation Commission,

On behalf of Chinburg Development and Iron Horse Properties. I am submitting this request for a Work Session Review for the property located at 105 Bartlett Street. This is an existing 2.75± acre parcel of vacant land that runs along North Mill Pond and the railroad tracks. A preliminary conceptual layout design for the proposed development of the site is attached with this letter. The vision for this land is to create a trail system within the 50' buffer of North Mill Pond offering connectivity to the existing trail network, to create a pocket park on a portion of the land and to develop rowhomes on a portion of the land as shown conceptually attached.

We wanted to meet with the Conservation Commission to share the preliminary concept and receive initial feedback and guidance before proceeding with detailed design and engineering. We appreciate the opportunity to discuss this concept with the Board and look forward to incorporating your input as we refine the plans.

Thank you for your time and consideration.

Sincerely,

Shawna Sammis

Senior Land Acquisition and Development Manager

Office Phone: (603) 868-5995 x31

Cell: (603) 777-6217

Email: ssammis@chinburg.com

PROPOSED DEVELOPMENT
105 BARTLETT STREET
PORTSMOUTH, NH

CONSTRAINTS PLAN

BUILDING CONSTRAINTS

- PROPOSED DEVELOPMENT LOT
- APPROXIMATE LOCATION OF CITY UTILITIES
- NORTH MILL POND 50' NO BUILD AREA
- VIEW CORRIDOR
- 15' MINIMUM RAILROAD SETBACK
- FEMA'S NATIONAL FLOOD HAZARD



Tighe&Bond
177 Corporate Drive
Portsmouth, New Hampshire 03801
(603) 433-8818

December 22, 2023

C-0960-006_C-CONSTRAINTS.dwg Date Plotted: Dec 22, 2023 - 2:05pm Plotted By: HAHANSEN

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

APPLICANT'S NAME: City of Portsmouth **TOWN NAME:** Portsmouth

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

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

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

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

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	○ Yes ○ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	○ Yes ◉ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The Four Tree Island Shoreline Repairs project in Portsmouth, NH, is designed to stabilize and restore three damaged shoreline areas within a waterfront park created in 1975. The work includes overlaying undersized revetment stones with properly sized armor stone, relining a collapsed corroded steel culvert beneath the causeway with a new HDPE pipe, and resetting slumped stones along a wave-exposed section of the causeway. All repairs will be performed in dry conditions without soil excavation, impacting a total of 2,468 SF within previously developed areas. These impacts, 674 SF, 290 SF, and 618 SF below the HOTL are temporary and necessary to prevent further erosion, protect infrastructure, and maintain safe public access. All repair work is within existing footprints with no new impacts.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS:	Four Tree Island
TOWN/CITY:	Portsmouth
TAX MAP/BLOCK/LOT/UNIT:	Tax Map 208, Lot 2
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Portsmouth Harbor
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	43.07272 North, 70.71535 West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

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

NAME: City of Portsmouth		
MAILING ADDRESS: 680 Peverly Hill Rd		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: crsproviero@cityofportsmouth.com		
FAX:	PHONE: (603) 427-1530	

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

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

☐ N/A

LAST NAME, FIRST NAME, M.I.: Mellor, Duncan		
COMPANY NAME: Civilworks New England		
MAILING ADDRESS: 181 Watson Road, P.O. Box 1166		
TOWN/CITY: Dover	STATE: NH	ZIP CODE: 03821
EMAIL ADDRESS: dmellor@civilworksne.com		
FAX:	PHONE: (603) 749-0443	

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

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

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

☐ Same as applicant

NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	

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

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

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

The Four Tree Island Shoreline Repairs project meets resource-specific criteria for coastal resources, tidal waters, and surface waters. The existing culvert is between two coves, both open to the harbor, and it has no specific flow criteria. The culvert relining involves inserting a new HDPE pipe into an existing steel culvert with no excavation or alteration of tidal flow. Coastal resource impacts are temporary and limited to previously developed areas, with all work performed in dry conditions above the waterline. No prime or non-tidal wetlands are present or impacted, and surface water quality and hydrology will remain unchanged. A DataCheck review (Project ID DCT25-2309) confirmed no rare plant or natural community records and no consultation required under Fis 1004, indicating no known impacts to endangered species.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	1582	172	☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	734	166	☐	152	8	☐
	Docking - Tidal Water			☐			☐
TOTAL		2316	172		152	8	

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

☒ **MINIMUM IMPACT FEE**: Flat fee of $400.

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

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

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

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☒ Minimum Impact Project	☐ Minor Project	☐ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

DCM Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
DCM Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
DCM Initials:	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: EST	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Erich Fiedler	DATE: 10/21/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Duncan Mellor, PE	DATE: 8-25-25

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

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

TOWN/CITY CLERK SIGNATURE: Kelli L Barnaby	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: 10/23/25

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Unless specified, all items below are required. Failure to provide the required items will delay a decision on your project and may result in denial of your application. Please reference statute RSA 482-A, Fill and Dredge in Wetlands, and the Wetland Rules Env-Wt 100-900.

- ☐ The completed, dated, signed, and certified application (Env-Wt 311.03(b)(1)).
- ☐ Correct fee as determined in RSA 482-A:3, I(b) or (c), subject to any cap established by RSA 482-A:3, X (Env-Wt 311.03(b)(2)). Make check or money order payable to "Treasurer – State of NH".
- ☐ The Required Planning actions required by Env-Wt 311.01(a)-(c) and Env-Wt 311.03(b)(3).
- ☐ US Army Corps of Engineers (ACE) "Appendix B, New Hampshire General Permits (GPs), Required Information and Corps Secondary Impacts Checklist" and its required attachments (Env-Wt 307.02). This includes the US Fish and Wildlife Service IPAC review and Section 106 Historic/Archaeological Resource review.
- ☐ Project plans described in Env-Wt 311.05 (Env-Wt 311.03(b)(4)).
- ☐ Maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)).
- ☐ Explanation of the methods, timing, and manner as to how the project will meet standard permit conditions required in Env-Wt 307 (Env-Wt 311.03(b)(7)).
- ☐ If applicable, the information regarding proposed compensatory mitigation specified in Env-Wt 311.08 and Chapter Env-Wt 800 - Permittee Responsible Mitigation Project Worksheet, unless not required under Env-Wt 313.04 (Env-Wt 311.03(b)(8); Env-Wt 311.08; Env-Wt 313.04).
- ☐ Any additional information specific to the **type of resource** as specified in Env-Wt 311.09 (Env-Wt 311.03(b)(9); Env-Wt 311.04(j)).
- ☐ Project specific information required by Env-Wt 500, Env-Wt 600, and Env-Wt 900 (Env-Wt 311.03(b)(11)).
- ☐ A list containing the name, mailing address and tax map/lot number of each abutter to the subject property (Env-Wt 311.03(b)(12)).
- ☐ Copies of certified postal receipts or other proof of receipt of the notices that are required by RSA 482-A:3, I(d) (Env-Wt 311.03(b)(13)).
- ☐ Project design considerations required by Env-Wt 313 (Env-Wt 311.04(j)).
- ☐ Town tax map showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter (Env-Wt 311.06(a)).
- ☐ Dated and labeled color photographs that:
  - (1) Clearly depict:
    - a. All jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur.
    - b. All existing shoreline structures.
  - (2) Are mounted or printed no more than 2 per sheet on 8.5 x 11 inch sheets (Env-Wt 311.06(b)).
- ☐ A copy of the appropriate US Geological Survey map or updated data based on LiDAR at a scale of one inch equals 2,000 feet showing the location of the subject property and proposed project (Env-Wt 311.06(c)).
- ☐ A narrative that describes the work sequence, including pre-construction through post-construction, and the relative timing and progression of all work (Env-Wt 311.06(d)).

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- [x] For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
- [ ] If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
  - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
  - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
- [ ] The NHB memo containing the NHB identification number and results and recommendations from NHB as well as documentation of any consultation requests made to NHFG, communications and information related to the consultation, with the consultation results and recommendations from NHFG. (Env-Wt 311.06(g)). See Wetlands Permitting: Protected Species and Habitat Fact Sheet.
- [x] A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
- [ ] For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
- [x] If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
- [x] Avoidance and Minimization Written Narrative or the Avoidance and Minimization Checklist, or your own avoidance and minimization narrative (Env-Wt 311.07).
- [ ] For after-the-fact applications: information required by Env-Wt 311.12.
- [x] Coastal Resource Worksheet for coastal projects as required under Env-Wt 600.
- [ ] Prime Wetlands information required under Env-Wt 700. See WPPT for prime wetland mapping.
- [ ] For non-tidal shoreline structure projects, the length of shoreline frontage per Env-Wt 311.09(b)(1)

Required Attachments for Minor and Major Projects

- [ ] Attachment A: Minor and Major Projects (Env-Wt 313.03).
- [ ] Functional Assessment Worksheet or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet. For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10)).

Optional Materials

- [ ] Stream Crossing Worksheet which summarizes the requirements for stream crossings under Env-Wt 900.
- [ ] Request for concurrent processing of related shoreland / wetlands permit applications (Env-Wt 313.05).

4 Tree Island Shoreline Repairs – Portsmouth, NH
Project Narrative

Shoreline repairs are proposed at 4 Tree Island in Portsmouth on the banks of Portsmouth Harbor. This is a waterfront park created in 1975, that included a causeway to access the island.

There are three repair locations. Stone revetment repairs are proposed on a short length (50 LF) of revetment that is recessed and has undersized stones compared to the adjacent revetments. Proposed repairs are an overlay of correctly sized armor stone. All work will be performed in the dry, above water level. No soil excavation is proposed. 674 SF below HOTL, 293 SF above HOTL.

The second repair is relining the 7 foot diameter steel culvert under the causeway that has severe corrosion and is collapsing, with buried utilities above. The repair will remove armor stones that have fallen into the culvert, cut away deformed portions of the steel, and insert a new 5 foot diameter HDPE plastic culvert pipe into the existing culvert without excavation. The void space between the pipes will be bricked at the ends, with the void space grouted. This culvert has minimal tidal flow (not measurable) and only connects two coves both fronting the harbor with no design flow. 290 SF below HOTL.

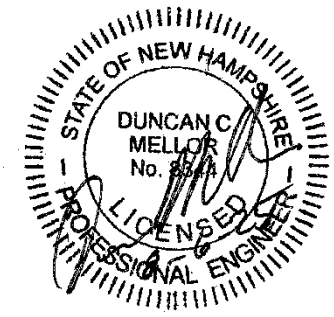
The third repair area is along a causeway to the northern sculpture on the eastern side exposed to larger waves. These revetment stones are generally too small for the wave exposure and the upper stones have slumped down the bank. The damaged portions of this revetment will be reset using correctly sized armor stones for the surface layer. All work will be performed in the dry, above water level. No soil excavation is proposed. 618 SF below HOTL, 593 SF above HOTL.

Total 2,468 SF of temporary impacts within previously developed footprints with all work in the dry. Soil disturbance is not anticipated; however if soil is exposed it will be stabilized with crushed stone. The Portsmouth Conservation Commission has not held a hearing or issued comments.

Repair Stone Specifications:
Angular armor stone, minimum 2 tons.
Anticipated volume of new stone: 194 CY.
Bedding Layer: existing revetment stones, thickness unknown.
Repair thickness varies depending on existing, prepared and finish stone elevations, approximately 2.6 feet average.
See permit drawings for locations and cross sections.

Engineering assessment by:

Duncan Mellor, PE
Principal Coastal Engineer
Civilworks New England



AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

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

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

The following definitions and abbreviations apply to this worksheet:

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

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: City of Portsmouth		
PROJECT STREET ADDRESS: Peirce Island Road	PROJECT TOWN: Portsmouth	
TAX MAP/LOT NUMBER: 208/2		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

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

Revetment repairs and culvert relining in tidal waters (at high tide) and tidal buffer zone adjacent to tidal waters. All work in the dry and within existing footprints.

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	☐ Check ☒ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☐ Check ☒ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☒ Check ☐ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☐ Check ☒ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☐ Check ☒ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

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

TIDAL SHORELINE STABILIZATION PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 609

This worksheet summarizes the criteria and requirements for a Standard Permit for "Tidal Shoreline Stabilization" projects in tidal areas as outlined in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Dredge and Fill Wetlands Permit Application Form (NHDES-W-06-012) and the Coastal Resource Worksheet (NHDES-W-06-079).

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 609.02)

Applications for tidal shoreline stabilization projects shall demonstrate that:

☒ The technique or combinations of techniques is based on best available scientific and engineering practices.

☒ The proposed technique or combination of techniques addresses:

- Results of the avoidance and minimization narrative required in Env-Wt 311.07, the avoidance, minimization and mitigation demonstration required in Env-Wt 313.03 and Env-Wt 313.04, the coastal functional assessment (CFA) required in Env-Wt 603.04, and the project design narrative required in Env-Wt 603.06,
- Any causes of erosion that can be identified,
- The degree or extent of erosion,
- Relative exposure based on shoreline geometry, shore orientation, intensity of boat traffic, influence of adjacent structures, storm surge, and extreme precipitation events,
- Potential sea-level rise and vulnerability assessment under Env-Wt 603.05,
- Potential marsh migration as a result of sea-level rise and
- The design requirements of Env-Wt 514.04.

An application for a tidal shoreline stabilization shall include the following information:

☒ Tidal shoreline stabilization shall be accomplished using living shoreline techniques, per Env-Wt 609.04(b), unless the applicant demonstrates that a living shoreline is not practicable.

Applicants proposing to install new rip-rap shall include the following information with the application:

☒ Evidence of erosion that cannot be stabilized solely with a soft stabilization design.

☒ A description of anticipated turbulence, flows, restricted space, fetch or similar factors that render vegetative and diversion methods physically impractical.

☒ An assessment of the potential for the proposed rip-rap to erode the shoreline of neighboring properties, based on an examination of the shoreline and modeling based on tides, average wave height and force, and the energy absorption of deflection or the proposed rip-rap.

☒ Specification of minimum and maximum stone sizes, existing contours and final proposed contours, the volume of rip-rap to be used, the minimum and maximum rip-rap thickness, and the type and thickness of bedding for the stone.

☒ Cross-section and plan views of the proposed installation.

☒ The relationship of the project to fixed points of reference, abutting properties, and features of the natural shoreline.

SECTION 2 - APPROVAL CRITERIA (Env-Wt 607.07; Env-Wt 607.08; Env-Wt 609.01; Env-Wt 609.09)

Applications for tidal shoreland stabilization projects shall:

☒ Maintain or enhance the natural process functions of the shoreline as the critical transition zone between the intertidal zone and upland tidal buffer zone/sand dune regimes.

☒ Provide wildlife habitat while providing protection against coastal hazards.

☒ Be compatible with the existing natural land cover and its functions.

☒ Address the known causes of erosion.

☒ Avoid adverse impacts to near shore ecosystem processes, habitats, and adjacent shoreline.

The department shall not approve any tidal shoreline stabilization plan that proposes to install new rip-rap unless the applicant demonstrates that:

☒ Anticipated turbulence, flows, restricted space, fetch or similar factors render soft stabilization methods physically impractical, and

☒ Natural areas or naturalized soft shoreline stabilization on neighboring properties will not be damaged by the placement of the proposed rip-rap, or

☒ Rip-rap is a component used as a sill to stabilize the toe, but is not the primary or dominant component of a living shoreline stabilization design.

The department shall not approve any tidal shoreline stabilization plan that proposes to install a wall unless:

☐ The wall is required to protect public infrastructure in situations where softer stabilization technique is shown to be impracticable.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 609.05; Env-Wt 609.06)

Living shoreline design plans shall:

☐ Be prepared and stamped by a professional engineer and reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with the "Guidance for Considering the Use of Living Shorelines" (National Oceanic and Atmospheric Administration, 2015).

☐ Be prepared to show that the project will:

- Use native vegetation, sand fill, and limited stone or wood as specified in Env-Wt 609.06 to provide shoreline stabilization and protection,
- Mimic the natural landscape and leave natural vegetation intact to the greatest extent practicable,
- If practicable, be based on the location of the highest observable tide line, water turbulence and soil conditions, add vegetation to existing sand beaches or dune or construct vegetated sand dunes,
- Design the sill to the lowest elevation possible that still ensure stabilization of the toe of the living shoreline,
- Maintain the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea,
- Minimize or prevent wave reflection toward abutting properties,
- If space and soil conditions allow, cut back unstable banks to a flatter slope, seed and replant with native, non-invasive trees and shrubs, and
- Provide habitat for wildlife and aquatic species.

☐ Large wood debris and natural rock that is comparable to the natural-occurring rock found in the vicinity of the project may be incorporated into a soft tidal shoreline stabilization design as matrix material for a bio-engineering bank stabilization technique.

Living shoreline techniques shall be required if the project is to replace an existing stabilization structure that:

☐ Has not functioned as required by Env-Wt 609.0, or

☐ Is not an existing legal structure.

SECTION 4 - MAINTENANCE & REPAIR (Env-Wt 609.03; Env-Wt 609.08)

Applications for repair or rehabilitation of existing tidal shoreland stabilization structures shall include an analysis by the engineer or qualified coastal professional to rate the conditions of the existing structure and the purpose for the repair based on the following:

☒ The degree of damage or extent of deterioration, as applicable, such as missing components, cracking, or weeping with erosion.

☒ Whether opportunities exist to use soft bank stabilization components or a combination of soft and hard components.

☒ The ability of the structure to withstand coastal flood risk in accordance with the vulnerability assessment required by Env-Wt 603.05.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 609.10; Env-Wt 609.11)

Refer to Env-Wt 609.10 and Env-Wt 609.11 for project classification.

PROTECTED TIDAL ZONE
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau
Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

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

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

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

SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

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

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

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

☐ The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and

☒ Local resiliency planning ordinances.

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

☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;

☐ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;

☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;

☒ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and

☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

(1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:

a. Occur within 100 feet of the HOTL; and

b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or

(2) A project that would be major based on an aggregation of projects under Env-Wt 400.

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

(1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;

(2) Is not a major project; and

(3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

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

(1) Is in a previously developed upland area;

(2) Is within 100 feet of the HOTL; and

(3) Will disturb less than 3,000 SF.

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.: City of Portsmouth

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The proposed project is repair of a stone revetment, and relining of a tidal culvert. The length of the repairs are shown on the drawings. The work will occur in the dry (work is above mid tide) and is developed tidal buffer zone with no impacts to tidal wetlands or PRA. This project does not impact natural resource assets. The repair materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307 and 313.01 responses. The anticipated construction sequence is import the needed armor stones, install armor stones, perform resetting repairs, reline the culvert with non-corrosive HDPE pipe.

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.

The repair stone materials are correctly sized and resistant to erosion. The proposed project maintains the existing location and has no impact on navigation. The narrative showing the project meets standard and approval conditions are listed above as Env-Wt 307, 313 and 603.04 responses.

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

See attached Env-Wt responses

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

The owner will monitor the repairs, particularly following storms, to look for any signs of damage that might need repairs.

☒ 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.

NA

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.

50 years anticipated until next repairs, see attached vulnerability assessment

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.

highly tolerant, see attached vulnerability assessment

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.

highly tolerant, see attached vulnerability assessment

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

See drawings. The 0.3 feet of anticipated sea level rise in 50 years is minimal risk due to minor sea level rise over the design life and is too small to show relative to topographic contours, see attached vulnerability assessment

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

see attached FEMA map showing the work areas mostly within the 1% FEMA flood zone. The revetment and culvert has minimal risk, and is a flood tolerant structure.

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

See attached vulnerability assessment. The stone revetment and culvert are highly tolerant of sea level rise and the 0.3 feet of anticipated sea level rise is minimal, not affecting the design.

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:

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

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

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☐ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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.

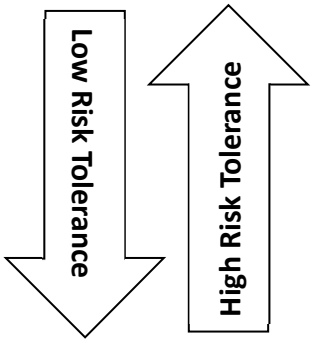
SECTION 10 – GUIDANCE

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.

4 Tree Island Shoreline Repairs: Responses to specific rules:

Env-Wt 300 rules

Env-Wt 306.05(a)(1)

This site is a developed waterfront and has no wetlands to delineate near the project. The project site does not meet NHDES or Army Corps criteria for a wetland or Special Aquatic Site. References: US Army Corps of Engineers Wetland Delineation Manual, Jan 1987. US Army Corps of Engineers National Wetland Plant List, 2020.

Env-Wt 306.05(a)(2)(a)

Planning has been completed. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no impacts. The site is unsuitable for salt marsh or dune habitat due to high wave energy and lack of sediment. The NHB review and CFA confirm that no protected species or critical habitats are present in the work areas, and the January 2024 storm impacts further support the absence of sensitive ecological features.

Env-Wt 306.05(a)(2)(b)

There is no bog on or in the vicinity of the project property.

Env-Wt 306.05(a)(2)(c)

The Portsmouth Harbor waterbody is listed by the WPPT mapper as a flood plain wetland adjacent to a tier 3 or higher watercourse. The tidal waters here are not wetlands or tidal wetlands or flood plain.

Env-Wt 306.05(a)(2)(d)

There is no prime wetland on or in the vicinity of the project property. The revetment is located on a developed shoreline with existing hard infrastructure.

Env-Wt 306.05(a)(2)(e)

The proposed repairs will be in the existing location in a developed area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site does not contain tidal wetlands. There are no undeveloped tidal buffer zones or tidal wetlands being altered, and the project does not propose any new encroachment.

Env-Wt 307.02

Acknowledged. We understand that the proposed work can be covered by the US ACE NH General Permit.

Env-Wt 307.03

The proposed project is not anticipated to violate water quality standards as the work will be timed around the tides to be done in the dry. The revetment design minimizes erosion and wave reflection. The use of clean, angular stone and reuse of existing material ensures no turbidity or sediment discharge into surface waters. The project will have no impact on groundwater or sanitary activity. Spill response kits will be on site appropriate for the mechanical equipment being used, the equipment operators trained for its use. Equipment will be refueled in accordance with Env-Wt 307.15.

Env-Wt 307.04

The proposed project will be performed in the dry and is not located within mapped bird migratory area or fish or shellfish spawning or nursery area and does not involve dredging resource area.

Env-Wt 307.05

The equipment and materials to be used for the proposed work are not expected to carry invasive species.

Env-Wt 307.06

The NHB (DCT25-2309) data check results mapped vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, but with no anticipated impacts.

Env-Wt 307.07

The project is consistent with RSA 483-B, as all work is in the dry and within existing structures. No new impervious surfaces or vegetation removal is proposed. BMP's and Erosion controls will be utilized to protect water quality, such as performing the work in the dry around low tides, use of erosion controls if soil is disturbed.

Env-Wt 307.08

There are no designated prime wetlands located within the proposed project areas.

Env-Wt 307.09 & 307.11

No new shoreline structures are proposed to be built over public trust surface waters. The proposed project does consist of the repair of the existing revetment and culvert repairs in the existing footprint. BMP's and Erosion controls will be utilized to protect water quality, such as performing the work in the dry around low tides, use of erosion controls if soils are disturbed.

Env-Wt 307.12

The revetment repair and culvert work is anticipated to be performed with equipment operating on developed land and roadway. Disturbed areas will be stabilized and repaired in kind. The repaired revetment will meet modern slope and stone size criteria, improving long-term resilience.

Env-Wt 307.13

No direct abutters other than the City.

Env-Wt 307.14

Not applicable.

Env-Wt 307.15

The revetment repair is anticipated to be performed with equipment operating on developed land and roadway. Refueling will occur away from jurisdictional areas, with spill kits on site.

Env-Wt 307.16

Acknowledged.

Env-Wt 307.17

Acknowledged.

Env-Wt 307.18

Acknowledged.

Env-Wt 310.01 Response

Project location is at 4 Tree Island, Portsmouth, tax map 208, lot 2, adjacent to Portsmouth Harbor. The proposed repairs are necessary to fix storm damage and reduce future wave damage. The project has minimal impacts adjacent to tidal waters. The work area is not in a PRA at low tide or flood plain wetland adjacent to a tier 3 or higher watercourse as WPPT mapped. The project meets the conditions and limits of the minimum impact project rules. The proposed repair is the least impacting alternative, repairing within the same location. See attached photos. The drawings provided to define the work and are to scale with surveyed locations, dimensions and elevations to NAVD88 datum.

There are no wetlands at this site and the landform is lawn and picnic areas.

The NHB file number is DCT25-2309 and a non-confidential copy is attached.

Env-Wt 311 Response

The temporary and permanent impact areas are fully shown on the Repair Plan and the line for the 100' setback for the tidal buffer zone. Equipment access in the tidal buffer zone will be along existing roadways and pathways. The application includes all required elements: site plans, narrative, stone specifications.

Env-Wt 313.01 Response

The project avoids new impacts by working entirely within the existing revetment footprint. It minimizes disturbance by using existing accessways and reusing smaller stone for chinking and bedding. There is no practicable alternative that would be less impacting.

Env-Wt 313.03 Response

This revetment repair project is in the tidal buffer zone with no adverse impacts. See attached Avoidance & Minimization Checklist. Soft shoreline alternatives such as dunes or salt marshes are not practicable due to high wave energy and lack of sediment. The revetment is the only viable method for shoreline stabilization at this location and working within the existing footprint avoids new impacts.

Env-Wt 313.04 Response

The project qualifies as a repair of an existing structure with no expansion, and all work is in the dry, with less than 3,000 SF of impacts. It is therefore classified as a minimum impact project under the standard permit process.

<u>Env-Wt 400 rules</u>

Env-Wt 407.02(c) Response

This repair project is classified as a Minimum based on area and the nature of the in-kind repairs, not a Major solely on documented occurrence of protected species or habitat.

Env-Wt 407.03 Response

The repair area is within an existing developed footprint. The access plus work areas are clearly defined and remain under the thresholds that would trigger a higher impact classification.

Env-Wt 500 rules (not applicable to coastal areas per Env-Wt 509.02(b))

Env-Wt 600 rules

Env-Wt 603.02 (a) Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but it is upper intertidal zone with no known protected species or habitat, or wetlands. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, pathways and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry.

Env-Wt 603.02 (b) Response

No natural resource assets in the project area. WPPT mapping is attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no impacts. See attached CFA.

Env-Wt 603.02 (d) Response

The proposed revetment and culvert repairs are within the existing locations/dimensions and are located in a developed area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but has no natural resource assets in the project area. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, pathways and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no impacts.

Env-Wt 603.02 (e & f) Response

The proposed revetment and culvert repairs are within the existing locations/dimensions and are located in a developed area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site is adjacent to tidal waters, but there are no natural resource assets in the project area. The data screening mapping does show this location as Highest Ranked Habitat, however the actual land is driveway, pathways and mowed lawns. The proposed project is not anticipated to violate water quality standards as the work will be done in the dry. Drawings with elevations are attached. The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no impacts.

Env-Wt 603.03 Response

The Data Screening is attached. A site specific sea level rise assessment memo is attached and the FEMA 1% flood map, resource maps and elevation are attached. The proposed project is not anticipated to cause impacts as the work will be done in the dry.

Env-Wt 603.03(a)(4) Response

Data Screening Corrections: The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no anticipated impacts. The NHB mapping for marine and estuarine wildlife is not correct under NH RSA 212-A:13 says that the provisions of RSA 212-A or any rule promulgated under this chapter, shall not be applicable to marine or estuarine species of wildlife.

The WPPT mapper lists the waters at the site as "Flood Plain Wetlands Adjacent to Tier 3 Streams". These tidal waters are not a Flood Plain and are not Wetlands. The WPPT mapper also maps the mowed lawn areas on the developed site as "Highest Ranked Habitat in NH", which was not observed at this urban site.

The WPPT mapper on NWI tab maps classifications appear correct.

Env-Wt 603.04 Response

CFA attached.

Env-Wt 603.05 Response

A vulnerability assessment is attached. The revetment and culvert are tolerant of sea level rise and there are no conflicts with the project purpose.

Env-Wt 603.06 Response

The proposed revetment and culvert repairs are within the existing locations/dimensions and are located in a developed urban area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, but no known resources, and is not apparent Highest Ranked Habitat (actual is pavement, buildings, lawns). The proposed project is not anticipated to violate water quality standards and will utilize working in the dry and erosion controls. As listed in the construction sequence note, soil disturbance is not anticipated, but if it occurs, erosion controls will be used downslope of the work area. This erosion control method has been used on many coastal projects and it works well.

The NHB DataCheck tool was utilized to find any documented occurrences of protected species or habitat, the DataCheck came back with results for vicinity common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon, however NHB and NHF&G determined the project will have no impacts.

Env-Wt 603.07 Response

The lot existing conditions plan with HOTL survey are Kevin McEneaney, LLS (NH 661) of Civilworks New England, see drawing notes. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.08 Response

Water depths and tidal relationships shown of drawings, with water depths established by surveying methods to NAVD88 datum. The lot existing conditions plan with HOTL by Kevin McEneaney, LLS (NH 661) of Civilworks New England. Design plans conforming to Env-Wt 603.07 are included in the application, prepared by Duncan Mellor, PE (NH 8344).

Env-Wt 603.09 Response

This project is repair of an existing legal revetment, and culvert in the same location with no extension seaward with no impacts to navigation by boat or shoreline.

Env-Wt 604.01 Response

The proposed in-kind repairs are within the existing locations/dimensions and are located in a developed area with no sand dune, tidal wetland or undeveloped tidal buffer zone. The site does contain tidal waters, but no known resources, and is not actually Highest Ranked Habitat (driveways and mowed lawns). The proposed project is not anticipated to violate water quality standards and work will be performed in the dry.

Env-Wt 604.02 Response

See attached vulnerability assessments and Env-Wt responses. The proposed project makes no changes to the developed tidal buffer zone.

Env-Wt 604.03 Response

The proposed project has no impacts to tidal wetlands. See attached vulnerability assessments and Env-Wt responses.

Env-Wt 605.01 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative, CFA and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary impacts to jurisdictional areas are limited to temporary access for repair and replacement of existing legal structures in existing footprints. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts.

This project is repair and replacement of existing legal structures in the same location with no extension seaward with no impacts to commerce, navigation by boat or shoreline. The project does not alter prevailing currents.

Env-Wt 605.02 Response

See attached Avoidance & Minimization Checklist, Coastal Worksheet, Project Narrative and vulnerability assessments, which show how impacts to wetlands have been avoided and the temporary access for repair and replacement of existing legal structures. The project design and methods have been selected to avoid all wetlands and minimize potential natural resource impacts. This is a developed urban site with a revetment along the shoreline and the proposed project has no impacts to sediment transport or replenishment.

The repair and replacement of the structures does not change wave energy dissipation or alter storm surge. This site is tidal waters, not riverine waters, and the proposed work has no change to storm surge storage or elevations. There is unlimited storm surge volume in the Atlantic Ocean and dredge or fill in this vicinity has no impact on flood elevation – it is driven by atmospheric pressure and wind direction/duration and is not a function of river flow. The project has no impact to runoff or salinity.

Env-Wt 605.03 Response

This maintenance project avoids and has no impacts to tidal wetlands.

Env-Wt 609.01 Response

In-kind reconstruction of the proposed length of existing revetment, and culvert will not alter wildlife habitat, coastal hazard protection, land cover and functions, erosion or nearshore ecosystems. The proposed work is within the existing footprint using matching materials and configuration with no adverse impacts to the buffer area habitat value, protection function, no pollution and enhanced shoreline stability using modern design methods to reduce future need for buffer zone work. The proposed work has no adverse impacts to beach and tidal flat replenishment, or sediment movement along the shore (see attached photos), no tidal wetlands here and no changes to salinity.

Env-Wt 609.02 Response

The proposed project does consist of the repair of the existing structures in the same footprint. The proposed repair is the least impacting alternative, reconstructing the existing structures in the same location. Potential sea level rise is discussed in the attached vulnerability assessment and is minimal over the 50-year anticipated service life of this work. There is no salt marsh here to migrate, the wave climate exceeds salt marsh survival criteria and the LRPPT mapped salt marsh migration does not match site topography and is not correct (shows lawn area above the seawall as salt marsh in 2050). The revetment and culvert are tolerant of storm surge and sea level rise. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Env-Wt 609.03 (a) Response

A licensed engineer assessed the existing revetment and found it to be structurally functional where properly sized stone was used. Larger stones are needed in the damaged areas with an engineered configuration as shown on the attached drawings. See vulnerability analysis. Soft approaches if used at this site will fail in storms and would need frequent repairs, resulting in greater cumulative impacts. The is no engineering basis for a soft approach at this site and wave conditions.

Env-Wt 609.03 (b) Response

Yes, the existing revetment and culvert are functional.

Env-Wt 609.03 (c) Response

No. Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation or dune creation. This stone seawall is historical, which contributes to the desire for in-kind reconstruction. The site is also a fairly high wave energy zone with an H_{10} 4.3 foot breaking wind wave height and similar boat and tug wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Env-Wt 609.03 (d) Response

This is addressed in the attached vulnerability assessment. Best available science, as cited in the memo, has a high confidence rate of sea level rise over the next 50 years of 1.9 mm/yr so 0.3 feet in 50 years, using the NOAA referenced data indicated by FEMA 55. This is an insignificant sea level rise for this revetement. The vulnerability assessment also demonstrates that the DES cited UNH sea level rise projections are based on an out of date model that was not calibrated and is already in error too high by more than 6 inches (not Best Available Science).

The site is mapped as being within the FEMA flood zone (an insurance rate product not intended for engineering uses), as a AE zone with 1% flood elevation of 8 feet NAVD88. The revetment armor stone is correctly sized for the design wave conditions and can be submerged.

Env-Wt 609.04 Response

Wave heights here greatly exceed 1 foot making this site unsuitable for salt marsh creation. The site is also a fairly high wave energy zone with a 4.3 foot breaking wind wave height and similar boat and tug wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures. The is no engineering basis for a soft approach at this site and wave conditions.

Soft alternatives will fail in this wave climate and placement of fill for planting would impact benthic habitat. The use of root wad living shorelines as constructed by UNH in the area have failed, releasing trees/root balls to float around the bay as a hazard to navigation (and were replaced with stone). The Year 1 monitoring report for the Wagon Hill Farm living shoreline project (with stone toe wall) with a similar wave exposure, reported a net 31 cubic yards of fill loss and significant loss of salt marsh along the offshore edge stone wall.

Env-Wt 609.06 Response

Use of rocks similar to the natural rocks is proposed for these repairs.

Env-Wt 609.07 Response

Existing stone revetment in a moderately high wave energy location with a 4.3 foot breaking wind wave height and similar boat and tug wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Env-Wt 609.09 Response

The requested permit to perform replacement to an existing legal shoreline revetment and culvert. The proposed project does consist of the repairs in the same footprint to minimize impacts. The drawings provided do define the work and are to scale with surveyed locations, dimensions and elevations to NAVD88 datum.

Env-Wt 609.10 Response

The project is Minimum Impact for repair of an existing legal revetment and culvert in the existing location that is fully exposed at low tide, and there are no impacts to protected species or habitat. The is no engineering basis for a soft approach at this site and wave conditions. CFA and VA are attached and certified.

The stone revetment and culvert are not vulnerable to sea level rise and can be submerged during storm events. A CFA is attached.

Env-Wt 610.03 Response

The revetment analysis performed does use the equations from the COASTAL ENGINEERING MANUAL EM 1110-2-1100, FHWA HEC-25 (2020), and State Building Code cited ASCE 7-16 for design wave conditions consistent with FEMA flood mapping. FEMA P-55 is not applicable.

CIVILWORKS NEW ENGLAND

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P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: 603.749.0443

MEMORANDUM

Date: June 12, 2025
To: Regulatory Reviewers

From: Duncan Mellor, PE
Principal Coastal Engineer

Re: **4 Tree Island Revetment Repairs Wetlands Permit Application: Vulnerability Assessment**
Portsmouth, NH

The NHDES Wetlands rules require project design be tolerant to the FEMA 1% flood plus anticipated sea level rise over the life of the project. These NHDES rules cite the 2020 Coastal Risks & Hazards report[1] by UNH/NHDES, or *Best Available Science*.

The revetment has a typical expected service life of 50 years with maintenance. The Best Available Science consistent with observed sea level rise data, is for 0.3 feet of sea level rise over the next 50 years. The mapped FEMA 1% flood is AE8 at elevation 8' NAVD88. The design does allow for a future flood elevation with sea level rise to elevation 8.3 feet (see the drawings).

The site-specific design wave height was based on design wind speed from the NH Building Code, ASCE 7-16 and Army Corps Coastal Engineering Manual guidelines for environmental loads, and this established an H_{10} design wave of 4.3 feet breaking for input into US Army Corps of Engineers design formula for stone sizing (see drawings and narrative for sizes). These wave conditions require, at a minimum, a 2H:1V sloping face revetment, with a minimum of 2-ton stones for reduced damage occurrence. Reference US Army Corps of Engineers, Coastal Engineering Manual EM 1110-2-1100.0. The stone materials will not float and are tolerant of submergence and sea level rise.

Existing Sea Level Rise Trend:
The Portsmouth Harbor NOAA tide station (Seavey Island) has extensive data gaps (many years) where no data were collected. The NOAA tide station in Portland, Maine, however, does have observed tide levels with over 100 years of sea level data and is the reference tide gauge for most NH tide prediction locations. The Portland tide station has recorded sea level since 1912 with an average linear rise of 0.65 ft/100 yrs at 95% confidence. Looking at the Portland tide data over the last 15 years (less than one tidal epoch) the rate of sea level rise has been negative, falling, however this is not indicative of the longer rise trend.

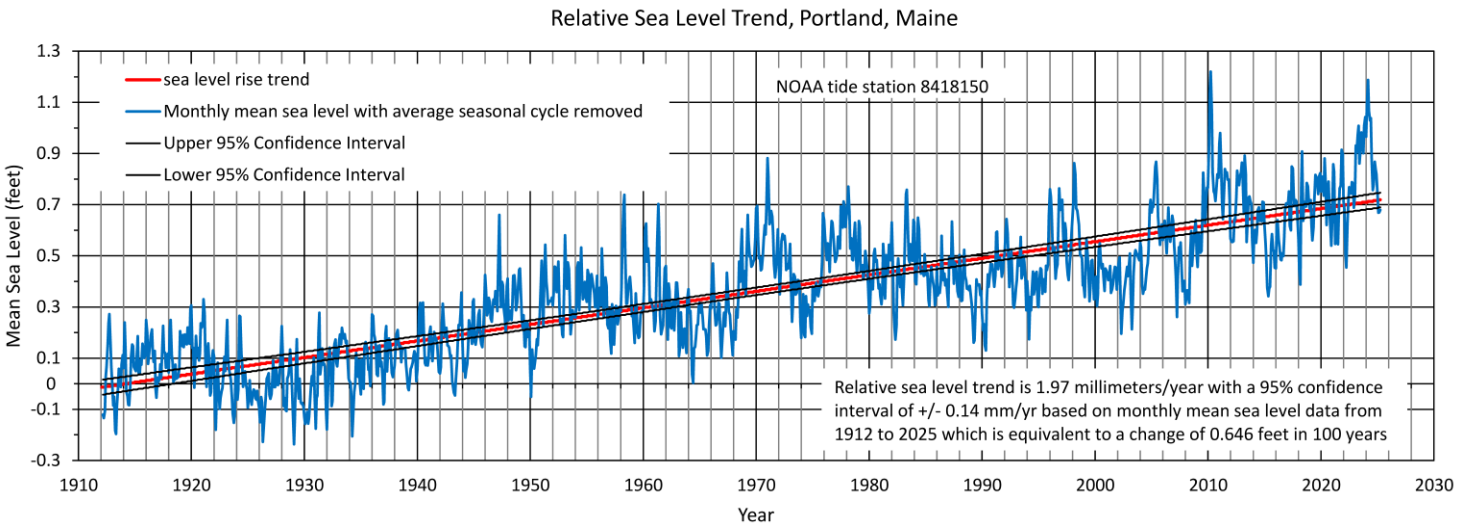

Figure 1 Sea Level Rise Trend NOAA Tide Station, Portland, Maine

Civilworks has been evaluating the rate of sea level rise at many long record global tide gauges, including New England tide data. We find that the rate of sea level rise, over a 19-year tidal epoch rolling window varies over time, with similar trends at regional tide stations and those cyclical trends have strong correlations to the 60-year cycle in sea surface temperature anomalies (Atlantic Multidecadal Oscillation (AMO)), variation in the Length Of Day (LOD, variation in the spin rate of Earth) and to the eccentricity of Jupiter's orbit, which has been tied to increases in space dust entering our atmosphere, cloud cover and climate[2], see Figure 2.

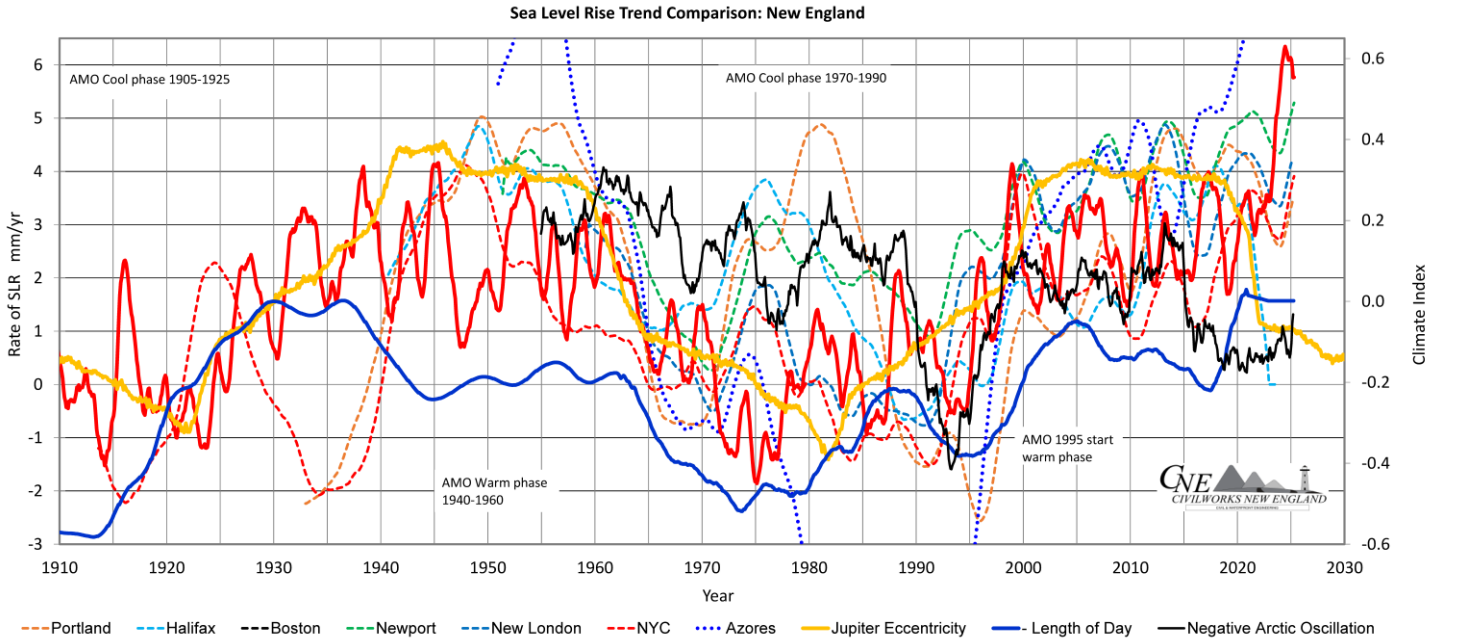

Figure 2 Rates of Sea Level Rise at NE NOAA Tide Stations and reference climate indices (monthly means, rate using a 19-year rolling window, plotted at the front year)

The long record tide stations had high rates of sea level rise in the 1940's (AMO warm phase), followed by low negative rates of sea level rise around 1980 (AMO cold phase) and currently back to a higher rate of sea level rise (AMO warm phase). With the AMO expected to return to a cold phase in less than 10 years, decreasing rates of sea level rise are expected with the next low rates around 2040.

Vertical Land Movement:
The rate of sea level rise to an observer on the shoreline (relative sea level rise) is typically not equal to the global rate of sea level rise. The land often has vertical movement, which can include soil subsidence and bedrock (earth crust) movement, and this does increase or decrease the apparent sea level trend at the local shoreline. Canada, Alaska and Scandinavia have strong post-glacial rebound with the crust rising since the last ice age, resulting in an apparent dropping in sea level. This crustal rebound occurs at a lower rate in Maine and New Hampshire, but in Massachusetts the crustal movement becomes slightly subsidence. Connecticut and southward typically have about 2 mm/yr of crustal sinking, increasing relative sea level rise.

Soil subsidence can also be a significant factor and is a strong contributor to higher apparent rates of sea level rise in the mid-Atlantic shoreline. Soil subsidence can also be quite localized. For example, much of the shoreline in Boston is filled land on deep soft clay. NOAA estimates the Boston tide gauge is sinking 0.84 mm/yr, causing a higher apparent rate of sea level rise.

For the NH Seacoast area, New Castle and Portsmouth CORS GPS show land rise of about 0.4 mm/yr, and these land rise rates will decrease the observed local relative rate of sea level rise. New Castle has shallow bedrock and the land rise of 0.4 mm/yr will decrease local relative sea level rise. The Cape Elizabeth CORS GPS station near Portland shows 1.16mm/yr vertical land rise.

Future Sea Level Rise Projections:
There are recent governmental reports presenting projections for accelerating sea level rise caused by global warming. The latest federal government guide is 2022 NOAA Tech Report NOS 01, Sweet et.al. with values for relative sea level every 10 years starting in the year 2000, with consideration of land/earth crust vertical movement at selected tide gauge cities, and changes in local sea level including by gravitational changes associated with anticipated ice cap melting. This NOAA report does provide five different projection curves for local sea level rise at Portland, Maine, and the 50% quartile, most probable curves, are plotted in Figure 3. Comparing the actual observed rates of sea level rise from tide data in Portland for years 2000 to 2025, the actual rate of sea level rise is significantly less than the projected rate of rise from the NOAA model (about 2 inches higher than observations and the trend is diverging higher above actual observations). From a review of the NOAA values used to plot the Portland sea level rise curves, it was noted that NOAA included 0.4 mm/yr of land subsidence, while actual CORS GPS data show land in the Portland area to have 1.16 mm/yr of land rise. Thus, the NOAA model and associated global warming sea level rise projections are overestimated and are not supported by observed sea level or vertical land movement data for Maine and New Hampshire.

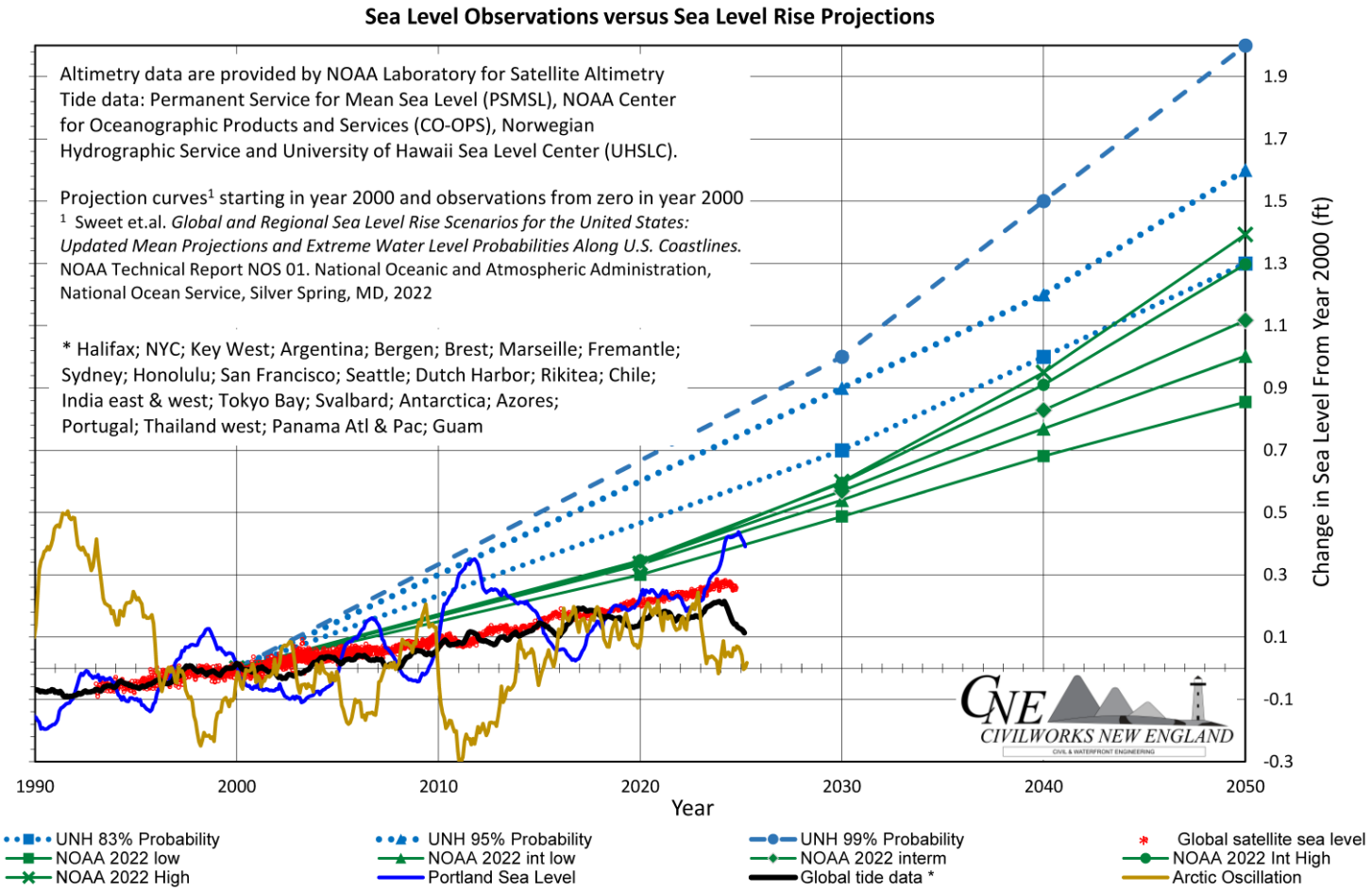

Figure 3 Comparison of Sea Level Rise Projections to Sea Level Observations
New Hampshire Sea Level Rise Projections:

The University of New Hampshire (UNH) issued a two-part report *New Hampshire Coastal Flood Risk Summary*[1] in 2019 and 2020, which has been adopted by the state of New Hampshire and is the recommended policy in regulatory permitting by the NH Department of Environmental Services. The UNH projections use sea level rise projections starting from a sea level in the year 2000, developed by Kopp et. al. (2014)[4,] however the 2022 NOAA curves more closely fit lower observed sea level rise from 2000 to 2020 and then begin sea level rise acceleration in 2020.

The UNH report does list probabilities for multiple sea level rise curves, using different probabilities for different projects tolerance for risk. It is important to understand that these probabilities are Bayesian probabilities, based on future expectations, not traditional probabilities calculated from observational data, such as FEMA flood levels.

The Part II UNH guidance report uses the 83% probability curve for the low end of design for projects with a high tolerance for sea level rise, such as sidewalks. The 95% probability curve is recommended by UNH for design of projects with a medium tolerance for sea level rise, including residential and commercial buildings. UNH does recommend higher 99% and 99.5% probability curves, for design of projects with low and very low tolerance for sea level rise. For 2025, the UNH 83% projection curve is about 3.5 inches higher than observations (97% error), for UNH 95% projection curve is about 5.7 inches higher than observations (159% error) and projections are diverging higher compared to

observations. The UNH guidance projection curves are based on older sea level rise projections and the UNH model was not calibrated in consideration of actual sea level rise observations and trend over the last 25 years. Since the UNH sea level rise projections are already significantly higher than observations with a steeper rise trend, they are not Best Available Science and are not recommended for project design.

Project Recommendations:

Over the last 15 years the rate of sea level rise has been negative. However, this is not a full tidal epoch (19 years) and the Portland long term trend of 1.97 mm/yr (0.65 ft/100 yrs) is a more reasonable expectation with a tighter confidence interval. Local land rise measured by CORS GPS sites is approximately +0.4 mm/yr in Portsmouth & New Castle and land rise at the project site is likely to reduce relative sea level rise in comparison to other regional tide gauges known to have land subsidence, such as Boston. We recommend that land rise be neglected for this project and that 0.65 feet per 100-year service life (0.3 feet in 50 years) be utilized for sea level rise allowance.

REFERENCES:

1 *New Hampshire Coastal Flood Risk Summary – Part I: Science; Part II: Guidance for Using Scientific Projections*, NH Coastal Flood Risk Science and Technical Advisory Panel (2020), Univ. of New Hampshire, 2019/2020.

2. Scafetta, N., Milani, F., & Bianchini, A. (2020). *A 60-year cycle in the Meteorite fall frequency suggests a possible interplanetary dust forcing of the Earth's climate driven by planetary oscillations*. Geophysical Research Letters, 47, e2020GL089954. https://doi.org/10.1029/2020GL089954.

3. Sweet et.al. (2022). *Global and Regional Sea Level Rise Scenarios for the United States:*
Updated Mean Projections and Extreme Water Level Probabilities Along U.S. Coastlines. NOAA Technical Report NOS 01. National Oceanic and Atmospheric Administration, National Ocean Service, Silver Spring, MD

4. *Probabilistic 21st and 22nd Century Sea-Level Projections at a Global Network of Tide Gauge Sites.* Earth's Future, Kopp, R.E., Horton, R.M., Little, C.M., Mitrovica, J.X., Oppenheimer, M., Rasmussen, D.J., Strauss, B.H., & Tebaldi, C. (2014).

5. Mellor, D., *An Update on New Hampshire Sea Level Rise* The New Hampshire Civil Engineer, June/July, 2022, Vol 43, No. 6, ASCE.

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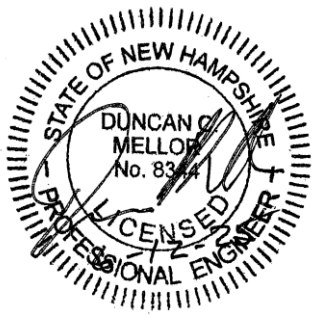

COASTAL FUNCTIONAL ASSESSMENT (CFA)

4 Tree Island Revetment & Culvert Repairs Wetlands Permit Application:
Coastal Functional Assessment
Portsmouth, NH

PROPOSED PROJECT

The applicant, City of Portsmouth, is proposing to repair a revetment and culvert within the existing footprints on this waterfront park. The lot is bounded by Portsmouth Harbor on all sides. The lot is a developed lot, built in 1975 with an existing causeway and stone revetments abutting Portsmouth Harbor. Shoreline wave damage has occurred, and a small area of lawn erosion needs repair abutting the revetment repairs.

The proposed repair project is temporary impacts in tidal zone and tidal buffer zone but is not in a flood plain wetland adjacent to a tier 3 or higher watercourse as WPPT mapped. The proposed repair is the least impacting alternative, repairing the existing structures in the same footprints.

DATA SCREENING

A NH Natural Heritage Bureau (DCT25-2309) request for review has been filed and the results showed recorded occurrences of the common tern, peregrine falcon, marsh elder, Atlantic and Shortnose Sturgeon in the vicinity of the proposed project area. The work is proposed in the dry working low tide to minimize potential impacts. Consultation with the NH Fish & Game under Fis 1004 has been conducted and although there are NHB records present for common tern, peregrine falcon, marsh elder, Shortnose and Atlantic sturgeon in the vicinity, NHB and NHF&G do not expect that it will be impacted by the proposed project. No further consultation with NHB or NHFG is required.

WPPT Mapper:

The WPPT mapper lists the waters at the site as "Flood Plain Wetlands Adjacent to Tier 3 Streams". These tidal waters are not a Flood Plain and are not Wetlands. The WPPT mapper does map this developed project location as "Highest Ranked Habitat in NH", see attached mapping.

NWI Mapper:

The WPPT mapper on NWI tab maps E2ABN classification for the revetment area of this shoreline. The intertidal area adjacent to the culvert are mapped as E2US3M, however the culvert is within the existing rock causeway. The waters are listed as Impaired Waters.

Essential Fish Habitat Mapper:

EFH Mapper results are attached. These fish are unlikely to be at the project area as there is extensive intertidal beach here and the work will be performed in the dry.

ENDANGERED SPECIES ACT (ESA)

The proposed activity may affect, but is not likely to adversely affect, any species listed as threatened or endangered, or Critical Habitat listed by NMFS under the ESA of 1973, as amended. Our supporting analysis is provided below.

The purpose of the project is repair of an existing revetment, seawall and timber ramp in the same location with the work will being performed in the dry.

The Action Area for this work is quite similar to the actual work area as the work will be done in the dry.

Federally Proposed and Listed Species:

Fish:

Shortnose sturgeon (Acipenser brevirostrum)

Atlantic sturgeon (Acipenser oxyrinchus)

Plant:

Marsh elder (Iva frutescens)

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect Shortnose sturgeon, Atlantic sturgeon and the marsh elder.

Effect Determination for Critical Habitat:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect critical habitat.

Effect Determination for Listed Species:

Based on this analysis, it has been determined that all effects, when added to baseline conditions, are insignificant or discountable, and not likely to appreciably affect these species.

There are no critical habitats within the project area under USF&W jurisdiction.

FIELD ASSESSMENTS

A site observation was performed at the site by coastal engineer Duncan Mellor, PE, on July 25, 2023 and July 16, 2025 to observe the revetment and culvert. The culvert was also checked on multiple times to observe tidal flow, which was always minimal and not measurable. The revetment rocks in the intertidal zone have rockweed/knotted wrack (Fucus, Ascophylum; Ascophyllum nodosum), (not plants). These were also observed attached to the lower revetment stones, along with typical benthic life including barnacles

(Balanus balanoides). No eelgrass (a plant) was observed on aerial photos reviewed, or visits at low tide.

The project site is man-made and does not meet NHDES or Army Corps criteria for a wetland or Special Aquatic Site.

JURISDICTIONAL AREA FUNCTIONS AND VALUES

The functions and values of the jurisdictional area within the proposed project area were assessed using the *US ACE New England District Highway Methodology Workbook Supplement, Wetland functions and Values: A descriptive Approach*. This approach uses 9 functions and 5 values and are described below. The waterbody is not a wetland, it is a surface water.

Functions

Ecological Integrity: RSA 482-A:2, XI

Groundwater Recharge/Discharge: *This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged to the surface.*

Floodflow Alteration: *This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.*

Fish and Shellfish Habitat: *This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.*

Sediment/Toxicant/Pathogen Retention: *This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.*

Nutrient Removal/Retention/Transformation: *This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.*

Production/Export (Nutrient): *This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.*

Sediment/Shoreline Stabilization: *This function relates to the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.*

Wildlife Habitat: *This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands*

and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.

Values

Recreation: *This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland, whereas non-consumptive activities do not.*

Educational/Scientific Value: *This value considers the effectiveness of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.*

Uniqueness/Heritage: *This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.*

Visual Quality/Aesthetics: *This value relates to the visual and aesthetic qualities of the wetland.*

Threatened/Endangered Species Habitat: *This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.*

FUNCTIONS AND VALUES ASSESSMENT

Ecological Integrity: *The site has moderate ecological integrity including recreation, being a historically urban waterfront with heavy human uses, however the upper tidal zone site does not support fish habitat, is not a wetland, does not enhance flood storage (tidal site) or other presumed wetland functions. This is not a primary function of the portion of the waterbody within the proposed project area.*

Groundwater Recharge/Discharge: *The proposed projected is located adjacent to a tidal waterbody. As the ocean is the low point for all surrounding topography, it is unlikely that a significant amount of groundwater recharge is occurring. Groundwater discharge is possible in general but was not observed at the project area. This is not a primary function of the portion of the waterbody within the proposed project area.*

Floodflow Alteration: *No floodplain or a wetlands in project footprint. This is an ocean site with no floodplain that has no storage or flood water level issues. This is not a primary function of the portion of the waterbody within the proposed project area.*

Fish and Shellfish Habitat: *This waterbody provides ocean water habitat for a variety of fish, but the project area is dry for much of the tide cycle. No shell fish were observed at the project area and the required data screening (NHB, WWTP, etc.) associated with this project, did not identify any shellfish beds appearing within the vicinity of the proposed project. Fish habitat is a primary function of the waterbody, however the waterbody at the project site does not support fish or shellfish due to being at the upper portion of the tide range.*

Sediment/Toxicant/Pathogen Retention: *Sediment retention is a primary function of the portion of the waterbody within the proposed project area, toxicant/ pathogen retention is not a primary function.*

Nutrient Removal/Retention/Transformation: *The proposed project area has no sign of wetland vegetation and no sign of mineral or organic soil present to support wetland vegetation growth. This is not a primary function of the portion of the waterbody within the proposed project area.*

Production/Export (Nutrient): *The proposed project area has no sign of wetland vegetation and no sign of mineral or organic soil present to support wetland vegetation growth. This is not a primary function of the portion of the waterbody within the proposed project area.*

Sediment/Shoreline Stabilization: *The proposed project is located facing a wind wave fetch, close proximity boat and shipping wakes and this location is a higher inland energy area experiencing wave action as a function of wind direction and passing vessels. The shoreline is a developed area with minimal sediment trapping ability. This is not a primary function of the portion of the waterbody shoreline within the proposed project area.*

Wildlife Habitat: *The site is developed urban park area, the waterbody has the potential habitat for fish. This is not a primary function of the portion of the site or waterbody within the proposed project area.*

Recreation: *The site is a developed urban park area, the waterbody provides recreational opportunities including sight seeing and fishing at this site. This is a primary function and value of the waterbody.*

Educational/Scientific Value: *The site is a developed urban site. This is not a primary function and value of the site or waterbody.*

Uniqueness/Heritage: *The project site is not a historical site (built in 1975) and is not near historical structures per NHDHR review. This is not a primary function and value of the site.*

Visual Quality/Aesthetics: *The site is a developed area with visual quality. This is a primary function and value of the site.*

Threatened/Endangered Species Habitat: *A preliminary data screening was conducted using the NHB data check tool, noting possible eelgrass and sturgeon in adjacent deeper waters. Upon further review, it was determined that the proposed project would not impact any threatened or endangered species and their habitats. This is not a primary function and value of the site or waterbody.*

Conclusion
Based on the assessment of functions and values it was determined that this urban site and adjacent waterbody in the vicinity of the proposed project is suitable for: Recreation, and Visual Quality/Aesthetics.

PROJECT DESIGN ADDRESSING COASTAL FUNCTIONS

The proposed project is maintenance, and repair of existing deteriorated elements of a stone revetment, culvert, with no impacts to wetlands, and thus represents minimal changes to the coastal functions at this site. As the work will be performed in the dry, it will not impact fish passage, wildlife, shellfish, flows, sediment transport wave dissipation, storm surge, salinity. The project is tolerant of storm surge and sea level rise. The site is also a fairly high wave energy zone with wind waves and boat wakes. The NHDES preferred "soft" shoreline is not suitable for these wave exposures.

Duncan Mellor, PE, Principal Coastal Engineer

DataCheck Results Letter
For NHDES Ecological Review

To: Steve Haight, Civilworks New England
Po Box 1166
Dover, NH 03821
permitting@civilworksne.com

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

cc: NHFG Review, David Simmons

Date: 08/15/2025 (valid until 08/15/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: NHDES - Standard Dredge & Fill - Minimum; or Expedited, USACE - General Permit

DCT ID: DCT25-2309

Town: Portsmouth
Location: Four Tree Island, Portsmouth, NH 03801

Project Description: Two stone revetment repair locations are proposed on a short length (50 LF) of revetment that is recessed and has undersized stones compared to the adjacent revetments. The third repair location is relining the 7 ft diameter steel culvert under the causeway that has severe corrosion and is collapsing, with buried utilities above.

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

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).

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

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

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Common Tern (*Sterna hirundo*)*	T	--	Contact the NH Fish & Game Dept (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.

DCT25-2309



Duncan Mellor

From: Whitmore, Jessica <Jessica.L.Whitmore@wildlife.nh.gov>
Sent: Thursday, August 21, 2025 8:50 AM
To: Duncan Mellor
Cc: crsproviero@cityofportsmouth.com; FGC: NHFG review
Subject: Four Tree Island_Portsmouth_DCT25-2309_NHDES Standard D&F Min or Exp File#DNF-NHFG Conservation Measures
Attachments: PeregrineFalcon_Jan2023.pdf

Hello Mr. Mellor,

On August 21, 2025, New Hampshire Fish and Game (NHFG) Nongame &Endangered Wildlife Program completed review of materials submitted for consultation for **DCT25-2309** submitted on 8/20/2025 (site plans dated August 6, 2025), prepared by Civilworks New England. The project proposes repairs to two stone revetments on a short length (50 LF) of revetment that is recessed and has undersized stones compared to the adjacent revetments. The third repair location is relining the 7 ft diameter steel culvert under the causeway that has severe corrosion and is collapsing, with buried utilities above. The project is located at Four Tree Island in Portsmouth, NH (Tax Map 208, Lot 2). Please update NHFG with NHDES Permit File# once applications/notifications are submitted.

Permit applications associated with this project:

NHDES STANDARD DREDGE AND FILL, MINIMUM OR EXPEDITED FILE#DNF
USACE-GENERAL PERMIT

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

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

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

DCT25-2309 New Hampshire Fish and Game Conservation Measures:

1. Common Tern (State Threatened), Atlantic Sturgeon (State and Federally Threatened), Shortnose Sturgeon (State and Federally Endangered), and Peregrine Falcon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning meetings prior to work commencement throughout the construction phase of the project. **Upon review, NHFG has determined that there are likely minimal impacts to the species with the activities associated with this project as described by the applicant.** See Plan Sheet xxxxxx

2. All work shall occur in the dry and above the water level, as proposed.

3. Proper erosion control shall be installed to prevent sedimentation from reaching into the waterbody. See Plan Sheet xxxxxx.

4. Native species should be used for reseeding or landscaping disturbed areas, if applicable. See Plan Sheet xxxxxx.

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

6. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the 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 shall be provided to NHFG in digital format at the above email address for verification, as feasible.

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

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

NHFG has completed our review of materials submitted for consultation under FIS 1004. No further coordination with NHFG is requested at this time. Please note that additional or a new consultation may be required in accordance with Fis 1004.08(b)4 if there are changes in project design that is referenced above which might result in potential impacts to

threatened and endangered species, whether suggested to avoid harm to the species, or which could serve to increase the potential of adverse impacts to species.

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

Respectfully,

Jess Whitmore

Jessica Whitmore
Environmental Review Biologist

Wildlife Division
New Hampshire Fish and Game Department
11 Hazen Drive, Concord NH 03301
p. 603-271-3017 | **c.**
e. Jessica.L.Whitmore@wildlife.nh.gov
wildlife.nh.gov

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From: Duncan Mellor <dmellor@civilworksne.com>
Sent: Wednesday, August 20, 2025 1:46 PM
To: FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Cc: crsproviero@cityofportsmouth.com <crsproviero@cityofportsmouth.com>
Subject: Fis 1004 consultation request DCT25-2309

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Hello Hayley,

Please find attached:
FIS signature page
Agent authorization

Duncan Mellor

From: Whitmore, Jessica <Jessica.L.Whitmore@wildlife.nh.gov>
Sent: Thursday, August 21, 2025 2:04 PM
To: Duncan Mellor
Cc: crsproviero@cityofportsmouth.com; FGC: NHFG review
Subject: Re: Four Tree Island_Portsmouth_DCT25-2309_NHDES Standard D&F Min or Exp File#DNF-NHFG Conservation Measures

Good afternoon Mr. Mellor,

Unfortunately we do not have flyers to provide for each listed species yet (only Peregrine Falcon was included for this review as flyers for Atlantic and Shortnose sturgeons and Common Tern we do not have created yet).

Wildlife information on these species can be found in the wildlife action plan profiles (https://www.wildlife.nh.gov/wildlife-and-habitat/nh-wildlife-action-plan/swap-2015) or for sturgeon specifically on NOAA's website (https://www.fisheries.noaa.gov/species/atlantic-sturgeon,https://www.fisheries.noaa.gov/species/shortnose-sturgeon/overview).

Please let me know if you have any further questions or concerns, thank you,

Jess

From: Duncan Mellor <dmellor@civilworksne.com>
Sent: Thursday, August 21, 2025 1:46 PM
To: Whitmore, Jessica <Jessica.L.Whitmore@wildlife.nh.gov>
Cc: crsproviero@cityofportsmouth.com <crsproviero@cityofportsmouth.com>; FGC: NHFG review <NHFGreview@wildlife.nh.gov>
Subject: RE: Four Tree Island_Portsmouth_DCT25-2309_NHDES Standard D&F Min or Exp File#DNF-NHFG Conservation Measures

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Hello Jessica,

I did not find flyers for the sturgeon, as referenced in the conditions...

Regards,
Duncan

Duncan Mellor, PE
Principal Coastal Engineer

Duncan Mellor

From: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>
Sent: Friday, August 22, 2025 11:07 AM
To: Duncan Mellor
Subject: RE: Four Tree Island_Portsmouth_DCT25-2309_NHDES Standard D&F Min or Exp File#DNF-NHFG Conservation Measures

Hi Duncan,

Thank you for providing photos and plans for the proposed project area.

Marsh elder (*Iva frutescens*) is known to occur nearby the proposed project area and occurs along the HOTL. It is clear from the photos and plans that this area contains an existing stone revetment making it unsuitable for this species to occur here.

Because of this, I have no further concerns regarding impacts to rare plants or exemplary natural communities under DCT25-2309.

Best,

Madeline (Maddie) Severance (*she/her/hers*)
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
(603)-271-6261 (note the new number)
EcologicalReviews@des.nh.gov
DataCheck Tool

Please note as of July 29, 2025, the email ecologicalreviews@des.nh.gov is the primary contact for DataCheck Tool questions and rare plant and exemplary natural community coordination. Please do not email nhbreview@dncr.nh.gov going forward, NHDES Ecological Review staff will not be monitoring this inbox and if you email this inbox your review may be delayed.

Please note as of July 1, 2025, processing DataCheck Tool requests and conducting ecological reviews for threatened and endangered species is the responsibility of the NH Department of Environmental Services. Existing rare species consultation processes and contacts will remain the same. The DataCheck Fee has also increased to $50 for all users. Payment is only required if given a notice of "potential impacts" when submitting a project, or if you choose to send maps by email or mail rather than using the mapping tool. These changes are part of the state budget for FY2026-27 passed by the Legislature. Our goal is to keep you informed and supported through this change and we welcome any questions or feedback.

From: Duncan Mellor <dmellor@civilworksne.com>
Sent: Thursday, August 21, 2025 1:17 PM
To: DES: Ecological Reviews <EcologicalReviews@des.nh.gov>

Duncan Mellor

From: Duncan Mellor
Sent: Wednesday, August 20, 2025 12:01 PM
To: EcologicalReviews@des.nh.gov
Cc: Christine R. Sproviero
Subject: DCT25-2309 additional information
Attachments: 4tree 8-12-25 WF1-8.pdf; 4 Tree Island Photos.pdf

Hello,

Attached please find the requested drawings and photos for the 4 Tree Island project.

Regards,
Duncan

Duncan Mellor, PE
Principal Coastal Engineer
Direct: (603) 749-0443 x 105
Cell: (603) 205-2026
dmellor@civilworksne.com

Civilworks New England
PO Box 1166, Dover, New Hampshire 03821
181 Watson Road, Dover, NH

20 Homestead Place, Suite B
Alton, NH 03809

Office: (603) 749-0443
www.civilworksne.com

Duncan Mellor

From: Christine R. Sproviero <crSproviero@cityofportsmouth.com>
Sent: Monday, June 3, 2024 8:15 AM
To: Duncan Mellor
Subject: 4 Tree Island Authorization

Good morning Duncan,

Please consider this email as an authorization for Civilworks New England/Haight Engineering, LLC to act as an agent for the City of Portsmouth in regard to the 4 Tree Island DES application.

Thank you,

Christine R. Sproviero
Project Manager
City of Portsmouth
Public Works Department
680 Peverly Hill Road
Portsmouth, NH 03801
Office: (603) 766-1755
Mobile: (603) 380-4805
Email: crSproviero@cityofportsmouth.com

No Revenue Stamps Required.

Del. Port. City Clerk

KNOW ALL MEN BY THESE PRESENTS

THAT Charles M. Dale of Portsmouth in the County of Rockingham and State of New Hampshire and Edwin H. Buck of Wilmington in the County of Middlesex and Commonwealth of Massachusetts, trustees under the will of Josie F. Prescott, late of said Portsmouth, by virtue and in pursuance of the authority conferred upon us by said will, for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration to us in hand before the delivery hereof, well and truly paid by the City of Portsmouth, a municipal corporation lying and being in the County of Rockingham in the State of New Hampshire, the receipt whereof we do hereby acknowledge, have granted, bargained and sold and by these presents do give, grant, bargain, sell alien enfeoff, convey and confirm unto the said City of Portsmouth, its successors and assigns forever, the several parcels of land below described situate easterly or northeasterly of Marcy Street in said Portsmouth and bounded and described as follows, viz:

A certain piece or parcel of land, together with the buildings thereon, situated on the Easterly side of Marcy Street in said Portsmouth and bounded and described as follows, viz: On the North by land of one Marconi; on the East by Piscataqua River; on the South by a right of way of the City of Portsmouth and on the West by said Marcy Street. Said right of way is more fully described in deed of Charles H. Stewart to said City of Portsmouth, dated November 18, 1932, and recorded in Rockingham Registry of Deeds, Book 885, Page 168.

Also a second parcel of land in said Portsmouth bounded on the West by said Marcy Street; on the North by said right of way; on the East by said Piscataqua River; and on the South by land of the heirs of William H. Phinney and the third and fifth parcels of land hereinafter described.

The two parcels above described are those conveyed to Josie F. Prescott by deed of Charles H. Stewart dated March 2, 1940 and recorded in Rockingham Registry of Deeds, Book 966, Page 115.

Also a third parcel of land, situate on the Northerly side of Mechanic Street in said Portsmouth and bounded Southerly by said Street, One Hundred Forty-three and Five Tenths (143.5) feet; Easterly by the Piscataqua River; Westerly by the fifth parcel of land hereinafter described, and extending Northerly from said Mechanic Street to include the premises described in the deed of Charles S. Drowne, dated June 12, 1912, and recorded in Rockingham County Registry of Deeds, Book 666, Page 475.

Also a fourth parcel of land, being a certain island in the Piscataqua River known as "Four-Tree Island," and being the same premises described in the deed of Mary M. Whitney et al, dated August 21, 1908, and recorded in said Registry, Book 646, Page 221.

Said third parcel and said island are the second and third parcels conveyed to Josie F. Prescott by deed of Charles M. Dale dated June 21, 1940 and recorded in Rockingham Registry of Deeds, Book 970, Page 363.

Also a fifth parcel of land situated in said Portsmouth and bounded Westerly by said Marcy Street; Northerly by land of the heirs of William H. Phinney; Easterly in part by said Piscataqua River and in part by the third parcel herein above described; and Southerly by said Mechanic Street.

Being the first parcel of land described in deed of Charles M. Dale to Josie F. Prescott dated June 27, 1941, recorded in Rockingham Registry of Deeds, Book 987, Page 84.

Also a sixth parcel of land situated on the Easterly side of Mechanic Street, and bounded Easterly by the Piscataqua River two hundred and twelve feet (212), more or less; Northerly by said River and by land formerly of Joseph W. Peirce and others; Westerly by said Mechanic Street two hundred and twelve feet (212), more or less; and Southerly by land formerly of the Proprietors of the Portsmouth Aqueduct and more recently of the City of Portsmouth.

Being the same premises conveyed to Josie F. Prescott by deed of Charles M. Dale dated June 2, 1940, recorded in Rockingham Registry of Deeds, Book 958, Page 496.

The second, third, fifth and sixth parcels together now form a single parcel of land.

This conveyance is upon the express condition and essential part consideration that the premises shall be used only for park and public recreational purposes and that no intoxicating liquors shall ever be sold thereon.

TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Grantee, its successors and assigns forever. And we the said Charles M. Dale and Edwin H. Buck, trustees as aforesaid, covenant with the said City of Portsmouth, its successors and assigns, that we are duly authorized to make sale of said premises, that in all our proceedings in the administration of said trust we have complied with all requirements of law relating thereto, and that we will, in our said capacity, warrant and defend the same to the said City of Portsmouth, its successors and assigns against the lawful claims of persons claiming by, from or under us in the capacity aforesaid.

IN WITNESS WHEREOF, in our said capacity we have hereunto set our hands and seals this fifth day of January, A. D. 1954.

Signed, sealed and delivered in the presence of us:

Ray E Burkett — Charles M. Dale

D. S. Goodhue — Edwin H. Buck

STATE OF NEW HAMPSHIRE — COUNTY OF ROCKINGHAM

On this the fifth day of January, 1954, before me, the undersigned officer, personally appeared Charles M. Dale known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Ray E Burkett
Justice of the Peace

COMMONWEALTH OF MASSACHUSETTS — COUNTY OF SUFFOLK

On this the fifth day of January, 1954, before me, the undersigned officer, personally appeared Edwin H. Buck known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

John E. Laverty
Notary Public

Rec. & recorded Feb. 20, 10 A.M., 1954

My Commission Expires March 2, 1956

Four Tree Island Tax Map



Property Information

Property ID	0208-0002-0000
Location	FOUR TREE IS
Owner	CITY OF PORTSMOUTH

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.

Abutters List – 2025
City of Portsmouth
Portsmouth, NH 03801

Property Location
Four Tree Island
Portsmouth, NH 03801
Tax Map 208, Lot 2

Map/Lot	**Owner Name & Address**
208/1A	City of Portsmouth PO Box 628 Portsmouth, NH 03802

Four Tree Island - PRAs, Tidal Waters



5/29/2025, 3:55:53 PM

1:13,190

0 437.5 875 1,750 ft

0 135 270 540 m

ArcGIS World Geocoding Service
City/Town
Parcels
Prime Wetlands
Prime Wetlands with 100ft Buffer
Flood Plain Wetlands Adjacent to Tier 3 Streams

Tidal Wetlands
High Marsh Mix
High Marsh, J. gerardii
High Marsh, S.patens / D.spicata
Low Marsh
Mudflat
Open Water
Panne
Phragmites australis

Pool
Short form S. alterniflora
Terrestrial border

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc., Maxar

Civilworks New England
NHDES, Land Resources Management Permit Planning Tool

Four Tree Island - Coastal Layers



5/29/2025, 4:03:36 PM

1:13,190

0 437.5 875 1,750 ft

0 135 270 540 m

ArcGIS World Geocoding Service

City/Town

Parcels

Eelgrass 2017

MHHW Baseline

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

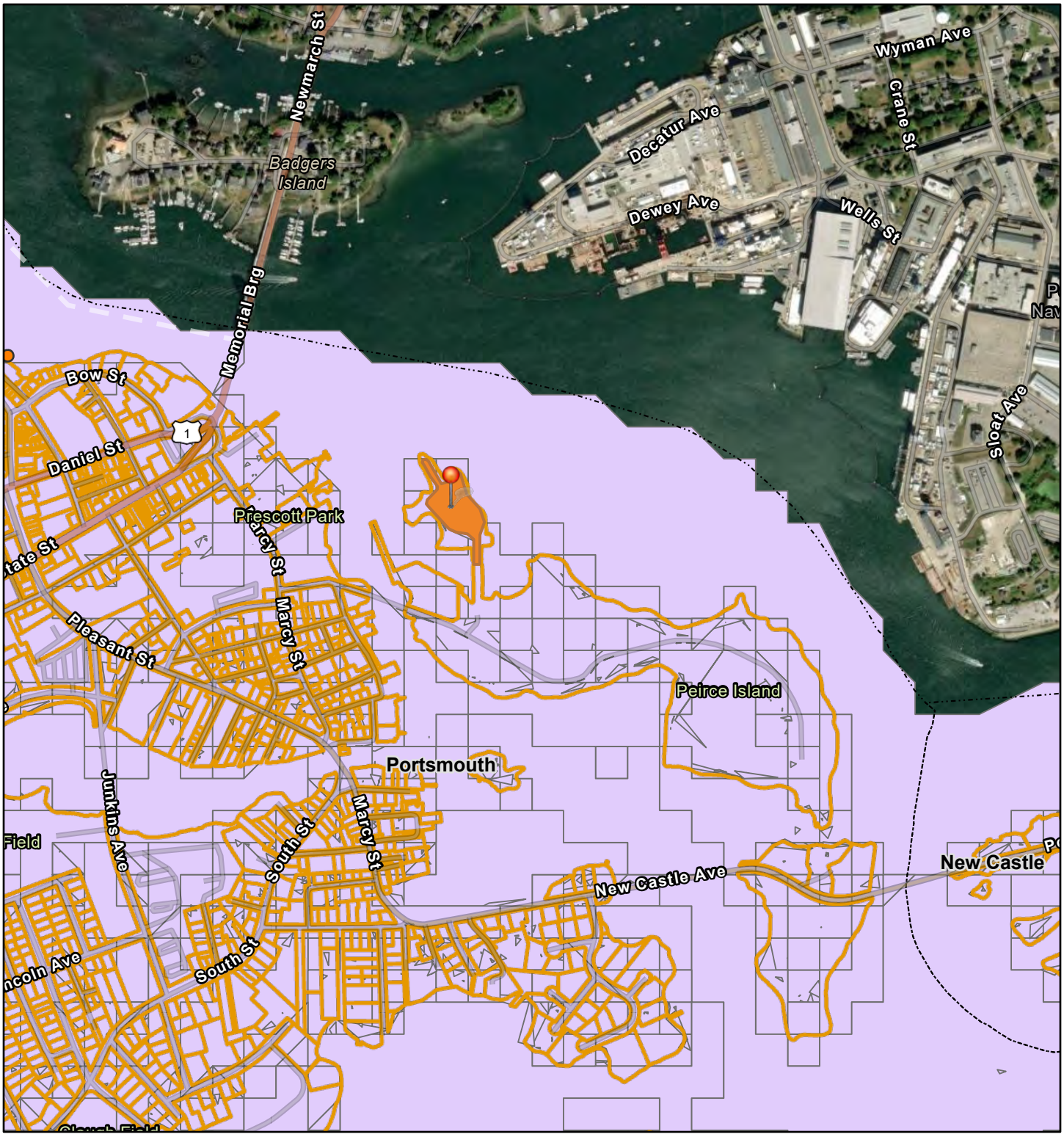
2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc., Maxar

Civilworks New England

NHDES, Land Resources Management Permit Planning Tool

Four Tree Island - Salt Marsh Migration



5/29/2025, 4:13:06 PM

1:13,190

0 437.5 875 1,750 ft

0 135 270 540 m

ArcGIS World Geocoding Service

City/Town

Parcels

SLAMM 2022 - Initial Conditions

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

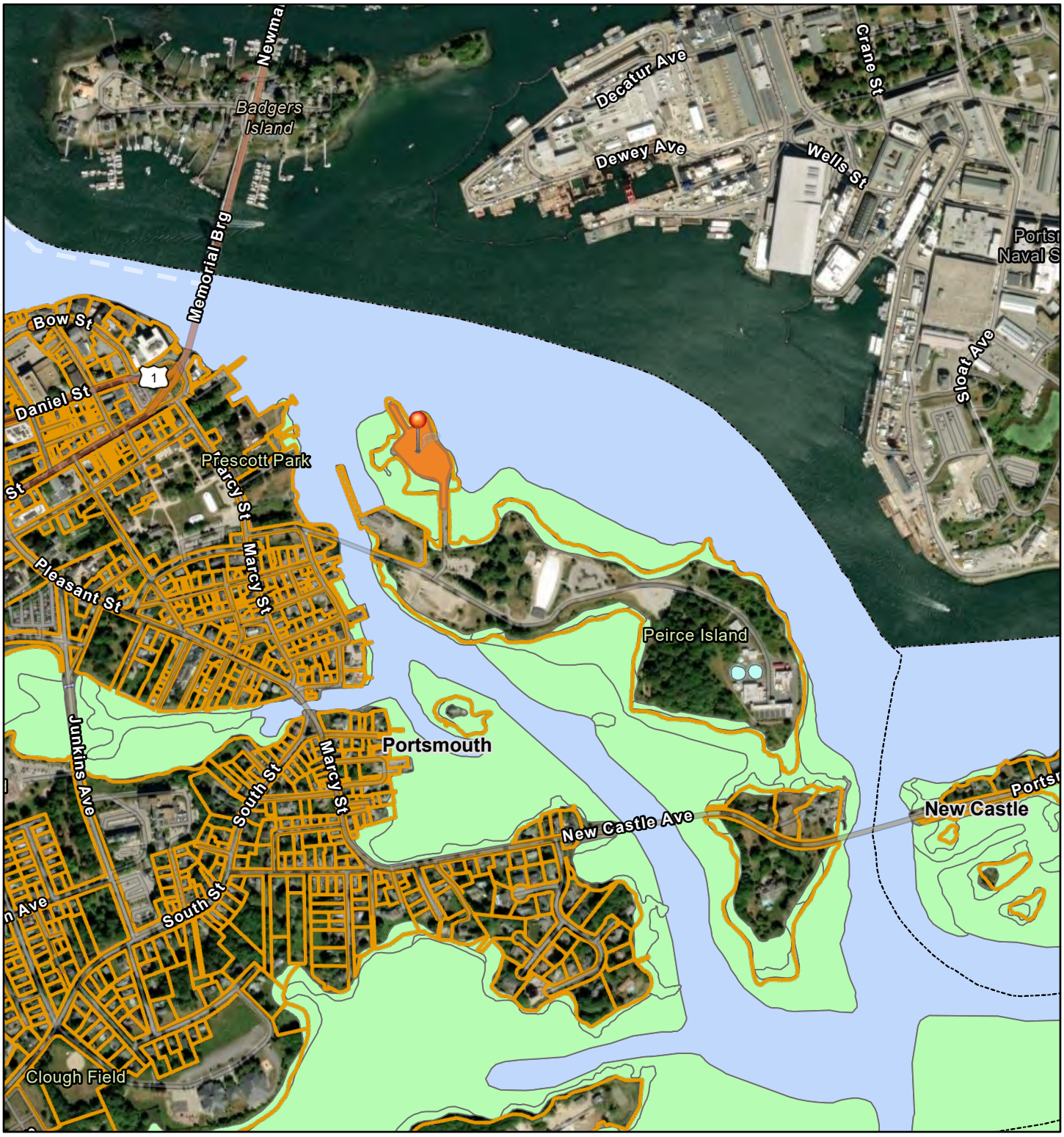
2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc., Maxar

Civilworks New England

NHDES, Land Resources Management Permit Planning Tool

Four Tree Island - National Wetland Inventory



5/29/2025, 4:22:22 PM

1:13,190

0 437.5 875 1,750 ft

0 135 270 540 m

ArcGIS World Geocoding Service

City/Town

Parcels

Wetland Types (NWIPlus)

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Pond

Riverine

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

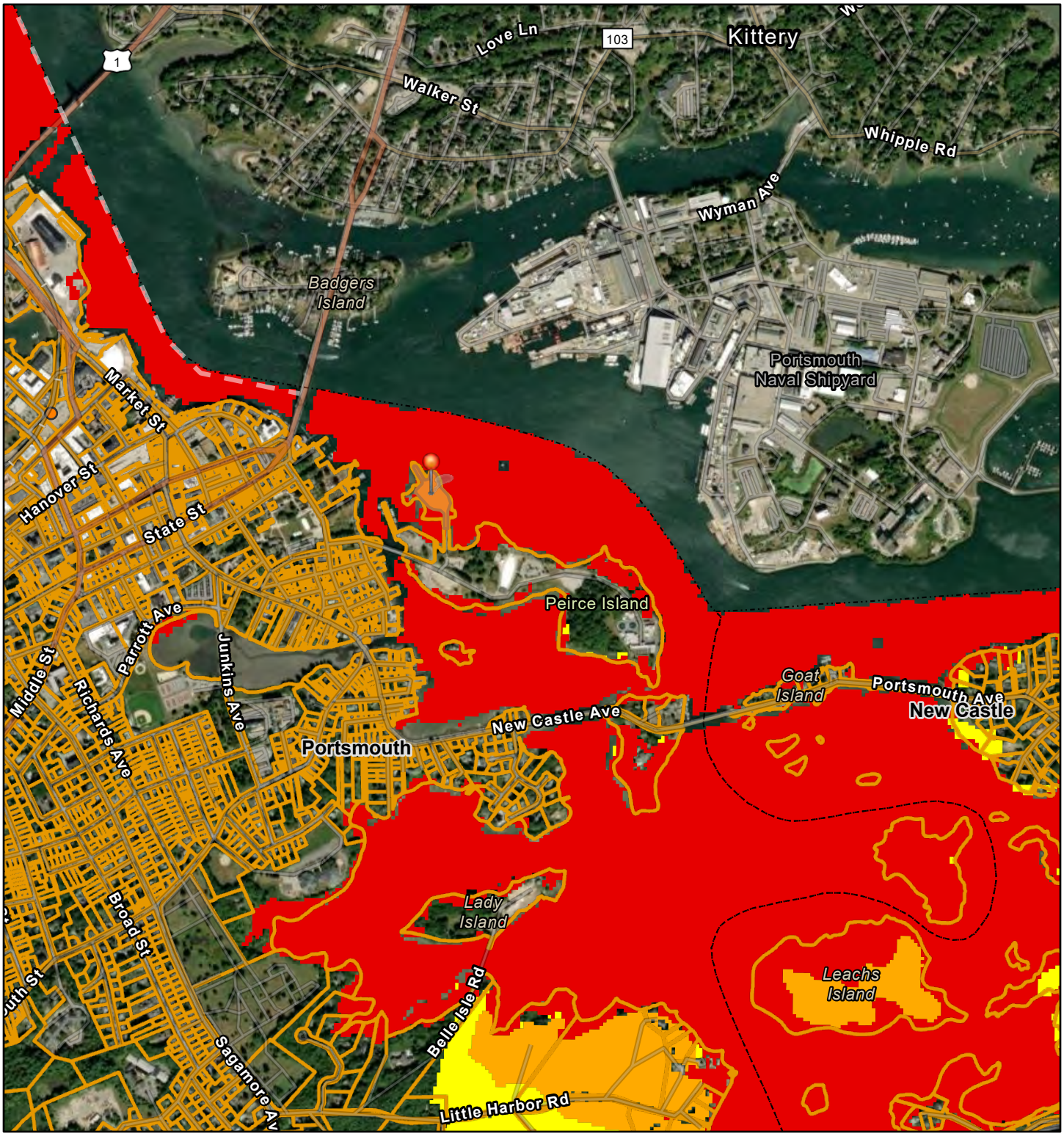
2.4m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc., Maxar

Civilworks New England

NHDES, Land Resources Management Permit Planning Tool

Four Tree Island - Highest Ranked Wildlife Habitats



5/29/2025, 4:28:51 PM

1:21,983

0 500 1,000 2,000 ft

0 225 450 900 m

ArcGIS World Geocoding Service

City/Town

Parcels

Highest Ranked Wildlife Habitat

1

2

3

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

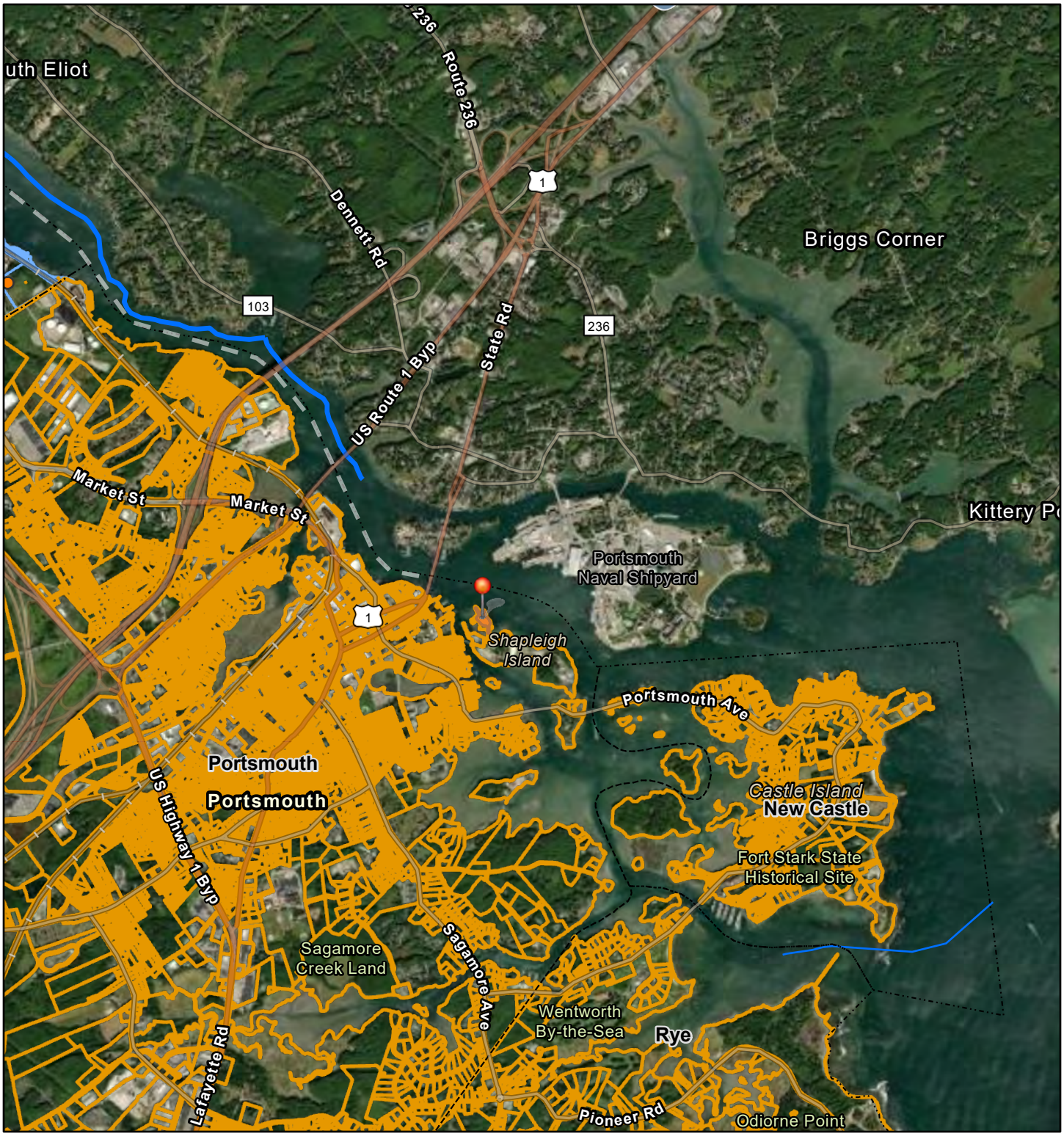
4.8m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc., Maxar

Civilworks New England

NHDES, Land Resources Management Permit Planning Tool

Four Tree Island - Fisheries



5/29/2025, 4:43:48 PM

1:54,388

0 1,500 3,000 6,000 ft

0 500 1,000 2,000 m

ArcGIS World Geocoding Service

City/Town

Parcels

Additional Lines

Streams and Rivers

4

7

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NHDRA, Axiomatic, Inc.

Civilworks New England

NHDES, Land Resources Management Permit Planning Tool

tidal wetlands



5/28/2025, 1:57:11 PM

Active Permits

EXPEDITED

SHORE-PBN

SHORELAND

WET-PBN

STD APP

Flood Plain Wetlands Adjacent to Tier 3 Streams

Tidal Wetlands

High Marsh Mix

High Marsh, J. gerardii

High Marsh, S.patens / D.spicata

Low Marsh

Mudflat

Open Water

Short form S. alterniflora

Terrestrial border

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

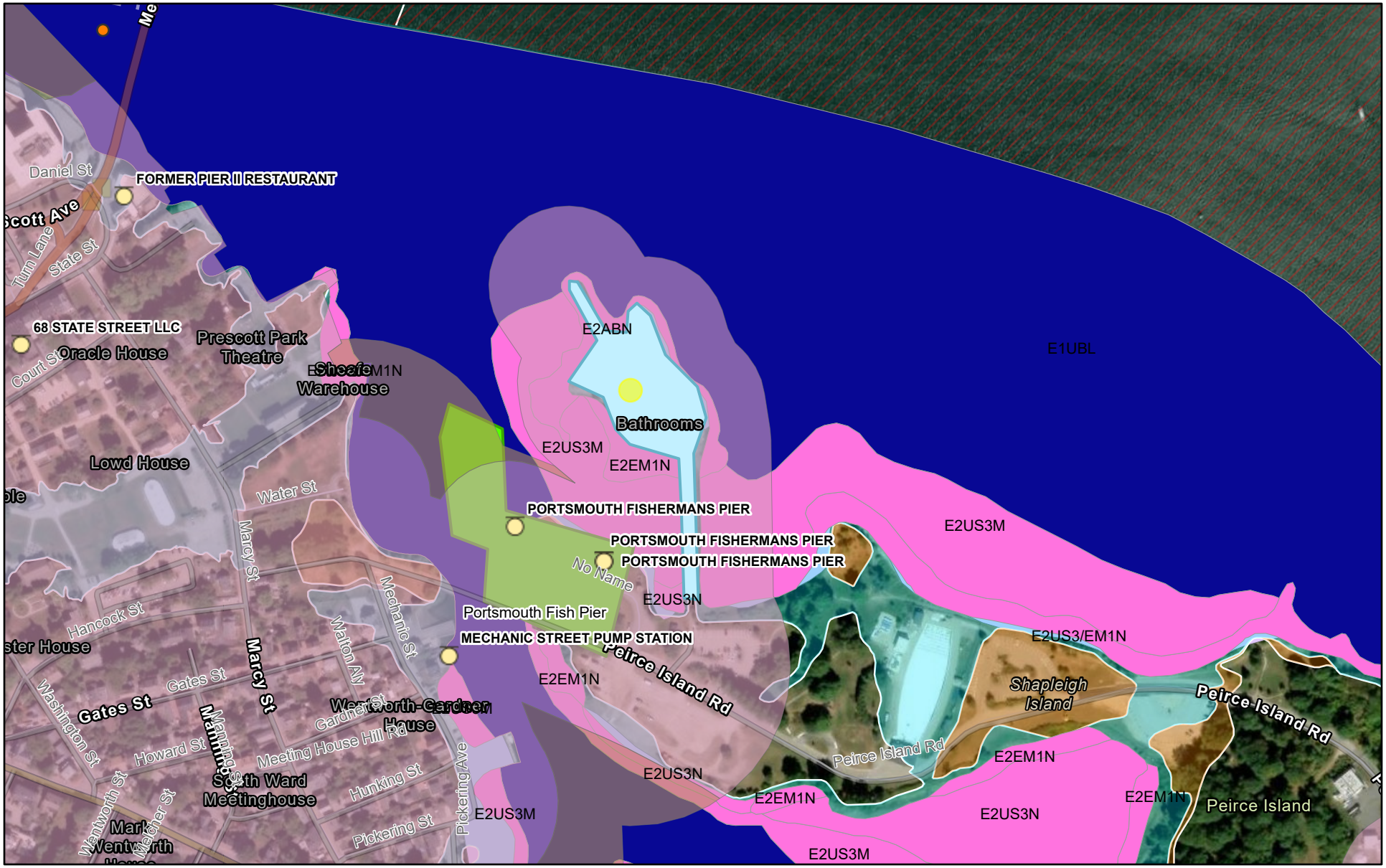
1:4,867

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Four Tree Island - Portsmouth, NH



5/29/2025, 10:17:34 AM

1:5,698

0 195 390 780 ft

0 55 110 220 m

ArcGIS World Geocoding Service

Underground Storage Tank Sites

Water and Sewer Lines

Both

Sewer

Conservation Lands

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

NHDES Wetlands Base Map

Bridges

Local Roads

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

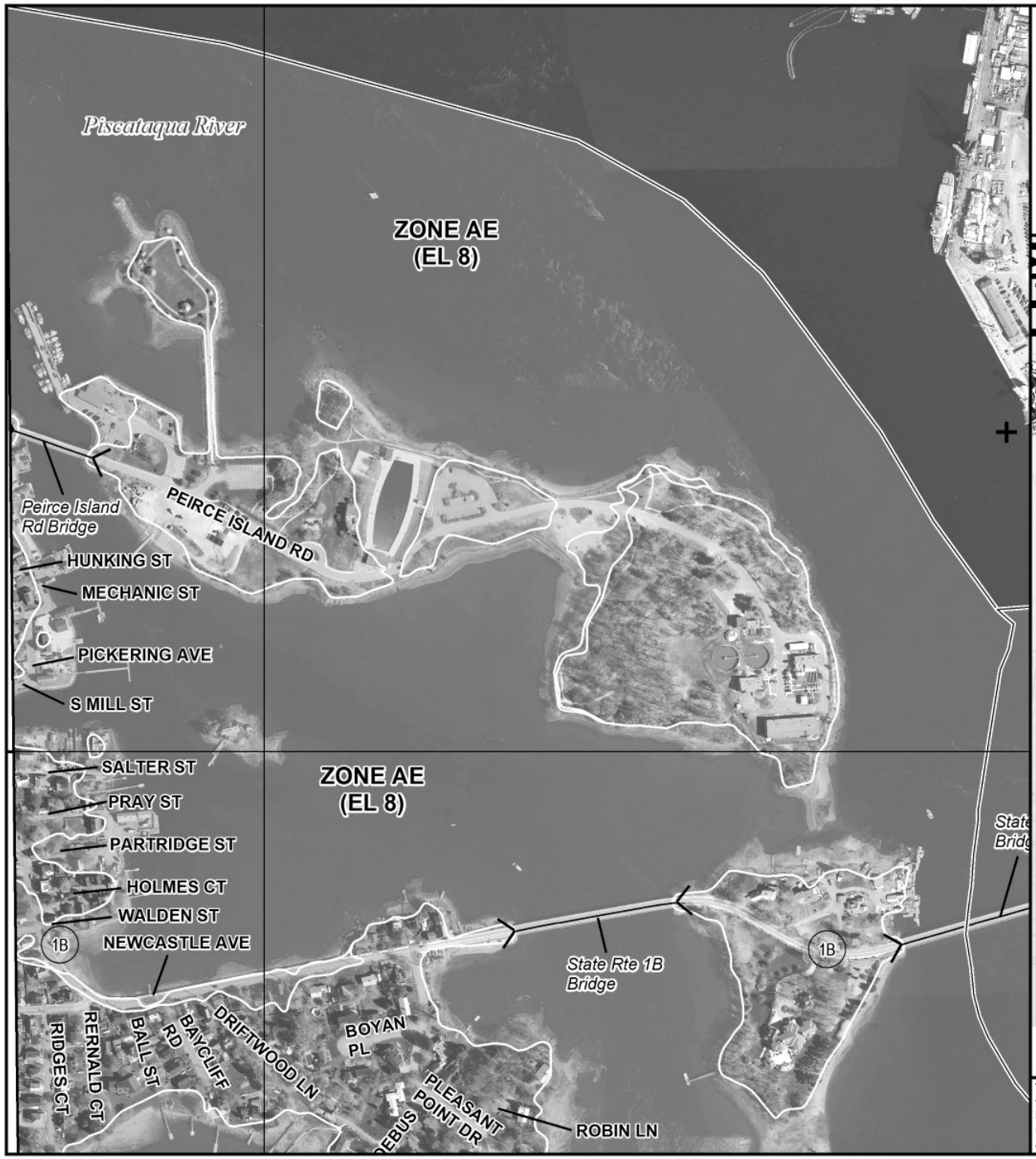
Citations

1.2m Resolution Metadata

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Civilworks New England

2025



Map Projection:
NAD 1983 StatePlane New Hampshire FIPS 2800 Fe
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet

0 500 1,000

National Flood Insurance Progra

ROCKINGHAM COUNTY, NEW HAMPSHIRE
(All Jurisdictions)

PANEL 278 OF 681

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW CASTLE, TOWN OF	330135	0278	F
PORTSMOUTH, CITY OF	330139	0278	F

VERSION NUMBER
2.3.2.1

MAP NUMBER
33015C0278F

MAP REVISED
January 29, 2021

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

US Army Corps of Engineers ®
New England District

Appendix B
New Hampshire General Permits
Required Information and USACE Section 404 Checklist

Required Information

In order for USACE to properly evaluate your application, applicants must submit the following information for all projects along with the NHDES Wetlands Bureau application or permit notification forms. Some projects may require more information. Check with USACE at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the NHDES Wetlands Bureau application and Permit by Notification forms.

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

US Army Corps of Engineers ®
New England District

Appendix B
New Hampshire General Permits
Required Information and USACE Section 404Checklist

USACE Section 404 Checklist

1. Attach any explanations to this checklist. Lack of information could delay a USACE permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 3 for information on single and complete projects.
4. Contact USACE at (978) 318-8832 with any questions.
5. The information requested below is generally required in the NHDES Wetland Application. See page 61 for NHDES references and Admin Rules as they relate to the information below.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See the following to determine if there is an impaired water in the vicinity of your work area. * https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/ https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to tidal SAS, prime wetlands, or priority resource areas? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www4.des.state.nh.us/NHB-DataCheck/.	X	
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	NA	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 SF	
2.7 What is the area of the proposed fill in wetlands?	0 SF	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	0 SF	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: https://www4.des.state.nh.us/NHB-DataCheck/. USFWS IPAC website: https://ipac.ecosphere.fws.gov/	X	

3.2 Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"? (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: • PDF: https://wildlife.state.nh.us/wildlife/wap-high-rank.html. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html.	X	
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 31?		X
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	NA	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the RPR Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X	
6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: • Functional assessment for aquatic resources in the project area. • On and off-site alternative analysis. • Provide additional information and description for how the below criteria are met.		
6.1 Will there be complete loss of aquatic resources on site?		X
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?	X	
6.3 Will all aquatic resource function be lost?		X
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		X
6.5 Is there an on-site alternative with less impact?		X
6.6 Is there an off-site alternative with less impact?		X
6.7 Will there be a loss to a resource dependent species?		X
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		X
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?	NA	

*Although this checklist utilizes state information, its submittal to USACE is a federal requirement.

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

Critical Habitat Report - Four Tree Island

Area of Interest (AOI) Information

Area : 0.17 km²

May 28 2025 11:02:43 Eastern Daylight Time



Culvert needs relining underneath entry road to island and riprap repair needed in two spots on island.

Summary

Name	Count	Area(km²)	Length(m)
All Critical Habitat Polyline	0	N/A	0
All Critical Habitat Polygon	0	0	N/A

United States Department of the Interior

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

In Reply Refer To: 05/22/2025 20:51:26 UTC
Project Code: 2025-0100799
Project Name: Four Tree Island

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the "**New England Field Office Endangered Species Project Review and Consultation**" website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Northern Long-eared Bat - (**Updated 4/12/2023**) The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at newengland@fws.gov to see if reinitiation is necessary.

Additional Info About Section 7 of the Act
Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/service/section-7-consultations

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to

consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/program/migratory-bird-permit

https://www.fws.gov/library/collections/bald-and-golden-eagle-management

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2025-0100799
Project Name: Four Tree Island
Project Type: Culvert Repair/Replacement/Maintenance
Project Description: Riprap Repair in two spots and Culvert Relining underneath entry road to island. Located in Portsmouth, NH

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.076596949999995,-70.74789679743125,14z



Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Duncan Mellor
Address: 181 Watson Road, P.O. Box 1166
City: Dover
State: NH
Zip: 03821
Email permitting@civilworksne.com
Phone: 6037490443

LEAD AGENCY CONTACT INFORMATION

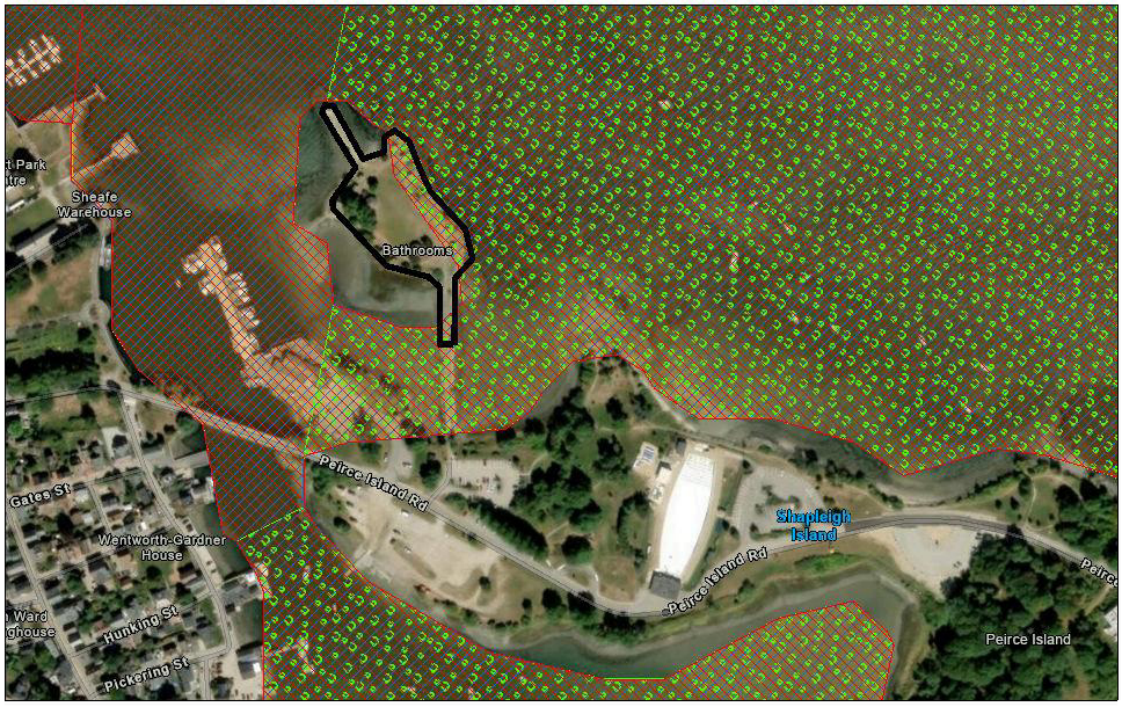
Lead Agency: Army Corps of Engineers

Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 2,193.47 acres

May 28 2025 11:08:24 Eastern Daylight Time



Culvert needs relining underneath entry road and riprap repair is needed in two spots on Four Tree Island, Portsmouth, NH.

Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	4	1,624.64	N/A
Shortnose Sturgeon	2	812.33	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	4	2,301.11	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	1	790.43	N/A

Atlantic Sturgeon

#	Feature ID	Species	Lifestage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	ANS_PIS_ADU_MAF	Atlantic sturgeon	Adult	Migrating & Foraging	Piscataqua River	01/01	12/31	N/A	N/A	169.87
2	ANS_PIS_SUB_MAF	Atlantic sturgeon	Subadult	Migrating & Foraging	Piscataqua River	01/01	12/31	N/A	N/A	169.87
3	ANS_C50_ADU_MAF	Atlantic sturgeon	Adult	Migrating & Foraging	N/A	01/01	12/31	N/A	N/A	642.45
4	ANS_C50_SUB_MAF	Atlantic sturgeon	Subadult	Migrating & Foraging	N/A	01/01	12/31	N/A	N/A	642.45

Shortnose Sturgeon

#	Feature ID	Species	Life Stage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	SNS_PIS_ADU_MAF	Shortnose sturgeon	Adult	Migrating & Foraging	Piscataqua River	04/01	11/30	N/A	N/A	169.87
2	SNS_C50_ADU_MAF	Shortnose sturgeon	Adult	Migrating & Foraging	N/A	04/01	11/30	N/A	N/A	642.46

Sea Turtles

#	Feature ID	Species	Life Stage	Behavior	Zone	From	Until	From (2)	Until (2)	Area(acres)
1	GRN_STN_AJV_MAF	Green sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	575.28
2	KMP_STN_AJV_MAF	Kemp's ridley sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	575.28
3	LTR_STN_AJV_MAF	Leatherback sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	575.28
4	LOG_STN_AJV_MAF	Loggerhead sea turtle	Adults and juveniles	Migrating & Foraging	Maine to Massachusetts (N of Cape Cod)	6/1	11/30	*No Data*	*No Data*	575.28

In or Near Critical Habitat

#	Species	In or Near Critical Habitat	Area(acres)
1	Atlantic Sturgeon	Gulf of Maine Unit 4: Piscataqua River	790.43

EMMIT+

Submission Record

Submission ID: 1454
Type: Initial

NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

There are two riprap repair locations on Four Tree Island and a 7' diameter steel culvert that needs relining beneath the access road to the island. Stone revetment repairs are proposed on a short length (50 LF) of revetment that is recessed and has undersized stones compared to the adjacent revetments. Proposed riprap repairs are an overlay of correctly sized armor stone, and in-kind repair of a small patch of eroded lawn. The culvert repair will remove armor stones that have fallen into the it, cut away deformed portions of the steel, and insert a new 5-foot diameter HDPE plastic culvert pipe into the existing culvert without excavation. The void space between the pipes will be bricked at the ends, with the void space grouted.

Submission Information

Date Created
6/5/2025 7:12:54 PM

Date Submitted
6/5/2025 8:11:36 PM

Date Processed
6/9/2025 6:13:13 PM

Project Information

Project Type
Review & Compliance

Project Name
Four Tree Island Repairs

Project Description
There are two riprap repair locations on Four Tree Island and a 7' diameter steel culvert that needs relining beneath the access road to the island. Stone revetment repairs are proposed on a short length (50 LF) of revetment that is recessed and has undersized stones compared to the adjacent revetments. Proposed riprap repairs are an overlay of correctly sized armor stone, and in-kind repair of a small patch of eroded lawn. The culvert repair will remove armor stones that have fallen into the it, cut away deformed portions of the steel, and insert a new 5-foot diameter HDPE plastic culvert pipe into the existing culvert without excavation. The void space between the pipes will be bricked at the ends, with the void space grouted.

Review and Compliance

Type
Federal Section 106 Review

Present Land Use

Public

Past Land Use and Disturbances
Public

Project Includes Construction
Yes

Project Includes Demolition
No

Project Includes Disposition
No

Project Includes Refinancing
No

Project Includes Rehabilitation
No

Ground Disturbance
No

One or More Above Ground Resources 45 Years or Older
No

Project Address
Four, 4 Tree Island, Portsmouth, NH 03801

Location Description
Small island off of Peirce Island and Prescott Park in Portsmouth, NH

APE Description
The mapped APE boundary shows the entirety of 4 Tree Island and up until the culvert underneath the entry road. There are two riprap repair locations on the island, including the narrow straight path to the “My Mother the Wind” Sculpture, and a smaller chunk on the island. Please see the Vicinity Map attached on this submission to see the direct locations for each repair.

APE Justification
Proposed riprap repairs are an overlay of correctly sized armor stone, and in-kind repair of a small patch of eroded lawn. All work will be done in the dry, above water level; therefore, no excavation is proposed. Regarding the culvert repair, the void space between the pipes will be bricked at the ends, with the void space grouted. This culvert has minimal tidal flow which is not measurable. No excavation will be taking place as a new 5-foot diameter HDPE plastic culvert pipe will be inserted into the existing culvert.

APE Acreage
1.87

Agencies

Army Corps of Engineers (ACOE) - Primary: Yes, Program-Permit: NA/NA

Project Contacts

Steve Haight - permitting@civilworksne.com

Towns

Portsmouth (Rockingham County)

Existing Resources within APE

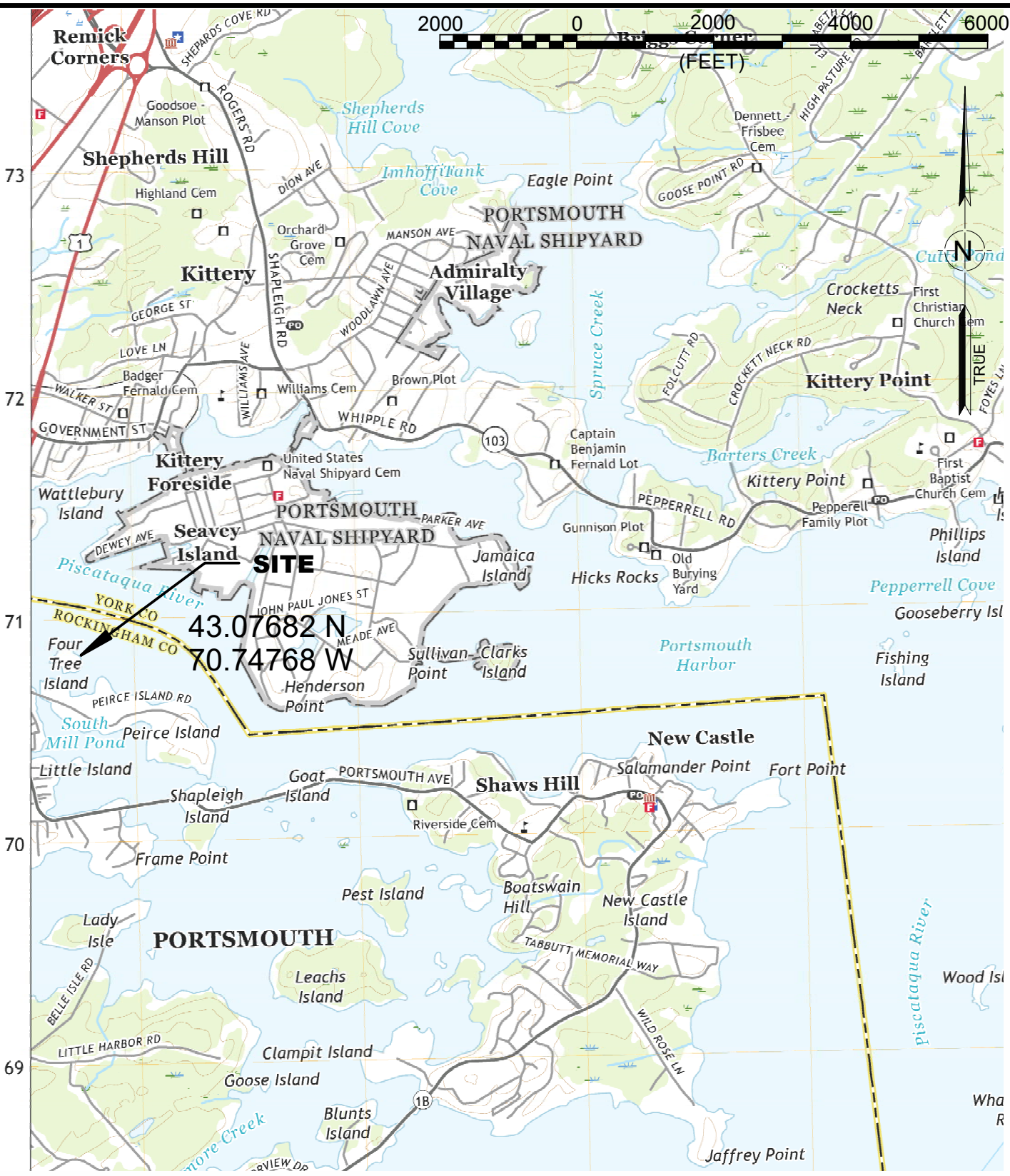
None Available

Documents

1) 4 Tree Island Vicinity Map - Map showing site and specific locations of where repairs are needed.
2) 4 Tree Island State Mapper - Combined PDF of maps from DES Permit Planning Tool and FEMA.
3) 4 Tree Island Project Narrative - Project Narrative
4) 4 Tree Island Photos Updated - Three photos showing each location
5) combined dwgs 8-24-24 - see attached for each drawing
6) 4 tree Vic map - Second Vicinity map from 2024

Photos (0)

No Photos Available



4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

VICINITY MAP

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON JULY 28, 2023.

2.) ELEVATIONS IN FEET TO NAVD88 DATUM PER GPS OBSERVATION JULY 28, 2023.

PORTSMOUTH HARBOR

FLOOD TIDAL EBB

E2EM1N

EXISTING STONE REVETMENT

HOTL

MHW

FEMA 1% EL. 8 ft

P1

6" DECIDUOUS

PICNIC AREA

PICNIC AREA

8" CONIFEROUS

BRICK WALK

1'X1' GRATE

LIGHT POST (TYPICAL)

CONCRETE PAD

NAD 83 – GPS OBS.
NH STATE PLANE

10 0 10 20 30
(FEET)

STATE OF NEW HAMPSHIRE
DUNCAN C. MEIKLE
No. 18344
LICENSED
PROFESSIONAL ENGINEER

TIDAL RELATIONSHIPS:
IN FEET TO NAVD88 DATUM, 1983–2001 TIDAL EPOCH
REF: NOAA TIDE GAUGE STA 8419870
FEMA 1% +50 YR SLR = 8.3'
FEMA 1% = 8'
HOTL = 5.26' (FULL MOON OBS. 10–17–24)
MHHW = 4.18'
MHW = 3.76'
NAVD88 EL = 0.0'
MEAN TIDE LEVEL EL = –0.32'
MLW EL = –4.39'
MLLW EL = –4.71'

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: 8–6–25
SCALE: SHOWN
DRAWN BY: JJH
DESIGN BY: DCM

EXISTING CONDITIONS PLAN: REVETMENT

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 1

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON JULY 28, 2023.

2.) ELEVATIONS IN FEET TO NAVD88 DATUM PER GPS OBSERVATION JULY 28, 2023.

PORTSMOUTH HARBOR

FLOOD TIDAL EBB

EXISTING STONE REVETMENT

ADD ARMOR STONES TO MATCH ADJACENT
815 SF

E2EM1N

HOTL

MHW

FEMA 1% EL. 8 ft

P1

6"
DECIDUOUS

PICNIC
AREA

TEMPORARY ACCESS
152 SF

8"
CONIFEROUS

PICNIC
AREA

BRICK WALK

1'X1'
GRATE

LIGHT
POST
(TYPICAL)

CONCRETE
PAD

NAD 83 – GPS OBS.
NH STATE PLANE

10 0 10 20 30
(FEET)

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STATE OF NEW HAMPSHIRE
DUNCAN C MELLOR No. 8344
LICENSED PROFESSIONAL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
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603.749.0443

DATE: 8–6–25
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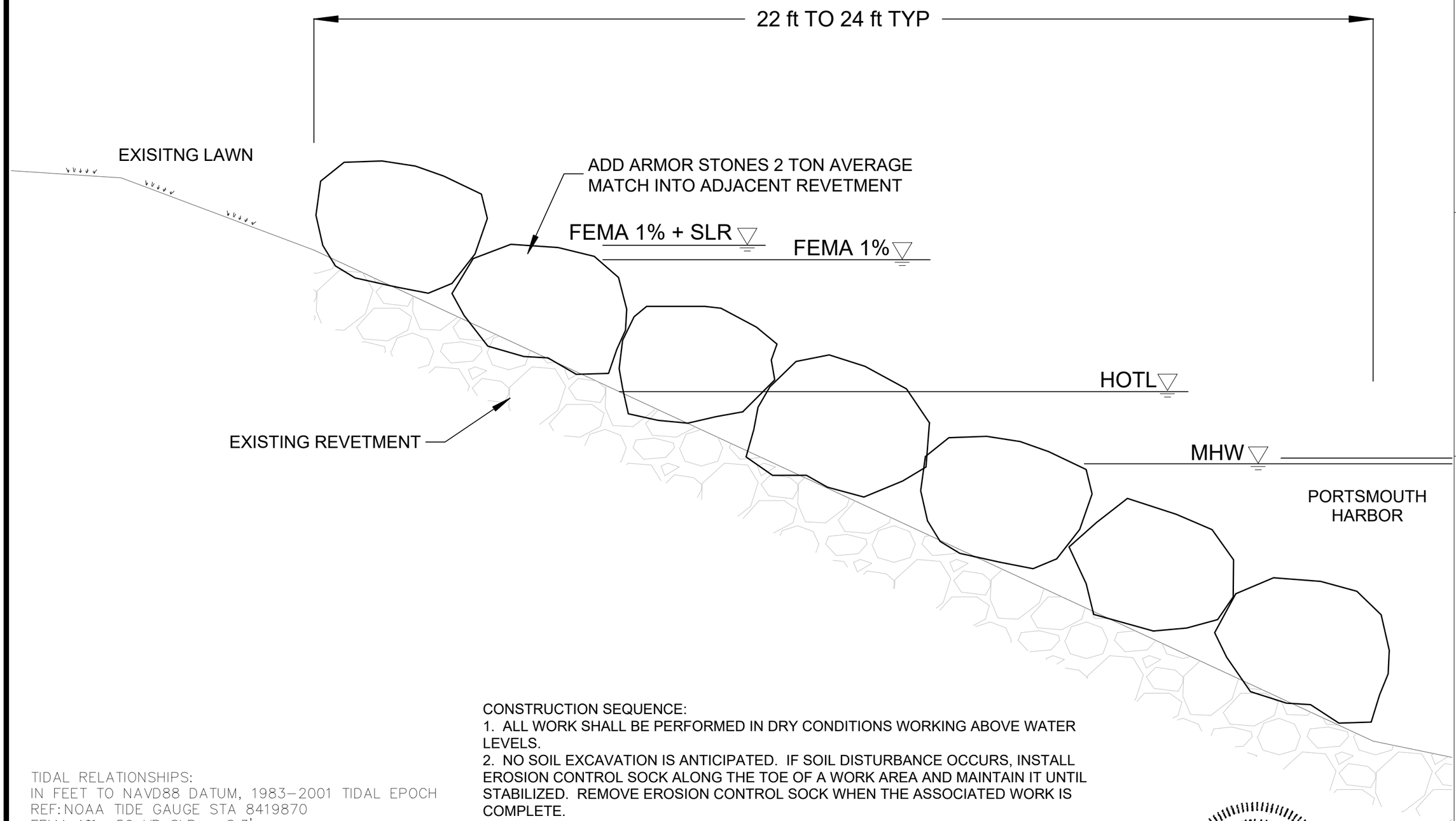
DRAWN BY: JJH
DESIGN BY: DCM

REPAIR PLAN: REVETMENT

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 2



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3. CULVERT RELINING: REMOVE ARMOR STONE COLLAPSED INTO PIPE. CUT AWAY DEFORMED STEEL CULVERT. INSERT NEW HDPE CULVERT PIPE INTO EXISTING CULVERT AND BRICK END GAPS. GROUT VOID SPACE BETWEEN PIPES.

2 0 2 4
(FEET)

STATE OF NEW HAMPSHIRE
DUNCAN A. MELLOR
No. 8944
LICENSED
PROFESSIONAL ENGINEER

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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DRAWN BY: DCM
DESIGN BY: DCM

REPAIR CROSS SECTION: REVETMENT

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

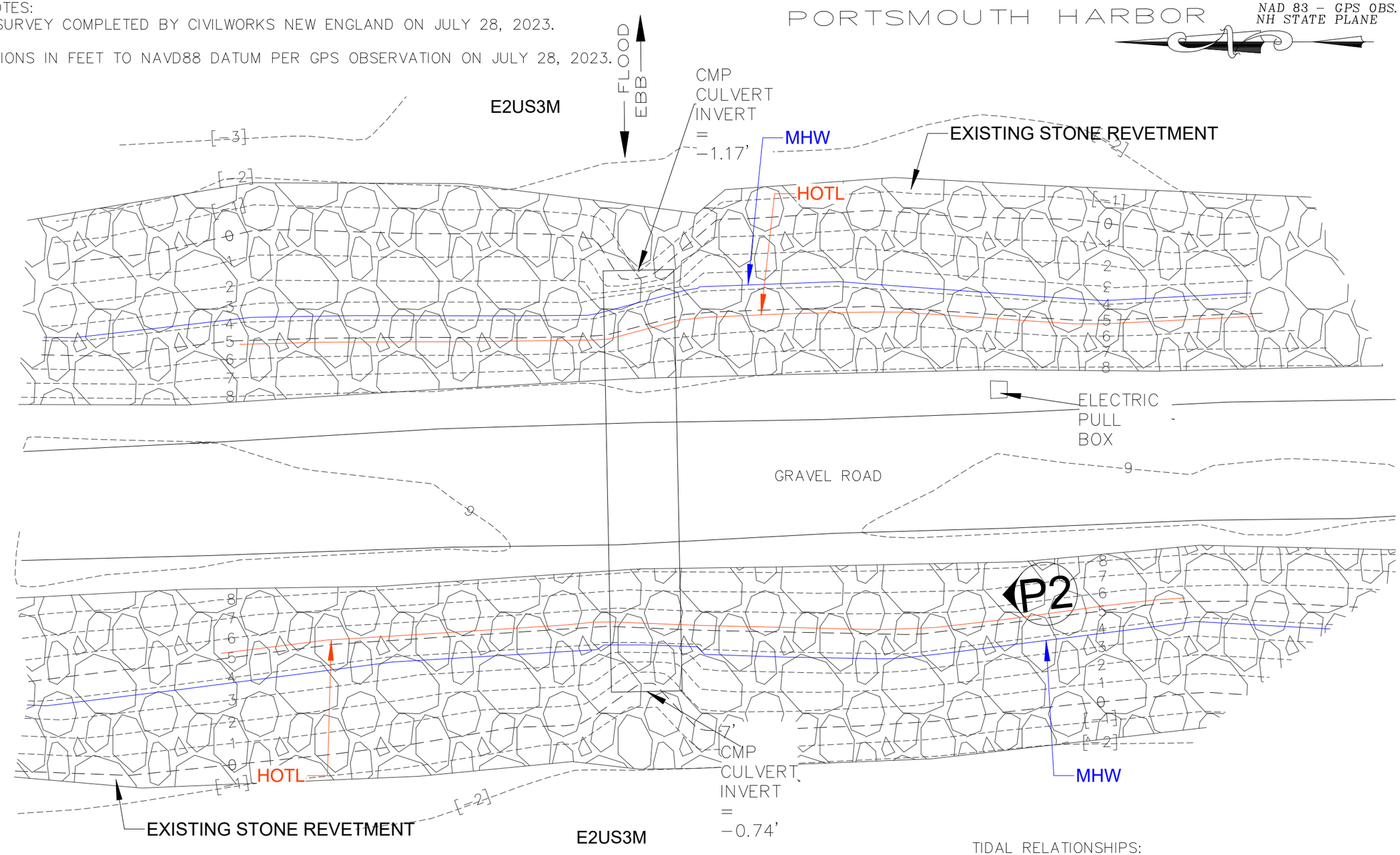
WF - 3

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON JULY 28, 2023.

2.) ELEVATIONS IN FEET TO NAVD88 DATUM PER GPS OBSERVATION ON JULY 28, 2023.

PORTSMOUTH HARBOR

NAD 83 – GPS OBS.
NH STATE PLANE



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(FEET)

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STATE OF NEW HAMPSHIRE
DUNCAN C. MELLOR
No. 8344
LICENSED
PROFESSIONAL ENGINEER

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
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DATE: 8–6–25
SCALE: SHOWN
DRAWN BY: JJH
DESIGN BY: DCM

EXISTING CONDITIONS PLAN: CULVERT

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 4

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON JULY 28, 2023.

2.) ELEVATIONS IN FEET TO NAVD88 DATUM PER GPS OBSERVATION ON JULY 28, 2023.

PORTSMOUTH HARBOR

NAD 83 – GPS OBS.
NH STATE PLANE

FLOOD
EBB

E2US3M

CMP
CULVERT
INVERT
=
–1.17'

MHW

HOTL

EXISTING STONE REVETMENT

ELECTRIC
PULL
BOX

RELINE CULVERT WITH 5 FT HDPE PIPE 290 SF

GRAVEL ROAD

P2

7'
CMP
CULVERT
INVERT
=
–0.74'

MHW

HOTL

EXISTING STONE REVETMENT

E2US3M

10 0 10 20 30
(FEET)

STATE OF NEW HAMPSHIRE
DUNCAN C. MELLOR
No. 8344
LICENSED
PROFESSIONAL ENGINEER

TIDAL RELATIONSHIPS:
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CIVIL & WATERFRONT ENGINEERING
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Dover, New Hampshire 03821
603.749.0443

DATE: 8–6–25
SCALE: SHOWN
DRAWN BY: JJH
DESIGN BY: DCM

REPAIR PLAN: CULVERT

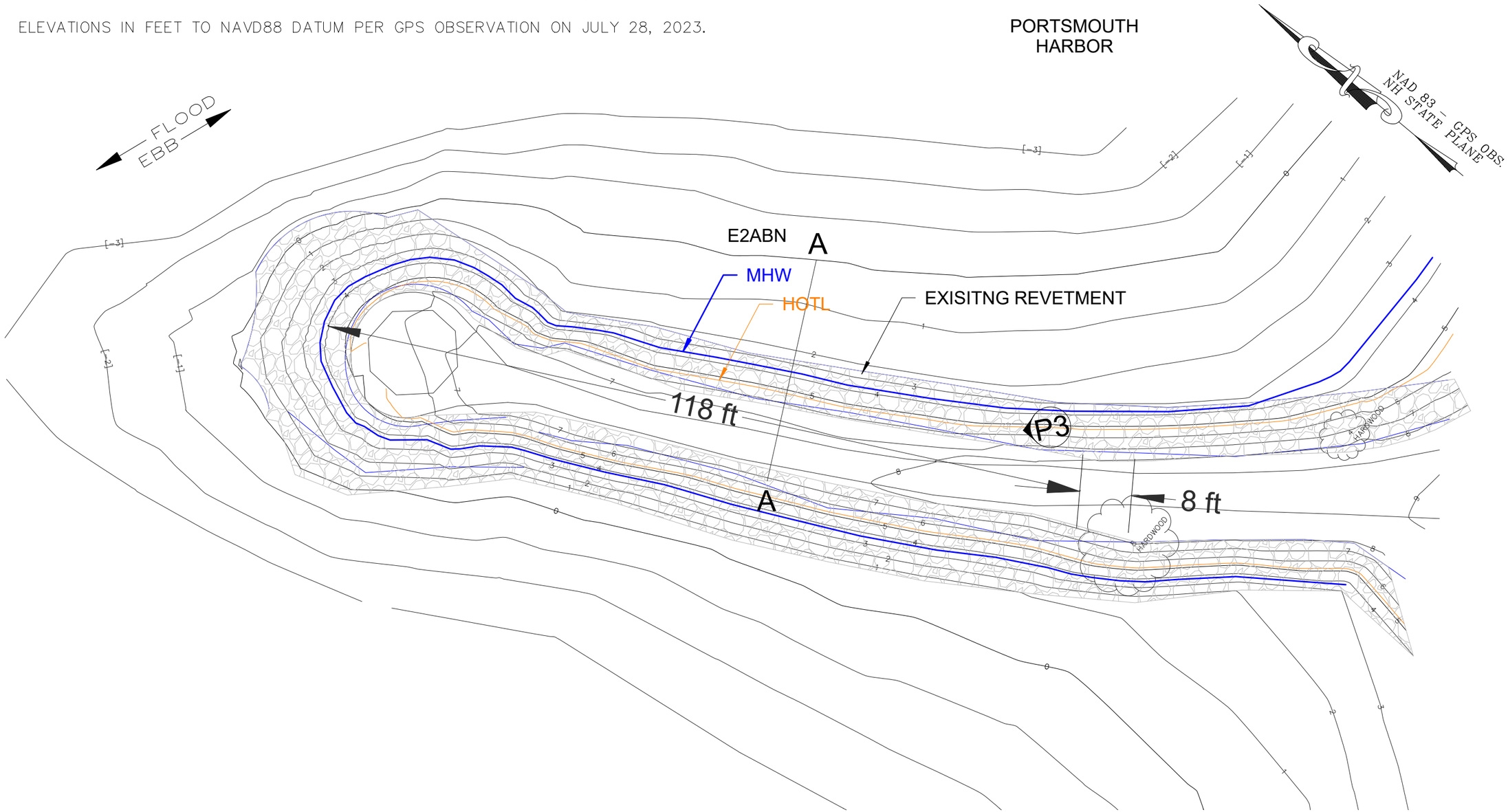
CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 5

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON MAY 20, 2025.

2.) ELEVATIONS IN FEET TO NAVD88 DATUM PER GPS OBSERVATION ON JULY 28, 2023.



16 8 0 16 32
(FEET)

STATE OF NEW HAMPSHIRE
DUNCAN C. MELLOR
No. 8340
LICENSED
PROFESSIONAL ENGINEER

TIDAL RELATIONSHIPS:
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GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: 8-6-25
SCALE: SHOWN
DRAWN BY: RM
DESIGN BY: DCM

EXISITING CONDITIONS PLAN: SCULPTURE AREA

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 6

DRAWING NOTES:
1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON MAY 20, 2025.

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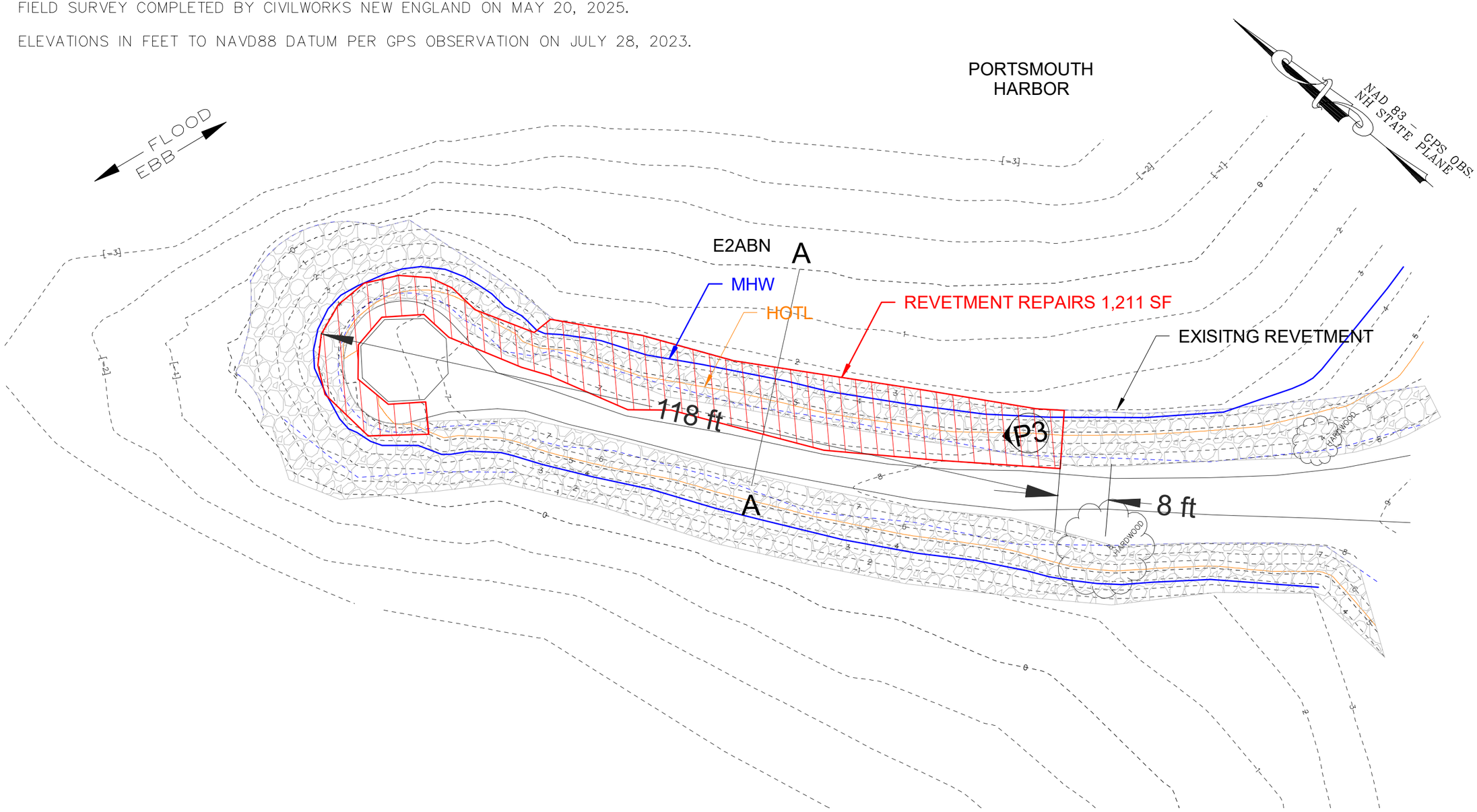

16 8 0 16 32
(FEET)

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STATE OF NEW HAMPSHIRE
DUNCAN C. MELLOR
No. 8344
LICENSED
PROFESSIONAL ENGINEER

GNE CIVILWORKS NEW ENGLAND
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181 Watson Road, PO Box 1166
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DATE: 8–6–25
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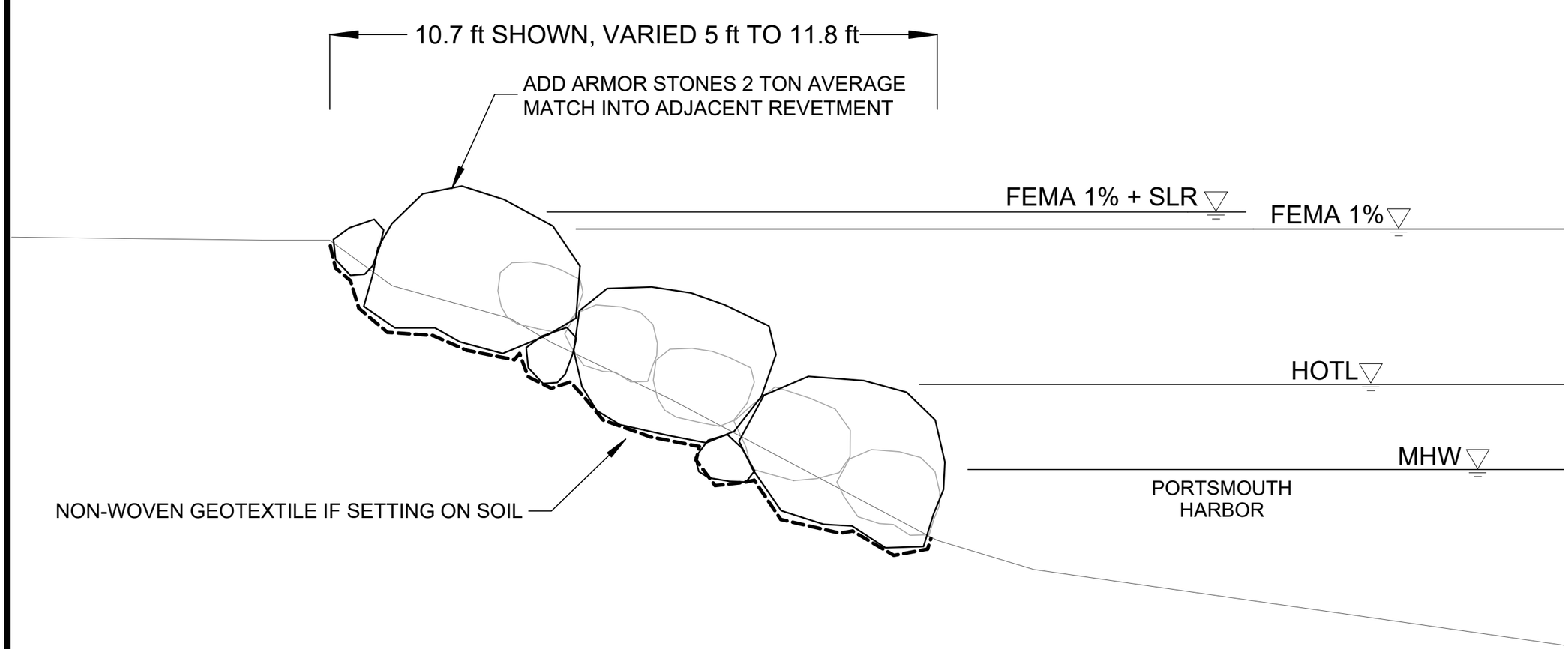
DESIGN BY: DCM

REPAIR PLAN: SCULPTURE AREA

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 7



SECTION A-A REPAIR CROSS SECTION (TYP)

PROGRESS PRINT

TIDAL RELATIONSHIPS:
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CONSTRUCTION SEQUENCE:
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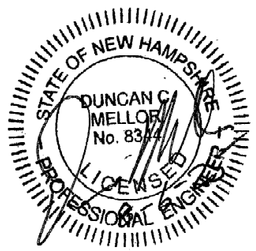
3. CULVERT RELINING: REMOVE ARMOR STONE COLLAPSED INTO PIPE. CUT AWAY DEFORMED STEEL CULVERT. INSERT NEW HDPE CULVERT PIPE INTO EXISTING CULVERT AND BRICK END GAPS. GROUT VOID SPACE BETWEEN PIPES.



2 0 2 4
(FEET)

CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

DATE: 8–6–25
SCALE: SHOWN
DRAWN BY: DCM
DESIGN BY: DCM

REPAIR CROSS SECTION: SCULPTURE REVETMENT

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 8

DCT25-2309 New Hampshire Fish and Game Conservation Measures:

1. Common Tern (State Threatened), Atlantic Sturgeon (State and Federally Threatened), Shortnose Sturgeon (State and Federally Endangered), and Peregrine Falcon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG contact information. Protected species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning meetings prior to work commencement throughout the construction phase of the project. Upon review, NHFG has determined that there are likely minimal impacts to the species with the activities associated with this project as described by the applicant. See Plan Sheet WF-9

2. All work shall occur in the dry and above the water level, as proposed.

3. Proper erosion control shall be installed to prevent sedimentation from reaching into the waterbody. See Plan Sheet WF-3 notes.

4. Native species should be used for reseeding or landscaping disturbed areas, if applicable. See Plan Sheet WF-2.

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

6. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the 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 shall be provided to NHFG in digital format at the above email address for verification, as feasible.

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

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

CNE
CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1186
Dover, New Hampshire 03821
603.749.0443

DATE: 7-17-25
SCALE: SHOWN
DRAWN BY: DCM
DESIGN BY: DCM

NH F&G PERMIT CONDITIONS

CITY OF PORTSMOUTH
TAX MAP 208, LOT 2

4 TREE ISLAND REPAIRS
PORTSMOUTH, NH
ROCKINGHAM COUNTY
PISCATAQUA RIVER

WETLANDS PERMIT APPLICATION
(Standard Review, Minimum Impact)

FOR

Site Improvements & Renovations to Single-Family Residence

53 Pray Street
Portsmouth, NH

Tax Map 102, Lot 40

November 2025

Prepared For:

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

Prepared By:

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

ALTUS
ENGINEERING

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ALTUS ENGINEERING

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

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

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

Dear Reviewer:

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

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

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

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

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

Sincerely,

ALTUS ENGINEERING

Eric D. Weinrieb
President

ebs/5673.05.CoverLtr-NHDES-reviewer.docx

Enclosures

Letter of Authorization

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

Signature (Owner) — Print Name: KEN NICHOLSON — Date: 11/5/25

Witness: Monica Sharma — Print Name: Monica Sharma — Date: 11/5/25

Signature (Owner) — Print Name: REBECCA NICHOLSON — Date: 11/5/25

Witness: Monica Sharma — Print Name: Monica Sharma — Date: 11/5/25

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

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

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

Dear Ms. Barnaby:

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

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

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

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

Sincerely,

ALTUS ENGINEERING

Eric D. Weinrieb
President

ebs/5673.05.CoverLtr-Portsmouth.docx

Enclosures

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

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

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

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

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

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

Has the required planning been completed?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	( ) Yes (●) No
• Protected species or habitat? ○ If yes, species or habitat name(s): Atlantic Sturgeon, Shortnose Sturgeon, Peregrine Falcon, Common Tern ○ NHB Project ID #: DCT25-1945	(●) Yes ( ) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	(●) Yes ( ) No
• Designated prime wetland or duly-established 100-foot buffer?	(●) Yes ( ) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	( ) Yes (●) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes (●) No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	○ Yes ○ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	◉ Yes ○ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

Permanently impact approximately 2,800 s.f. to replace existing impervious patio and outdated landscaping with new permeable surface/paver patio and walks, new landscaping including native plantings, update and install underground utilities and other site improvements associated with a residential building renovation project.
All work occurs in previously developed upland tidal buffer zone.

A dilapidated deck will also be replaced at the boathouse.

There are no anticipated proposed improvements in the tidal waters or associated seawall revetment.

There will be a reduction in impervious coverage on the parcel from+/-61.6% to +/-53.6%.

There are no existing unaltered vegetation areas on the small lot. A pruned, landscape specimen tree is anticipated to remain.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 53 PRAY STREET	
TOWN/CITY: PORTSMOUTH	
TAX MAP/BLOCK/LOT/UNIT: 102 / 40	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Piscataqua River (Tidal)
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a)) If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Rebecca T. & Kenneth J. Nicholson		
MAILING ADDRESS: 12 Chapel Road		
TOWN/CITY: North Hampton	STATE: NH	ZIP CODE: 03862
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Eric D. Weinrieb, PE		
COMPANY NAME: Altus Engineering, LLC		
MAILING ADDRESS: 133 Court Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: eweinrieb@altus-eng.com		
FAX:	PHONE: 603-433-2335	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) If the owner is a trust or a company, then complete with the trust or company information. ■ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):
Env-Wt 400 - The jurisdictional areas were located by survey and correspond to City of Portsmouth GIS data. All appropriate erosion & sedimentation controls will be employed to protect the Piscataqua River during demolition and construction activities.
Env-Wt 500 - The existing residence dates back to 1750. The entire parcel has been disturbed, developed and maintained for decades if not longer. Ownership has changed several times since 1959. There is no unaltered natural vegetation on the lot. There are no species of concern in the vicinity of the proposed work. Slight modifications will be made to the existing grades to install pervious patio, walks and new landscaping including native plantings. Impervious areas will be reduced, improving stormwater runoff and quality, benefitting the resource. All disturbed areass in the previously developed tidal buffer zone will be stabilized as soon as possible.
Env-Wt 600, 700 & 900 - The project is defined as Minimum Impact as it is 2,800 sf (less than 3,000 s.f.) of impact within the 100-foot buffer from the tidally influenced Piscataqua River. It is a betterment in that the project significantly reduces impervious coverage on the lot,provides better stormwater control and treatment prior to discharge.NHB & IPAC & Fish and Game indicate there are species in the general vicinity but are not expected to be impacted during this single phase construction project.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation fact sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

	JURISDICTIONAL AREA	PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	2800		☐			☐
	Docking - Tidal Water			☐			☐
	TOTAL	2800					

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

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

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

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

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

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
☒ Minimum Impact Project	☐ Minor Project	☐ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: EDW	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: EDW	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: EDW	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
Initials: EDW	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: ERIC D. WEINRIB	DATE: 11/5/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: ERIC D. WEINRIB	DATE: 11/5/25

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

PROTECTED TIDAL ZONE PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau
Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

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

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

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

SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

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

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

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

☒ The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and

☒ Local resiliency planning ordinances.

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

☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;

☒ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;

☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;

☒ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and

☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

(1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:

a. Occur within 100 feet of the HOTL; and

b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or

(2) A project that would be major based on an aggregation of projects under Env-Wt 400.

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

(1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;

(2) Is not a major project; and

(3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

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

(1) Is in a previously developed upland area;

(2) Is within 100 feet of the HOTL; and

(3) Will disturb less than 3,000 SF.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: Nicholson, Rebecca T. & Kenneth J.

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

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

The entire small parcel has been developed for many years.

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

All disturbances will be stabilized as soon as possible,

For standard permit projects, provide:

☐ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

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

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

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

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

No direct impacts to the resource is proposed.

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

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

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

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

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

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

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

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

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

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

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☐ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☐ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☐ Minimize disturbances to groundwater and surface water flow;

☐ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☐ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

70 years

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

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

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

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

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

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

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

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

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

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

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

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

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

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

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held:

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

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

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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

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

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

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

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

For tidal stream crossing projects, provide:

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

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

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

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

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

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

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

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

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

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

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

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

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

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

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

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

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

☐ The standard conditions in Env-Wt 307;

☐ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☐ The approval criteria in Env-Wt 313.01;

☐ The evaluation criteria in Env-Wt 313.05;

☐ The project specific criteria in Env-Wt 600;

☐ The CFA required by Env-Wt 603.04; and

☐ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☐ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☐ Be designed with a preference for living shorelines over hardened stabilization practices; and

☐ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

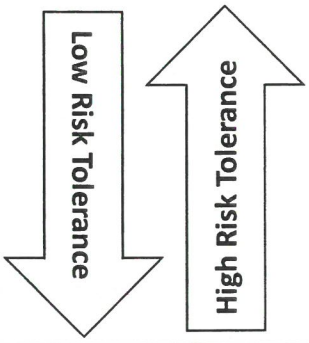
SECTION 10 – GUIDANCE

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

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

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

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



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



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

File Edit View History Bookmarks Tools Help

Datums - NOAA Tides & Curre ×

tidesandcurrents.noaa.gov/datums.html?id=8419870

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Other Bookmarks

NOTICE: All data values are relative to the MLLW.

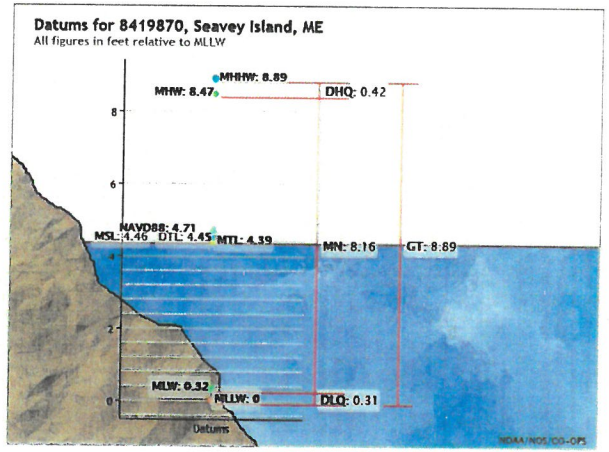
Elevations on Mean Lower Low Water

Station: 8419870, Seavey Island, ME
Status: Accepted (Dec 06 2021)
Units: Feet
Control Station: 8418150 Portland, ME

T.M.: 0
Epoch: 1983-2001
Datum: MLLW

Datum	Value	Description
MHHW	8.89	Mean Higher-High Water
MHW	8.47	Mean High Water
MTL	4.39	Mean Tide Level
MSL	4.46	Mean Sea Level
DTL	4.45	Mean Diurnal Tide Level
MLW	0.32	Mean Low Water
MLLW	0.00	Mean Lower-Low Water
NAVD88	4.71	North American Vertical Datum of 1988
STND	-2.27	Station Datum
GT	8.89	Great Diurnal Range
MN	8.16	Mean Range of Tide
DHQ	0.42	Mean Diurnal High Water Inequality
DLQ	0.31	Mean Diurnal Low Water Inequality
HWI	3.92	Greenwich High Water Interval (in hours)
LWI	10.04	Greenwich Low Water Interval (in hours)
Max Tide	13.07	Highest Observed Tide
Max Tide Date & Time	01/13/2024 22:18	Highest Observed Tide Date & Time
Min Tide	-3.27	Lowest Observed Tide
Min Tide Date & Time	11/30/1955 00:00	Lowest Observed Tide Date & Time
HAT	10.58	Highest Astronomical Tide
HAT Date & Time	05/19/2034 04:30	HAT Date and Time
LAT	-1.80	Lowest Astronomical Tide
LAT Date & Time	01/14/2036 23:00	LAT Date and Time

Tidal Datum Analysis Periods



Showing datums for
8419870 Seavey Island, ME

Datum
MLLW

Data Units ◉ Feet ○ Meters

Epoch ◉ Present (1983-2001) ○ Superseded (1960-1978)

Submit

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Address

11:31 AM
11/3/2025

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noaa tides and currents - Searc | CO-OPS Map - NOAA Tides & C | Sea Level Trends - NOAA Tides

tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml?id=8419870

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SEA LEVEL TRENDS

Home/Map

U.S. Stations

Global Stations

Trend Tables

Select

U.S. Trends Map

Monthly Anomalies

U.S. Regions

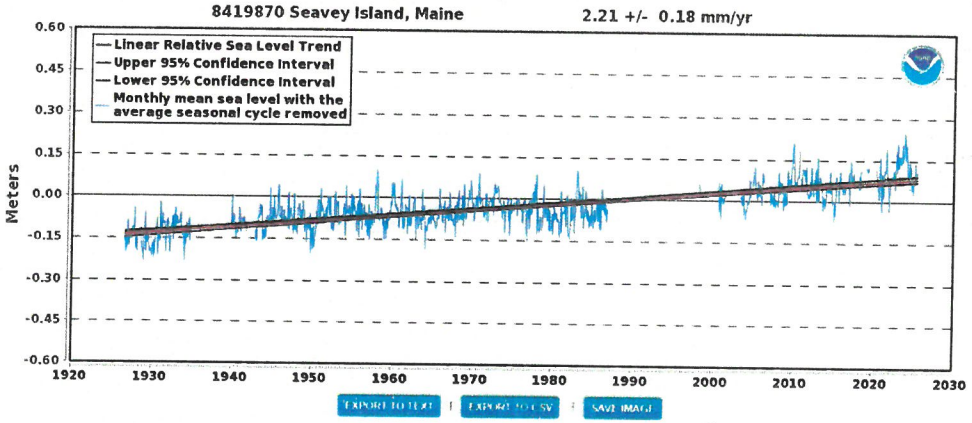
Select

Global Regional Trends

Station Info | Tides/Water Levels | Sea Level/Coastal Flooding | Meteorological Obs. | Phys. Oceanography | PORTS® | OFS

Relative Sea Level Trend | Regional Scenarios | Interannual Variation | Average Seasonal Cycle | Variation Of 50-Year RSL Trends

Relative Sea Level Trend
8419870 Seavey Island, Maine



EXPORT TO CSV | SAVE IMAGE

The relative sea level trend is 2.21 millimeters/year with a 95% confidence interval of +/- 0.18 mm/yr based on monthly mean sea level data from 1926 to 2024 which is equivalent to a change of 0.73 feet in 100 years.

Data for 2003-2019 stored in database as station 8423898

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

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

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Address

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11/3/2025

2.21 mm/yr x 70 years = 154.7 mm rise x 0.03937 mm/inch = 6” +/- sea level rise in 70 years (not including storm events, storm surge events)

File Edit View History Bookmarks Tools Help

noaa tides and currents - Searc | CO-OPS Map - NOAA Tides & C | Exceedance Probability Levels a

tidesandcurrents.noaa.gov/est/stickdiagram.shtml?stnid=8419870

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Station Info | Tides/Water Levels | Meteorological Obs. | Phys. Oceanography | PORTS® | OFS

Extreme Water Levels | Annual Exceedance Probability | Seasonal Variation of Exceedance Probability | Tidal Datums and Exceedance Probability Levels

EXTREME WATER LEVELS

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

STATION COMPARISONS

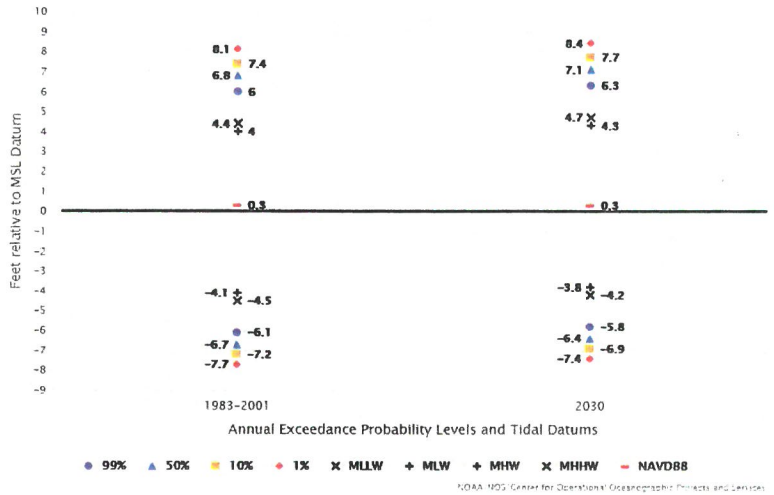
Select

Exceedance Probability Levels and Tidal Datums

8419870 Seavey Island, ME

Change to Meters

2030 Linear Projection



NOAA, NOS, Center for Operational Oceanographic Products and Services

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

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

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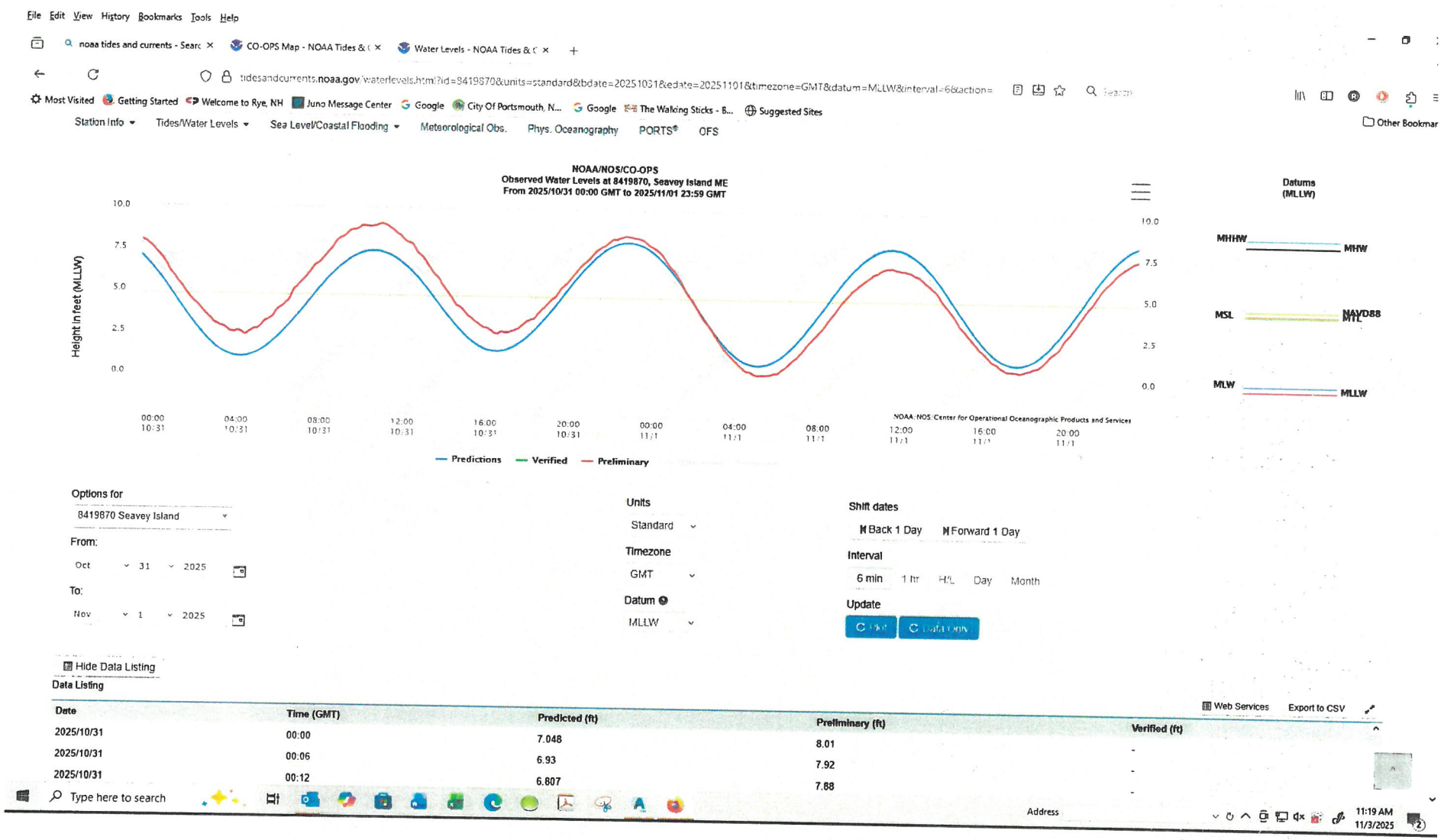
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noaa tides and currents - Searc
CO-OPS Map - NOAA Tides &
Water Levels - NOAA Tides &
tidesandcurrents.noaa.gov/waterlevels.html?id=8419870&units=standard&bdate=20251031&edate=20251101&timezone=GMT&datum=MLLW&interval=6&action=
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Other Bookmar
Station Info Tides/Water Levels Sea Level/Coastal Flooding Meteorological Obs. Phys. Oceanography PORTS® OFS
NOAA/NOS/CO-OPS
Observed Water Levels at 8419870, Seavey Island ME
From 2025/10/31 00:00 GMT to 2025/11/01 23:59 GMT
Height in feet (MLLW)
10.0
7.5
5.0
2.5
0.0
00:00 10/31
04:00 10/31
08:00 10/31
12:00 10/31
16:00 10/31
20:00 10/31
00:00 11/1
04:00 11/1
08:00 11/1
12:00 11/1
16:00 11/1
20:00 11/1
NOAA/NOS/Center for Operational Oceanographic Products and Services
Predictions
Verified
Preliminary
Datums (MLLW)
MHHW
MHW
MSL
NAVD88
MTL
MLW
MLLW
Options for
8419870 Seavey Island
From:
Oct 31 2025
To:
Nov 1 2025
Units
Standard
Timezone
GMT
Datum
MLLW
Shift dates
Back 1 Day
Forward 1 Day
Interval
6 min 1 hr H/L Day Month
Update
Hide Data Listing
Data Listing
Web Services
Export to CSV
Date
Time (GMT)
Predicted (ft)
Preliminary (ft)
Verified (ft)
2025/10/31 00:00 7.048 8.01 -
2025/10/31 00:06 6.93 7.92 -
2025/10/31 00:12 6.807 7.88 -
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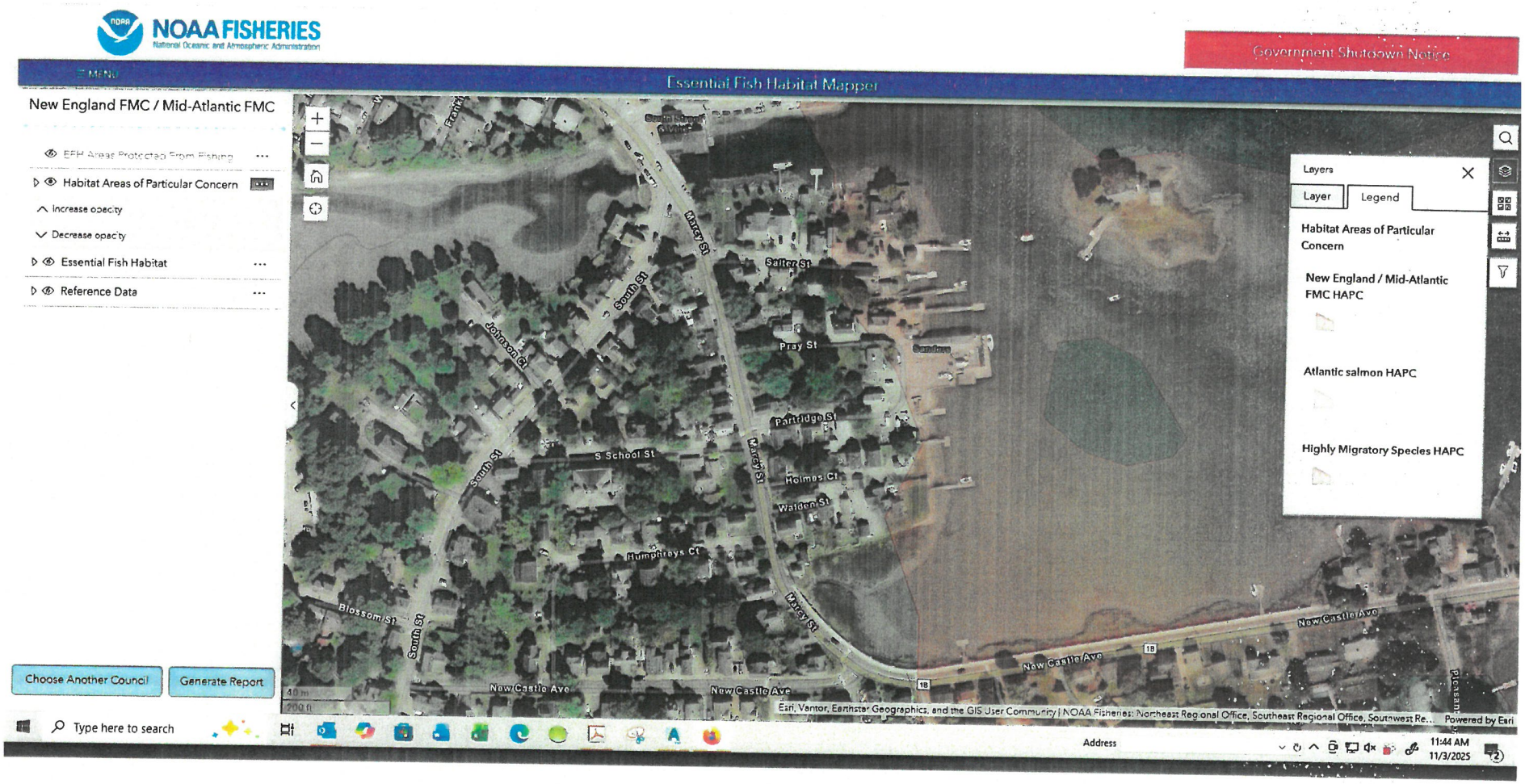
ESSENTIAL FISH HABITAT MAPPER RESULTS – NO ESSENTIAL FISH HABITAT



ESSENTIAL FISH HABITAT MAPPER RESULTS – VARIOUS SPECIES INDICATED AS POTENTIAL

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

AVOIDANCE AND MINIMIZATION CHECKLIST

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

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

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

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

The following definitions and abbreviations apply to this worksheet:

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

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: NICHOLSON, REBECCA T. & KENNETH J.		
PROJECT STREET ADDRESS: 53 PRAY STREET		PROJECT TOWN: PORTSMOUTH
TAX MAP/LOT NUMBER: 102 / 40		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	☐ Yes ☒ No

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

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

SECTION 3 - A/M PROJECT DESIGN TECHNIQUES Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs.	☒ Check ☐ N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	☒ Check ☐ N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	☒ Check ☐ N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	☒ Check ☐ N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	☒ Check ☐ N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	☐ Check ☒ N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	☐ Check ☒ N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	☐ Check ☒ N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	☐ Check ☒ N/A

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

AVOIDANCE AND MINIMIZATION WRITTEN NARRATIVE

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

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

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed Avoidance and Minimization Checklist (NHDES-W-06-050) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1)) Is the primary purpose of the proposed project to construct a water access structure?
NO
SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1)) Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?
NO
SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))* For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs? **Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*
N/A

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization?

PERMEABLE PAVERS HAVE BEEN UTILIZED TO REPLACE THE IMPERVIOUS PATIO.

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

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

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

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

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT'S NAME: Rebecca & Kenneth Nicholson **TOWN NAME:** PORTSMOUTH

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

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

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

A DILAPIDATED DECK WILL BE REPLACED AT THE BOATHOUSE.

TOTAL IMPERVIOUS COVERAGE WILL BE REDUCED.

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

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

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

No impacts to the resource area is proposed.

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

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

N/A

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

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

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

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

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

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

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

N/A - the parcel abuts the Atlantic Ocean

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

N/A - the project is not in the vicinity of these systems or complexes

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

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

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

N / A - the project does not impact any stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

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

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

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

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

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

N/A

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A

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

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

N/A

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

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

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: N/A - this is a minimum impact project. The 2,800 s.f. project does not impact or change any functions and values of any wetland system, species or community. The project engineer has completed the checklists confirming this is a fully developed lot and will only be improved through the use of pervious materials where impervious exist, improved stormwater managemnt in amanner and timeframe that will not endanger any plant, animal, bird or fish species within the vicinity of the small project.
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: ERIC D. WEINRIEB, PE
DATE OF ASSESSMENT: OCTOBER 2025
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☐
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☐ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

US Army Corps of Engineers ®
New England District

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

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

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

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

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

SHORELAND PERMIT APPLICATION WORKSHEET

Please include this worksheet with your permit application. Include a separate worksheet for each individual lot of record where impacts are proposed. "Pre-construction impervious surface area"[1] means all human-made impervious surfaces[2] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction impervious area" means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

CALCULATING IMPERVIOUS AREA

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

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

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

STORMWATER MANAGEMENT REQUIREMENTS

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

NATURAL WOODLAND AREA REQUIREMENTS

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

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

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

53 PRAY ST

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

Current Value

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

Owner of Record

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

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

Ownership History

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

Building Information

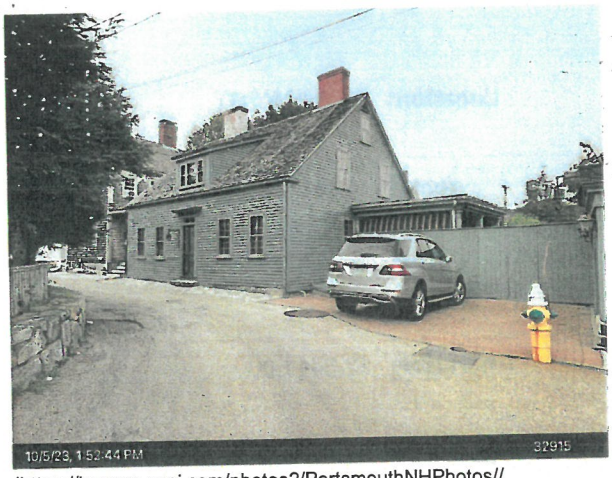
Building 1 : Section 1

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

Building Attributes

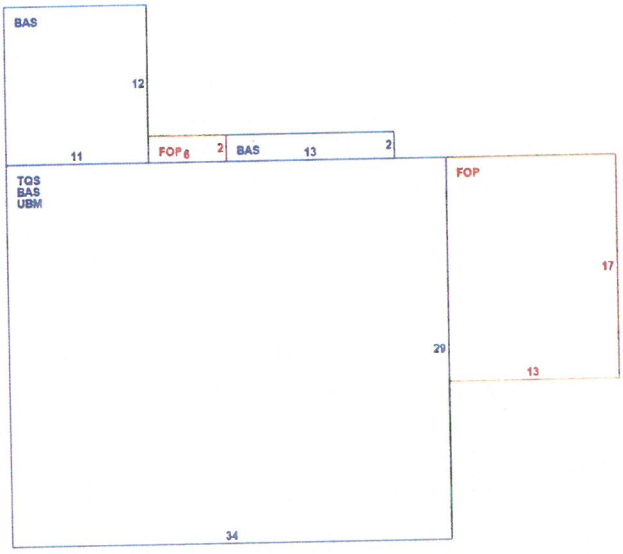
Field	Description
Style:	Historical
Model	Residential
Grade:	A+
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Warm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

Building Photo



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

Building Layout



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

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,144	1,144
TQS	Three Quarter Story	986	740
FOP	Porch, Open	233	0
UBM	Basement, Unfinished	986	0
		3,349	1,884

Building 2 : Section 1

Year Built: 1950
Living Area: 400

Replacement Cost:	$252,210
Building Percent Good:	98
Replacement Cost Less Depreciation:	$247,200

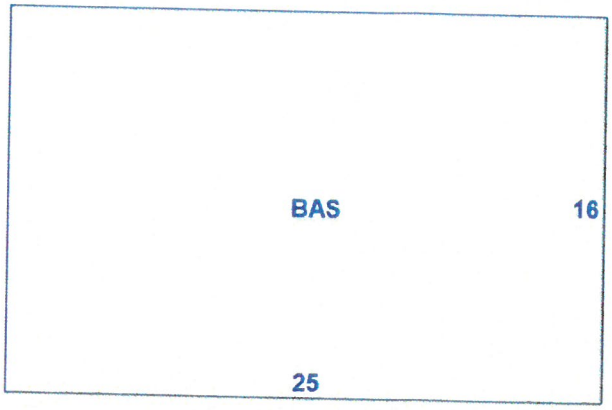
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Cottage
Model	Residential
Grade:	A-
Stories:	
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	K Pine/A Wd
Interior Wall 2	
Interior Flr 1	Vinyl Plank
Interior Flr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

Building Photo



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

Building Layout



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

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Outbuildings

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

Valuation History

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

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

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E # 25000942 01/10/2025 10:33:38 AM
Book 6597 Page 495 Page 1 of 2
Register of Deeds, Rockingham County

Transfer Tax = $_____

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

WARRANTY DEED

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

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

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

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

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

TRUSTEE'S CERTIFICATE

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

EXECUTED this 12 day of December 2024.

Joan A. Schorsch Revocable Trust of 2014

Joan A. Schorsch, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

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

COLBY T. GAMESTER NOTARY PUBLIC STATE OF NEW HAMPSHIRE -MY- COMMISSION EXPIRES JUNE 12, 2029

Notary Public
My Commission Expires: 6/12/2029

MAY 1959 DEED

BK2373 P1540

19784

Oct 1 1 41 PM '80

Rockingham County
Registry of Deeds

FIDUCIARY DEED

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

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

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

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

See also Rockingham Probate Records #55067.

WITNESS MY HAND AND SEAL THIS 24 day of September, 1980.

Marjorie L. Sandler
Witness Marjorie L. Sandler

Charles J. Griffin - Executor
Charles J. Griffin - Executor
Nellie F. Holmes

State of New Hampshire

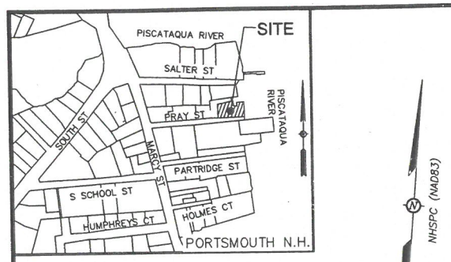
Rockingham, ss

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

Before me,

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

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
OCT-1'80
P.B. 10665
237.50



LOCUS

(N.T.S.)

NHSPC (NAD83)

LEGEND:

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

REFERENCE PLANS:

1. "BOUNDARY LINE AGREEMENT PLAN TAX MAP 102 – LOTS 33 & 38." DATED JULY 6, 2010 AND PREPARED BY AMBIT ENGINEERING, INC. RCRD #D–36438.
2. "PLAN OF LOT #43 PRAY STREET." DATED AUGUST 1968 AND PREPARED BY JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JWD FILE #2366 PLAN #456.
3. "PLAN OF LAND, 445 MARCY STREET." DATED SEPTEMBER 1, 1994 AND PREPARED BY BY DURGIN, VERRA AND ASSOCIATES, RCRD #D–23172.
4. "SUBDIVISION PLAN 445 MARCY STREET." DATED OCTOBER 13, 2022 AND PREPARED BY JAMES VERRA & ASSOCIATES, RCRD #D–43569.
5. "PLAN OF LOTS, RUTH PRICE SILVA." DATED OCTOBER 2, 1980AND PREPARED BY KIMBALL CHASE, RCRD #D–9887.
6. "BOUNDARY SURVEY FOR ROBERT BYRNES AND PATRICIA TOBEY." DATED OCTOBER 13, 2004 AND PREPARED BY ALEX ROSS, RCRD #D–32044.
7. "STANDARD BOUNDARY SURVEY, WESTON." DATED AUGUST 2006 AND PREPARED BY AMBIT ENGINEERING, RCRD D–34272.
8. "DRIVEWAY AND ACCESS EASEMENT PLAN TAX MAP 102 – LOT 37." DATED DECEMBER 12, 2017 AND PREPARED BY AMBIT ENGINEERING, RCRD #D–40555.
9. WORKSHEETS AND FIELD NOTES OF JOHN W. DURGIN. ON THIS FILE WITH THIS OFFICE, JWD FILE #2366.
10. "PLAN OF PRAY STREET SHOWING LINES AS EXISTED IN 1905 AND 1939" DATED OCTOBER 13, 1939 PREPARED BY W.L. HASKELL. ON FILE WITH PORTSMOUTH DPW, FILE #T0404.
11. "CITY OF PORTSMOUTH, N.H. CONSTRUCTION DRAWING FOR SEWER SYSTEM IMPROVEMENTS, CONTRACT NO. 3, E.P.A. NO. C–330196–03." LAST REVISED MAY 1, 1980 AND PREPARED BY WRIGHT, PIERCE, BARNES & WAYMAN. ON FILE WITH PORTSMOUTH DPW FILE #t1841.

SEWER TABLE

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

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

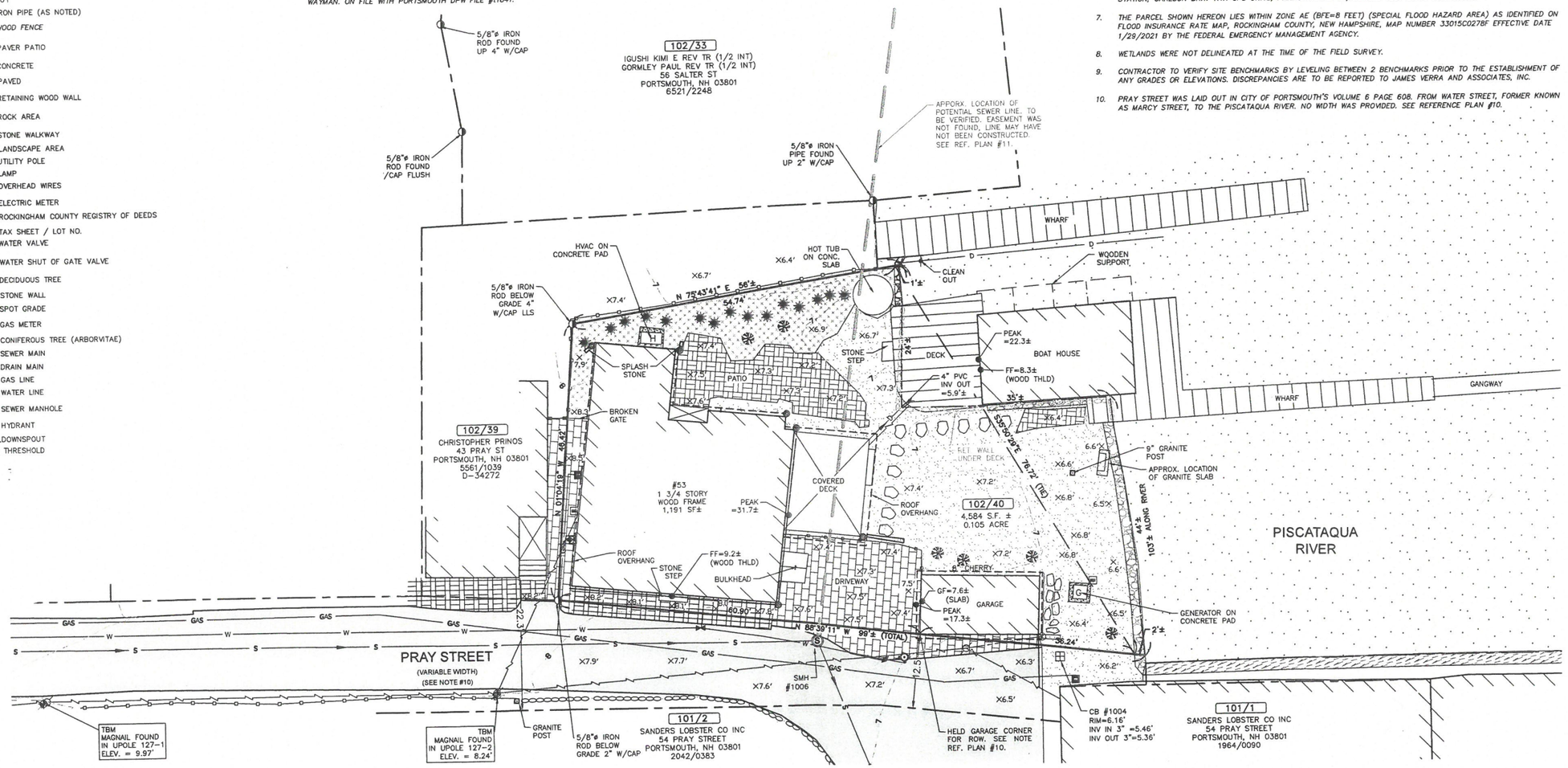
SMH# 1003
RIM EL=6.27'
(1) INV IN 8"PVC= 34.70'
(2) INV IN 8"PVC= 32.47'

NOTES:

1. OWNER OF RECORD: KENNETH J. NICHOLSON, REBECCA T. NICHOLSON
   ADDRESS: 12 CHAPEL, NORTH HAMPTON, N.H.
   DEED REFERENCE: BK: 6597 PG: 495
   TAX SHEET / LOT: 102 / 40
2. PORTSMOUTH ZONED: WATERFRONT BUSINESS (WB), OVERLAY HISTORIC DISTRICT (HD)

MIN. LOT AREA:	20,000 S.F.	FRONT YARD SETBACK:	30'*
FRONTAGE:	100'	SIDE & REAR YARD SETBACK:	30' & 20'
DEPTH:	100'	LOT COVERAGE:	30%
BUILDING COVERAGE:	20%	HEIGHT:	35'
*THE AVERAGE ALIGNMENTS	(3.04'+30')/2 = 17'		
WETLAND BUFFER:	100'		
VEGETATED BUFFER STRIP:	25'	LIMITED CUT AREA:	50'
PROTECTED SHORELAND (STATE BUFFER):	250'		

3. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON FOR FUTURE SITE DESIGN AND PERMITTING.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG–SAFE @ 1–888–DIG–SAFE.
5. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED ON MARCH 10, 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ–M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. WETLANDS WERE NOT DELINEATED AT THE TIME OF THE FIELD SURVEY.
9. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
10. PRAY STREET WAS LAID OUT IN CITY OF PORTSMOUTH'S VOLUME 6 PAGE 608. FROM WATER STREET, FORMER KNOWN AS MARCY STREET, TO THE PISCATAQUA RIVER. NO WIDTH WAS PROVIDED. SEE REFERENCE PLAN #10.



SURVEYOR'S CERTIFICATION

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

LICENSED LAND SURVEYOR _____ DATE _____

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10' ft.

PRELIMINARY
SUBJECT TO CHANGE

ALTUS JOB#25673

SURVEYOR:
JAMES VERRA & ASSOCIATES, INC
101 SHATTUCK WAY, SUITE B,
NEWINGTON, N.H., 03801–7876
603–436–3557
JOB NO: 25–2018

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

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
4/29/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY: DK
APPROVED BY: RMF
DRAWING FILE: 25–2018 ALTUS 53 PRAY ST.DWG

SCALE:
22" x 34" – 1" = 10'
11" x 17" – 1" = 20'

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

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

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

TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
S-1

C:\2025 -PROJECTS\25-2018 ALTUS 53 PRAY ST -PORTSMOUTH NH_DWG\25-2018_EXCON.dwg 2025-04-29



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



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



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



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



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



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



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



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



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

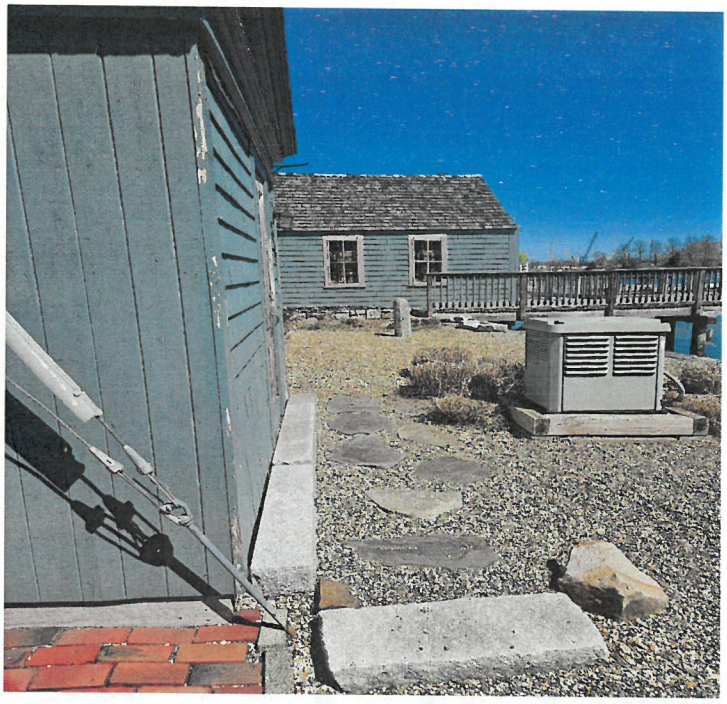


Photo #10:
Looking northerly at stepping stone walk & generator, the boathouse is beyond. Piscataqua River to the right.
April 28, 2025

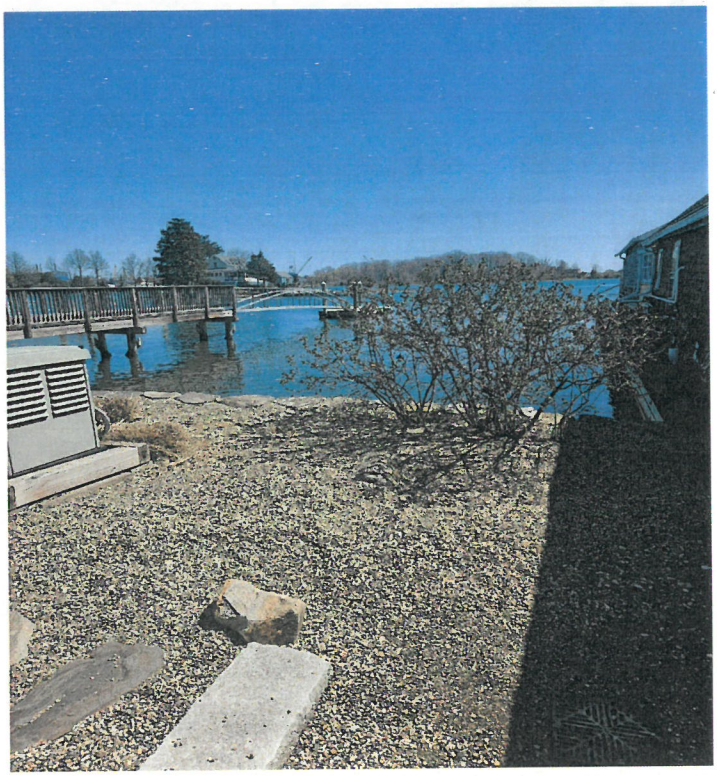


Photo #11:
Looking easterly at an existing tree, dock, and
stone seawall & shoreline.
April 28, 2025

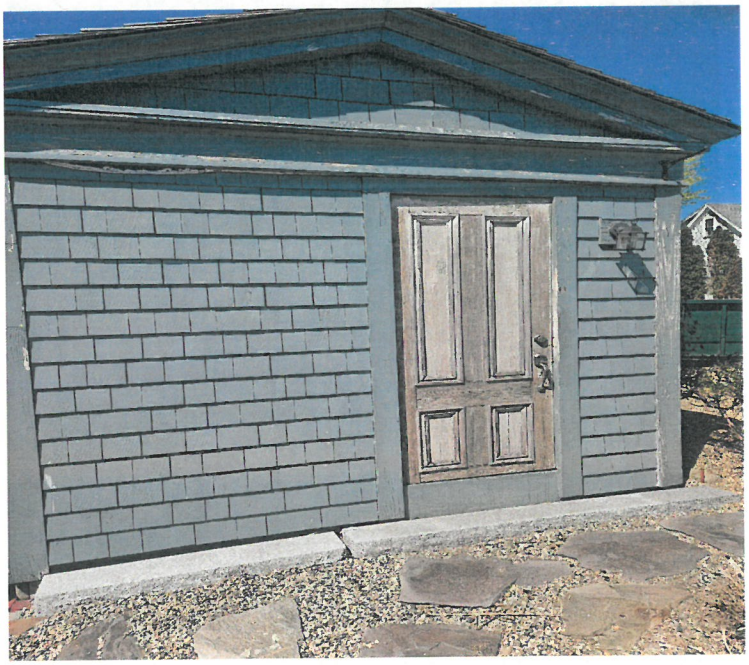


Photo #12:
Looking westerly at the back of the garage and stone walk.
April 28, 2025

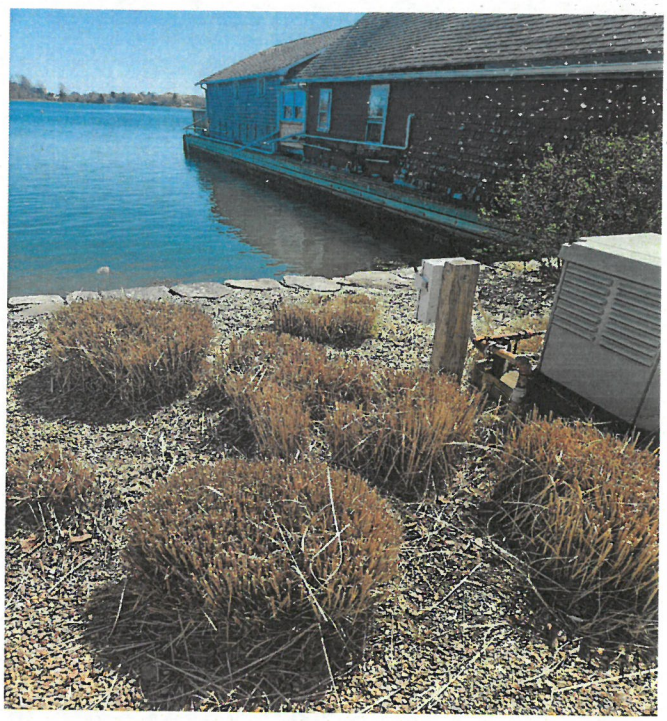


Photo #13:
Looking southeasterly towards the shoreline looking at existing shrubs.
April 28, 2025



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

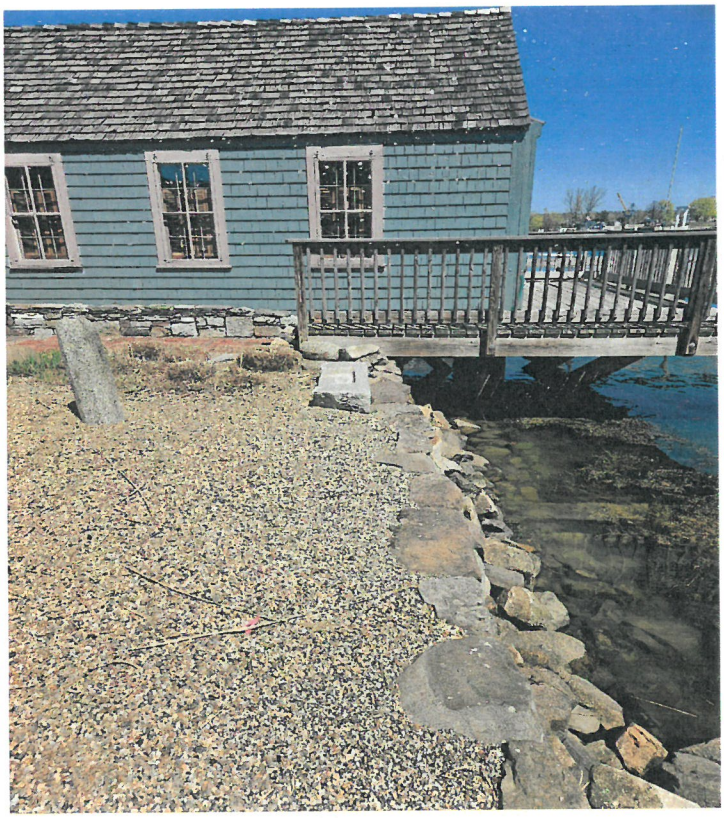


Photo #15:
Looking northerly at the existing boathouse and granite structures.
April 28, 2025



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



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

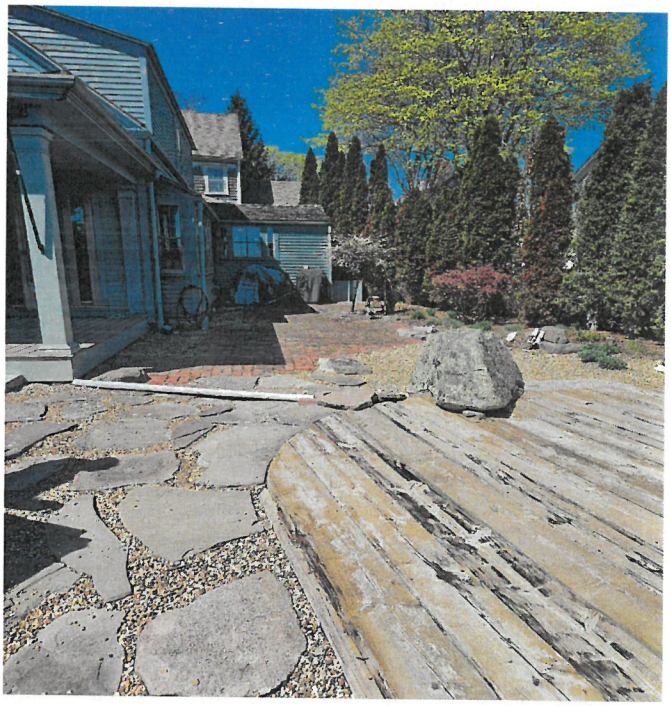


Photo #18:
Looking westerly towards existing garden features, deck, and porch.
April 28, 2025

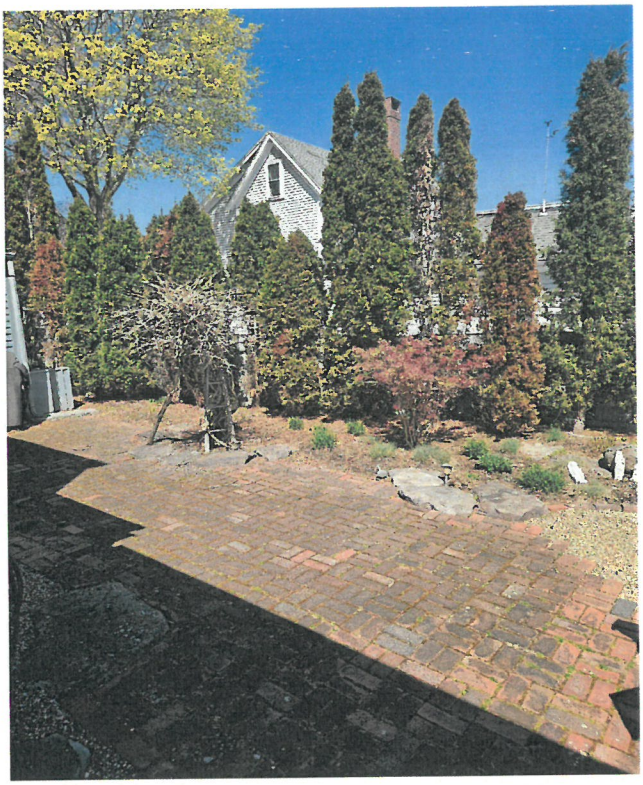


Photo #19:
Looking northwesterly towards existing garden features.
April 28, 2025



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

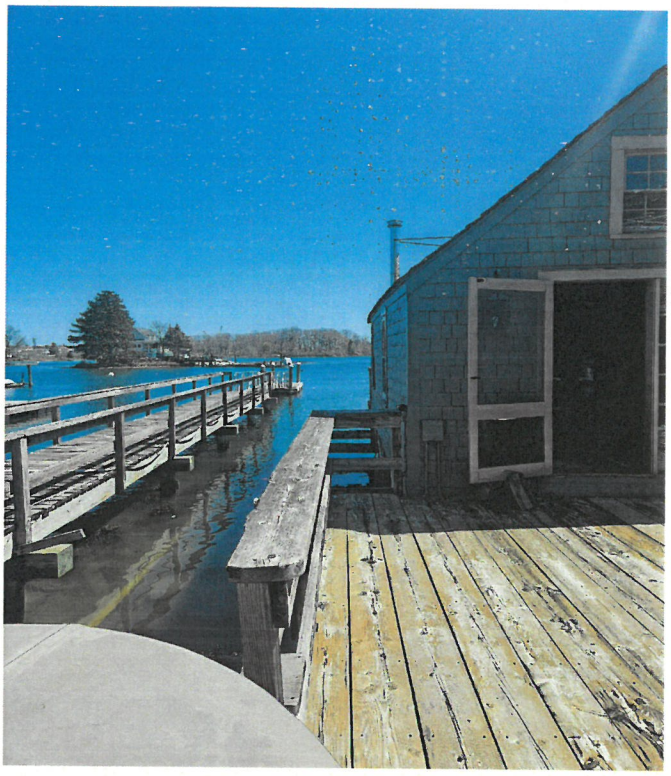


Photo #21:
Looking northeasterly at the hot tub, deck and boathouse.
April 28, 2025

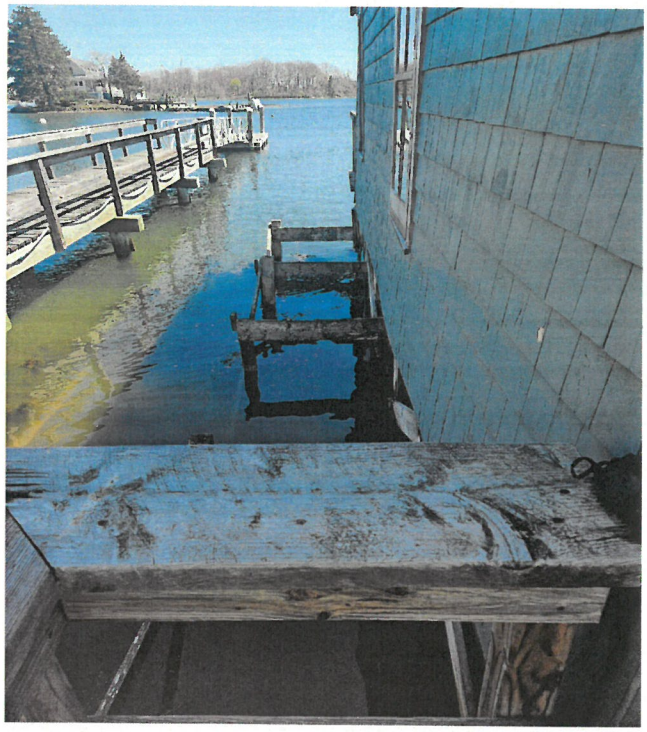


Photo #22:
Looking easterly towards wooden supports adjacent to the boathouse.
April 28, 2025

5/8"ø IRON ROD BELOW GRADE 4" W/CAP LLS

5/8"ø IRON PIPE FOUND UP 2" W/CAP

WHARF

HOT TUB ON CONCRETE SLAB

CLEAN OUT

WOODEN SUPPORT

PEAK =22.3±

BOAT HOUSE

DECK

FF=8.3± (WOOD THLD)

4" PVC INV OUT =5.9'±

GRANITE POST

SPLASH STONE

PATIO

5/8"ø IRON ROD BELOW GRADE 4" W/CAP LLS

STONE STEP

BROKEN GATE

ROOF OVERHANG

RET. WALL UNDER DECK

APPROX. LOCATION OF GRANITE SLAB

3.28'

#53
1 3/4 STORY
WOOD FRAME

EX. COVERED DECK

PEAK =31.7±

ROOF OVERHANG

102/40
4,584 S.F. ±
0.105 ACRE

7.46'

2.50

23.20'

STONE STEP

FF=9.2± (WOOD THLD)

BULKHEAD

DRIVEWAY

GF=7.6± (SLAB)

PEAK =17.3±

GARAGE

GENERATOR ON CONCRETE PAD

SMH #1006

5/8"ø IRON ROD BELOW GRADE 2" W/CAP

HELD GARAGE CORNER FOR ROW. SEE NOTE REF. PLAN #10.

SMH #1006

CB #1004
RIM=6.16'
INV IN 3" =5.46'
INV OUT 3"=5.36'

GRANITE POST

5/8"ø IRON ROD BELOW GRADE 2" W/CAP

101/2
SANDERS LOBSTER CO INC
54 PRAY STREET
PORTSMOUTH, NH 03801
2042/0383

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

PLAN INTENT:

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

LEGEND:

5 PHOTOGRAPH LOCATION & DIRECTION

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

NOT FOR CONSTRUCTION

ISSUED FOR: PERMITTING

ISSUE DATE: NOVEMBER 5, 2025

REVISIONS

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

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

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

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

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

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

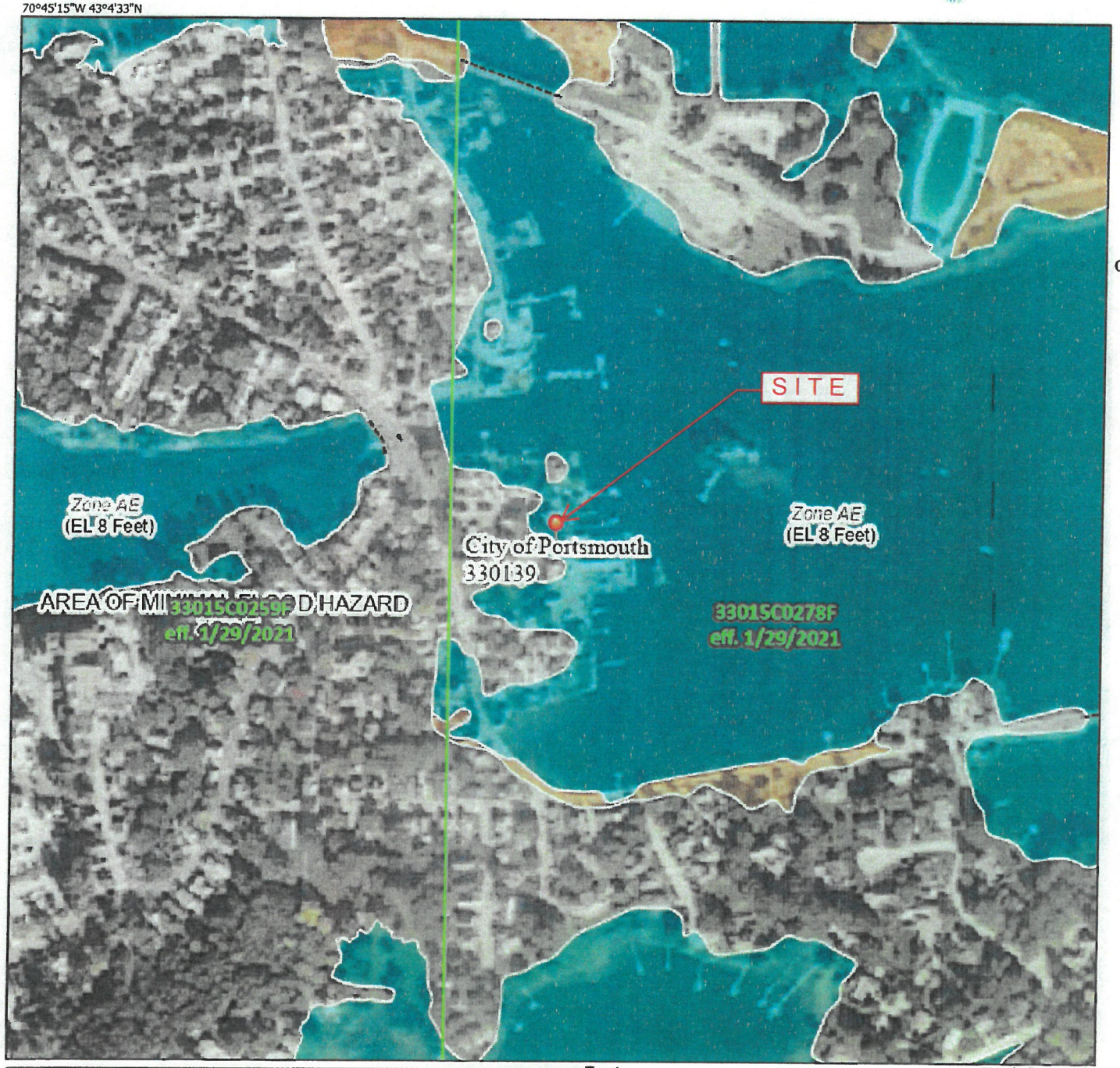
TITLE:
PHOTOGRAPH KEY

SHEET NUMBER:
P-1

National Flood Hazard Layer FIRMette

FEMA

70°45'15"W 43°4'33"N



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

1:6,000

70°44'38"W 43°4'6"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

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

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

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

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 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

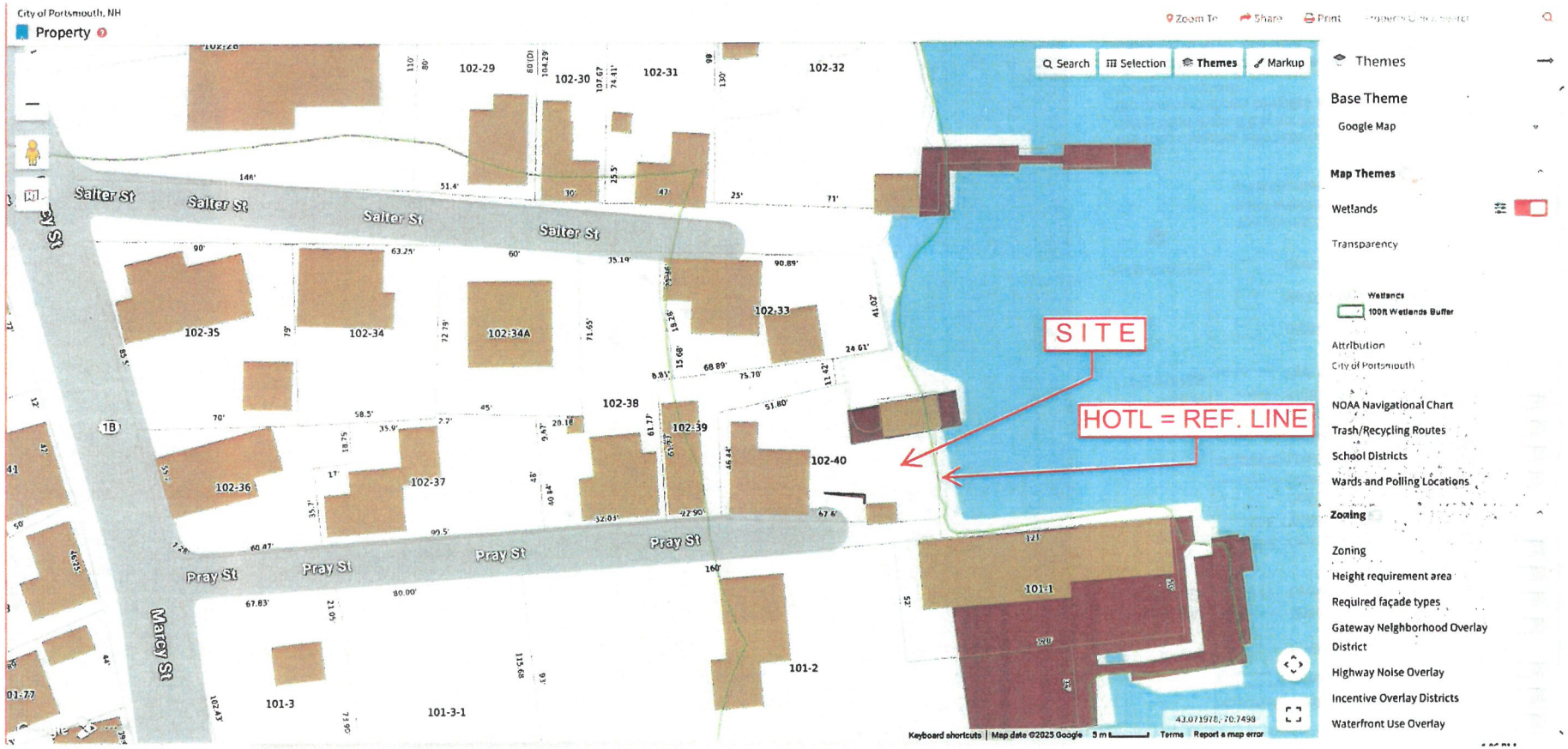
N

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

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

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

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



CITY OF PORTSMOUTH NH WETLANDS MAP

DataCheck Results Letter
For NHDES Ecological Review

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

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

cc: NHFG Review, David Simmons

Date: 07/15/2025 (valid until 07/15/2026)
Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
Permits: MUNICIPAL POR - Portsmouth, NHDES - Standard Dredge & Fill - Minimum; or Expedited

DCT ID: DCT25-1945

Town: Portsmouth
Location: 53 Pray Street

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

Next Steps for Applicant:

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

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

Wildlife Comments: Please refer to NHFG consultation requirements below.

Plant and Natural Community Consultation

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

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

Wildlife Consultation

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

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

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

Federal ESA Compliance

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

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 (see above) and the US Fish & Wildlife Service (see below).
Bald Eagle (*Haliaeetus leucocephalus*)	SC	--	Contact the NH Fish & Game Dept (see above).
Common Tern (*Sterna hirundo*)*	T	--	Contact the NH Fish & Game Dept (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 (see above) and the US Fish & Wildlife Service (see below).

[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 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: David Simmons, USFWS, at (603) 223-2541. Contact for federally-listed species: David Simmons, USFWS, at (603) 223-2541.

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

DataCheck Results Letter
For NHDES Ecological Review

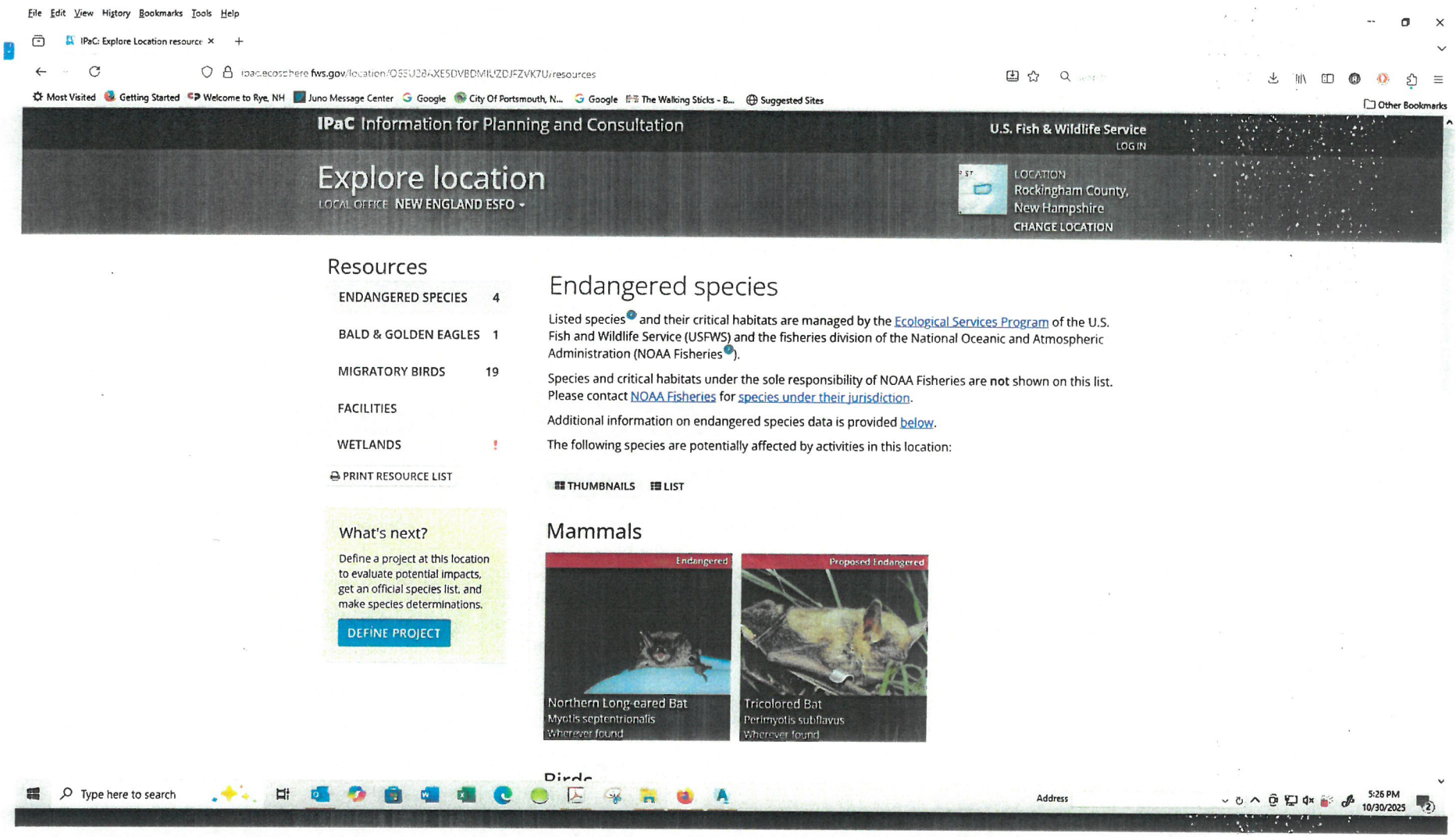
Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

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

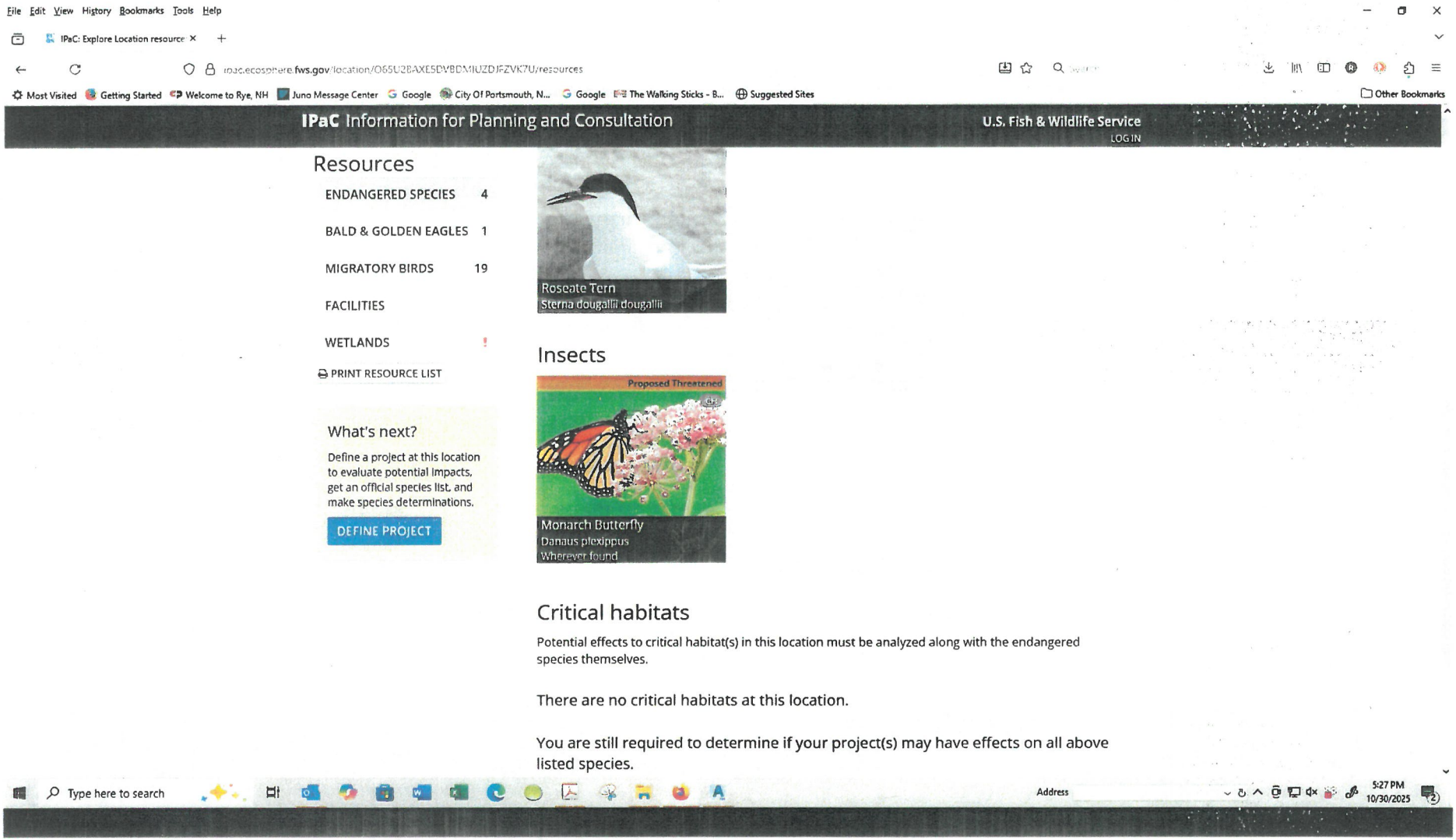
DCT25-1945



Ecological Review Section
NH Department of Environmental Services
nhbreview@dncr.nh.gov (603) 271- 2834



I P A C REVIEW RESULTS – NO CRITICAL HABITATS AT THIS LOCATION



I P A C REVIEW RESULTS – NO CRITICAL HABITATS AT THIS LOCATION

Richard Hackeman

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

Hello,

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

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

If you have any questions, please reach out.

Thank you and have a great day,

Richard Hackeman

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

FYI

Stephen Moraski
Construction Inspector

ALTUS ENGINEERING

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

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

Hello Mr. Moraski,

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

Permit applications associated with this project:

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

MUNICIPAL POR – PORTSMOUTH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,
Kevin

Kevin Sullivan
Environmental Review Supervisor

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

wildlife.nh.gov

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

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

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

Good afternoon,

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

Thank you,

Stephen Moraski
Construction Inspector

ALTUS
ENGINEERING

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

NEW HAMPSHIRE
STATE THREATENED

ATLANTIC STURGEON

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

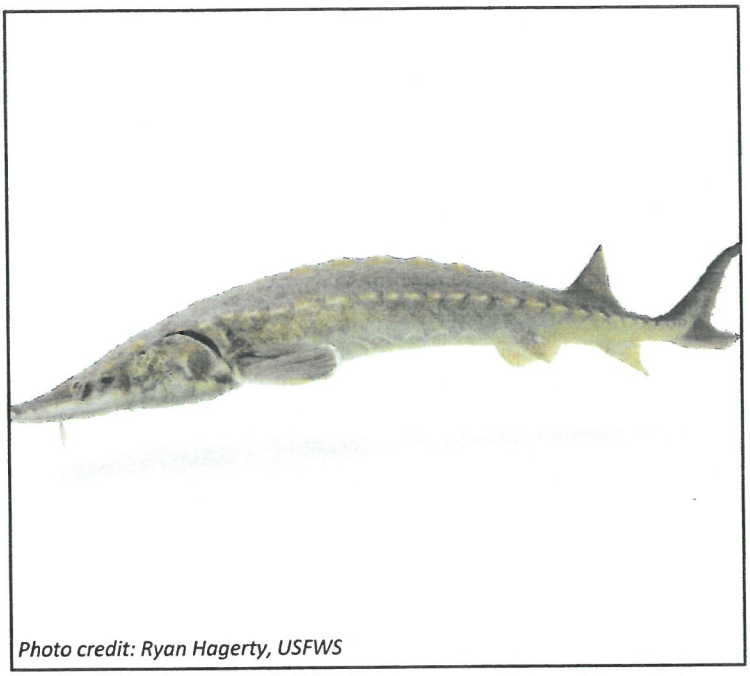


Photo credit: Ryan Hagerty, USFWS

Species Information:

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



Photo credit: Eddie Perri, USFWS

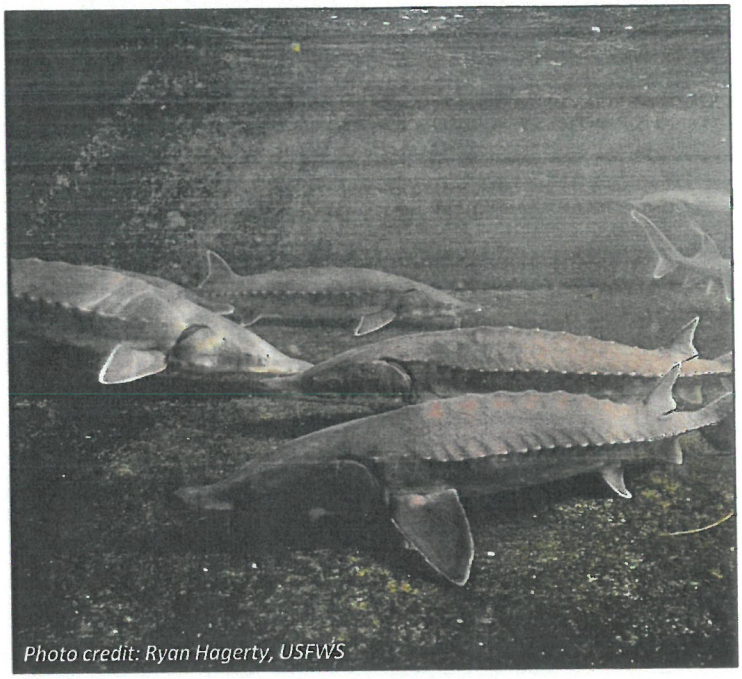


Photo credit: Ryan Hagerty, USFWS

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

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

10/7/25

NEW HAMPSHIRE SPECIES OF CONCERN

BALD EAGLE

New Hampshire Fish and Game Department

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



Photo credit: Kathy Bolam, USFWS

Species Information:

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



Photo credit: Kathy Bolam, USFWS



Photo credit: Steve Dagenhardt, USFWS

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

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

9/30/25

NEW HAMPSHIRE
STATE THREATENED

PEREGRINE FALCON

New Hampshire Fish and Game Department

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

9/30/25

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.

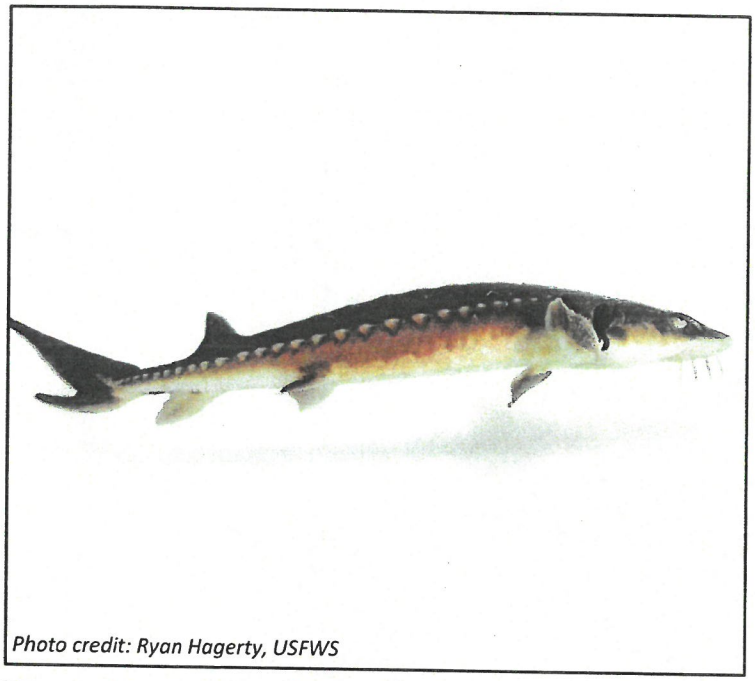


Photo credit: Ryan Hagerty, USFWS

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.

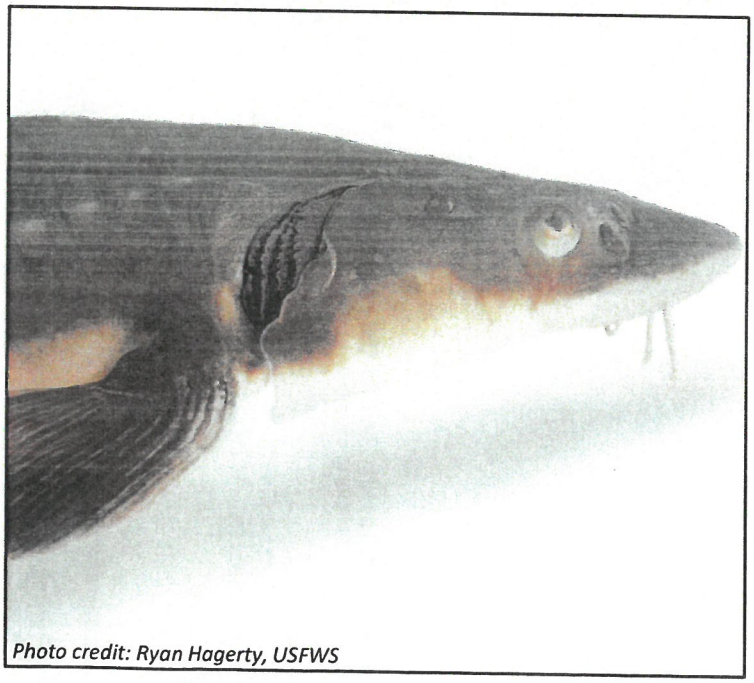


Photo credit: Ryan Hagerty, USFWS

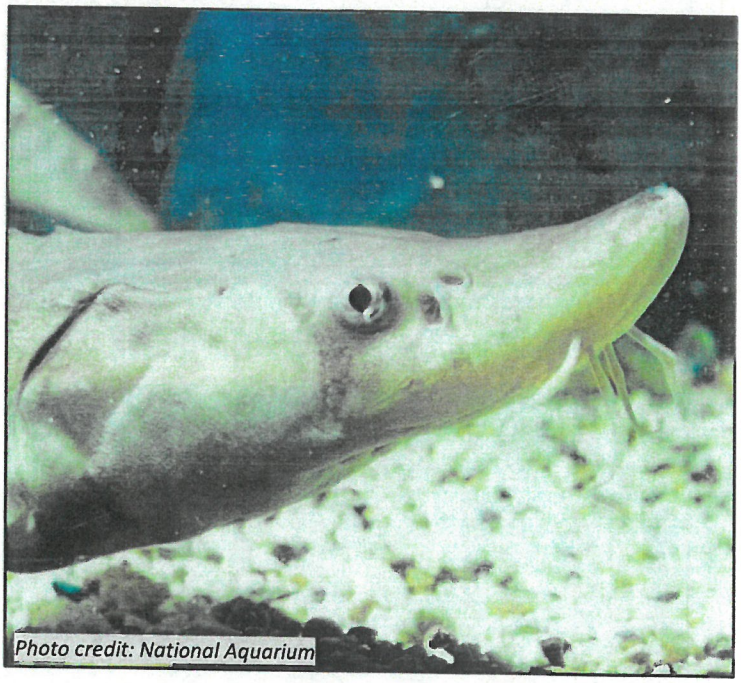


Photo credit: National Aquarium

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

10/7/25

2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION

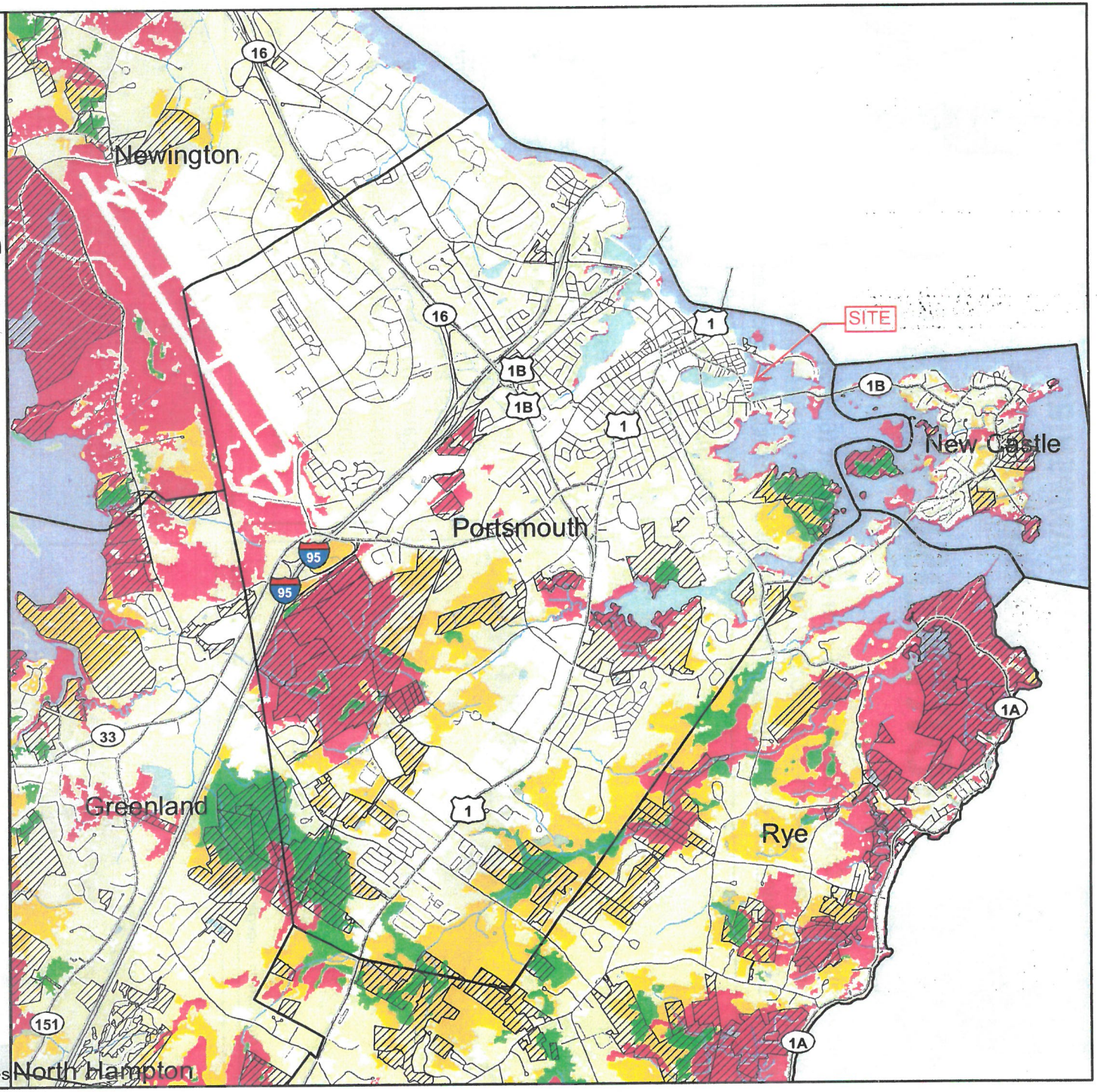
Highest Ranked Habitat in New Hampshire

Highest Ranked Habitat in the Biological Region

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

Supporting Landscapes

Conservation or public



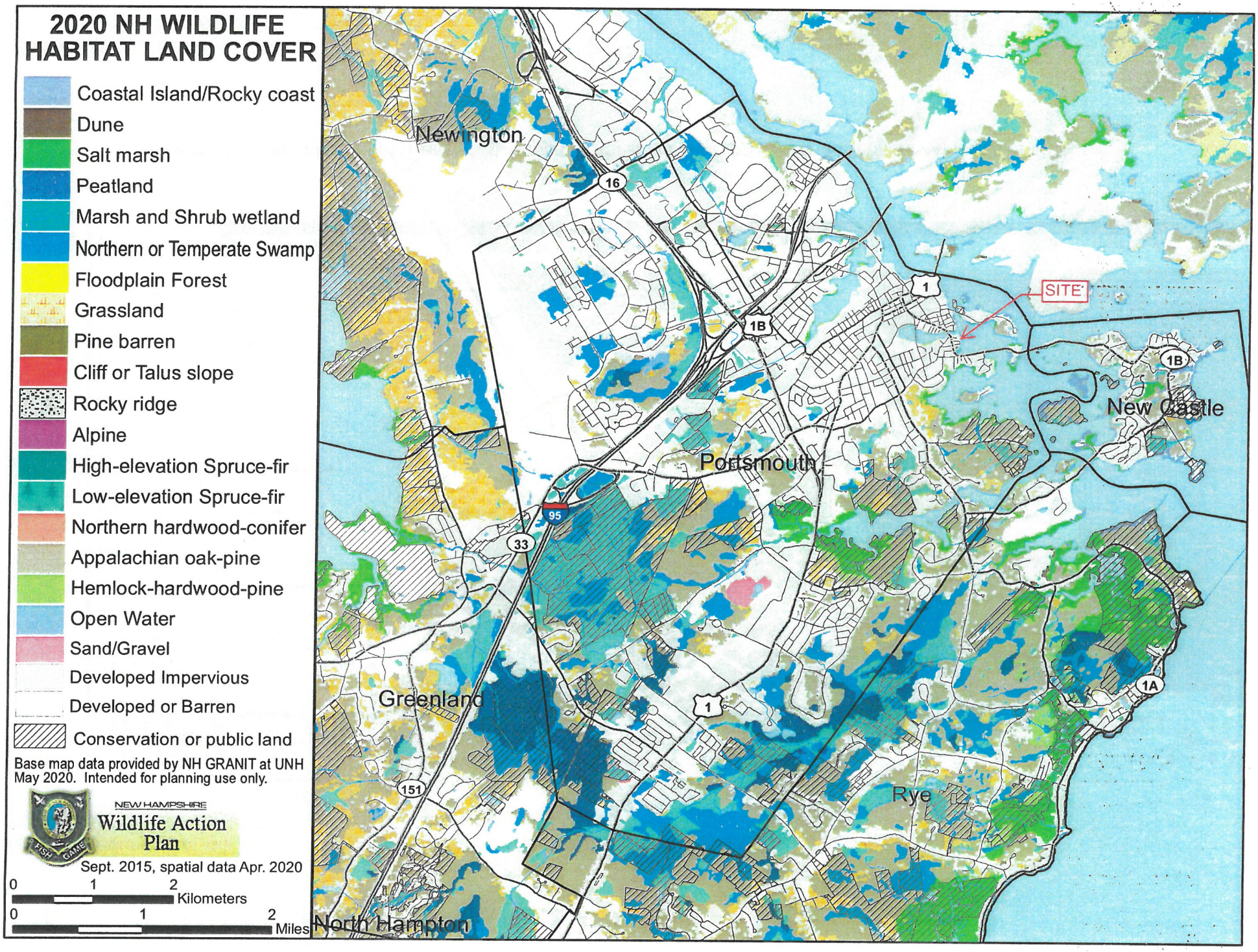
Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.

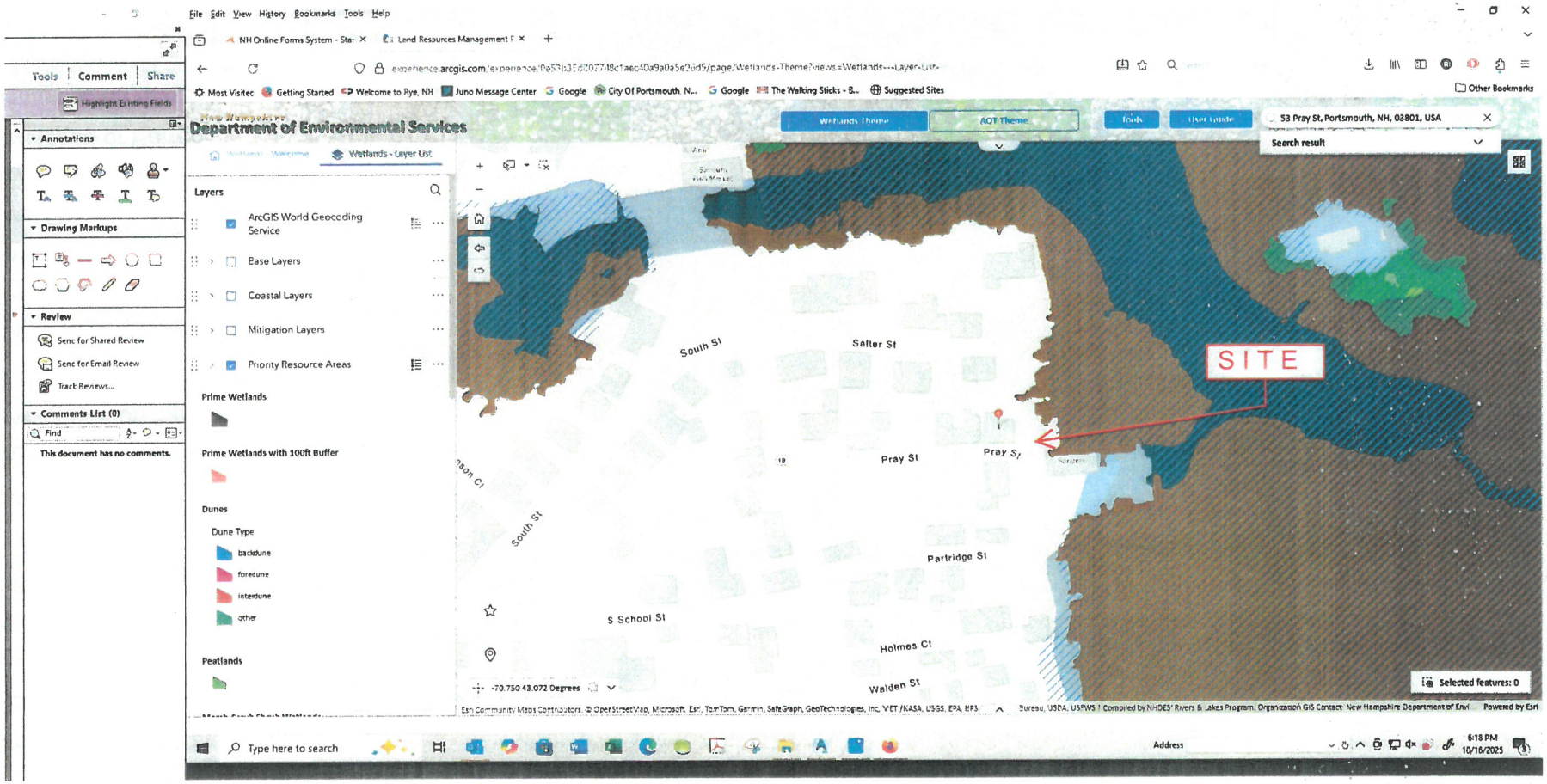
NEW HAMPSHIRE Wildlife Action Plan

Sept. 2015, spatial data Apr. 2020

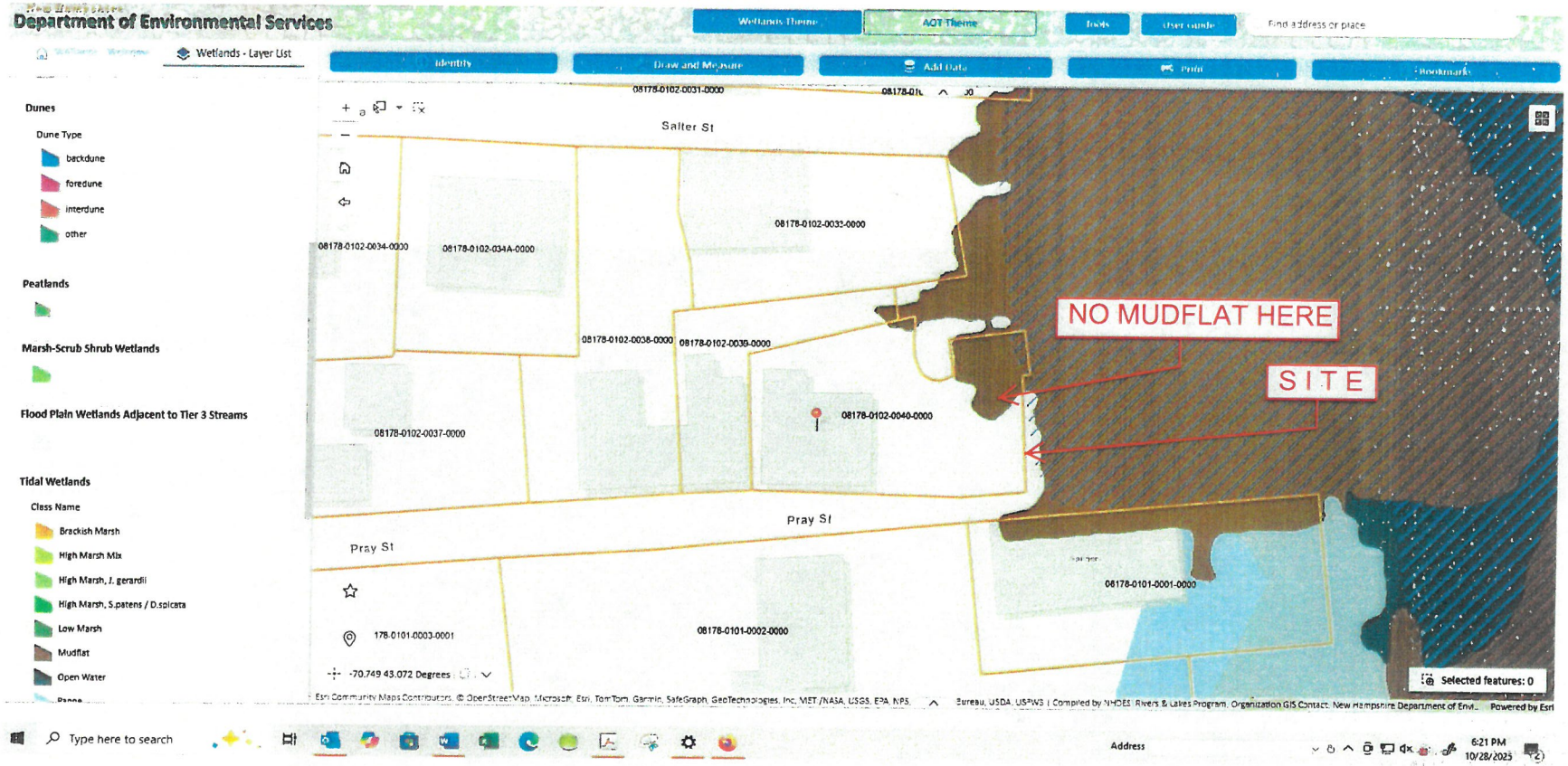
0 1 2 Kilometers

0 1 2 Miles

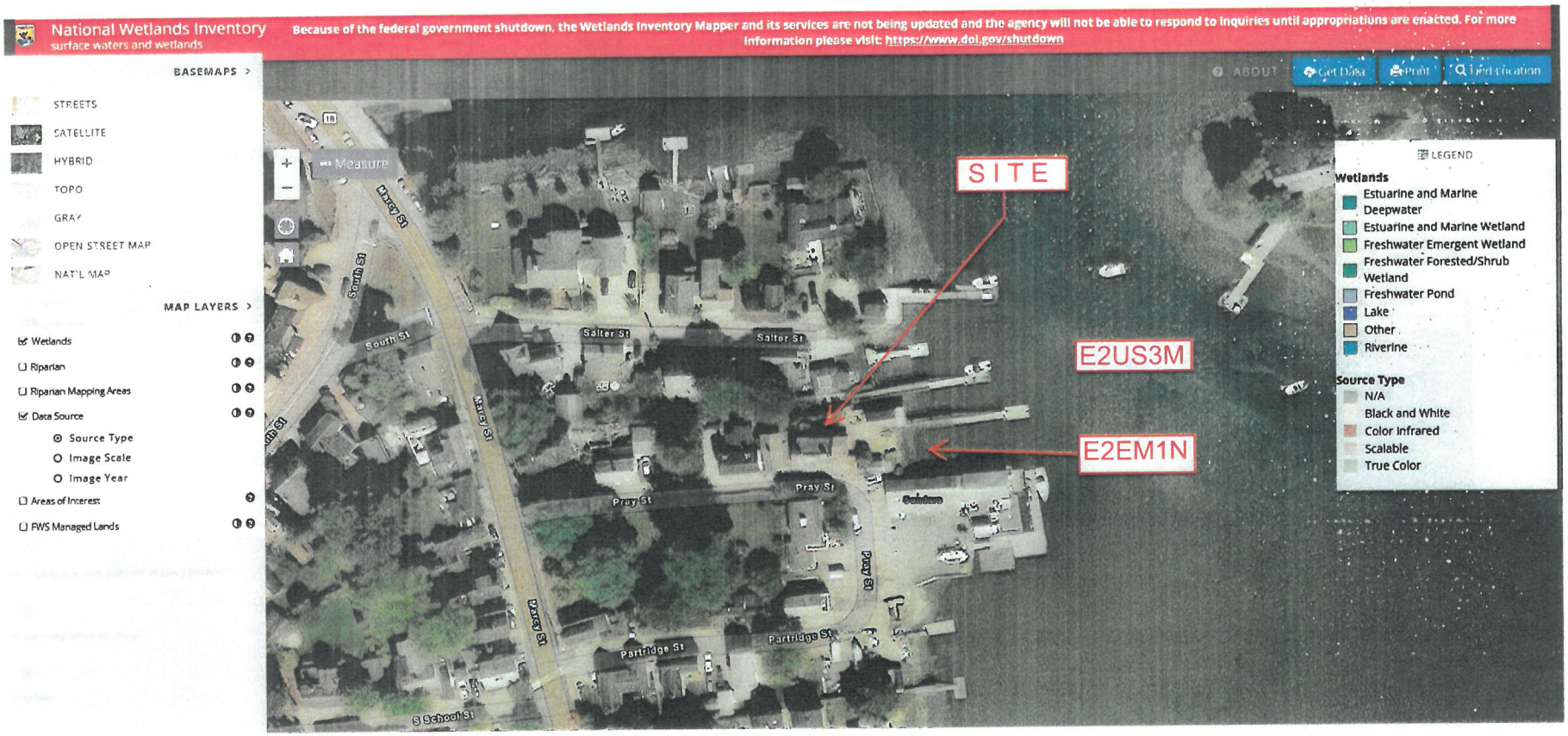

2020 NH WILDLIFE HABITAT LAND COVER
Coastal Island/Rocky coast
Dune
Salt marsh
Peatland
Marsh and Shrub wetland
Northern or Temperate Swamp
Floodplain Forest
Grassland
Pine barren
Cliff or Talus slope
Rocky ridge
Alpine
High-elevation Spruce-fir
Low-elevation Spruce-fir
Northern hardwood-conifer
Appalachian oak-pine
Hemlock-hardwood-pine
Open Water
Sand/Gravel
Developed Impervious
Developed or Barren
Conservation or public land
Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.
NEW HAMPSHIRE
Wildlife Action Plan
Sept. 2015, spatial data Apr. 2020
0 1 2 Kilometers
0 1 2 Miles
Newington
Portsmouth
New Castle
Greenland
Rye
North Hampton
SITE
16
1
1B
95
33
151
1A



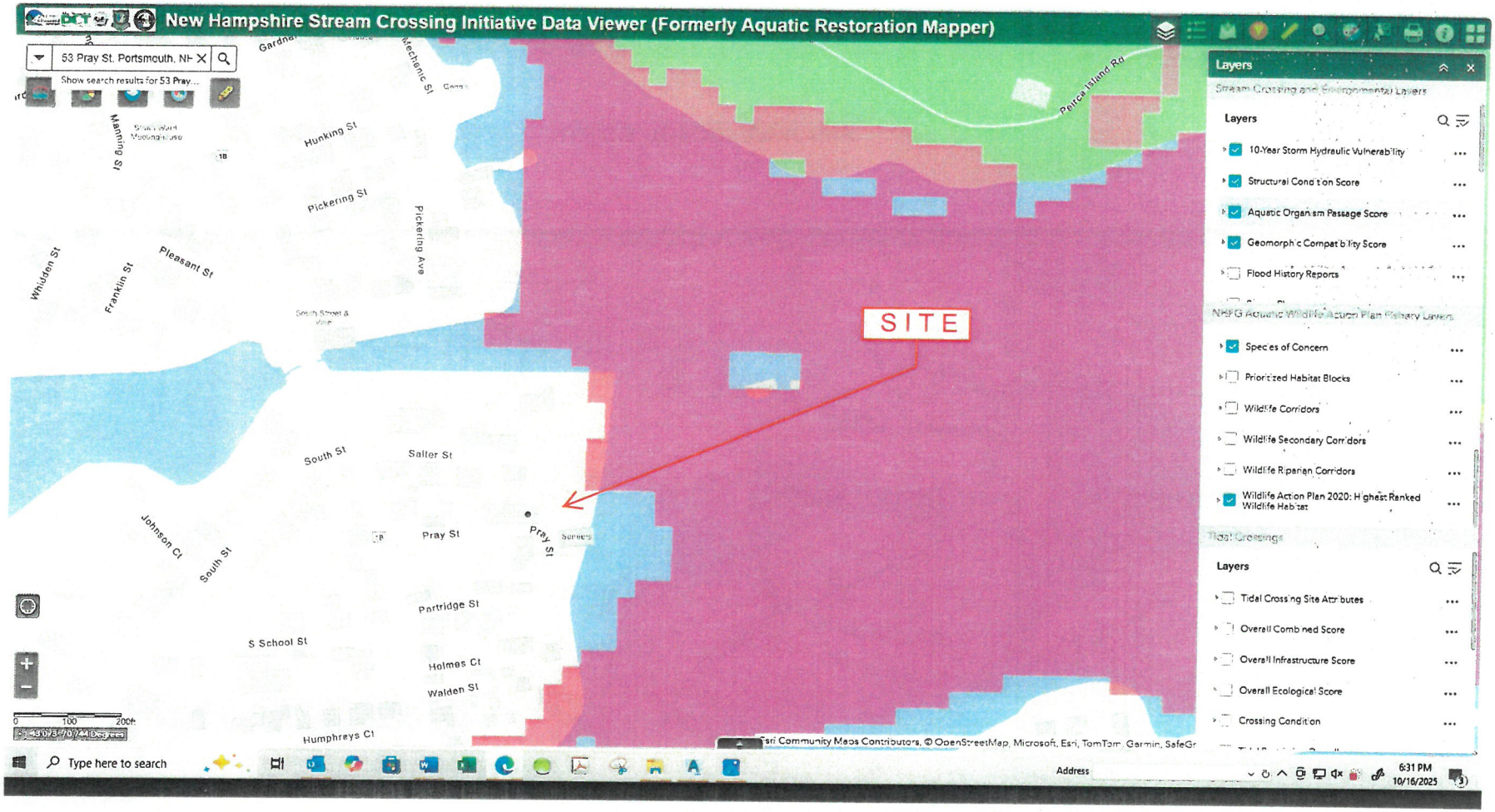
WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS – PROPERTY BORDERS AND MAY INCLUDE A SMALL AREA OF MUD FLAT



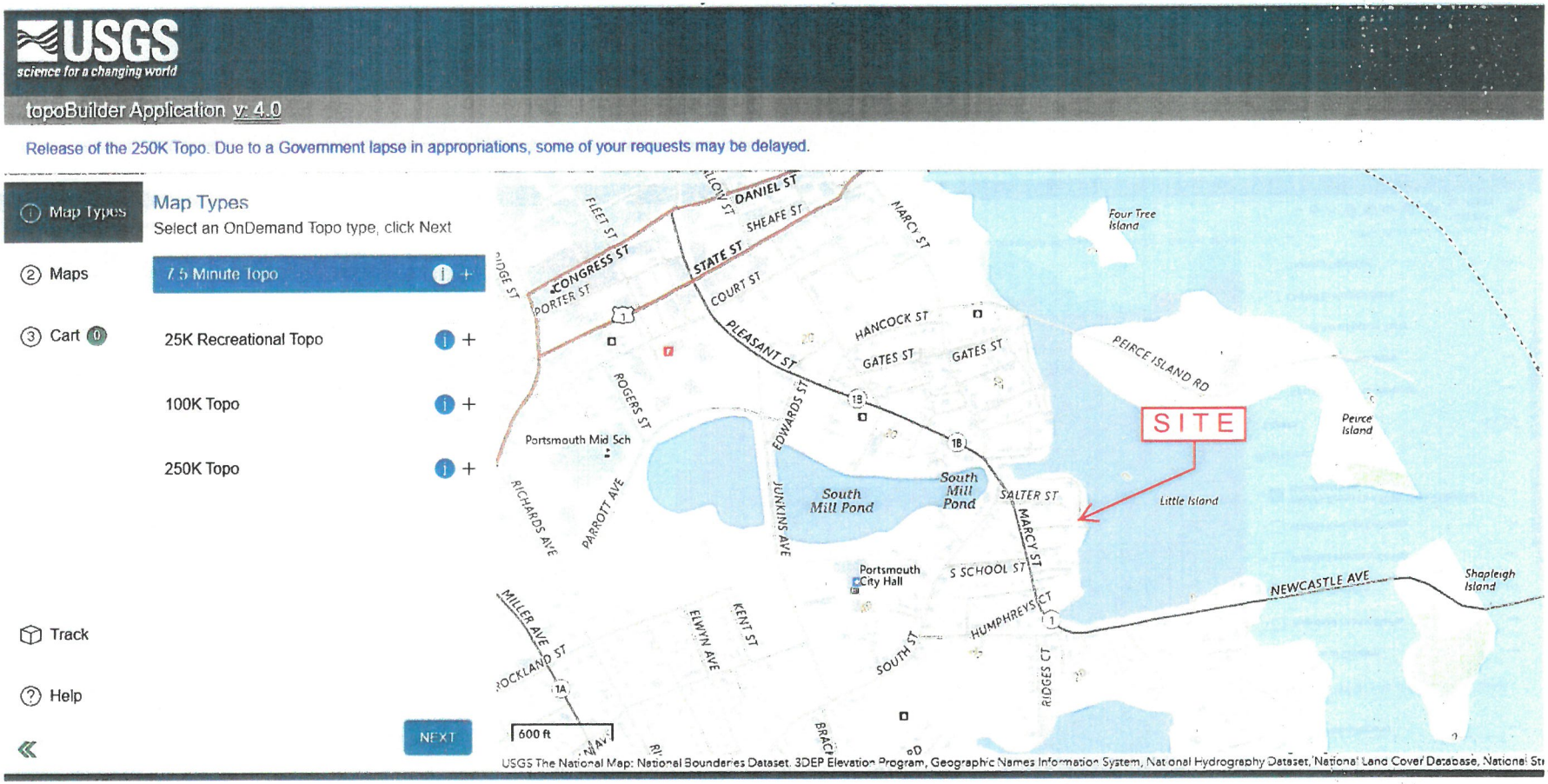
PRIORITY RESOURCE AREA MAP – DATA HAS DISCREPANCIES COMPARED TO EXISTING CONDITIONS SURVEY – NO MUDFLAT BESIDE BOATHOUSE



NATIONAL WETLANDS INVENTORY DATA



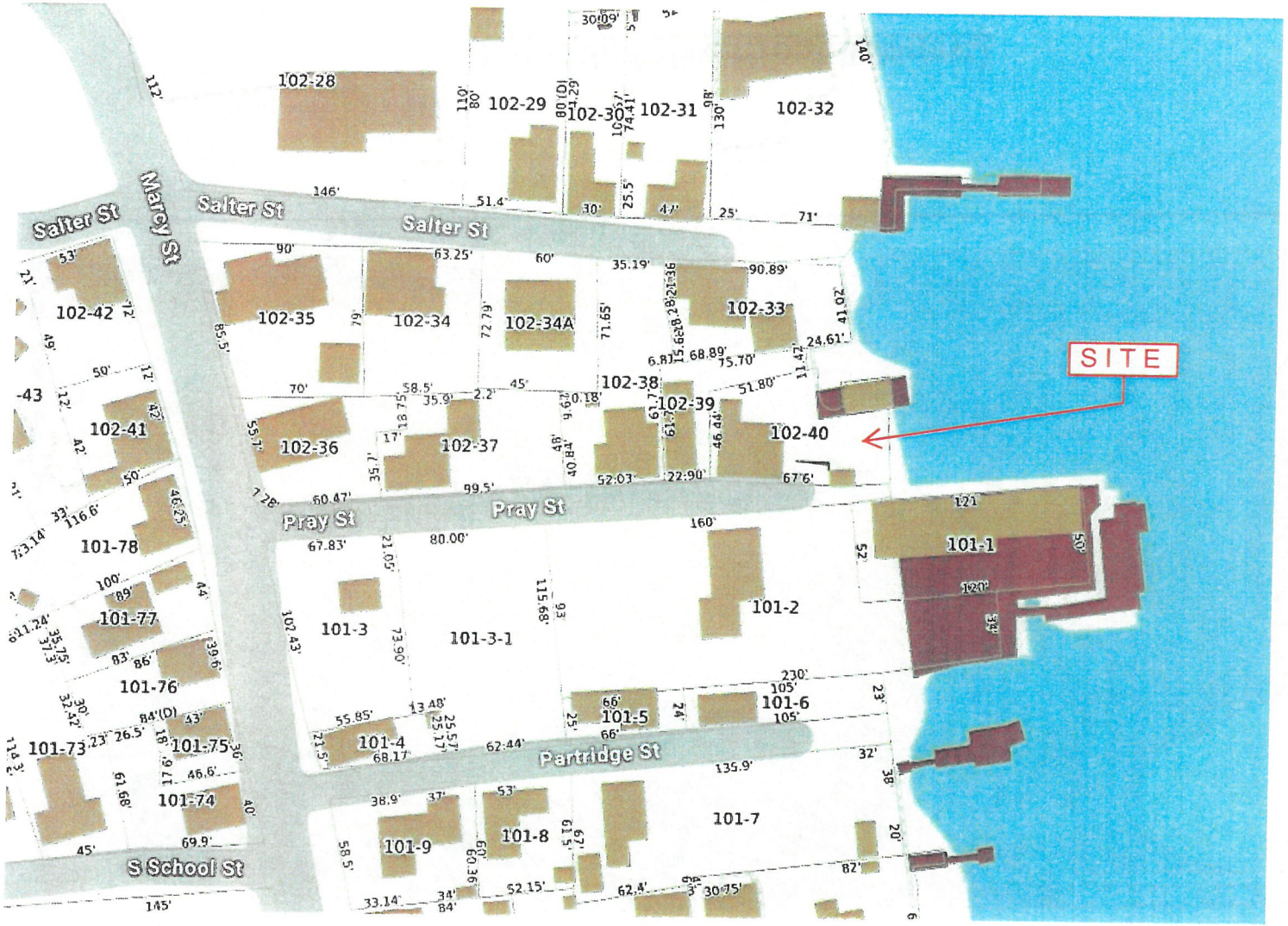
AQUATIC RESTORATION MAPPER (AKA MEW HAMPSHIRE STREAM CROSSING INITIATIVE DATA VIEWER – NO RESULTS OF CONCERN



U.S.G.S. TOPOGRAPHIC MAP



AERIAL PHOTOGRAPH


SITE
Salter St
Salter St
Salter St
Marcy St
Pray St
Pray St
Partridge St
S School St
102-28
102-29
102-30
102-31
102-32
102-35
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102-34A
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102-42
102-41
102-43
102-36
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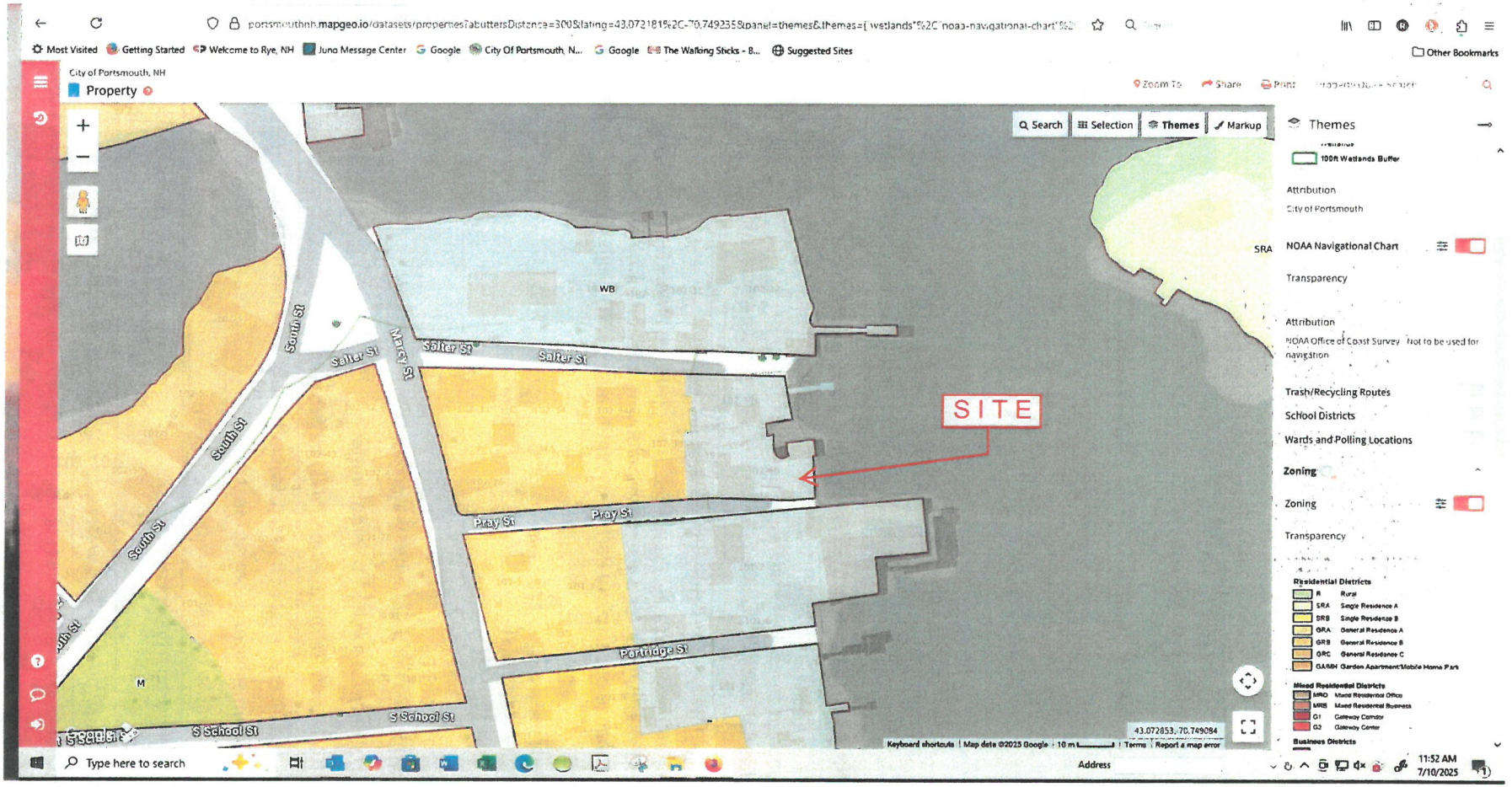
TAX MAP



Zone WB (Waterfront Business)

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

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

Hello,

Project 2025PR00729 - 53 Pray Street - Renovation

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

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

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

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

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

Thank you,

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

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

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

July 11, 2025

Stephen Moraski
133 Court Street
Portsmouth, NH 03801

Re: 2025PR00729 - 53 Pray Street - Renovation

Dear Stephen Moraski,

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

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

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

Thank you for the opportunity to comment.

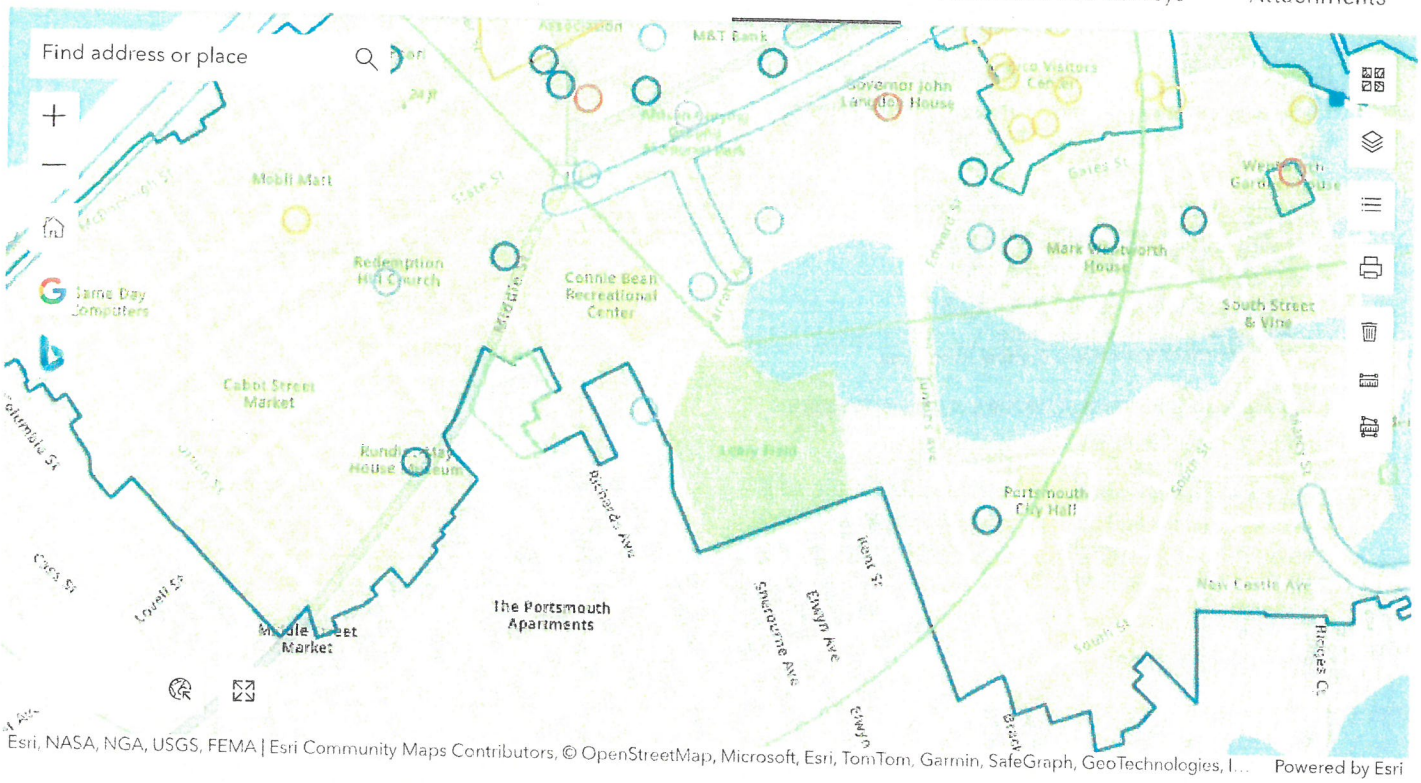
Sincerely,

Nadine Miller

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

PROJECT 2025PR00729 53 Pray Street - Renovation

Overview | Resources and Surveys | Attachments



Project Details

Project Name
53 Pray Street - Renovation

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

Project Type
Review & Compliance

Project Status
Closed

Created By
Tanya Krajcik

Date Created
07/11/2025

Closed By
Nadine Miller

Date Closed
07/11/2025

Last Edited By
Tanya Krajcik

Date Last Edited
07/11/2025

Contacts

Stephen Moraski
smoraski@altus-eng.com

Eric Weinrieb
eweinrieb@altus-eng.com

2 Contacts

Agencies

NH Department of Environmental Service

Army Corps of Engineers*

* Denotes primary agency

2 Agencies

Towns

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

No data found

Items per page: 10

0 of 0

NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

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

Visit the NH Department of Natural and Cultural Resources

172 Pembroke Road, Concord, NH 03301

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

EMMIT+

Project Record
Review & Compliance
2025PR00729

NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

53 Pray Street - Renovation

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

Agencies

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

Project Contacts

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

Towns

Portsmouth (Rockingham County)

Review and Compliance

Type
Federal Section 106 Review

Present Land Use
Property is an existing residence

Past Land Use and Disturbances
Property was a prior residence.

Project Address
53 Pray Street Portsmouth NH

Location Description
Not Available

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

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

APE Acreage
Not Available

Project Includes Construction: Yes

Project Includes Demolition: Yes

Project Includes Disposition/Transfer: Yes

Project Includes Rehabilitation: Yes

Project Includes Refinancing: No

Ground Disturbance: Yes

One or More Above Ground Resources 45 Years or Older: Yes

Associated Resources

1) 2017RE00282 - Portsmouth Downtown Historic District

Associated Surveys

No Surveys Available

Agreements

No Agreements Available

Documents

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

Photos (0)

No Photos Available

APE Boundary



Map Overview



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

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Thank you,

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

October 29, 2025

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

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

ABUTTER'S LIST – Amended Wetlands Permit application only

Tax Map / Parcel	Abutter name & address
101 / 1	Sanders Lobster Company, Inc. 54 Pray Street Portsmouth, NH 03801
102 / 33	Kimi E. Iguchi Revocable Trust & Paul Gormley Revocable Trust 56 Salter Street Portsmouth, NH 03801
102 / 39	Christopher Prinos 43 Salter Street Portsmouth, NH 03801

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

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

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

ABUTTER'S LIST – Amended Wetlands Permit application only

Tax Map / Parcel	Abutter name & address
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102 / 39	Christopher Prinos 43 Salter Street Portsmouth, NH 03801

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

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

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

To Whom It May Concern:

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

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

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

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

Sincerely,

Eric D. Weinrieb, PE
President

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

CERTIFIED MAIL

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 5, 2025

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

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

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

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

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

Sincerely,

Eric D. Weinrieb, PE
President

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

CERTIFIED MAIL

ABUTTER STATEMENT LETTER
WETLAND PERMIT APPLICATION

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Wetland Permit Application

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

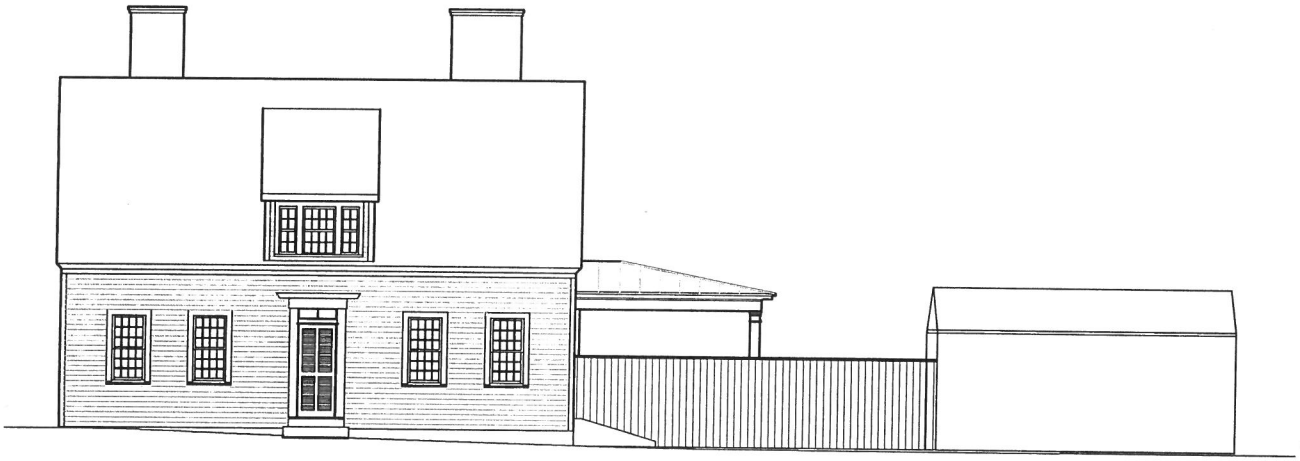
To whom it may concern,

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

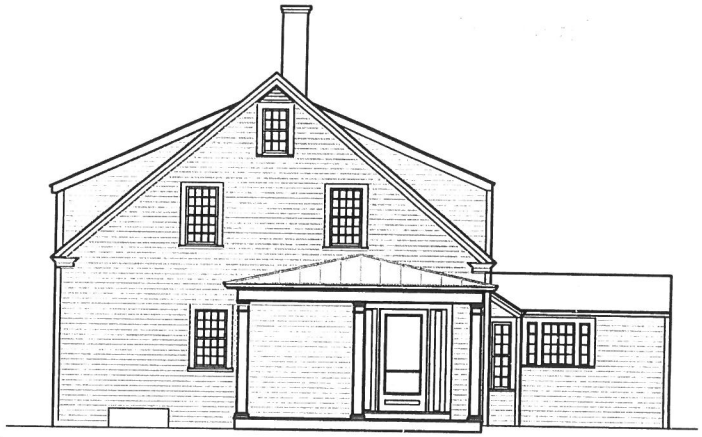
_____ _____

Christopher Prinos
Tax Map 102, Lot 39
Portsmouth, NH

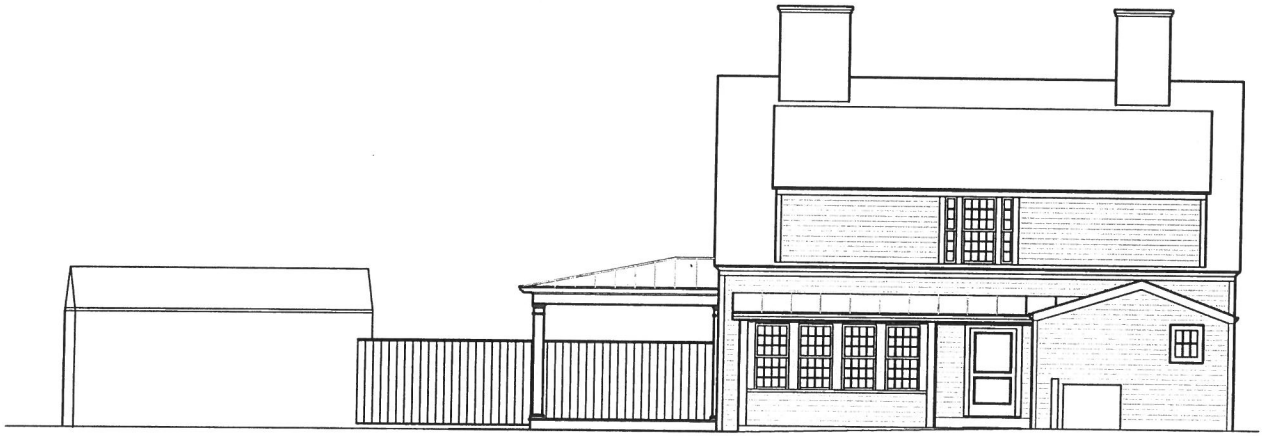
Date



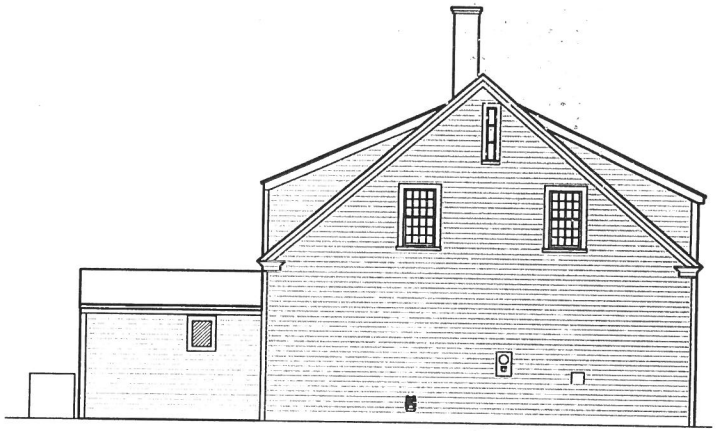
FRONT ELEVATION



RIGHT SIDE ELEVATION



BACK ELEVATION



LEFT SIDE ELEVATION

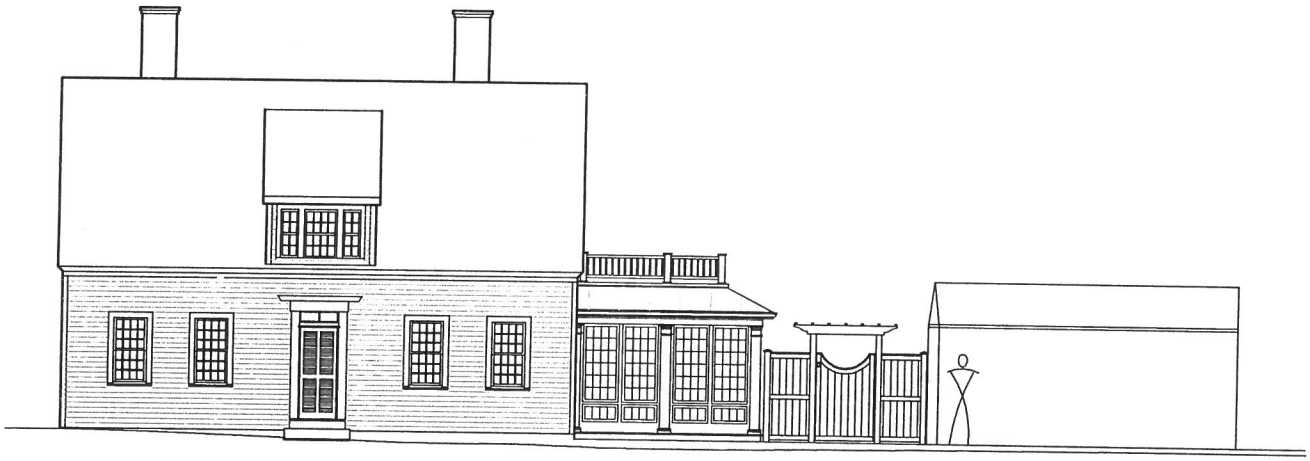
53 PRAY STREET

AUGER BUILDING COMPANY

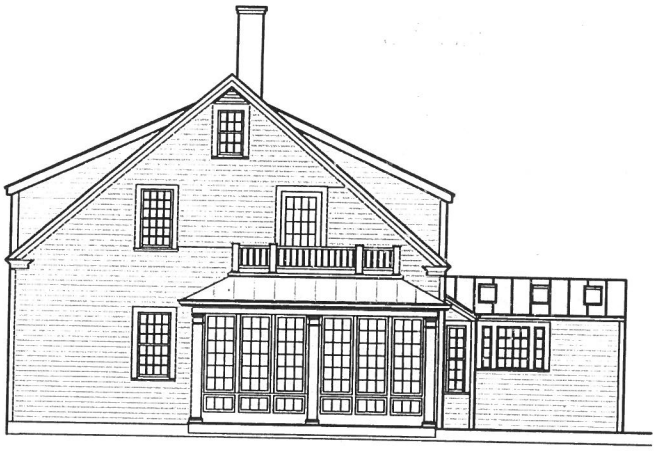
EXISTING ELEVATIONS

1/8" = 1'-0"

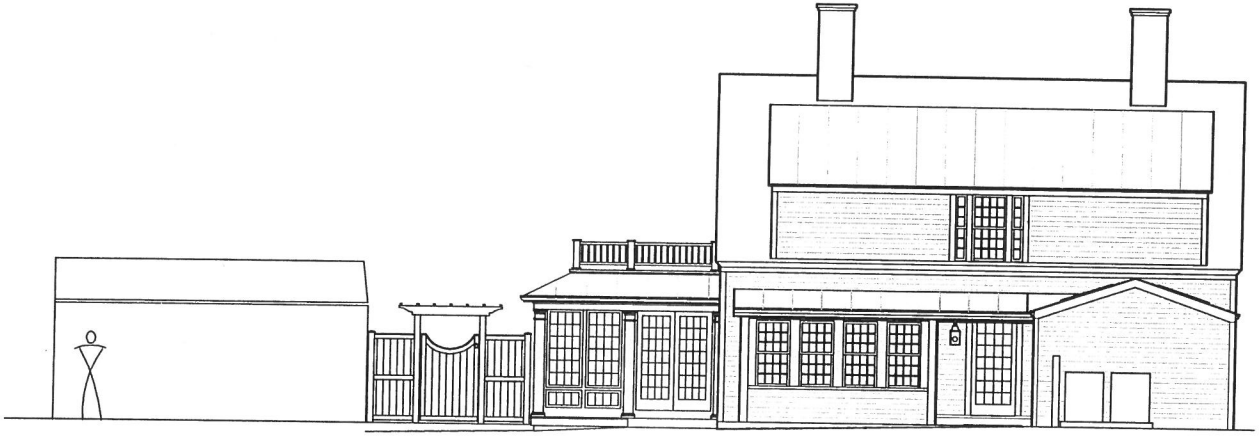
NOVEMBER 2025



FRONT ELEVATION



RIGHT SIDE ELEVATION



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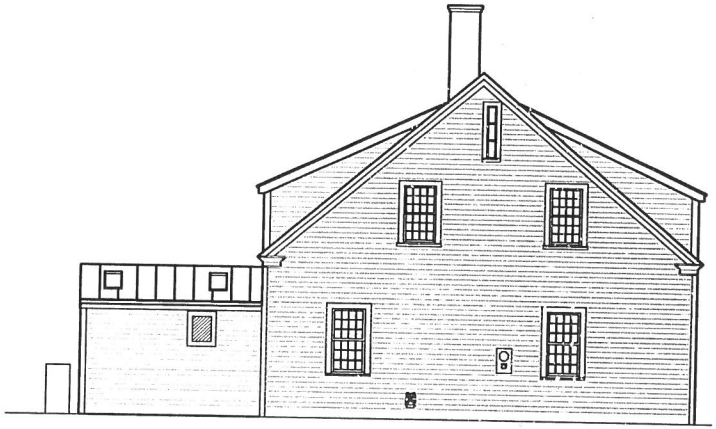


LEFT SIDE ELEVATION

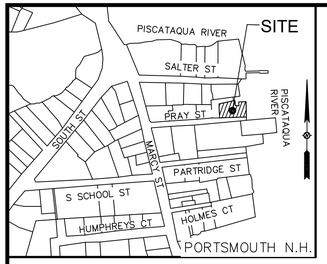
53 PRAY STREET

AUGER BUILDING COMPANY

PROPOSED ELEVATIONS

1/8" = 1'-0"

NOVEMBER 2025



LOCUS

(N.T.S.)



LEGEND:

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

REFERENCE PLANS:

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

SEWER TABLE

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

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

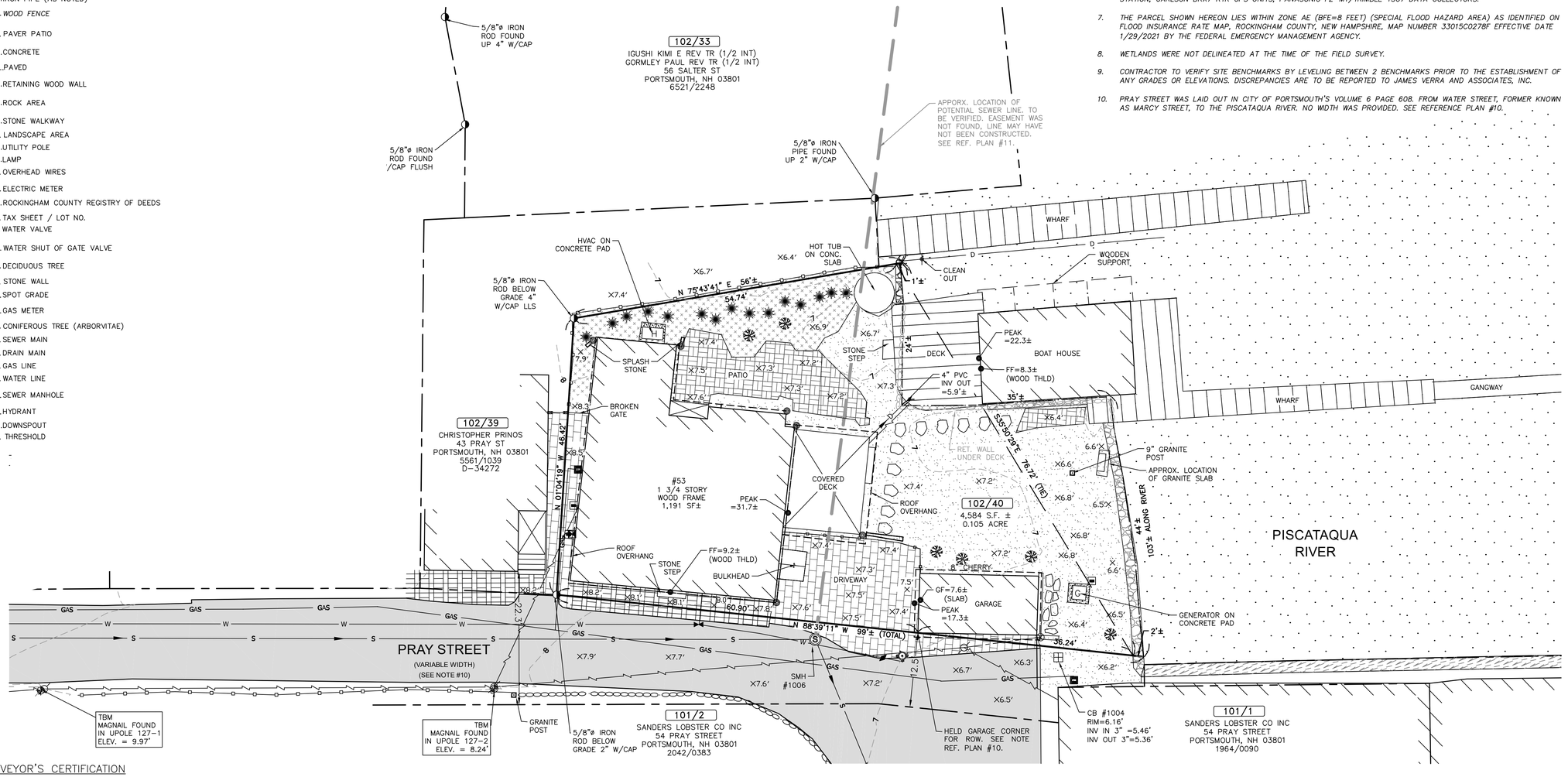
SMH# 1003
RIM EL=6.27'
(1) INV IN 8"PVC= 34.70'
(2) INV IN 8"PVC= 32.47'

NOTES:

1. OWNER OF RECORD:.....KENNETH J. NICHOLSON
.....REBECCA T. NICHOLSON
ADDRESS:.....12 CHAPEL, NORTH HAMPTON, N.H.
DEED REFERENCE: .....BK: 6597 PG: 495
TAX SHEET / LOT:.....102 / 40
2. PORTSMOUTH ZONED:.....WATERFRONT BUSINESS (WB), OVERLAY HISTORIC DISTRICT (HD)

MIN. LOT AREA:.....20,000 S.F.	FRONT YARD SETBACK:.....30'*
FRONTAGE:.....100'	SIDE & REAR YARD SETBACK:....30' & 20'
DEPTH.....100'	LOT COVERAGE:.....30%
BUILDING COVERAGE:.....20%	HEIGHT:.....35'
*THE AVERAGE ALIGNMENTS.....(3.04'+30')/2 = 17'	
WETLAND BUFFER:.....100'	
VEGETATED BUFFER STRIP:.....25'	LIMITED CUT AREA:.....50'
PROTECTED SHORELAND (STATE BUFFER):...250'	

3. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PARCELS AND THE IMPROVEMENTS THEREON FOR FUTURE SITE DESIGN AND PERMITTING.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED ON MARCH 10, 2025 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. WETLANDS WERE NOT DELINEATED AT THE TIME OF THE FIELD SURVEY.
9. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.
10. PRAY STREET WAS LAID OUT IN CITY OF PORTSMOUTH'S VOLUME 6 PAGE 608. FROM WATER STREET, FORMER KNOWN AS MARCY STREET, TO THE PISCATAQUA RIVER. NO WIDTH WAS PROVIDED. SEE REFERENCE PLAN #10.



SURVEYOR'S CERTIFICATION

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

LICENSED LAND SURVEYOR _____ DATE _____

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 10' ft.

PRELIMINARY
SUBJECT TO CHANGE

ALTUS JOB#5673

J:\2025 PROJECTS\25-2018 ALTUS 53 PRAY ST PORTSMOUTH NH_DWG\25-2018_EXCON.dwg 2025-04-29

SURVEYOR:
JAMES VERRA & ASSOCIATES, INC
101 SHATTUCK WAY, SUITE 8,
NEWINGTON, N.H., 03801-7876
603-436-3557

JOB NO: 25-2018

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

ISSUED FOR:
ENGINEERING REVIEW

ISSUE DATE:
4/29/2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
1			

DRAWN BY: DK
APPROVED BY: RMF
DRAWING FILE: 25-2018 ALTUS 53 PRAY ST.DWG

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

APPLICANT:

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

OWNER:

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

PROJECT:

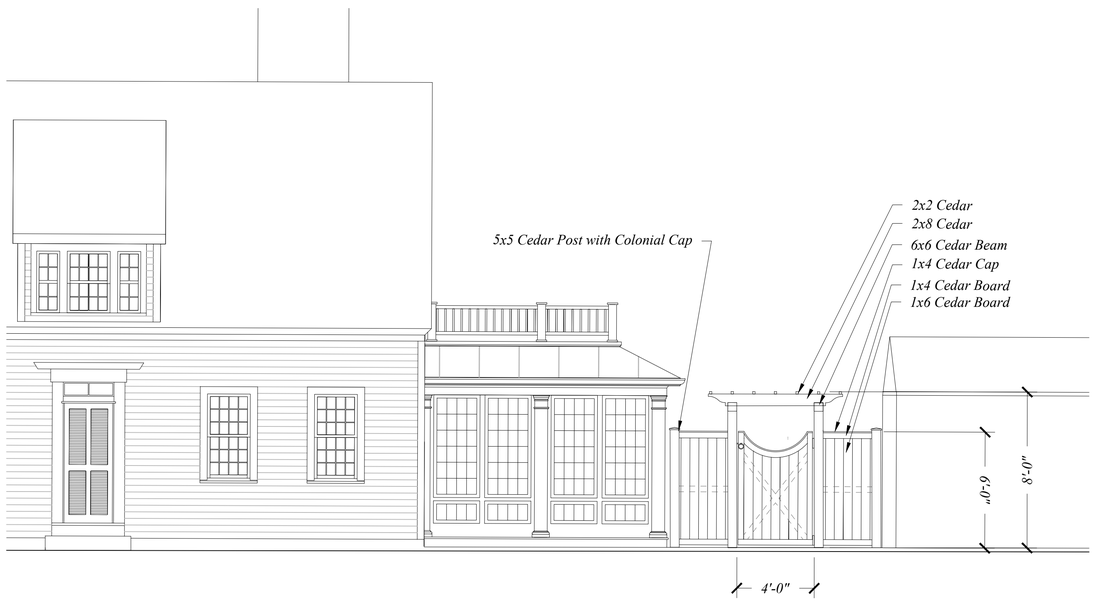
53 PRAY
TAX MAP 102, LOT 40
STREET
PORTSMOUTH
NEW HAMPSHIRE

TITLE:

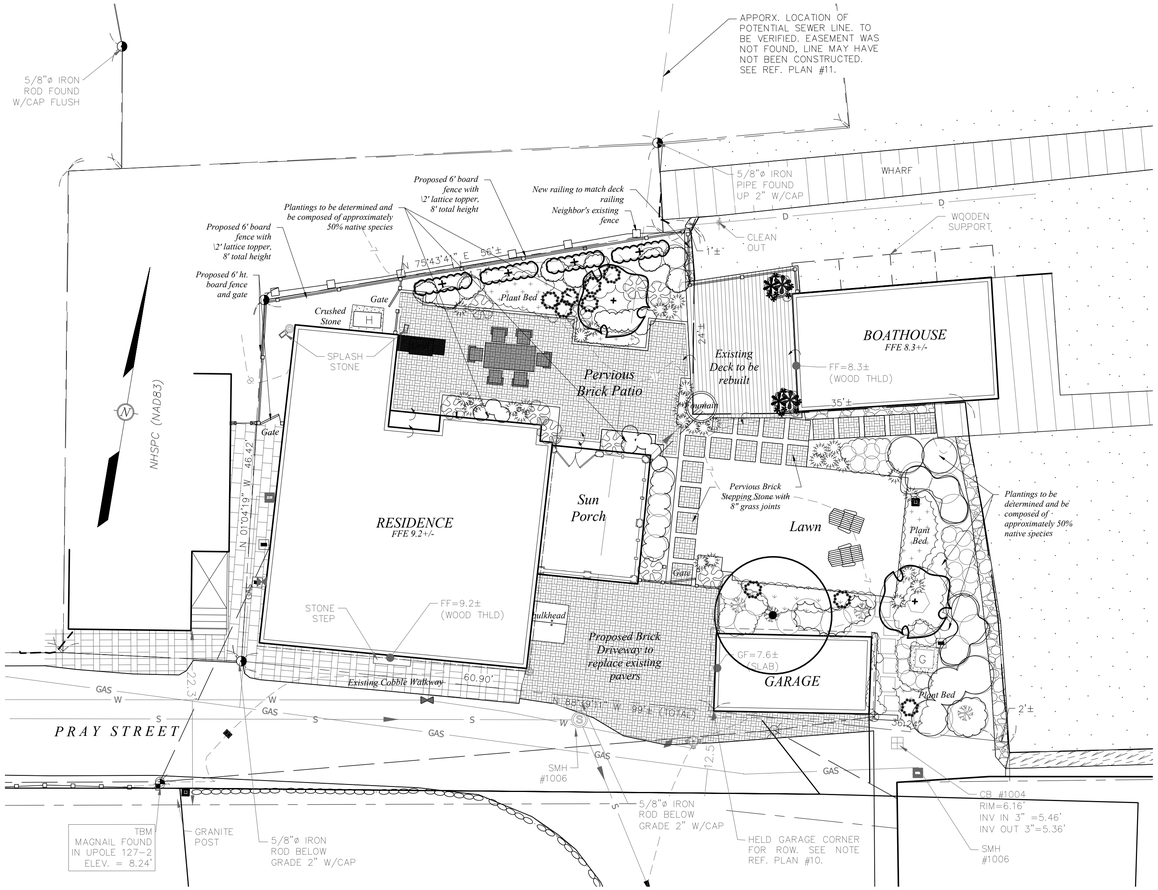
EXISTING CONDITIONS PLAN

SHEET NUMBER:

S-1



Front Gate - Elevation



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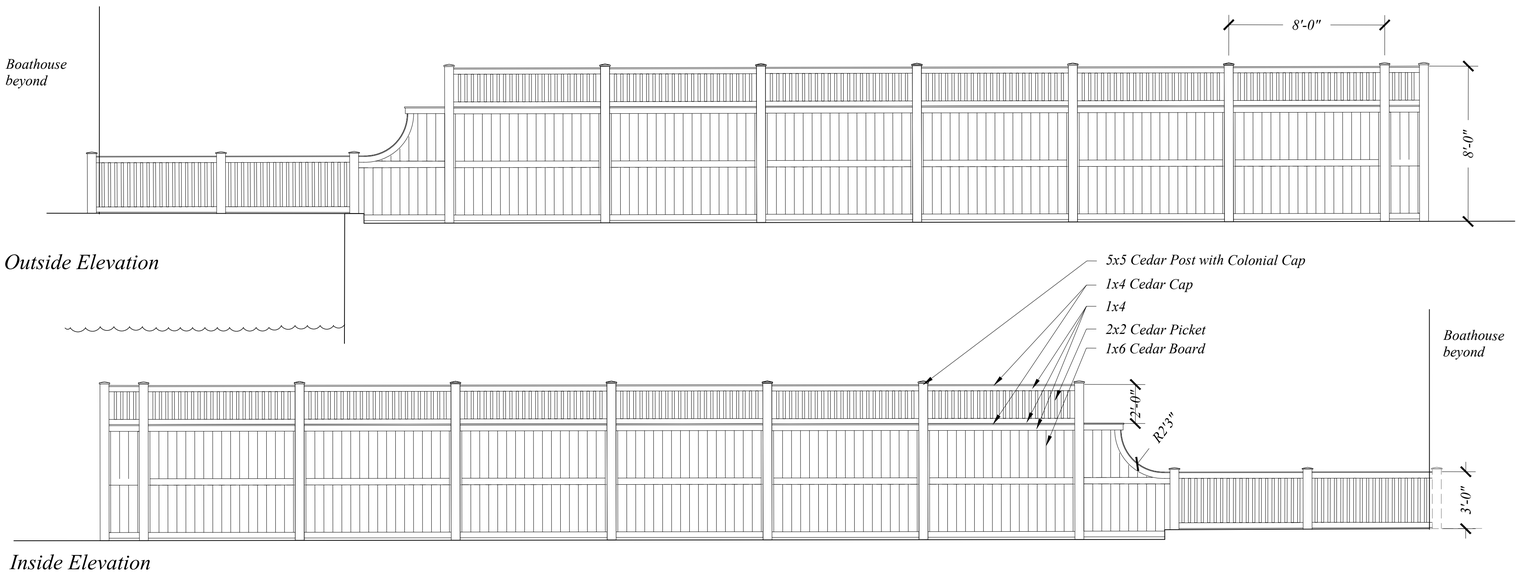
Plan



Front Gate - Proposed Cedar Fence

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

53 Pray Street

PRELIMINARY LANDSCAPE PLAN

Portsmouth, New Hampshire

FOR REVIEW ONLY

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

AUGER BUILDING COMPANY

L-1

Sheet x of X

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WETLANDS PERMIT APPLICATION NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE 100–FOOT WETLAND BUFFER TO RENOVATE THE SINGLE FAMILY RESIDENCE; REPLACE THE NEW COVERED PORCH, ADD A ROOF TOP DECK ABOVE, REPLACE EXISTING PATIOS AND DRIVEWAY CONNECTION ALONG WITH LANDSCAPING & ASSOCIATED UTILITIES.
2. SEE EXISTING CONDITIONS PLAN (PLAN REFERENCE 1).
3. HIGHEST OBSERVABLE TIDE LINE (REFERENCE LINE) IS THE EDGE OF STONE SEAWALL. NO WORK IS PROPOSED IN THE PISCATAQUA RIVER.
4. EXISTING IMPERVIOUS AREAS WITHIN THE 100' WETLAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/COVERED DECK (1410 SF) + EX. BULKHEAD (25 SF) + EX. GARAGE (200 SF) + EX. PAVER DRIVE (345 SF) + EX. STONE & BRICK WALKS (200 SF) + EX. STEPS/CURBS/WALLS (172 SF) + PATIO (290 SF) + CONCRETE PADS (70 SF) + EX. CRUSHED STONE (±112 SF) = ±2,824 SF TOTAL (±61.6% OF THE PARCEL)
5. PROPOSED IMPERVIOUS AREAS WITHIN THE 100' WETLAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/SUN PORCH/DECK (1,410 SF) + PROP. BULKHEAD (25 SF) + EX. GARAGE (200 SF) + PROP. BRICK DRIVE (345 SF) + EX. STONE & BRICK WALKS (165 SF) + EX. STEPS/CURBS/WALLS (152 SF) + PROP. EDGING (20 SF) + PROP. CRUSHED STONE (112 SF) + HVAC & EM. GENERATOR CONC. PADS (30 SF) = 2,459 SF TOTAL (±53.6% OF THE PARCEL) THEREFORE AN IMPROVEMENT.
6. THERE IS NO UNALTERED OR NATURAL VEGETATION OR TREES ON THE PARCEL. THAT AREA OF THE PARCEL (±470 S.F.) CONSISTS OF BUILDING, WALKWAYS AND CRUSHED STONE AND WILL REMAIN SO IN ORDER TO ADDRESS CONTINUING ACCESS AND SECURITY/VISIBILITY CONCERNS.
   NATIVE PLANTINGS WILL BE INCORPORATED INTO THE PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.

   LANDSCAPING DEPICTED ON THIS PLAN IS SCHEMATIC. SEE DETAILED PLANS BY WOODBURN & COMPANY FOR PLANTING, LANDSCAPE IMPROVEMENTS & SITE GRADING.
7. THE CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
8. EXISTING RESIDENCE IS SERVICED WITH MUNICIPAL SEWER & WATER.
9. PARCEL IS LOCATED ENTIRELY WITHIN ZONE AE (BFE=8 FEET) (SPECIAL FLOOD HAZARD AREA) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F DATED 1/29/2021 BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THE RENOVATED RESIDENCE WILL CONFORM TO LOCAL RESILIENCY PLANNING ORDINANCES & THE STANDARDS DESCRIBED IN FEMA P–55, COASTAL CONSTRUCTION MANUAL: PRINCIPLES & PRACTICES OF PLANNING, SITING, DESIGNING, CONSTRUCTING AND MAINTAINING RESIDENTIAL BUILDINGS IN COASTAL AREAS, 4TH EDITION (2011).
11. THE SHORELAND FRONTAGE IS ±103'.

ZONING SUMMARY

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

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

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

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

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

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

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

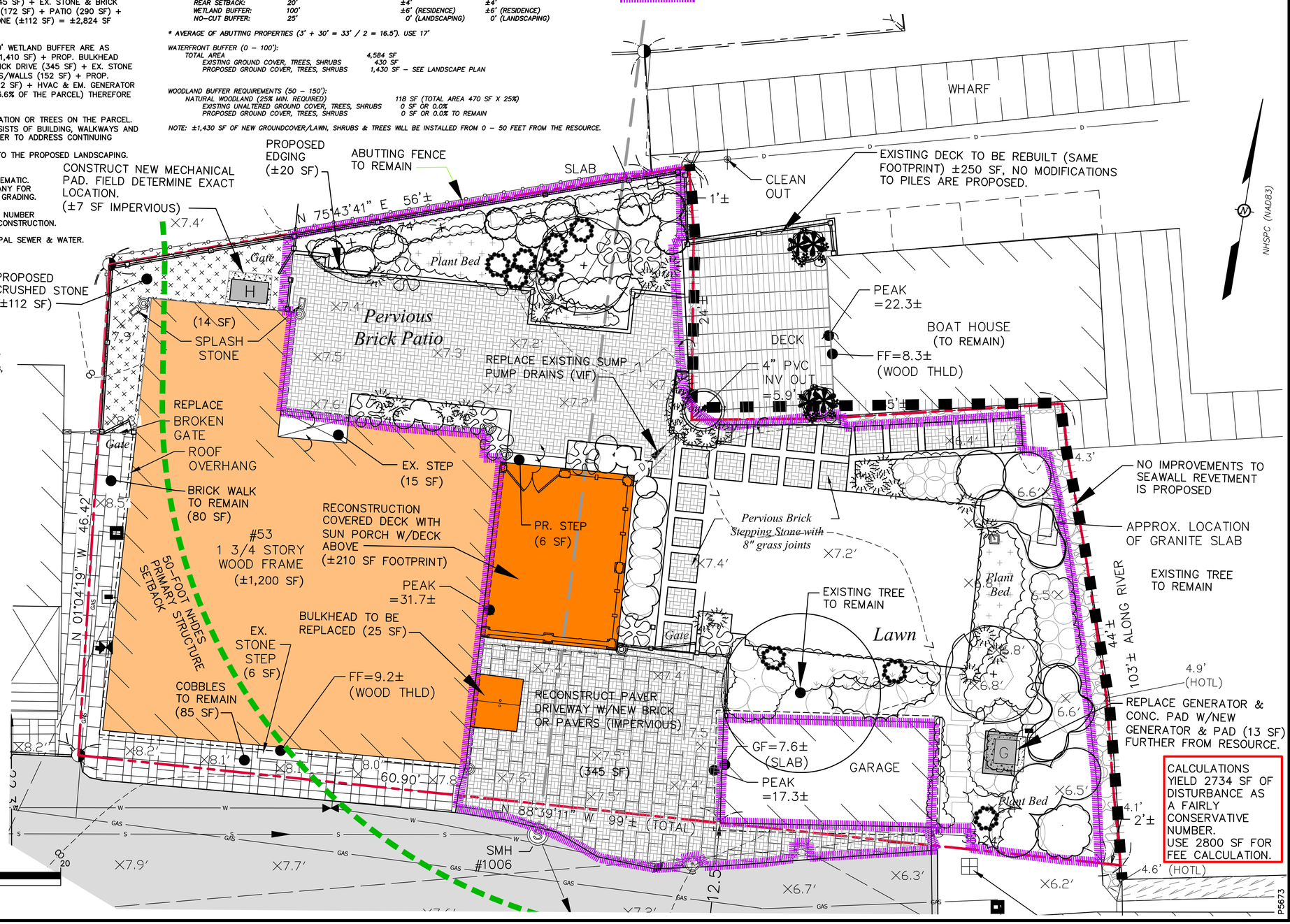
NOTE: ±1,430 SF OF NEW GROUNDCOVER/LAWN, SHRUBS & TREES WILL BE INSTALLED FROM 0 – 50 FEET FROM THE RESOURCE.

LEGEND

- 11 — EXISTING CONTOUR
- 14 — PROPOSED CONTOUR
- 6.6'× 12.5 + — EXISTING/PROPOSED SPOT GRADE ELEVATION
- –D— EXISTING SUMP PUMP DRAIN (TO BE REPLACED)
- LIMITS OF DISTURBANCE

REFERENCE PLANS:

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



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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
11/5/25

ISSUED FOR: REVIEW

ISSUE DATE: NOVEMBER 5, 2025

REVISIONS

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

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

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

APPLICANT:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE 03862

OWNER:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE 03862

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

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

SHEET NUMBER:
1 OF 1

P5673

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

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

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

OWNER / APPLICANT:

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

DESCRIPTION

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

DISTURBED AREA

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

PROJECT PHASING

The proposed project will be completed in one phase.

NAME OF RECEIVING WATER

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

SEQUENCE OF MAJOR ACTIVITIES

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

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

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

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

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

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

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

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

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

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

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

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

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

2. Guidelines for Winter Mulch Application –

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

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

C. TEMPORARY GRASS COVER

1. Seedbed Preparation –
   Apply fertilizer at the rate of 600 pounds per acre of 10–10–10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

2. Seeding –
   a. Utilize annual rye grass at a rate of 40 lbs/acre.
   b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
   c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance –
   Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

D. FILTERS

1. Sequence of Installation –
   Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

2. Maintenance –
   a. Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary stone check dam.

   b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

   a. Sediment deposits must be removed when deposits reach approximately one–third (1/3) the height of the barrier.

   b. Any sediment deposits remaining in place after the silt fence or other barrier is no longer required shall be removed. The area shall be prepared and seeded.

   c. Additional stone may have to be added to the construction entrance, rock barrier and riprap lined swales, etc., periodically to maintain proper function of the erosion control structure.

E. PERMANENT SEEDING –

1. Bedding – stones larger than 1½", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

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

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10–20–20 fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (recommended):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

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

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

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

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

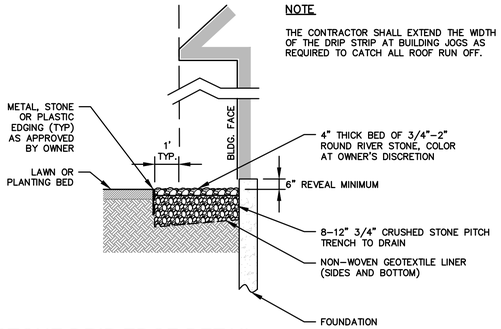
4. Sodding – sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended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

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;

2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and

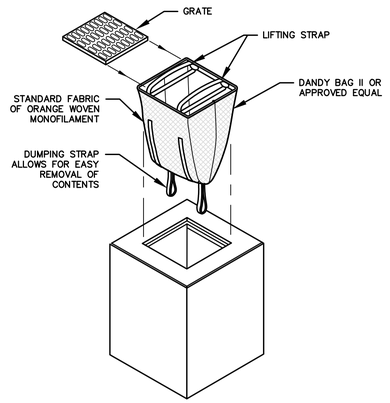
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.



NOTE

THE CONTRACTOR SHALL EXTEND THE WIDTH OF THE DRIP STRIP AT BUILDING JOGS AS REQUIRED TO CATCH ALL ROOF RUN OFF.

STONE DRIP EDGE DETAIL NOT TO SCALE



INSTALLATION AND MAINTENANCE:

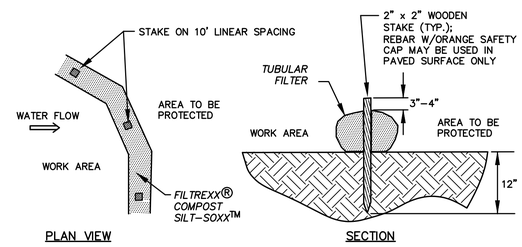
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING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

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

UNACCEPTABLE INLET PROTECTION METHOD:

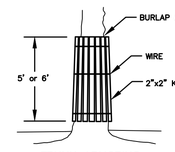
A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE



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

TUBULAR SEDIMENT BARRIER DETAIL NOT TO SCALE

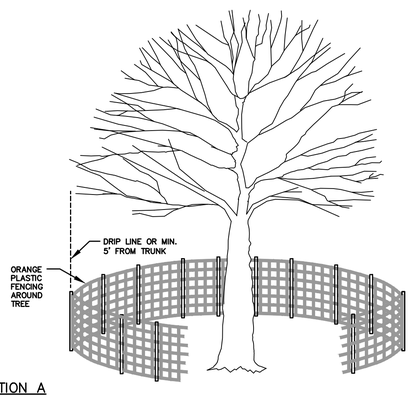


OPTION B

NOTE:
IF SOIL BECOMES COMPATCED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

CONTRACTOR TO USE OPTION A OR B WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.



OPTION A

TREE PROTECTION DETAILS NOT TO SCALE

P5673

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

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
11/5/25

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: NOVEMBER 5, 2025

REVISIONS

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

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

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

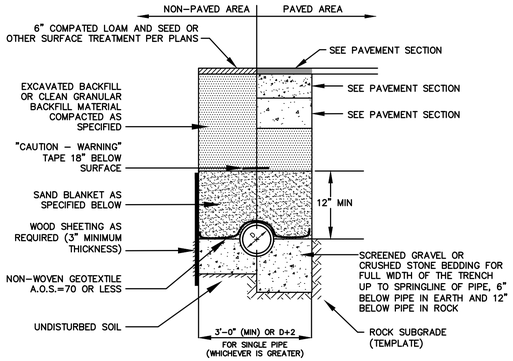
APPLICANT:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE 03862

OWNER:
KENNETH J. NICHOLSON
REBECCA T. NICHOLSON
12 CHAPEL ROAD
NORTH HAMPTON
NEW HAMPSHIRE 03862

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

TITLE:
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER:
D-1



NOTES

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

SAND BLANKET/BARRIER

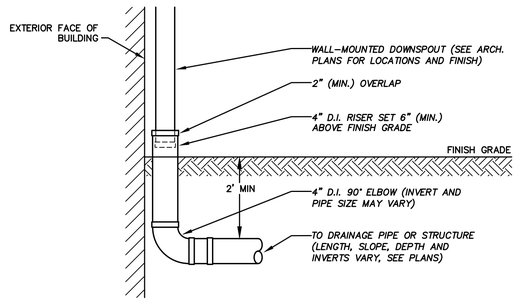
SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

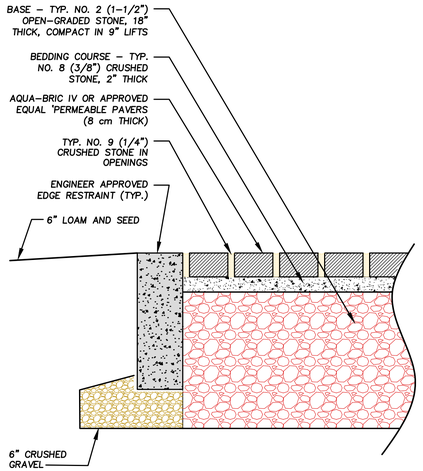
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

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

DRAINAGE TRENCH NOT TO SCALE

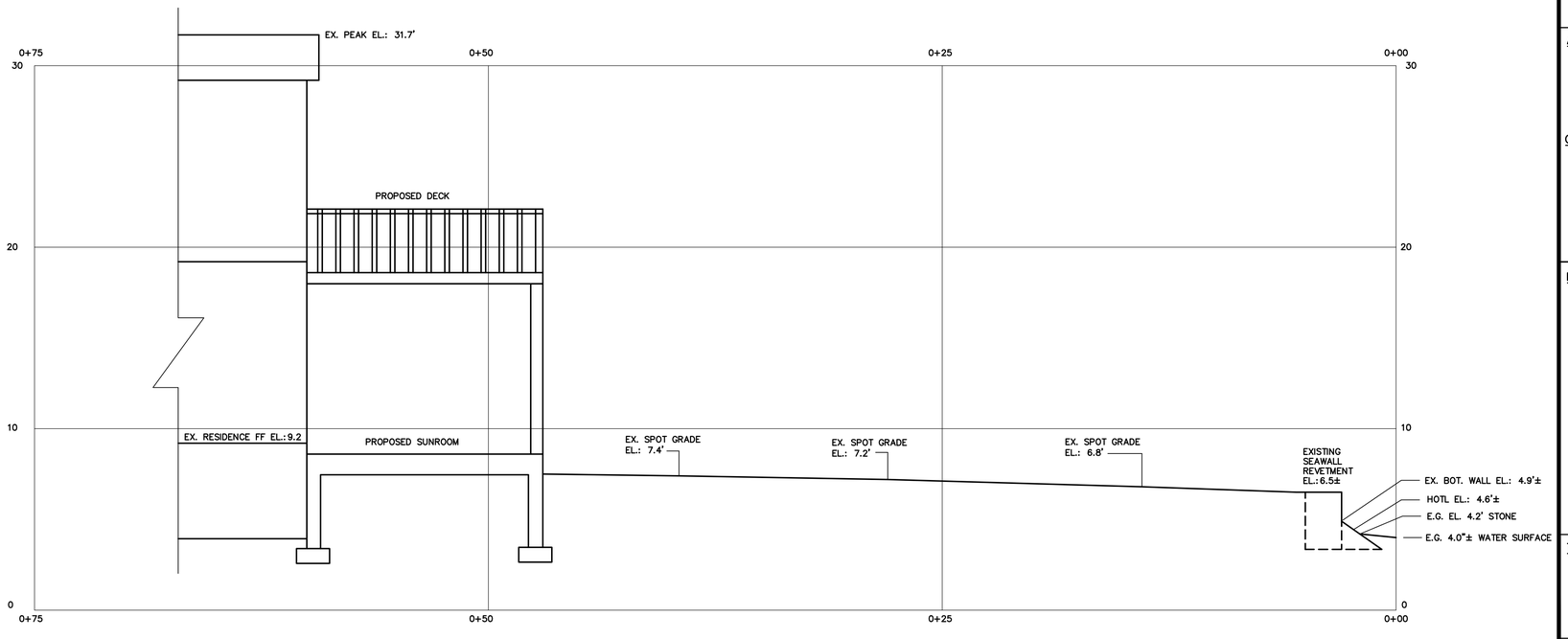


EXTERIOR ROOF DRAIN CONNECTION NOT TO SCALE



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

PERMEABLE PAVERS DETAIL NOT TO SCALE



TYPICAL CROSS SECTION OF LOT - ELEVATION NOT TO SCALE

ALTUS ENGINEERING
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(603) 433-2335 www.altus-eng.com

STATE OF NEW HAMPSHIRE – ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER
11/5/25

NOT FOR CONSTRUCTION

ISSUED FOR: REVIEW

ISSUE DATE: NOVEMBER 5, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
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DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5673.dwg

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

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

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

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

TITLE:
DETAIL SHEET

SHEET NUMBER:
D-2

P5673

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OCT 17 2025
By

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

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

APPELLANTS' MOTION IN LIMINE

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

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

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

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

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

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

WHEREFORE, Appellants respectfully request the Council:

A. Exclude Intervenors' Exhibits concerning the Ciotti dock and any testimony related to the Ciotti dock;

B. Grant such other and further relief as is just.

Respectfully submitted,

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By

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

October 10, 2025

FOR By: _____
John Mark Turner (NH Bar #15610)
Nicolas H.U. Harris (NH Bar #278783)
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Manchester, NH 03105
(603) 627-8143
(603) 627-8237
jturner@sheehan.com
nharris@sheehan.com

CERTIFICATION

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

James J. Steinkrauss, Esq. (via email at jjs@rathlaw.com)
(Counsel for the Intervenors – the Dickinsons)
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(603) 226-2600

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

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Portsmouth, NH 03801

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

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

Mary Ann Tilton, Wetlands Assistant Bureau Administrator (via email at *keely.lovato@doj.nh.gov*)
NH Department of Environmental Services
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Concord, NH 03302-0095

Rene Pelletier, Director of Water Division (via email at *keely.lovato@doj.nh.gov*)
Wetlands Bureau Administrator
NH Department of Environmental Services
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Concord, NH 03302-0095

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

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

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

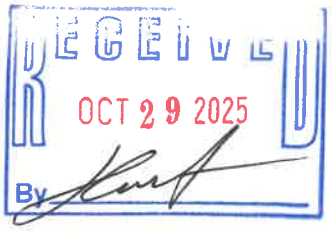
Dated: October 10, 2025

By: _____
FOR John-Mark Turner

RATH
YOUNG
PIGNATELLI

INSIGHT MATTERS

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



October 20, 2025

VIA ELECTRONIC MAIL
& FIRST CLASS MAIL

appeals@des.nh.gov

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

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

Dear Ms. Doucette,

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

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

Sincerely,

James J. Steinkrauss

Enc.

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

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

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

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

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

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

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

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

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

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

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

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

Procedural Background and Statement of Facts

1. On September 11, 2025, the parties to this appeal exchanged witness and exhibit lists pursuant to Ec-Wet 203.13(a). A copy of the proposed witness and exhibit list submitted by the Appellants is attached hereto as Exhibit A, and the proposed lists submitted by the Intervenor is attached hereto as Exhibit B.

2. On October 10, 2025, the Appellants filed a motion in limine to exclude the Intervenor's proposed exhibits of the Ciotti Dock Plans (Exhibit 4), Ciotti Dock Application (Exhibit 14) and a letter from the Appellants consenting to the Ciotti Dock Application (Exhibit 15). See Exhibit B. The Appellants' motion also sought to exclude any testimony by any witness concerning these exhibits.

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

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

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

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

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

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

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

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

Respectfully submitted,

JON AND JOAN DICKINSON

By Their Attorney,

RATH, YOUNG AND PIGNATELLI, P.C.

Dated: October 20, 2025

By: _____

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

CERTIFICATION

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

John Mark Turner, Esq. (via email at *jturner@sheehan.com)*
(Counsel for Sagamore Landing Condominium Assoc. & David and Margaret Witham)
Sheehan Phinney Bass & Green, P.A.
1000 Elm Street, PO Box 3701
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Keely Lovato, Esq. (via email at keely.lovato@doj.nh.gov)
(Counsel for the New Hampshire Department of Environmental Protection)
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Environmental Protection Bureau
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Jon and Joan Dickinson (through counsel via email at *jjs@rathlaw.com*)
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Martin & Cristina Kurowski (via first class mail)
212 Walker Bungalow Road
Portsmouth, NH 03801

Dated: October 20, 2025

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

EXHIBIT A

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

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

APPELLANTS' WITNESS AND EXHIBIT LIST

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

I. WITNESSES

1. Stephan Nix

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

2. David Price

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

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

II. EXHIBIT LIST

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

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

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

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

May 18, 2021 Email Chain, Dickinson 256-57	

Respectfully submitted,

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

September 11, 2025

By: _____

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

CERTIFICATION

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

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

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

Dated: September 11, 2025

By: 
Nicolas H.U. Harris

EXHIBIT B

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS COUNCIL

Docket No. 24-06 WtC

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

INTERVENORS' WITNESS AND EXHIBIT LIST

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

WITNESS LIST:

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

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

EXHIBIT LIST:

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

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

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

Respectfully submitted,

JON AND JOAN DICKINSON

By Their Attorney,

RATH, YOUNG AND PIGNATELLI, P.C.

Dated: September 11, 2025

By: _____

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

CERTIFICATION

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

Dated: September 11, 2025

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

ALTUS ENGINEERING

133 Court Street, Portsmouth, NH 03801

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PORTSMOUTH, NH 03801
OCT 27, 2025

$10.48

S2324A500710-10

City of Portsmouth

Conservation Commission

1 Junkins Avenue

Portsmouth, NH 03801

RECEIVED
OCT 29 2025
By

03801-455598

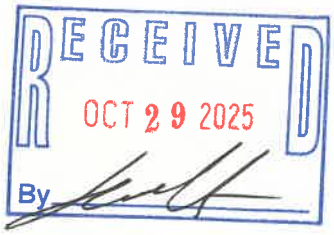
ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

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



To Whom It May Concern:

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

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

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

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

Sincerely,

Eric D. Weinrieb, PE
President

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CERTIFIED MAIL

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

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

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

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

Dear Eben:

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

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

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

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

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

Respectfully,

ALTUS ENGINEERING, LLC

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

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ALTUS ENGINEERING

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Site Planning
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Engineering

133 Court Street
Portsmouth, NH
03801-4413

TABLE OF CONTENTS

1. Original Wetlands Permit Application — SECTION 1
   - Copy of Wetlands Permit
   - Copy of Original Wetlands Permit Application
   - Copy of Responses for RFMI 1, 2 & 3

2. Wetlands Permit Amendment Request — SECTION 2
   - Wetlands Permit Amendment Request Form
   - Amended Impact Area Table – Section 11
   - Additional Plantings Work Sequence Narrative

3. Plans — SECTION 3
   - Shoreline As Built Conditions Sketch 7-25-25 (Easterly)
   - Originally Approved Wetlands Permit Plan Set 8-15-24 (Altus)
   - Living Shoreline Plan Shoreline Stabilization 9-9-24 (TFM)

   Amended Plan
   - Living Hybrid Shoreline Plan Shoreline Stabilization 10-16-25 (TFM)

4. Copy of Notifications Required by Env-Wt 314.07 — SECTION 4
   - City of Portsmouth Conservation Commission
   - US Army Corps of Engineers (ACOE)
   - NH Fish and Game Department (F&G)
   - NH Natural Heritage Bureau (NHB)
   - Abutters List
   - Copy of Certified Mail Receipts

wde/01 5138 TOC.docx

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133 Court Street
Portsmouth, NH
03801-4413

SECTION 1

ORIGINAL WETLANDS PERMIT APPLICATION

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

wde/02 SECTION 1 DIVIDER.docx

E # 25003859 02/07/2025 03:02:50 PM
Book 6601 Page 2257 Page 1 of 4
Register of Deeds, Rockingham County

RECORDING 22.00
SURCHARGE 2.00

Wetlands Permit

Rockingham County

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-03138

NOTE CONDITIONS

PERMITTEE:	**120-0 WILD ROSE LANE LLC** **209 WATER STREET** **NEWBURYPORT MA 01950**
PROJECT LOCATION:	**60 PLEASANT POINT DRIVE, PORTSMOUTH** **Tax Map/Block/Lot(s): 207/no block/13**
WATERBODY:	**PISCATAQUA RIVER**
APPROVAL DATE:	**NOVEMBER 04, 2024** **EXPIRATION DATE: NOVEMBER 04, 2029**

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

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

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

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

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

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

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

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

APPROVED:

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

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

PERMITTEE SIGNATURE (required)
John G. Mockus, Member
120-0 Wildrose Lane LLC

PRINCIPAL CONTRACTOR SIGNATURE (required)
BENJAMIN AUGER

WETLANDS PERMIT APPLICATION
(Standard Review, Major Impact)

FOR

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

Tax Map 207, Lot 13

November 2023

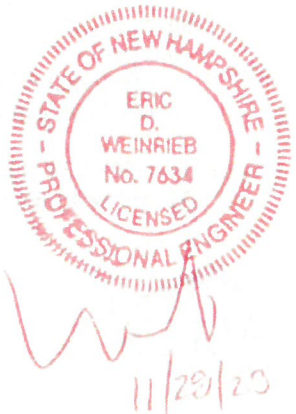
Prepared For:

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

Prepared By:

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

ALTUS ENGINEERING



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NHDES Reviewer Cover Letter

Letter of Authorization

Copy of Fee Check

Letter to City Clerk (Hand Delivered)

NHDES Wetlands Permit Application / Protected Tidal Zone Project Specific Worksheet

Coastal Resource Worksheet / Wetlands Functional Assessment Worksheet

Avoidance and Minimization Written Narrative

NHDES Wetlands Attachment A

US Army Corp Attachment B

Shoreland Permit Application Worksheets – Impervious Area, Natural Woodland Area

Tax Card Information

Property Deed & Subdivision Plan

National Flood Hazard Layer FIRMette

NH Natural Heritage Bureau Inventory Review

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

Wetlands Delineation Letter & Sketch, Wetland Permit Planning Tool Results

NH Aquatic Restoration Mapper Results – No Expected Impacts

USGS Map

Aerial Photograph

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

Tax Map & Tax Map Detail

NHDHR Request for Review

Abutter Notifications:
- Abutters List
- Certified Mail Receipts for Abutter Notices
- Abutter Notification Letter

Project Plans (22" x 34" Plans – Separate Attachment)
- Morris Residence Plans & Details

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133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

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

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

Dear Reviewer,

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

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

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

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

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

Sincerely,

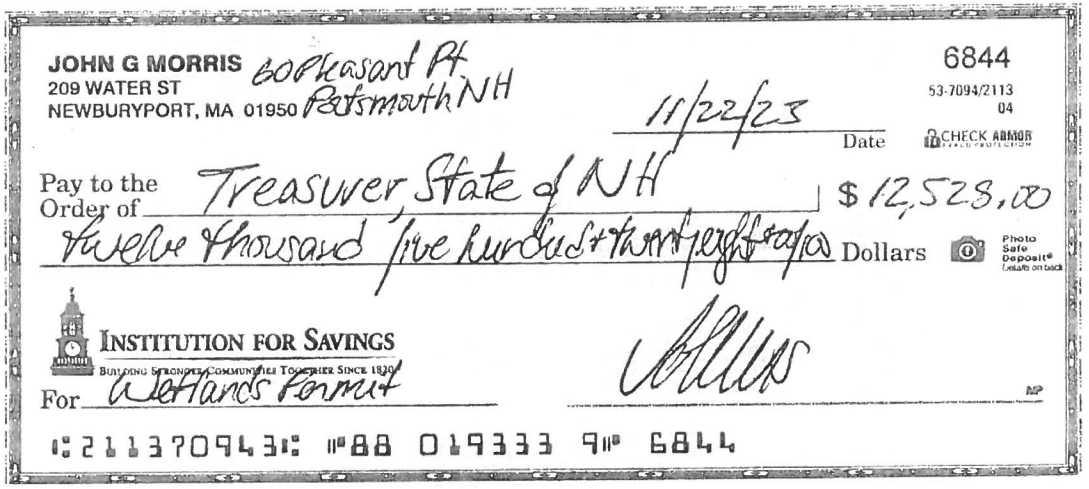
Eric D. Weinrieb, PE
President

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

Letter of Authorization

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

Signature	John Morris	Date
Witness	Print Name	Date



JOHN G MORRIS 608 Pleasant St.
209 WATER ST
NEWBURYPORT, MA 01950 Portsmouth NH

6844
53-7094/2113
04

11/22/23
Date

CHECK ARMOR

Pay to the Order of Treasurer, State of NH $ 12,523.00

Twelve Thousand five hundred twenty-three 00/100 Dollars

Photo Safe Deposit® (details on back)

INSTITUTION FOR SAVINGS
BUILDING STRONGER COMMUNITIES TOGETHER SINCE 1820

For Wetlands Permit

⑆211370943⑆ ⑈88 019333 9⑈ 6844

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

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

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

Dear Ms. Barnaby:

In accordance with RSA 482-A:3, attached please find one original and four copies of the application package submitted on behalf of 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13) owner and applicant, for a Wetlands Permit Application to the NHDES Wetlands Bureau.

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

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

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

Sincerely,

Eric D. Weinrieb, P.E.
President

Enclosures

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STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

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

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

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

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

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

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☒ Yes ☐ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Raze and replace existing single family residence, in ground swimming pool & associated improvements on mostly developed upland parcel adjacent to the resource (Piscataqua River). There is a minimal direct impact to the resource to replace a set of access stairs. All work occurs in previously developed and maintained areas (the entire lot). Extensive wetland buffer erosion control, creation of vegetative buffers and elimination of lawn is proposed.

The new residence and pool/patio will be further from the resource than exists today.

Stormwater management improvements are incorporated into the design including the use of pervious pavers and an overall reduction in impervious coverage on the lot.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 60 Pleasant Point Drive

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: 207/13

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River
☐ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.06883° North
-70.74364° West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a)) If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: 120-0 Wild Rose Lane, LLC		
MAILING ADDRESS: 209 Water Street		
TOWN/CITY: Newburyport	STATE: MA	ZIP CODE: 01950
EMAIL ADDRESS: jgmorris63@gmail.com		
FAX:	PHONE: 1-617-283-2294	
ELECTRONIC COMMUNICATION: By initialing here: JM, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Weinrieb, Eric		
COMPANY NAME: Altus Engineering, LLC		
MAILING ADDRESS: 133 Court Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: eweinrieb@altus-eng.com		
FAX:	PHONE: 603-433-2335	
ELECTRONIC COMMUNICATION: By initialing here EDW, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) If the owner is a trust or a company, then complete with the trust or company information. ☒ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here , I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

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

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

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

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

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

(☒ N/A - Mitigation is not required)

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

(☒ N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

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

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

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

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

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

Permanent and temporary (non-docking):	31320 SF	× $0.40 =	$ 12528
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 12528
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 12528

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)
Indicate the project classification.

☐ Minimum Impact Project	☐ Minor Project	☒ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: JM MM [illegible]	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: JM MM [illegible]	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: JM MM [illegible]	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: JM MM [illegible]	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

SIGNATURE (OWNER): [signature]	PRINT NAME LEGIBLY: John Morris Michelle Morris	DATE: 11/25/23
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): [signature]	PRINT NAME LEGIBLY: Eric D. Weinrieb	DATE: [illegible]

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

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

TOWN/CITY CLERK SIGNATURE: [signature]	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: 11-28-2023

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

PROTECTED TIDAL ZONE
PROJECT-SPECIFIC WORKSHEET
FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 610

This worksheet summarizes the criteria and requirements for a Standard Permit for impact in the "Protected Tidal Zone", one of the six specific project types in tidal area described in Chapter Env-Wt 600. In addition to the project-specific criteria and requirements on this worksheet, all Standard Applications must meet the criteria and requirements listed in the Standard Application form (NHDES-W-06-012) and the Coastal Resource Worksheet.

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

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

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

SECTION 2 - APPROVAL CRITERIA (Env-Wt 313.01)

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

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

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

☒ The standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing and Maintaining Residential Buildings in Coastal Areas, 4th edition (2011); and

☒ Local resiliency planning ordinances.

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

☒ The restrictions identified in RSA 483-B:9, II shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(a) related to the maintenance of a waterfront buffer shall apply to the protected tidal zone within 50 feet of the HOTL;

☐ Accessory structures in the waterfront buffer shall comply with the applicable provisions of Env-Wq 1400;

☒ The provisions of RSA 483-B:9, V(b) related to the maintenance of a woodland buffer shall apply to the protected tidal zone within 150 feet of the HOTL;

☐ The provisions of RSA 483-B:9, V(c) related to individual sewage disposal systems shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(d) related to erosion and siltation shall apply to the protected tidal zone;

☒ The provisions of RSA 483-B:9, V(e) related to minimum lots and residential development shall apply to the protected tidal zone;

☐ The provisions of RSA 483-B:9, V(f) related to minimum lots and non-residential development shall apply to the protected tidal zone; and

☒ The provisions of RSA 483-B:9 V(g) related to impervious surfaces shall apply to the protected tidal zone.

SECTION 5 - PROJECT CLASSIFICATION (Env-Wt 610.17)

(a) A major project shall be:

(1) Any dredging, filling, or construction activity, or any combination thereof, that is proposed to:

a. Occur within 100 feet of the HOTL; and

b. Alter any tidal shoreline bank, tidal flat, wetlands, surface water, or undeveloped uplands; or

(2) A project that would be major based on an aggregation of projects under Env-Wt 400.

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

(1) Involves work within 75 feet of a saltmarsh in the developed upland tidal buffer;

(2) Is not a major project; and

(3) Will disturb 3,000 square feet (SF) or more but less than 10,000 SF in the developed upland tidal buffer.

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

(1) Is in a previously developed upland area;

(2) Is within 100 feet of the HOTL; and

(3) Will disturb less than 3,000 SF.

COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: 120-0 Wild Rose Lane, LLC

This worksheet may be used to present the information required for projects in coastal areas, in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose consisting of a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

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

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

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

All disturbances occur in previously developed areas of the lot and will be stabilized as soon as possible.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 311.07, Env-Wt 313, and Env-Wt 603.04.

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

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

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

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

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

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

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

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

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

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

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

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

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

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

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

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

Not applicable

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

70 years + (2093)

Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas.

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

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

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

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

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

Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss.

See attached charts. Sea level rise is predicted to be 2.07 mm/year with 95% confidence. This equals less than 6 inches in the 70 years.

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

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

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

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

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

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

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

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: **Not applicable**

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

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

The plan view shall depict the following:

☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;

☒ The location of tidal datum lines depicted as lines with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.

☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;

☒ The location of all special aquatic sites at or within 100 feet of the subject property;

☒ Existing bank contours;

☒ The name and license number, if applicable, of each individual responsible for the plan, including:

a. The agent for tidal docking structures who determined elevations represented on plans; and

b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan;

☒ The location and dimensions of all existing and proposed structures and landscape features on the property;

☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and

☒ Location of all special aquatic sites within 100-feet of the property.

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

☐ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and

☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.

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

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

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.

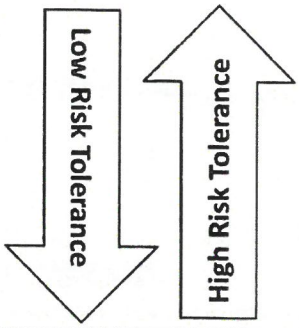
SECTION 10 – GUIDANCE

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.

File Edit View History Bookmarks Tools Help

CO-OPS Map - NOAA Tides & | Sea Level Trends - NOAA Tide | Tide Predictions - NOAA Tides

https://tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml

Search

Home/Map | Relative Sea Level Trend | Regional Scenarios | Interannual Variation | Average Seasonal Cycle

U S Stations

Global Stations

Trend Tables
Select

U S Trends Map

U S Regions
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Global Regional Trends

Anomalies
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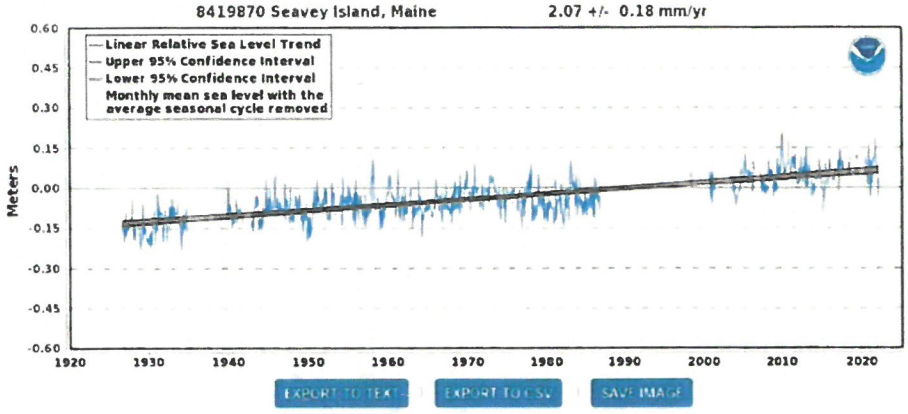
Relative Sea Level Trend
8419870 Seavey Island, Maine



EXPORT TO TEXT | EXPORT TO CSV | SAVE IMAGE

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

Data for 2003-2019 stored in database as station 8423898

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

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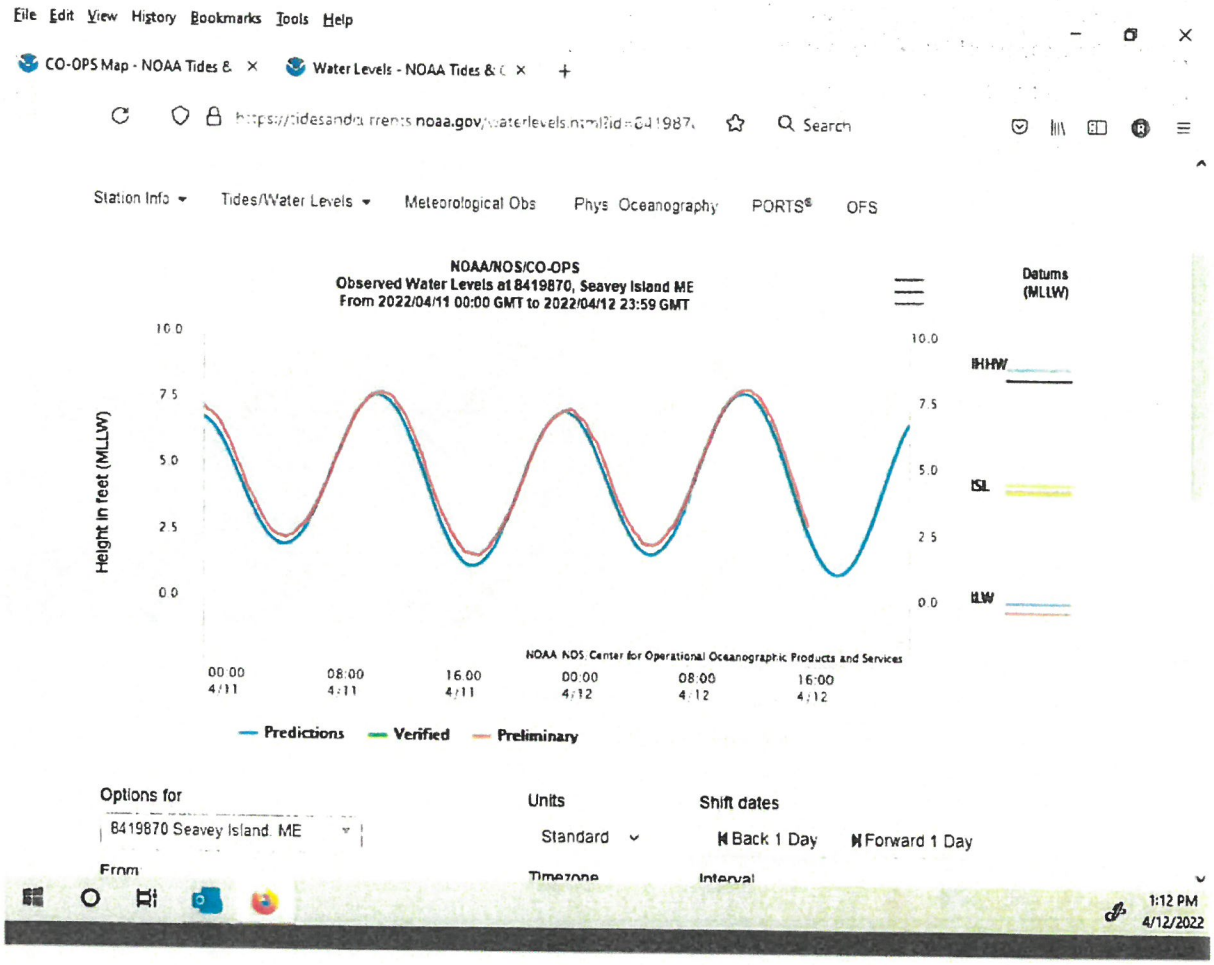
4/12/2022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CO-OPS Map - NOAA Tides &
Water Levels - NOAA Tides &
Search
Station Info
Tides/Water Levels
Meteorological Obs
Phys Oceanography
PORTS®
OFS
NOAA/NOS/CO-OPS
Observed Water Levels at 8419870, Seavey Island ME
From 2022/04/11 00:00 GMT to 2022/04/12 23:59 GMT
Datums
(MLLW)
Height in feet (MLLW)
10.0
7.5
5.0
2.5
0.0
MHHW
MSL
MLW
NOAA NOS Center for Operational Oceanographic Products and Services
00:00 4/11
08:00 4/11
16:00 4/11
00:00 4/12
08:00 4/12
16:00 4/12
Predictions
Verified
Preliminary
Options for
8419870 Seavey Island, ME
From
Units
Standard
Timezone
Shift dates
Back 1 Day
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Interval
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4/12/2022

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CO-OPS Map - NOAA Tides & × Datums - NOAA Tides & Curr × +

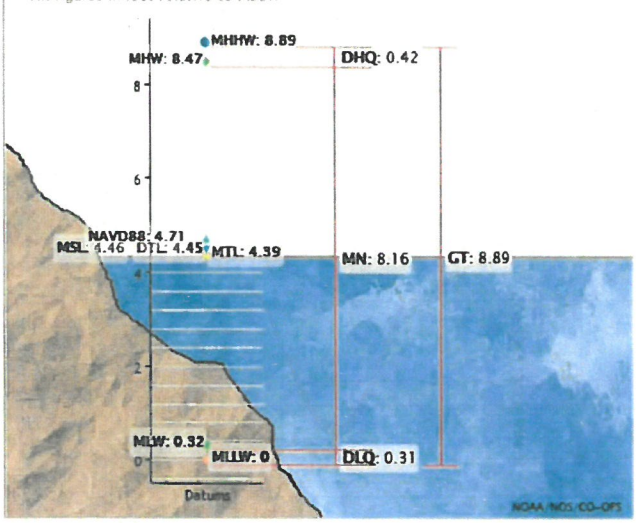
noaa.gov Search

Island ME
Status: Accepted (Dec 6 2021)
Units: Feet
Control Station: 8418150 Portland ME

Epoch: 1983-2001
Datum: MLLW

Datum	Value	Description
MHHW	8 89	Mean Higher-High Water
MHW	8 47	Mean High Water
MTL	4 39	Mean Tide Level
MSL	4 46	Mean Sea Level
DTL	4 45	Mean Diurnal Tide Level
MLW	0 32	Mean Low Water
MLLW	0 00	Mean Lower-Low Water
NAVD88	4 71	North American Vertical Datum of 1988
STND	-2 27	Station Datum
GT	8 89	Great Diurnal Range
MN	8 16	Mean Range of Tide
DHQ	0 42	Mean Diurnal High Water Inequality
DLQ	0 31	Mean Diurnal Low Water Inequality
HWI	3 92	Greenwich High Water

All figures in feet relative to MLLW



Showing datums for

8419870 Seavey Island ME

Datum

MLLW

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WETLANDS FUNCTIONAL ASSESSMENT WORKSHEET

Water Division/Land Resource Management
Wetlands Bureau

Check the Status of your Application

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

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

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

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

SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)
ADJACENT LAND USE: RESIDENTIAL
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? ~~Yes~~ No
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 160+/-
SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Michael Cuomo, CWS #4
DATE(S) OF SITE VISIT(S): 18 May 21 DELINEATION PER ENV-WT 406 COMPLETED? Yes ~~No~~
CONFIRM THAT THE EVALUATION IS BASED ON: Office and Field examination. Both
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"): USACE Highway Methodology. HWM ~~Other scientifically supported method (enter name/ title):~~

SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: Piscataqua River	LOCATION: (LAT/ LONG) / 43 deg 4' 6" 70 deg 44' 37"
WETLAND AREA: Large	DOMINANT WETLAND SYSTEMS PRESENT:
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? Many	COWARDIN CLASS: E2US2 & E2EM2
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? ~~Yes~~ No if not, where does the wetland lie in the drainage basin? lower	IS THE WETLAND PART OF: A wildlife corridor ~~or A habitat island~~? IS THE WETLAND HUMAN-MADE? ~~Yes~~ No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? Yes ~~No~~	ARE VERNAL POOLS PRESENT? Yes No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? Yes ~~No~~	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? ~~Yes~~ No
PROPOSED WETLAND IMPACT TYPE: Buffer	PROPOSED WETLAND IMPACT AREA: none

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

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

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

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

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

12	Yes ☒	1,3,12,14,16,17,19,22,27	Yes ☒	Estuarine system of regional significance
13	Yes ☒	2,5,7,8,9,12 1,3,4,10,11	Yes ☒	Boating, fishing, birding
14	Yes ☒	6,7,8,10,12,18,19,21	Yes ☒	Intertidal, tidal marsh, flats, subtidal, continuum

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

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

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

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

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

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

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

SECTION 6 - STREAM RESOURCES SUMMARY

THERE IS NO STREAM IN THIS WETLAND

DESCRIPTION OF STREAM:	STREAM TYPE (ROSGEN):
HAVE FISHERIES BEEN DOCUMENTED? Yes No	DOES THE STREAM SYSTEM APPEAR STABLE? Yes No
OTHER KEY ON-SITE FUNCTIONS OF NOTE:	

The following table can be used to compile data on stream resources. "Important Notes" are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.

FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/ VALUE? (Y/N)	IMPORTANT NOTES
1	Yes No		Yes No	
2	Yes No		Yes No	
3	Yes No		Yes No	
4	Yes No		Yes No	
5	Yes No		Yes No	
6	Yes No		Yes No	
7	Yes No		Yes No	
8	Yes No		Yes No	
9	Yes No		Yes No	
10	Yes No		Yes No	
11	Yes No		Yes No	
12	Yes No		Yes No	
13	Yes No		Yes No	
14	Yes No		Yes No	

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

Wildlife and vegetation diversity/abundance list.

Photograph of wetland.

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

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

AVOIDANCE AND MINIMIZATION WRITTEN NARRATIVE

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

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

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed Avoidance and Minimization Checklist (NHDES-W-06-050) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

No.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No.

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

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

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

Not applicable.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization?

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

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

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

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

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

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS

Water Division/Land Resources Management

Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

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

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

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

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

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

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

SECTION I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacean, shellfish, and wildlife of significant value.

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

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

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

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

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

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

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

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

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

No wetlands are directly impacted by the proposed improvements. The proposed residence will replace a house, in-ground pool, concrete patio in the 100-foot tidal buffer. Appropriate erosion control measures will be put in place prior to any demolition/construction activities and maintained throughout the project.

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

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

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

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

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

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

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

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

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

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

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

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

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

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The project has no effect on drinking water supplies as the adjacent wetland is the tidal influenced Piscataqua River.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

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

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

Not applicable to this project.

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

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

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

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

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

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

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

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

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

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

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

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

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: USACE Highway Methodology
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: MICHAEL CUOMO, CWS #4
DATE OF ASSESSMENT: 05/18/2021
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

US Army Corps of Engineers
New England District

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

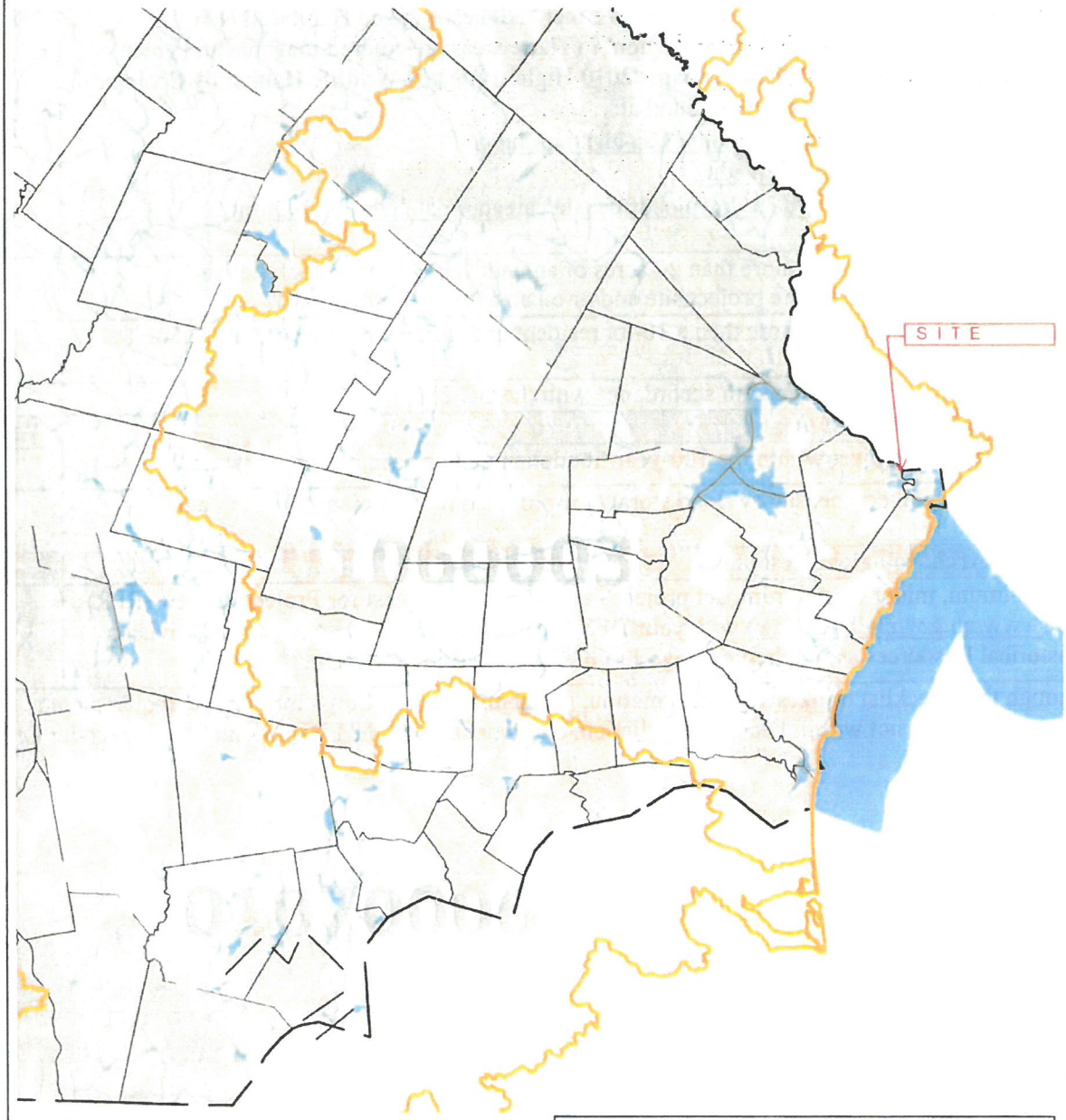
1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See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

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

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

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

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



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

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

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

For more information on the 2006 Surface Water Quality Assessments see:
http://des.nh.gov/wmb/swqa/

0 1 2 4 6 8 10 Miles

N

NHDES

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

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

Map Prepared July 17, 2007.

H:\Water Quality\305(B)\303(D) PROGRAM\2006_Int_Aprch\Info_Rqsts\20061025_PMC_No_Add_Load

SHORELAND APPLICATION WORKSHEET

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

For the purposes of this worksheet, "**pre-construction**" impervious surface area[3] means all human made impervious surfaces[4] currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "**Post-construction**" impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

Calculating the Impervious Area of a Lot

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	**PRE-CONSTRUCTION IMPERVIOUS AREAS**	**POST-CONSTRUCTION IMPERVIOUS AREAS**
PRIMARY STRUCTURE(S) House and all **attached** decks and porches.	Residence/Deck	2970 FT^2	4740 FT^2
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	Driveway	5100 FT^2	2570 FT^2
	Patio/Pool	1630 FT^2	1355 FT^2
	Walls/Walks/Steps	224 FT^2	870 FT^2
	Pool Cabana	0 FT^2	360 FT^2
	Conc. pads/misc.	290 FT^2	78 FT^2
	Access steps/Dock	210 FT^2	245 FT^2
	TOTAL:	**(A)** 10,424 FT^2	**(B)** 10,218 FT^2
Area of the lot located within 250 feet of reference line:			**(C)** 46840 FT^2
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: *[divide (A) by (C) x 100]*			**(D)** 22.3 %
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: *[divide (B) by (C) x 100]*			**(E)** 21.8 %

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

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

60 PLEASANT POINT DR

Location	60 PLEASANT POINT DR	**Mblu**	0207/ 0013/ 0000/ /
Acct#	28669	**Owner**	120-0 WILD ROSE LANE LLC
PBN		**Assessment**	$3,087,900
Appraisal	$3,087,900	**PID**	28669
Building Count	1		

Current Value

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

Owner of Record

Owner	120-0 WILD ROSE LANE LLC	**Sale Price**	$3,650,000
Co-Owner		**Certificate**	
Address	209 WATER ST NEWBURYPORT, MA 01950	**Book & Page**	6174/1450
		Sale Date	10/05/2020
		Instrument	81

Ownership History

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

Building Information

Building 1 : Section 1

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

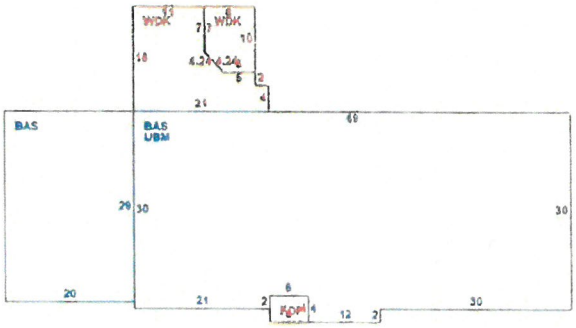
Building Attributes	
Field	**Description**
Style:	Ranch
Model	Residential
Grade:	A-
Stories:	1
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr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

Building Photo



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

Building Layout



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

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

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

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

Land

Land Use

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

Land Line Valuation

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

Outbuildings

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

Valuation History

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

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

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E # 20053090 10/05/2020 02:26:48 PM
Book 6174 Page 1450 Page 1 of 3
Register of Deeds, Rockingham County

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

* 1M 207 LOT 13 *

LCHIP	ROA519205	25.00
TRANSFER TAX	RO100523	54,750.00
RECORDING		18.00
SURCHARGE		2.00

FIDUCIARY DEED

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

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

TRACT I:

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

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

2. N 65° 38' E, 207 feet, more or less, to an arm of the Piscataqua River; then

3. Southeasterly, southerly and southwesterly direction along that portion of the Piscataqua or an arm thereof, known as "Little Harbor" to a line at land conveyed on June 20, 1954 by Robert A, Moebus to Henry C. Sivik; then

4. N 24° 22' W, 220 feet, more or less, by and along said dividing line to the point of beginning.

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

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

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

TRACT II:

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

1. Beginning at the northern junction of land now or formerly of Henry C. Sivik as owner to the west and now or formerly of Robert A. Moebus as owner to the east, being the northeast corner of said Sivik land and northwest corner of said Moebus land; then

2. N 24° 22' W, a distance of 14.48 feet to a point; then

3. By a curve to the right having a radius of 138 feet a distance of 57.97 feet to a point; then

4. S 24° 22' E a distance of 50.34 feet to said northerly boundary of Moebus land; then

5. Turning at a right angle and running S 65° 38' E a distance of 45 feet to the point of beginning.

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

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

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

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

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

This is not the homestead property of any person.

Signed on October 5, 2020.

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

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

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

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

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

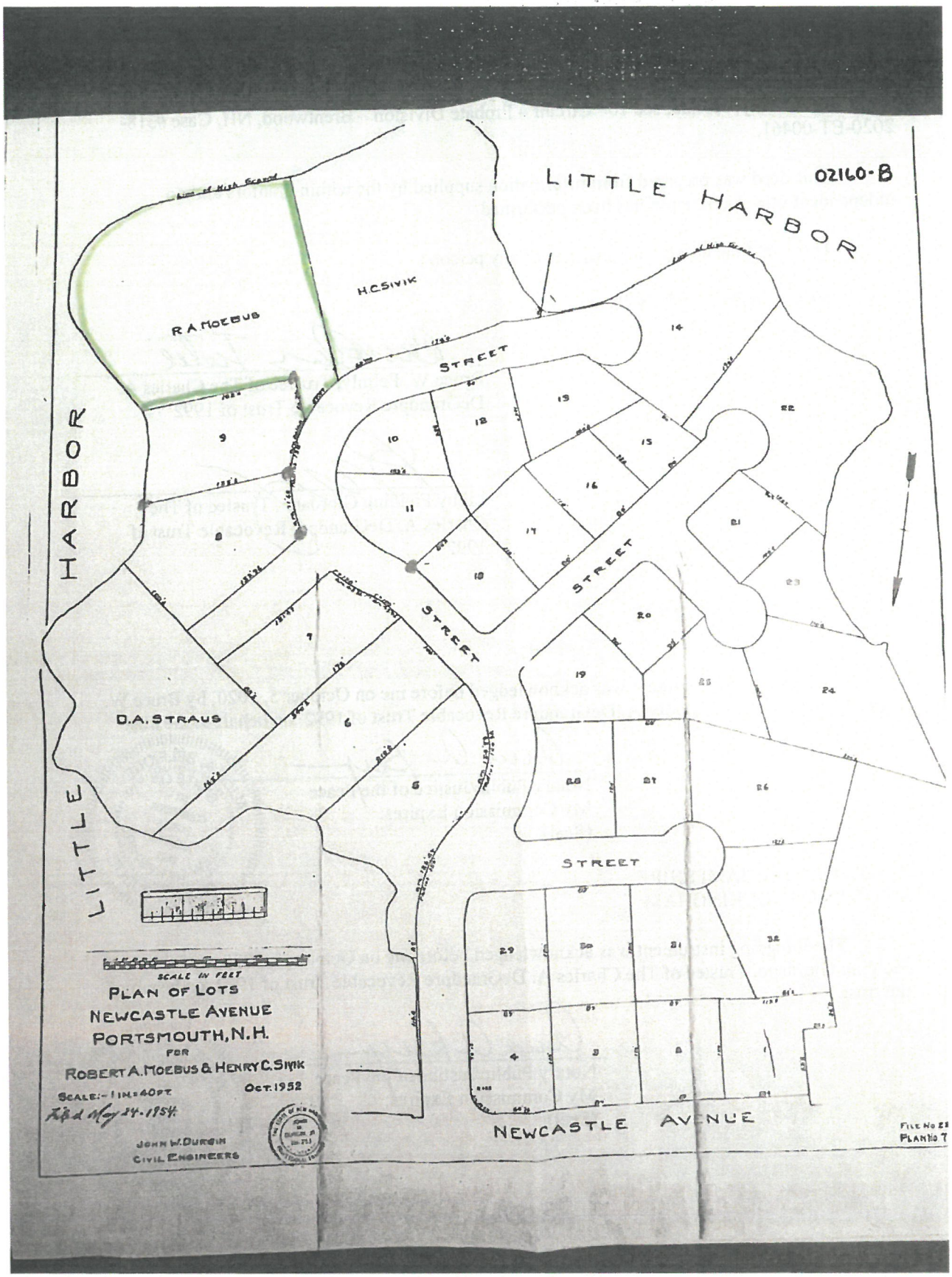
ALICE A. BELFIORE
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES AUGUST 3, 2021

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

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

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

ALICE A. BELFIORE
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES AUGUST 3, 2021


02160-B
LITTLE HARBOR
LITTLE HARBOR
R.A. MOEBUS
H.C. SIVIK
D.A. STRAUS
STREET
STREET
STREET
STREET
NEWCASTLE AVENUE
SCALE IN FEET
PLAN OF LOTS
NEWCASTLE AVENUE
PORTSMOUTH, N.H.
FOR
ROBERT A. MOEBUS & HENRY C. SIVIK
SCALE:- 1 IN. = 40 FT.
Oct. 1952
Rec'd May 24-1954
JOHN W. DURGIN
CIVIL ENGINEERS

National Flood Hazard Layer FIRMette

FEMA

70°44'56"W 43°4'20"N



70°44'19"W 43°3'53"N

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

1:6,000

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 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 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 approximati 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 2/12/2021 at 2:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

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

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

NHB ID: **NHB22-3247** Town: Portsmouth Location: 60 Pleasant Point Drive
Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot, possibly fall/winter 2022.

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

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

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

[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 more than 20 years ago.

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

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Memo

NH Natural Heritage Bureau
NHB DataCheck Results Letter

Please note: portions of this document are confidential.
Maps and NHB record pages are confidential and should be redacted from public documents.

IMPORTANT: NHFG Consultation

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

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

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

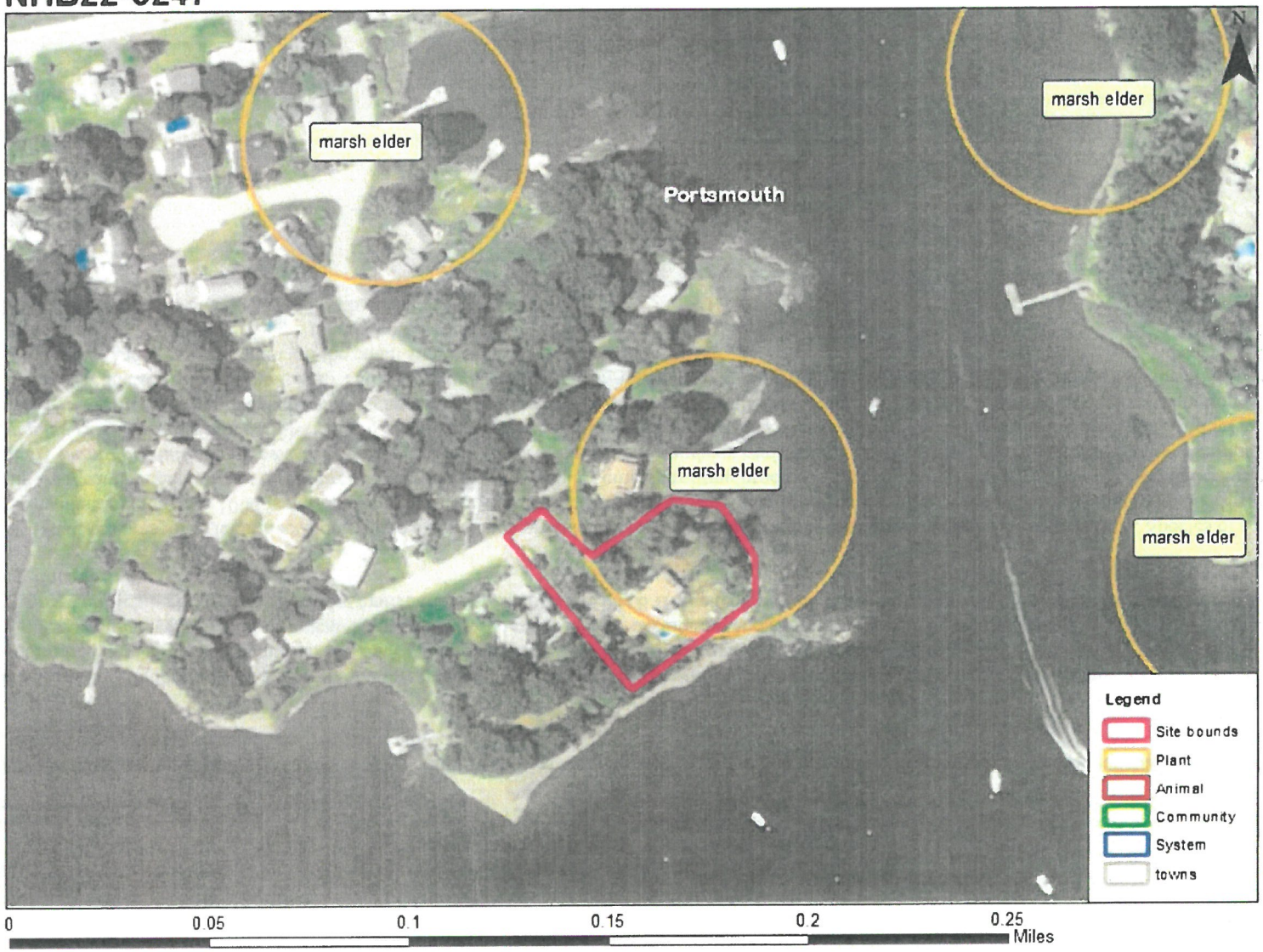
Contact NH Fish & Game at (603) 271-0467 with questions.

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

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB22-3247



New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status		Conservation Status	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Threatened	State:	Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).

Comments on Rank: This rank may be for the state rather than relative to others in the region.

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

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

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

CONFIDENTIAL – NH Dept. of Environmental Services review

Management Comments: --

Location

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

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

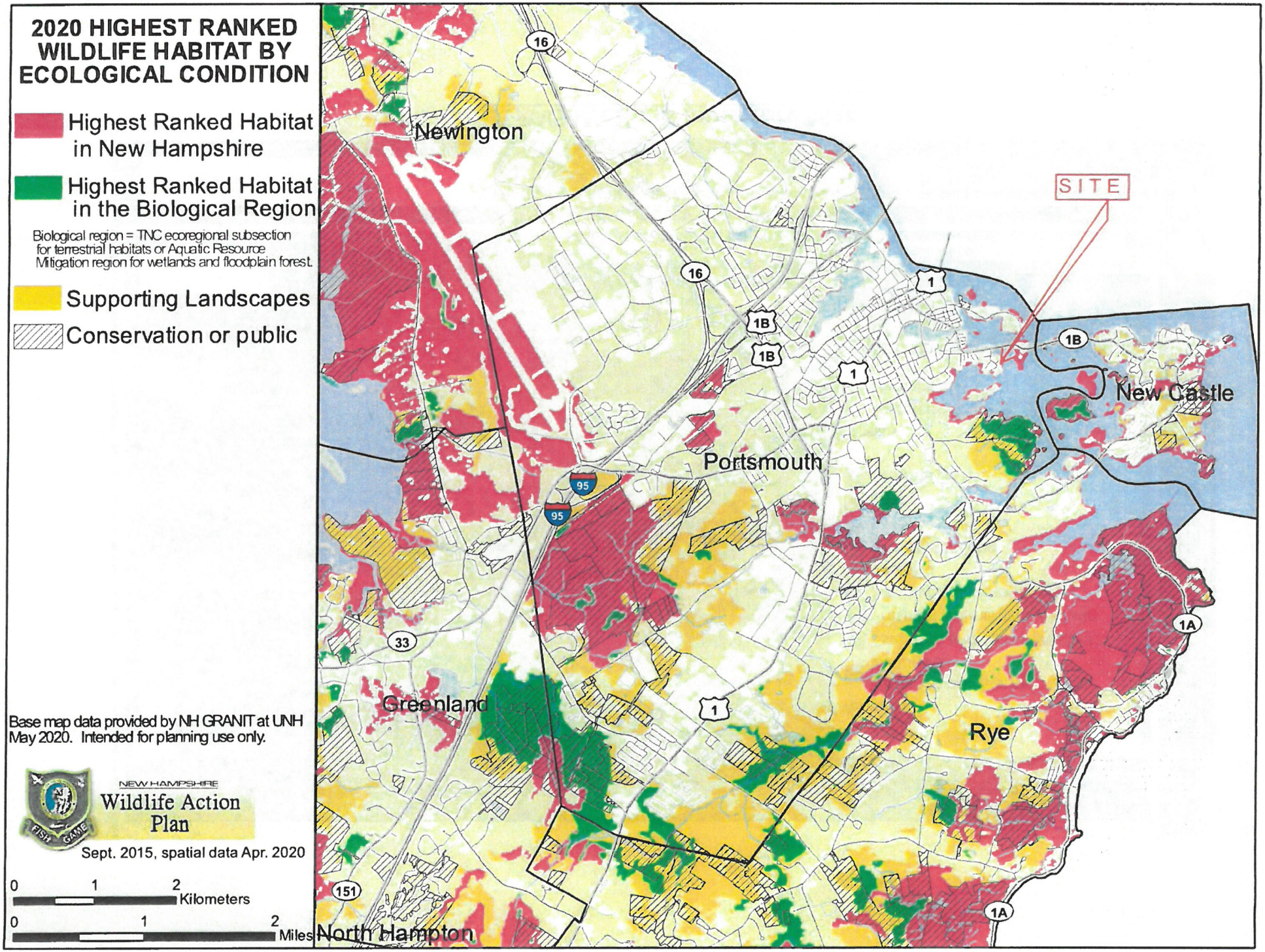
Precision: Within (but not necessarily restricted to) the area indicated on the map.

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

Dates documented

First reported: 1953 Last reported: 2021-02-10

CONFIDENTIAL – NH Dept. of Environmental Services review


2020 HIGHEST RANKED WILDLIFE HABITAT BY ECOLOGICAL CONDITION
Highest Ranked Habitat in New Hampshire
Highest Ranked Habitat in the Biological Region
Biological region = TNC ecoregional subsection for terrestrial habitats or Aquatic Resource Mitigation region for wetlands and floodplain forest.
Supporting Landscapes
Conservation or public
Base map data provided by NH GRANIT at UNH May 2020. Intended for planning use only.
NEW HAMPSHIRE Wildlife Action Plan
Sept. 2015, spatial data Apr. 2020
0 1 2 Kilometers
0 1 2 Miles
Newington
Portsmouth
New Castle
Greenland
Rye
North Hampton
SITE
16
1
1B
95
33
151
1A



USFWS Wetland Inventory Map

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

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

20 October 2023

Dear Mr. Weinrieb;

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

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

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

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

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

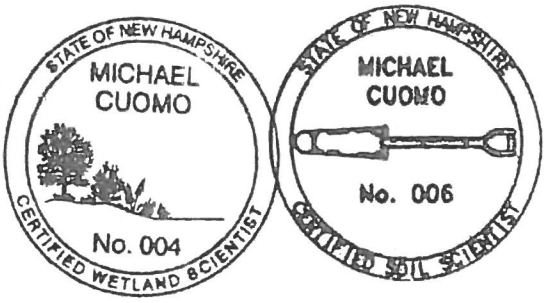
A comprehensive stormwater treatment plan is being developed by Altus Engineering where none currently exists. Peak runoff flows will be reduced and treatment will be provided to improve water quality of runoff entering the tidal wetland and Piscataqua River. Altus Engineering is also preparing a plan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

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

Please call if you have questions regarding this work.

Sincerely,

Michael Cuomo
NH Wetland Scientist #004
NH Soil Scientist #006



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

CERTIFIED SOIL SCIENTIST • *WETLAND SCIENTIST* • *LICENSED SITE EVALUATOR*

December 15, 2020

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

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

Dear Erik:

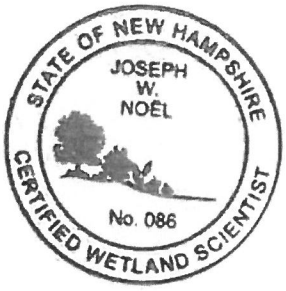
On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1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

To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,

Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017



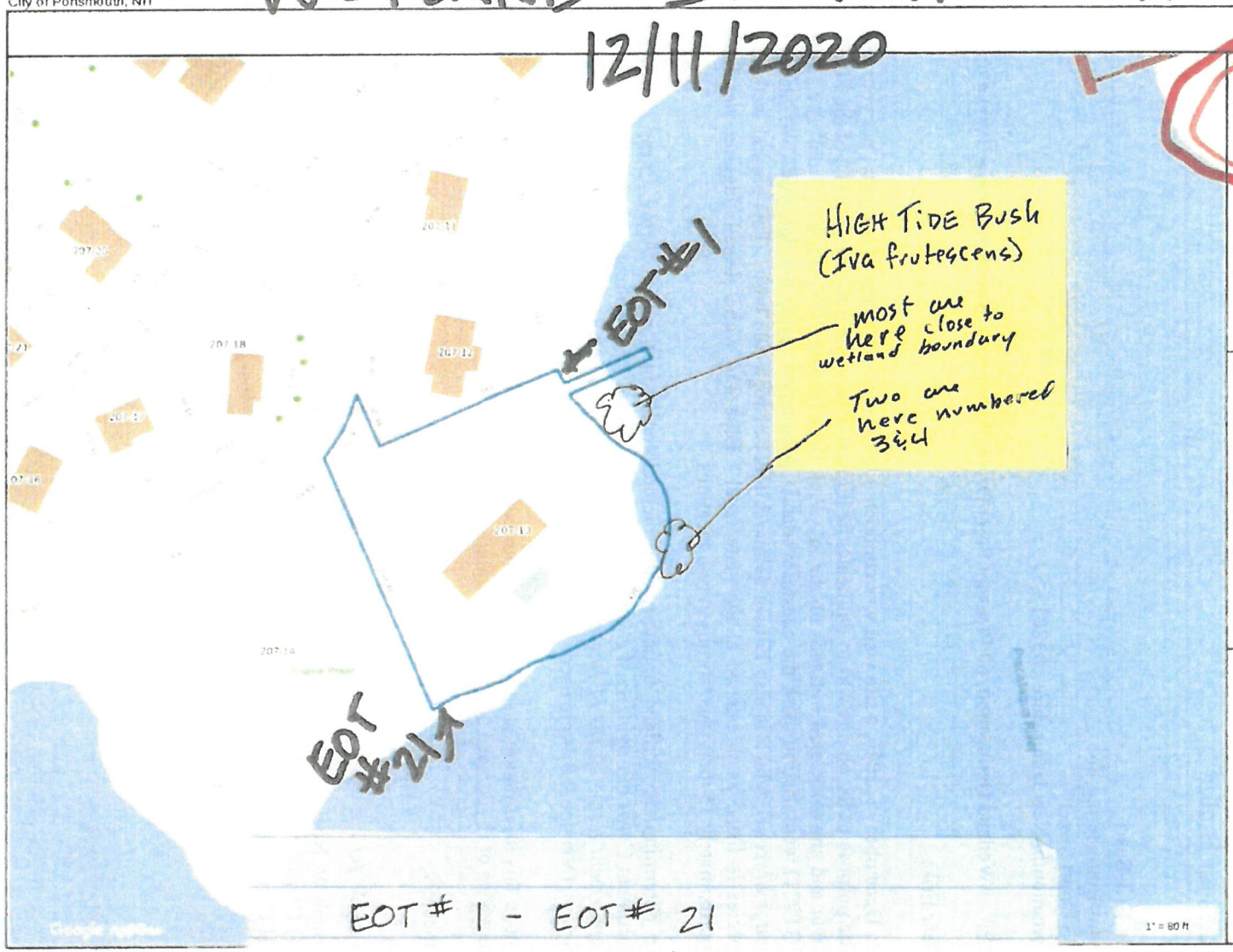


WETLAND SKETCH PLAN

12/11/2020

City of Portsmouth, NH

November 18, 2020

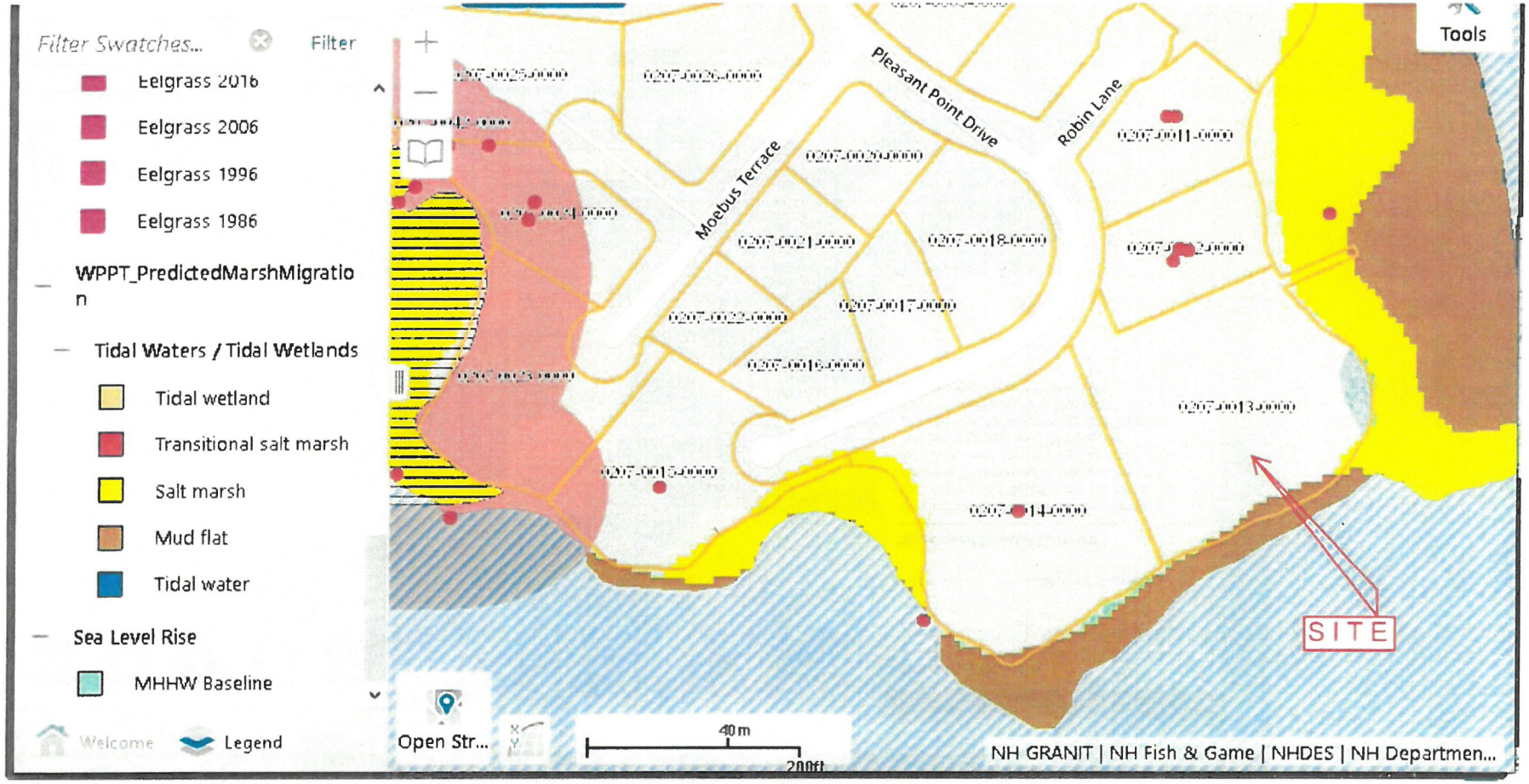


Property Information
Property ID 0207-0013-0000
Location 60 PLEASANT POINT DR
Owner 120-0 WILD ROSE LANE LLC

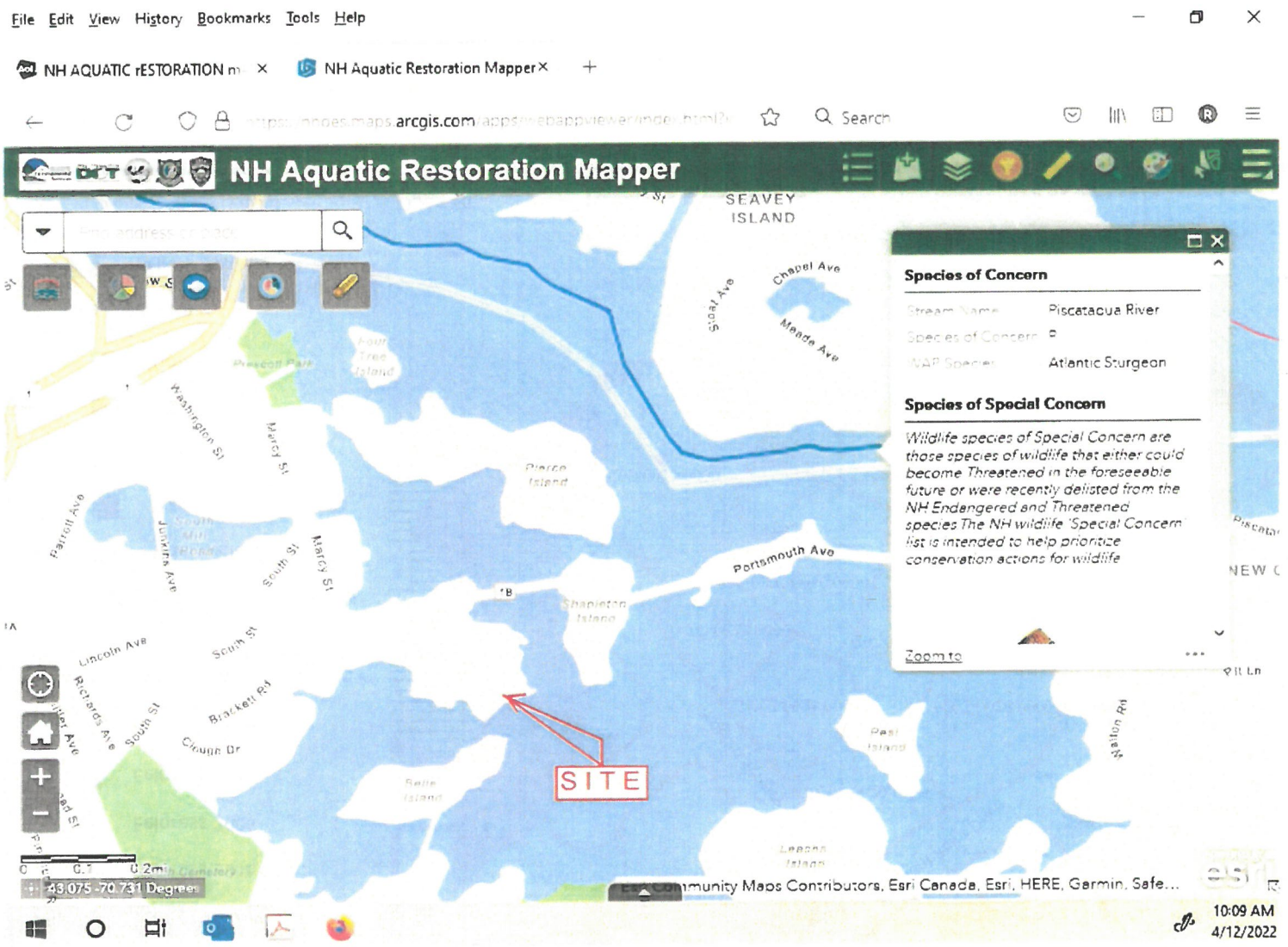
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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 4/1/2019
Data updated 7/17/2019



WETLAND PERMIT PLANNING TOOL (WPPT) RESULTS



NH AQUATIC RESTORATION MAPPER RESULTS – No Expected Impacts

EFH Data Notice: Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional Fishery Management Councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43°4'5" N, Longitude = 71°15'24" W
Decimal Degrees: Latitude = 43.07, Longitude = -70.74

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

*** WARNING ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH

Show	Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
			Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
			Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Flounder	Eggs Juvenile Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
			Little Skate	Juvenile Adult	New England	Amendment 2 to the Northeast Skate Complex FMP

Show	Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
			Atlantic Herring	Juvenile Adult Larvae	New England	Amendment 3 to the Atlantic Herring FMP
			Atlantic Cod	Larvae Adult Eggs	New England	Amendment 14 to the Northeast Multispecies FMP
			Pollock	Juvenile Eggs Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
			Red Hake	Adult Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Windowpane Flounder	Adult Larvae Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			White Hake	Adult Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
			Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
			Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
			Atlantic Mackerel	Eggs Larvae Juvenile	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

Show	Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
			Bluefish	Adult Juvenile	Mid-Atlantic	Bluefish
			Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

HAPCs

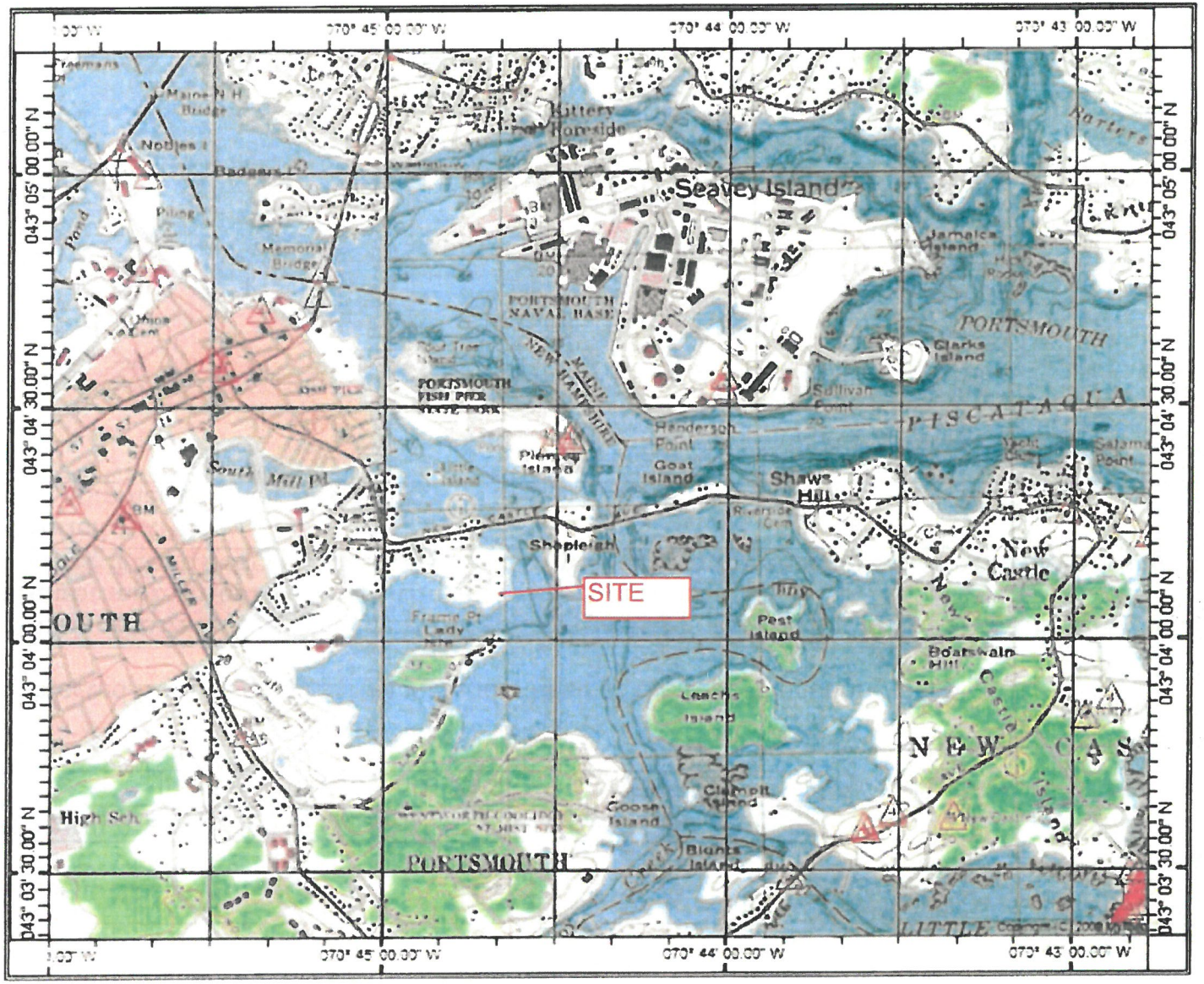
Show	Link	Data Caveats	HAPC Name	Management Council
			Inshore 20m Juvenile Cod	NEFMC

EFH Areas Protected from Fishing

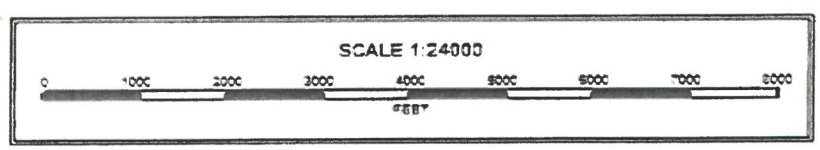
No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

Mid-Atlantic Council HAPCs,
No spatial data for summer flounder SAV HAPC.



070° 45' 00.00" W
070° 44' 00.00" W
070° 43' 00.00" W
043° 05' 00.00" N
043° 04' 30.00" N
043° 04' 00.00" N
043° 03' 30.00" N
Kittery Foreside
Seavey Island
Jamaica Island
PORTSMOUTH
Clarks Island
PISCATAQUA
Sullivan Point
Henderson Point
Goat Island
Shaws Hill
New Castle
Shapleigh
SITE
Pest Island
Boatswain Hill
Leachs Island
Clampit Island
Goose Island
Blunts Island
PORTSMOUTH
High Sch
Memorial Bridge
Nobles I
Badgers I
Piling
Union Cem
PORTSMOUTH NAVAL BASE
PORTSMOUTH FISH PIER STATE PARK
Pierces Island
South Mill Pd
Frame Pt
Lady Isle
Riverside Cem
Tiny
Salama Point
Barters
Creek
LITTLE



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6000
7000
8000
FEET



AERIAL PHOTOGRAPH



Photo #1:
Looking southerly at existing driveway and residence to be replaced.
November 23, 2020



Photo #2:
Looking westerly at Pleasant Point Drive.
November 23, 2020



Photo #3:
Looking w northerly at existing driveway exit on to Pleasant Point Drive.
November 23, 2020



Photo #4:
Looking easterly at existing residence to be replaced.
November 23, 2020



Photo #5:
Looking southwesterly at existing lawn, vegetative buffer and Piscataqua River beyond. - November 23, 2020



Photo #6:
Looking southerly at existing waterfront access steps.
November 23, 2020



Photo #7:
Looking southeasterly at existing vegetative buffer and Piscataqua River beyond. - November 23, 2020



Photo #8:
Looking northeasterly at pool and residence to be replaced.
November 23, 2020



Photo #9:
Looking north at existing pool pump in thin vegetation buffer between lawn and shoreline. - November 23, 2020



Photo #10:
Looking east at shoreline and second set of steps for limited access to resource edge. - November 23, 2020



Photo #11:
Looking northwesterly at existing residence to be replaced.
November 23, 2020



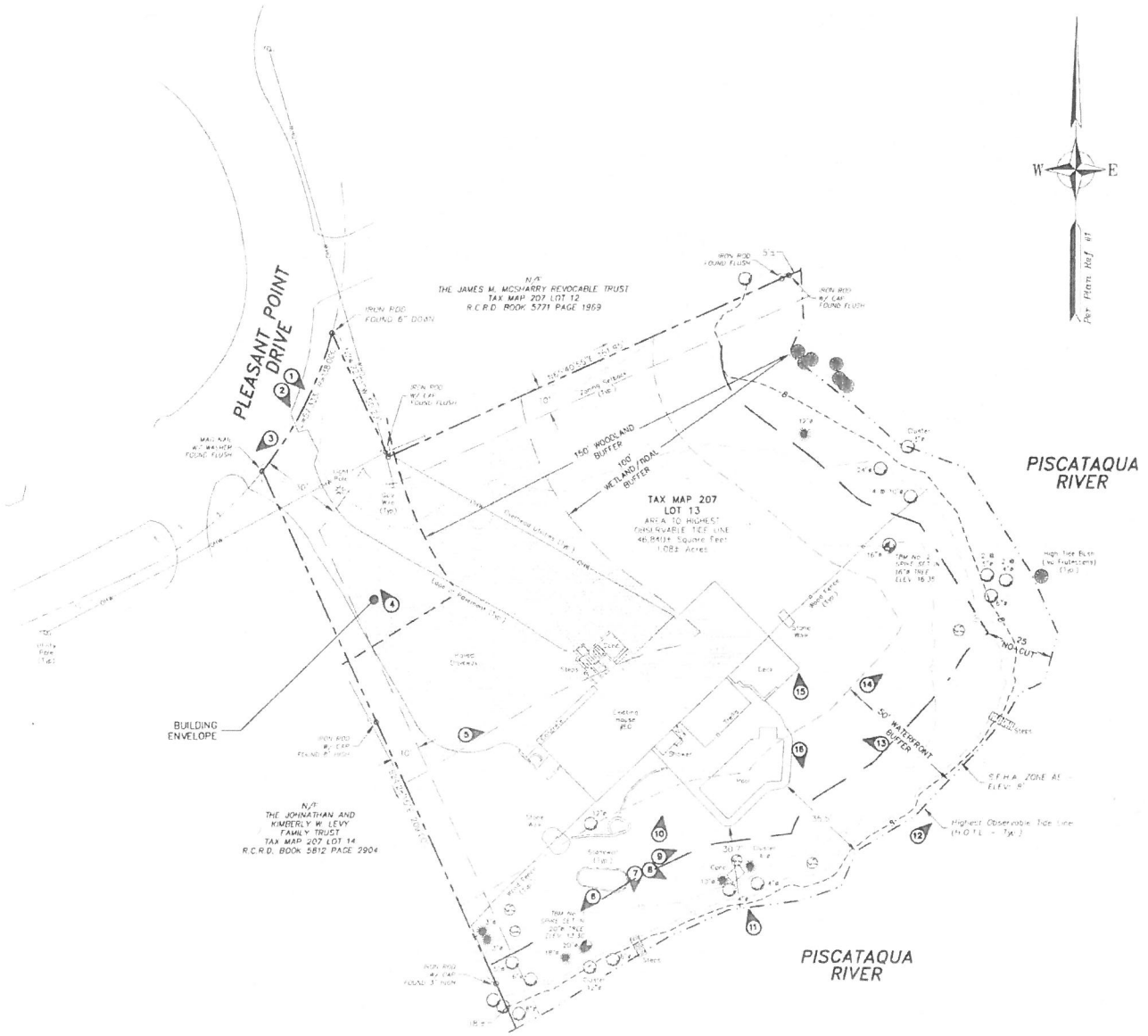
Photo #12:
Looking easterly at shoreline and Piscataqua River (resource).
November 23, 2020



Photo #13:
Looking northerly at existing landscaping, lawn & fence.
November 23, 2020



Photo #14:
Looking southerly at pool to be replaced or renovated, lawn area, vegetative buffer and Piscataqua River beyond.
November 23, 2020



NOTES

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS & DIRECTION OF PHOTOGRAPHS TAKEN AT THE SITE FOR REVIEW AND APPROVAL PURPOSES.

LEGEND

(12) PHOTOGRAPH LOCATION & DIRECTION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

ALTUS ENGINEERING, INC.
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: FEBRUARY 9, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	02/09/21

DRAWN BY: RVH
APPROVED BY: EBS/EDW
DRAWING FILE: 5138SITE dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

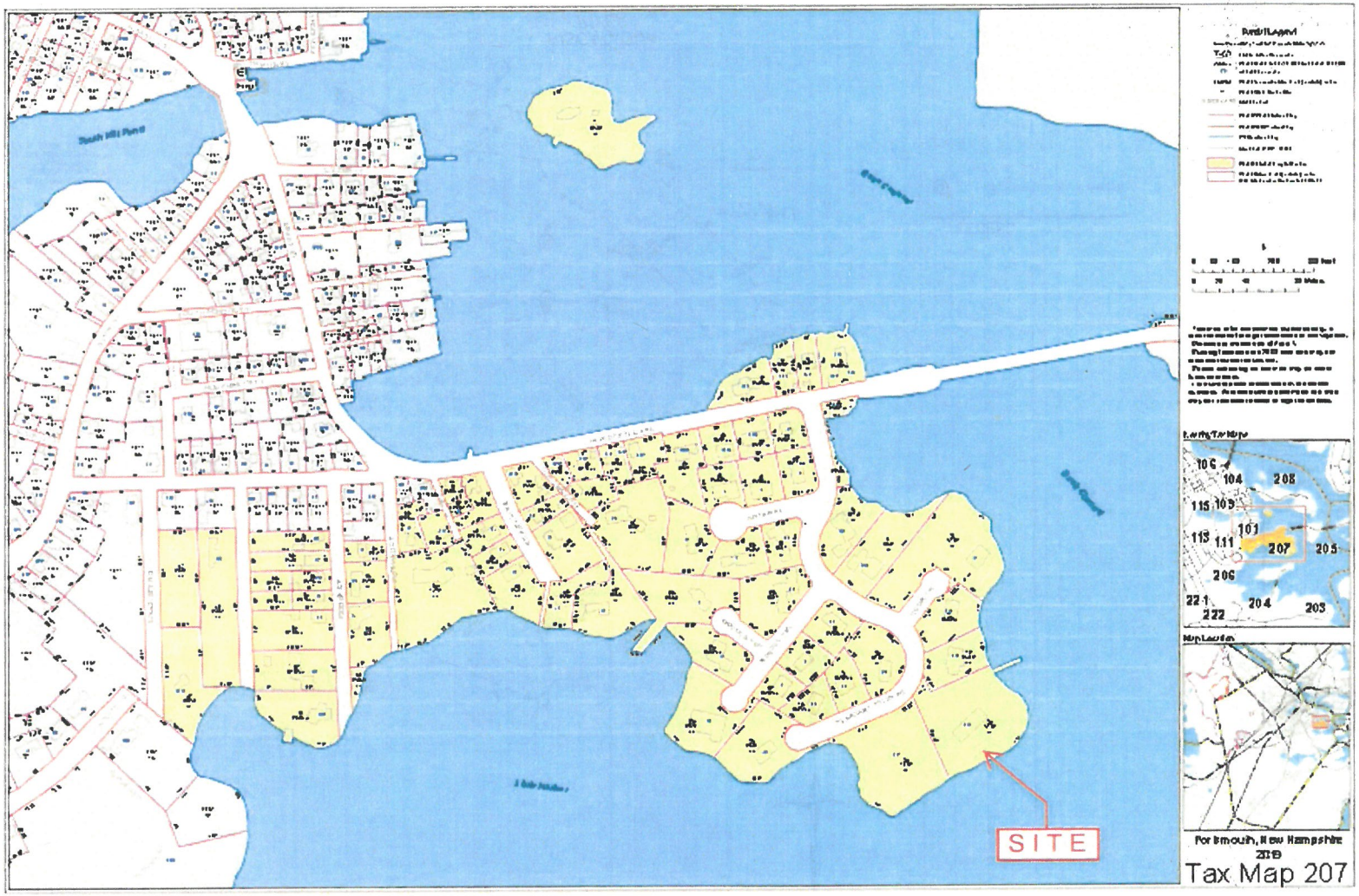
OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
PHOTOGRAPH KEY

SHEET NUMBER:
PHOTO-1



TAX MAP



TAX MAP DETAIL

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
FEB 25 2021

DHR Use Only	
R&C#	12489
Log In Date	2/25/21
Response Date	3/5/21
Sent Date	3/9/21

Request for Project Review by the New Hampshire Division of Historical Resources

☒ This is a new submittal
☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Residential Redevelopment

Project Location 60 Pleasant Point Drive

City/Town Portsmouth Tax Map 207 Lot # 13

NH State Plane - Feet Geographic Coordinates: Easting 1230893 Northing 208526
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact *(if applicable)*
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact *(if applicable)* NHDES Wetlands

Permit Type and Permit or Job Reference # Not yet assigned

APPLICANT INFORMATION

Applicant Name 120-0 Wild Rose, LLC

Mailing Address 209 Water Street Phone Number 617-348-3732

City Newburyport State MA Zip 01950 Email jmorris@harbourvest.com

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Erik Saari / Altus Engineering, Inc.

Mailing Address 133 Court Street Phone Number 6034332335

City Portsmouth State NH Zip 03801 Email esaari@altus-eng.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review *Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dncr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the Project Mapping ***using EMMIT or relevant portion of a 7.5' USGS Map.*** *(See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1**. *(Blank table forms are available on the DHR website.)*
  EMMIT or in-house records search conducted on 02/10/21.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☒ Yes ☐ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 62 years

- ☒ Photographs of ***each*** resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☒ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☐ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☑ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments:

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Nicole Mullen, DSHPO Date: 3/5/2021

April 11, 2022

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review and Compliance
19 Pillsbury Street
Concord, NH 03301-3570

Re: Request for Review
Assessor's Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #P5138

Dear Reviewer,

On behalf of the Applicant, 120-0 Wild Rose, LLC, Altus Engineering, Inc. (Altus) respectfully submits the following items to fulfill the requirements of a NHDES Wetlands Permit Application (Major Impact, Standard Review). The project consists of the redevelopment of a single family residence, to include razing the existing house and replacing the existing swimming pool, installation of utility lines to service the new residence & associated site improvements.

- Request for Project Review
- Project Narrative
- Photographs keyed to Plan (PHOTO-1)
- USGS Map
- NRCS Soils information
- Site Plan
- EMMIT Location Map
- Database Results – No projects in vicinity
- Self-addressed Stamped Envelope

Please call me if you have any questions or need any additional information.

Sincerely,
ALTUS ENGINEERING, INC.

Eric D. Weinrieb, P.E.
President

Enclosure

Wde/5138.028A_SHPO-cover-letter.doc

PROJECT NARRATIVE

Site Overview

The applicant, 120-0 Wild Rose, LLC, is proposing to replace an existing single family residence. The project will include associated site improvements including a paved driveway and swimming pool replacement. Proposed utilities will be underground and tie in to existing municipal services. The parcel's existing driveway will be replaced and access will continue to be from Pleasant Point Drive. The proposed improvements occur in previously disturbed or developed/maintained areas and will receive loam and seed or will be otherwise stabilized. Portions of the demolition activity occurs in previously developed upland tidal buffer zone & shoreland zone on the lot. The parcel is adjacent to the Piscataqua River which is tidally influenced by the Atlantic Ocean. The project site, located at 60 Pleasant Point Road, Portsmouth, NH, is a 1.08 acre+/- parcel.

Site Soils

The NRCS indicates that the area of disturbance consists of one soil classification:

799 – Urban land - Canton complex, 3 to 15 percent slopes

Due to the nature of the project, a Site Specific or High Intensity Soils Survey was not conducted.

Buildings

The existing residence was constructed in 1958 per City records and is closer to the Piscataqua River than would be permitted under current regulations. The proposed residence will meet the 50-foot primary structure setback. The parcel also has an existing pool which will also be replaced further from the resource than exists today.

Site Disturbance

It is apparent that much of the site has been disturbed at some point in the past through house, driveway and pool construction and site grading. All the construction activities will take place within previously disturbed areas. There will be temporary & permanent disturbances within the 100-foot tidal buffer zone and the Shoreland Protection Buffer located between 100-feet and 250-ft from the resource (Piscataqua River). There are no known or suspected archaeological resources (cellar holes, wells, foundations, stonewalls, etc.) within the areas of disturbance.

NHDHR File Review

Investigation of NHDHR's database (EMMIT) on April 11, 2022 yielded no historic properties within a half mile of the parcel.

Conclusion

It is our opinion that this information along with the Request for Project Review form and attached exhibits meet NHDES Wetland Bureau Permit Application requirements. If you need any additional information, please feel free to contact the project manager, Eric Weinrieb directly.

ALTUS
ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Shoreland Permit
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Wetlands & Shoreland Permit applications only

Tax Map / Parcel	Abutter name & address
207 / 12	The James M. McSharry Revocable Trust 58 Pleasant Point Drive Portsmouth, NH 03801
207 / 14	Lisa & Larry John Goodwin 64 Pleasant Point Drive Portsmouth, NH 03801

wde/5138.023-shoreland-abutters.list-wetlands-ap-only.doc

7016 2710 0000 1711 2042

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.
Portsmouth, NH 03801

OFFICIAL USE

Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.90
Total Postage and Fees	$5.25

Postmark Here
NOV 27 2025

Sent To: THE JAMES M. McSHARRY REV. TRUST
Street and Apt. No., or PO Box No.: 58 PLEASANT POINT DR
City, State, ZIP+4®: PORTSMOUTH NH 03801

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7016 2710 0000 1711 2059

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Portsmouth, NH 03801

OFFICIAL USE

Certified Mail Fee	$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.90
Total Postage and Fees	$5.25

Postmark Here
NOV 27 2025

Sent To: LISA & LARRY JOHN GOODWIN
Street and Apt. No., or PO Box No.: 64 PLEASANT POINT DR
City, State, ZIP+4®: PORTSMOUTH NH 03801

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

November 28, 2023

Subject: **NHDES Wetlands Permit Application**
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138

Dear Abutter:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetland Permit Application to the NHDES Wetlands Bureau.

The application proposes to raze & replace the existing residence along with other site improvements. The demolition & subsequent utility installations and other site improvements will impact areas within the previously disturbed and developed 100' tidal buffer zone. There are additional impacts located between the 100-foot and 250-foot zones of the Shoreland Protection Buffer since the entire lot is within the Buffer.

This letter is for the notification of abutting property owners only. As the improvements are less than 20-feet from your common property line we are required to attempt to obtain a letter from you stating you have no objections to the proposed improvements that are within 20-feet of the property line.

Please review the plan and if you have no objections to the components of the project that are within 20-feet of the common property line, sign the enclosed form and return it in the self-addressed envelope. If the applicant cannot obtain your permission they have the right to apply to NHDES for a waiver of the requirement. The proposed work takes place no closer than the common property line except as noted on the plans.

Once filed, the plans that show the proposed project are available for viewing during normal business hours at the City of Portsmouth City Clerk's office (603) 610-7245 or at the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,

Eric D. Weinrieb, PE
President

wde\5138.032.abutter-within-20-feet-notify-wetland.ltr.doc
CERTIFIED MAIL

ABUTTER STATEMENT LETTER

SHORELAND PERMIT &
WETLAND PERMIT APPLICATIONS

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

_____ _____

Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER

SHORELAND PERMIT APPLICATION &

WETLANDS PERMIT APPLICATION

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

_____ _____

The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

Date



NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	± 57'
MIN. DEPTH:	100'	±150'	±150'
FRONT SETBACK:	30'	±136'	± 93'
SIDE SETBACK:	10'	± 51'	± 33'
REAR SETBACK:	30'	± 31'	± 87'
WETLAND BUFFER:	100'	± 80' (RESIDENCE)	100'+(RES.)
NO-CUT BUFFER:	25'	0' (LAWN)	0'

WATERFRONT BUFFER (0 - 100'):

TOTAL AREA	34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS	8,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS	11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):

NATURAL WOODLAND (25% MIN.)	5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS	455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS	4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
3. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020.
8. EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
9. PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (485 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

GRID SEGMENT SUMMARY

A 25' SIDE X 50' DEEP GRID MUST HAVE 25 POINTS BEFORE CUTTING CAN TAKE PLACE (NO CUTTING IN 50' BUFFER IS PROPOSED)

INSTALL 14 TREES MIN., 150 SHRUBS MIN. & 170 PERRENNIALS MIN.

NUMBER	EXISTING VEGETATION	EXISTING POINTS	PROPOSED POINTS (SEE LANDSCAPE PLAN)
1	8" TREE, 6" TREE, 5" TREE, 2-3" TREES	22	57
2	20" TREE, 18" TREE, 12" TREE & 6" TREE	45	65
3	120 SF GROUNDCOVER (G.C.)	2	29
4	10" TREE, 4" TREE & 100 SF G.C.	17	17
5	3 - 4" TREES & 175 SF G.C.	18	18
6	1 - 2" TREE & 200 SF G.C.	5	5
7	200 SF G.C.	4	4
8	200 SF G.C.	2	2
9	100 SF G.C.	2	2
10	1 - 2" TREE & 100 SF G.C.	3	3
11	6" TREE, 2 - 5" TREES, 2 - 4" TREES, 100 G.C.	27	27
12	1 - 16" TREE & 100 SF G.C.	17	17
13	4 - 10" TREES, 200 SF G.C.	42	76
14	1 - 24" TREE, 3" CLUSTER TREE & 100 SF G.C.	18	70
15	1 - 12" TREE & 100 SF G.C.	12	57
16	300 SF G.C.	3	27
17	100 SF G.C.	2	43
TOTAL:		241	519

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES SHORELAND PERMIT TREE COUNT

SHEET NUMBER:
1 OF 1

NHDES WETLANDS & SHORELAND PERMIT APPLICATIONS

MORRIS RESIDENCE

60 Pleasant Point Drive
Portsmouth, New Hampshire

Assessor's Parcel 207, Lot 13

ISSUED FOR APPROVAL

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

Plan Issue Date:

OCTOBER 27, 2023 PLANNING BOARD (CUP)
NOVEMBER 28, 2023 NHDES PERMITTING

Owner/Applicant:
120-0 WILD ROSE LANE, LLC

209 Water Street
Newburyport, MA 01950
(617) 283-2294

Civil Engineer:
ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

Landscape Architect:
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
Attn.: Johanna Cairns

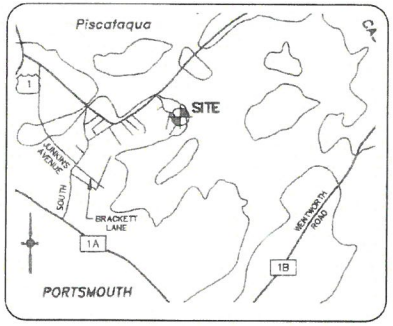
366 Fore Street
Portland, ME 04101
(617) 905-2246

Surveyor:
EASTERLY SURVEYING, INC.
c/o Peter Agrodnia, LLS

1021 Goodwin Road, Suite #1
Eliot, ME 03903
(207) 439-6333

Soil Scientists/Wetland Scientists:
JOSEPH W. NOEL, NH CWS #086
P.O. Box 174
South Berwick, ME 03908
(207) 384-5587

MICHAEL CUOMO, CWS
6 York Pond Road
York, ME 03909
(207) 363-4532

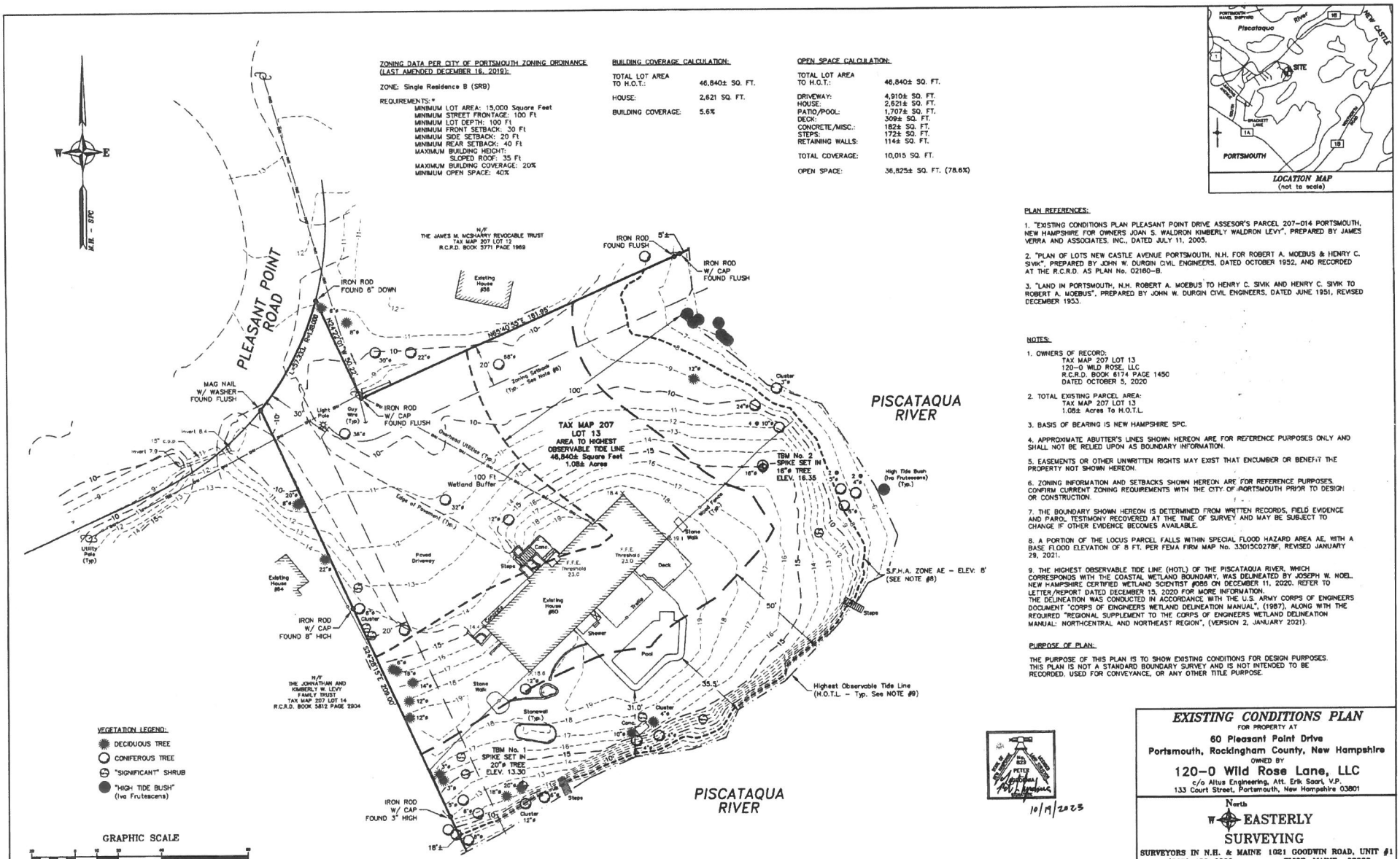


LOCUS NOT TO SCALE

Sheet Index Title	*Sheet No.:*	*Rev.*	*Date*
Existing Conditions Plan	1 of 1	A	04/02/21
Demolition Plan	C-1	1	11/28/23
Site Plan	C-2	1	11/28/23
Stormwater Management & Grading Plan	C-3	1	11/28/23
Erosion Control Plan	C-4	0	10/27/23
Utilities Plan	C-5	0	10/27/23
Illustrative Master Plan (by Matthew Cunningham)	L0.0	0	10/25/23
Planting Plan (by Matthew Cunningham)	L0.2	0	10/25/23
Planting Details (by Matthew Cunningham)	L0.3	0	10/25/23
NHDES Wetlands & Shoreland Permit Application Plan	1 of 1	0	11/28/23
Erosion Control Notes & Details	D-1	1	11/28/23
Detail Sheet	D-2	1	11/28/23

Permit Summary:	*Submitted*	*Received*
NHDES Wetlands Permit	To be submitted	–
NHDES Shoreland Permit	To be submitted	–
Notice of Intent	By Contractor 14 days prior to construction	

P5138



PLAN REFERENCES:

1. "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.
2. "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVIK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160-B.
3. "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVIK AND HENRY C. SIVIK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 207 LOT 13
   120-0 WILD ROSE, LLC
   R.C.R.D. BOOK 6174 PAGE 1450
   DATED OCTOBER 5, 2020
2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 207 LOT 13
   1.08± Acres To H.O.T.L.
3. BASIS OF BEARING IS NEW HAMPSHIRE SPC.
4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
8. A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.
9. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

10/9/2023

REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/2/21	ADDED ADDITIONAL TREES & ABUTTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT

60 Pleasant Point Drive
Portsmouth, Rockingham County, New Hampshire

OWNED BY

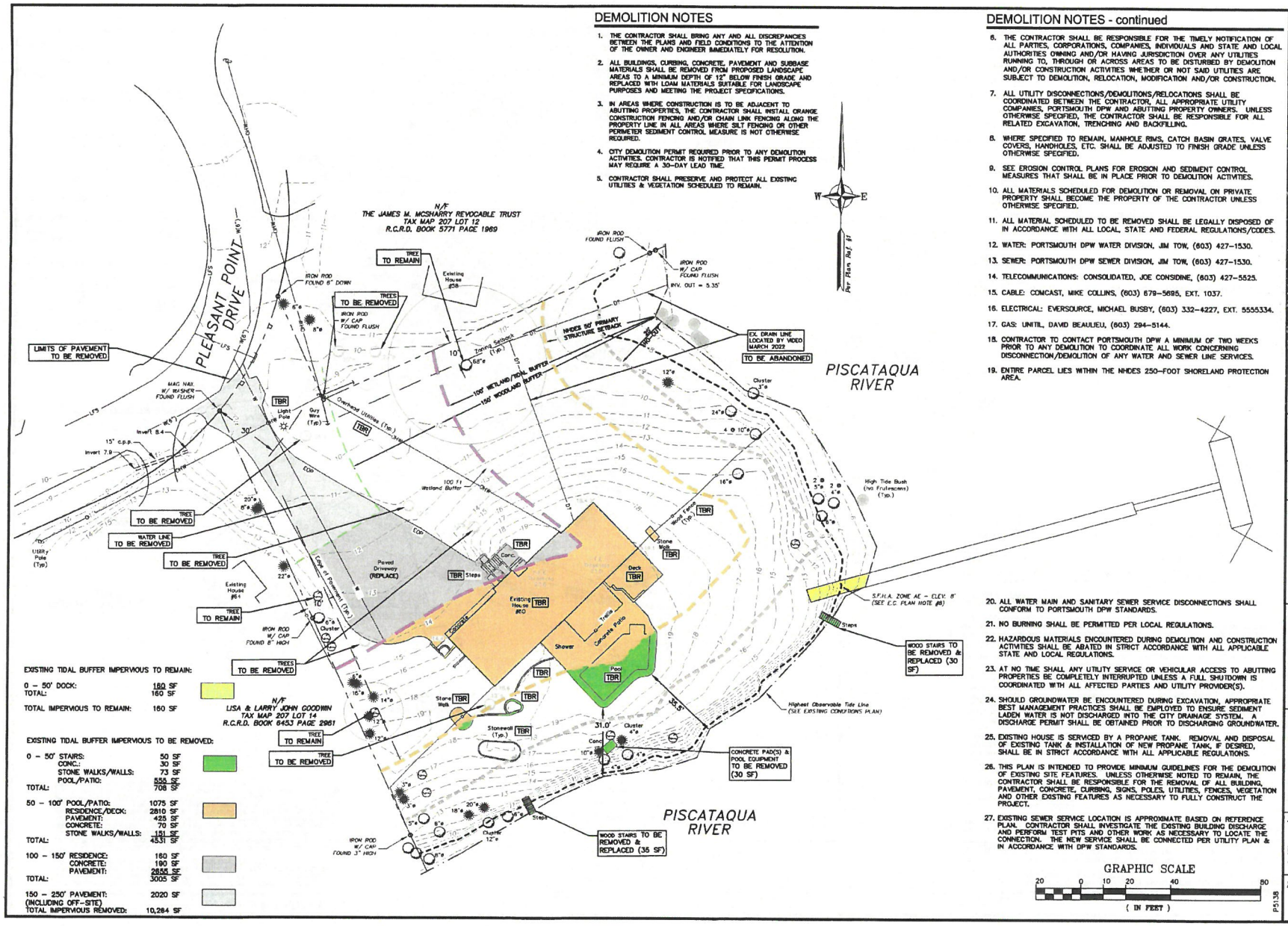
120-0 Wild Rose Lane, LLC
c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

North
WESTERLY SURVEYING
SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	20770	02/04/21	1 OF 1	A.H.P.	P.L.A.

DRAWING No: 20770 EXISTING CONDITIONS
FIELD BOOK No: "Portsmouth #1"

Tax Map 207 Lot 13



EXISTING TIDAL BUFFER IMPERVIOUS TO REMAIN:

0 – 50' DOCK:	160 SF
TOTAL:	160 SF
TOTAL IMPERVIOUS TO REMAIN:	160 SF

EXISTING TIDAL BUFFER IMPERVIOUS TO BE REMOVED:

0 – 50' STAIRS:	50 SF
CONC.:	30 SF
STONE WALKS/WALLS:	73 SF
POOL/PATIO:	555 SF
TOTAL:	708 SF
50 – 100' POOL/PATIO:	1075 SF
RESIDENCE/DECK:	2810 SF
PAVEMENT:	425 SF
CONCRETE:	70 SF
STONE WALKS/WALLS:	151 SF
TOTAL:	4531 SF
100 – 150' RESIDENCE:	160 SF
CONCRETE:	190 SF
PAVEMENT:	2655 SF
TOTAL:	3005 SF
150 – 250' PAVEMENT: (INCLUDING OFF-SITE)	2020 SF
TOTAL IMPERVIOUS REMOVED:	10,284 SF

DEMOLITION NOTES

1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
3. IN AREAS WHERE CONSTRUCTION IS TO BE ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AND/OR CHAIN LINK FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING OR OTHER PERIMETER SEDIMENT CONTROL MEASURE IS NOT OTHERWISE REQUIRED.
4. CITY DEMOLITION PERMIT REQUIRED PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR IS NOTIFIED THAT THIS PERMIT PROCESS MAY REQUIRE A 30-DAY LEAD TIME.
5. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES & VEGETATION SCHEDULED TO REMAIN.

DEMOLITION NOTES - continued

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
7. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
8. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
9. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
10. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
11. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
12. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
13. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
14. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
15. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
16. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
17. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
18. CONTRACTOR TO CONTACT PORTSMOUTH DPW A MINIMUM OF TWO WEEKS PRIOR TO ANY DEMOLITION TO COORDINATE ALL WORK CONCERNING DISCONNECTION/DEMOLITION OF ANY WATER AND SEWER LINE SERVICES.
19. ENTIRE PARCEL LIES WITHIN THE NHDES 250-FOOT SHORELAND PROTECTION AREA.
20. ALL WATER MAIN AND SANITARY SEWER SERVICE DISCONNECTIONS SHALL CONFORM TO PORTSMOUTH DPW STANDARDS.
21. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
22. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
23. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
24. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
25. EXISTING HOUSE IS SERVICED BY A PROPANE TANK. REMOVAL AND DISPOSAL OF EXISTING TANK & INSTALLATION OF NEW PROPANE TANK, IF DESIRED, SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
26. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDING, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.
27. EXISTING SEWER SERVICE LOCATION IS APPROXIMATE BASED ON REFERENCE PLAN. CONTRACTOR SHALL INVESTIGATE THE EXISTING BUILDING DISCHARGE AND PERFORM TEST PITS AND OTHER WORK AS NECESSARY TO LOCATE THE CONNECTION. THE NEW SERVICE SHALL BE CONNECTED PER UTILITY PLAN & IN ACCORDANCE WITH DPW STANDARDS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/27/23
1	NHDES SUBMISSION	EDW	11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C - 1

CONSERVATION COMMISSION RECOMMENDATIONS:

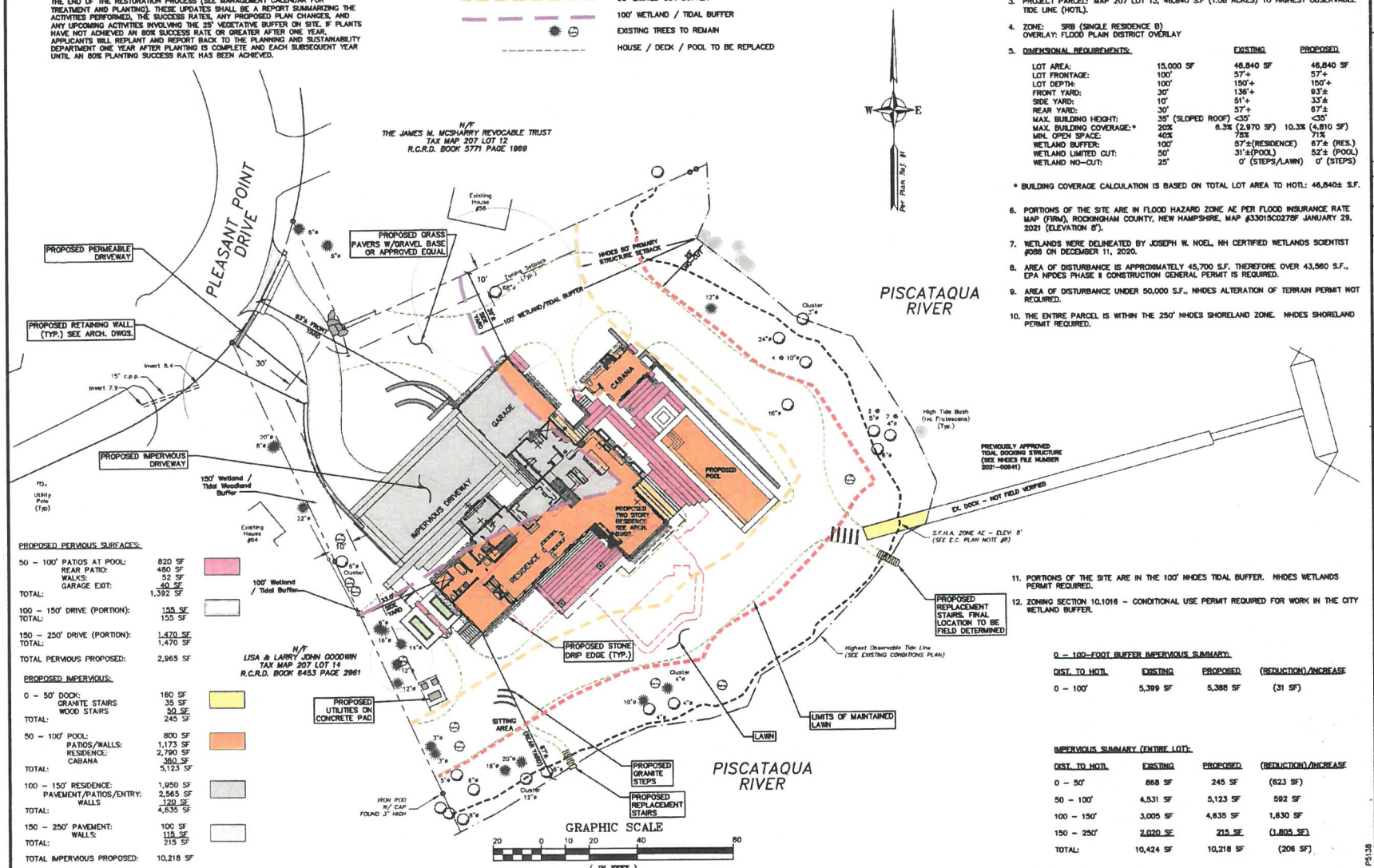
1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

LEGEND

- PROPERTY LINE
- HIGHEST OBSERVABLE TIDE LINE
- 25' NO CUT BUFFER
- 50' LIMITED CUT BUFFER
- 100' WETLAND / TIDAL BUFFER
- EXISTING TREES TO REMAIN
- HOUSE / DECK / POOL TO BE REPLACED

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



PROPOSED PERVIOUS SURFACES:

50 – 100' PATIOS AT POOL:		820 SF
REAR PATIO:		480 SF
WALKS:		52 SF
GARAGE EXIT:		40 SF
TOTAL:		1,392 SF
100 – 150' DRIVE (PORTION):		155 SF
TOTAL:		155 SF
150 – 250' DRIVE (PORTION):		1,470 SF
TOTAL:		1,470 SF
TOTAL PERVIOUS PROPOSED:		2,965 SF

PROPOSED IMPERVIOUS:

0 – 50' DOCK:		160 SF
GRANITE STAIRS		35 SF
WOOD STAIRS		50 SF
TOTAL:		245 SF
50 – 100' POOL:		800 SF
PATIOS/WALLS:		1,173 SF
RESIDENCE:		2,790 SF
CABANA		360 SF
TOTAL:		5,123 SF
100 – 150' RESIDENCE:		1,950 SF
PAVEMENT/PATIOS/ENTRY:		2,565 SF
WALLS		120 SF
TOTAL:		4,635 SF
150 – 250' PAVEMENT:		100 SF
WALLS:		115 SF
TOTAL:		215 SF
TOTAL IMPERVIOUS PROPOSED:		10,218 SF

SITE NOTES

1. DESIGN INTENT – THE EXISTING ANTIQUATED SINGLE FAMILY RESIDENCE WILL BE RAZED & REPLACED WITH A NEW SINGLE FAMILY RESIDENCE.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, NH", DATED FEB. 4, 2021 BY EASTERLY SURVEYING, INC.
3. PROJECT PARCEL: MAP 207 LOT 13, 46,840 S.F (1.08 ACRES) TO HIGHEST OBSERVABLE TIDE LINE (HOTL).
4. ZONE: SRB (SINGLE RESIDENCE B)
   OVERLAY: FLOOD PLAIN DISTRICT OVERLAY
5. DIMENSIONAL REQUIREMENTS:

		EXISTING	PROPOSED
LOT AREA:	15,000 SF	46,840 SF	46,840 SF
LOT FRONTAGE:	100'	57'+	57'+
LOT DEPTH:	100'	150'+	150'+
FRONT YARD:	30'	136'+	83'±
SIDE YARD:	10'	51'+	33'±
REAR YARD:	30'	57'+	67'±
MAX. BUILDING HEIGHT:	35' (SLOPED ROOF)	<35'	<35'
MAX. BUILDING COVERAGE: *	20%	6.3% (2,970 SF)	10.3% (4,810 SF)
MIN. OPEN SPACE:	40%	75%	71%
WETLAND BUFFER:	100'	57'±(RESIDENCE)	67'± (RES.)
WETLAND LIMITED CUT:	50'	31'±(POOL)	52'± (POOL)
WETLAND NO-CUT:	25'	0' (STEPS/LAWN)	0' (STEPS)

* BUILDING COVERAGE CALCULATION IS BASED ON TOTAL LOT AREA TO HOTL: 46,840± S.F.

6. PORTIONS OF THE SITE ARE IN FLOOD HAZARD ZONE AE PER FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP #33015C0278F JANUARY 29, 2021 (ELEVATION 8').
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, NH CERTIFIED WETLANDS SCIENTIST #088 ON DECEMBER 11, 2020.
8. AREA OF DISTURBANCE IS APPROXIMATELY 45,700 S.F. THEREFORE OVER 43,560 S.F., EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS REQUIRED.
9. AREA OF DISTURBANCE UNDER 50,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
10. THE ENTIRE PARCEL IS WITHIN THE 250' NHDES SHORELAND ZONE. NHDES SHORELAND PERMIT REQUIRED.
11. PORTIONS OF THE SITE ARE IN THE 100' NHDES TIDAL BUFFER. NHDES WETLANDS PERMIT REQUIRED.
12. ZONING SECTION 10.1016 – CONDITIONAL USE PERMIT REQUIRED FOR WORK IN THE CITY WETLAND BUFFER.

0 – 100-FOOT BUFFER IMPERVIOUS SUMMARY:

DIST. TO HOTL	EXISTING	PROPOSED	(REDUCTION)/INCREASE
0 – 100'	5,399 SF	5,388 SF	(31 SF)

IMPERVIOUS SUMMARY (ENTIRE LOT):

DIST. TO HOTL	EXISTING	PROPOSED	(REDUCTION)/INCREASE
0 – 50'	868 SF	245 SF	(623 SF)
50 – 100'	4,531 SF	5,123 SF	592 SF
100 – 150'	3,005 SF	4,635 SF	1,630 SF
150 – 250'	2,020 SF	215 SF	(1,805 SF)
TOTAL:	10,424 SF	10,218 SF	(206 SF)

ALTUS ENGINEERING
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DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

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JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
SITE PLAN

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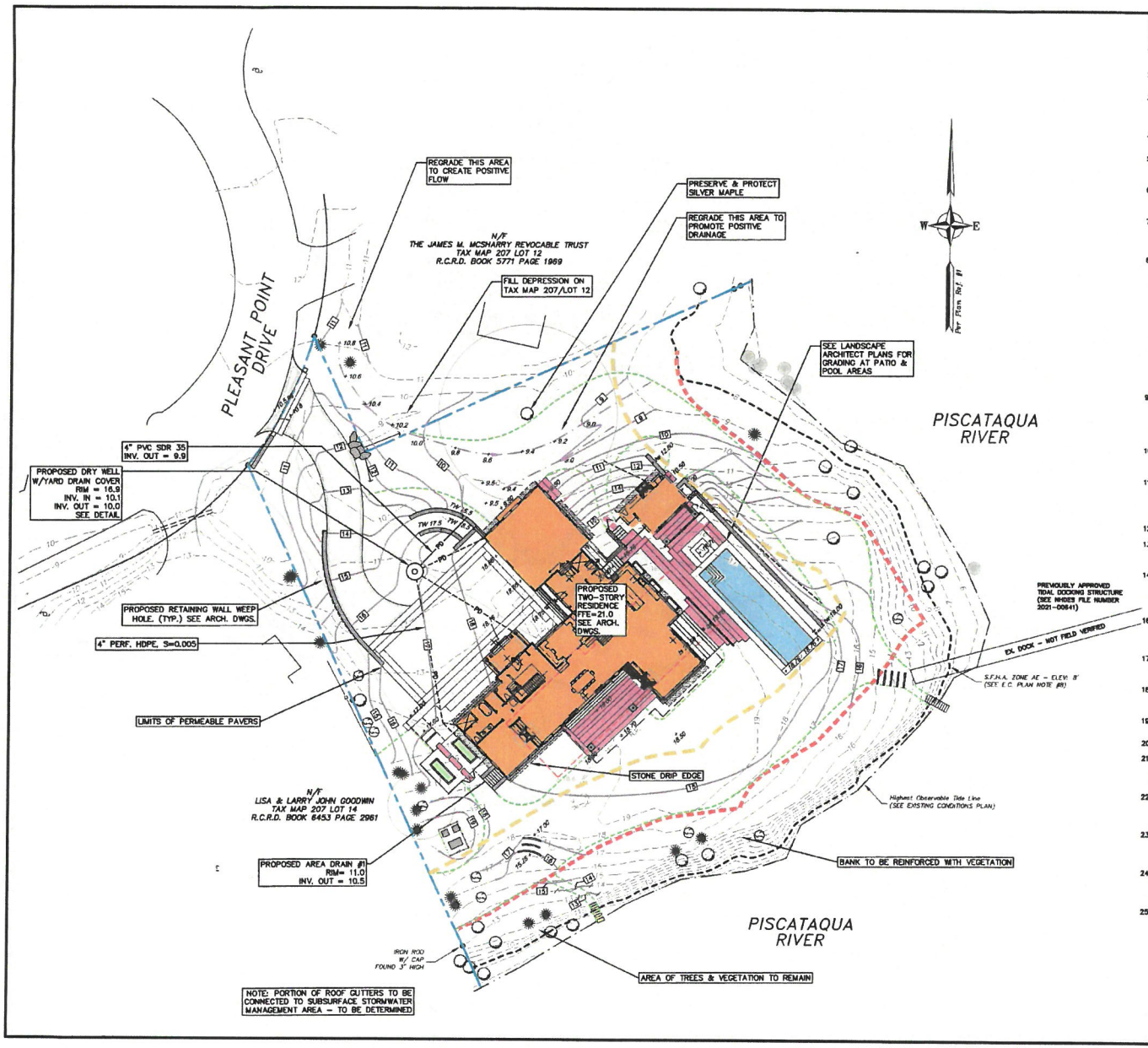
C-2

P5138



STORMWATER MANANGEMENT NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
4. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
5. UNLESS OTHERWISE AGREED IN WRITING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING TEMPORARY BENCHMARKS (TBM) AND PERFORMING ALL CONSTRUCTION SURVEY LAYOUT.
6. PRIOR TO CONSTRUCTION, FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING STORMWATER AND UTILITY LINES. PRESERVE AND PROTECT LINES TO BE RETAINED.
7. TEMPORARY INLET PROTECTION MEASURES SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN 100' OF THE PROJECT SITE WHEN SITE WORK WITHIN CONTRIBUTING AREAS IS ACTIVE OR SAID AREAS HAVE NOT BEEN STABILIZED.
8. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES, AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL. IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES ARE SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN GROUND. THIS WILL LIKELY REQUIRE REMOVAL OF A FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS. THE FINAL SUBGRADE ELEVATION WOULD ALSO REQUIRE AN APPROPRIATE DEGREE OF INSULATION AGAINST FREEZING.
9. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
10. ALL CATCH BASIN, MANHOLE AND OTHER DRAINAGE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISH GRADE. ANY RIM ABOVE SURROUNDING FINISH GRADE SHALL NOT BE ACCEPTED.
11. IN ORDER TO PROVIDE VISUAL CLARITY ON THE PLANS, DRAINAGE AND OTHER UTILITY STRUCTURES MAY NOT BE DRAWN TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SIZING AND LOCATION OF ALL STRUCTURES AND IS DIRECTED TO RESOLVE ANY POTENTIAL DISCREPANCY WITH THE ENGINEER PRIOR TO CONSTRUCTION.
12. ALL CPP PIPE SHALL BE ADS N-12 OR APPROVED EQUAL.
13. TOTAL AREA OF PROJECT DISTURBANCE IS ±45,700 S.F. (>1 ACRE THEREFORE SUBJECT TO EPA NPDES PHASE II. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS.
14. NO EARTHWORK, STUMPING OR GRUBBING SHALL COMMENCE UNTIL ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF CONSTRUCTION AND THE SITE IS STABILIZED.
16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NHDES NH STORMWATER MANUALS, VOL 1-3, DATED DECEMBER 2008 AS AMENDED.
17. CONTRACTOR SHALL CONTROL DUST BY SPRAYING WATER, SWEEPING PAVED SURFACES, PROVIDING TEMPORARY VEGETATION, AND/OR MULCHING EXPOSED AREAS AND STOCKPILES.
18. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT EROSION, PREVENT SEDIMENT FROM LEAVING THE SITE AND/OR ENTERING WETLANDS AND ENSURE PERMANENT SOIL STABILIZATION.
19. ALL EROSION CONTROL BLANKETS AND FASTENERS SHALL BE BIODEGRADEABLE.
20. ALL SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
21. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE SIX (6") INCHES OF COMPACTED LOAM, LIMESTONE, ORGANIC FERTILIZER, SEED, AND MULCH USING APPROPRIATE SOIL STABILIZATION TECHNIQUES OR AS INDICATED ON THE LANDSCAPE ARCHITECTURAL PLANS.
22. UPON COMPLETION OF CONSTRUCTION, ALL DRAINAGE INFRASTRUCTURE SHALL BE CLEANED OF ALL DEBRIS AND SEDIMENT AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS REMOVED AND ANY AREAS DISTURBED BY THE REMOVAL SMOOTHED AND REVEGETATED.
23. THE ENGINEER OF RECORD SHALL SUBMIT A WRITTEN REPORT WITH PHOTOGRAPHS AND ENGINEERS STAMP CERTIFYING THAT THE STORMWATER INFRASTRUCTURE WAS CONSTRUCTED TO THE APPROVED PLANS AND WILL MEET THE DESIGN PERFORMANCE.
24. THE RESIDENCE SHALL BE CONSTRUCTED WITH STONE DRIP EDGES, WHERE APPROPRIATE. DRIP EDGE UNDERDRAINS SHALL BE DIRECTED TO A STORMWATER PIPE OR DAYLIGHT IN AN AREA OUTSIDE THE CITY 100 FOOT WETLANDS BUFFER.
25. WEST SIDE OF HOUSE (DRIVEWAY SIDE) TO HAVE ROOF GUTTERS CONNECTED TO LEACHING CATCH BASIN.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

P5138

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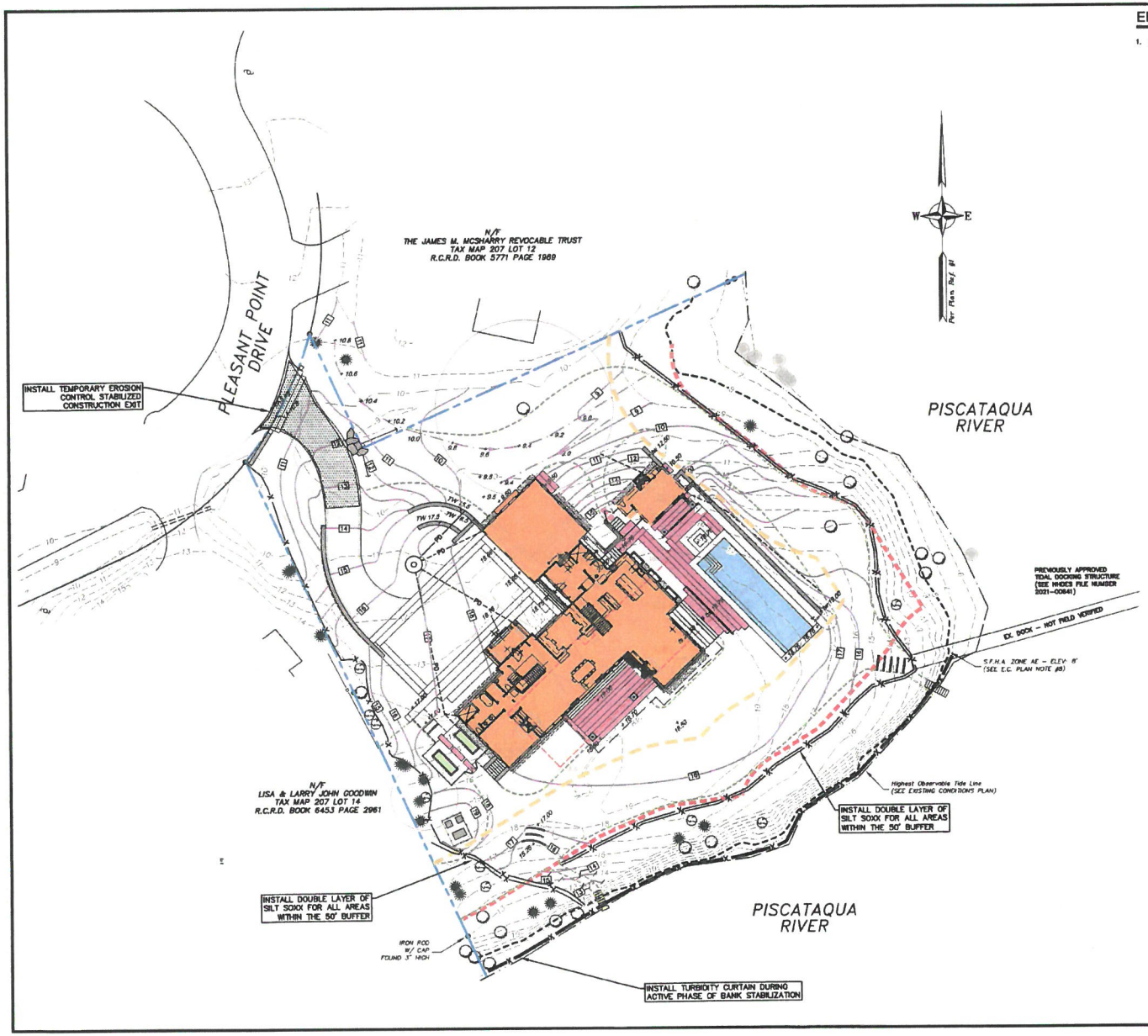
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
STORMWATER MANAGEMENT & GRADING PLAN

SHEET NUMBER:
C - 3

EROSION CONTROL NOTES

1. SEE DETAIL SHEET D-1.



ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 CERTIFIED PROFESSIONAL ENGINEER
10/27/23

NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
OCTOBER 27, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/27/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

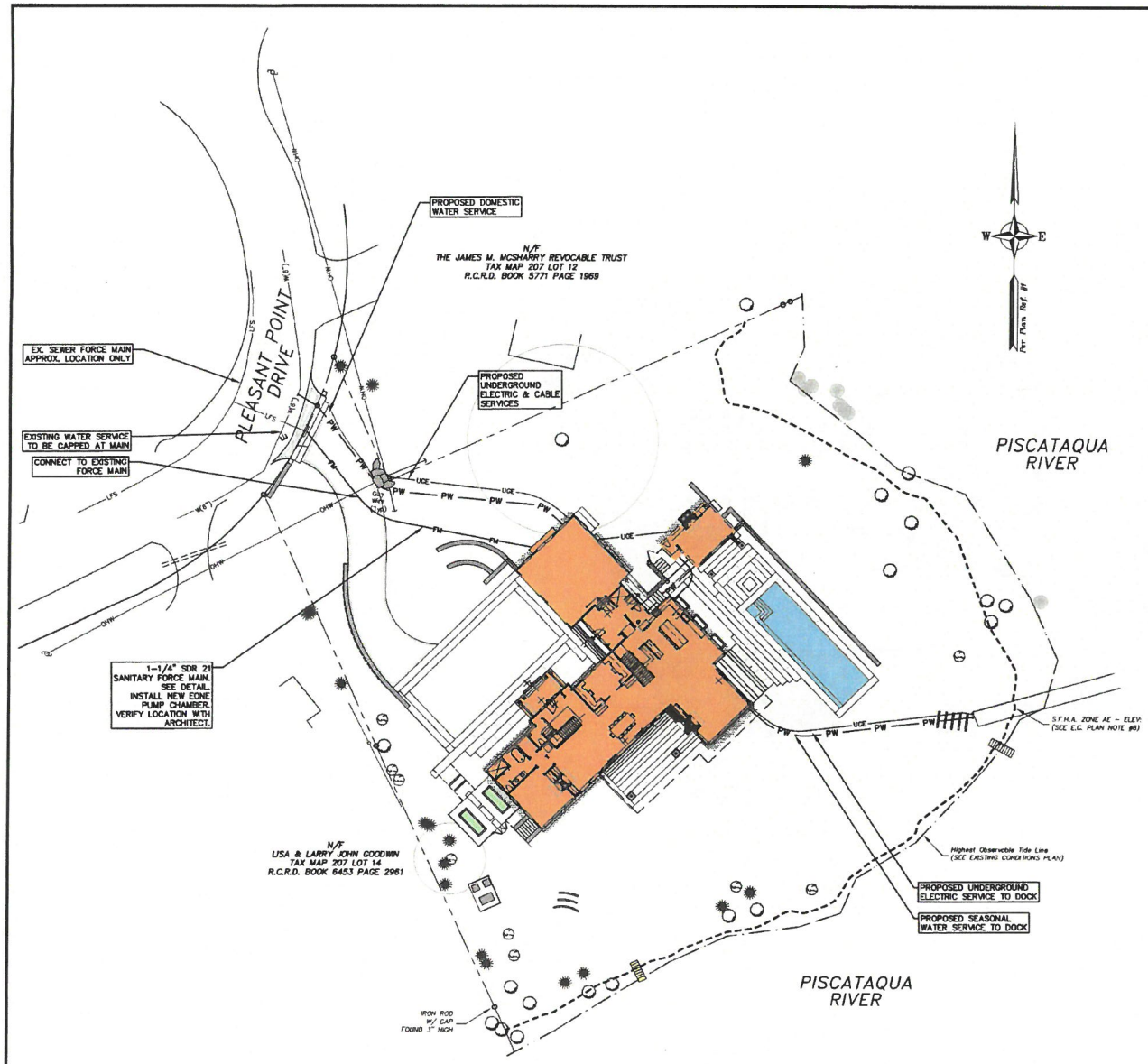
APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C - 4

P5138



UTILITY NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE, CATCH BASINS, MANHOLES, WATER GATES, ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY PROVIDERS AND GOVERNMENTAL AGENCIES. AS SUCH, THEY ARE NOT INCLUSIVE AS OTHER UTILITIES AND UNDERGROUND STRUCTURES THAT ARE NOT SHOWN ON THE PLANS MAY EXIST. THE ENGINEER, SURVEYOR AND OWNER ACCEPT NO RESPONSIBILITY FOR POTENTIAL INACCURACIES IN THE PLAN AND/OR UNFORESEEN CONDITIONS. THE CONTRACTOR SHALL NOTIFY, IN WRITING, SAID AGENCIES, UTILITY PROVIDERS, CITY OF PORTSMOUTH DPW AND OWNER'S AUTHORIZED REPRESENTATIVE AND CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WORK.
2. PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND FIELD VERIFY JUNCTIONS, LOCATIONS AND ELEVATIONS/INVERTS OF ALL EXISTING AND PROPOSED STORMWATER AND UTILITY LINES. CONFLICTS SHALL BE ANTICIPATED AND ALL EXISTING LINES TO BE RETAINED SHALL BE PROTECTED. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED AND, IF NECESSARY, EXISTING UTILITIES SHALL BE RELOCATED AT NO EXTRA COST TO THE OWNER. ALL CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, DPW AND APPROPRIATE UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
4. ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND DPW AT LEAST TWO WEEKS PRIOR TO COMMENCING RELATED CONSTRUCTION.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHING, BEDDING, BACKFILL & COMPACTION FOR ALL UTILITY TRENCHING IN ADDITION TO ALL CONDUIT INSTALLATION AND COORDINATION OF ALL REQUIRED INSPECTIONS.
7. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
8. FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE ARCHITECT, CONTRACTOR, APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DPW.
9. WATER: PORTSMOUTH DPW WATER DIVISION, JIM TOW, (603) 427-1530.
10. SEWER: PORTSMOUTH DPW SEWER DIVISION, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: CONSOLIDATED, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
13. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
14. DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
15. ALL WATER MAIN AND SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AND TESTED PER PORTSMOUTH DPW STANDARDS AND SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE RESPECTIVE UTILITY PROVIDERS.
16. WHERE WATER LINES CROSS, RUN ADJACENT TO OR ARE WITHIN 5' OF STORM DRAINAGE PIPES OR STRUCTURES, 2"-THICK CLOSED CELL RIGID BOARD INSULATION SHALL BE INSTALLED FOR FROST PROTECTION.
17. CONTRACTOR SHALL PROVIDE DPW WITH DETAILS OF TEMPORARY & PERMANENT GROUNDWATER DEWATERING DESIGN IF NECESSARY.
18. THE APPLICANT OR ASSIGNS SHALL AGREE TO PAY FOR THE SERVICES OF A THIRD-PARTY OVERSIGHT ENGINEER, TO BE SELECTED BY THE CITY, TO MONITOR THE INSTALLATION OF UTILITIES INCLUDING SEWER, WATER AND DRAINAGE
19. RESIDENTIAL HOUSES SHALL BE EQUIPPED WITH NFPA 13D-COMPLIANT SPRINKLER SYSTEMS IF THEIR FRONT DOORS ARE LOCATED GREATER THAN 50' FROM THE EDGE OF ROADWAY PAVEMENT.
20. ALL MEANS, METHODS, MATERIALS AND INSTALLATION OF NEW SEWER LATERALS SHALL BE APPROVED AND WITNESSED BY PORTSMOUTH DPW PRIOR TO BACKFILLING.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
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ERIC WEINRIEB No. 7434 LICENSED PROFESSIONAL ENGINEER
10/27/23

NOT FOR CONSTRUCTION

ISSUED FOR: CONSERVATION COMM. REVIEW

ISSUE DATE: OCTOBER 27, 2023

REVISIONS NO.	DESCRIPTION	BY	DATE
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DRAWN BY: RLH
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PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
UTILITIES PLAN

SHEET NUMBER:
C - 5



Morris Residence

50 Pleasant Point Drive · Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 6 February 2021; prepared by Altus Engineering, INC. 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 / 368 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

3. True and current conditions may differ from those indicated on the plan. Contractor shall verify true conditions in the field prior to construction and notify landscape designer of significant discrepancies.

4. Contractor shall verify location of any existing utilities and services and provide protection during construction. Contractor shall directly coordinate with DIG Safe. Utilities damaged during construction shall be repaired at contractor's expense.

5. Contractor shall contact and inform client and landscape designer to any unforeseen conditions which may affect the intended design as set forth in the drawings.

6. Contractor shall secure any necessary permits required for the work from any state or local agencies, departments, utility companies or other authorities having jurisdiction and affected by the work..

7. All work shall be in in accordance with the New Hampshire State Building Code.

8. Contractor shall leave site clean and orderly during all phases of the construction process. Remove from the site all excess materials, soils, debris, and equipment. Store materials only in an approved location.

9. Do not scale drawings.

10. All angles are assumed to be 90 degrees unless otherwise stated.

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com
411 Main Street, Stoneham, MA 02180
368 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DATE:	DESCRIPTION

SCALE: 1"= 20'-0" DATE: 25 October 2023

0 10 20 40

SHEET TITLE:

Illustrative Master Plan

SHEET NUMBER:

L0.0

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

ID	Latin Name	Common Name	Scheduled Siz
TREES			
ACA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10-12' B&B
CC	Cercis canadensis	Redbud	4-4.5" cal. B&B
COG	Chamaecyparis obtusa 'Gracilis'	Gracilis Hinoki Falsecypress	10-12' B&B
CK	Cornus kousa	Kousa Dogwood	8-10' B&B
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorne	4-4.5" cal. B&B
HD	Hamamelis x intermedia 'Diane'	Diane Witchhazel	3-4' ht. B&B
IO	Ilex opaca	American Holly	10-12' B&B
JV	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
PA2	Picea abies	Norway Spruce	10-12' ht. B&B
PA	Picea abies	Norway Spruce	10-12' ht. B&B
PO	Pieces orientalis	Oriental Spruce	10-12' ht. B&B
TP	Thuja plicata 'Green Giant'	Green Giant Arborvitae	10-12' ht. B&B
SHRUBS			
AE	Aesculus parviflora	Bottlebrush Buckeye	5-6' ht. B&B
AAB	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	#7 cont.
CL	Clethra alnifolia	Summersweet	3-4' ht. B&B
CP	Comptonia peregrina	Sweetfern	#3 cont.
FMA	Fothergilla x intermedia 'Mount Airy'	Mount Airy Fothergilla	3-4' ht. B&B
HPE	Hydrangea anomala petiolaris	Climbing Hydrangea	#3 cont.
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 cont.
HLL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	2.5-3' ht. B&B
HQA	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	3-3.5' ht. B&B
HQP	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	2-2.5' ht. B&B
HS	Hydrangea serrata 'Bluebird'	Bluebird Lacecap Hydrangea	#5 cont.
IGS	Ilex glabra 'Shamrock'	Dwarf Inkberry	3.5-4' ht. B&B
IVR	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2-3' ht. B&B
IVS	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	#2 cont.
LB	Lindera benzoin	Spicebush	3-4' ht. B&B
MG	Myrica gale	Sweetgale	#3 cont.
MP	Myrica pensylvanica	Northern Bayberry	3-3.5' ht. B&B
PM	Prunus maritima	Beach Plum	3-4' ht. B&B
RCW	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	2.5-3' ht. B&B
RCA	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	3-4' ht. B&B
RM	Rhododendron maximum	Rosebay Rhododendron	5-6' ht. B&B
WR	Viburnum nudum 'Winterthur'	Winterthur Viburnum	4-5' ht. B&B
PERENNIALS			
ARA	Actaea racemosa	Snakeroot	#1 cont.
AMO	Alchemilla mollis	Lady's Mantle	#1 cont.
ADL	Astilbe 'Delft Lace'	Delft Lace Astilbe	#1 cont.
ABV	Astilbe 'Bridal Veil'	Bidal Veil Astilbe	#1 cont.
CPN	Carex pensylvanica	Oak Sedge	#1 cont.
DFU	Dennstaedia punctiloba	Hay-Scented Fern	#1 cont.
GRZ	Geranium 'Rozanne'	Rozanne Cranesbill	#1 cont.
LIP	Lavandula intermedia 'Phenomenal'	Phenomenal Lavender	#1 cont.
MST	Matteuccia struthiopteris	Ostrich Fern	#1 cont.
NWL	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.
PLF	Paeonia lactiflora 'Festiva Maxima'	Festiva Maxima Peony	#2 cont.
PLS	Paeonia lactiflora 'Sarah Bernhardt'	Sarah Bernhardt Peony	#2 cont.
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 cont.
PAT	Perovskia atriplicifolia	Russian Sage	#2 cont.
SSC	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	#2 cont.
SH	Sporobolus heterolepsis	Prairie Dropseed	#2 cont.

RESTORATION PLANT LIST

SHRUBS	
Scientific Name	**Common Name**
Rosa virginiana	Virginia Rose
Prunus maritima	Beach Plum
Ilex glabra	Inkberry
Myrica pensylvanica	Bayberry
Viburnum dentatum	Arrowwood Viburnum
Comptonia peregrina	Sweetfern
Arctosaphylos uva-ursi	Bearberry
GRASSES (SEED)	
Scientific Name	**Common Name**
Panicum amarum	Atlantic Coastal Panic Grass
Panicum virgatum	Switch Grass
Eragrostis spectabilis	Purple Love Grass
Juncus gerardii	Salt Meadow Rush
Sporobolus heterolepis	Prairie Dropseed
Ammophila breviligulata	American Beachgrass
Bouteloua gracilis	Blue Gramma
Schizachyrium scoparium	Little Bluestem
Festuca rubra	Red Fescue
PLUGS AND CONTAINERS	
Scientific Name	**Common Name**
Amorpha canescens	Lead Plant
Amsonia Spp.	Blue Star
Aquilegia canadensis	Eastern Columbine
Asclepias tuberosa	Butterfly Milkweed
Baptisia australis	Blue False Indigo
Eurybia spectabilis	Eastern Showy Aster
Heuchera americana	American Alumroot
Liatris aspera	Button Blazing Star
Pensternon digitalis	Bear-Tongue
Solidago sempervirens	Seaside Goldenrod
Waldsteinia fragarioides	Barren Strawberry

NOTES:

1. LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANT OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.

2. RESTORATION PLANT PALETTE IS NOT FINALIZED BUT WILL ONLY INCLUDE PLANTS FROM THIS LIST. ALL PLANTS LISTED ARE NATIVE.



PLANTING LEGEND:

- PROPERTY LINE / LIMIT OF WORK
- BUILDING SETBACK
- L.O.W. APPROXIMATE LIMIT OF WORK
- LAWN
- PLANT BED
- EXISTING DECIDUOUS TREE TO REMAIN AND BE PROTECTED
- EXISTING EVERGREEN TREE TO REMAIN AND BE PROTECTED
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED EVERGREEN TREE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED PERENNIAL PLANTING

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021, prepared by Altus Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel. (603) 433.2335

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel. (617) 905.2246

Planting Notes:

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.

2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Association of Nurserymen, latest edition.

3. All plant material shall be warrantied for 1 year after substantial completion.

4. All plants shall be balled and burlap unless otherwise noted on the plant list/ schedule.

5. All plants shall be approved by Landscape Designer prior to their installation at the site.

6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.

7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.

8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

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matthew@cunningham.com
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366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DATE:	DESCRIPTION:

SCALE: 1" = 20'-0" DATE: 25 October 2023

0' 10' 20' 40'

SHEET TITLE:

Planting Plan

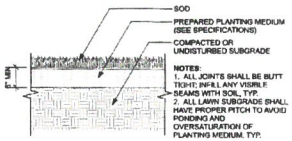
SHEET NUMBER:

L0.2

NOT FOR CONSTRUCTION

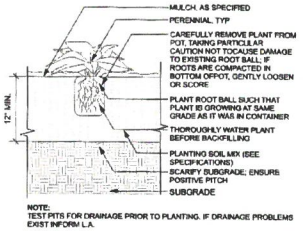
SODCO MICRO CLOVER BLEND	
%	PRODUCT
97.00%	BLACK BEAUTY TURF **
3.00%	WHITE CLOVER
	**SEE BLACK BEAUTY TURF BELOW

** BLACK BEAUTY TURF	
%	PRODUCT
29.72%	GOLCONDA TALL FESCUE
19.88%	MONTANA TALL FESCUE
19.74%	DORADO TALL FESCUE
11.72%	DEEPBLUE KENTUCKY BLUEGRASS
7.91%	PROSPERITY KENTUCKY BLUEGRASS
4.97%	FRONTIER PERENNIAL RYEGRASS
4.92%	SINGULAR PERENNIAL RYEGRASS
1.14%	INERT MATTER

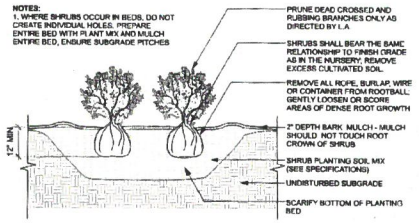


1 MICRO CLOVER SOD
Scale: NTS

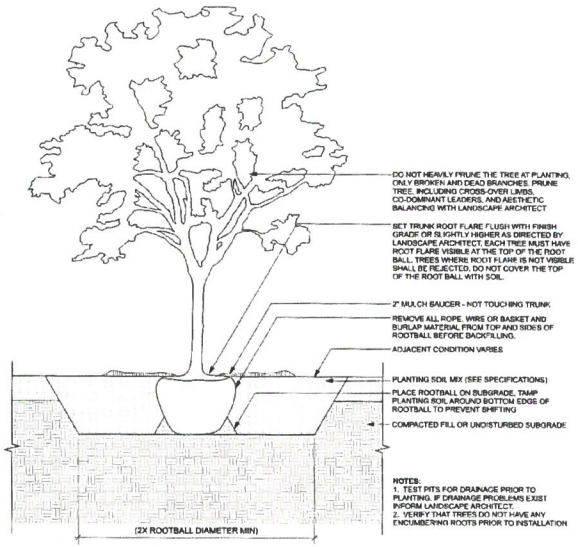
2 SODCO MICRO CLOVER
Scale: NTS



3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



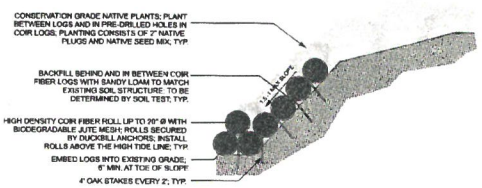
5 TREE PLANTING
Scale: NTS

NOTES:

1. COASTAL BANK TO BE PREPARED IN ADVANCE BY MANAGING INVASIVE PLANT SPECIES AND CLEARING ANY DEBRIS SO THAT COIR LOGS WILL CORE IN DIRECT CONTACT WITH SOILS. SEE LAND MANAGEMENT PLAN FOR DETAILS ON METHOD OF EXISTING INVASIVE SPECIES REMOVAL

2. LINEAR FOOTAGE OF COIR FIBER ROLLS TO BE VERIFIED IN THE FIELD

3. LIMIT OF WORK IS INTENDED TO BE LANDWARD OF THE HOTL



6 Coir Fiber Rolls on Coastal Bank Edge
Scale: NTS

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REVISIONS:

#	DATE:	DESCRIPTION:

SCALE: AS SHOWN DATE: 25 October 2023

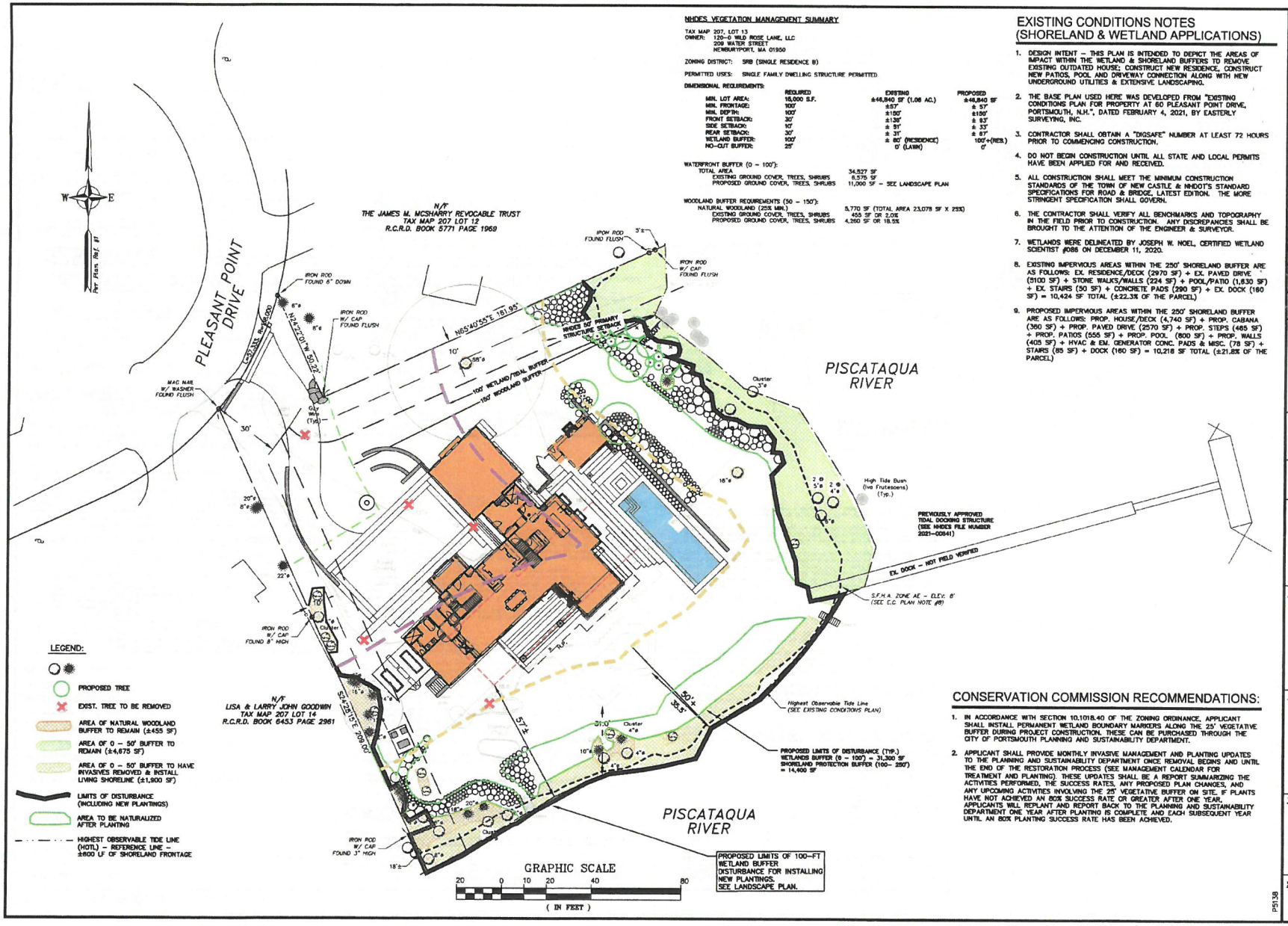
SHEET TITLE:

Planting Details

SHEET NUMBER:

L0.3

NOT FOR CONSTRUCTION



NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	± 57'
MIN. DEPTH:	100'	±150'	±100'
FRONT SETBACK:	30'	±136'	± 93'
SIDE SETBACK:	10'	± 51'	± 33'
REAR SETBACK:	30'	± 31'	± 67'
WETLAND BUFFER:	100'	± 80' (RESIDENCE) 0' (LAWN)	100'+(RESL) 0'
NO-CUT BUFFER:	25'		

WATERFRONT BUFFER (0 - 100'):
TOTAL AREA 34,927 SF
EXISTING GROUND COVER, TREES, SHRUBS 8,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS 11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):
NATURAL WOODLAND (25% MIN.) 5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS 455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS 4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
3. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
8. EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,830 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
9. PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (350 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

CONSERVATION COMMISSION RECOMMENDATIONS:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

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NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138STE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

P5138

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

60 PLEASANT POINT DRIVE
PORTSMOUTH, NEW HAMPSHIRE
TAX MAP 207 LOT 13

LATITUDE: 43.05883° N
LONGITUDE: -70.74364° W

OWNER/APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

DESCRIPTION

The project consists of the redevelopment of a single-family residence and associated site improvements.

DISTURBED AREA

The total area to be disturbed for the development is ±45,700 S.F. (±1.05 acres).

PROJECT PHASING

The project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains to Piscataqua River.

SEQUENCE OF MAJOR ACTIVITIES

1. Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
2. Delineate limits of disturbance.
3. Remove designated trees, stumps and brush, strip loam and stockpile.
4. Demolish existing site features, building, utilities, pavement, etc. as shown on Demolition Plan.
5. Blast, hammer and remove ledge.
6. Construct building foundations.
7. Rough grade site including placement of borrow materials.
8. Construct new buildings and associated improvements.
9. Construct drainage structures, culverts, utilities & pavement base course materials.
10. Install paving and sidewalks.
11. Loam (6" min.) and seed on all disturbed areas not paved or otherwise stabilized.
12. Install landscaping.
13. When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 – 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

A. GENERAL

These are general inspection and maintenance practices that shall be used to implement the plan:

1. The smallest practical portion of the site shall be denuded at one time.
2. All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
3. All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
4. Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
5. All diversion dikes shall be inspected and any breaches promptly repaired.
6. Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
7. The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
8. An area shall be considered stable if one of the following has occurred:
   a. Base course gravels have been installed in areas to be paved;
   b. A minimum of 85% vegetated growth as been established;
   c. A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; – or –
   d. Erosion control blankets have been properly installed.
9. The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

1. Timing – In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to ensure this:
   a. Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
   b. Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.
2. Guidelines for Winter Mulch Application –

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.
Jute and Fibrous Matting (Erosion Blanket	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6 screen and a minimum of 70 % maximum of 85%, passing a 0.75" screen. *The organic portion needs to be fibrous and elongated. *Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. *The pH should fall between 5.0 and 8.0.

3. Maintenance – All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING –

1. Bedding – stones larger than ½"; trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.
2. Fertilizer – lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

   Agricultural Limestone @ 100 lbs. per 1,000 s.f.
   10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (for lawns[sic]): SEE LANDSCAPE ARCHITECT'S PLANS & DETAILS.

WINTER CONSTRUCTION NOTES

1. All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
2. All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
3. After November 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT Item 304.3.

BEST MANAGEMENT PRACTICES FOR BLASTING

REFERENCE: NHDES WD-19-05

PURPOSE: ALL ACTIVITIES RELATED TO BLASTING SHALL FOLLOW BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.

LOADING PRACTICES: THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

(a) DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.

(b) EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.

(c) SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.

(d) LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.

(e) LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.

(f) EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.

EXPLOSIVE SELECTION: THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:

(a) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.

(b) EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.

PREVENTION OF MISFIRES: APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.

MUCK PILE MANAGEMENT: MUCK PILES (THE BLASTED PIECES OF ROCK) AND ROCK PILES SHALL BE MANAGED IN A MANNER TO REDUCE THE POTENTIAL FOR CONTAMINATION BY IMPLEMENTING THE FOLLOWING MEASURES:

(a) REMOVE THE MUCK PILE FROM THE BLAST AREA AS SOON AS REASONABLY POSSIBLE.

(b) MANAGE THE INTERACTION OF BLASTED ROCK PILES AND STORMWATER TO PREVENT CONTAMINATION OF WATER SUPPLY WELLS OR SURFACE WATER.

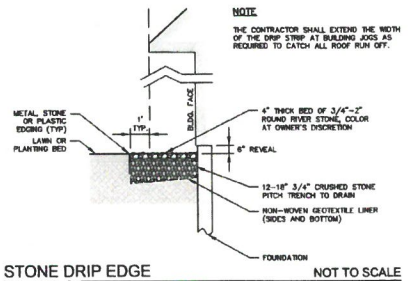
SPILL PREVENTION MEASURES AND SPILL MITIGATION: SPILL PREVENTION AND SPILL MITIGATION MEASURES SHALL BE IMPLEMENTED TO PREVENT THE RELEASE OF FUEL AND OTHER RELATED SUBSTANCES TO THE ENVIRONMENT. THE MEASURES SHALL INCLUDE AT A MINIMUM:

(a) THE FUEL STORAGE REQUIREMENTS SHALL INCLUDE:
1. STORAGE OF REGULATED SUBSTANCES ON AN IMPERVIOUS SURFACE.
2. SECURE STORAGE AREAS AGAINST UNAUTHORIZED ENTRY.
3. LABEL REGULATED CONTAINERS CLEARLY AND VISIBLY.
4. INSPECT STORAGE AREAS WEEKLY.
5. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS.
6. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS.
7. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.

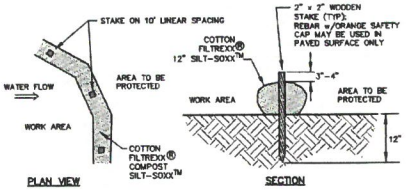
(b) THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE:
1. EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED.
2. PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS.
3. HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS.
4. USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES.
5. PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.

(c) THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.

(d) FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT WILL COMPLY WITH THE REGULATIONS OF NHDES [NOTE THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6: "BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT" OR ITS SUCCESSOR DOCUMENT].

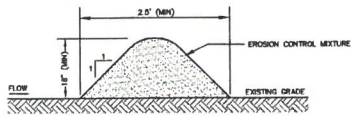


STONE DRIP EDGE NOT TO SCALE



NOTES:
1. SILTSOXX MAY BY USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. ALL SOCK MATERIAL TO BE COTTON AND MEET FILTREXX SPECIFICATIONS.
3. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

TUBULAR SEDIMENT BARRIER NOT TO SCALE



NOTES:
1. ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
2. THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
   a) THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
   b) PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
   c) THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
   d) LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
   e) SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
   f) THE pH SHALL BE BETWEEN 5.0 AND 8.0.
3. ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BERM.
4. ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
5. FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
6. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
7. ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
8. FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 5% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTFENCE.

ORGANIC FILTER BERM NOT TO SCALE

P31.38

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0	INITIAL SUBMISSION	EDW	10/27/23
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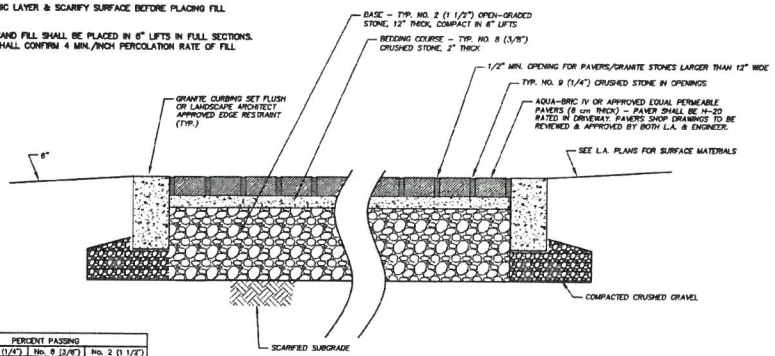
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER:
D - 1

NOTES

1. ENGINEER TO OBSERVE SUBGRADE PREPARATION & INSTALLATION OF ALL SELECT MATERIALS TO ENSURE COMPLIANCE WITH DESIGN INTENT.
2. REMOVE ORGANIC LAYER & SCARIFY SURFACE BEFORE PLACING FILL MATERIALS.
3. NHDOT 304.1 SAND FILL SHALL BE PLACED IN 6" LIFTS IN FULL SECTIONS. CONTRACTOR SHALL CONFIRM 4 MIN./INCH PERCOLATION RATE OF FILL MATERIALS.



SIEVE SIZE	PERCENT PASSING		
	No. 9 (1/4")	No. 8 (3/8")	No. 2 (1 1/2")
3 in	–	–	100
2 1/2 in	–	–	90 – 100
2 in	–	–	35 – 70
1 1/2 in	–	–	0 – 15
3/4 in	–	–	0 – 5
1/2 in	100	100	–
3/8 in	90 – 100	85 – 100	–
No. 4	20 – 55	10 – 30	–
No. 8	5 – 30	0 – 10	–
No. 16	0 – 10	0 – 5	–
No. 50	0 – 5	–	–

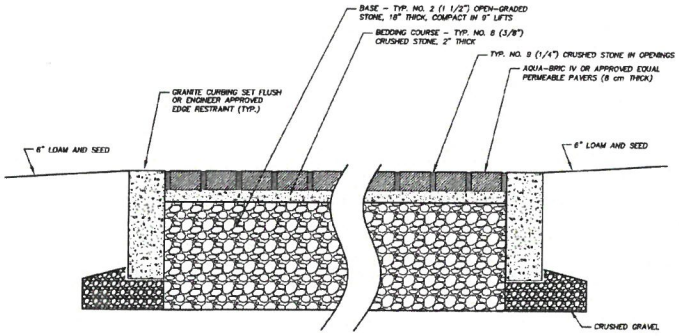
PERMEABLE PAVER CLEANING AND MAINENANCE

Function – Pavers are designed to capture rainwater runoff containing suspended solids, nutrients and pollutants. These systems require periodic maintenance to insure infiltration and storage capacity.

Maintenance – Permeable pavers should be observed periodically during rain events for proper water infiltration into the system and inspected at least once per year to verify water flow and exfiltration. Sediment and debris should be removed from the joint/void opening to increase infiltration through light vacumming on a semi-annual basis.

PERMEABLE DRIVEWAY PAVERS & PATIO DETAIL

NOT TO SCALE



SIEVE SIZE	PERCENT PASSING		
	No. 9 (1/4")	No. 8 (3/8")	No. 2 (1 1/2")
3 in	–	–	100
2 1/2 in	–	–	90 – 100
2 in	–	–	35 – 70
1 1/2 in	–	–	0 – 15
3/4 in	–	–	0 – 5
1/2 in	100	100	–
3/8 in	90 – 100	85 – 100	–
No. 4	20 – 55	10 – 30	–
No. 8	5 – 30	0 – 10	–
No. 16	0 – 10	0 – 5	–
No. 50	0 – 5	–	–

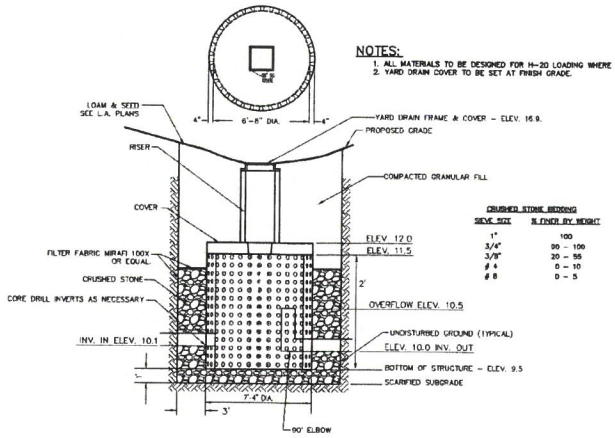
PERMEABLE PAVER CLEANING AND MAINENANCE

Function – Pavers are designed to capture rainwater runoff containing suspended solids, nutrients and pollutants. These systems require periodic maintenance to insure infiltration and storage capacity.

Maintenance – Permeable pavers should be observed periodically during rain events for proper water infiltration into the system and inspected at least once per year to verify water flow and exfiltration. Sediment and debris should be removed from the joint/void opening to increase infiltration through light vacumming on a semi-annual basis.

PERMEABLE PAVERS DETAIL (DRIVEWAY)

NOT TO SCALE



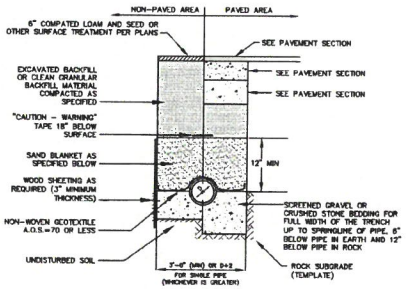
CRUSHED STONE BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

NOTES:
1. ALL MATERIALS TO BE DESIGNED FOR H-20 LOADING WHERE SUBJECT TO VEHICLE LOADING.
2. YARD DRAIN COVER TO BE SET AT FINISH GRADE.

LEACHING YARD DRAIN DETAIL

NOT TO SCALE



NOTES:
1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. INSULATE GRAVITY SEWER AND FORCEMAINS WHERE THERE IS LESS THAN 5'-0" OF COVER WITH 2" THICK CLOSED CELL RIGID BOARD INSULATION, 18" ON EACH SIDE OF PIPE.
3. MAINTAIN 12" MINIMUM HORIZONTAL SEPARATION AND WIDEN TRENCH ACCORDINGLY IF MULTIPLE PIPES ARE IN TRENCH.

SAND BLANKET/BARRIER

SIEVE SIZE	% FINER BY WEIGHT
1/2"	90 – 100
200	0 – 15

SCREENED GRAVEL OR CRUSHED STONE BEDDING*

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
# 4	0 – 10
# 8	0 – 5

* EQUIVALENT TO STANDARD STONE SIZE #67 – SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

DRAINAGE TRENCH

NOT TO SCALE

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
CONSERVATION COMM. REVIEW

ISSUE DATE:
NOVEMBER 28, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	10/27/23
1	NHDES SUBMISSION	EDW	11/28/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") NOT TO SCALE
(11"x17") NOT TO SCALE

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
DETAIL SHEET

SHEET NUMBER:
D - 2

P5138

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

February 02, 2024

120-0 WILD ROSE LANE LLC
209 WATER STREET
NEWBURYPORT MA 01950

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-03138
Subject Property: 60 Pleasant Point Drive, Portsmouth, Tax Map #207, Lot #13

Dear Applicant:

On February 2, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. The Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).
2. The plans indicate that the proposed impacts will be taking place within 10 feet of the shared property lines with Portsmouth Tax Map #207, Lot #14, and Portsmouth Tax Map #207, Lot #12. Please either revise the plans to clearly show that the proposed impacts will be taking place at least 10 feet from all shared property lines as required in accordance with Env-Wt 307.13(b) or provide the written consent from all abutting property owners where impacts will occur within 10 feet of the shared property line as required in accordance with Env-Wt 307.13(d) as a part of the response to this letter.
3. Please revise the plan to show the location of tidal datum lines, specifically the mean high water tide line (MHW), depicted as a line with the associated elevation noted based on NAVD 88, as required in accordance with Env-Wt 603.07(b)(2).
4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).
5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).
6. Please revise the plans to show that the proposed living shoreline project will meet the all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.
7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).
9. Please revise the "NHDES Shoreland Permit Tree Count Plan" to include the names of the tree species identified in each waterfront buffer grid, using either the scientific names or common names in accordance with Env-Wt 610.06 and Env-Wq 1406.10(f).
10. Please revise the plans to show the proposed contours at 2-foot intervals measured from the highest observable tide line (HOTL) in accordance with Env-Wt 311.05(a)(17) and Env-Wt 610.04(a).
11. Please revise the plans to identify the specific wetland resource types and their locations on the property using the Cowardin classifications as required in accordance with Env-Wt 406.06(b) and Env-Wt 406.04.
12. Please revise the plans depicting wetland boundaries to include a note specifying the methods used to perform the wetland delineation in accordance with Env-Wt 311.05(b)(5).
13. The photographs provided are too dark and do not clearly show all the proposed impact areas. Please provide additional dated and labeled color photographs, mounted or printed no more than 2 per sheet on 8.5 inch by 11 inch sheets, that clearly depict all existing structures and all jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur in accordance with Env-Wt 311.06(b)(1)(a) and Env-Wt 311.06(b)(2).
14. The tax map provided was not legible. Please provide a copy of a town tax map clearly showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter in accordance with Env-Wt 311.06(a).
15. For the two sets of existing wooden stairs proposed to be replaced in-kind, please confirm whether the bottom of each stair structure lands on a beach above the mean high tide line and that no excavation is required to replace each set of wooden stairs in-kind pursuant to Env-Wt 610.02(d).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than April 2, 2024), or the Application will be denied**. Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,

Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

cc: Portsmouth Municipal Clerk/Conservation Commission
Altus Engineering, Inc., c/o Eric Weinrieb

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

July 9, 2024

Kristin L. Duclos, Wetlands Specialist, Wetlands Bureau
NHDES Land Resources Management, Water Division
29 Hazen Drive
PO Box 95
Concord, New Hampshire 03302-0095

Re: Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

Transmitted via email to: Kristin.L.Duclos@des.nh.gov

Dear Ms. Duclos:

Altus Engineering, LLC (Altus) is in receipt of your February 2, 2024 request for more information letter for the property located at 60 Pleasant Point Drive in Portsmouth.

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus and the design team offer the following responses and supplemental information. For clarity, your comment is stated first with our response following:

1. The Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).

Attached as Exhibit A is a copy of the new NHB DataCheck that was submitted to NHDES Wetlands Bureau on December 5, 2023. Additionally, the subsequent NH Fish and Game consultation submission was submitted and the NH Fish and Game response is included in the submission materials.

2. The plans indicate that the proposed impacts will be taking place within 10 feet of the shared property lines with Portsmouth Tax Map #207, Lot #14, and Portsmouth Tax Map #207, Lot #12. Please either revise the plans to clearly show that the proposed impacts will be taking place at least 10 feet from all shared property lines as required in accordance with Env-Wt 307.13(b) or provide the written consent from all abutting property owners where impacts will occur within 10 feet of the shared property line as required in accordance with Env-Wt 307.13(d) as a part of the response to this letter.

Attached as Exhibit B are copies of the abutter consent forms for both Lots 12 and 14.

3. Please revise the plan to show the location of tidal datum lines, specifically the mean high water tide line (MHW), depicted as a line with the associated elevation noted based on NAVD 88, as required in accordance with Env-Wt 603.07(b)(2).

The surveyor has updated the plans and the drawings have been amended to include the high tide line (MHW) based on NAVD 88. See note 10 on Existing Conditions Plan. See revised plan set.

4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).

See narrative by TFM enclosed.

5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).

See narrative by TFM enclosed.

6. Please revise the plans to show that the proposed living shoreline project will meet all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.

See narrative by TFM enclosed.

7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

(f) A plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species;

The planting plan has been revised to includes the Latin and common names of all the restoration plantings in the buffer.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).

See narrative by TFM enclosed.

9. Please revise the "NHDES Shoreland Permit Tree Count Plan" to include the names of the tree species identified in each waterfront buffer grid, using either the scientific names or common names in accordance with Env-Wt 610.06 and Env-Wq 1406.10(f).

The NHDES Shoreland Permit was issued on December 28, 2023. It is Altus' understanding that this application meets the requirements of Env-wt 610.06 RSA 483-B:9 in regards to tree counts. See Shoreland Permit 2023-03139. To satisfy your request, the common names are included. See Exhibit C.

10. Please revise the plans to show the proposed contours at 2-foot intervals measured from the highest observable tide line (HOTL) in accordance with Env-Wt 311.05(a)(17) and Env-Wt 610.04(a).

See attached plan, Sheet C-01 by TFM.

11. Please revise the plans to identify the specific wetland resource types and their locations on the property using the Cowardin classifications as required in accordance with Env-Wt 406.06(b) and Env-Wt 406.04.

Joseph W. Noel, NH CWS #086 has provided the wetland resource types using Cowardin classification method. They are included in the revised plan set. See sheets C-1 and C-3.

12. Please revise the plans depicting wetland boundaries to include a note specifying the methods used to perform the wetland delineation in accordance with Env-Wt 311.05(b)(5).

Note 9 on the Existing Conditions Survey Plan, dated April 2, 2021 and included with the original submission, states the methodology that was used for the delineation of the wetlands.

13. The photographs provided are too dark and do not clearly show all the proposed impact areas. Please provide additional dated and labeled color photographs, mounted or printed no more than 2 per sheet on 8.5 inch by 11 inch sheets, that clearly depict all existing structures and all jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur in accordance with Env-Wt 311.06(b)(1)(a) and Env-Wt 311.06(b)(2).

New photographs have been provided as requested. See Exhibit D.

14. The tax map provided was not legible. Please provide a copy of a town tax map clearly showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter in accordance with Env-Wt 311.06(a).

A larger scale copy of the Tax Map is included as Exhibit E. The addresses of each abutter are listed on the abutters list. Both direct abutters have expressed support for the application by signing the letters included in the submission package as Exhibit B.

15. For the two sets of existing wooden stairs proposed to be replaced in-kind, please confirm whether the bottom of each stair structure lands on a beach above the mean high tide line and that no excavation is required to replace each set of wooden stairs in-kind pursuant to Env-Wt 610.02(d).

The bottom of the existing stairs are above the mean high water tide line. The replacement stairs will be in the same location or slightly more inland. They will not be placed on foundations below the high tide line. Excavation will not be required.

Please feel free to contact me should you need any additional information. We are available to meet with you, the developer, or any other interested party.

Sincerely,

ALTUS ENGINEERING, LLC

Eric D. Weinrieb, P.E.
President

Wde/5138 response to rfmi.docx

Ecopy: Michelle and John Morris
Mathew Cunningham, Landscape Architects
Ben Auger, Auger Building Company
Portsmouth Conservation Commission
Jay Aube, TFM

EXHIBIT A

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801
eweinrieb@altus-eng.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc: NHFG Review, Anthony Tur

Date: 12/05/2023 (valid until 12/05/2024)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB23-3415

Town: Portsmouth
Location: 60 Pleasant Point Drive

Project Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot. Refer to NHB21-0416 as project was delayed.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: Please send NHB proposed plans and indicate if work is proposed along the shoreline. If work is proposed along the shoreline please send NHB photos.

NHFG Comments: Please refer to NHFG consultation requirements below. Please indicate if work will occur in the water.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line**.

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project.
Please see the map and detailed information about the record(s) on the following pages.

Natural Community	**State[1]**	**Federal**	**Notes**
Eelgrass bed	--	--	

Plant species	**State[1]**	**Federal**	**Notes**
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).

[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 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
NHB recommends surveys to determine what species/natural communities are present onsite.

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB23-3415



NHB23-3415 EOCODE: CE00000130*002*NH

New Hampshire Natural Heritage Bureau - Community Record

Eelgrass bed

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2017: 174.6 acres of eelgrass bed mapped over 90 individual patches.
General Area: 2017: In permanently inundated tidal waters from Little Bay down to the mouth of Portsmouth Harbor. Often occurred with macroalgae.
General Comments: 2017: Data derived from report on annual mapping of eelgrass extent in the Great Bay estuary.
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 183.6 acres
Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2017: Eelgrass beds in portions of Portsmouth Harbor, the Piscataqua River, and Little Bay. Includes areas in Maine state waters.

Dates documented

First reported: 2017 Last reported: 2017

NHB23-3415 EOCODE: PDAST58090*005*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status		Conservation Status	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Threatened	State:	Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncoides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in ***high salt marsh***, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus*

(Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management Comments: --

Location

Survey Site Name: Little Harbor, back channel
Managed By: Little Harbor Trust

County: Rockingham
Town(s): Portsmouth
Size: 61.4 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953 Last reported: 2021-02-10

NHB23-3415 EOCODE: AFCAA01042*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Legal Status	Conservation Status
Federal: Listed Threatened	Global: Rare or uncommon
State: Listed Threatened	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 1 individual, sex unknown, detected in the lower Piscataqua River. 2015: 1 individual, sex unknown, detected in Portsmouth Harbor. 2012: 1 individual, sex unknown, detected in Little Bay.
General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.
General Comments: --
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2012-06-02 Last reported: 2016-05-27

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB23-3415 EOCODE: AFCAA01010*001*NH

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)

Legal Status	Conservation Status
Federal: Listed Endangered	Global: Rare or uncommon
State: Listed Endangered	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 2 individuals, 1 female and 1 sex unknown, detected in Portsmouth Harbor and the lower Piscataqua River. 2015: 3 females and 2 other individuals, sex unknown detected in Portsmouth Harbor. 2014: 1 female detected moving from Portsmouth Harbor up the Piscataqua River to the mouth of the Cocheco River. 2012: 1 female detected in Little Bay. 2011: 1 female detected in Little Bay. 2010: 1 female detected in Little Bay.
General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.
General Comments: --
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2010-11-03 Last reported: 2016-10-20

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

EXHIBIT B

ABUTTER STATEMENT LETTER

SHORELAND PERMIT &

WETLAND PERMIT APPLICATIONS

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

Larry John Goodwin Lisa Goodwin — 12/8/2023

Lisa & Larry John Goodwin
Tax Map 207, Lot 14
Portsmouth, NH

Date

ABUTTER STATEMENT LETTER

SHORELAND PERMIT APPLICATION &

WETLANDS PERMIT APPLICATION

Altus Engineering, LLC
133 Court Street
Portsmouth, NH 03801

RE: Shoreland Permit Application

Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH 03801

To whom it may concern,

I/We have reviewed the plan prepared by Altus Engineering, Inc., acting as Agent for 120-0 Wild Rose, LLC which depicts proposed improvements associated with the replacement of the residence at 60 Pleasant Point Drive and have no objections to the work as proposed.

The James M. McSharry Revocable Trust
Tax Map 207, Lot 12
Portsmouth, NH

12/6/23
Date

TFMoran's Response to NHDES Request for More Information (RFMI) letter dated February 2, 2024.

NHDES Wetlands Permit Application 2023-03138

Responses to questions relative to the construction of a *Living Shoreline*.

4. Please identify all known causes of erosion associated with this project and identify how each cause of erosion is being addressed as a part of the proposed bank stabilization project in accordance with Env-Wt 609.01(d).

Response: As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Through the construction of a living shoreline designed with the use of the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), we're confident this property will be more resilient to future coastal storm events. The use of large toe stones, construction of a flatter 1.5:1 slope, and the implementation of robust native planting plan prepared by a NH Licensed Landscape Architect ensures this increased resiliency.

5. Please provide documentation demonstrating how the proposed technique or combination of techniques used as part of the proposed tidal shoreline stabilization project addresses the criteria listed in Env-Wt 609.02(b)(1) through (7), as required in accordance with Env-Wt 609.02(b).

Response: In accordance with NHDES Wetlands Bureau Administrative Rule Env-Wt 609.02, as indicated on the plans submitted with this permit application, the proposed Living Shoreline addresses each of the following:

Env-Wt 609.02(b)(1) – By way of the Functional Assessment submitted with this permit application, this project proposes no adverse impacts to the functions and values of the neighboring tidal resources. This project will enhance many of the resource's functions and values. Constructing a "Living Shoreline" is the prescribed method of attaining shoreline stabilization and resiliency against anticipated sea level rise by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP).

Env-Wt 609.02(b)(2) – As a result of multiple coastal storm events that coincided with astronomically high tides over the last two years, the shoreline of this property experienced some erosion. These storm events produced significant levels of storm surge that undercut the bank of the shoreline in some locations. More specifically, when the storm surge, coupled with the high tides receded, by virtue of the hydrodynamics in this area, lateral movement of water along the toe of slope scoured and undercut the toe of slope.

Env-Wt 609.02(b)(3) – On areas of the shoreline, the lateral tidal forces associated with large storms events that produced storm surge have undercut and scoured the toe of slope. Left unabated, the shoreline will be exposed to future coastal storm events.

Env-Wt 609.02(b)(4) – The proposed Living Shoreline is within an area of NH's seacoast that does not experience *frequent* high tidal or wave action erosive forces. While some boat traffic occurs in the area during high tide, it is not significant enough to have a bearing on this project. The proposed geometry and orientation of living shoreline will not amplify the existing minimal tidal forces. The Living Shoreline Plan, bearing the stamp of Professional Engineer, Jack McTigue, demonstrates each of these factors have been considered during the design of this Living Shoreline. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will be able to withstand future storm surge and extreme precipitation events.

Env-Wt 609.02(b)(5) – The proposed Living Shoreline is within an area that does not experience *frequent* high tidal action erosive forces. As demonstrated within the Coastal Vulnerability Assessment submitted with the permit application, the proposed Living Shoreline will allow the property to become significantly more resilient to anticipated sea level rise.

Env-Wt 609.02(b)(6) – We have utilized the Sea Level Affecting Marshes Model (SLAMM) GIS data layers available on NH GRANIT. Given the topography of the site, the property *does not* lend itself well to future salt marsh migration. The proposed living shoreline does propose a wide variety of upland, salt tolerant native species – see ***Figure 1*** below.

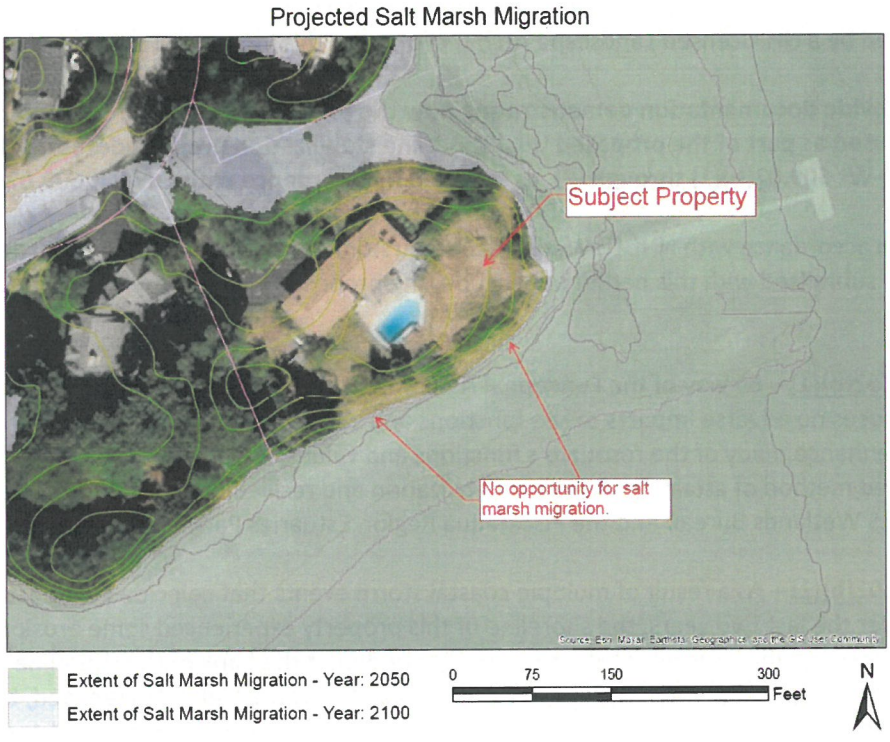


Figure 1- Sea Level Affecting Marshes Model (SLAMM).

Env-Wt 609.02(b)(7) – As demonstrated within the permit application and supporting materials, this project meets all the relevant Design Requirements of Env-Wt 514.04. Further, we have demonstrated how this project meets each provision of Env-Wt 514.04 below:

Env-Wt 514.04 (a) – Sheet flow naturally runs in the opposite direction and stormwater management techniques, including new pervious surfaces are proposed. The proposed regrading does not transfer any additional discharge towards the proposed Living Shoreline.

Env-Wt 514.04 (b) – To the maximum extent practicable, existing native trees and shrubs will be retained. Significant levels of invasive species will be removed as well.

Env-Wt 514.04 (c) – The bank is proposed to be regraded from a 1:1 slope to a flatter, 1.5:1 slope and a robust native planting plan is proposed.

Env-Wt 514.04 (d) – Impacts to adjacent properties and infrastructure have been avoided.

Env-Wt 514.04 (e) – Sound erosion and sediment control devices will be utilized, monitored, and adjusted as required throughout the duration of the project.

Env-Wt 514.04 (f) – Through our coordination with other relevant state and federal agencies, this project avoids and minimizes impacts to sensitive resources. The proposed Living Shoreline will result in an increase in the overall ecological integrity of the resource area.

Env-Wt 514.04 (g) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (h) – This is a coastal marine system, and therefore, this provision is not applicable.

Env-Wt 514.04 (i) – This is a coastal marine system, and therefore, this provision is not applicable.

6. Please revise the plans to show that the proposed living shoreline project will meet the all of the criteria listed in Env-Wt 609.05(b)(1) through (8), as required in accordance with Env-Wt 609.05(b), including but not limited to detailed plan views and cross sections of the existing slopes and proposed living shoreline treatments at representative stations along the length of the project; details regarding the proposed plantings; details regarding the methods for how all proposed bioengineered stabilization treatments will be securely anchored; etc.

Response: We referenced the "Guidance for Considering the Use of Living Shorelines" when designing this Living Shoreline. The existing and proposed shoreline is relatively uniform in shape, and therefore, a single cross section of proposed Living Shoreline will suffice. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline meets all the criteria of **Env-609.05(b)**, specifically:

Env-Wt 609.05(b)(1) – The proposed Living Shoreline uses native vegetation and limits the use of unnatural hardened structures.

Env-Wt 609.05(b)(2) – The proposed Living Shoreline mimics the natural landscape.

Env-Wt 609.05(b)(3) – This rule is not applicable as there are no beaches or dunes in this area.

Env-Wt 609.05(b)(4) – The proposed sill is at the lowest possible elevation.

Env-Wt 609.05(b)(5) – The proposed Living Shoreline maintains the shoreline's ability to absorb and mitigate storm impacts and adapt to the landward progression of the sea.

Env-Wt 609.05(b)(6) – The proposed Living Shoreline will not impact neighboring properties. The proposed living shoreline will connect to existing shorelines.

Env-Wt 609.05(b)(7) – The bank is being cut back from a 1:1 to a flatter, 1.5:1 slope and will be planted with native vegetation.

Env-Wt 609.05(b)(8) – The proposed Living Shoreline will enhance habitat for wildlife and aquatic species.

7. Please revise the plans to include a plan of all plantings proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species in accordance with Env-Wt 610.04(f). Please note that this includes all plantings proposed as part of the living shoreline tidal bank stabilization project.

Response: A revised planting plan prepared by Licensed Landscape Architect, Matthew J. Cunningham, depicting the specifics of the proposed plantings is included with this response.

8. Please provide documentation that the proposed living shoreline design plan has been reviewed relative to delineations of wetlands and stamped by a certified wetland scientist in accordance with "Guidance for Considering the Use of Living Shorelines", NOAA (2015) as required in accordance with Env-Wt 609.05(a).

Response: We referenced the "Guidance for Considering the Use of Living Shorelines" when designing this Living Shoreline. As demonstrated on the Living Shoreline Details Plan included with the permit application, the proposed Living Shoreline is considered a "Green – Softer Technique" because only hard armor is proposed for sill materials for toe protection and greater resiliency for future, larger coastal storm events.

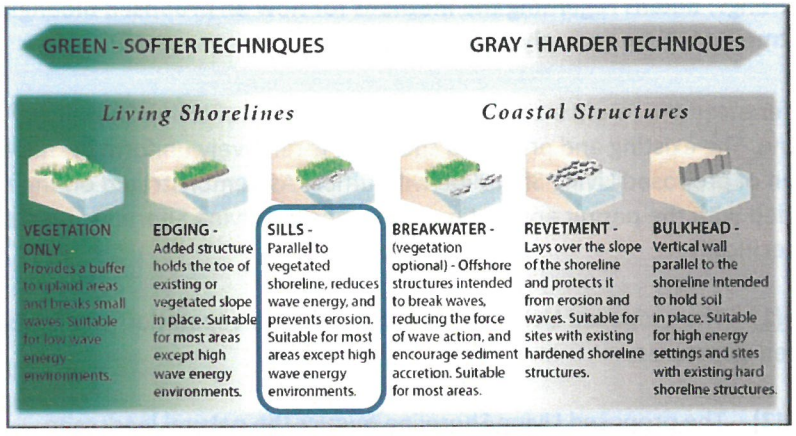


Figure 2 – Green, soft approach to constructing a Living Shoreline from the NOAA 2015 publication, "Guidance for Considering the Use of Living Shorelines."

NH Certified Wetland Scientist (CWS), Jay Aube and Professional Engineer (PE), Jack McTigue have stamped the plans.

Additional Supporting Information:

The following supporting information demonstrates how this project meets NHDES Wetland Bureau Administrative Rule Env-Wt 609.07 relative to the use of Hard-Scape or Rip-Rap in Tidal Shoreline Stabilization projects.

Env-Wt 609.07(a)(1)(a) – During storm events that coincide with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(a)(1)(b) – The bulk of this Living Shoreline is proposed to be constructed with soft stabilization techniques. As result decreasing the slope to a flatter 1.5:1 slope and using angled stone, this project will have no adverse effect on neighboring properties.

Env-Wt 609.07(a)(2) – As evidenced by the plan prepared by professional engineers, the boulders and rip-rap are components used as a sill to stabilize the toe of slope and it is not the primary or dominant component of this Living Shoreline. This technique is outlined within the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA).

Env-Wt 609.07(b)(1) – As evidenced by the photos below, TFMoran professional engineers have determined that soft stabilization techniques alone cannot adequately address this erosion. Using the methods outlined with the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by NHDES, hard armor is required to stabilize this shoreline and construct a sill at the toe of slope.





Photo 1 & 2 – Images depicting how the toe of slow has been undercut and compromised.

Env-Wt 609.07(b)(2) – During storm events that coincide in with astronomically high tides, the receding tide water produces lateral movements of water along the shoreline with a velocity that is too great to be treated with soft stabilization methods alone. Referencing the publication, "Guidance for Considering the Use of Living Shorelines," prepared by the National Oceanic Atmospheric Administration (NOAA), as prescribed by the NHDES Wetlands Bureau and the Piscataqua Region Estuaries Partnership (PREP), the professional engineers associated with this project have used a combination of soft and hard techniques to design this Living Shoreline.

Env-Wt 609.07(b)(3) – The professional engineers have determined the proposed rip-rap for toe protection will have no impact on neighboring properties. Adjusting the existing 1:1 slope to a flatter 1.5:1 slope and using minimal angled stone at the toe of slope ensures this Living Shoreline design will not accelerate tidal energy in a manner that adversely affects neighboring properties.

Env-Wt 609.07(b)(4) – The Living Shoreline Plan included with this RFMI response provides details relative to the sizes of all materials proposed for this Living Shoreline. Only a slight superficial layer of rip-rap is proposed above the toe stones equating to just 28 cubic yards distributed over 168-linear feet of proposed Living Shoreline.

Env-Wt 609.07(b)(5) – A cross section of the Living Shoreline is depicted on Living Shoreline Plan included with this response.

Env-Wt 609.07(b)(6) – Detailed plans were submitted with the original permit application that depict the relationship of the project to fixed points or reference, abutting properties, and features of the natural shoreline.

Env-Wt 609.07(c)(1) – The Living Shoreline Plan included with this response bears the stamp of NH Professional Engineer, Jack McTigue.

Env-Wt 609.07(c)(2) – The plans provided with the original permit application materials depict the proposed impact areas and the location of the Mean High Water (MHW) elevation. This Living Shoreline is proposed entirely within uplands and immediately adjacent to the Highest Astronomical Tide Line (HOTL).

EXHIBIT C



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE (LAST AMENDED DECEMBER 16, 2019):

ZONE: Single Residence B (SRB)

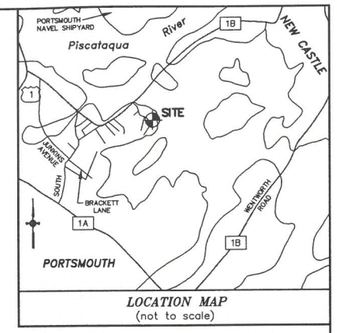
REQUIREMENTS: *
- MINIMUM LOT AREA: 15,000 Square Feet
- MINIMUM STREET FRONTAGE: 100 Ft
- MINIMUM LOT DEPTH: 100 Ft
- MINIMUM FRONT SETBACK: 30 Ft
- MINIMUM SIDE SETBACK: 20 Ft
- MINIMUM REAR SETBACK: 40 Ft
- MAXIMUM BUILDING HEIGHT: SLOPED ROOF: 35 Ft
- MAXIMUM BUILDING COVERAGE: 20%
- MINIMUM OPEN SPACE: 40%

BUILDING COVERAGE CALCULATION:

TOTAL LOT AREA TO H.O.T.:	46,840± SQ. FT.
HOUSE:	2,621 SQ. FT.
BUILDING COVERAGE:	5.6%

OPEN SPACE CALCULATION:

TOTAL LOT AREA TO H.O.T.:	46,840± SQ. FT.
DRIVEWAY:	4,910± SQ. FT.
HOUSE:	2,621± SQ. FT.
PATIO/POOL:	1,707± SQ. FT.
DECK:	309± SQ. FT.
CONCRETE/MISC.:	182± SQ. FT.
STEPS:	172± SQ. FT.
RETAINING WALLS:	114± SQ. FT.
TOTAL COVERAGE:	10,015 SQ. FT.
OPEN SPACE:	36,825± SQ. FT. (78.6%)



LOCATION MAP
(not to scale)

VEGETATION LEGEND:
- DECIDUOUS TREE
- CONIFEROUS TREE
- "SIGNIFICANT" SHRUB
- "HIGH TIDE BUSH" (Iva Frutescens)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.
VERTICAL DATUM - NGVD29

PLAN REFERENCES:

1. "EXISTING CONDITIONS PLAN PLEASANT POINT DRIVE ASSESOR'S PARCEL 207-014 PORTSMOUTH, NEW HAMPSHIRE FOR OWNERS JOAN S. WALDRON KIMBERLY WALDRON LEVY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED JULY 11, 2005.

2. "PLAN OF LOTS NEW CASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVIK", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED OCTOBER 1952, AND RECORDED AT THE R.C.R.D. AS PLAN No. 02160-B.

3. "LAND IN PORTSMOUTH, N.H. ROBERT A. MOEBUS TO HENRY C. SIVIK AND HENRY C. SIVIK TO ROBERT A. MOEBUS", PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED JUNE 1951, REVISED DECEMBER 1953.

NOTES:

1. OWNERS OF RECORD:
   TAX MAP 207 LOT 13
   120-0 WILD ROSE, LLC
   R.C.R.D. BOOK 6174 PAGE 1450
   DATED OCTOBER 5, 2020

2. TOTAL EXISTING PARCEL AREA:
   TAX MAP 207 LOT 13
   1.08± Acres To H.O.T.L.

3. BASIS OF BEARING IS NEW HAMPSHIRE SPC.

4. APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.

5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.

6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE CITY OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.

7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

8. A PORTION OF THE LOCUS PARCEL FALLS WITHIN SPECIAL FLOOD HAZARD AREA AE, WITH A BASE FLOOD ELEVATION OF 8 FT. PER FEMA FIRM MAP No. 33015C0278F, REVISED JANUARY 29, 2021.

9. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) OF THE PISCATAQUA RIVER, WHICH CORRESPONDS WITH THE COASTAL WETLAND BOUNDARY, WAS DELINEATED BY JOSEPH W. NOEL, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020. REFER TO LETTER/REPORT DATED DECEMBER 15, 2020 FOR MORE INFORMATION.
THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT "CORPS OF EINGINEERS WETLAND DELINEATION MANUAL", (1987), ALONG WITH THE REQUIRED "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION", (VERSION 2, JANUARY 2021).

PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

PRELIMINARY

REV.	DATE	STATUS	BY	CHKD	APPD.
A	4/2/21	ADDED ADDITIONAL TREES & ABUTTER BUILDINGS	A.H.P.	P.L.A.	P.L.A.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT

60 Pleasant Point Drive
Portsmouth, Rockingham County, New Hampshire

OWNED BY

120-0 Wild Rose Lane, LLC
c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

North
W EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	20770	02/04/21	1 OF 1	A.H.P.	P.L.A.

DRAWING No: 20770 EXISTING CONDITIONS
FIELD BOOK No: "Portsmouth #17"

Tax Map 207 Lot 13

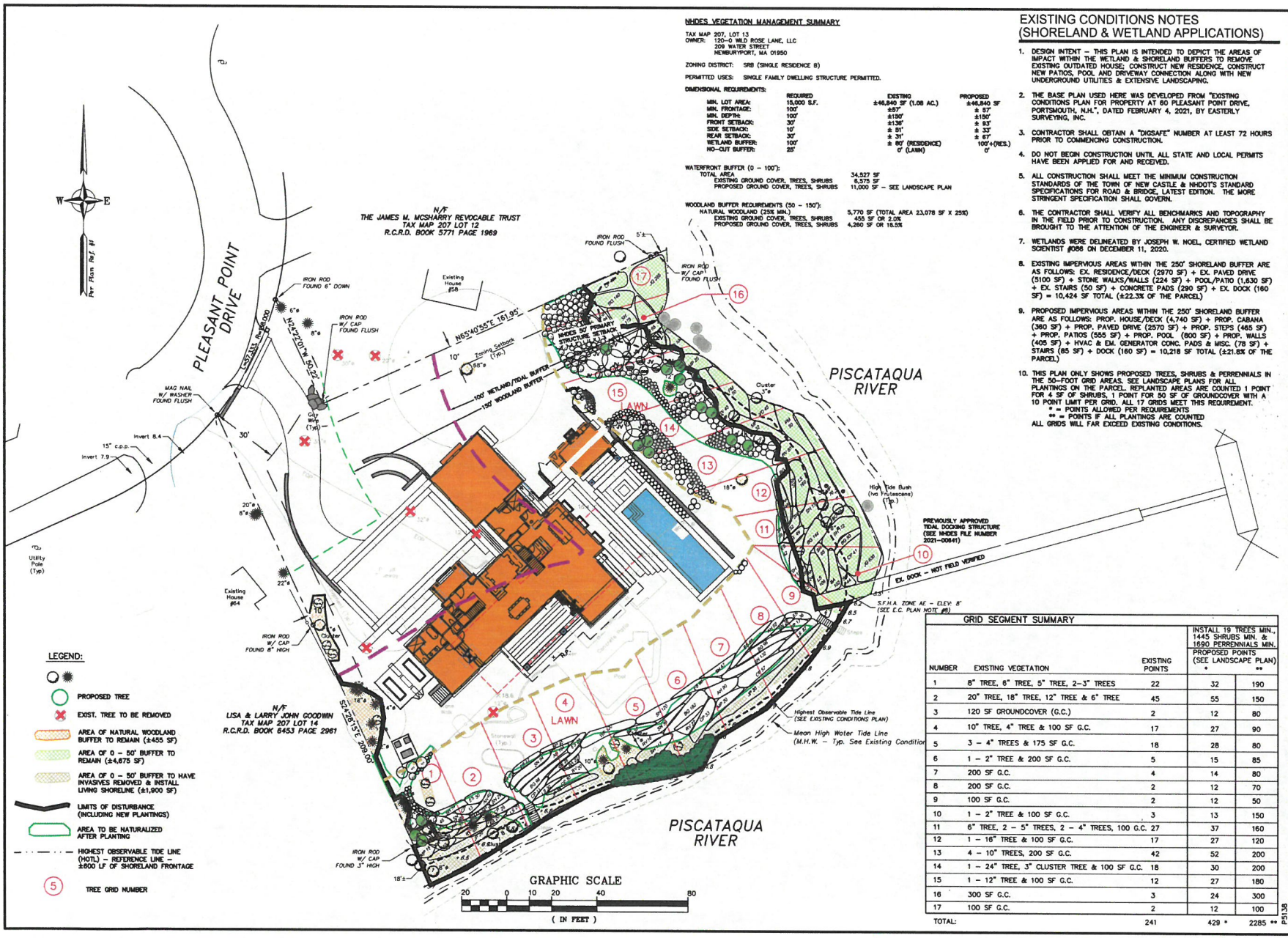
Inventory Data Worksheet

Date: Tuesday, December 13, 2022
Client: Michelle and John Morris
Job Site Address: 60 Pleasant Point Drive, Portsmouth, NH 03801

Diameters listed below are measured in inches at chest height ("DBH").

BTSE Tree #	Species	GPS POI #	stems	Longitude	Latitude	DBH 1	DBH 2	DBH 3	DBH 4	total DBH	Condition (good, fair, poor)	Location notes
1	Silver Maple	1	1	-70.744072	43.068604	37				37	good (reduced)	left hand side of driveway by street
2	Silver Maple	2	1	-70.743896	43.068535	32				32	fair (unions)	left hand side of driveway by house
3	Kwanzaan Cherry	3	1	-70.743851	43.068512	13				13	poor (trunk break)	left hand side of driveway by house, closest to the house
n/a	telephone pole	24	n/a	-70.744095	43.068676	n/a				n/a	n/a	
4	Silver Maple	21	1	-70.744057	43.068710	27				27	good	on left neighbor's side of the telephone pole, closest to drive
5	Silver Maple	22	1	-70.744003	43.068703	20				20	good	on left neighbor's side of the telephone pole, 2nd closest to drive
6	Silver Maple	23	1	-70.743874	43.068756	55				55	good	on left neighbor's side of the telephone pole,3rd closest to drive
24	High Tide Bush	v3_1	4	-70.743446	43.068779	(14) 0.5" stems				7	Poor (stress from expo	3' tall
25	High Tide Bush	v3_2	4	-70.743446	43.068813	(14) 0.5" stems				7	Poor (stress from expo	3' tall
26	High Tide Bush	v3_3	4	-70.743416	43.068806	(14) 0.5" stems				7	Poor (stress from expo	3' tall
27	High Tide Bush	v3_4	8	-70.743423	43.068771	(8) 0.5" stems				4	Poor (stress from expo	2' tall
28	High Tide Bush	v3_5	8	-70.743393	43.068756	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
29	High Tide Bush	v3_6	8	-70.743385	43.068752	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
30	High Tide Bush	v3_7	8	-70.743385	43.068745	(8) 0.5" stems				4	Poor (stress from expo	2.5' tall
7	Blue Spruce	4	1	-70.743530	43.068691	13				13	fair (needlecast)	back left hand side of property
31	Forsythia	v2_2	60	-70.743301	43.068615	(60) 0.5" stems				30	Fair	6' tall
8	Black Cherry	5	1	-70.743423	43.068668	24				24	good (except vines)	back left hand side of property
9	Black Cherry	6	4	-70.743347	43.068653	10	10	11	12	43	poor (dead stems)	back left hand side of property
10	Pear	7	1	-70.743423	43.068588	16				16	poor (vines)	back left hand side of property
32	Beach Plum	v2_3	1	-70.743240	43.068558	8				8	Fair	
33	Beach Plum	v2_3	1	-70.743238	43.068553	9				9	Fair	
34	Beach Plum	v2_3	2	-70.743240	43.068548	6	6			12	Fair	
35	Spirea	v2_4	40	-70.743263	43.068512	(40) 0.25" stems				10	Fair	5' tall
36	Juniper	v2_5	8	-70.743462	43.068287	(8) 6" stems				48	Good	8' tall, (8) 6" stems
38	PJM Rhododendron	v2_7	1	-70.743591	43.068279	10				10	Good	6' tall
39	PJM Rhododendron	v2_7	1	-70.743590	43.068274	10				10	Good	6' tall
11	Mugo Pine	8	9	-70.743568	43.068279	(9) stems, all 3 to 4				30	good	by generator by shore
37	Crabapple	V3_8	1	-70.743538	43.068264	4				4	Fair	
12	Red Cedar	9	1	-70.743645	43.068245	15				15	good	by generator by shore
40	Crabapple	V3_9	2	-70.743584	43.068241	3.5	2.5				Fair	
52	Beach Plum	v3_11	1	-70.743660	43.068211	3				3	Poor (mostly dead)	
n/a	Old stumps (Oak, Cl	v2_18	n/a	-70.743736	43.068176	n/a					Poor (dead)	These are all stumps, at least a year old, probably more. They're near the steps on the south shore, near the west corner
13	Weeping Cherry	10	1	-70.743782	43.068306	13				13	good	back right hand side of home
14	Blue Spruce	11	1	-70.743813	43.068195	18				18	Fair	back right hand side on shore
15	Blue Spruce	12	1	-70.743858	43.068192	18				18	Poor	back right hand side on shore
16	Red Oak	13	6	-70.743835	43.068207	17, 10, 6, 5, 5, 2, 2				47	fair (structure)	back right hand side on shore
41	Black Cherry	v2_9	1	-70.743858	43.068153	7				7	Poor (75% dead)	
42	Black Cherry	v2_10	1	-70.743896	43.068157	5				5	Poor (dead)	
43	Yew	v2_11	1	-70.743896	43.068214	6				6	Fair	
44	Yew	v2_11	1	-70.743894	43.068209	3				3	Fair	
45	Catawba Rhododen	v2_12	1	-70.743881	43.068214	10				10	Good	9' tall
46	Catawba Rhododen	v2_12	1	-70.743883	43.068209	10				10	Good	9' tall
17	Black Cherry	14	1	-70.743919	43.068150	7				7	poor (leaning)	back right hand side of property
18	Black Cherry	15	1	-70.743866	43.068085	8				8	fair (leaning)	back right hand side of property
19	Red Oak	16	1	-70.743881	43.068127	9				9	fair (leaning)	back right hand side of property
20	Blue Spruce	17	1	-70.743988	43.068291	12				12	fair (needlecast)	right hand side of house (not sure if on property)
21	Red Pine	18	1	-70.743973	43.068310	13				13	good	right hand side of house
47	Yew	v3_10	1	-70.744003	43.068359	4.5				4.5	good	very close to #21

22	Douglas Fir	19	1	-70.743996	43.068329	13				13	fair	right hand side of house
23	Red Pine	20	1	-70.744011	43.068348	17				17	good	right hand side of drive
48	Flowering Dogwood	v2_13	1	-70.743980	43.068375	9				9	Good	
49	Arborvitae	v2_14	Multi-stem	-70.743965	43.068394	(6) 3" stems				18	Good	
50	Arborvitae	v2_15	Multi-stem	-70.744011	43.068413	(6) 3" stems				18	Good	
51	Kwanzan Cherry	v2_16	Multi-stem	-70.744049	43.068455	(16) 2"+ stems				38	Fair	
52	Arborvitae	v2_17	Multi-stem	-70.744049	43.068451	(6) 2"+ stems				14	Good	



LEGEND:

- PROPOSED TREE
- EXIST. TREE TO BE REMOVED
- AREA OF NATURAL WOODLAND BUFFER TO REMAIN (±455 SF)
- AREA OF 0 - 50' BUFFER TO REMAIN (±4,675 SF)
- AREA OF 0 - 50' BUFFER TO HAVE INVASIVES REMOVED & INSTALL LIVING SHORELINE (±1,900 SF)
- LIMITS OF DISTURBANCE (INCLUDING NEW PLANTINGS)
- AREA TO BE NATURALIZED AFTER PLANTING
- HIGHEST OBSERVABLE TIDE LINE (HOTL) - REFERENCE LINE - ±800 LF OF SHORELAND FRONTAGE
- (5) TREE GRID NUMBER

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	± 57'
MIN. DEPTH:	100'	±150'	±100'
FRONT SETBACK:	30'	±136'	± 93'
SIDE SETBACK:	10'	± 51'	± 33'
REAR SETBACK:	30'	± 31'	± 67'
WETLAND BUFFER:	100'	± 80' (RESIDENCE)	100'+(RES.)
NO-CUT BUFFER:	25'	0' (LAWN)	0'

WATERFRONT BUFFER (0 - 100'):
TOTAL AREA 34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS 8,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS 11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):
NATURAL WOODLAND (25% MIN.) 5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS 455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS 4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
3. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020.
8. EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,830 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
9. PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)
10. THIS PLAN ONLY SHOWS PROPOSED TREES, SHRUBS & PERRENNIALS IN THE 50-FOOT GRID AREAS. SEE LANDSCAPE PLANS FOR ALL PLANTINGS ON THE PARCEL. REPLANTED AREAS ARE COUNTED 1 POINT FOR 4 SF OF SHRUBS, 1 POINT FOR 50 SF OF GROUNDCOVER WITH A 10 POINT LIMIT PER GRID. ALL 17 GRIDS MEET THIS REQUIREMENT.
    * = POINTS ALLOWED PER REQUIREMENTS
    ** = POINTS IF ALL PLANTINGS ARE COUNTED
    ALL GRIDS WILL FAR EXCEED EXISTING CONDITIONS.

GRID SEGMENT SUMMARY

NUMBER	EXISTING VEGETATION	EXISTING POINTS	INSTALL 19 TREES MIN., 1445 SHRUBS MIN. & 1690 PERRENNIALS MIN. PROPOSED POINTS (SEE LANDSCAPE PLAN) *	**
1	8" TREE, 6" TREE, 5" TREE, 2-3" TREES	22	32	190
2	20" TREE, 18" TREE, 12" TREE & 6" TREE	45	55	150
3	120 SF GROUNDCOVER (G.C.)	2	12	80
4	10" TREE, 4" TREE & 100 SF G.C.	17	27	90
5	3 - 4" TREES & 175 SF G.C.	18	28	80
6	1 - 2" TREE & 200 SF G.C.	5	15	85
7	200 SF G.C.	4	14	80
8	200 SF G.C.	2	12	70
9	100 SF G.C.	2	12	50
10	1 - 2" TREE & 100 SF G.C.	3	13	150
11	6" TREE, 2 - 5" TREES, 2 - 4" TREES, 100 G.C.	27	37	160
12	1 - 16" TREE & 100 SF G.C.	17	27	120
13	4 - 10" TREES, 200 SF G.C.	42	52	200
14	1 - 24" TREE, 3" CLUSTER TREE & 100 SF G.C.	18	30	200
15	1 - 12" TREE & 100 SF G.C.	12	27	180
16	300 SF G.C.	3	24	300
17	100 SF G.C.	2	12	100
TOTAL:		241	429 *	2285 **

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

7/9/24

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: JULY 9, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23
1	UPDATE FOR RFMI	EDW	07/09/23

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-8-30-2023

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

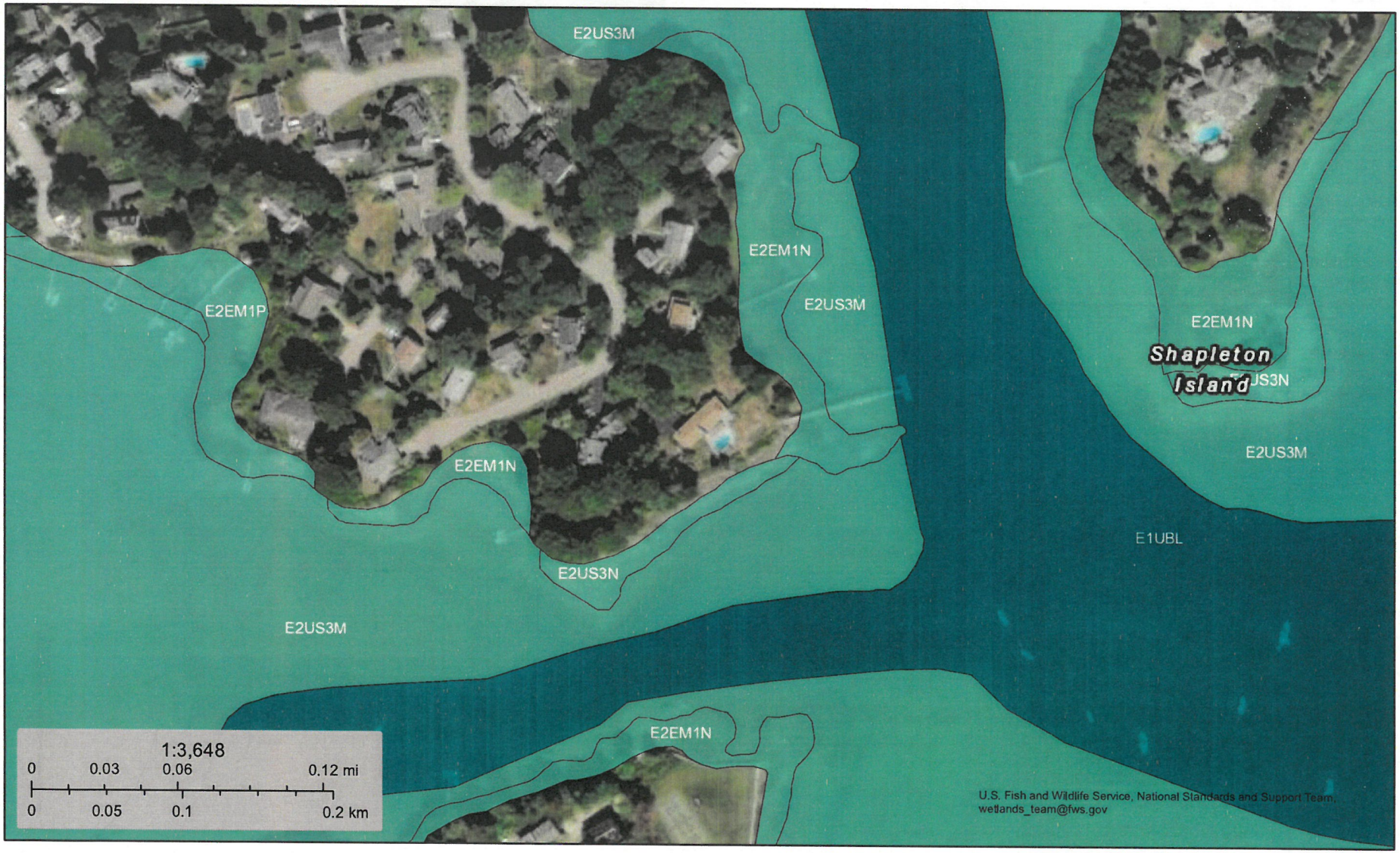
TITLE:
NHDES SHORELAND PERMIT TREE COUNT

SHEET NUMBER:
1 OF 1

U.S. Fish and Wildlife Service

National Wetlands Inventory

60 Pleasant Point Drive - Portsmouth, NH



February 7, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

LEGEND

7 PHOTOGRAPH LOCATION & DIRECTION

N/F
THE JAMES M. MCSHARRY REVOCABLE TRUST
TAX MAP 207 LOT 12
R.C.R.D. BOOK 5771 PAGE 1969

PLEASANT POINT DRIVE

PISCATAQUA RIVER

Per Plan Ref. #1

Existing House #58

Existing House #64

Existing House #60

Paved Driveway

Edge of Pavement (Typ.)

Zoning Setback (Typ.)

NHDES 50' PRIMARY STRUCTURE SETBACK

100' WETLAND/TIDAL BUFFER

150' WOODLAND BUFFER

INV. OUT = 5.35'

INV. OUT

Overhead Utilities (Typ.)

Light Pole

Guy Wire (Typ)

Utility Pole (Typ)

Invert 8.4

15" c.p.p.

Invert 7.9

EOP

Conc. Steps

F.F.E. Threshold 23.0

Deck

Stone Walk

Wood Fence (Typ.)

Concrete

Trellis

Concrete Patio

Shower

Pool

Steps

Cluster

Stonewall (Typ.)

Conc.

High Tide Bush (Iva Frutescens) (Typ.)

SFHA ZONE AE – ELEV: 8' (SEE E.C. PLAN NOTE #8)

Highest Observable Tide Line (SEE EXISTING CONDITIONS PLAN)

Mean High Water Tide Line (M.H.W. – Typ. See Existing Conditions Plan)

IRON ROD W/ CAP FOUND 3" HIGH

N/F
LISA & LARRY JOHN GOODWIN
TAX MAP 207 LOT 14
R.C.R.D. BOOK 6453 PAGE 2961

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: APRIL 2, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	04/02/24

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE.dwg

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120–0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120–0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
PHOTOGRAPH LOCATION KEY

SHEET NUMBER:
PHOTO-1

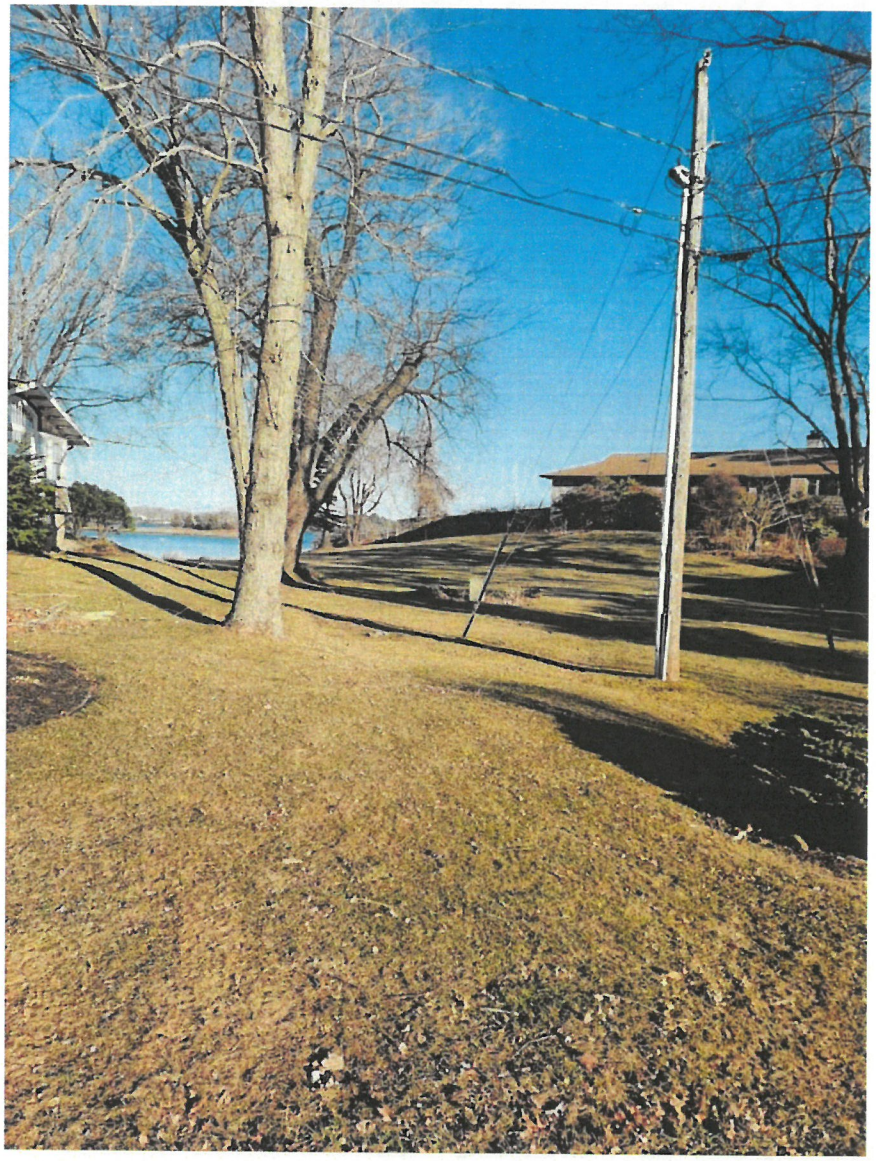


Photo #1:
Looking southeasterly at existing driveway and residence to be replaced.
March 1, 2024

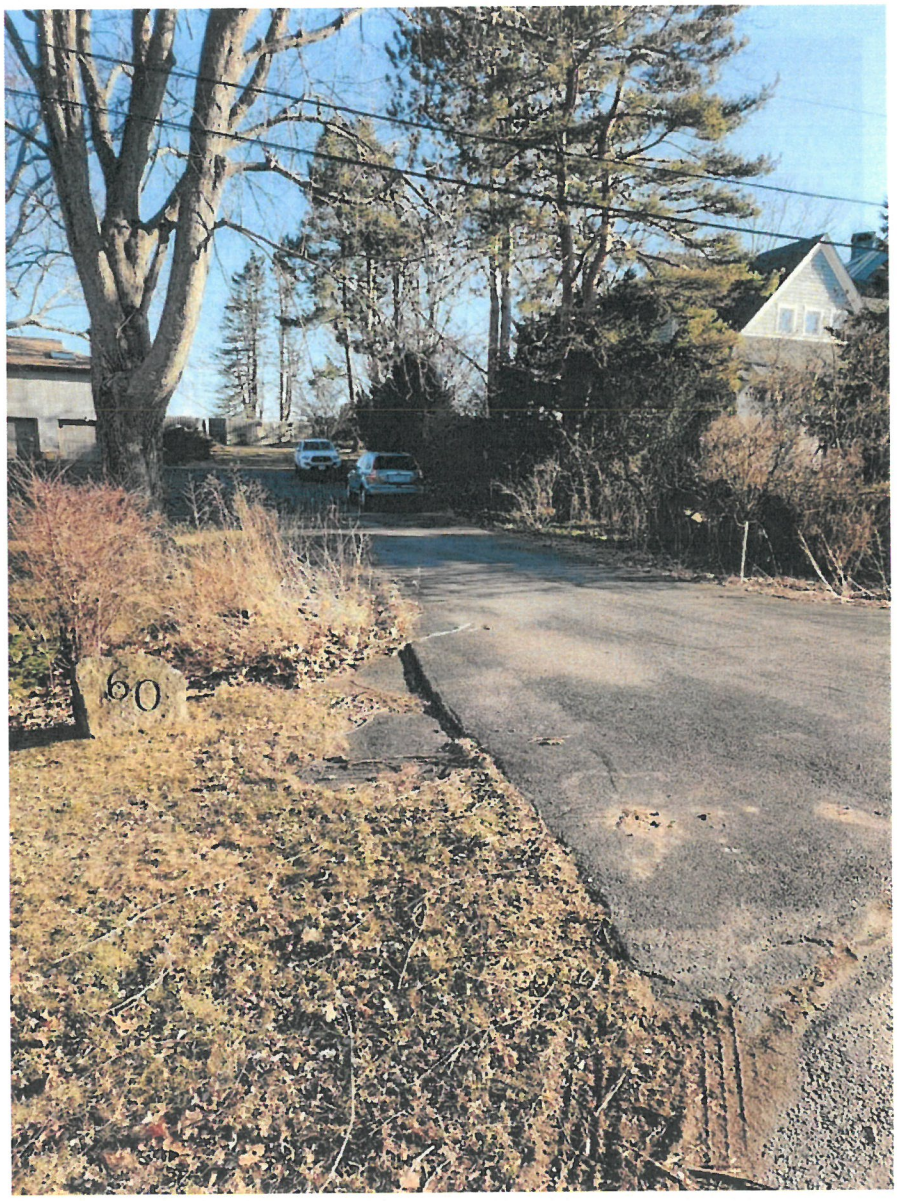


Photo #2:
Looking southerly at the driveway to be replaced.
March 1, 2024



Photo #3:
Looking westerly at existing driveway exit on to Pleasant Point Drive.
March 1, 2024

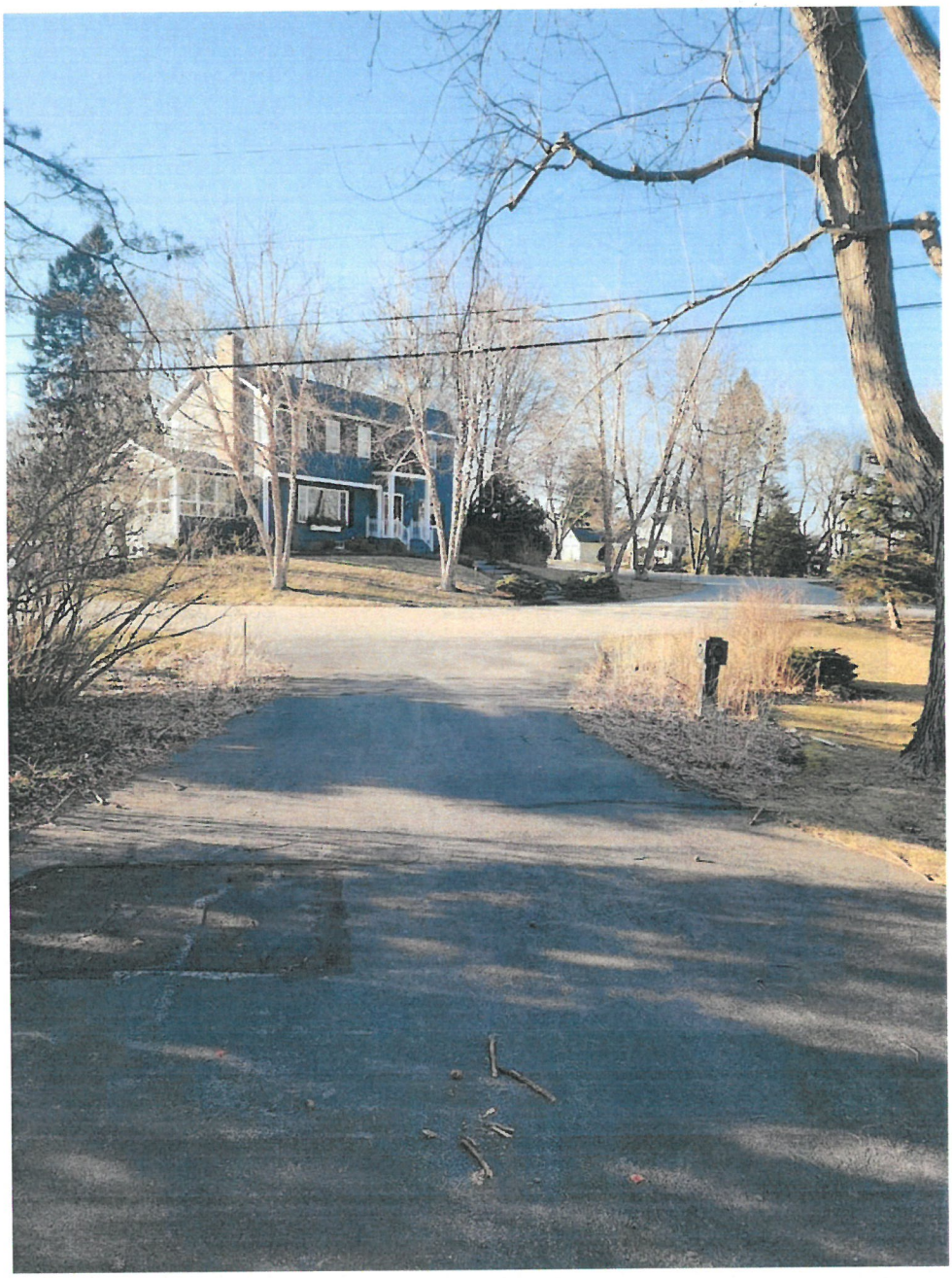


Photo #4:
Looking northwesterly at existing driveway to be replaced.
March 1, 2024



Photo #5:
Looking southeasterly at existing driveway and residence to be replaced.
– March 1, 2024



Photo #6:
Looking easterly at existing lawn with Piscataqua River beyond.
March 1, 2024



Photo #7:
Looking easterly at existing lawn with Piscataqua River beyond.
March 1, 2024



Photo #8:
Looking northeasterly at existing high tide debris line. Abutter's dock is in the background. The tree is on abutting parcel. – March 1, 2024

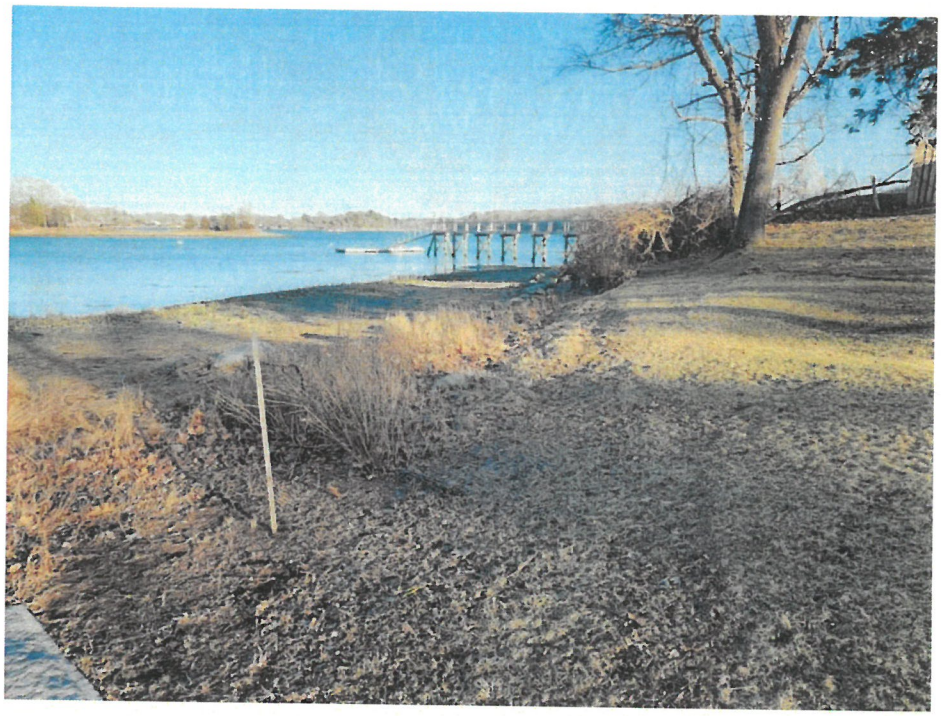


Photo #9:
Looking southeasterly at lawn and shoreline interface. Owner's dock in rear of photograph is to remain. – March 1, 2024

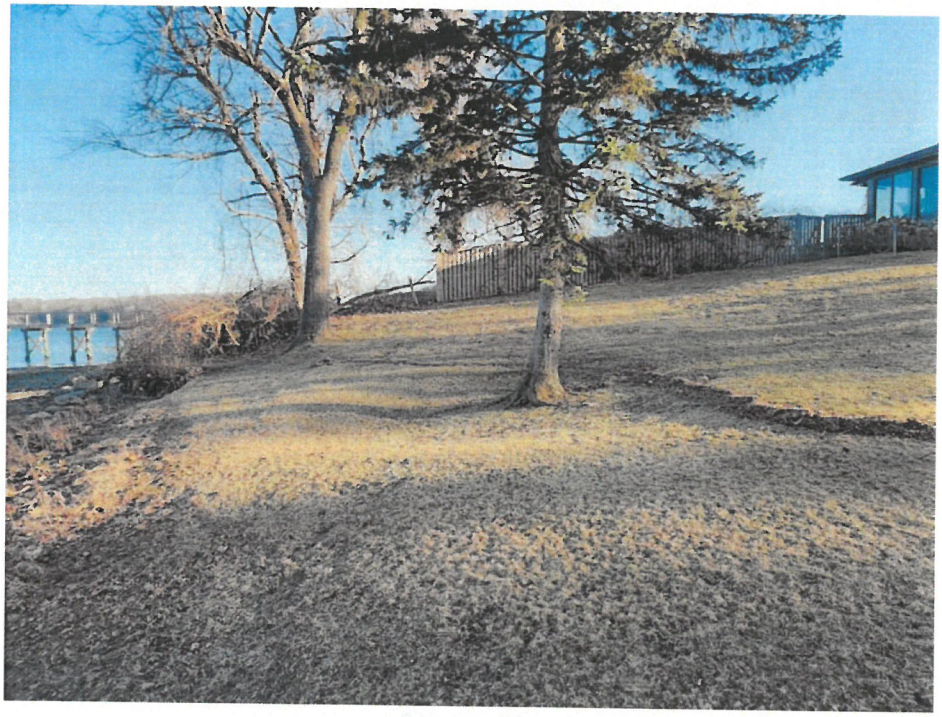


Photo #10:
Looking southeasterly at existing lawn and slope interface.
March 1, 2024



Photo #11:
Looking north from vegetated buffer filled with invasive plants to be removed and replaced with native plantings. - March 1, 2024



Photo #12:
Looking easterly at several existing trees and invasive vegetation to be replaced with native plantings. - March 1, 2024



Photo #13:
Looking northerly at existing eroded area with invasive plants to be removed and replaced with native plantings. - March 1. 2024



Photo #14:
Looking northerly at existing shoreline & Piscataqua River (resource).
March 1, 2024



Photo #15:
Looking easterly at existing dock to remain and Piscataqua River beyond.
March 1, 2024



Photo #16:
Looking southeasterly at top of steps to be replaced (near existing dock).
March 1, 2024



Photo #17:
Looking northwesterly at steps to be replaced, shoreline stabilized & vegetated buffer to be augmented. - March 1, 2024



Photo #18:
Looking northerly at erosion at shoreline and Piscataqua River interface.
March 1, 2024



Photo #19:
Looking northeasterly at existing erosion damage at shoreline and bluff.
Proposed coir logs to be installed with native plantings. - March 1, 2024



Photo #20:
Looking northwesterly at severely eroded bank of the bluff from shoreline.
It is proposed a living shoreline be installed in this area.
March 1, 2024



Photo #21:
Looking northwesterly at pool equipment to be removed from buffer.
March 1, 2024



Photo #22:
Looking westerly at area of erosion between high tide line and bluff vegetated buffer. The area is to receive a coir log living shoreline with native plantings in an effort to slow down the erosion. All work occurs above the HOTL. - March 1, 2024



Photo #23:
Looking northerly at pool equipment & concrete pad to be removed from wetland buffer. – March 1, 2024

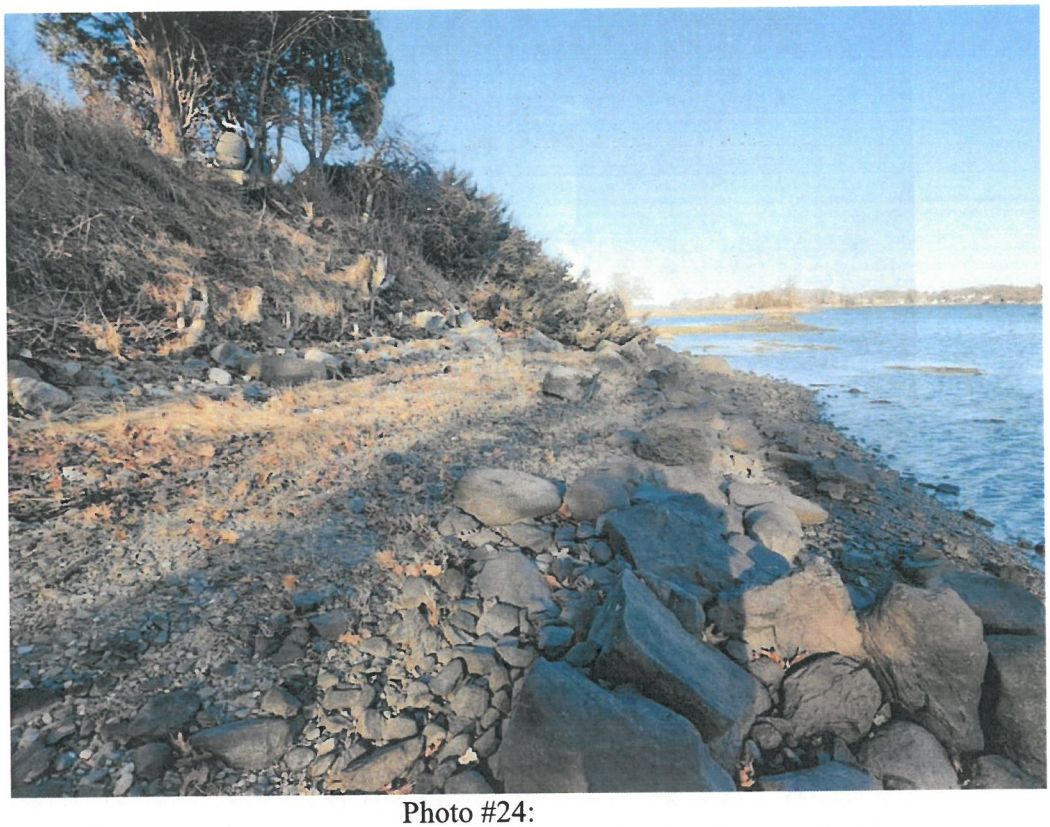


Photo #24:
Looking easterly at erosion at shoreline interface. – March 1, 2024



Photo #25:
Looking northerly at steps to be replaced. They are above HOTL and will not require foundation support. – March 1, 2024



Photo #26:
Looking down from lawn/bluff at steps to be replaced.
March 1, 2024



Photo #27:
Looking westerly at erosion damage at shoreline interface at abutting property line. - March 1, 2024



Photo #28:
Looking westerly at shoreline and Piscataqua River (resource).
March 1, 2024



Photo #29:
Looking westerly at existing landscaping, lawn & trees.
March 1, 2024

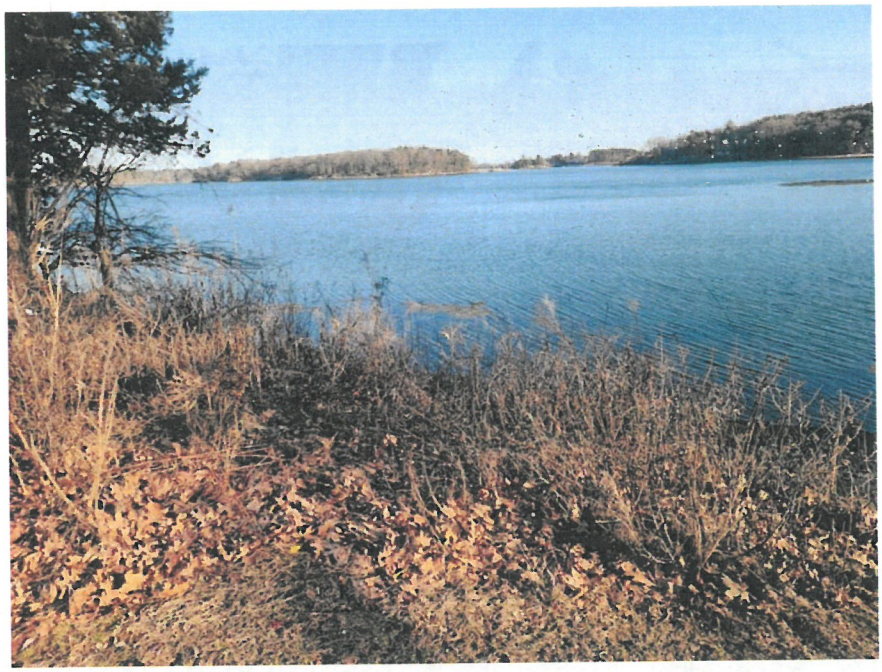


Photo #30:
Looking southerly at Piscataqua River from top of shoreline slope.
March 1, 2024



Photo #31:
Looking northerly at house and pool to be replaced.
March 1, 2024



Photo #32:
Looking northerly at pool to be replaced & vegetated buffer to be augmented.
March 1, 2024



Photo #33:
Looking easterly at shoreline and Piscataqua River (resource).
March 1, 2024

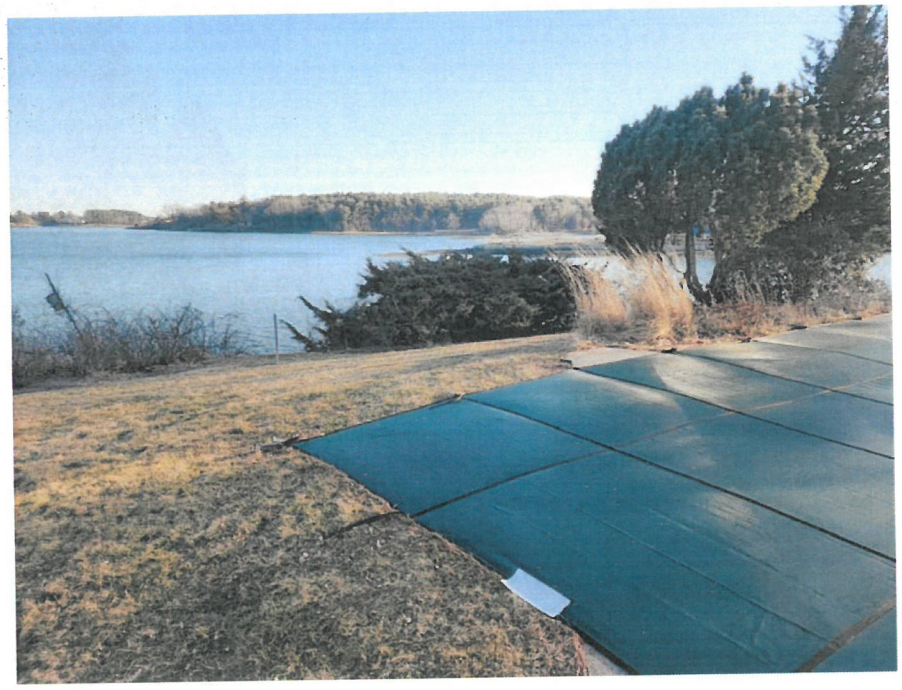


Photo #34:
Looking southerly at existing pool, lawn & vegetated buffer.
March 1, 2024



Photo #35:
Looking easterly at dock to remain, lawn area to be reduced, vegetative buffer to be augmented. – March 1, 2024



Photo #36:
Looking westerly at house and pool to be replaced.
March 1, 2024



Photo #37:
Looking southerly at pool to be replaced & vegetated buffer to be augmented.
March 1, 2024



Photo #38:
Looking easterly at shoreline and Piscataqua River (resource).
March 1, 2024



Photo #39:
Looking easterly at existing lawn, vegetated buffer on top of shoreline slope which is to be augmented. - March 1, 2024



Photo #40:
Looking easterly at dock to remain, lawn area to be reduced, vegetative buffer and Piscataqua River beyond. - March 1, 2024



Photo #41:
Looking southwesterly at lawn area to be reduced, pool to be removed.
March 1, 2024



Photo #42:
Looking northerly at fence and residence to be removed. The new pool will be installed in this area. March 1, 2024



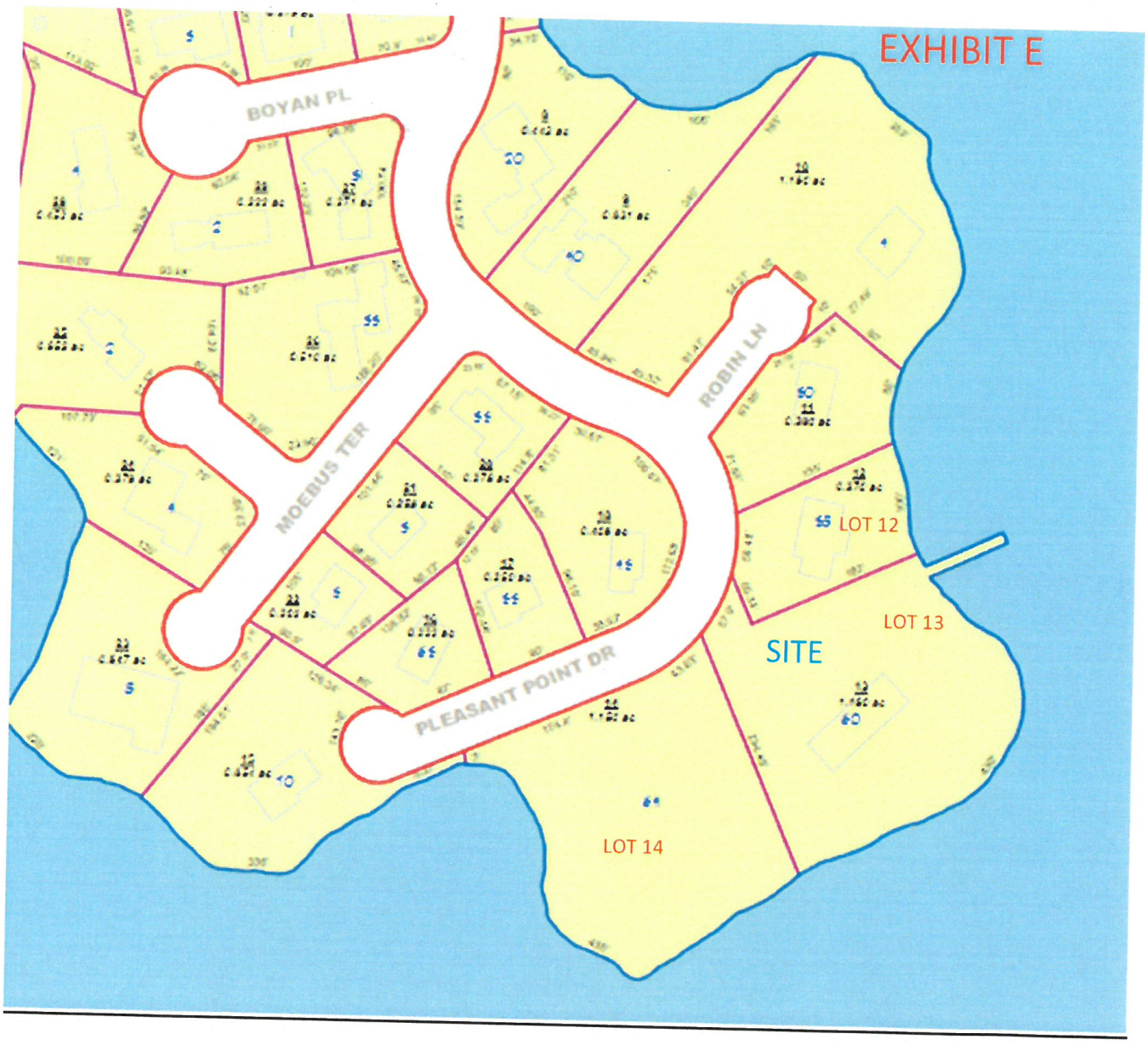
Photo #43:
Looking northerly at existing fence, shoreline and Piscataqua River (resource) from the edge of lawn. Native plantings to be added.
March 1. 2024



Photo #44:
Looking southerly at residence to be replaced, area for proposed pool to be installed in & vegetated buffer to be augmented. - March 1, 2024

EXHIBIT E

PORTION OF TAX MAP 207



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

Sent Via Email

From: Duclos, Kristin
To: eweinrieb@altus-eng.com
Cc: jgmorris63@gmail.com; Richard Hackeman; Lewis, Eben
Subject: NHDES Wetland Application #2023-03138; 120-0 Wild Rose Lane LLC Residential Raze, Rebuild, & Tidal Bank Stabilization Project RFMI II
Date: Monday, August 12, 2024 2:28:00 PM

Hello Eric,

On August 9, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the applicant's response to NHDES' request for more information letter (RFMI) for Standard Dredge and Fill Wetlands Permit Application (Application) #2023-03138, received by the Department on July 12, 2024. Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 1000, the NHDES Wetlands Bureau determined the following additional information is required to fully address the following outstanding items and complete its evaluation of the Application:

1. The response to item #1 of the request for more information (RFMI) dated February 2, 2024, is incomplete. In accordance with Env-Wt 311.06(g), please provide copies of the written follow-up communications such as additional memos or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species, and with the NH Fish and Game Department (NHF&G) regarding the threatened and endangered wildlife species located within the vicinity of the project as identified in the NHB DataCheck (NHB ID: NHB23-3415).
2. For the proposal to install new rip-rap to meet the approval requirements in Env-Wt 609.07(a), please provide supporting information to corroborate statements made in the "Responses to questions relative to the construction of a Living Shoreline" document prepared by TF Moran, Inc. as included in the RFMI response received by NHDES on July 12, 2024. This information is required in accordance with Env-Wt 609.07(b)(1)-(3).

Please submit the required information in order to address these outstanding items as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request for more information (no later than **October 11, 2024**), or the Application will be denied.

Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties. Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

Thank you,
-Kristin Duclos

Kristin L. Duclos, Wetlands Specialist
Wetlands Bureau, Land Resources Management
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
Phone: (603) 559-1516
Email: kristin.duclos@des.nh.gov

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

August 29, 2024

Kristin L. Duclos, Wetlands Specialist, Wetlands Bureau
NHDES Land Resources Management, Water Division
29 Hazen Drive
PO Box 95
Concord, New Hampshire 03302-0095

Re: Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

Transmitted via email to: Kristin.L.Duclos@des.nh.gov

Dear Ms. Duclos:

Altus Engineering, LLC (Altus) is in receipt of your August 12, 2024 email request for more information letter for additional information and clarification on two final items.

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus and the design team offer the following responses and supplemental information. For clarity, your comment is stated first with our response following:

1. The response to item #1 of the request for more information (RFMI) dated February 2, 2024, is incomplete. In accordance with Env-Wt 311.06(g), please provide copies of the written follow-up communications such as additional memo or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species, and with the NH Fish and Game Department (NHF&G) Natural Heritage Bureau (NHB) Datacheck Report (NHB22-3247) submitted with this application expired on October 14, 2023. Please provide a new NHB Datacheck Report along with updated results and recommendations from NHB and documentation of coordination with NH Fish and Game Department (NHF&G) as applicable to determine how to avoid and minimize project-related impacts on the resource in accordance with Env-Wt 311.01(b) and Env-Wt 311.06(g).

Attached as Exhibit F is a copy of the updated NHB DataCheck report (2023-3415) received on December 5, 2023 and the requested follow-up communications.
On December 11, 2023, Altus sent NHB the requested plans and photographs of the site along with confirming work would occur at the shoreline. Subsequently NHB requested the locations of the iva frutescens (Marsh elder) be reconfirmed. Altus had Joseph Noel reconfirm their locations. His letter dated December 27, 2023 is attached.
Altus sent a letter to NHFG (Anthony Tur) on December 13, 2023 and obtained their FIS consultation requirements. Our submittal cover letter dated January 9, 2024 letter to Kim Snyder (NHFG) is attached. Most of the items were duplicates of exhibits already included in the Wetlands application with the exception being the reconfirmation letter. On February 23, 2024 we received an email from Patrick Fitzgibbons of NHFG stating their review was complete and asking for

conditions to be added to the plan set. Attached is the updated NHDES Wetlands and Shoreland Application Plan with the conditions added.

2. For the proposal to install new rip-rap to meet the approval requirements in Env-Wt 609.07(a), please provide supporting information to corroborate statements made in the "Responses to questions relative to the construction of a living shoreline" document prepared by TF Moran Inc. as included in the RFMI response received by NHDES July 12, 2024. This information is required in accordance with Env-Wt 609.07(b)(1)-(3).

See a*ttached additional correspondence from Jay Aube, Exhibit G, to address your additional information request.*

Please feel free to contact me should you need any additional information. We are available to meet with you, the developer, or any other interested party.

Sincerely,

ALTUS ENGINEERING, LLC



Eric D. Weinrieb, P.E.
President

Wde/5138 response to rfmi-2.docx

Ecopy: Michelle and John Morris
Mathew Cunningham, Landscape Architects
Ben Auger, Auger Building Company
Portsmouth Conservation Commission
Jay Aube, TFM

EXHIBIT F

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Eric Weinrieb, Altus Engineering, Inc.
133 Court Street
Portsmouth, NH 03801
eweinrieb@altus-eng.com

From: NHB Review
NH Natural Heritage Bureau
Main Contact: Ashley Litwinenko - nhbreview@dncr.nh.gov

cc: NHFG Review, Anthony Tur

Date: 12/05/2023 (valid until 12/05/2024)
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB23-3415

Town: Portsmouth
Location: 60 Pleasant Point Drive

Project Description: Replacement of single family residence and related site improvements in previously disturbed areas of lot. Refer to NHB21-0416 as project was delayed.

Next Steps for Applicant:

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

NHB Comments: Please send NHB proposed plans and indicate if work is proposed along the shoreline. If work is proposed along the shoreline please send NHB photos.

NHFG Comments: Please refer to NHFG consultation requirements below. Please indicate if work will occur in the water.

NHB Consultation

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing nhbreview@dncr.nh.gov.

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the NHB DataCheck results letter number and "review request" in the email subject line.
Contact NH Fish & Game at (603) 271-0467 with questions.

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB Database Records:
The following record(s) have been documented in the vicinity of the proposed project.
Please see the map and detailed information about the record(s) on the following pages.

Natural Community	**State[1]**	**Federal**	**Notes**
Eelgrass bed	--	--	

Plant species	**State[1]**	**Federal**	**Notes**
marsh elder (*Iva frutescens*)	T	--	Threats are primarily alterations to the hydrology of the wetland, such as ditching or tidal restrictions that might affect the sheet flow of tidal waters across the intertidal flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.

Vertebrate species	**State[1]**	**Federal**	**Notes**
Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept (see above) and the US Fish & Wildlife Service (see below).

[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 'IMPORTANT: NHFG Consultation' section above. Contact for federally-listed animals: Anthony Tur, US FWS, at (603) 223-2541.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.
However, many areas have never been surveyed, or have only been surveyed for certain species.
NHB recommends surveys to determine what species/natural communities are present onsite.

NH Dept. of Natural & Cultural Resources
Natural Heritage Bureau - Division of Forests and Lands
nhbreview@dncr.nh.gov (603) 271- 2834

NHB23-3415


marsh elder
marsh elder
Shortnose Sturgeon
marsh elder
Atlantic Sturgeon
Eelgrass bed
Eelgrass bed
marsh elder
marsh elder
Portsmouth
marsh elder
marsh elder
Eelgrass bed
Legend
Site bounds
Plant
Animal
Community
System
towns
0
0.05
0.1
0.15
0.2
0.25
Miles
NH GRANIT

NHB23-3415 EOCODE: CE00000130*002*NH

New Hampshire Natural Heritage Bureau - Community Record

Eelgrass bed

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

Global: Not ranked (need more information)
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2017: 174.6 acres of eelgrass bed mapped over 90 individual patches.
General Area: 2017: In permanently inundated tidal waters from Little Bay down to the mouth of Portsmouth Harbor. Often occurred with macroalgae.
General Comments: 2017: Data derived from report on annual mapping of eelgrass extent in the Great Bay estuary.
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 183.6 acres
Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2017: Eelgrass beds in portions of Portsmouth Harbor, the Piscataqua River, and Little Bay. Includes areas in Maine state waters.

Dates documented

First reported: 2017
Last reported: 2017

NHB23-3415

EOCODE: PDAST58090*005*NH

New Hampshire Natural Heritage Bureau - Plant Record

marsh elder (*Iva frutescens*)

Legal Status		**Conservation Status**	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Threatened	State:	Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda* sp.), hastate-leaved orache (*Atriplex* cf. *prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima* ssp. *juncoides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata* var. *parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana* ssp. *rugosa*). The saline areas downslope of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in ***high salt marsh***, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus*

NHB23-3415 EOCODE: PDAST58090*005*NH

(Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management Comments: --

Location

Survey Site Name: Little Harbor, back channel
Managed By: Little Harbor Trust

County: Rockingham
Town(s): Portsmouth
Size: 61.4 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A and 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

Dates documented

First reported: 1953 Last reported: 2021-02-10

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB23-3415 EOCODE: AFCAA01042*003*NH

New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Legal Status	Conservation Status
Federal: Listed Threatened	Global: Rare or uncommon
State: Listed Threatened	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 1 individual, sex unknown, detected in the lower Piscataqua River. 2015: 1 individual, sex unknown, detected in Portsmouth Harbor. 2012: 1 individual, sex unknown, detected in Little Bay.
General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.
General Comments: --
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2012-06-02 Last reported: 2016-05-27

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

NHB DataCheck Results Letter
NH Natural Heritage Bureau
Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB23-3415 EOCODE: AFCAA01010*001*NH

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)

Legal Status	Conservation Status
Federal: Listed Endangered	Global: Rare or uncommon
State: Listed Endangered	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 2 individuals, 1 female and 1 sex unknown, detected in Portsmouth Harbor and the lower Piscataqua River. 2015: 3 females and 2 other individuals, sex unknown detected in Portsmouth Harbor. 2014: 1 female detected moving from Portsmouth Harbor up the Piscataqua River to the mouth of the Cocheco River. 2012: 1 female detected in Little Bay. 2011: 1 female detected in Little Bay. 2010: 1 female detected in Little Bay.
General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.
General Comments: --
Management Comments: --

Location

Survey Site Name: Piscataqua River
Managed By:

County:
Town(s): Out-Of-State
Size: 7749.3 acres Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2010-11-03 Last reported: 2016-10-20

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

NH Dept. of Natural & Cultural Resources
Natural Heritage Bureau - Division of Forests and Lands
nhbreview@dncr.nh.gov (603) 271- 2834

NH Dept. of Natural & Cultural Resources
172 Pembroke Rd
Concord, NH 03301

IMPORTANT INFORMATION BELOW

Ashley Litwinenko - Natural Heritage Bureau's Environmental Reviewer, is currently on an **extended absence until February 2024.**

During that time, follow-up on Environmental Review related emails **may be delayed up to 2 weeks.**

NHB DataCheck Letters will continue to be distributed, and NHB DataCheck Tool assistance will continue to be available.

Thank you for your understanding.

From: Steve Moraski <smoraski@altus-eng.com>
Sent: Monday, December 11, 2023 6:24 PM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: NHB23-3415 - 60 Pleasant Point Drive - Portsmouth, NH

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good Evening Ashley,

Please find attached proposed plans for 60 Pleasant Point Drive. There will be work along the shoreline as indicated on the drawings. Refer to the attached photographs.

Thank you,

Stephen Moraski
Construction Inspector

ALTUS ENGINEERING

Altus Engineering
133 Court Street
Portsmouth, NH 03801
(603) 433-2335

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Tuesday, December 12, 2023 12:19 PM
To: Steve Moraski <smoraski@altus-eng.com>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: RE: NHB23-3415 - 60 Pleasant Point Drive - Portsmouth, NH

Hi Steven,

Various NHB staff is assisting our environmental reviewer during an extended absence.

Has this property been surveyed for marsh elder (*Iva frutescens*) in association with the proposed project? I see on plan page 2 *Iva frutescens* is shown, is this just meant to depict a typical of the types of wild native shrubs on-site?

If surveys have not been performed, or were performed more than two years ago, the shoreline of this property will need to be surveyed for the presence of *Iva frutescens*, so that plants can be avoided. Work to replace the two sets of stairs, for invasive removal and plantings that will occur between 0' -50' above the HOTL, and for installation of the turbidity curtain along the HOTL have the potential to impact this rare native plant species if it is located on the property.

As *Iva frutescens* is a woody shrub species, surveys can be performed during the winter months using the winter bud and other woody features to determine ID, however, a professional confident with winter ID would need to perform the survey. Alternatively, surveys can wait until the spring leaf emergence. Which would be preferred?

Thank you,

Jessica Bouchard (she/her/hers)
Ecologist
New Hampshire Natural Heritage Bureau (NHB)
Division of Forests & Lands

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

*CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR*

December 27, 2023

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Plant Review, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

Dear Erik:

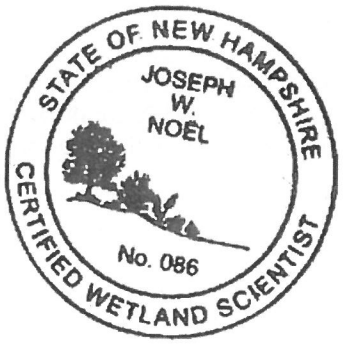
On December 15, 2023, a site visit was conducted to the above-referenced property. You asked me to conduct another review of the Jesuit's-bark (*Iva frutescens*), which is a coastal wetland plant species categorized as threatened in the State of New Hampshire. This plant is a deciduous shrub and could still be recognized in the late fall/early winter conditions. The cluster of shrubs noted near the northwest end of the property was still present (refer to Existing Conditions Plan dated 02/04/21). A few still had the white with blue striped flagging that were placed three years ago. Thirteen shrubs were counted here this year. Northwest of the dock in the general vicinity of where the one *Iva frutescens* shrub was designated on the aforementioned plan had a number of single stemmed plants that did not appear to be part of one shrub and roughly 40 were counted this December.

In summary, the *Iva frutescens* appears to be a stable plant on this property. The newer single stemmed plants will probably not all survive as these plants will be competing for the same area. The plants are definitely thriving here. Both areas where the plants were found are at the upper reaches of the tide.

Please feel free to call with any questions or concerns.

Sincerely,

Joseph W. Noel
New Hampshire Certified Wetland Scientist #086



ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

January 9, 2024

Kimberly Snyder, Program Planner
Nongame and Endangered Wildlife Program
New Hampshire Fish and Game Department
11 Hazen Drive
Concord, New Hampshire 03301

Re: Formal Consultation Application submitted via email to NHFGreview@wildlife.nh.gov
Residence Replacement & Proposed Site Improvements
Tax Map 207 Lot 13
60 Pleasant Point Drive
Portsmouth, NH
Altus Project #5138

Dear Kim,

Attached are the items for the Formal Consultation Application along with the FIS 1004.04 Acknowledgement & Signature signed page. This cover letter addresses the items in the same order as the checklist.

NHB23-3415 results were received December 5, 2023, via the NHB Datacheck Tool. A copy is included as well as NHB22-3247 & Michael Cuomo, Wetland Scientist's Wetlands Functional Assessment Worksheet. NHB asked that we confirm the Iva frutescens plants from the original survey. Joseph Noel visited the site on December 15, 2023. A copy of his letter confirming the locations and additional plants is attached.

The applicant/owner is 120-0 Wild Rose Lane, LLC, with a mailing address of 209 Water Street, Newburyport, MA 01950. John & Michelle Morris' phone number is 617-283-2294 and his email address is jgmorris63@gmail.com.

If you need more information or to discuss these attachments, please contact Altus Engineering, LLC at 603-433-2335. The best contact email is eweinrieb@altus-eng.com. Our Letter of Authorization is attached.

The project is to replace an outdated residence and in ground swimming pool with a new code compliant residence and pool at 60 Pleasant Point Drive, Portsmouth. Significant improvements include stormwater treatment devices, living shoreline, native plantings and removal of impervious items in the 50-foot buffer. Site improvements were endorsed by the Portsmouth Conservation Commission including removal of invasive species, installation of at least 3,000 s.f. of native plantings and trees to create robust vegetative buffers. A significant portion of existing maintained lawn area will be allowed to naturalize. See the attached plans.

Pending permits include a NHDES Wetlands Permit for work within the 100-foot buffer. The NHDES Shoreland Permit #2023-03139 for the remainder of the work on the parcel was approved on December 28, 2023. The entire lot is within the 250-foot buffer.

The project also required a City of Portsmouth Conditional Use Permit for the work within the 100-foot buffer. The applicant/owner received the approval based on the Conservation Commissions rigorous review and endorsement at the December 21, 2023 Planning Board meeting.

Per the NHB review (NHB23-3415) there is an Eelgrass bed community in the vicinity of the parcel and Atlantic & Shortnose Surgeon were documented in nearby tidal waters. The project does not propose any work within the tidal waters of Piscataqua River except for a 20 s.f. portion of one of the two sets of access steps to be replaced. Appropriate means of sediment and erosion control shall be installed and maintained for the duration of construction as appropriate to the level of disturbance.

Attached are other sources of wildlife habitat mapping (Fish and Game 2020 Highest Ranked Wildlife Habitat by Ecological Condition & 2020 NH Wildlife Habitat Land Cover, Wetland Planning Tool, and N.H. Aquatic Restoration Mapper results) which all confirm the vegetative buffers closest to the Piscataqua River is important. The minimum amount of disturbance to these areas is proposed, mostly to restore or add to the buffer and removal of invasive species.

The other species specifically mentioned in the NHB review is the marsh elder. The plans specifically note they are not to be disturbed. NHB has been updated on their current status.

Please let us know if you want any specific notes added to our plans and construction documents.

A USGS topographic map is included along with an existing conditions plan showing detailed topography.

An aerial photograph with the highlighted areas of impact is attached.

Site photographs and Photo Key Plan are attached depicting the structures to be razed and the vegetative areas to be preserved.

We believe the totality of this information demonstrates that the majority of the existing buffers and trees will be unaffected by the proposed construction activities and the end result will be a betterment.

Please feel free to contact us at (603) 433-2335, if you have any questions. Thank you for your time and consideration.

Sincerely,

Altus Engineering, LLC

Eric D. Weinrieb, P.E.
President

Ecopy: jgmorris63@gmail.com
mamorris100@gmail.com

ebs/5138.46-60-Pleasant-Point-Drive-NHF&G-Fis 1000-12-13-23.docx

Richard Hackeman

From: Fitzgibbons, Patrick <Patrick.H.Fitzgibbon@wildlife.nh.gov>
Sent: Friday, February 23, 2024 11:27 AM
To: Richard Hackeman
Cc: FGC: NHFG review
Subject: NHB23-3415 Pleasant Point Drive Portsmouth

Good Morning Richard,

New Hampshire Fish and Game has completed review of materials submitted for consultation for NHB23-3415 on 2/23/2024 (site plans dated 11/28/2023), prepared by Eric Weinrieb and Atlus Engineering. The project involves replacement of a single family residence and related site improvements in previously disturbed areas. There will be work within 20 square feet of tidal waters on the Piscataqua River replacing access steps. The site is located at 60 Pleasant Point Drive Portsmouth NH.

Permit applications associated with this project:
(note if you apply for other permits not listed below, you must notify NHFG and request a response to see if recommendations provided below can be applied to other permit applications. All anticipated permits that may be required or will be applied for MUST be identified on the NHB datacheck results letter or the NHB letter is not considered valid and cannot be applied to a consultation/permit application review).

NHDES – Shoreland Standard 2023-03139
NHDES Standard Dredge and Fill- Major 2023-03138 (yet to be approved)

Based on the NHB DataCheck results letter and the information provided in the submission as well as in communications and materials provided during our consultation review, we request the following recommended permit conditions. THESE RECOMMENDED PERMIT CONDITIONS ARE APPLICABLE TO ALL STATE PERMITS LISTED ABOVE.

- **For consideration in the AoT permit review process, please incorporate recommendations along with associated materials as detailed, into the final sheet plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG.**
- **For all other permits, please include recommended permit conditions in final plan sheets plans as written below (update highlighted text as applicable) and provide to NHDES for final review and copy NHFG. Permit reviewers will adopt/include NHFG permit conditions in the permit if approved.**

NHB23-3415 New Hampshire Fish and Game Permit Conditions:

1. Shortnose Sturgeon (State Endangered) and Atlantic Sturgeon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species.
2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement of each day and throughout active construction.

3. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches. See Plan Sheet xxxxxx
4. Work within the tidal waters shall be done during low tide in the dry.
5. All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line reading: Wildlife Species Observation NHB23-3415 Pleasant Point Drive.
    a) Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
6. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
    a) Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs.
7. The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

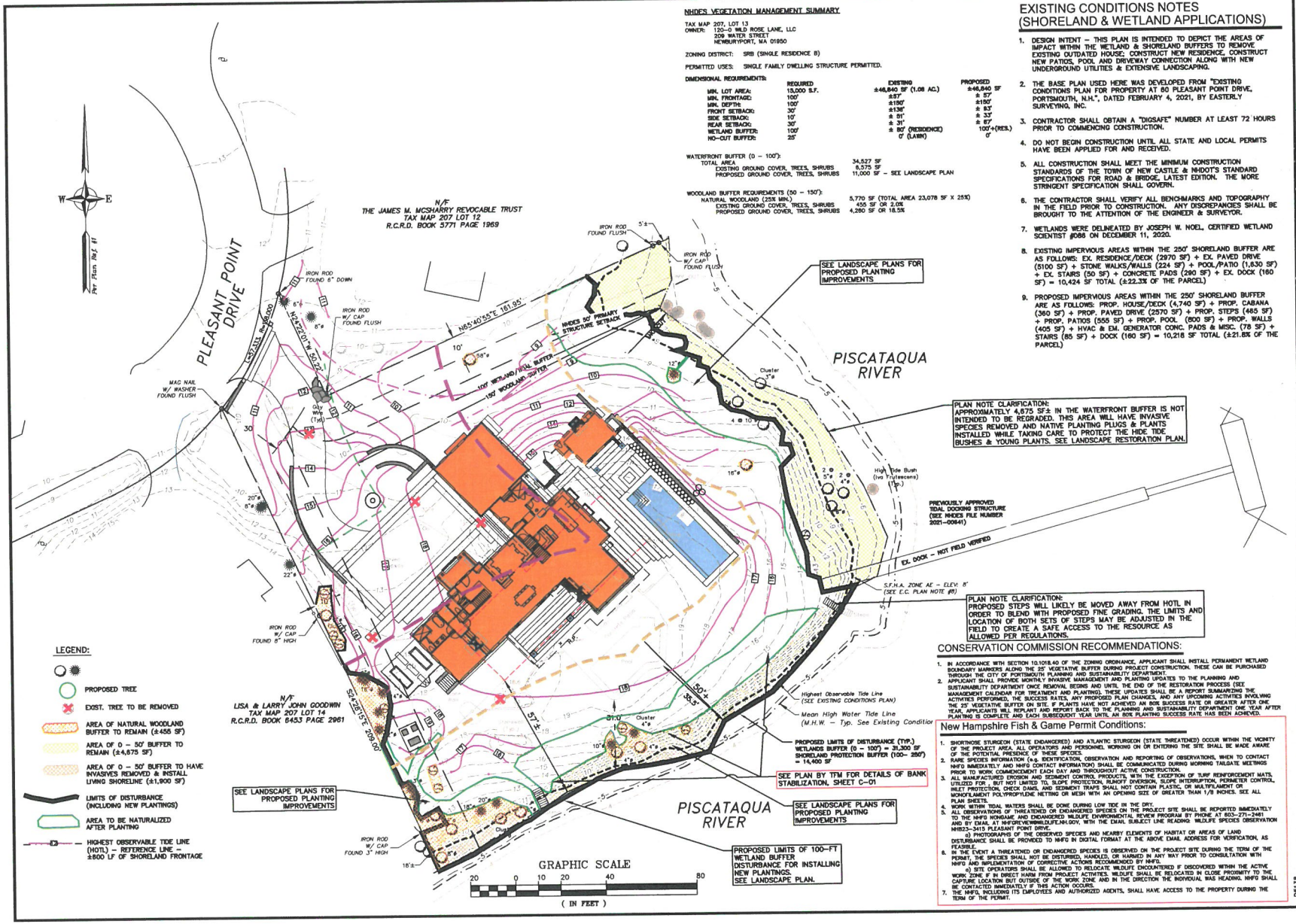
NHFG has completed our review of materials submitted for consultation under FIS 1004. No further coordination with NHFG is requested at this time. Please note that additional or a new consultation may be required in accordance with Fis 1004.08(b)4 if there are changes in project design that is referenced above which might result in potential impacts to threatened and endangered species, whether suggested to avoid harm to the species, or which could serve to increase the potential of adverse impacts to species.

These recommendations have been transmitted to the applicable permitting agency. Questions or concerns on NHFG recommendations provided in this communication **must** follow FIS 1004.12 that requires a written request for further consultation provided within 10 days of receipt of this communication. Note that NHFG recommendations may be withdrawn pursuant to FIS 1004.13.

Patrick Fitzgibbons
Wildlife Biologist
NH Fish and Game Department
Wildlife Division
Concord, NH 03301
603-271-3017
New Hampshire Fish and Game requirements for environmental review consultation can be found at: https://gencourt.state.nh.us/rules/state_agencies/fis1000.html. ALL requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail. **The NHB datacheck results letter number needs to be included in the email subject line to read as "NHB*xx-xxxx_Project Name*_FIS 1004 Consultation Submittal".**

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects or other project types should be submitted to NHFGreview@wildlife.nh.gov or can be sent hardcopy by mail – email or mail subject line for these review requests should read **"NHBxx-xxxx_Project Name_ Env. Review Request".**

Please provide shapefiles/KMZ/KMLs of the project site (and relevant features if applicable) with your submittal. Review statements provided in the NHB Datacheck Results letter for additional guidance.



NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±87'	± 57'
MIN. DEPTH:	100'	±150'	±150'
FRONT SETBACK:	30'	±136'	± 83'
SIDE SETBACK:	10'	± 51'	± 33'
REAR SETBACK:	30'	± 31'	± 87'
WETLAND BUFFER:	100'	± 80' (RESIDENCE) 0' (LAWN)	100'+(RES.) 0'
NO-CUT BUFFER:	25'		

WATERFRONT BUFFER (0 - 100'):
TOTAL AREA 34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS 6,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS 11,000 SF - SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 - 150'):
NATURAL WOODLAND (25% MIN.) 5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS 455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS 4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
3. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #088 ON DECEMBER 11, 2020.
8. EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,830 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
9. PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (485 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (73 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

CONSERVATION COMMISSION RECOMMENDATIONS:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

New Hampshire Fish & Game Permit Conditions:

1. SHORTNOSE STURGEON (STATE ENDANGERED) AND ATLANTIC STURGEON (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES.
2. RARE SPECIES INFORMATION (e.g. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT EACH DAY AND THROUGHOUT ACTIVE CONSTRUCTION.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR , BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE ALL PLAN SHEETS.
4. WORK WITHIN TIDAL WATERS SHALL BE DONE DURING LOW TIDE IN THE DRY.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE READING 'WILDLIFE SPECIES OBSERVATION NHB23-3415 PLEASANT POINT DRIVE.
   a) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
   a) SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING. NHFG SHALL BE CONTACTED IMMEDIATELY IF TAKE ACTION OCCURS.
7. THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7614 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

8/15/24

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: AUGUST 15, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23
1	PER RFMI COMMENTS	EDW	07/09/24
2	ADD NHFG CONDITIONS	EDW	08/15/24

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-7-2024

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

P5138

EXHIBIT G

Memo

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

To:	Kristin Duclos, DES Wetlands Permitting Specialist
From:	Jack McTigue, NH Professional Engineer, TFMoran, Inc.
CC:	Eben Lewis, DES Southeast Region Supervisor
Date:	August 28, 2024
Re:	Response to DES Request for More Information (RFMI) letter dated August 12, 2024 – DES Permit Application: 2023-03138

Dear Kristen,

In response to the NHDES Request for More Information (RFMI) letter dated August 12, 2024, we offer the following information to supplement the materials we provided to you on July 12, 2024. This information further demonstrates conformance with Env-Wt 609.07(b)(1)-(3).

Env-Wt 609.07 (b)(1)

The area of the existing bank/shoreline that was impacted during the January storm events is, on average, 2 to 2.5-feet above the Highest Astronomical Tide (HAT) elevation of 6.53-feet. These impacts are largely the result of significant levels of storm surge coinciding with astronomically high tides during coastal storm events. Given the former vegetated bank, essentially a natural "living shoreline", was unable to resist the erosive forces associated with these storm events, we elected to stabilize the shoreline with a hybrid approach as outlined within the NOAA publication, "Guidance for Considering the Use of Living Shorelines" as prescribed by NHDES Wetlands Bureau Administrative Rule Env-Wt 609.05. This hybrid design improves/flattens the steepest existing slopes, incorporates large toe stones, and applies a layer of riprap to those areas of the slope where vegetation alone, in the previous storm events, was ineffective at stabilizing the shoreline. This hybrid approach to shoreline stabilization includes a robust planting plan that incorporates common juniper plants that have demonstrated a high degree of resilience in past storm events.

It is our professional opinion that, in this instance, a hybrid approach is the most effective approach for shoreline stabilization because the heavier stones resist the scour caused by the transverse flow of the water, and the angular shape of the riprap provides energy dissipation which reduces the velocity of the transverse flows and waves.

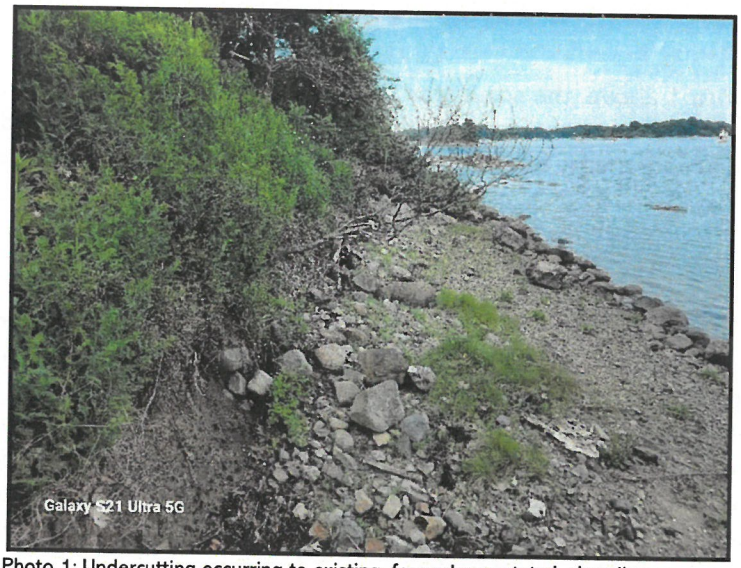


Photo 1: Undercutting occurring to existing, formerly vegetated, shoreline.

The images below depict the undercutting of a bank, typical of scouring caused by horizontal flow of the water, not directional wave energy. Scouring is the direct removal of bank material at or below water level by the physical action of flowing water. In this instance, decreasing the steepest slopes and applying riprap will be an effective solution because it will slow the flow along the shoreline.

(c) Bank undercutting

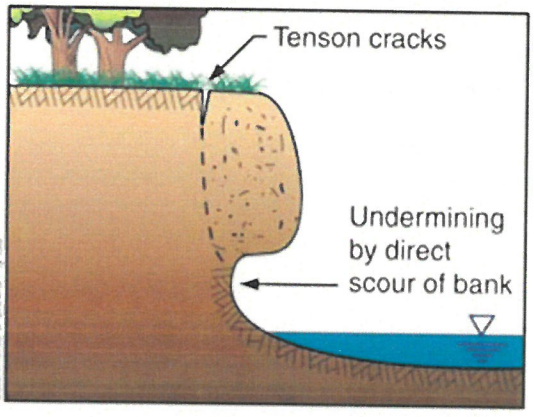


Figure 4 – Bank undercutting



Photo 4 – Bank undercutting (Qld)

Bank undercutting is the removal of material from the lower portion of a channel bank by 'bank scour'. This erosion results in the creation of an overhanging bank that usually fails in a more violent motion than occurs in 'bank slumping'. In effect, bank undercutting is a combination of bank scour within the lower bank, which ultimately causes upper bank slumping. The two actions may not occur simultaneously.

Reference 1: Saadon, Azlinda & Abdullah, Jazuri & Muhammad, Nur Shazwani & Ariffin, Junaidah. (2020). Development of riverbank erosion rate predictor for natural channels using NARX-QR Factorization model: a case study of Sg. Bernam, Selangor, Malaysia. Neural Computing and Applications. 1-11. 10.1007/s00521-020-04835-5.

Env-Wt 609.07 (b)(2)

As evidenced within photo 1 above, the scour was produced by a high energy environment and the existing vegetated shoreline alone was unable to resist the erosive forces associated with the tidal flows. During storm events, this high-energy environment cannot be stabilized by soft vegetative techniques alone.

Env-Wt 609.07 (b)(3)

The proposed riprap will be applied to the areas above highest astronomical tide elevation (HAT) that were impacted during the January storm events. During the majority of the yearly tidal cycles, tidal waters will not interface with the proposed riprap section of the living shoreline. The proposed riprap areas of the living shoreline will only interface with tidal waters that coincide with large storm events. As discussed above, the angled stone coupled with the improved/flattened steepest slopes dissipates energy so that the project also will not have adverse effects on the abutting properties. At the downstream terminal end of proposed riprap, we have keyed in the riprap at a 30-degrees angle to prevent scour on the neighboring property.

Respectfully,

Jack McTigue, PE, CPESC
Project Manager

Richard Hackeman

From: Duclos, Kristin <Kristin.L.Duclos@des.nh.gov>
Sent: Thursday, October 10, 2024 3:48 PM
To: eric weinrieb
Cc: DNCR: NHB Review; Richard Hackeman
Subject: NHDES Wetland Application #2023-03138; 120-0 Wild Rose Lane LLC Residential Raze, Rebuild, & Tidal Bank Stabilization Project RFMI III

Hello Eric,

On October 10, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the applicant's response to NHDES' request for more information letter (RFMI) for Standard Dredge and Fill Wetlands Permit Application (Application) #2023-03138, received by the Department on August 29, 2024, and September 10, 2024. Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 1000, the NHDES Wetlands Bureau determined the following additional information is required to fully address the following outstanding items and complete its evaluation of the Application:

1. NHDES correspondence with the Natural Heritage Bureau (NHB) indicates that final coordination with the NHB regarding the sensitive plant species located within the vicinity of the project as identified in the NHB DataCheck (NHB ID: NHB23-3415) has not been completed as the NHB has not received nor reviewed the results of the requested plant survey. In accordance with Env-Wt 311.06(g), please provide copies of the final written follow-up communications such as additional memos or email communications with the Natural Heritage Bureau (NHB) regarding the exemplary natural communities and threatened plant species located within the vicinity of the project indicating that coordination with the NHB has been completed for this project as required in accordance with Env-Wt 311.01(b).

Please submit the required information in order to address these outstanding items as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request for more information (no later than **December 9, 2024)**, or the Application will be denied.

Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties. Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

Thank you,
-Kristin Duclos

Kristin L. Duclos, Wetlands Specialist
Wetlands Bureau, Land Resources Management
Water Division, NH Department of Environmental Services
P.O. Box 95
Concord, NH 03302-0095
Phone: (603) 559-1516
Email: kristin.duclos@des.nh.gov


Follow us on Twitter!


Like us on Facebook!

Richard Hackeman

From: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Sent: Monday, October 14, 2024 12:39 PM
To: Richard Hackeman
Cc: eric weinrieb
Subject: RE: NHB23-3415 - confirmation of follow up correspondence is required by NHDES Wetlands Bureau -60 Pleasant Point Drive, Portsmouth

Hi Richard,

Thank you for providing updated photos and plans of the proposed project as well as a timeline of all coordination that has occurred.

The reason Kristin did not consider your coordination with NHB complete is because we did not receive the report about rare plant surveys and I needed further clarification regarding the location of the marsh elder (*Iva frutescens*) and the proposed impacts nearby these rare plants.

Based on the updated plans it appears that marsh elder is not proposed to be impacted by the proposed work. Please ensure these plants are flagged off so they are no incidentally impacted by the work. If impacts are proposed to marsh elder please contact NHB.

The plans also indicate that no native planting will occur within approximately 10 ft of the marsh elder or below the highest observable tide line, which will help in avoiding/minimizing any impacts to the rare plant population.

In regards to proposed impacts to marsh elder, NHB has no further concerns regarding NHB23-3415.

In addition to the review of impacts to marsh elder, I wanted to provide you with recommendations related to the proposed planting plan. NHB does not recommend nonnatives or rare/uncommon species be planted in order to avoid impacts to native populations. Below are a list of the proposed plantings that NHB does not recommend including some suggested replacements. Please note that NHB understands many of these plants may be common ornamentals in yards and gardens. NHB recommends substituting for native species wherever possible, however if some nonnative ornamentals are planted in the yard it may not be a major concern. The biggest concerns are to avoid planting any rare or uncommon species (highlighted) and avoid planting nonnatives on the natural landscape for restoration purposes. Plants should also be sourced locally whenever possible.

- Amelanchier x grandiflora 'Autumn Brilliance': This hybrid is not native to NH.
    - The species that make up the hybrid are native and would be recommended for planting. These species are smooth shadbush (Amelanchier laevis) and downy shadbush (Amelanchier arborea).
- Cercis canadensis: Not found in NH.
- Chamaecyparis obtusa 'Gracilis': Not found in US.
- Cornus kousa: Not found in US.
    - Dogwood species that are native to NH and recommended to plant include Swida alternifolia, Swida amomum, Swida racemosa, Swida rugosa, Swida sericea, Nyssa sylvatica, and Chamaepericlymenum canadense.
- Crataegus viridis 'Winter Kina': Not found in NH.
    - Hawthorn species that are native to NH and recommended to plant include Crataegus chrysocarpa, Crataegus flabellate, Crataegus macracantha, Crataegus macrosperma, and Crataegus punctata.
- Hamamelis x intermedia 'Diane': This hybrid and its components are not native to NH.

    - American witch-hazel (Hamamelis virginiana) is native to NH and would be recommended for planting.
- Ilex opaca: Not found in NH.
    - Holly species that are native to NH and recommended to plant include Ilex laevigata, Ilex mucronate, and Ilex verticillate.
- Picea abies: Nonnative in NH.
    - Spruce species that are native to NH and recommended to plant include Picea mariana and Picea rubens.
- Thuja plicata 'Green Giant': Not found in NH.
- Aesculus parviflora: Not found in NH.
- Fothergilla x intermedia 'Mount Airy: This hybrid and its components are not found in NH.
- Hydrangea anomala petiolaris: Not found in US.
- Hydrangea arborescens 'Annabelle': Not found in NH.
- Hydrangea paniculata 'Little Lime': Nonnative in NH.
- Hydrangea quercifolia 'Alice' and 'Pee Wee': Not found in NH.
- Hydrangea serrata 'Bluebird': Not found in US.
- Ilex glabra 'Shamrock': Endangered in NH
    - Holly species that are native to NH and recommended to plant include Ilex laevigata, Ilex mucronate, and Ilex verticillate.
- Rhododendron 'Cunningham's White': The majority of Rhododendron species are either not native to NH/US or are considered rare or uncommon in NH.
    - The Rhododendron species that are recommended for planting are Rhododendron canadense and Rhododendron groenlandicum.
- Rhododendron catawbiense 'Album': Not found in NH.
- Rhododendron maximum: Endangered in NH.
- Alchemilla mollis: Not found in US.
- Astilbe 'Deft Lace' and 'Bridal Veil': Not found in NH.
- Geranium 'Rozanne': Not found in NH.
    - Geranium species that are native to NH and recommended for planting are northern crane's-bill (Geranium bicknellii), spotted crane's-bill (Geranium maculatum), and mountain crane's-bill (Geranium robertianum).
- Lavandula intermedia 'Phenomenal': This hybrid and its components are not found in NH.
- Nepeta x faassenii 'Walker's Low' : This hybrid and its components are not found in NH.
- Paeonia lactiflora 'Festiva Maxima' and 'Sarah Bernhardt': Nonnative in US.
- Pennisetum alopecuroides 'Hameln': Nonnative in US.
- Perovskia atriolicifolia: Not found in US.
- Sporobolus heterolepis: Not found in NH.
    - A dropseed species that is native to NH and recommended to plant is Sporobolus vaginiflorus.
- Panicum amarum: Not found in NH.
    - Other grasses of this genus that are native to NH and recommended to plant include Panicum capillare, Panicum virgatum, and Panicum dichotomiflorum var dichotomiflorum.
- Bouteloua gracilis: Not found in NH.
- Festuca rubra: Nonnative in NH.
    - Another grass of this genus that is native to NH and recommended to plant is Festuca subverticillata.
- Amorpha canescens: Not found in NH.
- Amsonia: Not found in NH.
- Asclepias tuberosa: Endangered in NH.
    - Other milkweed species native to NH that are recommended for planting are Asclepias exaltata, Asclepias incarnata, and Asclepias syriaca.
- Baptisia australis: Nonnative in NH.

- Another wild indigo species that is native to NH and recommended for planting is Baptisia tinctoria.
- Heuchera americana: Not found in NH.
- Liatris aspera: Not found in NH.
- Penstemon digitalis: Nonnative in NH.
- Waldsteinia fragarioides: Threatened in NH.
  - Other avens species native to NH that are recommended for planting include Geum aleppicum, Geum canadense, Geum macrophyllum, and Geum rivale.

For further information on which species should and should not be planted, you can reference GoBotany for nativity status. Please note that plants should be native in NH and preferably be known from the county or neighboring county where the planting is proposed. In addition, you can reference NHB's rare and uncommon plant list for a list of plants that NHB does not recommend planting.

Please let me know if you have any questions.

Best,

Madeline (Maddie) Severance (*she/her/hers*)
Environmental Reviewer
New Hampshire Natural Heritage Bureau (NHB)
Division of Forests & Lands
N.H. Department of Natural & Cultural Resources
172 Pembroke Rd
Concord, NH 03301
(603)-271-2834 (note the new number)
nhbreview@dncr.nh.gov
nhdfl.dncr.nh.gov
NHB DataCheck Tool

From: Richard Hackeman <rhackeman@altus-eng.com>
Sent: Friday, October 11, 2024 11:42 AM
To: DNCR: NHB Review <nhbreview@dncr.nh.gov>
Cc: eric weinrieb <eweinrieb@altus-eng.com>
Subject: NHB23-3415 - confirmation of follow up correspondence is required by NHDES Wetlands Bureau -60 Pleasant Point Drive, Portsmouth

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good morning,

The permitting for this project has been underway for a few years now, but we are almost there!

Yesterday, NHDES Wetlands reviewer Kristin Duclos said she is down to her last checklist item/comment. She needs written confirmation that we did follow up with NHB or that we now will follow up and check one more time to make sure you are all set with our responses.

More than one person from our office was involved in the communications between NHB, Fish & Game and NHDES so it is possible we did not exactly comply with the various requests completely.

Here are the pertinent dates and times and action items that I see in my records and forwarded to NHDES for their consideration.

December 5, 2023 - Altus received a copy of the updated NHB DataCheck report (2023-3415) and request for follow-up communications from Ashley Litwinenko.

December 11, 2023, Altus (Steve Moraski) sent Asley (NHB) the requested plans and photographs of the site along with a statement confirming work would occur at the shoreline.

December 12, 2023 – Steve received a request from NHB (Jessica Bouchard) to clarify whether or not a survey of marsh elder had taken place. (They had been flagged and survey located on the existing conditions plan). We requested the locations be reconfirmed by Joseph Noel.

December 13, 2023 – Altus sent a letter to NHFG (Anthony Tur) and obtained their FIS consultation requirements.

December 27, 2023 – Altus received a letter from Joseph Noel confirming locations and health of existing marsh elder on the site.
Please see his letter. We included it in our RFMI response to NHDES Wetlands on July 9, 2024 . NHB may not have been sent a copy of this letter.

The information was passed on to the landscape architect and also shoreline engineers so that they could incorporate those locations in their plans and the endangered plants would not and will not be disturbed. Extensive invasive species removal and native plants and tree installation is proposed for the shoreline.

January 9, 2024 – Altus sent F&G (Kim Snyder) all required items for their consultation review.

February 23, 2024 – Altus received an email from Patrick Fitzgibbons of NH F&G stating their review was complete and asking for conditions to be added to the Construction plans directing contractors not to disturb or harass endangered wildlife. This information was sent to the contractor (Auger Building Company) and they will incorporate it into daily "tailgate" meetings during construction.

August 12, 2024 – Altus received a RFMI #2 from NHDES Wetlands (Kristin Duclos) for confirmation of our follow up correspondence to NHB and F&G.

August 29, 2024 - We sent her all the items detailed above.

October 10, 2024 – RFMI #3 received from Kristin Duclos stating she needs to see an email or copy of a letter from NHB that you are indeed all set with our response. This is her last item she needs a response to before she can issue the permit.

I do not see an email or letter correspondence to you with Joseph Noel's letter. Please see attached.
In addition I am attaching the final plan and the latest pertinent photos which do show the eroded areas of the shoreline that we are proposing to reinforce, the steps that we are proposing to replace and the marsh elder that will not be disturbed.

Again, after numerous lengthy and detailed reviews of the plans and details by City of Portsmouth and NHDES Wetlands and Shoreland reviewers, we are down to this 1 confirmation item.

Please call or email if you have any questions or comments.

Your timely consideration of this matter is appreciated.

Thank you,

Richard Hackeman

Altus Engineering, LLC
603-433-2335

JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

CERTIFIED SOIL SCIENTIST * *WETLAND SCIENTIST* * *LICENSED SITE EVALUATOR*

December 15, 2020

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Wetland Delineation, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

Dear Erik:

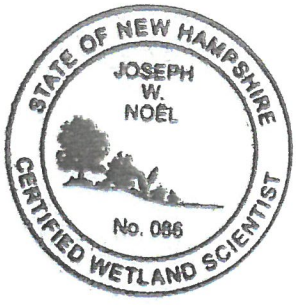
On December 11, 2020, a site visit was conducted to the above-referenced property, per your request. The purpose of the on-site was to delineate the highest observable tide line (HOTL) of the Piscataqua River and any associated wetlands on the lot. Pink flags labeled EOT "Edge of Tidal" (i.e., EOT#1 - EOT#21) were used to mark the coastal wetland. Also noted during the fieldwork was Jesuit's-bark (*Iva frutescens*), which is also known as marsh elder or high-tide bush. This coastal wetland plant species is listed as threatened at the state level. Blue and white striped flagging was hung on approximately 15 individual shrubs in two locations.

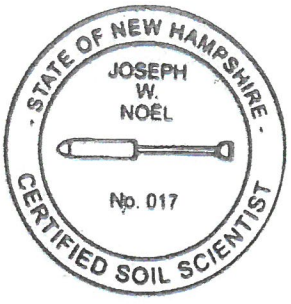
To determine the wetland boundary, the methodologies in the U.S. Army Corps of Engineers document *Corps of Engineers Wetlands Delineation Manual* (1987) along with the required *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*, (Version 2.0) were used.

I hope this information is sufficient for your current planning needs. Please feel free to call with any questions or if you need additional information.

Sincerely,

Joseph W. Noel
NH Certified Wetland Scientist #086
NH Certified Soil Scientist #017





JOSEPH W. NOEL
P.O. BOX 174
SOUTH BERWICK, MAINE 03908
(207) 384-5587

*CERTIFIED SOIL SCIENTIST * WETLAND SCIENTIST * LICENSED SITE EVALUATOR*

December 27, 2023

Mr. Erik Saari
Altus Engineering, Inc.
133 Court Street
Portsmouth, New Hampshire 03801

RE: Plant Review, 60 Pleasant Point Drive, Portsmouth, New Hampshire, JWN #20-219

Dear Erik:

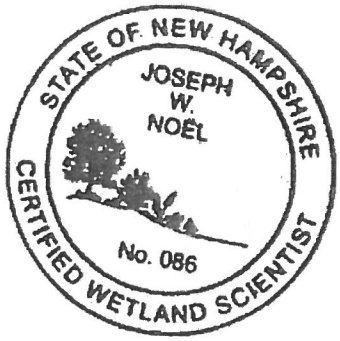
On December 15, 2023, a site visit was conducted to the above-referenced property. You asked me to conduct another review of the Jesuit's-bark (*Iva frutescens*), which is a coastal wetland plant species categorized as threatened in the State of New Hampshire. This plant is a deciduous shrub and could still be recognized in the late fall/early winter conditions. The cluster of shrubs noted near the northwest end of the property was still present (refer to Existing Conditions Plan dated 02/04/21). A few still had the white with blue striped flagging that were placed three years ago. Thirteen shrubs were counted here this year. Northwest of the dock in the general vicinity of where the one *Iva frutescens* shrub was designated on the aforementioned plan had a number of single stemmed plants that did not appear to be part of one shrub and roughly 40 were counted this December.

In summary, the *Iva frutescens* appears to be a stable plant on this property. The newer single stemmed plants will probably not all survive as these plants will be competing for the same area. The plants are definitely thriving here. Both areas where the plants were found are at the upper reaches of the tide.

Please feel free to call with any questions or concerns.

Sincerely,

Joseph W. Noel
New Hampshire Certified Wetland Scientist #086



ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

SECTION 2

WETLANDS PERMIT AMENDMENT REQUEST

WETLANDS PERMIT AMENDMENT REQUEST FORM
AMENDED IMPACT AREA TABLE – SECTION 11
ADDITIONAL PLANTINGS WORK SEQUENCE NARRATIVE

wde/02 SECTION 1 DIVIDER.docx

AMENDMENT REQUEST FORM FOR A WETLANDS APPLICATION OR PERMIT
Water Division/Land Resources Management
Wetlands Bureau

RSA/Rule: RSA 482-A:3, XIV(e)/ Env-Wt 311.13; Env-Wt 314.07

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

Any request for an amendment to a wetlands application or permit must be submitted to the Department on this form. An applicant may request an amendment to a pending permit application or an existing permit, provided the proposed change does not constitute a "**significant amendment**." A "**significant amendment**" means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project's impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the Department (RSA 482-A:3, XIV(e)).

SECTION 1 - REQUESTED AMENDMENT TYPE AND AMENDMENT CRITERIA

Does the proposed change constitute a "significant amendment" as provided in RSA 482-A:3, XIV(e) and described above? ☐ Yes ☒ No

If you answered "yes" to the previous question, then you cannot request an amendment using this form and must file a new permit application.

☐ AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: (proceed to Section 2)

☒ AMENDMENT TO EXISTING PERMIT NUMBER: 2023-03138 (proceed to Section 3)

SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION

☐ Not applicable

To request an amendment to a pending permit application, the applicant must:

- Submit the information required by Env-Wt 311.03, showing the changes prior to the Department's issuance of a final decision on the application, including but not limited to, a revised set of plans and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to each person to whom notice of the original application was sent prior to filing the amended application with the Department (Env-Wt 311.13).

☐ By checking this box, you confirm that you have provided all information required pursuant to Env-Wt 311.03 to the Department and provided the required notice(s) as described above.

SECTION 3 - AMENDMENT TO AN EXISTING PERMIT

☐ Not applicable

To request an amendment to an existing permit, the permittee must:

- Submit the information required and filed with the original permit application, including but not limited to a revised set of plans, and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to all who received notice of the original application prior to filing the amended application with the Department (Env-Wt 314.07).

☒ By checking this box, you confirm that you have provided all necessary information to the Department and provided the required notice(s) as described above.

Revised Impact Areas – Section 11:

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	20		☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	31600		☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		31620					

* Impact areas based on Hybrid Living Shoreline Plan prepared by TFMoran, Inc., last revised 10/16/2025. An approximately 300 SF increase in impact area does not constitute a "significant amendment".

ALTUS ENGINEERING

Altus Engineering, LLC
133 Court St
Portsmouth, NH 03801
603.433.2335

Bangor Savings Bank

10795

52-7438/2112

10/27/25

PAY TO THE ORDER OF Treasurer, State of NH $ 180.00

One hundred Eighty AND xx/100 DOLLARS

MEMO P5135 – 60PP – Wetlands Amendment

AUTHORIZED SIGNATURE

SECURE DOCUMENT SQUARE IMAGES FADE WHEN HEAT IS APPLIED

⑈010795⑈ ⑆211274382⑆ 40231846321⑈

Altus Engineering, LLC

10795

CALCULATION OF ADDITIONAL FEE

300 S.F. ADDITIONAL IMPACT × 0.60 = $180.00

Altus Engineering, LLC

10795

P 5135 60 PP
Wetlands Amendment
$180
Treasurer, State of NH

www.checksforless.com 800-245-5775 Order # 4594574-2

TFM Since 1968
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

ADDITIONAL PLANTINGS WORK SEQUENCE NARRATIVE

1.) At least 48 hours prior to commencing the enhancement activities, the property owner, or their designated agent, will notify NHDES via the *Initiation of Construction Notification Form*.
2.) Prior to engaging in the enhancement activities, a silt sock will be installed below the existing toe stones.
3.) The silt sock will be monitored and adjusted, as necessary, during the duration of the project.
4.) The Hybrid Living Shoreline enhancement activities will occur during low-flow and low-tide conditions only.
5.) As depicted on the Amended Hybrid Living Shoreline Plan, to the greatest extent possible, 18-inch minus riprap rocks will be hand removed to create additional plantings pockets.
6.) To the greatest extent possible, the interstitial areas of the hard armor portions of the Hybrid Living Shoreline will be infilled with clean sand.
7.) The planting pockets will be planted with 1-gallon ground running juniper bushes (*Juniperus horizontalis*) and the sand infilled interstitial areas will be planted with common red raspberry (*Rubus idaeus*), eastern prickly gooseberry (*Ribes cycosbati*), and beach Pea (*Lathryus japonicus*). Species may change due to availability and season but, only native shoreline species will be used.
8.) Once the planting is completed, the existing irrigation system will be adjusted to provide water coverage for the additional plantings.
9.) Once the site has been deemed stable, the turbidity curtain will be removed, and a monitoring report will be prepared for NHDES' review.
10.) The plantings will be monitored and, after a single growing season, should an 80% planting success rate not be achieved, additional plantings will occur until this success rate is achieved.
11.) The construction area will be monitored for invasive species. Should any invasive species be present upon inspection, they will be removed, transported, and disposed of in accordance with NH Department of Agriculture Best Management Practices (BMPs).
12.) Upon completing the project, the property owner or their designated agent will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

BEST OF BUSINESS 2023 BOB AWARDS

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

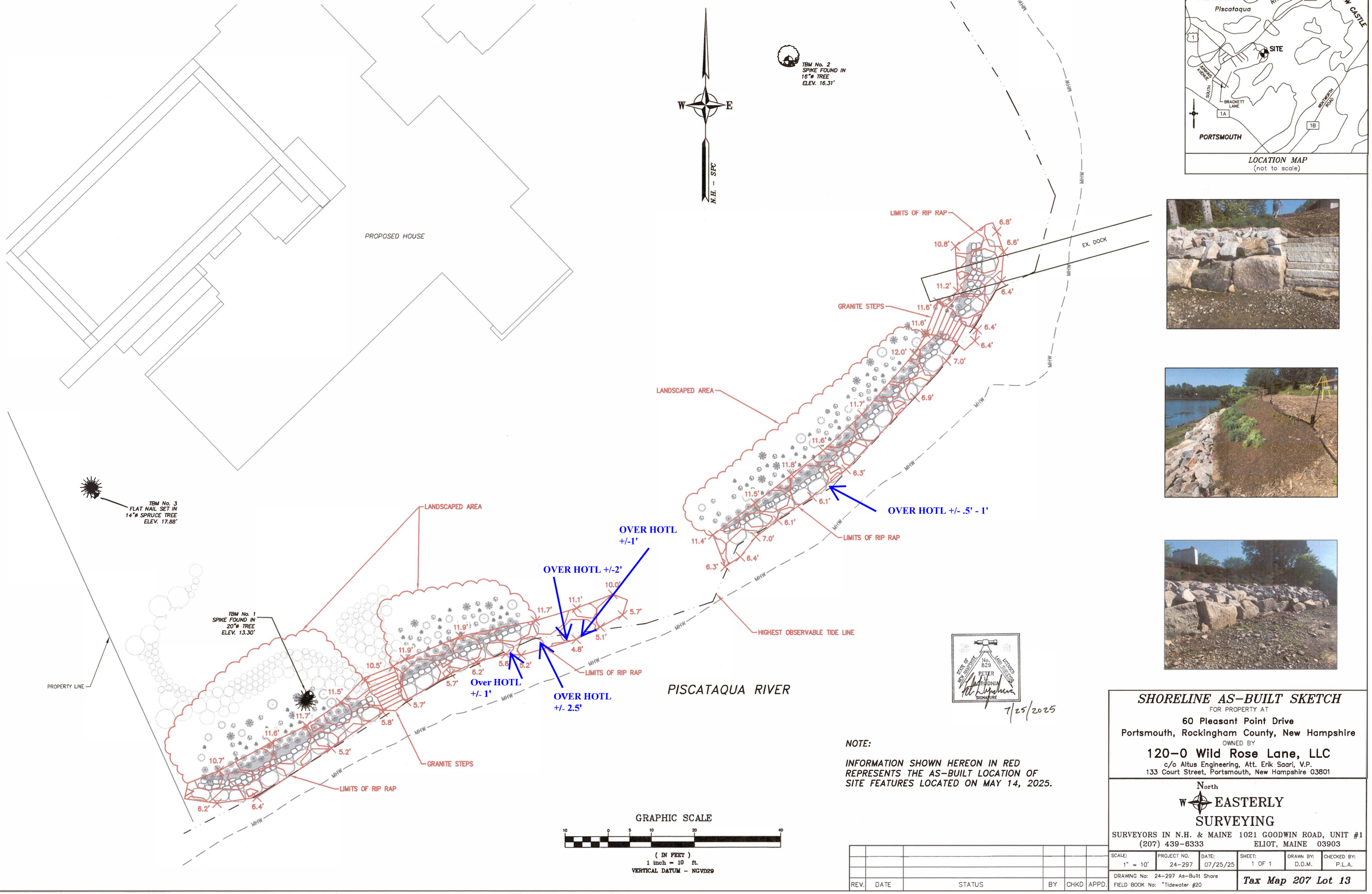
SECTION 3

PLANS

SHORELINE AS-BUILT EXISTING CONDITIONS SKETCH 7-25-25 (EASTERLY)
ORIGINALLY APPROVED WETLANDS PERMIT PLAN SET 8-15-24 (ALTUS)
LIVING HYBRID SHORELINE PLAN SHORELINE STABILIZATION 9-9-24 (TFM)

AMENDED PLAN

HYBRID LIVING SHORELINE PLAN SHORELINE STABILIZATION 10-16-25 (TFM) (Reviewed and supported by the Portsmouth Conservation Commission, pending review by the Portsmouth Planning Board)



LOCATION MAP
(not to scale)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.
VERTICAL DATUM - NGVD29

NOTE:

INFORMATION SHOWN HEREON IN RED REPRESENTS THE AS-BUILT LOCATION OF SITE FEATURES LOCATED ON MAY 14, 2025.

STATE OF NEW HAMPSHIRE — No. 829 — PETER J. LaGRUDNIA — LICENSED LAND SURVEYOR — SIGNATURE

7/25/2025

REV.	DATE	STATUS	BY	CHKD	APPD.

SHORELINE AS-BUILT SKETCH

FOR PROPERTY AT

60 Pleasant Point Drive

Portsmouth, Rockingham County, New Hampshire

OWNED BY

120-0 Wild Rose Lane, LLC

c/o Altus Engineering, Att. Erik Saari, V.P.
133 Court Street, Portsmouth, New Hampshire 03801

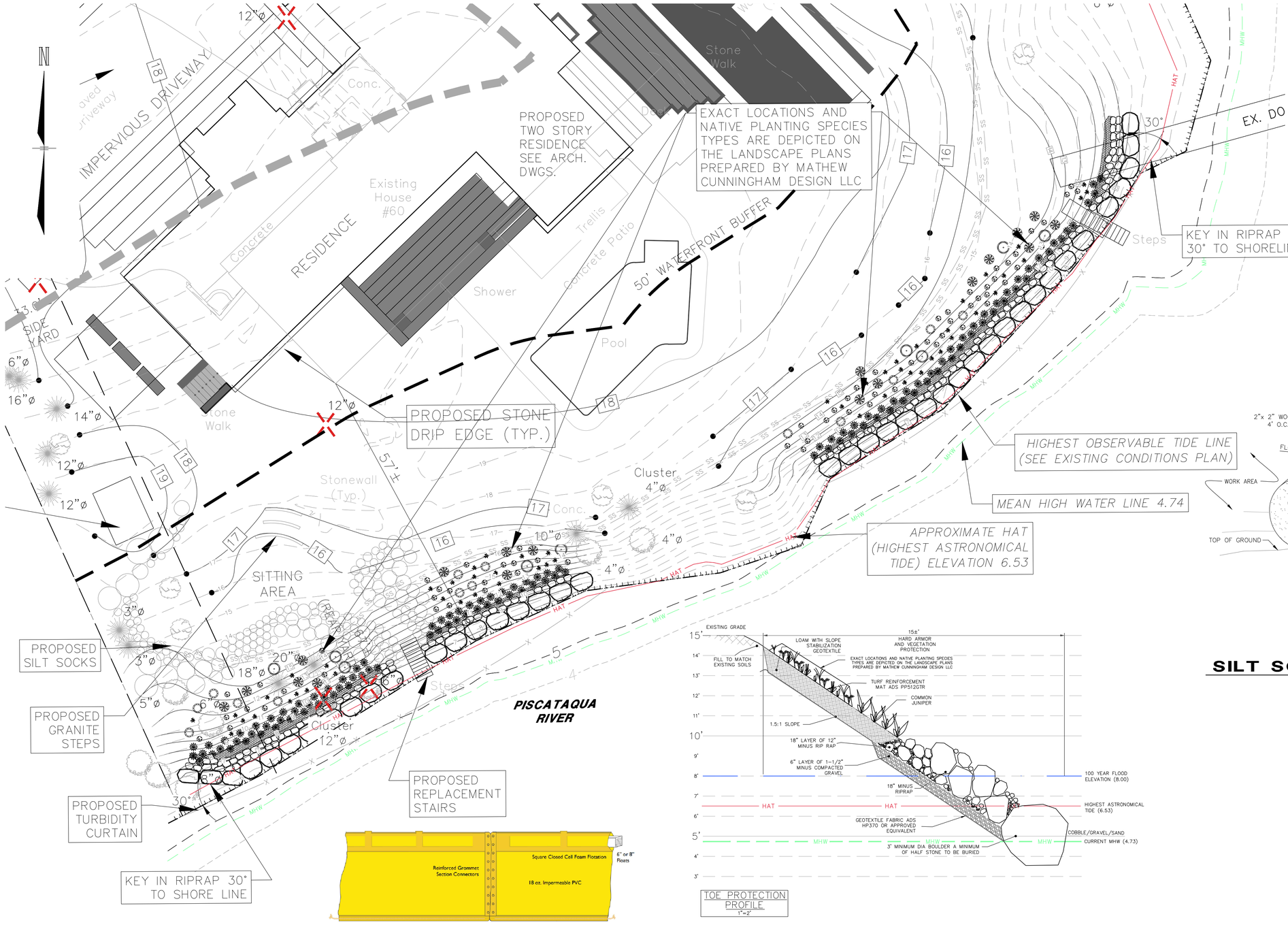
North
W EASTERLY
SURVEYING

SURVEYORS IN N.H. & MAINE 1021 GOODWIN ROAD, UNIT #1
(207) 439-6333 ELIOT, MAINE 03903

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 10'	24-297	07/25/25	1 OF 1	D.D.M.	P.L.A.

DRAWING No: 24-297 As-Built Shore
FIELD BOOK No: "Tidewater #20

Tax Map 207 Lot 13



SITE DATA

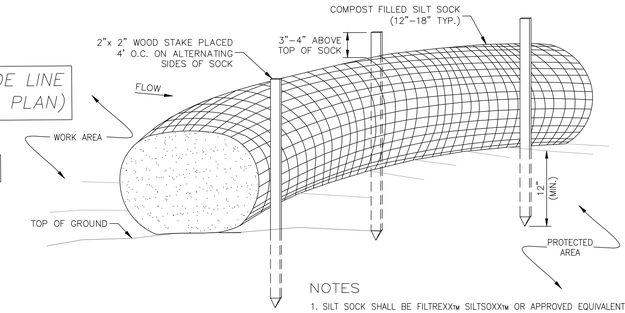
OWNER: OWNER OF RECORD OF MAP 207 LOT 13: 120-0 WILD ROSE LANE, LLC
DEED REFERENCE TO PARCEL IS BK #6174 PG #1450
AREA OF PARCEL = 50530± SF OR 1.16± ACRES

THE PURPOSE OF THIS PLAN IS TO DEPICT A SHORELINE STABILIZATION PROJECT THAT INCORPORATES BOTH HARD ARMOR AND VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON TOE STONES
4. 16"-18" ARMOR STONE
5. 7"- 12" RIP RAP
6. CHINK WHERE NEEDED WITH SMALLER STONE
7. IMPLEMENT WEEP HOLES TO ALLOW DRAINAGE
8. INTEGRATE VEGETATION BEHIND RIP RAP WALL
9. SLOPE OF BANK IS 1.5:1
10. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

LEGEND	
TURBIDITY CURTAIN	X X
SILT SOCKS	SS SS
EXISTING CONTOURS	16
PROPOSED CONTOURS	16
HOTL	
COMMON JUNIPER	
3' MINIMUM DIA BOULDERS	
18" MINUS RIPRAP	
12" MINUS RIPRAP	



NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

TOE PROTECTION PROFILE
1"=2'

SITE DEVELOPMENT PLANS

TAX MAP 207 LOT 13

LIVING SHORELINE PLAN

SHORELINE STABLIZATION

60 PLEASANT POINT DRIVE, PORTSMOUTH NH

OWNED AND PREPARED FOR

120-0 WILD ROSE LANE, LLC

1"=20' (11"X17")
SCALE: 1"=10' (22"X34")

JUNE 10, 2024

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK
1	9/9/2024	REVISE RIPRAP TIES TO SHORE	JJM	JRA

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Drawing is for illustrative purposes only. Not to scale.
Copyright © GEIWorks 2018
Natural forces such as current, wind, waves, and location affect your product and may require engineering, additional anchoring, and customization.

GEI WORKS
772-646-0597
www.GEIWorks.com
info@geiworks.com

Type 1 DOT Turbidity Curtain

Scale:	Drawing:	Revision:	Date:	By:
Not to Scale			01/01/2018	MK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	VPB	FB	–	
47307.20	CK	JRA	CADFILE	LIVING-SHORELINE-PLAN	C-01

Sep 09, 2024 - 5:36pm
F:\MSC Projects\47307 - Pleasant Point Dr - Portsmouth\47307.20 - Auger Bldg Co - 60 Pleasant Pt. Dr\Design\PRODUCTION DRWGS\47307-20-living-shoreline-plan.dwg



SEE LANDSCAPE PLANS FOR PROPOSED PLANTING IMPROVEMENTS

PLAN NOTE CLARIFICATION:
APPROXIMATELY 4,675 SF± IN THE WATERFRONT BUFFER IS NOT INTENDED TO BE REGRADED. THIS AREA WILL HAVE INVASIVE SPECIES REMOVED AND NATIVE PLANTING PLUGS & PLANTS INSTALLED WHILE TAKING CARE TO PROTECT THE HIDE TIDE BUSHES & YOUNG PLANTS. SEE LANDSCAPE RESTORATION PLAN.

PLAN NOTE CLARIFICATION:
PROPOSED STEPS WILL LIKELY BE MOVED AWAY FROM HOTL IN ORDER TO BLEND WITH PROPOSED FINE GRADING. THE LIMITS AND LOCATION OF BOTH SETS OF STEPS MAY BE ADJUSTED IN THE FIELD TO CREATE A SAFE ACCESS TO THE RESOURCE AS ALLOWED PER REGULATIONS.

PROPOSED LIMITS OF DISTURBANCE (TYP.)
WETLANDS BUFFER (0 – 100') = 31,300 SF
SHORELAND PROTECTION BUFFER (100– 250') = 14,400 SF

SEE PLAN BY TFM FOR DETAILS OF BANK STABILIZATION, SHEET C-01

SEE LANDSCAPE PLANS FOR PROPOSED PLANTING IMPROVEMENTS

PROPOSED LIMITS OF 100-FT WETLAND BUFFER DISTURBANCE FOR INSTALLING NEW PLANTINGS. SEE LANDSCAPE PLAN.

LEGEND:

- PROPOSED TREE
- EXIST. TREE TO BE REMOVED
- AREA OF NATURAL WOODLAND BUFFER TO REMAIN (±455 SF)
- AREA OF 0 – 50' BUFFER TO REMAIN (±4,675 SF)
- AREA OF 0 – 50' BUFFER TO HAVE INVASIVES REMOVED & INSTALL LIVING SHORELINE (±1,900 SF)
- LIMITS OF DISTURBANCE (INCLUDING NEW PLANTINGS)
- AREA TO BE NATURALIZED AFTER PLANTING
- HIGHEST OBSERVABLE TIDE LINE (HOTL) – REFERENCE LINE – ±600 LF OF SHORELAND FRONTAGE

NHDES VEGETATION MANAGEMENT SUMMARY

TAX MAP 207, LOT 13
OWNER: 120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

ZONING DISTRICT: SRB (SINGLE RESIDENCE B)

PERMITTED USES: SINGLE FAMILY DWELLING STRUCTURE PERMITTED.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	15,000 S.F.	±46,840 SF (1.08 AC.)	±46,840 SF
MIN. FRONTAGE:	100'	±57'	± 57'
MIN. DEPTH:	100'	±150'	±150'
FRONT SETBACK:	30'	±136'	± 93'
SIDE SETBACK:	10'	± 51'	± 33'
REAR SETBACK:	30'	± 31'	± 67'
WETLAND BUFFER:	100'	± 80' (RESIDENCE) 0' (LAWN)	100'+(RES.) 0'
NO-CUT BUFFER:	25'		

WATERFRONT BUFFER (0 – 100'):
TOTAL AREA 34,527 SF
EXISTING GROUND COVER, TREES, SHRUBS 6,575 SF
PROPOSED GROUND COVER, TREES, SHRUBS 11,000 SF – SEE LANDSCAPE PLAN

WOODLAND BUFFER REQUIREMENTS (50 – 150'):
NATURAL WOODLAND (25% MIN.) 5,770 SF (TOTAL AREA 23,078 SF X 25%)
EXISTING GROUND COVER, TREES, SHRUBS 455 SF OR 2.0%
PROPOSED GROUND COVER, TREES, SHRUBS 4,260 SF OR 18.5%

EXISTING CONDITIONS NOTES (SHORELAND & WETLAND APPLICATIONS)

1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE AREAS OF IMPACT WITHIN THE WETLAND & SHORELAND BUFFERS TO REMOVE EXISTING OUTDATED HOUSE; CONSTRUCT NEW RESIDENCE, CONSTRUCT NEW PATIOS, POOL AND DRIVEWAY CONNECTION ALONG WITH NEW UNDERGROUND UTILITIES & EXTENSIVE LANDSCAPING.
2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN FOR PROPERTY AT 60 PLEASANT POINT DRIVE, PORTSMOUTH, N.H.", DATED FEBRUARY 4, 2021, BY EASTERLY SURVEYING, INC.
3. CONTRACTOR SHALL OBTAIN A "DIGSAFE" NUMBER AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE AND LOCAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
5. ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE TOWN OF NEW CASTLE & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
6. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & SURVEYOR.
7. WETLANDS WERE DELINEATED BY JOSEPH W. NOEL, CERTIFIED WETLAND SCIENTIST #086 ON DECEMBER 11, 2020.
8. EXISTING IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: EX. RESIDENCE/DECK (2970 SF) + EX. PAVED DRIVE (5100 SF) + STONE WALKS/WALLS (224 SF) + POOL/PATIO (1,630 SF) + EX. STAIRS (50 SF) + CONCRETE PADS (290 SF) + EX. DOCK (160 SF) = 10,424 SF TOTAL (±22.3% OF THE PARCEL)
9. PROPOSED IMPERVIOUS AREAS WITHIN THE 250' SHORELAND BUFFER ARE AS FOLLOWS: PROP. HOUSE/DECK (4,740 SF) + PROP. CABANA (360 SF) + PROP. PAVED DRIVE (2570 SF) + PROP. STEPS (465 SF) + PROP. PATIOS (555 SF) + PROP. POOL (800 SF) + PROP. WALLS (405 SF) + HVAC & EM. GENERATOR CONC. PADS & MISC. (78 SF) + STAIRS (85 SF) + DOCK (160 SF) = 10,218 SF TOTAL (±21.8% OF THE PARCEL)

CONSERVATION COMMISSION RECOMMENDATIONS:

1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL PERMANENT WETLAND BOUNDARY MARKERS ALONG THE 25' VEGETATIVE BUFFER DURING PROJECT CONSTRUCTION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
2. APPLICANT SHALL PROVIDE MONTHLY INVASIVE MANAGEMENT AND PLANTING UPDATES TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONCE REMOVAL BEGINS AND UNTIL THE END OF THE RESTORATION PROCESS (SEE MANAGEMENT CALENDAR FOR TREATMENT AND PLANTING). THESE UPDATES SHALL BE A REPORT SUMMARIZING THE ACTIVITIES PERFORMED, THE SUCCESS RATES, ANY PROPOSED PLAN CHANGES, AND ANY UPCOMING ACTIVITIES INVOLVING THE 25' VEGETATIVE BUFFER ON SITE. IF PLANTS HAVE NOT ACHIEVED AN 80% SUCCESS RATE OR GREATER AFTER ONE YEAR, APPLICANTS WILL REPLANT AND REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER PLANTING IS COMPLETE AND EACH SUBSEQUENT YEAR UNTIL AN 80% PLANTING SUCCESS RATE HAS BEEN ACHIEVED.

New Hampshire Fish & Game Permit Conditions:

1. SHORTNOSE STURGEON (STATE ENDANGERED) AND ATLANTIC STURGEON (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES.
2. RARE SPECIES INFORMATION (e.g. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT EACH DAY AND THROUGHOUT ACTIVE CONSTRUCTION.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR , BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE ALL PLAN SHEETS.
4. WORK WITHIN TIDAL WATERS SHALL BE DONE DURING LOW TIDE IN THE DRY.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE READING: WILDLIFE SPECIES OBSERVATION NHB23-3415 PLEASANT POINT DRIVE.
   a) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
   a) SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING. NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
7. THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

P5138

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ERIC D. WEINRIEB No. 7634 LICENSED PROFESSIONAL ENGINEER – STATE OF NEW HAMPSHIRE
8/15/24

NOT FOR CONSTRUCTION

ISSUED FOR: NHDES APPROVAL

ISSUE DATE: AUGUST 15, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	DISCUSSION	EDW	11/28/23
1	PER RFMI COMMENTS	EDW	07/09/24
2	ADD NHFG CONDITIONS	EDW	08/15/24

DRAWN BY: RLH
APPROVED BY: EDW
DRAWING FILE: 5138SITE-7-2024

SCALE:
(22"x34") 1" = 20'
(11"x17") 1" = 40'

OWNER:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

APPLICANT:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950

PROJECT:
JOHN & MICHELLE MORRIS RESIDENCE
TAX MAP 207, LOT 13
60 PLEASANT POINT DRIVE
PORTSMOUTH, NH

TITLE:
NHDES WETLANDS & SHORELAND PERMIT APPLICATION PLAN

SHEET NUMBER:
1 OF 1

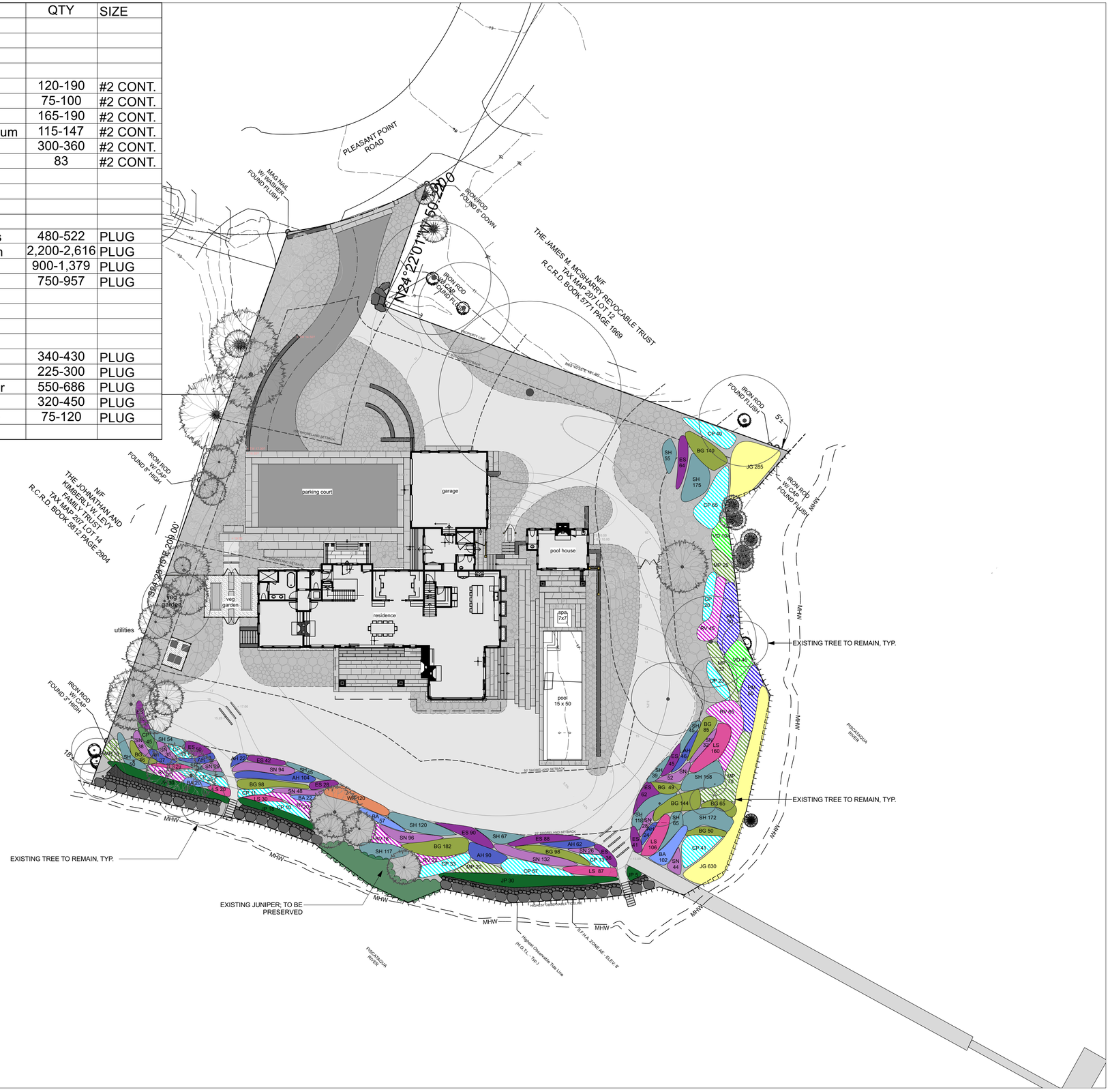
RESTORATION PLANT LIST			QTY	SIZE
CODE	**NATIVE SHRUBS**			
	Scientific Name	**Common Name**		
RV	Rosa virginiana	Virginia Rose	120-190	#2 CONT.
PM	Prunus maritima	Beach Plum	75-100	#2 CONT.
MP	Myrica pensylvanica	Bayberry	165-190	#2 CONT.
VD	Viburnum dentatum	Arrowwood Viburnum	115-147	#2 CONT.
CP	Comptonia peregrina	Sweetfern	300-360	#2 CONT.
JV	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	83	#2 CONT.
	NATIVE GRASSES			
	Scientific Name	**Common Name**		
ES	Eragrostis spectabilis	Purple Love Grass	480-522	PLUG
JG	Juncus gerardii	Salt Meadow Rush	2,200-2,616	PLUG
SH	Sporobolus heterolepis	Prarie Dropseed	900-1,379	PLUG
BG	Bouteloua gracilis	Blue Gramma	750-957	PLUG
	NATIVE PERENNIALS			
	Scientific Name	**Common Name**		
AH	Amsonia hubrichtii	Blue Star	340-430	PLUG
BA	Baptisia australis	Blue False Indigo	225-300	PLUG
SN	Symphyotrichum novae-angliae	New England Aster	550-686	PLUG
LS	Liatris aspera	Blazing Star	320-450	PLUG
WF	Waldsteinia fragarioides	Barren Strawberry	75-120	PLUG

NOTES:

1. LANDSCAPE ARCHITECT TO SUBSTITUTE PLANTS WITH PLANTS OF COMPARABLE SIZE AND SPECIES AT TIME OF INSTALLATION.

2. INVASIVE SPECIES TO BE REMOVED. EXISTING NATIVE SPECIES TO BE PRESERVED AND PROTECTED. THE PROPOSED PLANT QUANTITIES ARE SUBJECT TO CHANGE DEPENDING ON THE AMOUNT OF EXISTING PLANT MATERIAL TO REMAIN AND FINAL AREA OF SLOPE. ALL QUANTITIES MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.

3. SHRUBS TO BE PLANTED 2' O.C. PERENNIALS AND PLUGS TO BE PLANTED 15" O.C.



Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021; prepared by Altus Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.

2. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by *The American Association of Nurserymen*, latest edition.

3. All plant material shall be warrantied for 1 year after substantial completion.

4. All plants shall be balled and burlap unless otherwise noted on the plant list/schedule.

5. All plants shall be approved by Landscape Designer prior to their installation at the site.

6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.

7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.

8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.

LICENSED LANDSCAPE ARCHITECT
MATTHEW J. CUNNINGHAM
00161
STATE OF NEW HAMPSHIRE

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com
411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: 1"= 20'-0" DATE: 2 July 2024

0' 10' 20' 40'

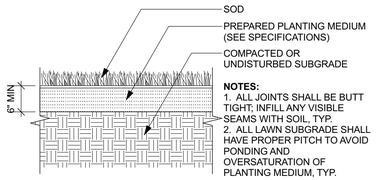
SHEET TITLE:

RESTORATION PLANTING PLAN

SHEET NUMBER:

L0.3

NOT FOR CONSTRUCTION

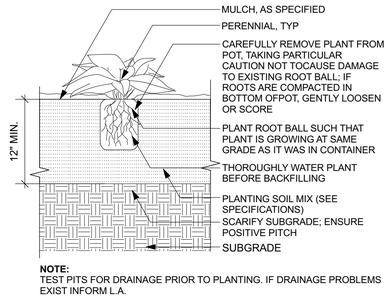


1 MICRO CLOVER SOD
Scale: NTS

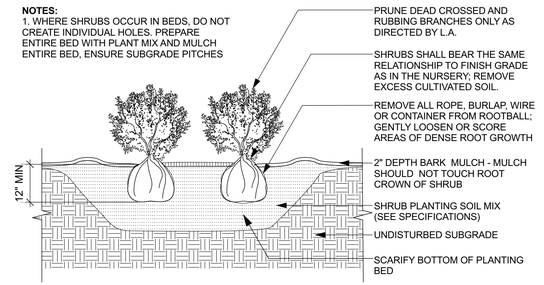
SODCO MICRO CLOVER BLEND	
%	PRODUCT
97.00%	BLACK BEAUTY TURF **
3.00%	WHITE CLOVER
	**SEE BLACK BEAUTY TURF BELOW

** BLACK BEAUTY TURF	
%	PRODUCT
29.72%	GOLCONDA TALL FESCUE
19.88%	MONTANA TALL FESCUE
19.74%	DORADO TALL FESCUE
11.72%	DEEPBLUE KENTUCKY BLUEGRASS
7.91%	PROSPERITY KENTUCKY BLUEGRASS
4.97%	FRONTIER PERENNIAL RYEGRASS
4.92%	SINGULAR PERENNIAL RYEGRASS
1.14%	INERT MATTER

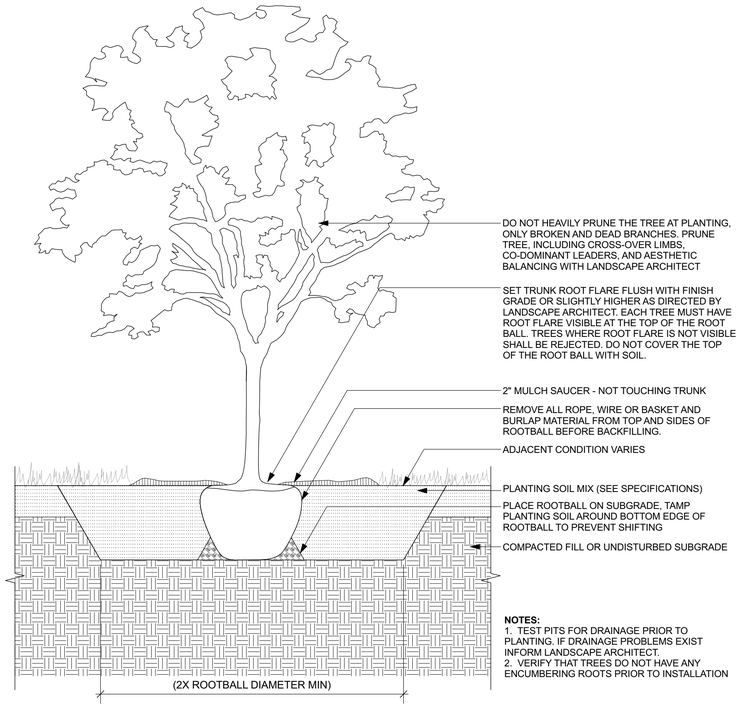
2 SODCO MICRO CLOVER
Scale: NTS



3 PERENNIAL PLANTING
Scale: NTS



4 SHRUB PLANTING
Scale: NTS



5 TREE PLANTING
Scale: NTS

Morris Residence

60 Pleasant Point Drive
Portsmouth, NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated 8 February 2021; prepared by Altus Engineering, INC., 133 Court Street, Portsmouth, NH 03801 - Tel: (603) 433.2335

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02108 / 366 Fore Street, Portland, ME 04101 - Tel: (617) 905.2246

Planting Notes:

1. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.

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3. All plant material shall be warrantied for 1 year after substantial completion.

4. All plants shall be balled and burlap unless otherwise noted on the plant list/schedule.

5. All plants shall be approved by Landscape Designer prior to their installation at the site.

6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Designer before starting plant installations.

7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.

8. All areas disturbed by construction shall be restored to a pre-construction state unless otherwise noted by landscape architect or plans.



MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com
411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#:	DATE:	DESCRIPTION:

SCALE: AS SHOWN DATE: 2 July 2024

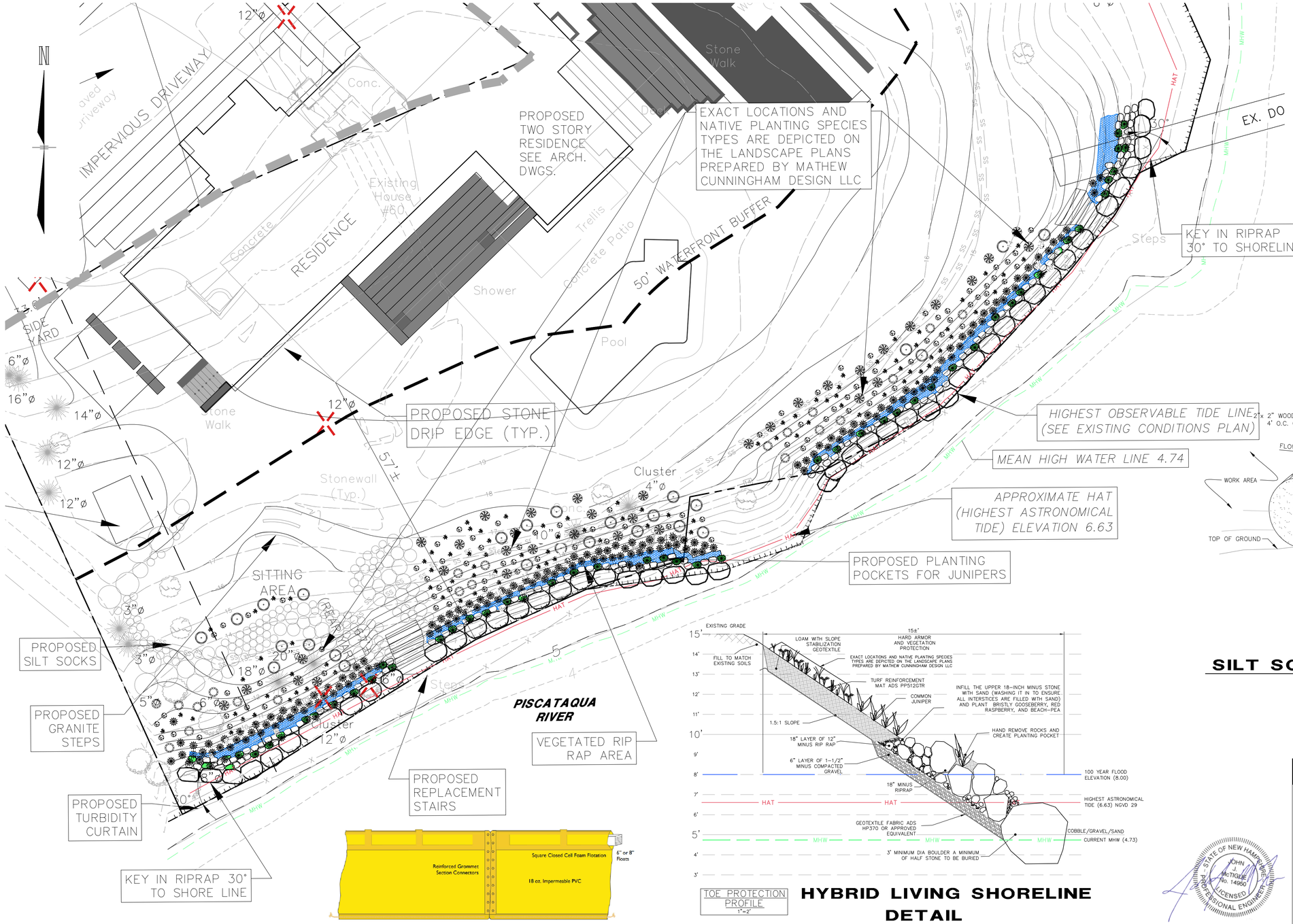
SHEET TITLE:

Planting Details

SHEET NUMBER:

L0.4

NOT FOR CONSTRUCTION



SITE DATA

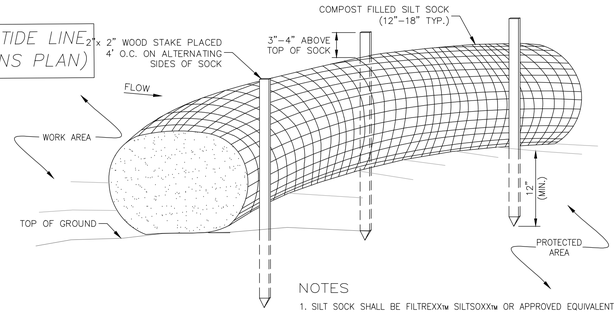
OWNER: OWNER OF RECORD OF MAP 207 LOT 13: 120-0 WILD ROSE LANE, LLC
DEED REFERENCE TO PARCEL IS BK #6174 PG #1450
AREA OF PARCEL = 50530± SF OR 1.16± ACRES

THE PURPOSE OF THIS PLAN IS TO DEPICT A SHORELINE STABILIZATION PROJECT THAT INCORPORATES BOTH HARD ARMOR AND VEGETATION ELEMENTS

WORK SEQUENCE NOTES

1. REMOVE ALL INVASIVE VEGETATION
2. LAY FILTER FABRIC
3. 2-3 TON TOE STONES
4. 16"-18" ARMOR STONE
5. 7"- 12" RIP RAP
6. CHINK WHERE NEEDED WITH SMALLER STONE
7. IMPLEMENT WEEP HOLES TO ALLOW DRAINAGE
8. INTEGRATE VEGETATION BEHIND RIP RAP WALL
9. SLOPE OF BANK IS 1.5:1
10. TO THE GREATEST EXTENT PRACTICABLE EXISTING TREES WILL REMAIN

LEGEND	
TURBIDITY CURTAIN	X X
SILT SOCKS	SS SS
EXISTING CONTOURS	16
PROPOSED CONTOURS	16
HOTL	
COMMON JUNIPER	
3' MINIMUM DIA BOULDERS	
18" MINUS RIPRAP	
12" MINUS RIPRAP	



NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

TOE PROTECTION PROFILE
1"=2'

HYBRID LIVING SHORELINE DETAIL

STATE OF NEW HAMPSHIRE
JOHN J. McTIGUE
No. 14950
LICENSED PROFESSIONAL ENGINEER

SITE DEVELOPMENT PLANS

TAX MAP 207 LOT 13

HYBRID LIVING SHORELINE PLAN

SHORELINE STABLIZATION

60 PLEASANT POINT DRIVE, PORTSMOUTH NH

OWNED AND PREPARED FOR

120-0 WILD ROSE LANE, LLC

1"=20' (11"X17")
SCALE: 1"=10' (22"X34")

JUNE 10, 2024

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48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CALL 811 OR 1-888-DIG-SAFE (344-7233)
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Drawing is for illustrative purposes only. Not to scale.
Copyright © GEI Works 2018
Natural forces such as current, wind, waves, and location affect your product and may require engineering, additional anchoring, and customization.

GEI WORKS
772-646-0597
www.GEIWorks.com
info@geiworks.com

Type 1 DOT Turbidity Curtain

Scale:	Drawing:	Revision:	Date:	By:
Not to Scale			03/04/2018	MK

STATE OF NEW HAMPSHIRE
JASON R. AUBE
No. 313
10/21/2025
CERTIFIED WETLAND SCIENTIST

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK
3	10/16/2025	REVISE RIPRAP IMPACT AREAS	VPB	JRA
2	7/29/2025	REVISE HYBRID LIVING SHORELINE	VPB	JRA
1	9/9/2024	REVISE RIPRAP TIES TO SHORE	JJM	JRA

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE		DR	VPB	FB	–	
	47307.20	CK	JRA	CADFILE	LIVING-SHORELINE-PLAN	C-01

Oct 16, 2025 - 10:32am
F:\MSC Projects\47307 - Pleasant Point Dr - Portsmouth\47307-20 - Auger Bldg Co - 60 Pleasant Pt; Dx\Design\PRODUCTION DRWGS\47307-20-living-shoreline-plan-7-29.dwg

ALTUS
ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

SECTION 4

COPY OF NOTIFICATIONS REQUIRED BY ENV-WT 314.07

CITY OF PORTSMOUTH CONSERVATION COMMISSION
US ARMY CORPS OF ENGINEERS (ACOE)
NH FISH AND GAME DEPARTMENT (F & G)
NH NATURAL HERITAGE BUREAU (NHB)
ABUTTERS LIST
COPY OF CERTIFIED MAILING RECEIPTS

Tel: (603) 433-2335 E-mail: Altus@altus-eng.com

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

City of Portsmouth
Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: Portsmouth Conservation Commission Notification for Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

To Whom It May Concern,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (Iva frutescens) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

Eric D. Weinrieb, P.E.
President

Wde/15 5138-Portsmouth-Conservation-Commission-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

Stephanie Morrison
US Army Corps of Engineers
New England District
Regulatory District
696 Virginia Road
Concord, MA 01742

Re: ACOE Notification for
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

Dear Ms. Morrison,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (Iva frutescens) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

Eric D. Weinrieb, P.E.
President

Wde/16 5138-US-Army-Corps-of-Engineers-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 24, 2025

Kevin M. Sullivan
NH Fish and Game Department
Wildlife Division
Environmental Review Supervisor
11 Hazen Drive
Concord, New Hampshire 03301-0095

Re: NH Fish and Game Department Notification for
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

Dear Reviewer,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (Iva frutescens) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

Please feel free to contact me should you have any questions regarding this wetland permit amendment request.

Sincerely,

ALTUS ENGINEERING, LLC

Eric D. Weinrieb, P.E.
President

Wde/17 5138-Fish-and-Game-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 21, 2025

Environmental Reviewer/Ecological Information Specialist
NHDES Land Resources Management, Wetlands Bureau
29 Hazen Drive
Concord, New Hampshire 03301-0095

Re: NH Natural Heritage Bureau Notification For
Wetlands Permit Amendment Request
Tax Map 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
NHDES File Number: 2023-03138
P5138

Dear Reviewer,

This letter is to inform you that a Wetland Permit Amendment Request will be filed with the NH Department of Environmental Services Wetlands Bureau to amend NHDES Wetlands Permit 2023-03138 issued to the above property on November 4, 2024. Under NHDES Wetlands Bureau Administrative Rule Env-Wt 314.07, we are required to notify you of this permit amendment request.

During construction of the Hybrid Living Shoreline, it was determined that approximately 10-feet of additional shoreline required stabilization. This amendment request accounts for this increase in impact area. The additional impact area posed no threat or harm to the Marsh Elder (Iva frutescens) plants identified on the site. A copy of the amended Hybrid Living Shoreline Plan is included with this notification.

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Sincerely,

ALTUS ENGINEERING, LLC

Eric D. Weinrieb, P.E.
President

Wde/5138-NHB-notification-Amended-Wetlands-Permit.docx

VIA CERTIFIED MAIL

cc: NHDES Wetlands Bureau

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 21, 2025

New Hampshire Department of Environmental Services
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095

Re: NHDES Wetlands Permit - Amended
Proposed Residence Redevelopment Plans
Tax Sheet 207, Lot 13
60 Pleasant Point Drive
Portsmouth, NH
P5138

ABUTTER'S LIST – Amended Wetlands Permit application only

Tax Map / Parcel	Abutter name & address
207 / 12	The James M. McSharry Revocable Trust James M. McSharry, Trustee 58 Pleasant Point Drive Portsmouth, NH 03801
207 / 14	Goodwin Asset Protection Trust Lynne Golan, Trustee 1953 Kwansan Court Toms River, NJ 08755

wde/5138.023-wetland-abutters.list-amended-wetlands-ap-only.doc

ALTUS ENGINEERING

Civil
Site Planning
Environmental
Engineering

133 Court Street
Portsmouth, NH
03801-4413

October 27, 2025

Subject: **NHDES Wetlands Permit Amendment Request – File: 2023-03138**
Tax Map 207 Lot 13
120-0 Wild Rose Lane, LLC
60 Pleasant Point Drive
Portsmouth, NH
P5138

To Whom It May Concern:

Pursuant to State of New Hampshire RSA Chapter 482-A, this letter is to notify you that Altus Engineering, LLC on behalf of 120-0 Wild Rose Lane, LLC (Tax Map 207, Lot 13), owner and applicant, is submitting a Wetlands Permit Amendment Request to the NHDES Wetlands Bureau.

The request is to account for an additional 300 s.f. of disturbance within the previously disturbed and developed 100' tidal buffer zone to address additional erosion.

This letter is for your notification only. No other action is required on your part.

Once filed, the amended plan and application that show the proposed work are available for viewing during normal business hours at the office of the DES Wetlands Bureau (603) 271-2147, 6 Hazen Drive, Concord, N.H. (8am to 4pm). It is suggested the appropriate office is contacted to verify availability of the documents prior to visiting them. Please feel free to contact us, the Applicant's engineering consultant, at (603) 433-2335, if you have any questions.

Sincerely,

Eric D. Weinrieb, PE
President

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