REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
SCHOOL DEPARTMENT CONFERENCE ROOM

5:00 P.M. **May 13, 2026**

AGENDA

I. APPROVAL OF MINUTES

1. April 8, 2026

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 5 Curriers Cove
   Assessor's Map 204 Lot 14
   Jill & Scott Migliori, Owners
   LU-26-42

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 1 Franklin Drive
   Assessor's Map 220 Lot 2
   City of Portsmouth, Owner
   LU-26-37

IV. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill – Minor Impact
   5 Curriers Cove
   Assessor's Map 204 Lot 14
   Jill & Scott Migliori, Owners

V. WORK SESSIONS

1. 500 Jones Avenue

2. 124 Heritage Avenue

VI. OTHER BUSINESS

1. Article 10 Discussion/Work Session

VII. 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__V1DtApGT1WvaW-k3CUJhg

CITY OF PORTSMOUTH, NEW HAMPSHIRE
CONSERVATION COMMISSION

WEDNESDAY, APRIL 8, 2026, 4 pm
City Hall Council Chambers
1 Junkins Avenue, Portsmouth NH

Zoom recording:

https://www.youtube.com/live/8qmQ-kNF98k?si=bpFvWFZ7a9f-v0wH

MINUTES

Call to order and Roll Call
MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan; Members: Brian Gibb, Alice Carey, Jessica Blasko, Lynn Vaccaro, Oliver Chag (alternate) Talia Sperduto (alternate, via Zoom)
MEMBERS ABSENT: Stewart Sheppard
STAFF PRESENT: Kate Homet; Environmental Planner/Sustainability Coordinator

1. APPROVAL OF MINUTES (timestamp 7:10)

- January 14, 2026 – motion by Blasko seconded by McMillan. The Commission voted to accept the minutes, amended to show that Vaccaro and Collins were not in attendance. Vaccaro and Collins abstained from voting on the motion.

- February 11, 2026 – motion by McMillan, seconded by Chag, the Commission voted to accept the minutes,

- March 11, 2026 – motion by McMillan, seconded by Gibb, the Commission voted to accept the minutes,

2. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 0 Borthwick Avenue (timestamp 10:13)
Assessor's Map 240 Lot 3
Liberty Mutual Insurance Company, Owner
LU-26-9
Applicant representative, Damon E. Burt
Fraggle Rock Environmental, LLC
reported he had provided an updated project narrative.

Project to clean up the stormwater area and replace failed/missing 24" culvert at the

outlet involves 50 sf permanent impact at outlet of pond; all within 100' buffer for a total of 9,500 sf., to clean out dead vegetation and trees.

- Invasive species including phragmites/seeds -- contractor (TBD) will follow invasive species management plan and will need to truck removed material offsite.
- Removing 11 trees grown up on slopes of pond (3 red maple, 2 white pine, quaking aspen; better, more mature trees at top of slope will remain). Commission recommendation: Ask Liberty Mutual to mitigate removals by planting appropriate tree elsewhere to break up pavement and improve stormwater drainage, respectful of overhead wires between catch basin 6 and 1 (planting shrubs).
- Access down the slope. Hoping to complete work in July-Aug when it's dry.
- Inspection and maintenance plans: trash, sediment, invasive species annually. Recommendation: Have contractor check more regularly.
- Liberty Mutual developed snow and ice management plan. Salt storage will remain on site at far end of site is outside 100' buffer, following BMPs including record-keeping.

Commission asked if pond is meeting its original intent – the size locked in by RR (LM will check with RR about tree clearance.) Pond is not groundwater, so acting to some extent. Will make better if possible. Stabilizing outfall culvert should improve pond performance.

On a motion by Blasko, seconded by Vaccaro. Commission approved the application with the following stipulations:

- Include signed and stamped scientist statement.
- The maintenance plan shall be entered into the chain of title for the property in a recorded document, approved by the Planning and Legal Departments, and recorded at the Rockingham County Registry of Deeds.
- Include wetlands boundary markers "environmentally sensitive area" – signage on guardrail posts.

2. 400 Little Harbor Road (timestamp 42:21)
Assessor's Map 203 Lot 8
Society for the Protection of New Hampshire Forests,
Owner LU-26-26

Eric Weinrieb, 9 Middle Street and Dylan Summers, SPNHF Stewardship Project Manager appeared before the Commission to continue discussion of a trail maintenance project to build a turnpike to raise trail and break up compacted soil and improve drainage on site. Certain areas may require lead-off. All inside 100' wetland buffer. Trimming back invasives intruding on trail while protecting plants and roots. Install silt socks within project area to prevent any erosion.

Summers has submitted a narrative addressing questions from the March 11, 2026 Commission meeting:

- Choice of turnpike is more appropriate and cost effective than boardwalk as area is not continuously wet; turnpike aggregate fill improves drainage and make more permeable surface than existing compacted ground.
- Accessibility is one of the motivations for improvement. Not a universally-accessible trail but intentionally improved to reduce muddy areas.

- Added 25’ buffer on site plan and updated report stamped by wetland scientist, Joseph Noel, flagged highest observable tide line.

Commission questions concerned:

- Overall width: 3-4 feet. 36” walk, 5’ total with fill on edges. Impacted = where fill will be, also soil taken out to re-narrow where trail has become 6-8 feet as people avoid muddy area. Keeping/restoring existing trail corridor with no impact outside of that.
- Removing or covering tree roots: The site plan shows where turnpike goes over the roots. None will be cut. No new planting that would feel artificial – replanting will take place naturally/organically.
- Educational signage – sensitive about not over-signing affecting user experience. Hoping to reduce signage not visible, human interpretive signage. Perhaps on transitional zone from mowed lawn to woods; buffer area with existing signage in front of Carey Cottage.
- Increasing traffic to site that ends on tidal wetland increasingly hard to manage. Future rethinking full loop along shoreline. Discussion on improving; existing short walk, future user experience moving to Wentworth-Coolidge and City land trail.
- SPNHF does plan to post a notice concerning when construction will necessitate temporary closure of the trail.

On a motion by Jessica Blasko, seconded by Samantha Collins, the Commission voted unanimously to approve the application with the following stipulations:

- That given the sensitive shoreline area that will be increasingly susceptible to rising waters that future plans for the trail mitigate the impact on shoreline access;
- The applicant consider opportunities, for wetlands-specific signage where appropriate.

Motion passed unanimously.

3. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 134 Pleasant Street (timestamp 1:13:17)
   Assessor’s Map 116 Lot 30
   Double MC LLC, Owner
   John Chagnon
   LU-25-138

STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

2. Dredge and Fill – Minimum
   Impact 134 Pleasant Street
   Assessor’s Map 116 Lot 30
   Double MC LLC, Owner

The developer is required to separate stormwater for this project, draining to the closest outlet at South Mill Pond, Catch basin within 75’ of salt marsh. The impact is reduced to first 100’ not 250’. Redesign to turnaround and not access City land. Temporary impact – excavate to install pipe and return to existing condition. Not impacting line of trees at catch basin. The surface runoff will travel through the new stormwater pipe to a jellyfish filter before being discharged to South Mill Pond through the concrete culvert, precluding erosion at the outfall. The new stormwater routing will decrease the incidence of CSOs during rain events.

Motion to approve the WCUP by Jessica Blasko, seconded by Alice Carey with the stipulation that the applicant include a signed and stamped by the wetland scientist. The Commission agreed this is a utility project and determined that waivers were not advised but wanted to include in the record that the Commission made this recommendation with the understanding that these three criteria do not apply to this project:

- Living shoreline
- Placards on the buffer line
- Use of porous pavement

Applicant is changing the application type to Minor Wetland Impact Application instead of Minimal Impact. Commission has 30 days to comment to NHDES. Already has the Shoreland Application Permit was approved; project now reducing impact.

On a motion by Jessica Blasko seconded by Brian Gibb the Commission approved the Minimal Impact application understanding it may be changed to "Minor Impact" and agreed to send a letter in support of the application to DES. Motion approved unanimously.

4. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. 5 Curriers Cove (timestamp 1:46:35)
   Assessor's Map 204 Lot 14
   Jill & Scott Migliori, Owners
   LU-26-42

Represented by John Chagnon, Haley Ward; Julian Jalbert, architect; Zig Zanzen, Knickerbocker Group landscape and Keegan Farrell, Haley Ward DES permitting specialist

STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

2. Dredge and Fill – Major
   Impact 5 Curriers Cove
   Assessor's Map 204 Lot 14
   Jill & Scott Migliori, Owners

   Project is a deck addition, removing some hardscape, minimal grading and new landscape plan.

   Jessica Blasko recused herself from discussion; Talia Sperduto will vote as alternative.

Haley Ward reported the new narrative responding to staff issues:

1. Living shoreline strategy – land entirely within 100' zone with a sensitive high marsh area so the intent of the plantings is a living shoreline buffer to complement the abutting significant stretch of wetland living shoreline; in addition this site receives no direct wave action.
2. Long term maintenance – added sheet C103 with monitoring the vegetation for 1-3 years to ensure 85% survival and meeting DES living shoreline scoring. Pesticides and fertilizer
3. Alternate locations – analysis added as p 21-22 to NHDES plan

4. 25’ vegetative buffer added to V101 noting 25’ ‘no cut’ zone and 50’ limited cut.
5. Temporary vs. permanent impact – added to C104 with erosion control and deck building materials plan sheet.
6. Add signed and stamped CWS to Planning Board plan set.

Commission asked about

- “Living shoreline strategy” – low stone wall impediment to marsh migration. Possible to extend planting to full 25’ buffer. Wondering about salt tolerance of suggested plantings, suggesting marsh grasses.
- Grading/fill: +2 around deck, included in total amount. Flood hazard zone does not touch stairs.
- Alternative locations – previously developed area. North side ledge and generator pad, still within 100’ zone, disrupts forested land. Deck accessed from kitchen at lower end. Staircase layout for better access to lawn while keeping tighter to deck. Accommodating guests is generally not reason – try to reduce impact. No action is more aligned with Commission priorities. Ordinance definition of what is allowable #10.10.17.24.
- Salt marsh plan through 25’ buffer balancing impact of deck.
- Planting beds – low maintenance beyond watering will check nutrients in soil pockets.

On a motion by Vaccaro seconded by Chag the Commission voted with Blasko abstaining to postpone any recommendation for further discussion at the May meeting.

Also voted with Blasko abstaining on the motion by McMillan seconded by Vaccaro to postpone consideration of the State Wetland Bureau application.

5. WORK SESSIONS

1. 500 Jones Avenue – on a motion by Blasko seconded by Carey, Commission voted to postpone this item until the May meeting.

6. OTHER BUSINESS

1. Master Plan Feedback – Homet asked the Commission to review the skeleton draft Master Plan submitted by the consultant on April 8 and to email any comments to her by Monday, April 13. Blasko commented she would like to see more community engagement reflected – only 2% of residents, mostly retirees – would like to see input from schools, staff, PHA residents, etc. Next public comment opportunity is April 22.
2. Article 10 Discussion/Work Session – Commission noted they would discuss this item at the May meeting.

7. ADJOURNMENT at 6:33 pm

DRAFT

Memo

TO: Conservation Commission Members
FROM: Kate Homet, Environmental Planner/Sustainability Coordinator; Peter Britz, Director of Planning & Sustainability
DATE: May 8, 2026
SUBJ: May 13, 2026 Conservation Commission Meeting

5 Curriers Cove
Jill & Scott Migliori, Owners
Assessor's Map 204 Lot 14

This application is for the construction of a new deck, landscaping, removal of impervious surfaces, grading and the installation of new walking paths within a prime tidal wetland buffer and an inland wetland buffer. As part of this proposal, the applicant will be reducing current impervious surfaces on site to help offset new construction through the removal of an existing putting green, stone patio and walkways. In total, this application proposes an increase of 575 s.f. of impervious surface within the buffer, going from an existing condition of 6,583 s.f. to 7,158 s.f. of impervious within the 100' wetland buffer.

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

   This is a residential property within a prime tidal wetland buffer and an inland wetland buffer. In addition, the lot has sensitive salt marsh. This appears to be a very sensitive area that needs extra precautions taken when considering alterations. A living shoreline strategy has been discussed, and the applicant is proposing a vegetated buffer for continued shoreline stabilization.

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

   A majority of this property lies within the jurisdictional 100' inland wetland and tidal wetland buffers. This project moves overall impervious impacts further from the wetland sources than existing impacts. There appears to be alternative locations for the new deck structure which could involve moving it further from the resource or reducing the size of the structure.

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

   The proposed work is occurring within the buffer of a very sensitive tidal saltmarsh wetland system (prime) and a second inland wetland system. This project is introducing a large amount of construction which will include the addition of new fill for grading, construction of a large deck, a stone pathway, stairs, grill area and landscaped areas. More information is needed on the proposed stormwater filtration area underneath the new deck to better understand the proposed filtration process, materials, depth, etc.

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

   This project appears to remove existing impervious conditions and lawn area in order to achieve construction. For the proposed work, additional vegetated areas are proposed as new landscaped areas.

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

   This proposal increases permanent impervious impacts to the wetland buffer and adds a significant amount of fill within the wetland buffer which does not appear necessary. This updated application has not provided any alternatives, only a slight reduction from 1,210 s.f. of new deck and stairs to 1,180 s.f. for the new deck and stairs. Alternative locations and significant minimization of the new structure were previously discussed with applicants. Additionally, this property already had a rear deck within the wetland buffer that was enclosed as part of a previous building permit.

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

   This application does not delineate the 25' vegetated buffer strip but the applicant is proposing significant landscaping and bringing this area back to a natural vegetated state.

Recommendation: Staff recommends **denial** of this application to the Planning Board due to the following concerns:

1. This project does not meet Criteria #5.
2. Sheet C104 references a Knickerbocker Group architectural plan that is not within application submission.

   In addition (notes 3-5 are carried over from previous submission):

3. Applicant needs to include the jurisdictional Portsmouth wetland buffer widths (in addition to the TBZ) on plans. This should include the 25' vegetated no-cut buffer and the 50' limited cut delineation.
4. Applicant must delineate where erosion controls are to be placed on site prior to the start of site work.
5. Applicant shall include details of the proposed deck construction including permeability, material, location of footings, substrate underneath, etc.

1 Franklin Drive
Assessor's Map 220 Lot 2
City of Portsmouth, Owner

This application proposes the construction of three additions to the New Franklin Elementary School and associated site improvements. These additions include a new vestibule entrance, a new kindergarten classroom and a loading zone, and a new section of classrooms for third and fourth grade students. Associated site improvements include new accessways and paths, a conservation seed mix within the 25' wetland buffer, and the relocation of parking spaces, water, sewer and electrical lines and the introduction of stormwater improvements with deep sump catch basins with oil/water separator hoods. This project proposes a site increase of 535 s.f. of permanent impervious impacts within the buffer of the jurisdictional inland wetland on site.

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

This is currently a school property and functions as an elementary school. This project is proposing expanding the use of the school into the wetland buffer and a partially existing impervious area.

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

Of the additions, only addition #2 appears to impact the wetland buffer and does so minimally. The majority of impacts appear to be for egress and driving aisles. This is a tight location with minimal maneuverability. Alternative locations for the drive aisles do not appear to be feasible. In addition, porous pavement is required but applicant has demonstrated that this requirement is not structurally feasible in this location due to impacts from soil saturation.

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

This application proposes a modest impervious surface increase within the wetland buffer. While the applicant is not proposing any plantings to help mitigate these impacts, they are proposing an enhancement of the buffer with a wetland/conservation seed mix within the 25' vegetated buffer.

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

This project appears to be removing a majority of existing disturbed areas in addition to lawn. Applicant should call out on plans any trees or existing vegetation to be removed as part of this project if applicable.

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

This proposal increases permanent impacts to the wetland buffer, but the project is working within a constrained space with minimal alternative locations. Applicant should demonstrate why alternative locations do not work. A wetland buffer enhancement plan was not provided but applicant has supplemented with a commitment to seed mix and will be implementing a new stormwater management system to capture parking lot sheet flow before entering the wetland. These additional improvements help to mitigate the increased impervious.

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

This application does not increase impervious surfaces within the vegetated buffer strip.

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

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed along the existing fenceline that runs alongside the jurisdictional wetland.

29 April 2026

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 204, Lot 14 | 5 Curriers Cove, Portsmouth, New Hampshire

Dear Ms. Collins:

This letter transmits updated plans for a City of Portsmouth Wetland Conditional Use Permit request for disturbance within the 100' City of Portsmouth Wetland Buffer for the construction of a new deck, landscaping, removal of impervious surfaces, grading, and the installation of new walking paths (see attached plan set). The Commission reviewed the plans at the meeting of the Commission on April 8, 2026, and tabled the application so the applicant could make some changes to the proposed design. Please find revised plans attached hereto for review and approval at your May 13th meeting.

The property currently contains a single-family residential structure, a paved driveway with vehicle turnaround, a connected garage and associated stone walking path exiting the garage, a retaining wall around the southern portion of the garage, a stone patio, an artificial putting green, a stone wall abutting the shoreline, a wooden residential pier and associated landscaping. **The plan revisions include additional buffer plantings and planting species adjustments, and a pull back of the deck to be completely out of the 50-foot DES Primary Structure setback.**

In accordance with the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, we submit that the proposal complies and refer you to the initial application letter detailing compliance with the criteria, which this revision does not alter, it only improves. Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



John Chagnon, PE
Project Manager

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City of Portsmouth – WCUP Additional Information

Migliori Residence – 5 Curriers Cove, Portsmouth, NH 03801

The purpose of this document is to address required application submission materials/information for the Wetland Condition Use Permit application associated with the proposed deck construction at 5 Curriers Cove, Portsmouth, NH 03801. The applicable standards of Sections 10.1017 and 10.1018 are referenced below.

Additional information is provided based on comments received on May 1, 2025, from Kate E. Homet, the Environmental Planner and Sustainability Coordinator of the Portsmouth Conservation Commission.

10.1017.21 Application Requirements:

Comment:

- *Does not fully comply with information listed in 10.1017.21 (cannot find new grading information for the area to be regraded – also please include temporary impact numbers for this – volume of fill).*

Please refer to the attached site plan set. The plan set identifies areas on the lot proposed for certain construction activities, the location of these activities in relation to existing uses, the location of these activities in relation to natural resources on site, delineated wetlands and their buffers, existing and proposed impervious areas, proposed planting and landscaping, and existing unaltered areas.

Sheet C102 identifies areas which are proposed for grading. The temporary impact of these areas is referenced and included in the total impact amount as listed in Sheet C104. Grading will occur primarily in the area seaward of the proposed deck, in which the elevation will be topped off at 10' above sea level. The total amount of fill proposed is 52 cubic yards.

10.1017.22 Wetland Buffer Description:

Comment:

- *10.1017.22 (3) requires you to provide the following info: More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.*

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The proposed project will not impact any wetland areas. However, over 250 square feet of disturbance to wetland buffers are proposed. In accordance with 10.1017.22(3), Sheet C101 in the provided plan set identifies the percent of the buffer that is currently developed. The unaltered buffer surrounding both the coastal and freshwater wetland onsite consists primarily of forested areas comprised of northern red oak, black cherry, and red/Norway maple trees. An understory comprised of beach rose and sparse hawthorn exists throughout much of the riparian area surrounding the shoreline. Invasive species are minimal; however, some oriental bittersweet is present covering approximately 10% of the undeveloped buffer area directly adjacent to the shoreline.

10.1017.23 Alternatives and Criteria for Approval:

Comment:

- *Has not demonstrated compliance with 10.1017.23 – please include your old criteria narrative with each update if it does not change.*

Please refer to the attached project narrative supplied with the NH DES Wetland application for a discussion of general alternatives and avoidance and minimization techniques. This application narrative has since been updated to incorporate comments and resulting project changes from the April 8 Conservation Commission meeting.

The project meets the Criteria for Approval outlined in 10.1017.50:

(1) The project site has existed as a residential use for several decades which maintained lawn areas, a residential dwelling, and associated walkways and paved driveways.

(2) The entire dwelling is located within the 100' wetland buffer and therefore has no alternative location that is located entirely outside the wetland buffer.

(3) The project avoids all direct impacts to wetland areas. The functions and values of the wetland will not be adversely affected by the proposed development as all impacts are located in the upland, no vegetation within the vegetative buffer will be removed, there will be a reduction in net impervious area within the 50' waterfront buffer/limited cut delineation, and the proposed reinforcement of the vegetative buffer with additional woody shrub plantings.

(4) No vegetation will be removed as a result of construction; vegetation will only be added.

(5) The attached project narrative in the NH DES application addresses other alternatives to the proposed project. Other locations on the property directly abutting the primary structure are limited and would result in additional impervious areas and impacts to the natural shoreland zone. The current plan entirely utilizes existing developed areas to place the proposed deck.

(6) No vegetation within the vegetated buffer strip will be removed and additional woody shrub plantings are proposed in areas where lawn now exists.

10.1017.24 Impervious Surfaces:

Comment:

- Has not demonstrated compliance with 10.1017.24: *the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.*

Please refer to Sheet C101 for an analysis of existing, proposed, and proposed for removal impervious areas. Additionally, please refer to Sheet C103 and C105 for a proposed planting plan that will meet the NH DES's shoreland revegetation requirements. Section 10.1017.25 below lists the functions and values of the wetlands, and the projects associated impacts/improvements.

Regarding impervious surface impacts specifically, the applicant proposes to underlay the deck with crushed stone to provide continued infiltration of rainwater. Deck planks will be spaced at a minimum of ¾ inches to provide rainwater access to below the deck.

The applicant proposes to expand the vegetative buffer to 25 feet from the Highest Observable Tide Line. The area proposed for planting currently exists as lawn and is located directly seaward from the proposed deck location. The proposed buffer plantings will aid in the treatment of stormwater by bolstering toxicant/sediment retention.

10.1017.25 Wetland Buffer Enhancement Plan: Please refer to Sheet C103 for the wetland buffer enhancement/planting plan. Functions and values of the wetland are further elaborated on in Section 10.1017.26 below and in Pages 71-76 of the provided NH DES application.

The functions and values of the adjacent saltmarsh wetland are evaluated upon within the NH DES application. The jurisdictional tidal wetland is part of a large marine system and provides 11 principal functions and values when evaluated as a whole. These functions and values include: flood flow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, nutrient removal/retention, sediment/toxicant retention, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics.

While the entire marine system provides these principal functions and values, the proposed impacts associated with the installation of the deck and associated

development will impact only a small portion adjacent to the larger wetland and will not impact the wetland directly. All impacts have been limited to existing developed areas. Additionally, the application proposes to supplement the riparian area with additional woody shrub plantings that will increase habitat connectivity and improve functions such as sediment/shoreline stabilization, sediment/toxicant retention, and provide a visual buffer to minimize impacts on visual aesthetics. Therefore, the proposed project will not have any effect on the wetland's ability to continue providing its principal functions.

10.1017.26 Living Shoreline Strategy:

Comments:

- *Has not demonstrated compliance with 10.1017.26 (Living Shoreline Strategy)*
- *It is unknown if any vegetation is proposed to be removed within the 25' vegetated buffer strip or within the 50' limited cut buffer. Please demonstrate on plans vegetation TBR if applicable.*

The proposed planting plan will duly serve as a living shoreline strategy. No cutting within the 25-foot vegetative buffer strip or the 50-foot limited cut buffer is proposed. The applicant proposes to bolster the existing wooded buffer and to expand the wooded buffer into areas where lawn now exists. The buffer originally consisted of a five-foot-wide strip, but in response to the April 8 Conservation Commission comments, the applicant has increased the planting width to the full 25-foot buffer. A complex of woody shrubs, grasses, perennials, and ferns have been strategically chosen for this area to increase shoreline stability, provide more complex and denser habitat for wildlife that utilize the upland/wetland transitional zone, and to promote the capture of stormwater runoff and the interception of sediment and other pollutants from the upland impervious area.

The applicant does not propose the construction of off-shore sills to meet the living shoreline requirements. The intertidal zone in this area is comprised of a sensitive high marsh habitat dominated by dense *Spartina patens*. Due to the dense vegetation and diffuse wave energy in the cove, sediment deposition occurs at an elevated rate. The shoreline abutting the applicant's property is devoid of erosion and the marsh in the intertidal zone is healthy and extensive. To avoid direct salt marsh impacts, a strictly upland vegetative planting strategy is proposed.

10.1018.10 Stormwater Management:

Comment:

- *Has not demonstrated compliance with 10.1018.10 (SW Management)*

As referenced in 10.1017.24 above, the applicant proposes to underlay the deck with crushed stones and space deck planks apart to provide continued infiltration of stormwater into the ground. The applicant also has provided a 25-foot vegetative buffer strip to aid in sediment/toxicant retention. NH DES Shoreland regulations do not require a stormwater management plan for the property given the total impervious area within the shoreland zone equaling less than 20% of the total shoreland area on the property.

10.1018.20 Vegetation Management: The applicants propose buffer plantings directly adjacent to the tidal wetland. No cutting of vegetation is proposed; only the addition of vegetation. The area proposed to be planted does not exceed a 10% slope. The applicants intend to use a slow-release fertilizer for all planting areas to reduce the risk of nitrogen/phosphorus pollution to the adjacent wetland areas. Pesticides and herbicides are not proposed.

10.1018.30 Porous Pavement in Wetland Buffer: The applicant does not propose any pavement in their project. A stone walking path will be incorporated north of the residence; however, the path will place stones at a sufficient distance apart to allow for the continued infiltration of precipitation/stormwater.

10.1018.40 Wetland Boundary Marker: City wetland boundary markers will be placed on site.

Sincerely,

John R. Chagnon, Project Manager

Keegan Ferro, Environmental

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: Jill & Scott Migliori Date Submitted: 5/6/2026

Application # (in City's online permitting): LU-26-42

Site Address: 5 Curriers Cove Map: 204 Lot: 14

☑	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.	DES application mailed to City of Portsmouth on 5/1

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	DES App. - Pg. 19-24
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Narrative: Pgs. 1-2
✔	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)**	Narrative: Pg. 2
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Narrative: Pgs. 3-4

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Narrative: Pgs. 3-4 -- Plans: Sheet C103
✔	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	Narrative: Pgs. 3-4 -- Plans: Sheet C103
✔	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)**	Narrative: Pg. 5
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Narrative: Pg. 4-5
☐	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	N/A
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	N/A
✔	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)**	Narrative: Pg. 5
☑	**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.	Provided on 5/6
✔	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.	Application sent to City of Portsmouth on 5/1

Applicant's Signature: _____  _____ **Date:** 5/6/2026

DECK ADDITION
SITE PLANS

5 CURRIERS COVE, PORTSMOUTH, NEW HAMPSHIRE

PROJECT INFORMATION

CIVIL ENGINEER
HALEY WARD
ATTN: JOHN R. CHAGNON
200 GRIFFIN ROAD, SUITE 14
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.430.9282

OWNER/ CLIENT
JILL & SCOTT MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NEW HAMPSHIRE 03801

SURVEYOR
HALEY WARD
ATTN: PHIL YETMAN
200 GRIFFIN ROAD, SUITE 14
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.430.9282

ARCHITECT
KNICKERBOCKER GROUP
ATTN: JULIEN JALBERT
82 HANOVER STREET, SUITE 3
PORTLAND, MAINE 04101
T: 207.633.3818

UTILITY PROVIDERS

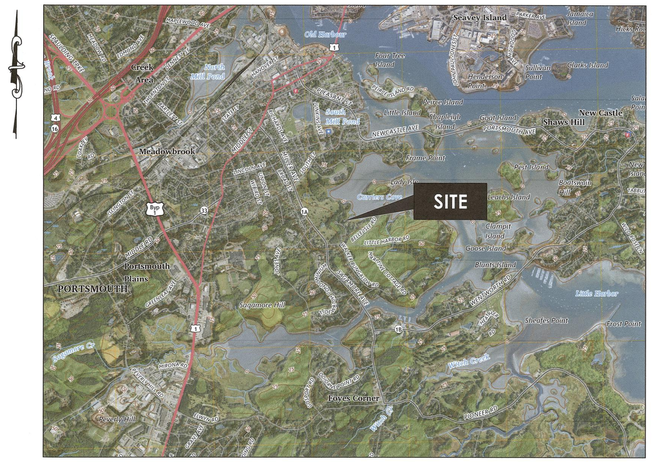
SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
ATTN: DOUG SPARKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.427.1530

ELECTRIC:
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.436.7708

NATURAL GAS:
UNITIL
ATTN: DAVE BEAULIEU
325 WEST ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.294.5144

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
ATTN: BENJAMIN WILLIS
1575 GREENLAND ROAD
GREENLAND, NEW HAMPSHIRE 03840
T: 603.427.5525

DIG SAFE
ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE



LOCATION MAP

INDEX OF DRAWINGS

G001	COVER SHEET
V101	EXISTING CONDITIONS PLAN
C101	PROPOSED SITE PLAN
C102	GRADING & UTILITY PLAN
C103	LANDSCAPE PLAN
C104	NHDES PLAN
C105	CSPA TREE SCORE PLAN
C501	SITE DETAILS

LEGEND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	SS	SEWER PIPE
SL	SL	SEWER LATERAL
G	GAS	GAS LINE
D	SD	STORM DRAIN
FD	UD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UE	UNDERGROUND ELECTRIC SUPPLY
UE	UGU	UNDERGROUND ELECTRIC SERVICE
OHW	OHU	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
	TTS	TRANSFORMER ON CONCRETE PAD
WSO		WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
GV	GV	GATE VALVE
		HYDRANT
CB		CATCH BASIN
S	S	SEWER MANHOLE
D	D	DRAIN MANHOLE
M	W	WATER METER MANHOLE
#5		TEST BORING
TP 1	TP	TEST PIT
LA		LANDSCAPED AREA

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

ABREVIATIONS

CI	CAST IRON PIPE
COP	COPPER PIPE
CMP	CORRUGATED METAL PIPE
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
HYD	HYDRANT
℄	CENTERLINE
EP	EDGE OF PAVEMENT
EL.	ELEVATION
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
TBR	TO BE REMOVED

ISSUED FOR PERMITTING
APRIL 25, 2026

HALEY WARD
www.haleyward.com

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

5010600.33400

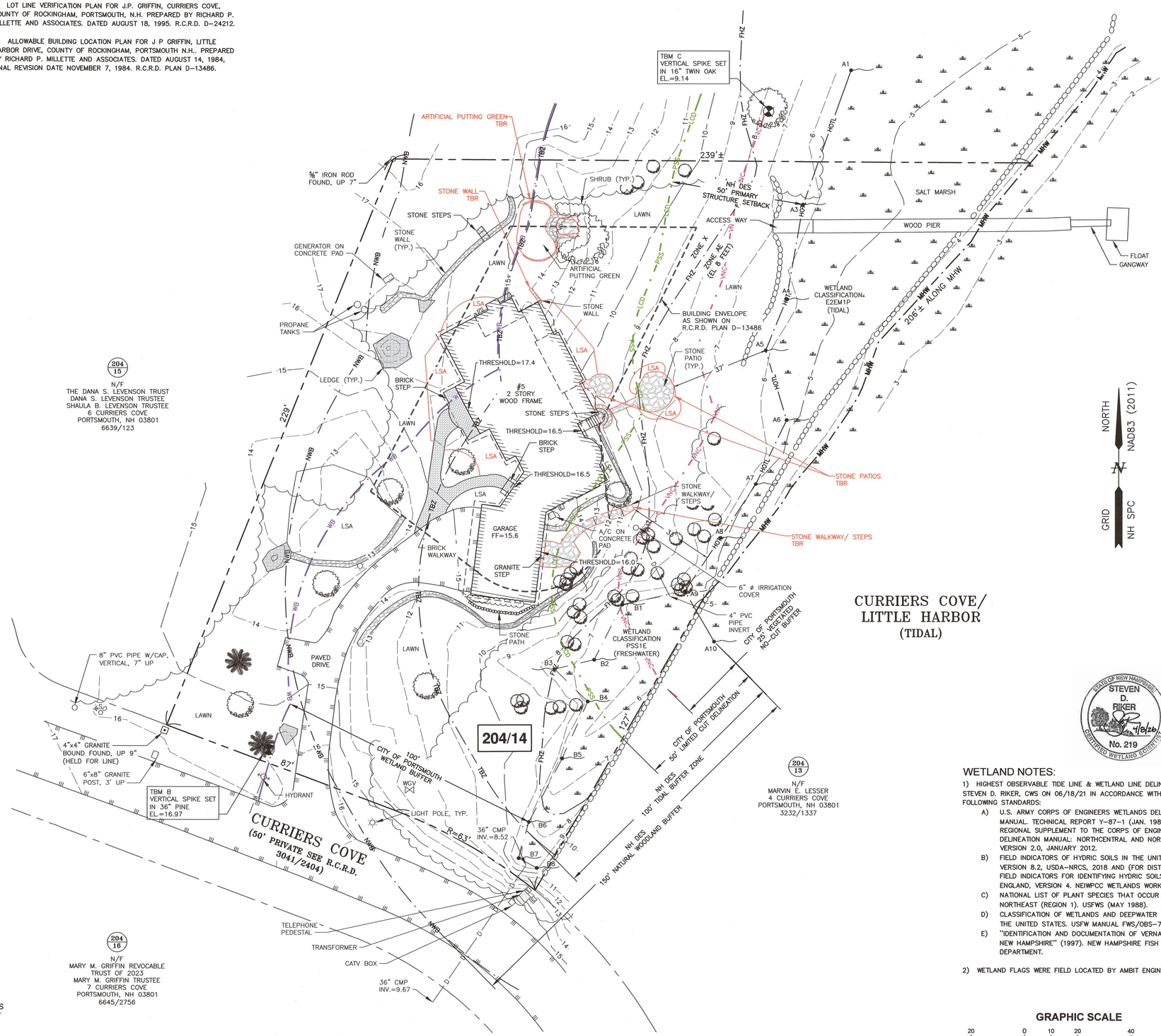
LEGEND:

EXISTING	DESCRIPTION
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WS	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
AC	AIR CONDITIONER UNIT
	SIGNS
EL.	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
LSA	LANDSCAPED AREA

PLAN REFERENCE:

1) LOT LINE VERIFICATION PLAN FOR J.P. GRIFFIN, CURRIERS COVE, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 18, 1995. R.C.R.D. D–24212.

2) ALLOWABLE BUILDING LOCATION PLAN FOR J P GRIFFIN, LITTLE HARBOR DRIVE, COUNTY OF ROCKINGHAM, PORTSMOUTH N.H.. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 14, 1984, FINAL REVISION DATE NOVEMBER 7, 1984. R.C.R.D. PLAN D–13486.



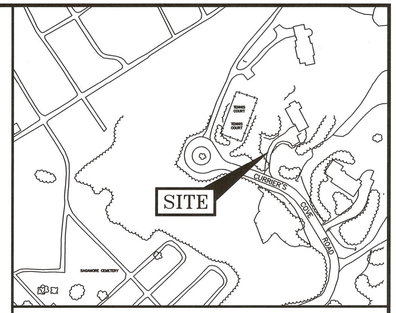
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)	
STRUCTURE	EXISTING IMPERVIOUS (S.F.)
MAIN STRUCTURE	3727
WALKS/PATIOS	894
PAVEMENT	1889
UTILITY PADS	23
RETAINING WALLS	636
ACCESS WAY (TO HOTL)	49
STEPS/PORCHES	216
LEDGE	254
TOTAL	7,688
LOT SIZE	49,418
% LOT COVERAGE	15.6%



``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."

4.8.26

JOHN R. CHAGNON, LLS 738 — DATE



LOCATION MAP SCALE: 1" = 200'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.

2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
6134/2679
D–24212 (LOT 5)

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA: (PER REF. PLAN 1)
49,418± S.F.
1.1± ACRES

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
MIN. DEPTH:		200 FEET
SETBACKS	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

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

9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.

10) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.

11) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY FROM PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.

12) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.

13) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT THE FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PREFORMED PRIOR TO ANY EXCAVATION.



WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 06/18/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- 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 (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
1	4/8/26	CITY OF PORSTMOUTH BUFFERS	CBA	JRC
0	11/4/25	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS

SITE SURVEY

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

PROJECT

MIGLIORI RESIDENCE
5 CURRIERS COVE, PORTSMOUTH, NH

TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

DATE	NOVEMEBER 2025
SCALE	1"=20'
DRAWN BY	RJB
DESIGNED BY	—
CHECKED BY	JRC
PROJECT No.	5010600.3340
FIELD BOOK / PAGE	FB 385 PG 26
DRAWING No.	V101
REV.	1

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3727	3727
WALKS/ PATIOS	894	599
PAVEMENT	1889	1889
UTILITY PADS	23	23
RETAINING WALLS	636	562
ACCESS WAY (TO HOTL)	49	49
STEPS/ PORCHES	216	216
LEDGE	254	254
DECK & STAIRS	0	1180
GRILL	0	46
TOTAL	7,688	8,545
LOT SIZE	49,418	49,418
% OF LOT COVERAGE	15.6%	17.3%

IMPERVIOUS SURFACE AREAS
(WITHIN PRIMARY STRUCTURE SETBACK)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	10	10
WALKS/ PATIOS	316	20
PAVEMENT	0	0
UTILITY PADS	0	0
RETAINING WALLS	94	94
ACCESS WAY (TO HOTL)	49	49
STEPS/ PORCHES	0	0
LEDGE	0	0
DECK & STAIRS	0	0
GRILL	0	46
TOTAL	469	219
LOT SIZE	10,599	10,599
% OF LOT COVERAGE	4.4%	2.1%

IMPERVIOUS SURFACE AREAS
(WITHIN PORSTMOUTH 100' WETLAND BUFFER)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3,272	3,272
WALKS/ PATIOS	701	199
PAVEMENT	1,857	1,857
UTILITY PADS	5	5
RETAINING WALLS	483	403
ACCESS WAY (TO HOTL)	49	49
STEPS/ PORCHES	184	115
LEDGE	32	32
DECK & STAIRS	0	1,180
GRILL	0	46
TOTAL	6,583	7,158
LOT SIZE	37,667	37,667
% OF LOT COVERAGE	17.5%	19.0%

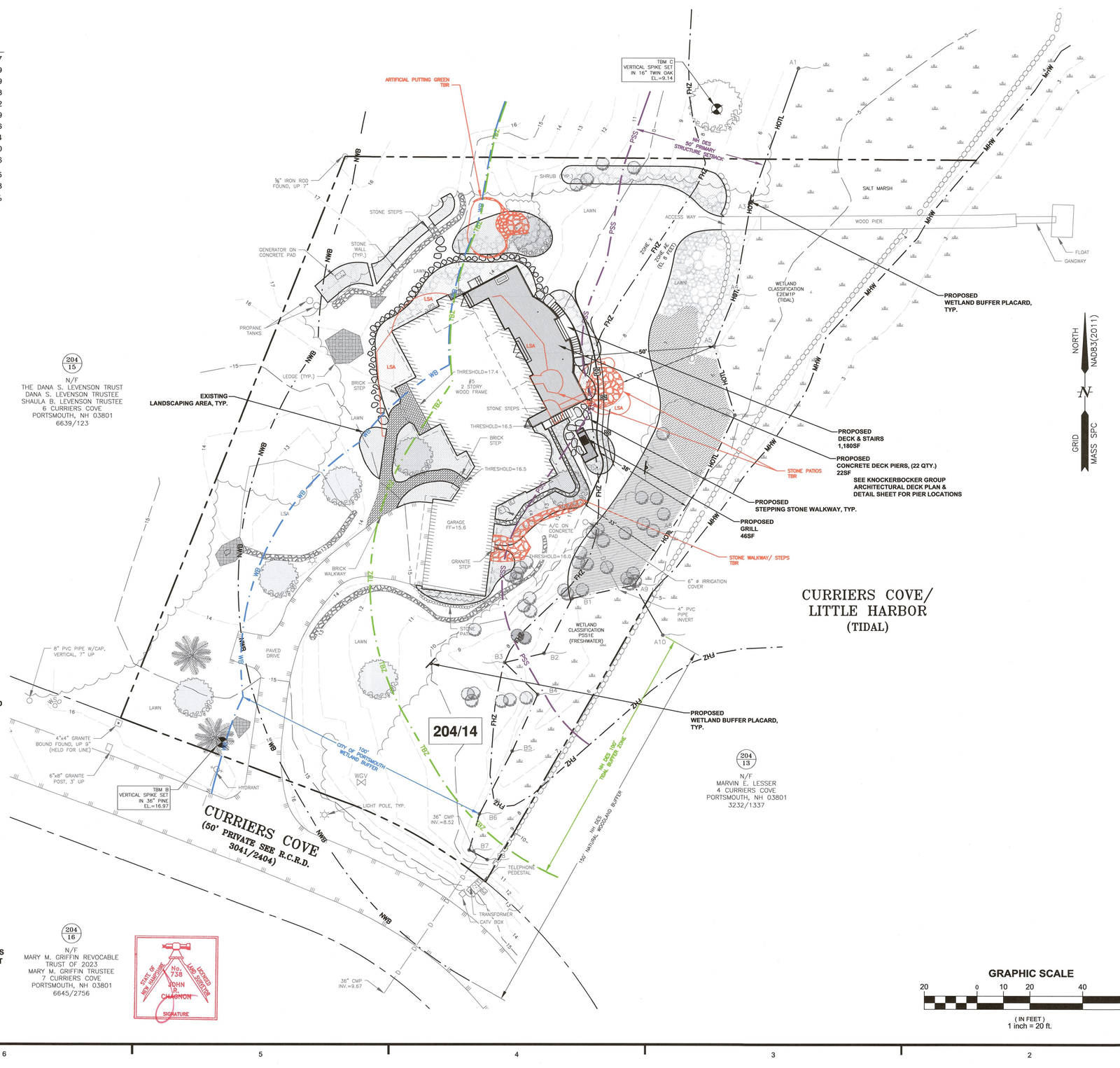
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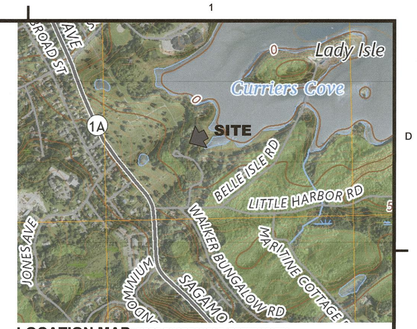
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``I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.''

4.25.26

JOHN R. CHAGNON, LLS 738 — DATE





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

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.

2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
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D-24212 (LOT 5)

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1.1± ACRES

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SETBACKS	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

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REV	DATE	DESCRIPTION	BY	CHK.
1	4/25/26	ADDRESSED COMMENTS	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT
MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
PROPOSED SITE PLAN

JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DATE	SCALE
MARCH 2026	1" = 20'

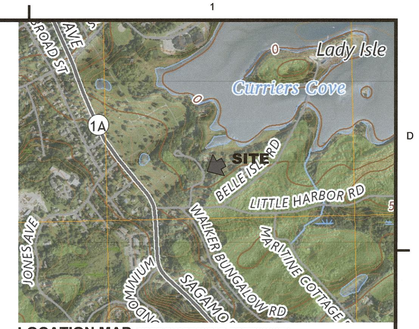
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No. 5010600.3340 — FIELD BOOK AND PAGE FB 385 PG 26

DRAWING No. **C101** — REV. **1**

FILE LOCATION: P:\NHS\10600-JILL_&_SCOTT_MIGLIORI\3340-5 CURRIERS COVE, PORTSMOUTH-ARC\24-CAD_FILES\CIVIL\5010600.3340-C-SP.DWG, 2026.04.25, 12:58 PM





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

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49,418± S.F.
1.1± ACRES

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MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
MIN. DEPTH:		200 FEET
SETBACKS	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

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

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REV	DATE	DESCRIPTION	BY	CHK.
2	4/25/26	ADDRESSED COMMENTS	CBA	JRC
1	4/8/26	SILTSOXX ADDED	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT
MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
GRADING PLAN

JOHN R. CHAGNON NO. 9651 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

DATE: MARCH 2026	SCALE: 1" = 20'
DRAWN BY: CBA	DESIGNED BY: JRC
CHECKED BY: JRC	
PROJECT No.: 5010600.3340	FIELD BOOK AND PAGE: FB 385 PG 26
DRAWING No.: C102	REV.: 2

FILE LOCATION: P:\NH\5010600-JILL & SCOTT_MIGLIORI\3340-5 CURRIERS COVE, PORTSMOUTH-JRC\02-CAD_FILES\CIVIL\5010600.3340-C-SP.DWG, 2026.04.25, 12:55 PM

PLANT SCHEDULE:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
AMC	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	8`-10` HT	B&B	2
SHRUBS					
AMV	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	3 GAL.	POT	1
CAS	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	5 GAL.	POT	28
CP	COMPTONIA PEREGRINA	SWEET FERN	#SP2	POT	3
COR	CORNUS RACEMOSA	GREY DOGWOOD	3 GAL.	POT	5
HYA	HYDRANGEA ARBORESCENS 'HAAS' HALO'	HAAS' HALO SMOOTH HYDRANGEA	5 GAL.	POT	11
IGC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	5 GAL.	POT	22
LIB	LINDERA BENZOIN	SPICEBUSH	3 GAL.	POT	2
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	POT	6
VNW	VIBURNUM NUDUM 'WINTERTHUR	WINTERTHUR VIBURNUM	5 GAL.	POT	12
FERNS					
DP	DENNSTAEDTIA PUNCTILOBULA	HAY-SCENTED FERN	1 QT.	POT	107
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	2 QT.	POT	14
GRASSES					
SSC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL	LITTLE BLUESTEM	#SP2	POT	54
PERENNIALS					
ACH	ACHILLEA MILLEFOLIUM	COMMON YARROW	#SP2	POT	19
AST	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#SP2	POT	33
AD	ASTER DIVARICATUS	WHITE WOOD ASTER	#SP2	POT	27
CHV	CHRYSOGONUM VIRGINIANUM	GREEN-AND-GOLD	#SP4	POT	17
EPB	EUTROCHIUM PURPUREUM 'BABY JOE'	BABY JOE DWARF JOE PYE WEED	#SP2	POT	25
HVA	HEUCHERA VILLOSA 'AUTUMN BRIDE'	HAIRY ALUMROOT	#SP2	POT	43
LSK	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR	#SP2	POT	52
SDS	SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	#SP2	POT	22
SNP	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME NEW ENGLAND ASTER	#SP2	POT	14
GROUND COVERS					
FACW	ERNST	COASTAL SEED MIX	SEED		1,272
NOM	MAINTENANCE	NO MOW AREA	---		1,418

PLANTING NOTES:

1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM THE CITY OF PORTSMOUTH.
2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED. DURING CONSTRUCTION, INSPECT BUFFER PLANTING AREA EVERY TWO WEEKS AND AFTER SIGNIFICANT RAIN EVENTS.
4. PROPOSED BUFFER PLANTING AREAS TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.
5. IMPERVIOUS SURFACE AREA TO BE REMOVED AS SHOWN WILL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTED.
6. COMPLIANCE WITH PORTSMOUTH ZONING
   6.1. 10.1018.24 & 10.1018.25 IS REQUIRED
7. APPLICANT SHALL PROVIDE A REPORT BACK TO THE PLANNING AND SUSTAINABILITY DEPARTMENT ONE YEAR AFTER THE PROPOSED LANDSCAPING AREA HAS BEEN PLANTED, DEMONSTRATING AT LEAST AN 80% SURVIVAL RATE OF NEW PLANTINGS WITHIN THE PLANTING AREAS.

VEGETATED BUFFER MAINTENANCE PLAN:

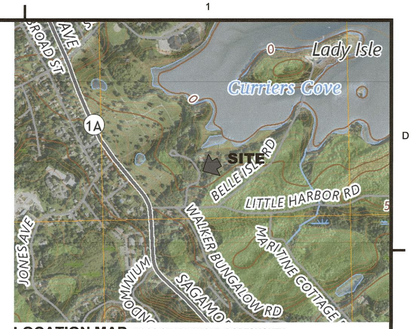
TO ENSURE THE LONG-TERM FUNCTION OF THE SHORELAND BUFFER THE FOLLOWING MAINTENANCE SHALL BE PERFORMED. THE BUFFER SHALL BE MAINTAINED AS A CONTINUOUS, UNDISTURBED NATIVE VEGETATIVE AREA THAT SUPPORTS WATER QUALITY PROTECTION, INCLUDING FILTRATION, INFILTRATION, AND SHORELINE STABILIZATION.

DURING AN ESTABLISHMENT PERIOD (YEARS 1-3), PLANTINGS SHALL BE WATERED AS NEEDED TO ENSURE SURVIVAL, WITH CARE TAKEN TO AVOID RUNOFF OR SOIL DISTURBANCE. PLANTING SHALL BE MONITORED THROUGHOUT THE GROWING SEASON TO ENSURE AN 85% SURVIVAL RATE OR A SURVIVAL RATE SUFFICIENT TO ADHERE TO THE NH DES'S SHORELAND VEGETATION POINT-SCORE REQUIREMENTS, WHICHEVER IS MORE. IF THE SURVIVAL THRESHOLD IS NOT MET, THE PLANTINGS SHALL BE REPLACED. MONITORING SHALL INCLUDE THE INSPECTION OF THE PLANTINGS TO DIAGNOSE STRESS, WILTING, DISCOLORED LEAVES, ETC. DECLINING PLANT MATERIAL SHALL BE REPLACED ANNUALLY WITH NATIVE SPECIES CONSISTENT WITH THE ORIGINAL PLANTING INTENT.

FOLLOWING ESTABLISHMENT, THE BUFFER SHALL BE MAINTAINED AS A DENSE, MULTI-LAYERED PLANT COMMUNITY. VEGETATIVE COVER SHALL REMAIN CONTINUOUS, WITH NO EXPOSED SOIL. LIMITED MAINTENANCE ACTIVITIES, INCLUDING SELECTIVE PRUNING, INVASIVE SPECIES REMOVAL, AND SUPPLEMENTAL PLANTING, SHALL BE PERMITTED. REMOVAL OF DEAD OR HAZARDOUS TREES AND PLANT MATERIAL MAY OCCUR, PROVIDED ROOT SYSTEMS REMAIN INTACT WHERE FEASIBLE.

FERTILIZERS AND PESTICIDES (EXCEPT BY LICENSED APPLICATORS IN ACCORDANCE WITH NHDES SHORELAND PROTECTION REQUIREMENTS) SHALL BE PROHIBITED WITHIN THE BUFFER. STORMWATER SHALL ENTER THE BUFFER AS DIFFUSE SHEET FLOW; CONCENTRATED RUNOFF SHALL NOT BE PERMITTED. THE BUFFER SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORM EVENTS TO IDENTIFY EROSION, VEGETATION LOSS, OR INVASIVE SPECIES. ANY DEFICIENCIES SHALL BE CORRECTED PROMPTLY THROUGH REPLANTING AND STABILIZATION TO ENSURE CONTINUED COMPLIANCE NHDES REQUIREMENTS.





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.

2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
6134/2679
D-24212 (LOT 5)

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA: (PER REF. PLAN 1)
49,418± S.F.
1.1± ACRES

5) LANDSCAPE DESIGN FROM PLAN DATED 4/24/2026 BY KNICKERBOCKER GROUP.

NORTH NAD83(2011)
GRID MASS SPC

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

REV	DATE	DESCRIPTION	BY	CHK.
2	4/25/26	ADDRESSED COMMENTS	CBA	JRC
1	4/8/26	VEGETATED BUFFER MAINTENACE NOTE	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT

MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE

LANDSCAPE PLAN

DATE	SCALE
MARCH 2026	1" = 20'
DRAWN BY: CBA	DESIGNED BY: JRC
CHECKED BY: JRC	
PROJECT No.: 5010600.3340	FIELD BOOK AND PAGE: FB 385 PG 26
DRAWING No.: C103	REV.: 2

FILE LOCATION: P:\NH\5010600-JILL_&_SCOTT_MIGLIORI\3340.6 CURRIERS COVE, PORTSMOUTH_REVCAD-CAD_FILES\DWG\5010600.3340-C-SP.DWG, 2026-04-24, 1:04 PM

IMPACT AREAS
(WITHIN 250' SWQPA ZONE)

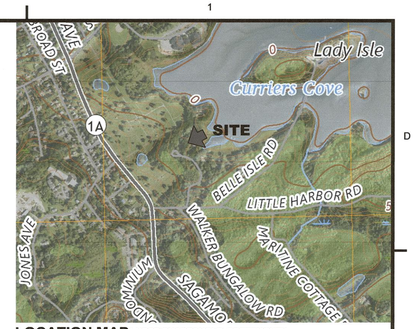
ZONE	PERMANENT IMPACT (SF)	TEMPORARY IMPACT (SF)
50' PRIMARY STRUCTURE	68	1,493
100' TIDAL BUFFER	1,296	1,038
250' PROTECTED SHORELAND	129	619
TOTAL	1,493	1,657

NATURAL WOODLAND CALCULATIONS
(WITHIN LOT PERIMETER)

		AREA (S.F.)
UNALTERED NW AREA	F)	12,890
NWB TOTAL AREA	G)	26,726
25% OF TOTAL NWB	H)	6,682
DESIGNATED NW TO REMAIN	I)	6,682

*NW - NATURAL WOODLAND
*NWB - NATURAL WOODLAND BUFFER
*AREA [PER RSA 483-B:9, V(b)(2)(A)]





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

NOTES:
1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.

2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
6134/2679
D-24212 (LOT 5)

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA: (PER REF. PLAN 1)
49,418± S.F.
1.1± ACRES

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
MIN. DEPTH:		200 FEET
SETBACKS	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

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

9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.

10) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED STRUCTURES ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.

11) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.

WETLAND NOTES:
1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 06/18/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- 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 (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) ``IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

REV	DATE	DESCRIPTION	BY	CHK.
2	4/25/26	ADDRESSED COMMENTS	CBA	JRC
1	4/8/26	TEMPORARY IMPACTS UPDATED	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT
MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
NHDES PERMIT PLAN

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON No. 7738 — LICENSED LAND SURVEYOR — SIGNATURE

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON No. 7551 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MARCH 2026	1" = 20'

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010600.3340	FB 385 PG 26

DRAWING No. **C104** REV. **2**

FILE LOCATION: P:\WIN\WORK\5010600.3340-5 CURRIERS COVE, PORTSMOUTH,NH\C60 CAD_FILES\CIVIL\5010600.3340-C-SP.DWG, 2026.04.25, 12:58 PM

CSPA GRID TABLE:

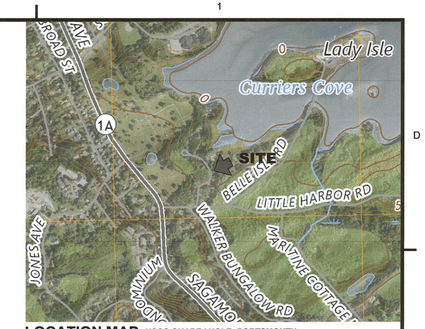
QUADRANT #	EXISTING AREA (SF)	EXISTING POINT SCORE	PROPOSED REMOVAL	PROPOSED SHRUB PLANTING	FINAL TOTAL POINTS
1	1,030	27	0	19	46
2	1,250	2	0	38	40
3	1,348	3	0	55	58
4	1,306	8	0	58	66
5	1,251	31	0	13	44
6	1,250	93	0	42	135
7	1,285	91	0	39	130
8	620	74	0	0	74

CPSA TREE GRID AREA

EXCLUDED AREA

SCORED TREE X"





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000' MAPTECH® USGS TOPOGRAPHIC SERIES™.
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NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.

2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
6134/2679
D-24212 (LOT 5)

3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA: (PER REF. PLAN 1)
49,418± S.F.
1.1± ACRES

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		1 ACRE
FRONTAGE:		150 FEET
MIN. DEPTH:		200 FEET
SETBACKS	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

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

9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.

10) THE PURPOSE OF THIS PLAN IS TO SHOW THE CSPA TREE GRID SCORE ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.

11) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.

REV	DATE	DESCRIPTION	BY	CHK.
1	4/25/26	ADDRESSED COMMENTS	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
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200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT

MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE

CSPA TREE SCORE PLAN

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHANNON SIGNATURE

DATE	MARCH 2026
SCALE	1" = 20'
DRAWN BY	CBA
DESIGNED BY	JRC
CHECKED BY	JRC
PROJECT No.	5010600.3340
FIELD BOOK AND PAGE	FB 385 PG 26
DRAWING No.	C105
REV.	1

FILE LOCATION: P:\NH\5010600-JILL & SCOTT_1HGL\DRS\3340 & CURRIERS COVE, PORTSMOUTH_REVISE CAD_FILES\DWG\5010600.3340-C-SP.DWG, 2026-04-25, 12:31 PM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

PERFORM DEMOLITION.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILTSOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

INSTALL DECK AND STAIRS

CONSTRUCT SITE IMPROVEMENTS

FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS--CONSTRUCT SILT FENCE OR SILTSOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:
APPLY NOFA STANDARDS

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO
THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

SEED WITH BUFFER PLANTING FROM PIERSON NURSERIES (207) 499-2994

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
PERENNIAL RYE: 0.7 LBS/1,000 S.F.
MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

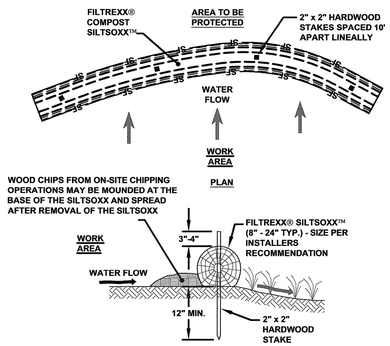
SILT FENCING AND SILTSOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

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 SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. 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.

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.

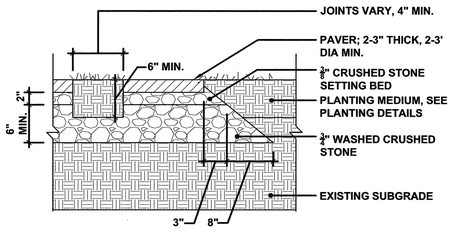
AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



ELEVATION

NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

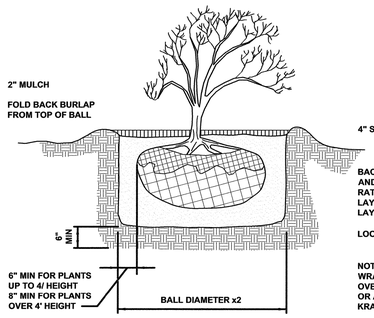
A C102 FILTREXX® SILTSOXX™ DETAIL
N.T.S.



B C101 STONE STEPPERS IN LAWN DETAIL
NTS

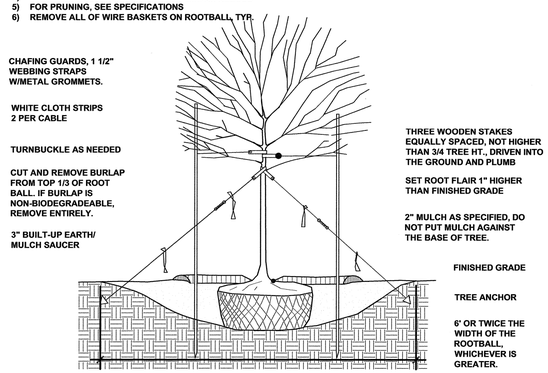
WETLAND BUFFER

C C101 WETLAND BUFFER SIGN
NTS



D C103 SHRUB PLANTING DETAIL
NTS

NOTES:
1) STAKING AT CONTRACTOR'S DISCRETION
2) ON TREES BELOW 3" CAL. USE WOOD STAKES
3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
5) FOR PRUNING, SEE SPECIFICATIONS
6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL, TYP.



E C103 TREE PLANTING DETAIL
SCALE: NTS

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

REV	DATE	DESCRIPTION	BY	CHK.
0	3/10/26	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

ISSUED FOR PERMITTING

HALEY WARD
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, NH 03801
603.430.9282

PROJECT

MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON No. 9651 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MARCH 2026	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	JRC	JRC

PROJECT No.	FIELD BOOK AND PAGE
5010600.3340	FB 385 PG 26

DRAWING No. **C501** REV. **0**

FILE LOCATION: P:\NH\5010600-JILL & SCOTT_MIGLIORI\3340-5 CURRIERS COVE, PORTSMOUTH\--IRC\02-CAD_FILES\C\501\5010600-3340-C-D7.DWG, 2026.03.26, 2:37 PM

P0766-0009
May 8, 2026

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: **Request for Wetlands Conditional Use Permit Review**
1 Franklin Ave – New Franklin School Upgrades

Dear Chair Collins,

On behalf of The Portsmouth School Department/SAU 52, we are pleased to submit the following information to support the request for a Wetland Conditional Use Permit for the above referenced project.

Comments were received from the Planning Department on May 1, 2026, and an in person site walk was conducted on May 6, 2026. The following materials were revised and additional materials prepared in response feedback and questions received:

- Response to Planning Comments Memo, Dated May 8th,2026
- One (1) 22x34 & one (1) 11x17 copy of the Site Plan Set, Last Revised May 8, 2026;
- Wetland Buffer Exhibit, dated May 8, 2026;
- Wetland Buffer Surface Cover Exhibit, dated May 8, 2026
- Drainage Analysis, dated May 8, 2026;

PROJECT SUMMARY

The proposed project is located at 1 Franklin Ave which is identified as Map 220 Lot 2 on the City of Portsmouth Tax Maps. The proposed project consists of the construction of three (3) additions to the existing New Franklin Elementary School. The first addition, approximately 500 square feet, will function as a vestibule entrance to serve student drop-off activities. The second addition, approximately 2,350 square feet, will provide an additional kindergarten classroom and a loading zone. The third addition, approximately 6,000 square feet, will accommodate new third- and fourth-grade classrooms.

The project also includes associated site, grading, drainage, and utilities improvements. These improvements consist of the installation of an accessible path of egress around the eastern building addition, as well as the creation of an accessible pathway at the main entrance located southwest of the existing building. The 18 additional parking spaces north of the building will be reduced to 14 spaces and relocated to reduce proposed impacts to the 100' wetland buffer. Water, sewer, and electrical utilities will be relocated as required to allow for the proposed building expansions.

Wetland Buffers

The proposed project results in work between the 50 to 100-foot wetland buffer. Therefore, a Wetland Conditional Use Permit is required for demolition and construction activities.

Wetlands are located on the parcel (Map 220 Lot 2). Some wetland areas exceed 10,000 square feet which classify them as Jurisdictional Areas per City of Portsmouth Zoning Ordinance, Section 10.1013.10. This subjects them to the 100' wetland buffer. The area within the 100 foot buffer currently consists of paved parking and playground areas, maintained grass areas, as well as a small wooded area

and upland wetland vegetation. See Figure 2- "Wetland Buffer Surface Cover Exhibit" for existing surface covers within the 100; wetland buffer. Gas, water, and overhead electrical services pass through the buffer to service the existing building. Stormwater flow from this section of the 100-foot buffer currently sheet flows into the wetlands from the northwest parking area.

Existing impervious areas within the buffer can be seen on the "Wetland Buffer Area Exhibit" included under this submission.

Existing impervious areas within the buffer include paved parking and play areas, concrete pads, and a temporary storage shed. Impervious areas under the proposed condition within the buffer include a small corner of the proposed kindergarten building addition, a small portion of the proposed accessible ramp servicing the kindergarten building addition and proposed paved parking and drive isles to maintain fire apparatus movement around the building. A comparison of the existing and proposed impervious areas within the buffer are numerically summarized in the following table (Table 1).

Table 1: New Franklin School, Wetland Buffer Impervious Surfaces

Buffer Segment	Existing Impervious (SF)	Final Impervious (SF)
0-25 feet	586	586
25-50 feet	4,681	4,681
50-100 feet	16,869	17,404
Total	22,136	22,671
Net Impervious Surface	**+535**	

The proposed site development includes a net increase in impervious areas within the 100-foot buffer of approximately 535 square feet. In order to help offset impacts associated with the increase in impervious area, additional stormwater structures have been designed to collect and re-direct runoff from the proposed building and parking area to closed drainage network, utilizing deep sump catch basins with oil/water separator hoods, reducing the amount of runoff from impervious areas sheeting directly into the existing wetlands on site. Additionally, seeding with a conservation mix is proposed within the 25' vegetated buffer to restore the surrounding wetland area. Due to project budget constraints, additional plantings and wetland restoration are not being proposed at this time.

LAND USE PERMIT APPLICATIONS

Local Permitting Timeline

The proposed project will require the following site-related approvals from the Planning Board:

- Wetland Conditional Use Permit

To date the applicant has attended the following meetings with the local land-use boards related to the Site Plan:

- April 7th, 2026 – Technical Advisory Committee Meeting
- May 6th, 2026 – Site Walk with Members of the Conservation Commission

Wetland Conditional Use Permit

Jurisdictional wetland areas are located on this property (Map 220, Lot 2) . The associated wetland buffer extends to the Northeast, within the proposed limits of redevelopment. A Conditional Use Permit for Wetland Buffer Impact will be required for the project for on-site work within the 100 ft wetland buffer.

Wetland Conditional Use Permit Criteria

Based on the above described and enclosed materials, the following addresses how the proposed project warrants the granting of a Wetland Conditional Use Permit by addressing the following six (6) criteria for approval in Section 10.1017.50 of the Zoning Ordinance:

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

   The subject property at 1 Franklin Ave is an existing, developed site currently occupied by the New Franklin Elementary School. The site has long been used for educational purposes and is served by existing municipal infrastructure, including water, sewer, drainage, and utilities. The proposed additions represent a continuation and modest expansion of this established institutional use.

   The areas within the 100-foot wetland buffer that will be affected by the proposed work are already disturbed and maintained as part of the overall school campus, currently consisting primarily of lawn, pavement, and managed landscape areas. These portions of the buffer do not function as undisturbed natural resource areas and have limited ecological value relative to the adjacent wetland resource areas.

   Based on the existing developed condition of the site, the continuation of its long-standing educational use, and the lack of reasonable alternatives outside the buffer, the land is considered reasonably suited to the proposed additions and associated site improvements.

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

   The existing New Franklin Elementary School occupies a constrained parcel with established building footprints, play areas, access drives, and required life-safety circulation. Areas outside of the wetland buffer are already committed to essential school functions, including student drop-off and pick-up, playgrounds, emergency access, and required setbacks.

   The project team evaluated multiple alternatives for locating the proposed additions and site work outside of the 100-foot wetland buffer. Due to the fully developed nature of the existing school site, there are no feasible and reasonable locations that would accommodate the programmatic needs of the school while avoiding buffer encroachment.

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

   The portions of the buffer subject to alteration are currently maintained as lawn, pavement, or other managed landscapes associated with the existing school and do not provide significant wildlife habitat, flood storage, or other high-value wetland functions. No alteration to vegetated wetland areas, surface water bodies, or hydrologic connections is proposed. To protect wetland interests during construction, the project includes a comprehensive set of erosion and sedimentation controls, including the installation of perimeter erosion control, inlet protection barriers, and clearly defined limits of

disturbance. These measures will prevent sediment transport and protect adjacent wetland resource areas during construction.

Post-construction, the project will maintain and, where practicable, improve existing drainage patterns. Stormwater runoff from new impervious surfaces will be managed in accordance with applicable standards to prevent increases in runoff volume, rate, or pollutant loading to adjacent wetlands. Based on the avoidance of direct wetland impacts, the limited and previously disturbed nature of the buffer areas affected, and the incorporation of appropriate stormwater and erosion control measures, the proposed project will not adversely impact the wetland functional values of the site or surrounding properties.

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

   No clearing of undisturbed woodland or natural vegetative communities is proposed as a part of this project. Where minor vegetation removal is necessary, it will be targeted and controlled, with clearly established limits of disturbance to prevent unnecessary impacts.

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

   The proposed project represents the alternative with the least adverse impacts to the 25-100-foot buffer zone, based on a comprehensive evaluation of site constraints, programmatic needs, and design options while staying within the approved municipal budget.

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

   There is no proposed work within the 25' vegetated buffer strip as a part of this project. Additional measures to restore the 25' wetland buffer are being proposed by including conservation seed mix restoration to replace the existing maintained lawn area. Due to budgetary constraints, additional plantings within the wetland outside of the limit of work, were not proposed as a part of this project.

CONCLUSION

The proposed additional impervious area within the wetland buffer is in the best interest of the public as the proposed project will address existing student overcrowding issues at the New Franklin School.

We respectfully request to remain on the Conservation Commission meeting agenda for May 13th, 2026.

Sincerely,

TIGHE & BOND, INC.

Neil A Hansen, PE
Project Manager

J:\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Reports\WCUP-Response to CC Comments\P0766-0009 CC Cover Letter.docx

Technical Memorandum

1 Franklin Ave – Request for Information

To: Kate Homet, Environmental Planner & Sustainability Coordinator

From: Neil A. Hansen, PE – Tighe & Bond

Date: May 8, 2026

Please see below for responses to comments received via email on May 1st, 2026 in reference to the New Franklin School Upgrades Conditional Use Permit application:

1. **Section 10.1017.22 (3) of the City of Portsmouth Zoning Ordinance requires you to provide the following info: *More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.***

   See "Wetland Buffer Surface Cover Exhibit". The existing 100' wetland buffer within the subject area consists primarily of maintained lawn/grass with impervious parking areas, and a small area of existing trees, upland wetland vegetation, and a small area identified as green ash.

2. **Has not demonstrated compliance with 10.1017.24: *If it is not feasible to remove impervious surfaces from the wetland buffer at least equal in area to the area of new impervious surface impact, the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.***

   Notes will be added to the plan indicating areas to be disturbed within the wetland buffer, which, for this project, is limited to the area between the 50' Limited Cut buffer, and the 100' Wetland Buffer, will be restored. Following construction, all disturbed soils will be regraded and stabilized to prevent erosion. Temporary erosion and sediment controls will remain in place until vegetation is fully established. Where soils have been compacted, they will be loosened or amended as necessary to restore infiltration capacity and support plant growth. Mulching and watering will be provided as needed during the establishment period. Areas disturbed within the buffer will be restored to the maximum extent feasible and planted with a conservation seed mix.

   The scope of the project has been evaluated in relation to the City's available funding and it has determined that there is insufficient budget to undertake additional enhancements to the wetland buffer to offset the increase in impervious area within the buffer. As a result, a separate landscape restoration or enhancement plan has not been included as part of this project.

   The current project is limited to essential infrastructure improvements, and available resources have been allocated accordingly. Should additional funding become available in the future, the City may consider opportunities for supplemental restoration or enhancement initiatives at that time

3. **Has not demonstrated compliance with 10.1017.25: We understand that stormwater improvements are planned but our regs require a combination of *new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protective easements provided offsite* if a wetland buffer enhancement plan is required.**

   See response to Comment 2., Invasive species were not observed within the 100' wetland buffer in the vicinity of the project area. Therefore, no removal is proposed to enhance the wetland buffer. To improve the 25' vegetated buffer adjacent to the project area, additional wetland seeding is proposed. A conservation seed mix will be used within the project vicinity to enhance the 25' vegetated buffer without disturbing the existing play area on site.

4. **Please include a detail sheet for the planned erosion controls.**

   Please see sheet C-600 "Erosion Control Notes & Details Sheet" included in the original submission.

5. **Please demonstrate compliance with 10.1018.31**

   Existing site conditions do not support the use of porous pavement. Due to the proximity of the parking area to the wetland, saturated soil conditions would limit the efficiencies of porous pavement which could lead to clogging, backup, or potential failure.

   In the existing condition, water sheets directly from the proposed impervious parking area into adjacent wetlands. In the proposed condition, catch basins have been proposed to collect and redirect stormwater from the proposed impervious surface to an existing closed drainage network directing flow away from the wetlands to mitigate the effects of the additional impervious runoff within the wetland buffer.

6. **Please demonstrate compliance with 10.1018.32**

   A pavement maintenance plan was not prepared because porous pavement is not being proposed for this project.

7. **Please demonstrate compliance with 10.1018.40**

   Wetland boundary markers can be added to the plan prior to submission to the Planning Board in a location coordinated with the Conservation Commission and City Planning & Sustainability Department.

CITY OF PORTSMOUTH, NH

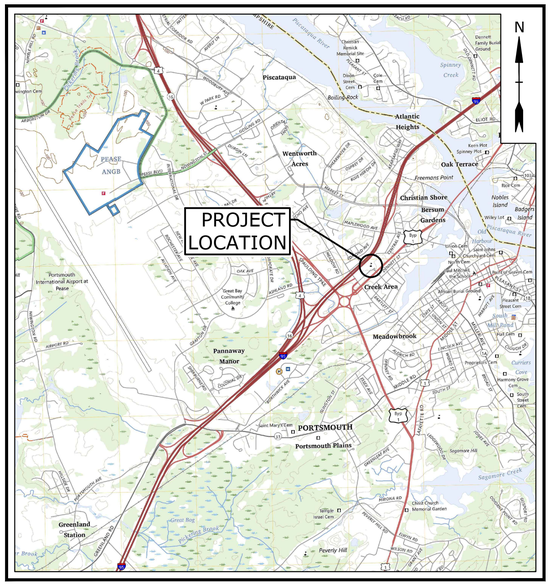
NEW FRANKLIN SCHOOL

P-0766-009

APRIL 29, 2026

LAST REVISED MAY 8, 2026

LIST OF DRAWINGS	
DRAWING NO.	DRAWING TITLE
G-001	COVER SHEET
CIVIL	
1 OF 1	EXISTING CONDITIONS PLAN
C-100	WETLANDS DELINEATION PLAN
C-200	DEMOLITION PLAN
C-300	SITE PLAN
C-400	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C-500	UTILITIES PLAN
C-600	EROSION CONTROL NOTES & DETAILS SHEET
C-601	DETAILS SHEET
C-602	DETAILS SHEET
C-603	DETAILS SHEET
C-700	FIRE TRUCK TURNING PLANS
C-800	PRE-DEVELOPMENT WATERSHED PLAN
C-801	POST DEVELOPMENT WATERSHED PLAN
ARCHITECTURAL	
TAC100	FLOOR PLAN DATA
TAC200	ELEVATION DATA
ELECTRICAL	
PH	PHOTOMETRIC PLAN FOR BUILDING ADDITIONS



SITE LOCATION MAP
SCALE: 1"=1000'

PREPARED BY:

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

NEIL A HANSEN

OWNER:
PORTSMOUTH SCHOOL DEPARTMENT, SAU52
1 JUNKINS AVE, SUITE 402
PORTSMOUTH, NH 03801
T: (603) 436-0910

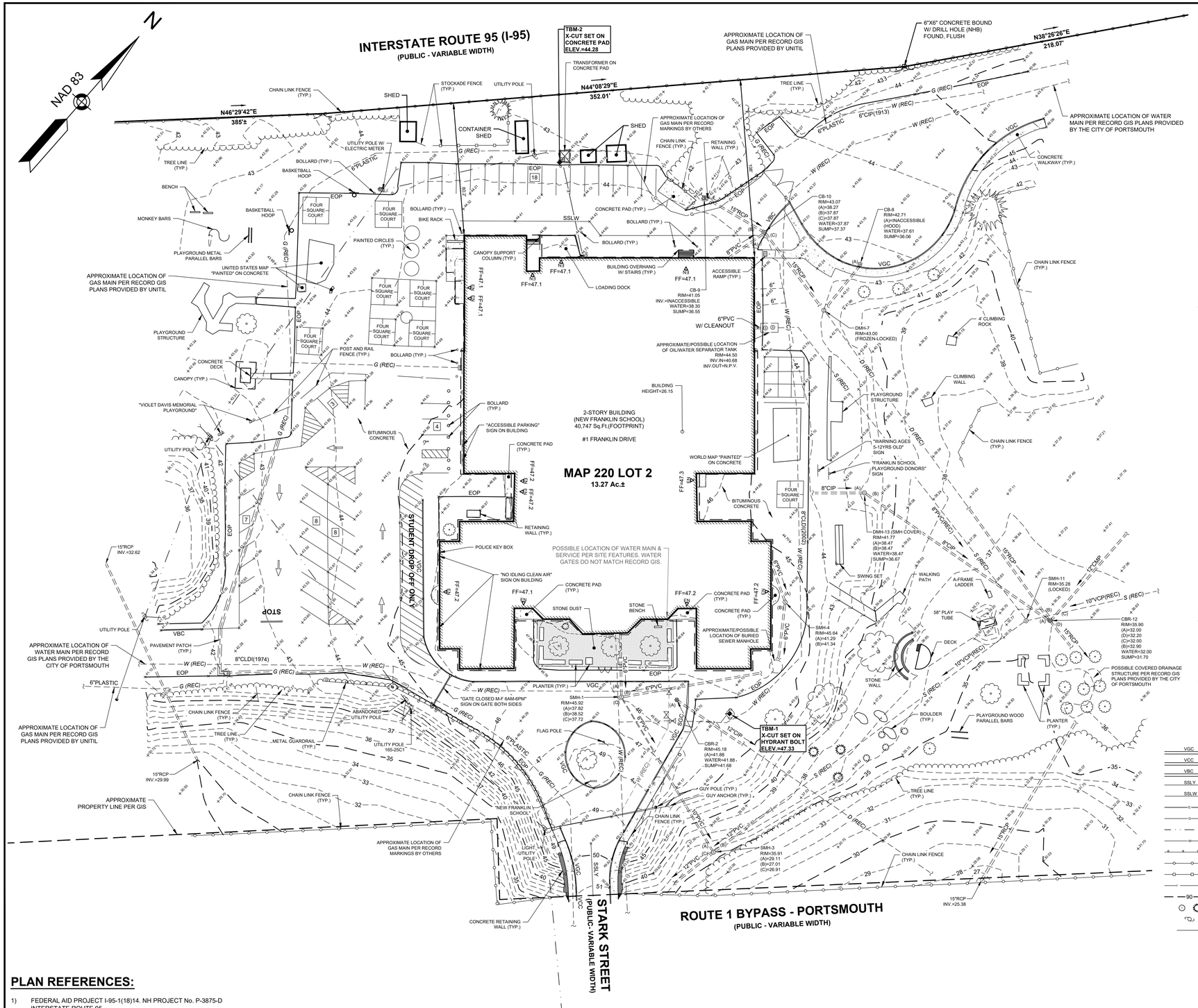
SURVEYOR
GREENMAN PEDERSEN, INC,
44 STILES ROAD, SUITE ONE
SALEM, NH, 03079
T: (603) 893-0720

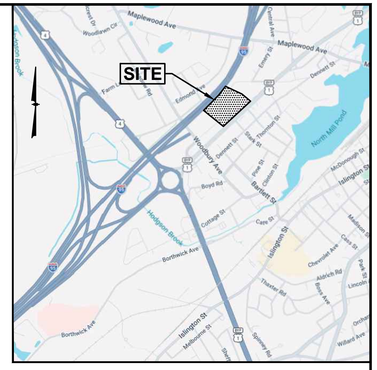
ARCHITECT:
BANWELL ARCHITECTS
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448-3778

ELECTRICAL:
SEACOAST CONSULTING ENGINEERS, LLC
261 JENNIE LANE
ELLIOT, MAINE 03903
T: (207) 475-7054

CONSERVATION COMMISSION SUBMISSION
COMPLETE SET 17 SHEETS

Last Saved: 4/28/2026
Plotted On: 05/08/2026-9:24am By: MFillion
Tighe & Bond: \\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- COVER-CC.dwg





LOCATION MAP

(NOT TO SCALE)

NOTES:

1) OWNER OF RECORD OF MAP 220 LOT 2:
CITY OF PORTSMOUTH
PO BOX 628
PORTSMOUTH, NH 03802
DEED REFERENCE: BOOK UNKNOWN PAGE UNKNOWN
ROCKINGHAM COUNTY REGISTRY OF DEEDS

2) ZONE: MUNICIPAL DISTRICT (M)

REFER TO THE CITY OF PORTSMOUTH, NH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.

3) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JANUARY 20TH AND JANUARY 22, 2026.

4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 21, 2026. PROPERTY LINES SHOWN ON THIS DRAFT ARE APPROXIMATE ONLY PER GIS.

5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 21, 2026.

6) LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE SHOWN BASED ON SURFACE UTILITIES OBSERVED DURING THE FIELD SURVEY AND RECORD UTILITY INFORMATION. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).

7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0259F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

8) A TOTAL OF 48 (46 STANDARD, 2 MARKED AS ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

UTILITY NOTES:

WATER SERVICE - PUBLIC WATER - MUNICIPAL

SEWER SERVICE - PUBLIC SEWER - MUNICIPAL

GAS SERVICE - NATURAL GAS - UNITIL

ELECTRICAL SERVICE - UNKNOWN

LEGEND

VERTICAL GRANITE CURB	TREELINE
VERTICAL CONCRETE CURB	PULL BOX/HAND HOLE
VERTICAL BITUMINOUS CURB	SIGN
SINGLE SOLID LINE YELLOW	SPOT ELEVATION
SINGLE SOLID LINE WHITE	DRAIN MANHOLE
ELECTRIC UTILITY	CATCH BASIN
GAS UTILITY	ROOF DRAIN
OVERHEAD UTILITY	SEWER MANHOLE
WATER UTILITY	GAS SHUT OFF
METAL GUARDRAIL	WATER VALVE
CHAIN LINK FENCE	FIRE HYDRANT
STOCKADE FENCE	BOLLARD
POST & RAIL FENCE	GAS METER
CONTOUR ELEVATION	ELECTRIC METER
TREE	LIGHT POLE
UTILITY POLE	EASEMENT LINE
GUY WIRE	PROPERTY LINE

0 30 60 100

SCALE: 1" = 30'

PLAN REFERENCES:

1) FEDERAL AID PROJECT I-95-1(18)14. NH PROJECT No. P-3875-D
INTERSTATE ROUTE 95.

GPI Engineering Design Planning Construction Inspection
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
TIGHE & BOND
177 CORPORATE DRIVE
PORTSMOUTH, NH

ASSESSOR MAP 220 LOT 2
1 FRANKLIN DRIVE
PORTSMOUTH, NH

STATE OF NEW HAMPSHIRE — No. 1019 — SCOTT M. L'ITALIEN — LICENSED LAND SURVEYOR

2/27/2026

NO.	REVISION	DATE

FEBRUARY 27, 2026

DRAWN/DESIGN BY	CHECKED BY
JMS/CSS	DPD/AKC

PARTIAL EXISTING CONDITIONS PLAN

SCALE: 1"=30'

NEX-2200150.65

1 OF 1

WETLAND NOTES:

1. EXISTING CONDITIONS ARE BASED ON AN-ON-THE GROUND FIELD SURVEY PERFORMED BY GREENMAN PEDERSEN, INC (GPI), BETWEEN JANUARY 20 AND JANUARY 22, 2026, PLAN DATED FEBRUARY 27, 2026.
2. WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO NH ADMINISTRATIVE RULES CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON APRIL 23, 2026 USING THE FOLLOWING METHODOLOGY AND STANDARDS:
   - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
   - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
   - U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WETLAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, VICKSBURG, MS. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/
   - NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019.

STATE OF NEW HAMPSHIRE
STEFANIE M. TETREAULT
No. 315
CERTIFIED WETLAND SCIENTIST
04/29/2026

LEGEND

- LIMIT OF WETLAND
- 25 FT VEGETATED WETLAND BUFFER
- 50 FT LIMITED CUT BUFFER
- 100 FT JURISDICTIONAL WETLAND BUFFER

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

POSSIBLE LOCATION OF WATER MAIN & SERVICE PER SITE FEATURES. WATER GATES DO NOT MATCH RECORD GIS.

STUDENT DROP OFF ONLY

FOUR SQUARE COURT

"WARNING AGES 5-12YRS OLD" SIGN

"FRANKLIN SCHOOL PLAYGROUND DONORS" SIGN

LIMITS OF WETLAND (TYP.)

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

0 30' 60'
SCALE: 1" = 30'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	LAA
CHECKED BY:	SMT
APPROVED BY:	SMT

WETLANDS DELINEATION PLAN

SCALE: AS SHOWN

C-100

Last Saved: 4/28/2026
Printed: Apr 29, 2026 - 10:11am By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE PERMIT APPROVALS.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
5. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER.
8. ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
10. THE CONTRACTOR SHALL VERIFY ORIGIN OF ALL DRAINS AND UTILITIES PRIOR TO REMOVAL/TERMINATION TO DETERMINE IF DRAINS OR UTILITY ARE ACTIVE, AND SERVICES ANY ON OR OFF-SITE STRUCTURE TO REMAIN. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY SUCH UTILITY FOUND AND SHALL MAINTAIN THESE UTILITIES UNTIL PERMANENT SOLUTION IS IN PLACE.
11. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE PADS, UTILITIES AND PAVEMENT WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE, PAVEMENT, CURBS, LIGHTING, MANHOLES, CATCH BASINS, UNDER GROUND PIPING, POLES, STAIRS, SIGNS, FENCES, RAMPS, WALLS, BOLLARDS, BUILDING SLABS, FOUNDATION, TREES AND LANDSCAPING.
13. REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
15. THE CONTRACTOR SHALL COORDINATE; REMOVAL, RELOCATION, DISPOSAL, ABANDONMENT, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
16. UTILITIES SHALL BE TERMINATED AT THE MAIN LINE PER UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES LOCATED WITHIN THE LIMITS OF WORK, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.
17. SAW CUT AND REMOVE PAVEMENT ONE (1) FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
18. PAVEMENT REMOVAL LIMITS ARE SHOWN FOR CONTRACTOR'S CONVENIENCE. ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR TO VERIFY FULL LIMITS OF PAVEMENT REMOVAL PRIOR TO BID.
19. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL UTILITIES TO BE REMOVED AND PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
20. THE CONTRACTOR SHALL REMOVE AND SALVAGE EXISTING GRANITE CURB FOR REUSE.
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
22. WHEN WORKING IN THE RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS, AND COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, THE CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
23. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
24. THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO EXISTING BUSINESSES AND HOMES THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING BUSINESS AND HOME SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
25. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS.
26. THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
27. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
28. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
29. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION
30. BEFORE ANY DEWATERING IS PERFORMED A TEMPORARY DISCHARGE PERMIT FROM THE NHDES IS REQUIRED.
31. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
32. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
33. REMOVAL OR CUTTING OF VEGETATION WITHIN WETLAND BUFFER AREAS SHALL ONLY BE COMPLETED UNDER THE REQUIREMENTS AND RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.1018.23.
34. THE USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES WITHIN WETLAND BUFFER AREAS SHALL BE LIMITED BY THE RESTRICTIONS SET FORTH BY THE CITY OF PORTSMOUTH ZONING ORDINANCE SECTIONS 10.1018.24 AND 10.1018.25

LEGEND

- PROPERTY LINE
- LIMIT OF WORK (APPROX)
- LIMIT OF SAWCUT (APPROX)
- LIMIT OF EROSION CONTROL (APPROX)
- LIMIT OF WETLAND
- 100' JURISDICTIONAL WETLAND BUFFER
- 50' LIMITED CUT BUFFER
- 25' VEGETATED WETLAND BUFFER
- EXISTING DRAIN LINE
- APPROXIMATE LOCATION OF EXISTING DRAIN LINE
- EXISTING SEWER LINE
- APPROXIMATE LOCATION OF EXISTING SEWER LINE
- EXISTING WATER SERVICE
- APPROXIMATE LOCATION OF EXISTING WATER SERVICE
- EXISTING GAS SERVICE
- APPROXIMATE LOCATION OF EXISTING GAS SERVICE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- INLET PROTECTION BARRIER
- PAVEMENT / CONCRETE SECTION TO BE REMOVED (APPROX)
- LIMIT OF CLEARING & GRUBBING (APPROX)
- LIMIT OF BUILDING(S) / STRUCTURE(S) TO BE REMOVED (APPROX)
- LIMIT OF UTILITY / SITE FEATURE TO BE REMOVED (APPROX)
- APPROXIMATE BORING LOCATION
- APPROXIMATE PROBE LOCATION

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

MAP 220 LOT 2
13.27 Ac.±

STUDENT DROP OFF ONLY

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)
#1 FRANKLIN DRIVE
BUILDING HEIGHT=26.15

PHASE 1 LIMIT OF WORK
PHASE 2 LIMIT OF WORK

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
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ERIC S. DOREMUS No. 16308 — STATE OF NEW HAMPSHIRE — LICENSED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DEMOLITION PLAN

SCALE: AS SHOWN

C-200

SCALE: 1" = 20'

Last Saved: 4/29/2026
Plotted: Apr 29, 2026-11:48am By: MFillion
Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

SITE NOTES:

1. PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - ALL ON-SITE PAVEMENT MARKINGS EXCEPT CENTERLINES, MEDIAN ISLANDS, FOG/SHOULDER LINES, AND LANE LINES SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F".
   - ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE ARCHITECTURAL BARRIERS ACT (ABA), AS APPLICABLE.
3. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
4. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
5. THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS AND PADS HAVE BEEN STRIPPED.
6. COORDINATE ALL WORK ADJACENT TO BUILDINGS WITH BUILDING DRAWINGS/CONTRACTOR.
7. SEE BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
10. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAY WITH THE CITY OF PORTSMOUTH.
11. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
13. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
14. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

LEGEND

- EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PAVEMENT SECTION
- PROPOSED BITUMINOUS SIDEWALK
- PROPOSED FIRE LANE
- PROPOSED CONCRETE SECTION
- PROPOSED BUILDING ADDITION
- VGC — VERTICAL GRANITE CURB
- 5'R — PROPOSED CURB RADIUS
- PROPOSED BOLLARD
- PROPOSED SIGN

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

END VERTICAL GRANITE CURB WITH 6" TIP DOWN
PROPOSED 8.5' X 18' DUMPSTER PAD WITH CHAIN LINK FENCE ENCLOSURE (SEE DETAILS)
PROPOSED 12' WIDE FIRE LANE (SEE SPECIFICATION 33 17 23 PAVEMENT MARKINGS)
BEGIN VERTICAL GRANITE CURB WITH 6" TIP DOWN
PROPOSED BOLLARD (COORDINATE SPACING AND QUANTITY WITH UTILITY COMPANY AND LOCATION OF EXISTING GAS LINE)
LIMITS OF WETLAND (<10,000 SF)
6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH
BEGIN VERTICAL GRANITE CURB WITH 6" TIP DOWN
PROPOSED 8' X 7.5' CONCRETE TRANSFORMER PAD
PROPOSED 4" SSWL PAVEMENT STRIPING (TYP.)
END VERTICAL GRANITE CURB WITH 6" TIP DOWN
PROPOSED TREELINE (TYP.)
PROVIDE KNOX BOX AT EXISTING GATE (COORDINATE WITH OWNER AND FIRE DEPARTMENT)
BUILDING ADDITION 2 2,340 SF
PROPOSED BUILDING ENTRANCE AND STAIR (SEE BUILDING DRAWINGS)
25' VEGETATED BUFFER
50' LIMITED CUT BUFFER
100' JURISDICTIONAL WETLAND BUFFER
PROPOSED LOADING ZONE BOLLARD (TYP. OF 2)
PHASE 1 LIMIT OF WORK
"NO PARKING FIRE LANE" SIGN, BUILDING MOUNTED (TYP. OF 4)
PROPOSED ACCESSIBLE RAMP (SEE BUILDING DRAWINGS)
MEET EXISTING SIDEWALK
PHASE 2 LIMIT OF WORK
PROPOSED BITUMINOUS SIDEWALK (COORDINATE WITH BUILDING DRAWINGS)
PROPOSED BITUMINOUS PAVEMENT SECTION
PROPOSED ADA PAVEMENT MARKING (TYP OF 2)
PHASE 1 LIMIT OF WORK
"ACCESSIBLE PARKING" SIGN ON BUILDING
END VERTICAL GRANITE CURB
PROPOSED PAVEMENT STRIPING, MEET EXISTING
PROPOSED ACCESSIBLE TIP DOWN RAMP WITH DETECTIBLE WARNING STRIP
BEGIN VERTICAL GRANITE CURB, MEET EXISTING
BUILDING ADDITION 1 515 SF
PROPOSED CONCRETE WALK (COORDINATE WITH BUILDING DRAWINGS)
2-STORY BUILDING (NEW FRANKLIN SCHOOL) 40,747 Sq.Ft.(FOOTPRINT)
#1 FRANKLIN DRIVE
MAP 220 LOT 2
13.27 Ac.±
BUILDING ADDITION 3 5,970 SF
PROPOSED BITUMINOUS PAVEMENT SECTION
STUDENT DROP OFF ONLY
"GATE CLOSED M-F 6AM-6PM" SIGN ON GATE BOTH SIDES
LOCATION OF MANHOLE PER RECORD PLAN PROVIDED BY THE CITY OF PORTSMOUTH
LIMITS OF WETLAND (TYP.)
"VIOLET DAVIS MEMORIAL PLAYGROUND"
4' CLIMBING ROCK
CHAIN LINK FENCE (TYP.)
58" PLAY TUBE
DECK
STONE WALL
WALKING PATH
A-FRAME LADDER
STONE BENCH
STONE DUST
CONCRETE PAD (TYP.)
APPROXIMATE/POSSIBLE LOCATION OF BURIED SEWER MANHOLE
POLICE KEY BOX
"NO IDLING CLEAN AIR" SIGN ON BUILDING
PLANTER (TYP.)
SCALE: 1" = 20'

Tighe&Bond
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STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

New Franklin School Upgrades

Portsmouth School Department SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

SITE PLAN

SCALE: AS SHOWN

C-300

Last Saved: 5/7/2026
Plotted: Thursday, May 07, 2026-4:32pm By: MFillion
Xrefs: \\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

GRADING AND DRAINAGE NOTES:

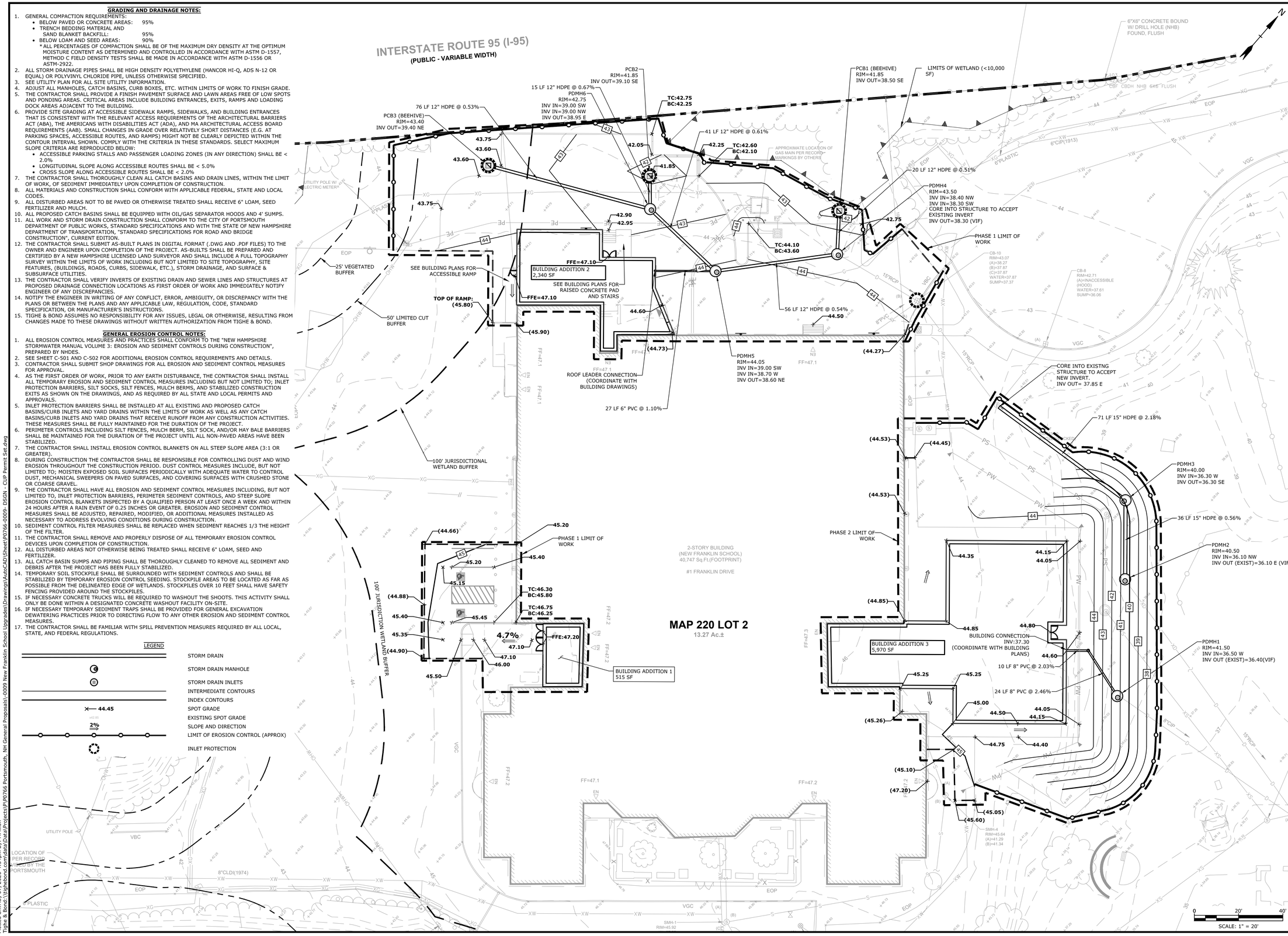
1. GENERAL COMPACTION REQUIREMENTS:
   - BELOW PAVED OR CONCRETE AREAS: 95%
   - TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95%
   - BELOW LOAM AND SEED AREAS: 90%
   - * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922.
2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-Q, ADS N-12 OR EQUAL) OR POLYVINYL CHLORIDE PIPE, UNLESS OTHERWISE SPECIFIED.
3. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS ADJACENT TO THE BUILDING.
6. PROVIDE SITE GRADING AT ACCESSIBLE SIDEWALK RAMPS, SIDEWALKS, AND BUILDING ENTRANCES THAT IS CONSISTENT WITH THE RELEVANT ACCESS REQUIREMENTS OF THE ARCHITECTURAL BARRIERS ACT (ABA), THE AMERICANS WITH DISABILITIES ACT (ADA), AND MA ARCHITECTURAL ACCESS BOARD REQUIREMENTS (AAB). SMALL CHANGES IN GRADE OVER RELATIVELY SHORT DISTANCES (E.G. AT PARKING SPACES, ACCESSIBLE ROUTES, AND RAMPS) MIGHT NOT BE CLEARLY DEPICTED WITHIN THE CONTOUR INTERVAL SHOWN. COMPLY WITH THE CRITERIA IN THESE STANDARDS. SELECT MAXIMUM SLOPE CRITERIA ARE REPRODUCED BELOW:
   - ACCESSIBLE PARKING STALLS AND PASSENGER LOADING ZONES (IN ANY DIRECTION) SHALL BE < 2.0%
   - LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 5.0%
   - CROSS SLOPE ALONG ACCESSIBLE ROUTES SHALL BE < 2.0%
7. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL CATCH BASINS AND DRAIN LINES, WITHIN THE LIMIT OF WORK, OF SEDIMENT IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
9. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED FERTILIZER AND MULCH.
10. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH OIL/GAS SEPARATOR HOODS AND 4' SUMPS.
11. ALL WORK AND STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
12. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
13. THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING DRAIN AND SEWER LINES AND STRUCTURES AT PROPOSED DRAINAGE CONNECTION LOCATIONS AS FIRST ORDER OF WORK AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
14. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
15. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

GENERAL EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION", PREPARED BY NHDES.
2. SEE SHEET C-501 AND C-502 FOR ADDITIONAL EROSION CONTROL REQUIREMENTS AND DETAILS.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
4. AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, SILT FENCES, MULCH BERMS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
5. INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT.
6. PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH BERM, SILT SOCK, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
7. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
8. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
9. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
10. SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
11. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
12. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.
13. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN FULLY STABILIZED.
14. TEMPORARY SOIL STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROLS AND SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL SEEDING. STOCKPILE AREAS TO BE LOCATED AS FAR AS POSSIBLE FROM THE DELINEATED EDGE OF WETLANDS. STOCKPILES OVER 10 FEET SHALL HAVE SAFETY FENCING PROVIDED AROUND THE STOCKPILES.
15. IF NECESSARY CONCRETE TRUCKS WILL BE REQUIRED TO WASHOUT THE SHOOTS. THIS ACTIVITY SHALL ONLY BE DONE WITHIN A DESIGNATED CONCRETE WASHOUT FACILITY ON-SITE.
16. IF NECESSARY TEMPORARY SEDIMENT TRAPS SHALL BE PROVIDED FOR GENERAL EXCAVATION DEWATERING PRACTICES PRIOR TO DIRECTING FLOW TO ANY OTHER EROSION AND SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

LEGEND

- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- 44.45 SPOT GRADE
- EXISTING SPOT GRADE
- 2% SLOPE AND DIRECTION
- LIMIT OF EROSION CONTROL (APPROX)
- INLET PROTECTION



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Tighe & Bond:\\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE - NEIL A HANSEN No. 15227 LICENSED PROFESSIONAL ENGINEER -
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

GRADING, DRAINAGE & EROSION CONTROL PLAN

SCALE: AS SHOWN

C-400

UTILITY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES, AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
2. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
4. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY COMPANY.
   - NATURAL GAS - NATURAL GAS - UNITIL (888)-301-7700
   - WATER - PUBLIC WATER - MUNICIPAL (603)-427-1530
   - SEWER - PUBLIC SEWER - MUNICIPAL (603)-427-1530
   - ELECTRIC - EVERSOURCE (800) 662-7764
5. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
6. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
7. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE.
8. ALL WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION PRIOR TO ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE CHLORINATION AND TESTING WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT.
9. ALL BELOW GRADE WATER VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINT (MJ) ENDS. RESTRAIN ALL WATER VALVES AND FITTINGS JOINTS WITH RETAINER GLANDS, OR AS REQUIRED BY THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
10. CONNECTION TO EXISTING WATER MAIN SHALL BE CONSTRUCTED TO THE CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.
11. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
12. COORDINATE ALL WORK WITHIN PUBLIC RIGHT OF WAYS WITH THE CITY OF PORTSMOUTH.
13. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
14. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
15. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING DRAWINGS AND THE APPLICABLE UTILITY COMPANIES.
16. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
17. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
18. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF THIS PROJECT.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
20. THE CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
21. A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS.
22. THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
23. THE CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AND SHALL INCLUDE A FULL TOPOGRAPHY SURVEY WITHIN THE LIMITS OF WORK INCLUDING BUT NOT LIMITED TO SITE TOPOGRAPHY, SITE FEATURES, (BUILDINGS, ROADS, CURBS, SIDEWALK, ETC.), STORM DRAINAGE, AND SURFACE & SUBSURFACE UTILITIES.
24. SAW CUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN
25. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH SEWER DEPARTMENT.
26. ALL SEWER PIPE WITH LESS THAN 6' OF COVER IN PAVED AREAS OR LESS THAT 4' OF COVER IN UNPAVED AREAS SHALL BE INSULATED.
27. CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
28. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER.
29. SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER.
30. THE CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
31. THE CONTRACTOR SHALL VERIFY INVERTS OF EXISTING SEWER LINES AND STRUCTURES AT PROPOSED SEWER CONNECTION LOCATIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
32. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
33. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.

LEGEND

PS — PS	PROPOSED SANITARY SEWER
G	SANITARY SEWER STRUCTURES
PW — PW	WATER SERVICE
WV, Hydrant, Thrust Block	WATER SERVICE STRUCTURES
PE — PE	UNDERGROUND ELECTRIC
	PROPOSED RELOCATED TRANSFORMER PROPOSED FUTURE CONNECTION FOR ELECTRIC VEHICLE CHARGING
	PROPOSED HANDHOLE

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

THREE 5" SCHEDULE 40 PVC CONDUITS, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE AND ELECTRICAL DRAWINGS)

EXISTING TRANSFORMER TO BE RESET

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

ALTERNATE 1: CUT AND CAP CONDUITS AT GRADE FOR FUTURE CONNECTION (TYP. OF 2)

ALTERNATE 1: ONE 1" SCHEDULE 80 PVC CONDUIT, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

UTILITY POLE W/ ELECTRIC METER

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

BUILDING ADDITION 2
2,340 SF

THREE 4" SCHEDULE 80 PVC CONDUITS (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

ALTERNATE 1:PROPOSED 3'X3' HANDHOLE

ALTERNATE 1: ONE 2" SCHEDULE 80 PVC CONDUIT, CONCRETE ENCASED (COORDINATE WITH EVERSOURCE, AND ELECTRICAL DRAWINGS)

PROPOSED ELECTRICAL BUILDING SERVICE CONNECTION (COORDINATE WITH BUILDING DRAWINGS)

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

"ACCESSIBLE PARKING" SIGN ON BUILDING

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

POLICE KEY BOX

"NO IDLING CLEAN AIR" SIGN ON BUILDING

POSSIBLE LOCATION OF WATER MAIN & SERVICE PER SITE FEATURES. WATER GATES DO NOT MATCH RECORD GIS.

CONNECT TO EXISTING WATER LINE (COORDINATE WITH CITY OF PORTSMOUTH)

TIE INTO EXISTING SEWER WITH CLEAN OUT
INV = 40.00 (VIF)

75.2 LF 8" PVC @ 5.99%

6"PVC W/ CLEANOUT

APPROXIMATE/POSSIBLE LOCATION OF OIL/WATER SEPARATOR TANK
RIM=44.50
INV.IN=40.68
INV.OUT=N.P.V.

PSMH1
RIM=42.50
INV IN=35.50 W
INV OUT=35.90 SE

12' (MIN.) (C-C)

44.0 LF 8" PVC @ 6.73%

PSMH2
RIM=42.50
INV IN=32.95 NW
INV OUT (EXIST)=32.85 E (VIF)

PROPOSED 8" DI WATER MAIN

PROPOSED THRUST BLOCK (TYP.)

CONNECT TO EXISTING WATER LINE (COORDINATE WITH CITY OF PORTSMOUTH)

SMH-4
RIM=45.64
(A)=41.29
(B)=41.34

SMH-1
RIM=45.92

UTILITY POLE

LOCATION OF ... PER RECORD ... MAINTAINED BY THE PORTSMOUTH

8"CLDI(1974)

0 20' 40'
SCALE: 1" = 20'

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STATE OF NEW HAMPSHIRE
NEIL A HANSEN
No. 15227
LICENSED PROFESSIONAL ENGINEER
05/08/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

UTILITIES PLAN

SCALE: AS SHOWN

C-500

Last Saved: 5/7/2026
Plotted: 5/8/2026-4:35pm By: MFillion
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GENERAL PROJECT INFORMATION

PROJECT OWNER: PORTSMOUTH SCHOOL DEPARTMENT/SAU52
PO BOX 628
PORTSMOUTH, NH 03801
PROJECT NAME: NEW FRANKLIN SCHOOL UPGRADES
PROJECT ADDRESS: 1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801
PROJECT MAP / LOT: MAP 220 / LOT 02
PROJECT LATITUDE: 43°-4'-37.848"N
PROJECT LONGITUDE: 70°-46'-35.724"W

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF 3 BUILDING ADDITIONS TO EXPAND THE FOOTPRINT OF THE EXISTING NEW FRANKLIN SCHOOL. THE PHASE 1 WORK IS ANTICIPATED TO START IN APRIL 2026, AND BE COMPLETED BY OCTOBER 2026.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.98 ACRES.

SOIL CHARACTERISTICS

BASED ON THE NRCS WEB SOIL SURVEY FOR ROCKINGHAM COUNTY - NEW HAMPSHIRE, THE SOILS ON SITE CONSIST OF URBAN LAND SOILS WHICH ARE WELL DRAINED SOILS WITH HYDROLOGIC SOIL GROUP RATING(S) OF A.

NAME OF RECEIVING WATERS

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND FLOW TO A CLOSED DRAINAGE NETWORK, AND OFF SITE.

CONSTRUCTION SEQUENCE PLAN OF MAJOR ACTIVITIES:

1. CONSTRUCT TEMPORARY AND PERMANENT PERIMETER EROSION CONTROLS, SEDIMENT CONTROLS AND DETENTION MEASURES, PRIOR TO ANY EARTH MOVING OPERATIONS THAT MAY AFFECT STORMWATER RUNOFF SUCH AS:
   - DISPOSAL OF SEDIMENT SPOIL, STUMPS, DEMOLITION DEBRIS, AND OTHER SOLID WASTE
   - CONTROL OF DUST
   - CONSTRUCTION OF DRIVES, PARKING AREAS, AND OTHER IMPERVIOUS SURFACES
   - INSTALLATION OF UTILITIES, BUILDINGS, AND PLAYGROUND EQUIPMENT
   - CONSTRUCTION DURING LATE WINTER AND EARLY SPRING
1. DEMOLISH ALL SITE FEATURES AS DIRECTED ON THE DRAWINGS. CLEAR AND DISPOSE OF DEBRIS IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
2. CUT AND CLEAR TREES ACROSS SITE. (GRUBBING SHALL NOT OCCUR UNTIL AFTER THE INSTALLATION OF PERIMETER CONTROLS.)
3. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE ENTIRETY OF CONSTRUCTION. REMOVE TRAPPED SEDIMENTS FROM COLLECTOR DEVICES AS NEEDED.
4. NOTE THAT ALL PERMANENT DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS SHALL BE STABILIZED USING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING RUNOFF TO THEM.
5. CONSTRUCT TEMPORARY CULVERTS, DIVERSION CHANNELS, AND/OR BASINS AS REQUIRED. SEDIMENT TRAPS AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL SOILS ARE STABILIZED.
6. COMPLETE MASS GRADING AND EARTHWORK IN ORDER TO ESTABLISH SITE SUBGRADE ELEVATIONS, AS WELL AS EXCAVATION NECESSARY TO CONSTRUCT FOUNDATIONS FOR PROPOSED STRUCTURES.
7. CONSTRUCT UNDERGROUND DRAINAGE, UTILITY AND LIGHTING INFRASTRUCTURE NECESSARY TO SUPPORT TEMPORARY AND PERMANENT CONDITIONS. ALL TRENCHES TO BE BACKFILLED IN ACCORDANCE WITH PROJECT DRAWINGS AND SPECIFICATIONS.
8. ALL AREAS OF UNSTABILIZED SOIL SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE, BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR. ALL AREAS OF TEMPORARILY STABILIZED SOIL SHALL PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.
9. CONSTRUCT BASE COURSE GRAVELS FOR ALL DRIVES AND PARKING AREAS. ALL DRIVES AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
10. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES THAT HAVE NOT BEEN OTHERWISE STABILIZED BY GRAVELS SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
11. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER EROSION CONTROL MEASURES, SEDIMENT TRAPS, ETC., MULCH AND SEED AS REQUIRED.
12. FINISH PAVING ALL DRIVES, AND PARKING AREAS. CONSTRUCT ALL HARDSCAPE, FIELD SURFACES AND SITE AMENITIES/FEATURES.
13. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
14. REMOVE TRAPPED SEDIMENTS FROM ALL EROSION CONTROL MEASURES AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE STORMWATER MANUAL , LATEST EDITION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EROSION AND SEDIMENT CONTROL MEASURES FOR APPROVAL.
3. AS THE FIRST ORDER OF WORK, PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO; INLET PROTECTION BARRIERS, SILT SOCKS, AND STABILIZED CONSTRUCTION EXITS AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY ALL STATE AND LOCAL PERMITS AND APPROVALS.
4. INLET PROTECTION BARRIERS SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED CATCH BASINS/CURB INLETS AND YARD DRAINS WITHIN THE LIMITS OF WORK AS WELL AS ANY CATCH BASINS/CURB INLETS AND YARD DRAINS THAT RECEIVE RUNOFF FROM ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHALL BE FULLY MAINTAINED FOR THE DURATION OF THE PROJECT
5. PERIMETER CONTROLS INCLUDING SILT SOCK SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL NON-PAVED AREAS HAVE BEEN STABILIZED.
6. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKETS ON ALL STEEP SLOPE AREA (3:1 OR GREATER).
7. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND WIND EROSION THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL MEASURES INCLUDE, BUT NOT LIMITED TO; MOISTEN EXPOSED SOIL SURFACES PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST, MECHANICAL SWEEPERS ON PAVED SURFACES, AND COVERING SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.
8. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, INLET PROTECTION BARRIERS, PERIMETER SEDIMENT CONTROLS, AND STEEP SLOPE EROSION CONTROL BLANKETS INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.25 INCHES OR GREATER. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED, REPAIRED, MODIFIED, OR ADDITIONAL MEASURES INSTALLED AS NECESSARY TO ADDRESS EVOLVING CONDITIONS DURING CONSTRUCTION.
9. SEDIMENT CONTROL FILTER MEASURES SHALL BE REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE FILTER.
10. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF CONSTRUCTION.
11. ALL DISTURBED AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND FERTILIZER.

EROSION CONTROL OBSERVATIONS AND MAINTENANCE PRACTICES

1. THIS PROJECT DOES NOT EXCEED ONE (1) ACRE OF DISTURBANCE AND THUS DOES NOT REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

STABILIZATION:

1. AN AREA SHALL BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCURRED:
   A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
      a. IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, ITEM 304.2 HAVE BEEN INSTALLED.
   B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED;
   D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
2. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
3. ALL ROADS, DRIVES AND PARKING AREA SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
4. WINTER STABILIZATION PRACTICES:
   A. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. 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;
   B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
   C. AFTER OCTOBER 15, INCOMPLETE ROAD, DRIVES, 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, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;
   D. FOR OVER-WINTER PROTECTION, A DOUBLE ROW OF SEDIMENT BARRIERS (SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX, ETC.) SHALL BE PLACED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE AREA.
3. STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE USED INCLUDE:
   A. TEMPORARY SEEDING;
   B. MULCHING.
4. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
5. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN THESE AREAS, SILT FENCES, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
6. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILT FENCES, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

DUST CONTROL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD.
2. DUST CONTROL METHODS SHALL INCLUDE, BUT BE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
3. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.

STOCKPILES:

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

OFF SITE VEHICLE TRACKING:

1. THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION EXIT(S) PRIOR TO ANY EXCAVATION ACTIVITIES.

VEGETATION:

1. TEMPORARY GRASS COVER:
   A. SEEDBED PREPARATION:
      a. 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;
   B. 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;
   C. MAINTENANCE:
      a. TEMPORARY SEEDING 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.).
2. PERMANENT MEASURES AND PLANTINGS:
   A. LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF THREE (3) TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5;
   B. FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 800 POUNDS PER ACRE OF 10-20-20 FERTILIZER;
   C. SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4-1/2 POUNDS AND 5-1/2 POUNDS PER INCH OF WIDTH;
   D. SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH;
   E. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AS INDICATED ABOVE;
   F. THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED;
   G. THE CONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED;
   H. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE APPLIED AT THE INDICATED RATE:

SEED MIX	APPLICATION RATE
CREEPING RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
REDTOP	2 LBS/ACRE

   IN NO CASE SHALL THE WEED CONTENT EXCEED ONE (1) PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL SEED LAWS. SEEDING SHALL BE DONE NO LATER THAN SEPTEMBER 15. IN NO CASE SHALL SEEDING TAKE PLACE OVER SNOW.
3. DORMANT SEEDING (SEPTEMBER 15 TO FIRST SNOWFALL):
   A. FOLLOW PERMANENT MEASURES SLOPE, LIME, FERTILIZER AND GRADING REQUIREMENTS. APPLY SEED MIXTURE AT TWICE THE INDICATED RATE. APPLY MULCH AS INDICATED FOR PERMANENT MEASURES.

CONCRETE WASHOUT AREA:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FACILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES:

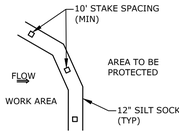
1. THE FOLLOWING ARE THE ONLY STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
   A. FIRE-FIGHTING ACTIVITIES;
   B. FIRE HYDRANT FLUSHING;
   C. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
   D. WATER USED TO CONTROL DUST;
   E. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
   F. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
   G. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
   H. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
   I. UNCONTAMINATED GROUND WATER OR SPRING WATER;
   J. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
   K. UNCONTAMINATED EXCAVATION DEWATERING;
   L. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

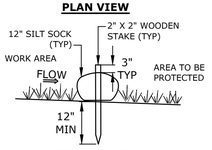
1. WASTE MATERIAL:
   A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE:
   A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE:
   A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

1. CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY ALL LOCAL, STATE AND FEDERAL REGULATIONS. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF:
   A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
      a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE;
      b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
      c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
      d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
      e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
      f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
      g. 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.
   B. HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
      a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
      b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT PRODUCT INFORMATION;
      c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL.
   C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON SITE:
      a. PETROLEUM PRODUCTS:
         - ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
         - PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
         - SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
         - INSPECT FUEL STORAGE AREAS WEEKLY;
         - 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;
         - COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
         - 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.
         - 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.
         - FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES 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.
           https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-22-6.pdf
      b. FERTILIZERS:
         - FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
         - ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
         - STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
         - PAINTS:
         - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
         - EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
         - EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.
D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
   b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
   c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
   d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE;
   e. SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE LOCAL, STATE OR FEDERAL AGENCIES AS REQUIRED;
   f. THE SITE SUPERINTENDENT RESPONSIBLE FOR DAY-TO-DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR.
E. VEHICLE FUELING AND MAINTENANCE PRACTICE:
   a. CONTRACTOR SHALL MAKE AN EFFORT TO PERFORM EQUIPMENT/VEHICLE FUELING AND MAINTENANCE AT AN OFF-SITE FACILITY;
   b. CONTRACTOR SHALL PROVIDE AN ON-SITE FUELING AND MAINTENANCE AREA THAT IS CLEAN AND DRY;
   c. IF POSSIBLE THE CONTRACTOR SHALL KEEP AREA COVERED;
   d. CONTRACTOR SHALL KEEP A SPILL KIT AT THE FUELING AND MAINTENANCE AREA;
   e. CONTRACTOR SHALL REGULARLY INSPECT VEHICLES FOR LEAKS AND DAMAGE;
   f. CONTRACTOR SHALL USE DRIP PANS, DRIP CLOTHS, OR ABSORBENT PADS WHEN REPLACING SPENT FLUID.



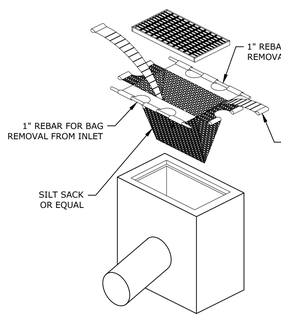
PLAN VIEW



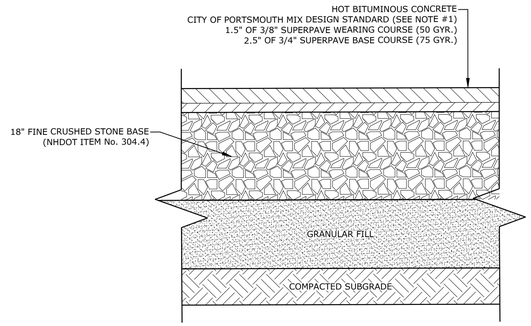
SECTION VIEW

SILT SOCK
NO SCALE

NOTES
1. SILT SOCK SHALL BE SILT SOXX BY FILTREXX OR EQUAL.
2. SILT SOCK SHALL BE FILLED WITH A CERTIFIED COMPOST FILTERMEDIA BY FILTREXX OR EQUAL.
3. WHERE TWO SILT SOCKS ARE JOINED, A MINIMUM OF 2 FEET OF OVERLAP SHALL BE MAINTAINED.
4. CONTRACTOR SHALL INSTALL SILT SOCK IN "J-HOOK" OR "SMILE" CONFIGURATION TO LIMIT CONCENTRATION OF STORMWATER RUNOFF AT A SINGLE DISCHARGE POINT AS PER RECOMMENDATIONS IN THE "NEW HAMPSHIRE STORMWATER MANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING CONSTRUCT".
5. SILT SOCKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

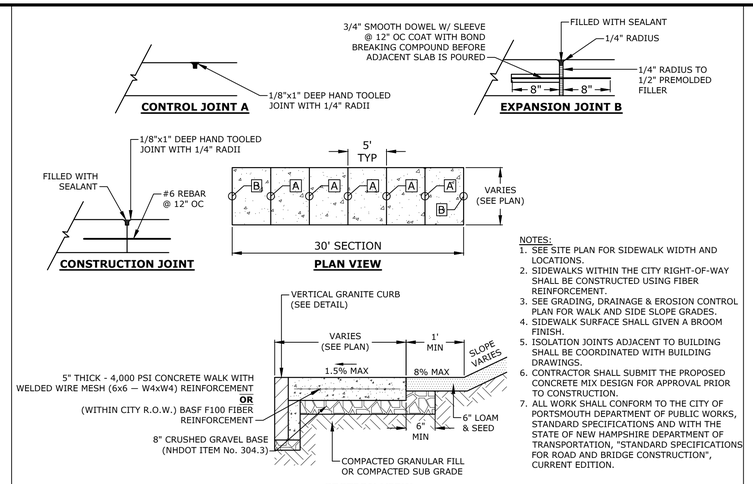


NOTES:
1. INLET PROTECTION BARRIER SHALL BE SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL.
2. INLET



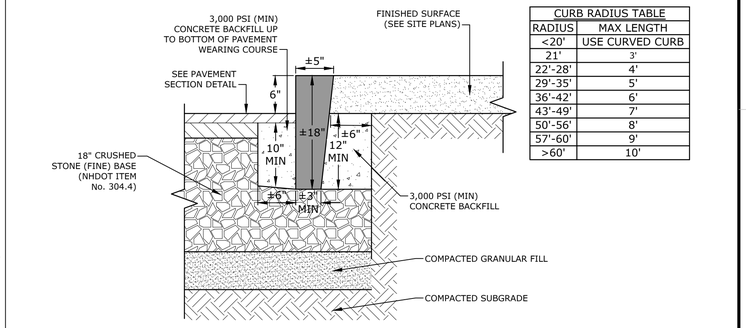
NOTES:
1. PAVEMENT MIX DESIGN WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE CITY OF PORTSMOUTH MIX DESIGN STANDARD WITH A MAXIMUM OF 10% RAP. CONTRACTOR SHALL SUPPLY MIX DESIGNS TO DPW FOR APPROVAL PRIOR TO INSTALLATION.
2. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
3. SEE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
4. A TACK COAT SHALL BE PLACED ON TOP OF BINDER COURSE PAVEMENT PRIOR TO PLACING WEARING COURSE.

TYPICAL STANDARD DUTY PAVEMENT SECTION
NO SCALE



NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH AND LOCATIONS.
2. SIDEWALKS WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED USING FIBER REINFORCEMENT.
3. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDE SLOPE GRADES.
4. SIDEWALK SURFACE SHALL GIVEN A BROOM FINISH.
5. ISOLATION JOINTS ADJACENT TO BUILDING SHALL BE COORDINATED WITH BUILDING DRAWINGS.
6. CONTRACTOR SHALL SUBMIT THE PROPOSED CONCRETE MIX DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ALL WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.

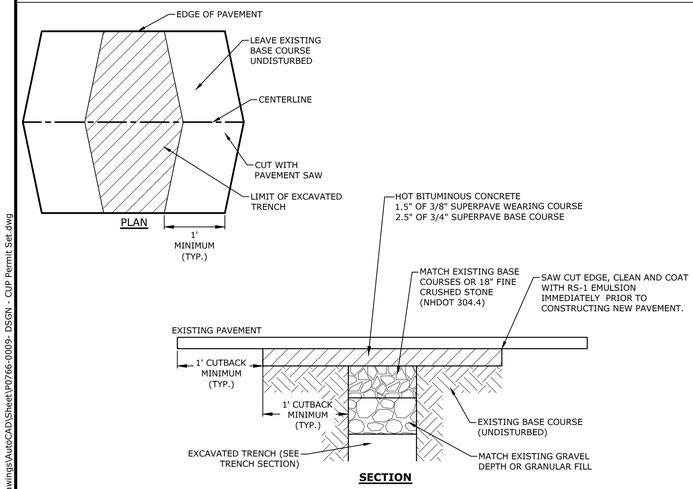
CONCRETE SIDEWALK
NO SCALE



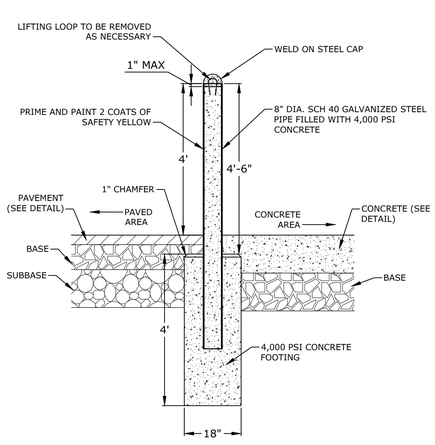
CURB RADIUS TABLE	
RADIUS	MAX LENGTH
<20'	USE CURVED CURB
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
>60'	10'

NOTES
1. SEE SITE PLANS FOR LIMITS OF VERTICAL GRANITE CURB (VGC).
2. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
3. MINIMUM LENGTH OF STRAIGHT CURB STONES = 3'
4. MAXIMUM LENGTH OF STRAIGHT CURB STONES = 10'
5. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES (SEE TABLE).
6. ALL RADII 20 FEET AND SMALLER SHALL BE CONSTRUCTED USING CURVED SECTIONS.
7. JOINTS BETWEEN STONES SHALL HAVE A MAXIMUM SPACING OF 1/2" AND SHALL BE MORTARED.

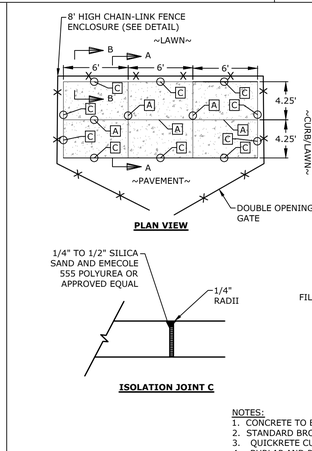
VERTICAL GRANITE CURB
NO SCALE



DIAMOND ROADWAY TRENCH PATCH
NO SCALE

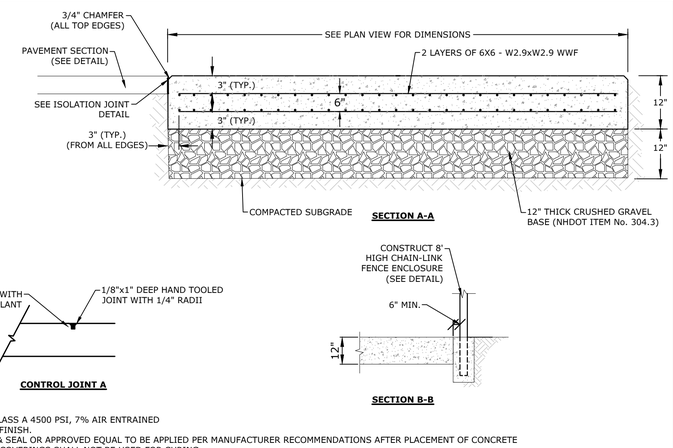


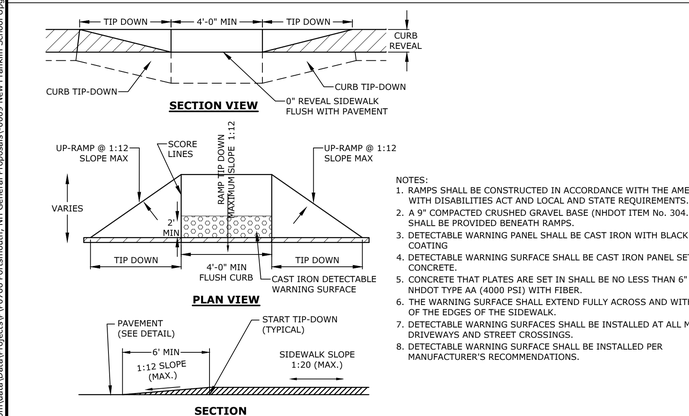
8" PIPE BOLLARD
NO SCALE



NOTES:
1. CONCRETE TO BE CLASS A 4500 PSI, 7% AIR ENTRAINED
2. STANDARD BROOM FINISH.
3. QUICKRETE CURE & SEAL OR APPROVED EQUAL TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS AFTER PLACEMENT OF CONCRETE
4. BURLAP AND POLY COVERINGS SHALL NOT BE USED FOR CURING.

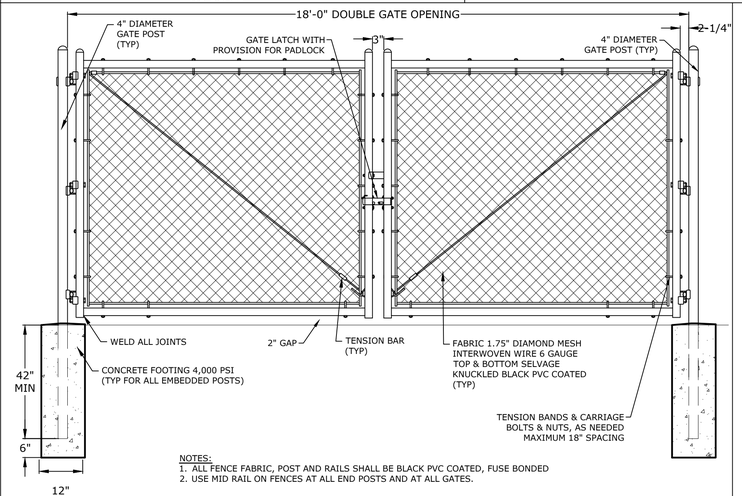
DUMPSTER PAD
NO SCALE





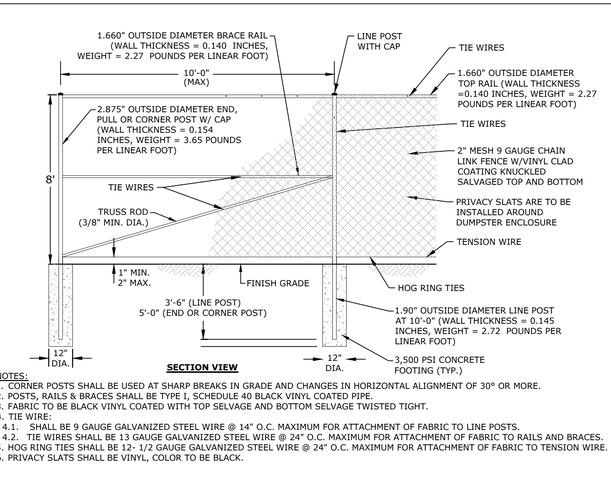
NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND LOCAL AND STATE REQUIREMENTS.
2. A 9" COMPACTED CRUSHED GRAVEL BASE (NHDOT ITEM No. 304.3) SHALL BE PROVIDED BENEATH RAMPS.
3. DETECTABLE WARNING PANEL SHALL BE CAST IRON WITH BLACK COATING
4. DETECTABLE WARNING SURFACE SHALL BE CAST IRON PANEL SET IN CONCRETE.
5. CONCRETE THAT PLATES ARE SET IN SHALL BE NO LESS THAN 6" THICK, NHDOT TYPE AA (4000 PSI) WITH FIBER.
6. THE WARNING SURFACE SHALL EXTEND FULLY ACROSS AND WITHIN 2" OF THE EDGES OF THE SIDEWALK.
7. DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT ALL MAJOR DRIVEWAYS AND STREET CROSSINGS.
8. DETECTABLE WARNING SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SIDEWALK TIP-DOWN RAMPS WITH DETECTIBLE WARNING SURFACE
NO SCALE



NOTES:
1. ALL FENCE FABRIC, POST AND RAILS SHALL BE BLACK PVC COATED, FUSE BONDED
2. USE MID RAIL ON FENCES AT ALL END POSTS AND AT ALL GATES.

DOUBLE SWING GATE FOR DUMPSTER ENCLOSURE
NO SCALE



NOTES:
1. CORNER POSTS SHALL BE USED AT SHARP BREAKS IN GRADE AND CHANGES IN HORIZONTAL ALIGNMENT OF 30° OR MORE.
2. POSTS, RAILS & BRACES SHALL BE TYPE I, SCHEDULE 40 BLACK VINYL COATED PIPE.
3. FABRIC TO BE BLACK VINYL COATED WITH TOP SELVAGE AND BOTTOM SELVAGE TWISTED TIGHT.
4. TIE WIRE:
   4.1. SHALL BE 9 GAUGE GALVANIZED STEEL WIRE @ 14" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO LINE POSTS.
   4.2. TIE WIRES SHALL BE 13 GAUGE GALVANIZED STEEL WIRE @ 24" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO RAILS AND BRACES.
5. HOG RING TIES SHALL BE 12- 1/2 GAUGE GALVANIZED STEEL WIRE @ 24" O.C. MAXIMUM FOR ATTACHMENT OF FABRIC TO TENSION WIRE.
6. PRIVACY SLATS SHALL BE VINYL, COLOR TO BE BLACK.

CHAIN LINK FENCE ENCLOSURE FOR DUMPSTER PAD
NO SCALE

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STATE OF NEW HAMPSHIRE
ERIC S. DOREMUS No. 16308
REGISTERED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

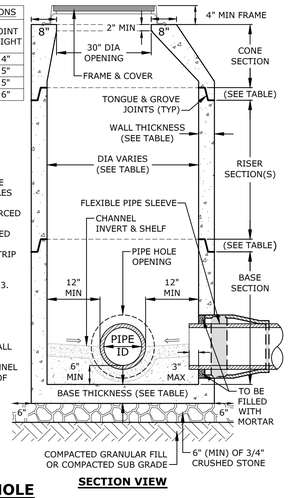
SCALE: AS SHOWN

C-601

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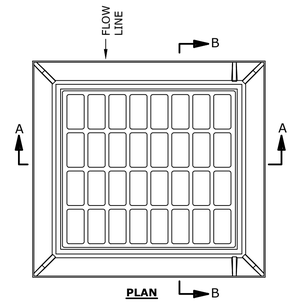
MANHOLE DIMENSIONS			
DIA	WALL & BASE THICKNESS		JOINT HEIGHT
	WALL	BASE	
4'	5"	6"	4"
5'	6"	8"	5"
6'	7"	8"	5"
8'	9"	10"	6"

NOTES
1. ALL PRECAST SECTIONS SHALL BE 4,000 PSI (MIN) CONCRETE DESIGNED FOR AASHTO H-20 LOADING CONFORMING TO ASTM C-478 AND AASHTO M-199.
2. STEEL REINFORCEMENT SHALL BE 0.12-IN^2/LF AND 0.12-IN^2 (BOTH WAYS) BASE BOTTOM CONFORMING TO ASTM A-615 AND ASTM A-185.
3. FRAMES AND COVERS SHALL BE AS FOLLOWS:
   - PER THE CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS STANDARDS, FOR ALL MANHOLES WITHIN PUBLIC RIGHT OF WAYS OR EASEMENTS.
   - CAST IRON, DESIGNED FOR AASHTO H-20 LOADING, HAVING A 30" CLEAR OPENING, WITH THE WORD "DRAIN" IN A 3" LETTERING CAST INTO THE CENTER OF EACH COVER, FOR ALL MANHOLES WITHIN THE PROJECT SITE.
4. ADJUSTING FRAMES AND COVERS TO FINISHED GRADE SHALL BE DONE USING PRECAST REINFORCED CONCRETE GRADE RINGS OR CLAY BRICKS.
5. CONE SECTIONS MAY BE EITHER CONCENTRIC OR ECCENTRIC (TYP). FLAT SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE.
6. HORIZONTAL SECTION JOINTS SHALL BE TONGUE AND GROOVE JOINTS SEALED WITH ONE (1) STRIP OF FLEXIBLE BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.
   - JOINT SEALANT SHALL BE CONSEAL CS-102 (OR EQUAL).
5. PIPE TO MANHOLE CONNECTION JOINTS SHALL BE FLEXIBLE SLEEVE CONFORMING TO ASTM C-923.
   - FLEXIBLE SLEEVES SHALL BE KOR-N-SEAL (OR EQUAL).
6. PIPE HOLE OPENING(S) WITHIN PRECAST SECTIONS VARIES DEPENDING ON PIPE SIZE. PIPE OPENING SIZES SHALL BE COORDINATED WITH PRECASTER AND FLEXIBLE PIPE SLEEVE MANUFACTURERS.
7. MANHOLES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES, NO MORE THAN 75% OF HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES WITHIN 3" OF HORIZONTAL SECTION JOINTS.
8. CHANNEL INVERT SHALL BE A SMOOTH CONTINUATION OF THE DRAIN LINE INVERT(S). ALL CHANNEL INVERTS AND SHELVES SHALL BE CONSTRUCTED PER THE CITY OF PORTSMOUTH, DEPARTMENT OF PUBLIC WORKS STANDARDS.

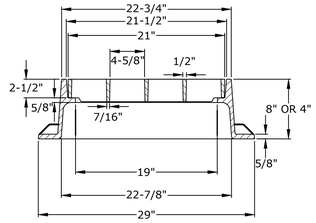


SECTION VIEW

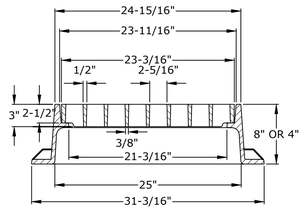
TYPICAL DRAIN MANHOLE
NO SCALE



PLAN



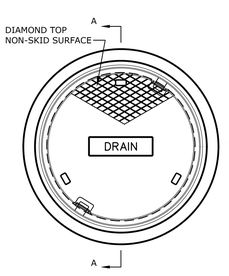
SECTION B-B



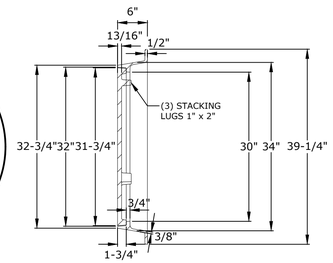
SECTION A-A

NOTES:
1. ALL DIMENSIONS ARE NOMINAL
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   2.a. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   2.b. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   2.c. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. FRAME AVAILABLE IN 4" OR 8" HEIGHTS
4. FREE OPEN AREA = 2.55 SQ. FT.
5. USE 3-FLANGE FRAME IF INSTALLED ADJACENT TO GRANITE CURB.

CATCH BASIN FRAME AND GRATE (NHDOT TYPE "B")
NO SCALE



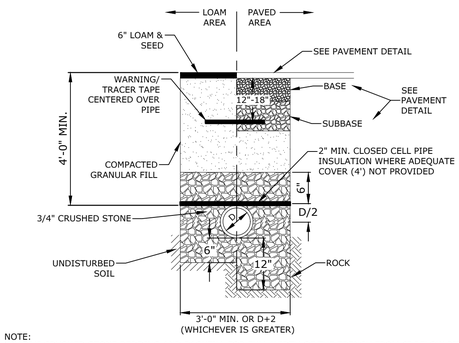
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SECTION A-A

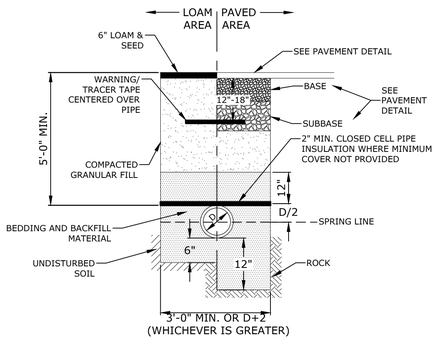
NOTES:
1. ALL DIMENSIONS ARE NOMINAL.
2. FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
   A. THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
   B. THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
   C. ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
3. LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

DRAIN MANHOLE FRAME AND COVER
NO SCALE



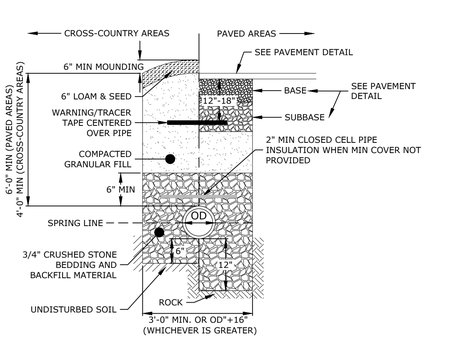
NOTE:
1. 3/4" CRUSHED STONE BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 6" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.
3. DRAIN LINE SHALL BE INSULATED WHERE THERE IS LESS THAN 6' OF COVER IN PAVED AREAS AND LESS THAN 4' OF COVER IN NON-PAVED AREAS.

STORM DRAIN TRENCH
NO SCALE



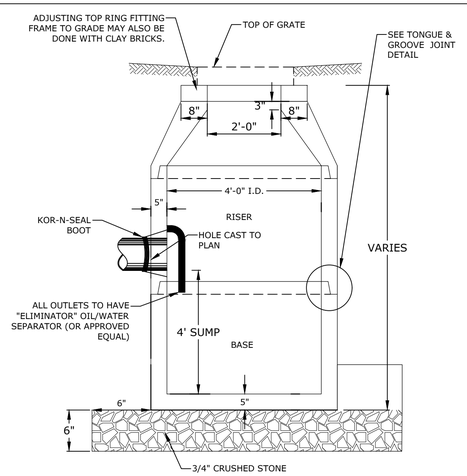
NOTE:
1. SAND BEDDING AND BACKFILL FOR FULL WIDTH OF THE TRENCH FROM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO 12" ABOVE TOP OF PIPE.
2. ALL UTILITIES SHALL BE INSTALLED PER THE INDIVIDUAL UTILITY COMPANY STANDARDS. COORDINATE ALL INSTALLATIONS WITH INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTSMOUTH.

WATER TRENCH
NO SCALE

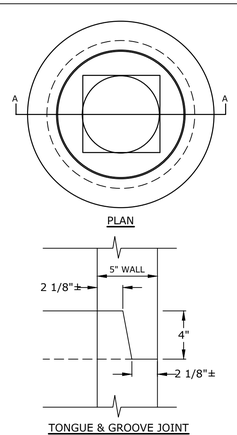


NOTES:
1. 3/4" CRUSHED STONE BEDDING AND BACKFILL MATERIAL FOR FULL WIDTH OF THE TRENCH FROM MINIMUM 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK UP TO MINIMUM OF 6" OVER THE TOP OF THE PIPE.
2. SANITARY SEWER SHALL BE INSTALLED PER THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARDS. COORDINATE ALL INSTALLATIONS WITH THE CITY OF PORTSMOUTH.

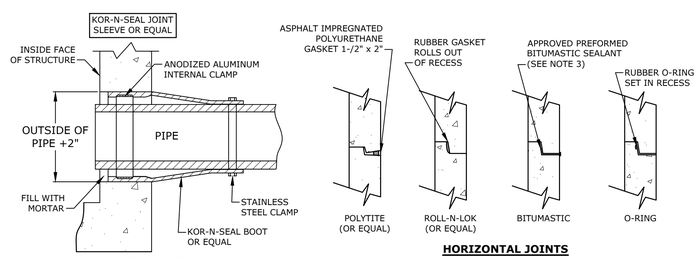
SEWER TRENCH
NO SCALE



4' DIAMETER CATCH BASIN
NO SCALE



NOTES:
1. ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 psi).
2. CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ.IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF WALL.
3. THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
4. RISERS OF 1', 2', 3', & 4' CAN BE USED TO REACH DESIRED DEPTH.
5. THE STRUCTURES SHALL BE DESIGN FOR H2O LOADING.
6. THE TONGUE AND GROOVE JOINT SHALL BE SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.



PIPE JOINTS

HORIZONTAL JOINTS

NOTES
1. HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW ELASTOMERIC OR MASTIC-LIKE GASKET.
2. PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
3. FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
4. ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

STRUCTURE JOINTS
NO SCALE

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Portsmouth, NH 03801
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ERIC S. DOREMUS No. 16308 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

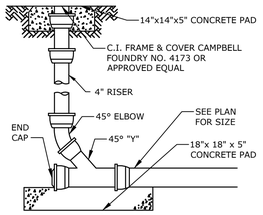
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DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

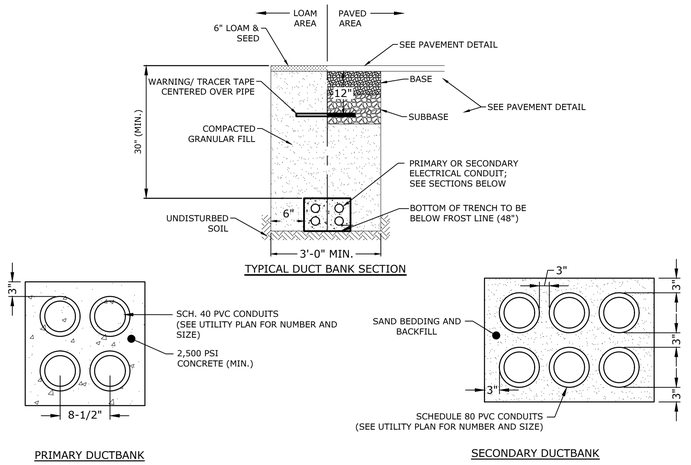
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C-602

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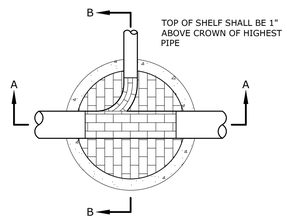


CLEAN OUT DETAIL
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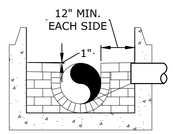


NOTES:
1. NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
2. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
3. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
4. SEE UTILITY PLAN FOR LIMITS.
5. ALL ELECTRICAL CONDUIT PENETRATING VAULTS AND FOUNDATION WALLS OR TRANSITIONING OUT OF A CONCRETE DUCT BANK SHALL BE RIGID GALVANIZED WITH TWO COATS OF CARBOLINE BITUMASTIC 300M COAL TAR EPOXY FOR PROTECTION.
6. PRIMARY ELECTRICAL CONDUITS SHALL BE SCH. 40 PVC IN A CONCRETE DUCT BANK. SECONDARY ELECTRICAL SHALL BE SCH. 40 PVC WITH SAND BEDDING AND BACKFILL.
7. PROVIDE 3" MIN. CONCRETE COVER OVER PRIMARY CONDUITS. SIDES OF CONCRETE DUCTBANKS SHALL BE FORMED VERTICAL. TOPS OF DUCTBANKS SHALL BE BULL-FLOATED.
8. EV CHARGER CONDUITS SHALL BE CONCRETE ENCASED.

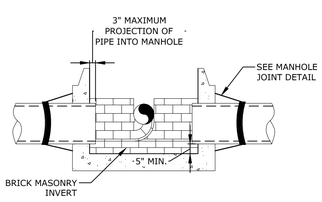
ELECTRICAL TRENCH DETAIL
NO SCALE



PLAN

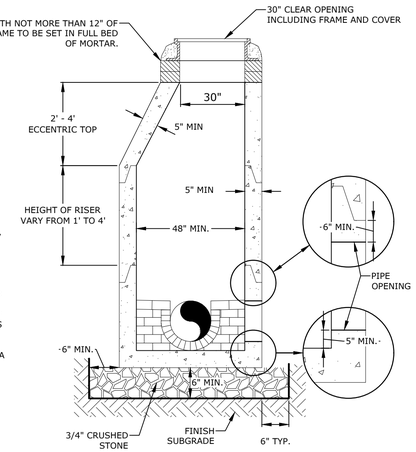


SECTION B-B



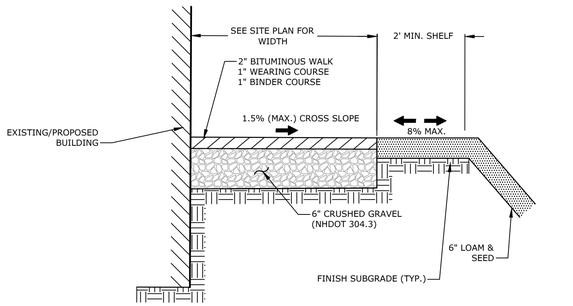
SECTION A-A

NOTES:
1. ALL SEWER MANHOLES, AS WELL AS ASSOCIATED PIPES AND APPURTENANCES, SHALL BE CONSTRUCTED TO CITY AND STATE STANDARDS.
2. INVERT AND SHELF TO BE PLACED AFTER EACH LEAKAGE TEST.
3. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
4. INVERT BRICKS SHALL BE LAID ON EDGE.
5. TWO (2) COATS OF BITUMINOUS WATERPROOF COATING SHALL BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
6. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS WITHIN CITY RIGHT OF WAY SHALL BE CITY STANDARD HINGE COVERS MANUFACTURED BY EJ. FRAMES AND COVERS WILL BE PURCHASED FROM THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. ALL OTHER MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) WORD "SEWER" SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
7. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT.
8. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.



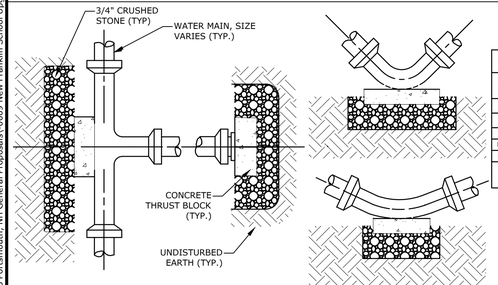
TYPICAL SECTION

SEWER MANHOLE
NO SCALE



NOTES:
1. SEE SITE PLAN FOR SIDEWALK WIDTH, AND LOCATIONS.
2. SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR WALK AND SIDESLOPE GRADES.

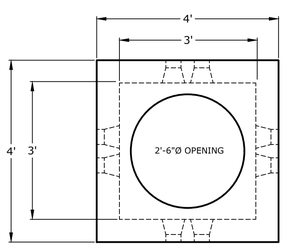
BITUMINOUS CONCRETE SIDEWALK
NO SCALE



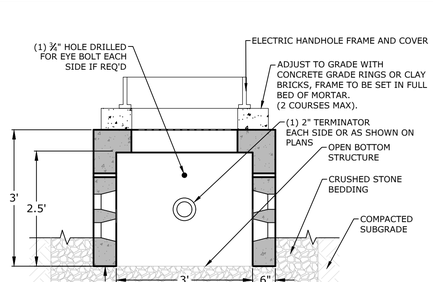
SQUARE FEET OF MINIMUM BEARING AREA						
NOMINAL DIA. (in)	PIPE SIZE					
	4"	6"	8"	10"	12"	16"
PIPE FITTINGS	"	"	5.18	7.96	11.43	20.29
A 90°	"	4.11	7.33	11.26	16.17	28.69
C 45°	"	"	"	6.10	8.75	15.53
D 22-1/2°	"	"	"	"	4.46	7.92
E 11-1/4°	"	"	"	"	"	"
*SEE NOTE 2	SYSTEM PRESSURE: 125 psi SAFETY FACTOR: 1.5 SOIL BEARING CAPACITY: 2,000 psf					

NOTES:
1. ALL THRUST BLOCKS SHALL BE PRE-CAST CONCRETE UNLESS APPROVED BY THE CITY ENGINEER.
2. 2'X2'X2' MINIMUM THRUST BLOCK REQUIRED, ANY BEARING AREA OVER 4 SF REQUIRES THRUST BLOCKS, RESTRAINED JOINTS AND CALCULATIONS ASSOCIATED WITH THE JOINT.
4. FOR MINIMUM BEARING AREAS OVER 4 SF, THE LENGTH (L) OF THE BLOCK IS APPROXIMATELY TWICE AS LONG AS THE HEIGHT (H).
5. THE MINIMUM BEARING AREAS SHOWN IN THE THRUST BLOCK SCHEDULE ARE BASED ON A SYSTEM PRESSURE OF 125 PSI. IF THE SYSTEM PRESSURE IS ABOVE 125 PSI, INCREASE THE NOTED AREAS PROPORTIONALLY TO THE ACTUAL SYSTEM PRESSURE.
6. PLACE CRUSHED STONE BEHIND THRUST BLOCK AGAINST UNDISTURBED SOIL.
7. PLACE THRUST BLOCK ALONG MAXIMUM LENGTH OF THE FITTING TO MAXIMIZE BEARING AREA.
8. CONCRETE COMPRESSIVE STRENGTH: 2,000 PSI MINIMUM.
9. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
10. INSTALLATION AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE WITH CITY OF PORTSMOUTH WATER DEPARTMENT STANDARDS.

THRUST BLOCKING DETAIL
NO SCALE



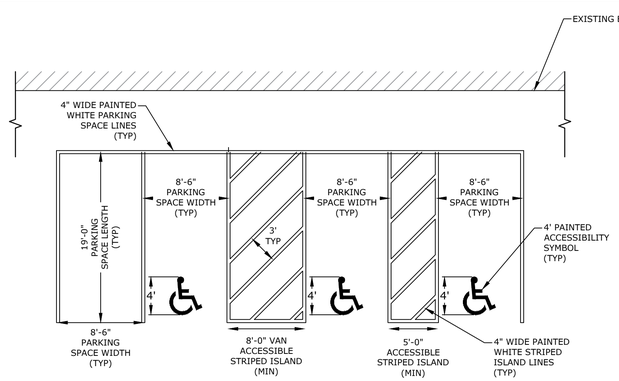
PLAN VIEW



SECTION A-A

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN LOADING: AASHTO HS-20-44.
3. STEEL REINFORCEMENT CONFORMS TO ASTM A615, GRADE 60.
4. MINIMUM STEEL COVER 1".

3' x 3' HANDHOLE
NO SCALE



NOTES
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F. PAINT SHALL BE APPLIED PER MANUFACTURER RECOMMENDATIONS.
2. SYMBOLS & PARKING STALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ALL STATE AND LOCAL REQUIREMENTS.
3. FINISH PAVEMENT GRADES AT ALL HANDICAP ACCESSIBLE STALLS AND PAINTED ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.

TYPICAL PARKING SPACE STRIPING AND ACCESSIBLE ACCESS LAYOUT
NO SCALE

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

STATE OF NEW HAMPSHIRE
ERIC S. DOREMUS
No. 16308
REGISTERED PROFESSIONAL ENGINEER
Eric Doremus
04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

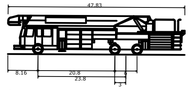
PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	EGD

DETAILS SHEET

SCALE: AS SHOWN

C-603

Last Saved: 4/29/2026
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Tighe & Bond:\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg



Portsmouth Fire Truck	
Overall Length	47.830ft
Overall Width	8.500ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.00°

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

CBF CBDH NHB 6X6 FLUSH

LIMITS OF WETLAND (<10,000 SF)

EOP

6"CIP(1913)

VGC

UTILITY POLE W/ ELECTRIC METER

25' VEGETATED BUFFER

50' LIMITED CUT BUFFER

BUILDING ADDITION 2
2,340 SF

FF=47.1

100' JURISDICTIONAL WETLAND BUFFER

VBC

6"

"VIOLET DAVIS MEMORIAL PLAYGROUND"

LIMITS OF WETLAND (TYP.)

UTILITY POLE

100' JURISDICTION WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

"ACCESSIBLE PARKING" SIGN ON BUILDING

MAP 220 LOT 2
13.27 Ac.±

FF=47.2

BUILDING ADDITION 1
515 SF

FF=47.3

BUILDING ADDITION 3
5,970 SF

STUDENT DROP OFF ONLY

POLICE KEY BOX

"NO IDLING CLEAN AIR" SIGN ON BUILDING

STOP

LOCATION OF UTILITY PER RECORD INFORMATION PROVIDED BY THE CITY OF PORTSMOUTH

8"CLDI(1974)

0 20' 40'
SCALE: 1" = 20'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

FIRE TRUCK TURNING PLAN

SCALE: AS SHOWN

C-700

Last Saved: 5/7/2026
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PRE-DEVELOPMENT WATERSHED LEGEND

PRE-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

PRE 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

LIMITS OF WETLAND (TYP.)

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

799

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

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ERIC S. DOREMUS No. 16308 — STATE OF NEW HAMPSHIRE — LICENSED PROFESSIONAL ENGINEER
Eric Doremus 04/29/2026

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
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APPROVED BY:	EGD

PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-800

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POST-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

POST 1.0 — POST DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

BUILDING ADDITION 2
2,340 SF

POST 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

LIMITS OF WETLAND (TYP.)

25' VEGETATED WETLAND BUFFER

50' LIMITED CUT BUFFER

LIMIT OF WETLAND

799

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

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177 Corporate Drive
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New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

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Plotted: 05/07/2026 2:26:5:15pm By: MFillion
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1 BUILDING PLAN - FOR TAC REVIEW
Scale: NTS

TAC INFORMATION:

GROSS AREA (BUILDING ONLY)
(NEW) PHASE 1: 3,281 SF
(NEW) PHASE 2: 6,063 SF
TOTAL: 9,344 SF

(EXISTING) PHASE 3: 40,506 SF

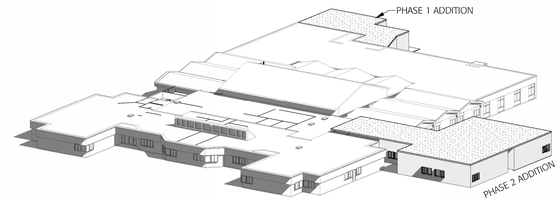
GRAND TOTAL (NEW + EXISTING): 49,850 SF

STATEMENT OF USES:
BUILDING IS A SINGLE STORY ELEMENTARY SCHOOL (EDUCATIONAL OCCUPANCY) W/ BUSINESS (OFFICES), ASSEMBLY (GYM, CAFETERIA), STORAGE, AND MECHANICAL SUPPORT SPACES.

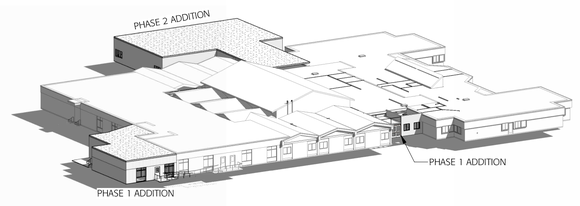
OVERHANGS:
PROPOSED OVERHANGS NOT SHOWN. SOFFIT PROJECTIONS = 4"
EXISTING OVERHANGS NOT SHOWN. SOFFIT PROJECTIONS RANGE FROM 2" TO 20".

FIRST FLOOR ELEVATION:
SEE CIVIL PLAN / SURVEY FOR FIRST FLOOR ELEVATION AND GRADE PLANE.

MASSING:



2 MASSING FOR TAC 1
Scale:



3 MASSING FOR TAC 2
Scale:

banwell ARCHITECTS
THE CARRIAGE HOUSE
6 SOUTH PARK STREET
LEBANON, NH 03766
T: (603) 448 3778

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ELECTRICAL:
SEACOAST CONSULTING ENGINEERS, LLC
261 JENNIE LANE
ELLIOT, MAINE 03903
T: (207) 475-7054

MECHANICAL/PLUMBING:
ENERGY EFFICIENT INVESTMENTS, INC.
296 AVENUE D
WILLISTON, VT 05495
T: (603) 423-6000

FIRE PROTECTION:
DEFERRED SUBMITTAL

VITAL INFORMATION REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE WORK IS CONTAINED IN THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

REVISION	DATE	COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT:
NEW FRANKLIN ELEMENTARY SCHOOL - PHASE 1
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801

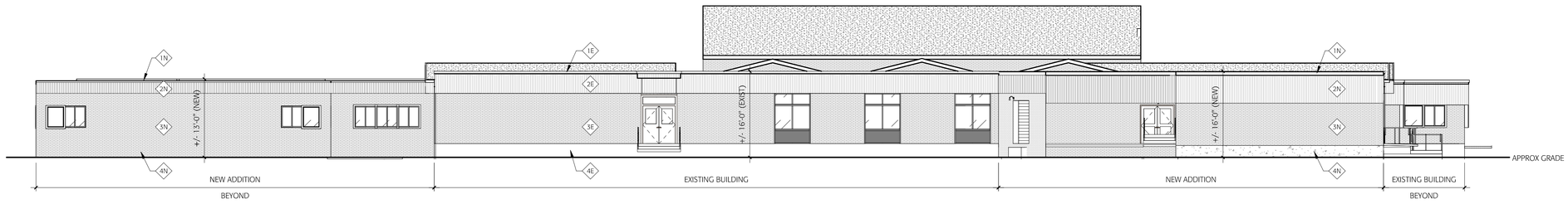
ISSUED:
TAC REVIEW

DRAWING
FLOOR PLAN DATA

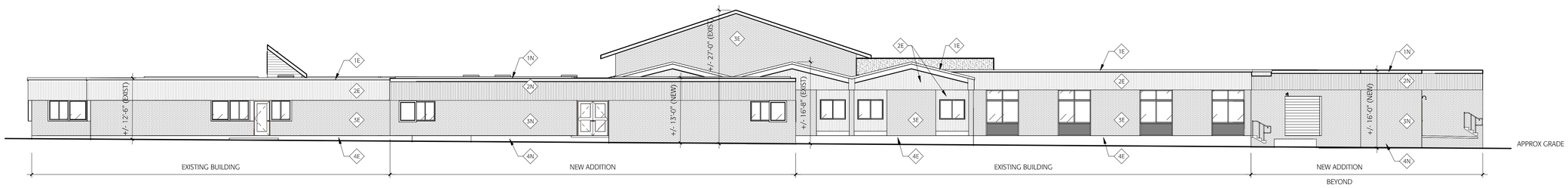
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SHEET NUMBER:
TAC 100

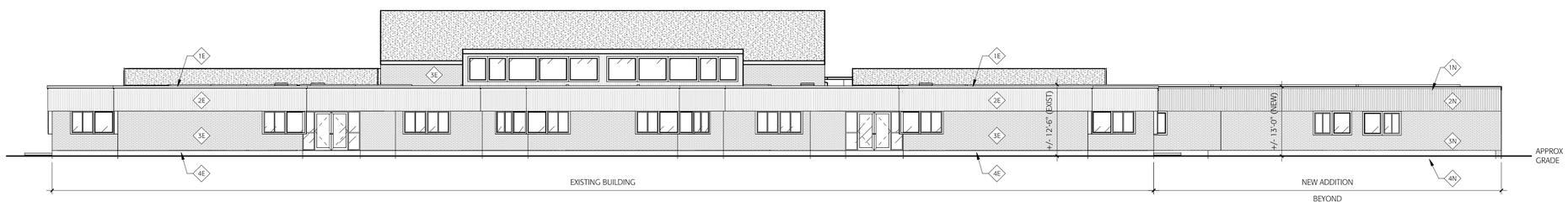
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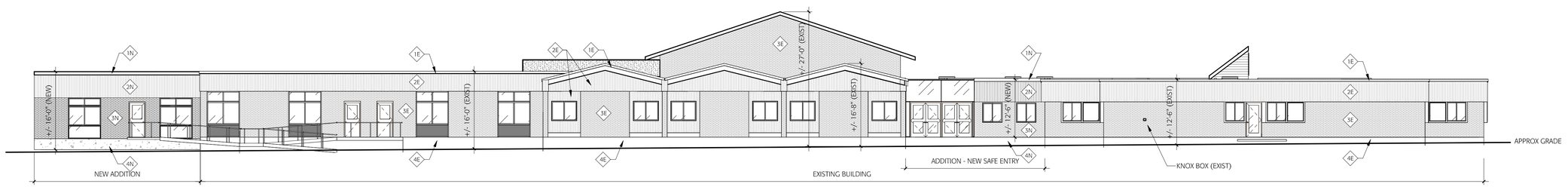
1 ELEVATION - NORTH (P)
NTS



2 ELEVATION - EAST (P)
NTS



3 ELEVATION - SOUTH (P)
NTS



4 ELEVATION - WEST (P)
NTS

MATERIALS LEGEND KEY:

1E	METAL DRIP EDGE (EXISTING)
1N	METAL DRIP EDGE (NEW)
2E	VERTICAL VINYL SIDING (EXISTING)
2N	VERTICAL VINYL SIDING (NEW)
3E	BRICK VENEER (EXISTING)
3N	BRICK VENEER (NEW)
4E	CONCRETE FOUNDATION (EXISTING)
4N	CONCRETE FOUNDATION (NEW)

banwell ARCHITECTS
THE CARRIAGE HOUSE
6 SOUTH PARK STREET
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FIRE PROTECTION:
DEFERRED SUBMITTAL

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REVISION	DATE	COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT:
NEW FRANKLIN ELEMENTARY SCHOOL - PHASE 1
1 FRANKLIN DRIVE
PORTSMOUTH, NH 03801

ISSUED:
TAC REVIEW

DRAWING TITLE:
ELEVATION DATA

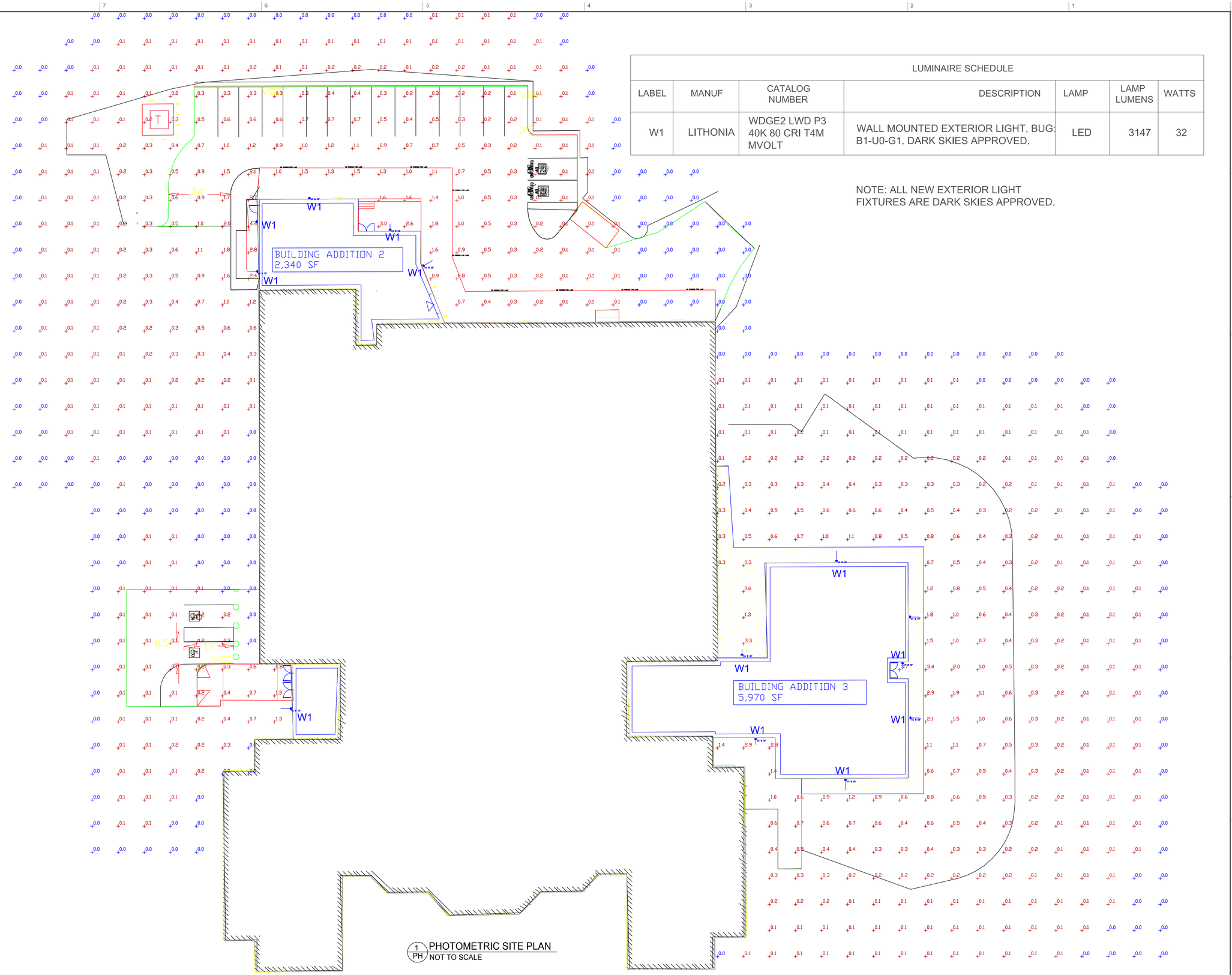
PROJECT NO: 19-602 DATE: 3/23/2026

SHEET NUMBER:
TAC200

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3/20/2026 5:35:14 PM

LUMINAIRE SCHEDULE						
LABEL	MANUF	CATALOG NUMBER	DESCRIPTION	LAMP	LAMP LUMENS	WATTS
W1	LITHONIA	WDGE2 LWD P3 40K 80 CRI T4M MVOLT	WALL MOUNTED EXTERIOR LIGHT, BUG: B1-U0-G1. DARK SKIES APPROVED.	LED	3147	32

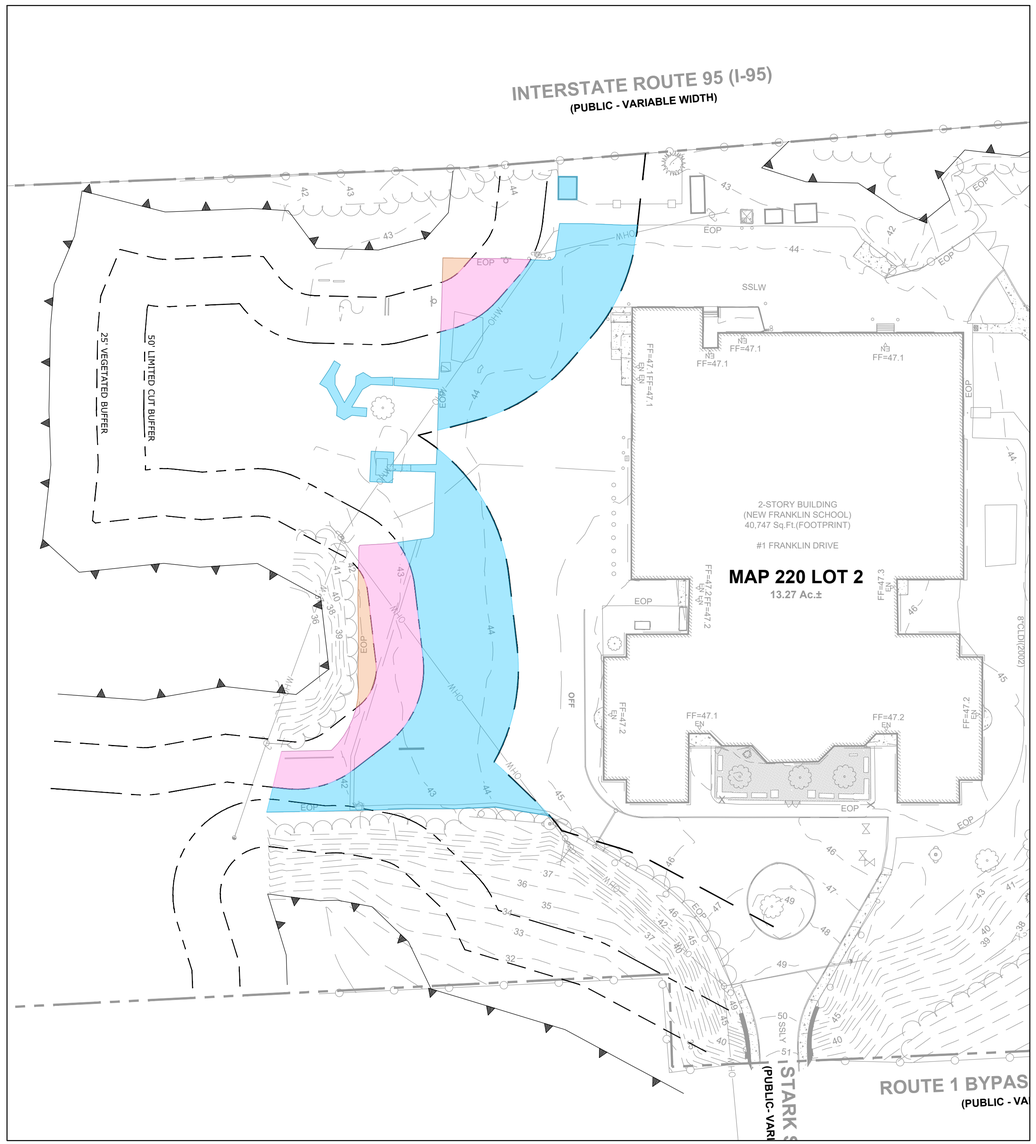
NOTE: ALL NEW EXTERIOR LIGHT FIXTURES ARE DARK SKIES APPROVED.


W1
BUILDING ADDITION 2
2,340 SF
W1
W1
W1
W1
W1
W1
W1
W1
W1
W1
BUILDING ADDITION 3
5,970 SF
W1
W1
W1
W1
W1
W1
W1
W1
W1
W1

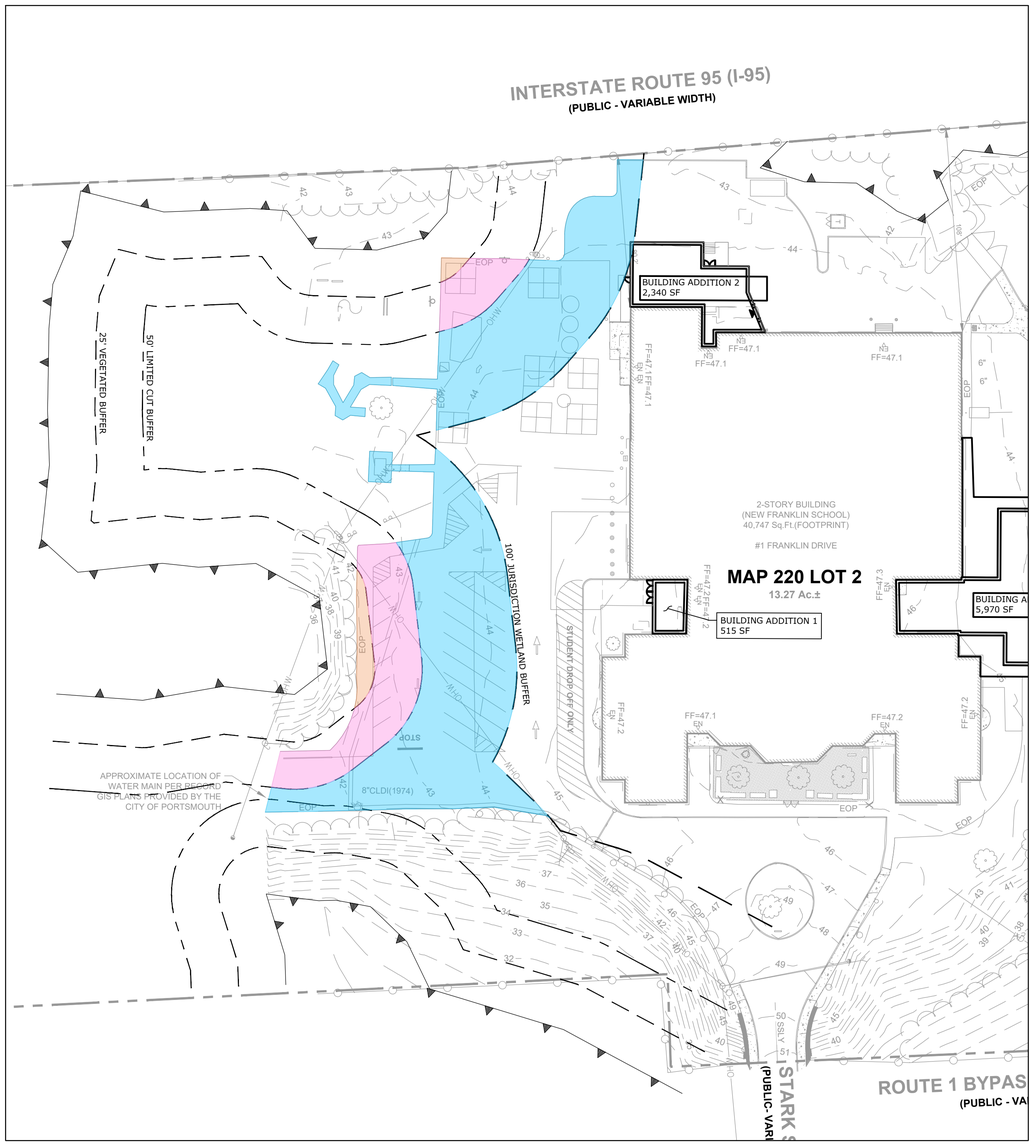
NEW FRANKLIN SCHOOL UPGRADES
1 FRANKLIN DRIVE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER IMPERVIOUS SURFACE EXHIBIT

Impervious Surface Within Buffer Area		
Local Wetland Buffer Setback	Impervious Surface	
	Existing Condition	Proposed Condition
0 - 25 FT	586 SF	586 SF
25 - 50 FT	4,681 SF	4,681 SF
50 - 100 FT	16,869 SF	17,404 SF
Total Impervious Surface	**22,136 SF**	**22,671 SF**
Net Impervious Surface	**+535 SF**	



EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'

0 40' 80'
SCALE: 1" = 40'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth,
New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

WETLAND BUFFER AREA EXHIBIT

SCALE: AS SHOWN

Figure 1

Last Saved: 5/7/2026
Plotted: Thursday, May 07, 2026 9:38am By: MFillion
Tighe & Bond: \\tighebond.com\data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

NEW FRANKLIN SCHOOL UPGRADES
1 FRANKLIN DRIVE
PORTSMOUTH, NEW HAMPSHIRE

WETLAND BUFFER SURFACE COVER EXHIBIT

LEGEND

- WETLAND AREA
- IMPERVIOUS AREA
- MAINTAINED GRASS/LAWN COVER
- GREEN ASH (*fraxinus pennsylvanica)*
- UPLAND VEGETATION
- RESTORED 25' VEGETATED WETLAND BUFFER

100' Buffer Existing Surface Cover Summary

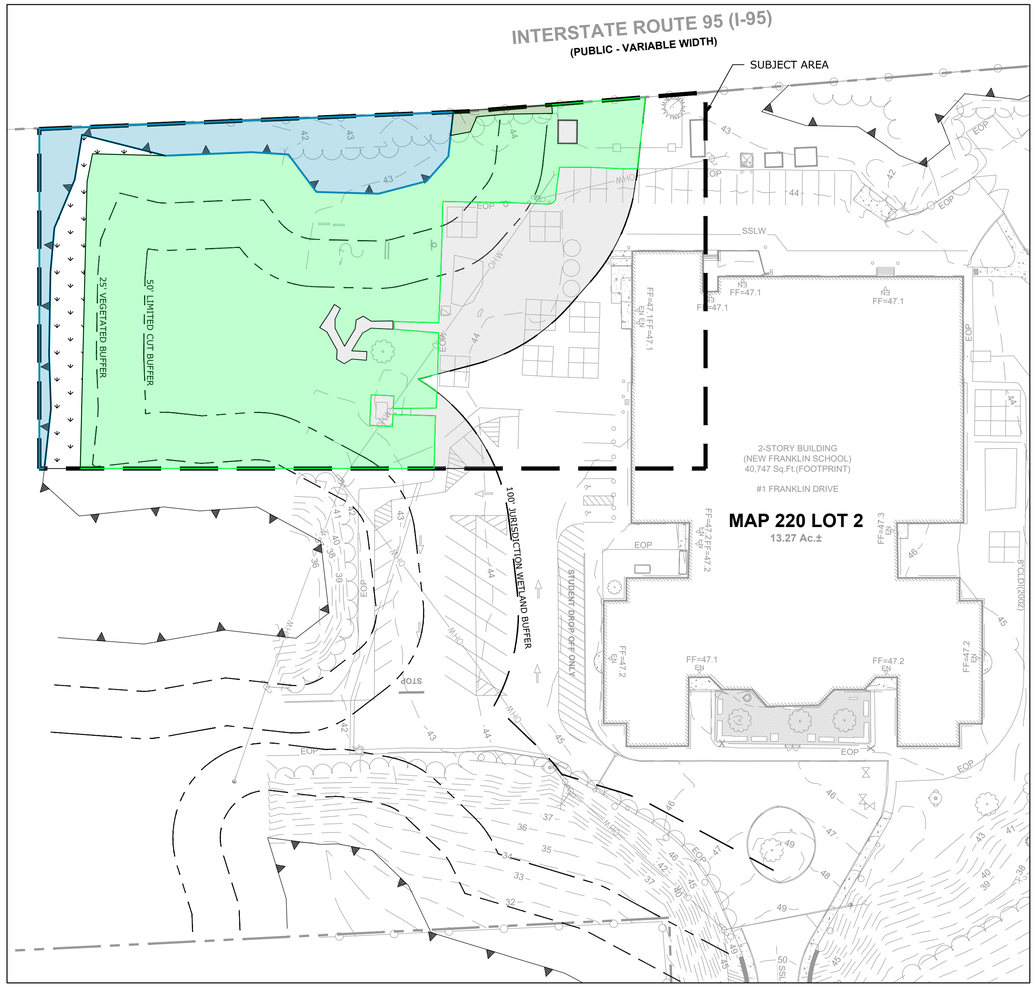
Surface Cover	Area	Percentage of Subject Area
Impervious	8,748 SF	19.47%
Maintained Grass/Lawn	33,031 SF	73.51%
Green Ash (*fraxinus pennsylvanica*)	292 SF	0.65%
Upland Vegetation	2,860 SF	6.37%
Total Area:	**44,931 SF**	

NOTES:
1. IMPERVIOUS COVER INCLUDES PAVED PARKING AREA, EXISTING SHED, AND PLAYGROUND EQUIPEMENT.
2. INVASIVE SPECIES WERE NOT OBSERVED WITHIN 100' BUFFER OF WETLAND LOCATED IN SUBJECT AREA.

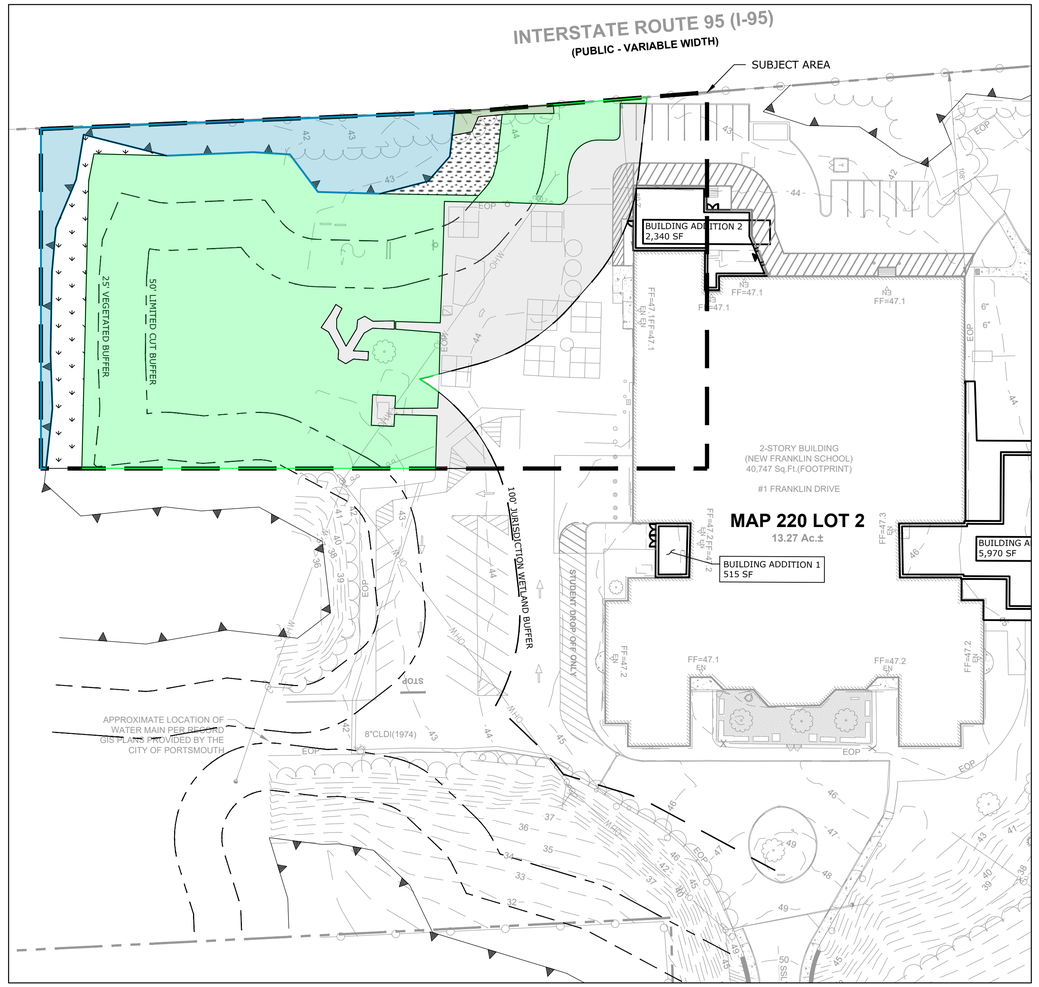
100' Buffer Proposed Surface Cover Summary

Surface Cover	Area	Percentage of Subject Area	Change
Impervious	9,283 SF	20.66%	+535 SF (1.19%)
Maintained Grass/Lawn	31,371 SF	69.82%	-1,660 SF (-3.69%)
Green Ash (*fraxinus pennsylvanica*)	292 SF	0.65%	0
Restored 25' Vegetated Wetland Buffer	1,125 SF	2.50%	+1,125 SF (+2.50%)
Upland Vegetation	2,860 SF	6.37%	0
Total Area:	**44,931 SF**		

NOTES:
1. IMPERVIOUS COVER INCLUDES PAVED PARKING AREA, EXISTING SHED, AND PLAYGROUND EQUIPEMENT.
2. INVASIVE SPECIES WERE NOT OBSERVED WITHIN 100' BUFFER OF WETLAND LOCATED IN SUBJECT AREA.
3. RESTORED 25' VEGETATED WETLAND BUFFER SHALL BE PLANTED WITH CONSERVATION SEED MIX, AND MAINTAINED ACCORDINGLY.



EXISTING WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'



PROPOSED WETLAND BUFFER IMPERVIOUS SURFACE
SCALE 1" = 40'

0 40' 80'
SCALE: 1" = 40'

Tighe&Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

WETLAND BUFFER SURFACE COVER EXHIBIT

SCALE: AS SHOWN

Figure 2

Last Saved: 5/7/2026
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Tighe & Bond: \\tighebond.com\data\Data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg

Tighe & Bond

Partnership with purpose

New Franklin School
1 Franklin Ave
Portsmouth, NH 03801

Drainage Analysis

Prepared For:

City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

May 8, 2026

TECHNICAL MEMORANDUM

Drainage Analysis

TO: City of Portsmouth Conservation Commission

FROM: Neil Hansen, PE

COPY: Portsmouth School Department | SAU 52

DATE: May 8, 2026



1.0 Project Description

The project site is located at 1 Franklin Avenue and is identified as Map 220, Lot 2 on the City of Portsmouth Tax Maps.

The proposed project consists of the construction of three (3) additions to the existing New Franklin Elementary School. The first addition, approximately 500 square feet, will function as a vestibule entrance to serve student drop-off activities. The second addition, approximately 2,350 square feet, will provide an additional kindergarten classroom and a loading zone. The third addition, approximately 6,000 square feet, will accommodate new third- and fourth-grade classrooms.

The project also includes associated site, grading, drainage, and utilities improvements. These improvements consist of the installation of an accessible path of egress around the third building addition, as well as the creation of an accessible pathway at the main entrance located southwest of the existing building. The relocation of water, sewer, and electrical utilities will be required to allow for the proposed building expansion.

2.0 Drainage Analysis

The proposed project will create approximately 6,330 square feet of additional impervious surface compared to existing conditions. Currently, stormwater runoff from the existing Northwest parking area flows northwest toward an adjacent wetland, where it is collected by an existing catch basin and conveyed through a closed drainage system before discharging off-site.

To improve upon these existing conditions, runoff from the proposed parking area and building will be intercepted by new curbing and redirected to deep sump catch basins equipped with oil-water separator hoods. The additional proposed roof runoff will be discharged directly to a closed drainage system. This system will provide an additional level of pre-treatment prior to discharge into the existing closed drainage network and subsequent off-site conveyance.

Due to project budget constraints, full stormwater quality treatment and detention for the proposed impervious surfaces is not being proposed at this time. However, the selected design approach represents a practical and cost-effective improvement over existing conditions by reducing the direct discharge of untreated runoff to the wetland.

Overall, the proposed improvements will limit the amount of untreated impervious surface runoff reaching the wetland while enhancing stormwater management relative to the current site conditions.

2.1 Pre- and Post-Development Comparison

The pre-development and post-development watershed areas have been evaluated using a single point of analysis, designated as PA-1. This point is located at the connection between the proposed drainage system and the existing catch basin, prior to discharge off-site.

The location of PA-1 remains unchanged between pre- and post-development conditions. Additionally, the overall contributing sub-catchment areas to this point will remain consistent under both scenarios.

The post-development watershed will largely reflect existing site conditions, with the primary changes consisting of proposed building additions and a reconfigured parking area. These modifications will result in an increase of approximately ±6,330 square feet of impervious surface within the watershed.

2.2 Peak Rate Comparison

The peak discharge rates at these points of analysis were determined by analyzing Type III, 24-hour storm events. The rainfall data for these storm events were obtained from the data published by the Northeast Regional Climate Center at Cornell University.

The following table summarizes and compares the pre- and post-development peak runoff rates for the 2-year, 10-year, 25-year and 50-year storm events at the point of analysis.

Table 2.2 – Comparison of Pre- and Post- Development Flows

Point of Analysis	Pre/**Post** 2-Year Storm (cfs)	Pre/**Post** 10-Year Storm (cfs)	Pre/**Post** 25-Year Storm (cfs)	Pre/**Post** 50-Year Storm (cfs)
PA1	2.11/**2.89**	5.43/**6.67**	8.39/**9.94**	11.23/**13.13**

PRE-DEVELOPMENT WATERSHED LEGEND

PRE-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

PRE 1.0 — PRE DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

APPROXIMATE LOCATION OF WATER MAIN PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

PRE 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

LIMITS OF WETLAND (TYP.)

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

799

LIMIT OF WETLAND

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

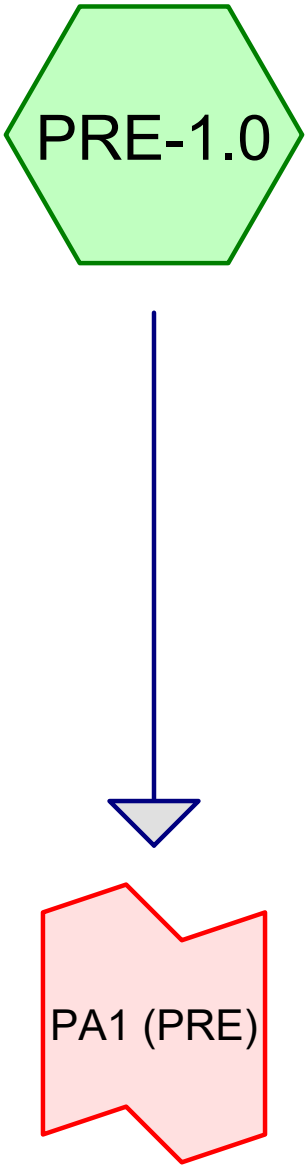
PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

PRE-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-800

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Subcat Reach Pond Link

Routing Diagram for Pre-Development Model
Prepared by Tighe & Bond, Printed 5/8/2026
HydroCAD® 10.20-4c s/n 01453 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type II 24-hr		Default	24.00	1	3.20	2
2	10-yr	Type II 24-hr		Default	24.00	1	4.86	2
3	25-yr	Type II 24-hr		Default	24.00	1	6.16	2
4	50-yr	Type II 24-hr		Default	24.00	1	7.38	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.087	49	50-75% Grass cover, Fair, HSG A (PRE-1.0)
0.673	98	Paved parking, HSG A (PRE-1.0)
1.761	**68**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.761	HSG A	PRE-1.0
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.761		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.087	0.000	0.000	0.000	0.000	1.087	50-75% Grass cover, Fair	PRE-1.0
0.673	0.000	0.000	0.000	0.000	0.673	Paved parking	PRE-1.0
1.761	**0.000**	**0.000**	**0.000**	**0.000**	**1.761**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>0.65"
Flow Length=568' Tc=6.1 min CN=68 Runoff=2.11 cfs 0.095 af

Link PA1 (PRE): Inflow=2.11 cfs 0.095 af
Primary=2.11 cfs 0.095 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.095 af Average Runoff Depth = 0.65"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af, Depth> 0.65"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.20"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 0.65" for 2-yr event
Inflow = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af
Primary = 2.11 cfs @ 11.99 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>1.62"
Flow Length=568' Tc=6.1 min CN=68 Runoff=5.43 cfs 0.237 af

Link PA1 (PRE): Inflow=5.43 cfs 0.237 af
Primary=5.43 cfs 0.237 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.237 af Average Runoff Depth = 1.62"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af, Depth> 1.62"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.86"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 1.62" for 10-yr event
Inflow = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af
Primary = 5.43 cfs @ 11.98 hrs, Volume= 0.237 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>2.51"
Flow Length=568' Tc=6.1 min CN=68 Runoff=8.39 cfs 0.369 af

Link PA1 (PRE): Inflow=8.39 cfs 0.369 af
Primary=8.39 cfs 0.369 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.369 af Average Runoff Depth = 2.51"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

Runoff = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af, Depth> 2.51"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=6.16"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 2.51" for 25-yr event
Inflow = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af
Primary = 8.39 cfs @ 11.98 hrs, Volume= 0.369 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPRE-1.0: Runoff Area=76,696 sf 38.25% Impervious Runoff Depth>3.43"
Flow Length=568' Tc=6.1 min CN=68 Runoff=11.23 cfs 0.503 af

Link PA1 (PRE): Inflow=11.23 cfs 0.503 af
Primary=11.23 cfs 0.503 af

Total Runoff Area = 1.761 ac Runoff Volume = 0.503 af Average Runoff Depth = 3.43"
61.75% Pervious = 1.087 ac 38.25% Impervious = 0.673 ac

Summary for Subcatchment PRE-1.0:

[47] Hint: Peak is 133% of capacity of segment #3

Runoff = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af, Depth> 3.43"
Routed to Link PA1 (PRE) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-yr Rainfall=7.38"

Area (sf)	CN	Description
29,335	98	Paved parking, HSG A
47,361	49	50-75% Grass cover, Fair, HSG A
76,696	68	Weighted Average
47,361		61.75% Pervious Area
29,335		38.25% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	44	0.0180	1.12		**Sheet Flow, Parking Area** Smooth surfaces n= 0.011 P2= 3.20"
4.6	192	0.0100	0.70		**Shallow Concentrated Flow, Woods Area Against Parking** Short Grass Pasture Kv= 7.0 fps
0.8	332	0.0170	6.86	8.42	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Cast iron, coated
6.1	568	Total			

Summary for Link PA1 (PRE):

Inflow Area = 1.761 ac, 38.25% Impervious, Inflow Depth > 3.43" for 50-yr event
Inflow = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af
Primary = 11.23 cfs @ 11.97 hrs, Volume= 0.503 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

POST-DEVELOPMENT WATERSHED BOUNDARY

LONGEST FLOW PATH

POST 1.0 — POST DEVELOPMENT WATERSHED AREA DESIGNATION

PA-1 — POINT OF ANALYSIS

USDA WEB SOIL SURVEY HYDROLOGIC SOIL GROUP (HSG) LEGEND

SYMBOL	SOIL TYPE, SLOPE RATING	HSG
799	URBAN LAND-CANTON COMPLEX, 3 TO 15 PERCENT SLOPES	A

INTERSTATE ROUTE 95 (I-95)
(PUBLIC - VARIABLE WIDTH)

LIMITS OF WETLAND (<10,000 SF)

6"X6" CONCRETE BOUND W/ DRILL HOLE (NHB) FOUND, FLUSH

BUILDING ADDITION 2
2,340 SF

POST 1.0

50' LIMITED CUT BUFFER

25' VEGETATED BUFFER

100' JURISDICTIONAL WETLAND BUFFER

2-STORY BUILDING
(NEW FRANKLIN SCHOOL)
40,747 Sq.Ft.(FOOTPRINT)

#1 FRANKLIN DRIVE

MAP 220 LOT 2
13.27 Ac.±

BUILDING ADDITION 1
515 SF

BUILDING ADDITION 3
5,970 SF

LIMITS OF WETLAND (TYP.)

25' VEGETATED WETLAND BUFFER

50' LIMITED CUT BUFFER

LIMIT OF WETLAND

799

25' VEGETATED WETLAND BUFFER

100' JURISDICTIONAL WETLAND BUFFER

50' LIMITED CUT BUFFER

PA-1

POSSIBLE COVERED DRAINAGE STRUCTURE PER RECORD GIS PLANS PROVIDED BY THE CITY OF PORTSMOUTH

0 30' 60'
SCALE: 1" = 30'

Tighe & Bond
177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

New Franklin School Upgrades

Portsmouth School Department
SAU 52

Portsmouth, New Hampshire

MARK	DATE	DESCRIPTION
1	5/8/2026	WCUP - RTC

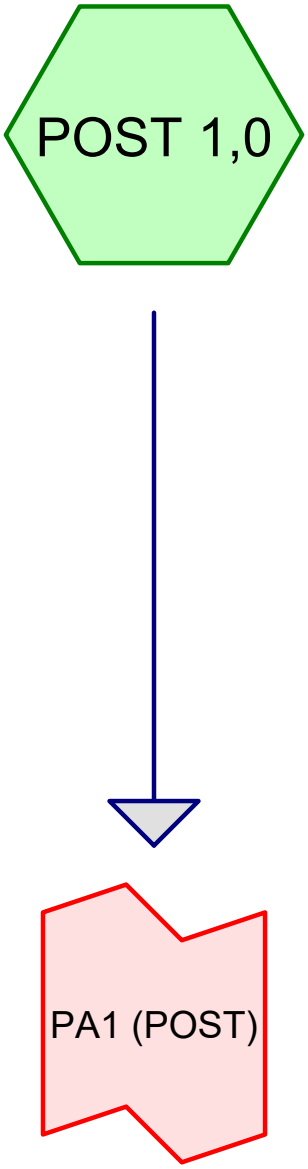
PROJECT NO:	P0766-0009
DATE:	04/29/2026
FILE:	P0766-0009- DSGN - CUP Permit Set.dwg
DRAWN BY:	MKF
DESIGNED BY:	EGD
CHECKED BY:	NAH
APPROVED BY:	NAH

POST-DEVELOPMENT WATERSHED PLAN

SCALE: AS SHOWN

C-801

Last Saved: 5/7/2026 2:26:5:15pm By: MFillion
Plotted: 05/07/2026 2:26:5:15pm By: MFillion
Tighe & Bond:\\tighebond.com\data\Projects\P\P0766 Portsmouth, NH General Proposals\-0009 New Franklin School Upgrades\Drawings\AutoCAD\Sheet\P0766-0009- DSGN - CUP Permit Set.dwg



Subcat Reach Pond Link

Routing Diagram for Pre-Development Model
Prepared by Tighe & Bond, Printed 5/8/2026
HydroCAD® 10.20-4c s/n 01453 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type II 24-hr		Default	24.00	1	3.20	2
2	10-yr	Type II 24-hr		Default	24.00	1	4.86	2
3	25-yr	Type II 24-hr		Default	24.00	1	6.16	2
4	50-yr	Type II 24-hr		Default	24.00	1	7.38	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.953	49	50-75% Grass cover, Fair, HSG A (POST 1,0)
0.818	98	Paved parking, HSG A (POST 1,0)
1.771	**72**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
1.771	HSG A	POST 1,0, POST 1,0
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
1.771		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.953	0.000	0.000	0.000	0.000	0.953	50-75% Grass cover, Fair	POST 1,0
0.818	0.000	0.000	0.000	0.000	0.818	Paved parking	POST 1,0
1.771	**0.000**	**0.000**	**0.000**	**0.000**	**1.771**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>0.83"
Flow Length=567' Tc=5.0 min CN=72 Runoff=2.89 cfs 0.123 af

Link PA1 (POST): Inflow=2.89 cfs 0.123 af
Primary=2.89 cfs 0.123 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.123 af Average Runoff Depth = 0.83"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 115% of capacity of segment #3

Runoff = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af, Depth> 0.83"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.20"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 0.83" for 2-yr event
Inflow = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af
Primary = 2.89 cfs @ 11.97 hrs, Volume= 0.123 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>1.91"
Flow Length=567' Tc=5.0 min CN=72 Runoff=6.67 cfs 0.282 af

Link PA1 (POST): Inflow=6.67 cfs 0.282 af
Primary=6.67 cfs 0.282 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.282 af Average Runoff Depth = 1.91"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 265% of capacity of segment #3

Runoff = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af, Depth> 1.91"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.86"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 1.91" for 10-yr event
Inflow = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af
Primary = 6.67 cfs @ 11.96 hrs, Volume= 0.282 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>2.88"
Flow Length=567' Tc=5.0 min CN=72 Runoff=9.94 cfs 0.425 af

Link PA1 (POST): Inflow=9.94 cfs 0.425 af
Primary=9.94 cfs 0.425 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.425 af Average Runoff Depth = 2.88"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 395% of capacity of segment #3
[47] Hint: Peak is 126% of capacity of segment #4

Runoff = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af, Depth> 2.88"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=6.16"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 2.88" for 25-yr event
Inflow = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af
Primary = 9.94 cfs @ 11.96 hrs, Volume= 0.425 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentPOST 1,0: Runoff Area=77,146 sf 46.20% Impervious Runoff Depth>3.85"
Flow Length=567' Tc=5.0 min CN=72 Runoff=13.13 cfs 0.568 af

Link PA1 (POST): Inflow=13.13 cfs 0.568 af
Primary=13.13 cfs 0.568 af

Total Runoff Area = 1.771 ac Runoff Volume = 0.568 af Average Runoff Depth = 3.85"
53.80% Pervious = 0.953 ac 46.20% Impervious = 0.818 ac

Summary for Subcatchment POST 1,0:

[49] Hint: Tc<2dt may require smaller dt
[47] Hint: Peak is 521% of capacity of segment #3
[47] Hint: Peak is 166% of capacity of segment #4

Runoff = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af, Depth> 3.85"
Routed to Link PA1 (POST) :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-yr Rainfall=7.38"

Area (sf)	CN	Description
35,639	98	Paved parking, HSG A
41,507	49	50-75% Grass cover, Fair, HSG A
77,146	72	Weighted Average
41,507		53.80% Pervious Area
35,639		46.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	47	0.0200	2.87		**Shallow Concentrated Flow, Parking Area** Paved Kv= 20.3 fps
0.4	18	0.0100	0.70		**Shallow Concentrated Flow, Grass** Short Grass Pasture Kv= 7.0 fps
0.8	158	0.0050	3.21	2.52	**Pipe Channel, Pipe Network** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013 Cast iron, coated
0.9	344	0.0150	6.45	7.91	**Pipe Channel, Pipe Network** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Corrugated PE, smooth interior
2.4	567	Total, Increased to minimum Tc = 5.0 min			

Summary for Link PA1 (POST):

Inflow Area = 1.771 ac, 46.20% Impervious, Inflow Depth > 3.85" for 50-yr event
Inflow = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af
Primary = 13.13 cfs @ 11.96 hrs, Volume= 0.568 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Appendix A – Web Soil Survey

Soil Map—Rockingham County, New Hampshire
(New Franklin School - Web Soil Survey Map)



Map Scale: 1:2,780 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
799	Urban land-Canton complex, 3 to 15 percent slopes	15.0	100.0%
Totals for Area of Interest		**15.0**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Rockingham County, New Hampshire

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

Map Unit Setting

National map unit symbol: 9cq0
Elevation: 0 to 1,000 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 120 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent
Canton and similar soils: 20 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Canton

Setting

Parent material: Till

Typical profile

H1 - 0 to 5 inches: gravelly fine sandy loam
H2 - 5 to 21 inches: gravelly fine sandy loam
H3 - 21 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Udorthents

Percent of map unit: 5 percent
Hydric soil rating: No

Squamscott and scitico

Percent of map unit: 4 percent
Landform: Marine terraces
Hydric soil rating: Yes

Boxford and eldridge

Percent of map unit: 4 percent
Hydric soil rating: No

Walpole

Percent of map unit: 4 percent

Landform: Depressions
Hydric soil rating: Yes

Scituate and newfields
Percent of map unit: 4 percent
Hydric soil rating: No

Chatfield
Percent of map unit: 4 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockingham County, New Hampshire
Survey Area Data: Version 28, Sep 9, 2025

Appendix B – Rainfall Data

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.077 degrees North
Longitude	70.777 degrees West
Elevation	10 feet
Date/Time	Thu Mar 19 2026 16:53:08 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	**1yr**	0.70	0.98	1.21	1.56	2.03	2.66	2.92	**1yr**	2.35	2.80	3.21	3.93	4.54	**1yr**
2yr	0.32	0.50	0.62	0.81	1.02	1.30	**2yr**	0.88	1.18	1.51	1.94	2.48	3.20	3.56	**2yr**	2.84	3.43	3.93	4.67	5.32	**2yr**
5yr	0.37	0.58	0.73	0.97	1.24	1.60	**5yr**	1.07	1.46	1.88	2.42	3.13	4.06	4.57	**5yr**	3.59	4.39	5.03	5.92	6.69	**5yr**
10yr	0.41	0.65	0.82	1.11	1.45	1.88	**10yr**	1.25	1.72	2.22	2.88	3.74	4.86	5.52	**10yr**	4.30	5.31	6.07	7.09	7.96	**10yr**
25yr	0.48	0.76	0.96	1.33	1.77	2.33	**25yr**	1.52	2.13	2.76	3.62	4.73	6.16	7.09	**25yr**	5.45	6.81	7.78	9.00	10.03	**25yr**
50yr	0.53	0.85	1.09	1.53	2.06	2.74	**50yr**	1.78	2.52	3.27	4.31	5.64	7.38	8.57	**50yr**	6.53	8.24	9.39	10.78	11.96	**50yr**
100yr	0.59	0.96	1.24	1.76	2.40	3.24	**100yr**	2.07	2.96	3.88	5.13	6.75	8.84	10.36	**100yr**	7.82	9.96	11.34	12.93	14.25	**100yr**
200yr	0.67	1.09	1.41	2.03	2.80	3.81	**200yr**	2.42	3.50	4.59	6.10	8.05	10.59	12.52	**200yr**	9.37	12.04	13.70	15.50	16.99	**200yr**
500yr	0.79	1.30	1.70	2.46	3.45	4.73	**500yr**	2.97	4.35	5.72	7.66	10.18	13.46	16.11	**500yr**	11.91	15.49	17.59	19.72	21.46	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.73	0.88	1yr	0.63	0.87	0.92	1.32	1.67	2.22	2.49	1yr	1.96	2.40	2.85	3.16	3.87	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.34	3.05	3.45	2yr	2.70	3.32	3.82	4.54	5.07	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.12	2.74	3.78	4.19	5yr	3.35	4.03	4.71	5.52	6.23	5yr
10yr	0.38	0.59	0.73	1.02	1.32	1.60	10yr	1.14	1.56	1.81	2.39	3.07	4.37	4.86	10yr	3.86	4.67	5.43	6.40	7.19	10yr
25yr	0.44	0.67	0.83	1.18	1.56	1.90	25yr	1.34	1.86	2.10	2.77	3.55	4.68	5.89	25yr	4.14	5.66	6.64	7.78	8.67	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.17	50yr	1.52	2.12	2.35	3.09	3.95	5.28	6.80	50yr	4.67	6.54	7.71	9.03	10.01	50yr
100yr	0.54	0.81	1.01	1.46	2.01	2.47	100yr	1.73	2.41	2.62	3.43	4.37	5.92	7.85	100yr	5.24	7.55	8.97	10.49	11.54	100yr
200yr	0.59	0.89	1.13	1.63	2.28	2.82	200yr	1.96	2.75	2.93	3.81	4.82	6.63	9.07	200yr	5.86	8.72	10.41	12.20	13.34	200yr
500yr	0.68	1.02	1.31	1.90	2.71	3.37	500yr	2.34	3.29	3.41	4.35	5.50	7.69	10.96	500yr	6.81	10.54	12.69	14.92	16.15	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	1yr	0.77	1.06	1.26	1.74	2.21	2.99	3.15	1yr	2.64	3.03	3.58	4.37	5.04	1yr
2yr	0.33	0.52	0.64	0.86	1.06	1.27	2yr	0.92	1.24	1.48	1.96	2.51	3.42	3.69	2yr	3.03	3.55	4.08	4.83	5.63	2yr
5yr	0.40	0.61	0.76	1.05	1.33	1.62	5yr	1.15	1.58	1.88	2.53	3.24	4.33	4.95	5yr	3.83	4.76	5.36	6.36	7.14	5yr
10yr	0.47	0.72	0.89	1.24	1.60	1.97	10yr	1.38	1.92	2.28	3.10	3.94	5.33	6.18	10yr	4.72	5.94	6.79	7.81	8.73	10yr
25yr	0.57	0.87	1.08	1.55	2.04	2.56	25yr	1.76	2.50	2.94	4.06	5.13	7.81	8.31	25yr	6.91	7.99	9.10	10.30	11.38	25yr
50yr	0.67	1.01	1.26	1.82	2.44	3.11	50yr	2.11	3.04	3.58	4.98	6.28	9.78	10.41	50yr	8.66	10.01	11.37	12.68	13.92	50yr
100yr	0.78	1.18	1.48	2.14	2.94	3.78	100yr	2.53	3.70	4.36	6.13	7.71	12.25	13.04	100yr	10.84	12.54	14.20	15.63	17.04	100yr
200yr	0.92	1.38	1.74	2.53	3.52	4.62	200yr	3.04	4.51	5.31	7.55	9.46	15.38	16.36	200yr	13.62	15.73	17.77	19.27	20.86	200yr
500yr	1.13	1.69	2.17	3.15	4.49	5.99	500yr	3.87	5.85	6.89	9.96	12.43	20.81	22.08	500yr	18.42	21.23	23.91	25.40	27.27	500yr



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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: Jill & Scott Mignon Portsmouth School Department Date Submitted: 5/6/2026 04/29/2026

Application # (in City's online permitting): LU-26-42

Site Address: 1 Franklin Ave Portsmouth, NH 03801 5 Curriers Cove Map: 204 220 Lot: 14 02

☑	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.	DES application mailed to City of Portsmouth on 5/1

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Basic property and wetland resource information. **(10.1017.21)**	DES App. - Pg. 19-24
✔	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. **(10.1017.22)**	Narrative: Pgs. 1-2
✔	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)**	Narrative: Pg. 2
✔	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. **(10.1017.24)**	Narrative: Pgs. 3-4

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
✔	Wetland buffer enhancement plan. **(10.1017.25)**	Narrative: Pgs. 3-4 -- Plans: Sheet C103
✔	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. **(10.1017.26)**	Narrative: Pgs. 3-4 -- Plans: Sheet C103
✔	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)**	Narrative: Pg. 5
☐	Vegetated Buffer Strip slope of greater than or equal to 10%. **(10.1018.22)**	N/A
✔	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. **(10.1018.23/10.1018.24/10.1018.25)**	Narrative: Pg. 4-5
☐	All new pavement within a wetland buffer shall be porous pavement. **(10.1018.31)**	N/A
☐	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. **(10.1018.32)**	N/A
✔	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)**	Narrative: Pg. 5
☑	**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.	Provided on 5/6
✔	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.	Application sent to City of Portsmouth on 5/1

Applicant's Signature: _____ **Date:** 5/6/2026

Owner Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of Portsmouth School Department/SAU 52 (Owner/Applicant), applications and materials in all site design and permitting matters for the proposed *New Franklin School Addition Project* located at 1 Frankin Drive in Portsmouth, New Hampshire on parcel of land identified as Map 220 Lot 2. This project includes the construction of three separate additions to the existing school and associated on-site improvements. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signature	Zachary J. McLaughlin Print Name	3/19/26 Date

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management Program / Wetlands Bureau

Check the status of your application

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

Applicant name: Jill & Scott Migliori		**Town name:** Portsmouth
Administrative Use Only	*File number:*	*Initials:*
	Check number:	*Amount:*

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 Land Resources Management Permit Planning Tool (LRMPPT), the DataCheck Tool, the Stream Crossing Initiative Data Viewer 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 (such as an agreement from the NHDES Ecological Review Section for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ■ No
Protected species or habitat?	■ Yes ☐ No
• If yes, species or habitat name(s):Refer to included DataCheck report	
• DataCheck project ID number:DCT26-0753	
Bog?	☐ Yes ■ No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ■ No
Designated prime wetland or duly-established 100-foot buffer?	■ Yes ☐ No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ■ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ■ No
• Name of Local River Management Advisory Committee (LAC):	
• A copy of the application was sent to the LAC on (mm/dd/yyyy):	
For dredging projects, is the subject property contaminated?	☐ Yes ■ No
• If yes, list contaminant:	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	☐ Yes ■ No
For stream crossing projects, provide watershed size (see LRMPPT 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 proposed project is the construction of a deck, walking paths, grill area, site regrading, and landscaping. The project involves 1,523 SF of permanent impacts and 7,421 SF of temporary impacts to the shoreland zone, of which 94 SF of permanent impacts and 2,938 square feet of temporary impacts are within the waterfront buffer. 1,399 SF of permanent impacts and 5,305 SF of temporary impacts are proposed within the TBZ and 100' Prime Wetland Buffer. A waiver is requested for these impacts and is included in the application.

SECTION 3 - PROJECT LOCATION

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

Address: 5 Curriers Cove

Town or city: Portsmouth

Tax map/block/lot/unit: Map 204 / Lot 14

U.S. Geological Survey (USGS) topo map waterbody name: ☐ n/a Piscataqua River

(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: Jill & Scott Migliori

Mailing address: 5 Curriers Cove

Town or city: Portsmouth | State: NH | ZIP: 03801

Email address: jill.migliori@gmail.com, scott.migliori@gmail.com | Phone: (617) 429-2350

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: KF

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

Last name, first name, middle initial: Feero, Keegan

Company name: Haley Ward, Inc.

Mailing address: 120 Main Street, Suite 132

Town or city: Saco | State: ME | ZIP: 04072

Email address: kfeero@haleyward.com | Phone: (207) 404-5962

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: KF

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 or city:	State:	ZIP:
Email address:	Phone:	
Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: KF		

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 600: The coastal resource worksheet is attached to this application. Additionally, data screening for shellfish, eelgrass, salt marsh migration pathways, and sea level rise scenarios are included. A coastal functional assessment and vulnerability assessment are also included.

Env-Wt 700: The applicant is submitting a waiver pursuant to 706.01(b) for the 100' Prime Wetland Buffer impacts. All impacts occur on previously developed areas and a robust planting plan is proposed for the project; therefore, minimal impacts to the prime wetland is proposed.

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 (mm-dd-yyyy):	■ 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)

Prime Wetland waiver submitted with application

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

For each jurisdictional area that will be or 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; meaning work was started or completed without a permit).

For intermittent and ephemeral streams, linear feet of impact are 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, linear feet of impact are 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	1364		☐	2531		☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	1364		☐	2531		☐
	Docking - Tidal Water			☐			☐
TOTAL		1364			2531		

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

☐ Minimum impact: flat fee of $600.
☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of $600 (refer to R2-A:3, 1(c) for restrictions).
■ Minor or major impact fee: calculate using the table below.

Permanent and temporary (non-docking):	3895	SF	× $0.60 =	$2,337.00
Seasonal docking structure:		SF	× $3.00 =	$
Permanent docking structure:		SF	× $6.00 =	$
Projects proposing shoreline structures (including docks): add $600.				$
Total				$
The application fee for minor or major impact is the above calculated total or $600, whichever is greater.				$2,337.00

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: KF	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: KF	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: KF	The signer understands that 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 office of professional licensure and certification established by RSA 310.
Initials: KF	If the applicant is not the owner, each property owner's 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): Scott J. Migliori	Print name legibly: Scott Migliori	Date: 5/6/2026
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable): Keegan Feero	Print name legibly: Keegan Feero	Date: 03/30/2026

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 provided a hard copy and a digital copy of a completed application form, with required attachments, to the town or city indicated below.	
Town or city clerk signature: Katelyn A. Griggs	Print name legibly: Katelyn A. Griggs
Town or city: Portsmouth	Date: 05-01-2026

DIRECTIONS FOR TOWN OR CITY CLERK

1. Upon confirming receipt of one paper copy and one digital copy of this application, with its attachments, Immediately sign a copy of the application and return it to the applicant for submittal to the department.
2. Retain the hard copy for review by the public and immediately distribute a digital copy of the application package to each of the following bodies:

    a. Local conservation commission.
    b. Local governing body such as select board or town or city council.
    c. Local planning board.

DIRECTIONS FOR APPLICANT

1. Bring one hard copy of the application and its attachments, and one digital copy of the same, to the municipal clerk(s) of the town(s) in which proposed jurisdictional impacts are located. Digital copies shall be in PDF format or other formats approved by NHDES.
2. Submit the copy of the complete application package signed by the municipal clerk(s) to NHDES.
3. State agency applicants may file simultaneously with NHDES and the municipal clerk.

Keep this checklist for your reference. Do not submit it 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 and Wetland Rules Env-Wt 100-900.

- ☒ 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)). If not filing electronically, make check or money order payable to "Treasurer – State of NH".
- ☒ 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, 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 two 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)).

- [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.
  - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
- [x] DataCheck results letter containing the DataCheck identification number from NHDES as well as documentation of any ecological review requests made to NHDES, communications and information related to the requested ecological review, and the results of the ecological review. (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)).
- [ ] If the applicant is also seeking to be covered by 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, 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.
- [x] Prime wetlands information required under Env-Wt 700. See LRMPPT 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

- [x] Attachment A: Minor and Major Projects (Env-Wt 313.03).
- [x] 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).

AUTHORIZATION
5 Curriers Cove, Portsmouth, New Hampshire
Proposed Deck Addition

We, Jill and Scott Migliori, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth, State of New Hampshire DES, and any other jurisdictional agency necessary to obtain permits for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

Date: 03/24/2026

Jill Migliori

Date: 03/24/2026

Scott Migliori

35179
AUG 5 3 44 PM '85
Rockingham County
Registry of Deeds

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

CURRIERS COVE,
PORTSMOUTH, NEW HAMPSHIRE

THIS DECLARATION OF COVENANTS AND RESTRICTIONS, made as of the 5th day of August, 1985, by J. Paul Griffin, Mary M. Griffin, and Conrad Farr, Declarants, Curriers Cove Subdivision, Little Harbor Road in the City of Portsmouth, County of Rockingham and State of New Hampshire, Declarant.

WITNESSETH:

WHEREAS, Declarants are the owners of certain real property shown on the "Plan" as defined hereinbelow and are creating thereon an environmentally oriented and ecologically conscious residential community including lots, private road, open space for the benefit of the said real property; and

WHEREAS, Declarants are the owners of the real property shown on said Plan, excepting Lot 3, and are desirous of subjecting said real property to the restrictions, covenants, easements, and conditions hereinafter set forth, each and all of which is and are for the benefit of said property and for each Owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any Owner thereof. The area lying West of the road described in the legal description as set out in this Declaration is also subject to the covenants and restrictions of this Declaration, and can only be used for residential purposes, or remain open as a buffer strip for the cemetery. If the Land Use Regulations of the City of Portsmouth change in the future and permit residential homes to be built on the property lying West of the road, the lot Owners shall contribute a pro rata share of common maintenance for the entire subdivision.

NOW, THEREFORE, Declarants declare that said real property is and shall be held, transferred, leased, encumbered, conveyed, improved and occupied subject to the covenants, restrictions, easements, charges, and liens hereinafter set forth which are intended to create mutual and equitable servitudes upon each of said lots in favor of each and all other said lots; to create reciprocal rights between the respective Owners of said lots; to create a privity of contract and estate between the grantees of said lots, their heirs, successors and assigns; and shall, as to the Owners of each said lot, their heirs, successors, grantees or assignees operate as covenants running with the land for the benefit of each and all said lots and their respective owners present and future.

Section 1. Definitions

The following words when used in this Declaration of Covenants and Restrictions (unless the context shall prohibit or clearly indicate otherwise) shall have the following meanings:

(a) "Declaration" means this Declaration of Covenants and Restrictions, as supplemented and amended from time to time.

(b) "Maintenance Committee" or "Committee" means the group of not more than five (5) Owners established in accordance with Section 4 hereinbelow.

(c) "Envelope" means a dwelling location specified on the "Plan" for the location of a single family dwelling.

(d) "Property" means all of the real property owned by Declarants shown on said Plan.

(e) "Plan" means the subdivision plan of Curriers Cove Subdivision, Little Harbor Road, as recorded in the Rockingham County Registry of Deeds Plan #D13486.

(f) "Lot" means a parcel of land bearing any numerical lot designation, and shown on the Plan.

(g) "Single Family Dwelling" or "Dwelling" means a building designed and intended for use and occupancy as a residence by a single family.

(h) "Owner" generally means the record owner, whether one or more persons, of the fee simple title to any Lot but shall not include any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any procedure in lieu of foreclosure.

(i) "Improvements" means, but shall not be limited to, all buildings, roads, driveways, parking areas, fences, retaining and other walls, hedges, gardens, poles or any other structures of any kinds constructed within the boundaries of any Lot.

Section 2. Land Use and Building Type

No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling, constructed for year-round occupancy, not to exceed two and one-half stories in height, except for Lot 2 which cannot exceed one and one-half stories in height, and a private garage for not more than three cars. No home occupations, professional or business offices of any sort shall be permitted on any lot.

Only one house of any specific exterior design and finish shall be permitted within this subdivision, it being the purpose of this covenant to avoid duplication of exterior appearance of houses therein.

Section 3. Architectural Control Committee

No building, garage, breezeway, patio, septic system, walkway, driveway, fence, wall, swimming pool, antenna or any other structure shall be commenced, erected, placed, altered or maintained on any lot, nor shall any exterior addition to or change or alteration therein be made until the building plans, specifications and plot plan showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to conformity and harmony of external design and location in and relation to existing structure, topograph, and finish grade elevation by an **Architectural Control Committee** composed of J. Paul Griffin and Mary M. Griffin or their appointed successors.

The **Architectural Control Committee** shall designate a representative to act for it. In the event of death or resignation of any member of the **Architectural Control Committee**, the remaining member shall have full authority to designate a successor. Neither the members of the **Architectural Control Committee**, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

The **Architectural Control Committee's** approval or disapproval as required in these covenants shall be in writing. In the event the **Architectural Control Committee**, its designated representative, fails to approve or disapprove within sixty (60) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

Section 4. Maintenance Committee

Appointment. The **Maintenance Committee** shall consist of two (2) members appointed initially by the Declarant to serve on the **Maintenance Committee** until fee simple title to fifty (50) percent or more of the Lots have been conveyed subject to this Declaration by the Declarant to an Owner by deed on record at the Rockingham County Registry of Deeds (the "Transition Date") and their successors have been duly appointed. Prior to the Transition Date, members of the **Maintenance Committee** may, but need not be, Owners and vacancies in the **Maintenance Committee** shall be filled by appointment by Declarant. The term of office of each such member initially appointed by the Declarant shall automatically expire as soon after the Transition Date as the Owners of a majority of the Lots shall elect new members of the **Maintenance Committee** (all of whom shall be Owners) and shall establish the term of office of such new members.

The **Maintenance Committee** shall be empowered as attorney in fact for all Owners to order any Owner to change or remove any construction or alteration undertaken in violation of this Section. In the event any Owner fails to comply with an order of the **Maintenance Committee**, the **Maintenance Committee** may enter the Lot and correct such condition at the Owner's expense, or at its option may commence legal proceedings as attorney for the Owners to enforce such order. The costs of such legal proceedings initially shall be treated as a special assessment pursuant to Section 4(d) hereof and the **Maintenance Committee**, on behalf of the Owners shall recover its costs, including reasonable attorneys' fees, in any successful proceeding.

In the unlikely event that the **Maintenance Committee** ceases to function, or is unable to function, then the declarant, or his personal representative or heirs, or any one of them, shall select a reputable property maintenance firm active in the City of Portsmouth to discharge the duties of the **Maintenance Committee**. The charges and fees of the property maintenance firm so selected shall be treated as a special assessment as provided in the previous paragraph.

In addition to its other duties and responsibilities as set forth herein the **Maintenance Committee** shall provide all maintenance of the following property:

(a) Private Roads. The **Maintenance Committee** shall provide for maintenance of, and snow removal from, the common roadway within the Property except for those driveways which are located within a Lot.

(b) Open Fields. The **Maintenance Committee** shall be responsible for mowing and maintaining those portions of the Property for which it is responsible as shown on the subdivision plan. The **Maintenance Committee** shall not be responsible for mowing and maintaining those portions of the Property which are lawns, immediately adjacent to a Dwelling or related structures and shall not be responsible for mowing fields where the Owners of such Lots are entitled to mow.

(c) Miscellaneous. The **Maintenance Committee** shall provide such other services, such as maintenance of all lights and signs and perform such other duties as will be determined by the Owners of a majority of the Lots.

(d) Duration. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of twenty (20) years unless an instrument signed by a majority of the then Owners of the improved lots has been recorded, agreeing to change said covenants in whole or in part.

(e) Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain violation or to recover damages and failure by either Committee or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(f) Separability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

(g) Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the City of Portsmouth, New Hampshire, at the time of such mailing.

(h) Completion of Construction. No excavation shall be made on any Lot except for the purposes of building thereon, and construction of all buildings and other structures on any Lot shall be completed within one year from the date of commencement of excavation or other building operation. However, the construction of all residences shall be completed not later than two years after the purchase of the lot from the declarant, his personal representatives, heirs, or assigns; this provision shall not apply to Lot No. 7, as long as the ownership of said lot remains with the declarant, his personal representative, legatees, or heirs-at-law.

(i) Subdivision. No Lot shall be further subdivided except for purposes of conveying normal and customary utility easements, or permitting an exchange or other conveyance between Owners of contiguous Lots which does not increase the number of Owners and does not violate pertinent state and local subdivision or zoning laws or building codes.

(j) Use of Property. The property shall not be used in a manner which is inconsistent with the residential and natural ecological character of the Property, and no noxious or offensive use shall be made of any part of the Property and nothing shall be done therein which will result in the disturbance of the natural quality, environmental condition or tranquility of the Property or which is or will become an annoyance or nuisance to the other Owners.

(k) Trees and Other Natural Vegetation. The live trees and other natural vegetation providing a visual screen between Lots may be thinned or pruned only with the permission of the Architectural Control Committee. Otherwise, live trees of less than five inches in diameter and other natural vegetation may be cut without the permission of the Architectural Control Committee, but such permission shall be required prior to cutting live trees of more than five inches in diameter.

(l) Domestic Animals. Domestic animals may be kept by an Owner on his lot for non-commercial purposes only. No dog kennels are permitted.

(m) Fences, Walls, Swimming Pools, Hedges, and Clothes Lines, Etc. No fence, wall, swimming pool, hedge, or mass planting shall be erected, placed or altered on any lot unless approved by the Architectural Control Committee in writing as provided in Section 3. No stone wall shall be removed.

No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established except upon approval by the Architectural Control Committee as provided in Section 3.

There shall be no above-ground swimming pools or permanent in-ground or other outside clothes lines on any lots covered by these covenants.

(n) Aerial Antennas. No permanent installation of a television, receiving or transmitting antenna shall be constructed on the exterior of any building nor on the premises of any lot except upon approval by the Architectural Control Committee as provided in Section 3.

(o) Density of Trees. The purchaser of a lot agrees that trees on said lot of five (5) inches or more in diameter shall be maintained at a density of one (1) tree for each one hundred (100) square feet of lot area other than the building site and the additional 20 foot wide strip surrounding the same. Additional clearing requires Architectural Control Committee review.

(p). Storage of Boats and Trailers. The keeping of a mobile home or travel trailer, either with or without wheels, on any parcel of property covered by these covenants is prohibited. A motor boat, house boat or other similar water borne vehicle, motorcycle, snowmobile or other motor unit may be maintained, stored, or kept on any parcel of property covered by these covenants only if housed completely within a structure which has been architecturally approved by the Architectural Control Committee.

(q). Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

Section 5. Covenant for Maintenance Assessments

(a) Creation of the Lien and Personal Obligation of Assessments. The Declarant for each Lot owned by it hereby covenants, and each subsequent Owner of any Lot by acceptance of a deed hereof, whether or not it shall be so expressed in any such deed, shall be deemed to covenant and agree to pay to the Maintenance Committee annual and special assessments to be fixed and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge and a continuing lien upon the property against which each such assessment is made and shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The Maintenance Committee may designate an agent to whom payment of assessments shall be made and said agent may be authorized to collect said assessments.

(b) Building Location. Shall be in accordance with the plan and shall be placed within the "envelope" of each lot as shown on said plan.

(c) Easements. Easements for driveways and for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through the drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the Owner of the lot, except for those improvements for which a public authority or utility company is responsible.

(d) Stone Walls. No stone wall shall be removed except to the extent as may be required for access to a Lot.

(e) Sanitation. Garbage and rubbish shall not be dumped or allowed to remain on any Lot except as contained in a suitable closed receptacle screened from public view.

(f) Certain Mechanized Vehicles. No motorbikes, motorcycles, minibikes, snowmobiles or terrain vehicles shall be operated on the Property except such a vehicle may be used for purpose of access to and from Lots over common, private driveways from and to a public road, provided that such vehicle may be legally operated on such public road.

(g) Occupancy. No Single Family Dwelling constructed on any Lot shall be occupied or used for residential purposes until substantially completed nor shall any structure on any Lot, other than a Single Family Dwelling, be used or occupied for residential purposes.

(h) Purpose of Assessments. The assessments levied by the Maintenance Committee shall be used exclusively for the management, maintenance and care of certain portions of the Property, pursuant to Section 5 hereof.

(i) Amount of Annual Assessments. The annual assessment shall be in the same amount for each Lot. The Maintenance Committee shall, after consideration of its current costs and future needs, fix the annual assessments for each year, provided that it shall be an affirmative obligation of the Maintenance Committee, to fix such assessments at an amount sufficient to properly discharge its duties and obligations set forth herein with respect to the maintenance of portions of the Property.

(j) Special Assessments. In addition to the annual assessments authorized hereinabove, the Maintenance Committee may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, an operating loss or the cost of any construction or unexpected repair or replacement to the portions of the Property for which the Maintenance Committee is responsible to provide maintenance, provided that any such assessment shall be authorized by the votes of Owners of a majority of the Lots subject to the respective assessment.

(k) Date of Commencement of Annual Assessments and Due Dates. The annual assessments for the year 1986 shall become due and payable on January 1, 1986. Thereafter, annual assessments shall become due and payable on the first day of February each year. The due date of any special assessment shall be fixed in the vote authorizing such assessment. The annual assessment for the year 1985 shall be prorated in the discretion of the Architectural Control Committee.

(l) Certificate of Payment. The Maintenance Committee, upon demand by an Owner liable for an assessment, shall furnish to such Owner a certificate in writing signed by a member of said Maintenance Committee, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

(m) Effect of Non-Payment of Assessment. Any assessment which is not paid when due, (being the dates specified in Subsection (e) hereof), shall be deemed delinquent and shall, together with such interest thereon and costs of collection thereof as hereinafter provided, become a continuing lien on the Lot and appurtenant interests of the delinquent Owner, which shall bind such property in the hands of said Owner, his heirs, devisees, representatives and assigns. The personal obligation of the said Owner to pay such assessment, notwithstanding the continuing lien, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them.

Any assessment which is not paid within 30 days after its due date shall bear interest from said due date at the rate of fifteen percent (15%) per annum, and the **Maintenance Committee** shall be empowered, as attorney for all the Owners, to bring an action against the Owner personally obligated to pay the same, and there shall be added to the amount of such assessment the cost of processing such action, including reasonable attorneys' fees, and said interest.

Section 6. Land Use

(a) Dwelling Cost, Quality, Size. No dwelling shall be permitted on any lot at a cost of less than $150,000.00 based upon cost levels prevailing on the date these covenants are recorded. The **Architectural Control Committee**, or its agent, shall determine whether the cost of any dwelling shall have a minimum cost of $150,000.00. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,600 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.

All dwellings shall be constructed upon full basement foundations unless ledge conditions require partial basement only; but this covenant shall not prohibit split-level or other use of basement for habitable portion (but not whole) of dwelling.

All dwellings shall have a two-car or three-car garage either attached to the dwelling unit, detached, or built-in. The floor area of the garage shall not be less than 484 square feet.

(b) Witness

IN WITNESS WHEREOF the above-named Declarants have hereunto affixed their hands and seals this 5th day of August, 1985.

In the Presence of:

Witness — J. Paul Griffin

Witness — Mary M. Griffin

Witness — Conrad Farr

PROJECT INFORMATION

Migliori Residence – 5 Curriers Cove, Portsmouth, NH 03801

Introduction

The applicants, Jill & Scott Migliori, propose site improvements at a residential lot within the City of Portsmouth. The parcel is identified as Lot 14 on Map 204 of the City of Portsmouth's tax maps.

The project site currently consists of a single-family residential structure, a paved driveway with vehicle turnaround, a connected garage and associated stone walking path exiting the garage, a retaining wall around the southern portion of the garage, a stone patio, an artificial putting green, a stone wall abutting the shoreline, a wooden residential pier and associated landscaping.

The proposed project consists of the installation of a deck on the northeastern side of the dwelling, the installation of a new stone walking path that encompasses the northern portion of the dwelling, the installation of a small grill/recreational area, the removal of existing impervious areas, site regrading, and a robust landscaping and planting plan.

The purpose of the project is to provide the applicants with a recreational area outside the boundary of the Flood Hazard Zone. The deck and grill area will be constructed at an elevation of at least 10' above sea level, which is two feet above the FEMA mapped AE Flood Hazard Zone (EL 8). The proposed site regrading will also increase the flood resilience of the property by raising the elevation of the existing developed and landscaped areas directly adjacent to the dwelling. The applicant further intends to limit development with the Flood Hazard Zone by removing existing impervious areas next to the shoreline such as the removal of a stone patio and sitting area. The applicant proposes additional flood protection through a robust planting plan, which proposes to drastically increase the vegetative capacity of the waterfront buffer to withstand flood waters and increase habitat connectivity. The applicant proposes the planting of 28 native shrubs, grasses, and perennials in an area which currently exists as mowed lawn (directly adjacent to the shoreline and abutting the residential pier), and additional planting of 273 plants consisting of trees, shrubs, ferns, grasses, and perennials directly adjacent to the house and replacing removed impervious areas.

Proposed Impacts and Permitting

The proposed project will include impacts within the 250' shoreland zone and the 100' tidal buffer zone (TBZ) of the Piscataqua River. Additionally, the City of Portsmouth has

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mapped this shoreline of the Piscataqua River as a Prime Wetland; therefore, impacts to the duly-established 100' Prime Wetland Buffer area also proposed.

Due to the presence of the prime wetland directly adjacent to the project site, the project proposes impacts to a Prime Resource Area (PRA). However, the project does not propose any direct impacts to wetlands or wildlife habitats. Data screening in accordance with Env-Wt 603.03 suggests that the site contains salt marsh habitat and mudflats below the highest observable tide line (HOTL), but lacks the presence of shellfish and eelgrass beds. In the provided DataCheck report (DCT26-0753), some endangered species may utilize this habitat such as marsh elder (*Iva frutescens*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), and shortnose sturgeon (*Acipenser brevirostrum*). However, the project does not propose any impacts below the HOTL; therefore, impacts to these species are not anticipated and no further ecological review is not required pursuant to the findings of the report.

The project is categorized as a coastal project and therefore must meet the applicable submission standards outlined both within Env-Wt 300 and Env-Wt 600. Additionally, due to the proposed 100' Prime Wetland Buffer impacts, additional submission materials pursuant to both Env-Wt 700 and Env-Wt 800 are also required. Due to the project's categorization as a minor impact project with impacts to a PRA, a coastal functional assessment and a vulnerability assessment are included in this application. The project's footprint is located entirely above HOTL; therefore, water depth supporting information and impacts to navigation and passage as outlined in Env-Wt 603.08 and 603.09 are not applicable to this project and are not provided.

Shoreland Impacts: In total, the development is expected to result in 3,150 SF of temporary impacts and 1,493 SF of permanent impacts to the shoreland zone. The extent of the impact of the project does not allow the applicant to apply for a PBN; therefore, a full Shoreland permit application is required.

The total impervious area on the site will be increased as a result of the site improvements. A breakdown of the current and proposed impervious areas are supplied in this application on Sheet C101 of the included plan set. Although the total impervious area will increase on the lot, the applicant has proposed the removal of existing impervious areas to maintain a relatively small amount of impervious area within the shoreland zone. The projected impervious area is anticipated to cover 17.5% of the lot; therefore, stormwater management is not proposed for this project.

The project site contains forested areas both to the north and southeast of the existing development. The natural woodland buffer on the site totals approximately 26,726 SF, of which 12,890 SF is currently unaltered. The applicant proposes to retain at least 25% of the

natural woodland buffer as unaltered woodland. The area proposed to remain unaltered is shown on Sheet C104 of the provided plan set.

Tidal Buffer Zone Impacts: Of the proposed shoreland impacts, 2,531 SF of temporary impacts and 1,364 SF of permanent impacts are proposed within the TBZ. Due to the proposed cumulative impacts surpassing 3,000 SF, the applicant is required to submit a Standard Dredge and Fill Wetlands permit application.

The project site contains a PRA. All TBZ impacts are also considered direct impacts to the 100' Prime Wetland Buffer that encompasses this area of the Piscataqua River. As such, Env-Wt 700 and 800 requires that the applicant offsets these impacts through a compensatory mitigation plan that specifically requires on-site mitigation pursuant to Env-Wt 704.03(c). However, Env-Wt 706.01(b) allows the applicant to submit a waiver for activities within a 100' Prime Wetland Buffer. Due to the proposed project occurring entirely in previously-developed areas, a waiver is requested for the project and is included in this application.

Avoidance, Minimization, and Alternatives Analysis

Off-site alternatives: The proposed project does not have any off-site alternatives. The applicants do not own any other properties within the vicinity of the project site to meet the project's purpose.

On-site alternatives: Alternative layouts and designs were considered during the conceptualization of the project.

1. **No-action alternative:** The applicant considered the option of leaving the site as-is with the existing stone patios for a recreational area. However, the size of the patio is too small to accommodate guests. Additionally, the location and elevation of the patio makes the recreational area susceptible to flooding as it is located entirely within the Flood Hazard Zone. The purpose of the project is to also make the dwelling and overall property more resilient to flooding and sea level rise, which a no-action alternative would not accomplish.

2. **Alternative locations for the deck:** The applicants considered placing the deck on the north side of the dwelling to reduce TBZ impacts. However, this design was not chosen as the placement of the deck in this location would require more extensive site grading, additional soil disturbance, removal of an existing stone wall and generator pad, removal of mature trees within the shoreland zone, and would result in a greater overall impervious area. Additionally, the area north of the existing structure is comprised of several ledge outcroppings and shallow soils. The

current location of the deck is placed over existing disturbed areas including lawn and impervious patios. These areas will be removed during construction. We believe that the proposed deck in the proposed location provides a reasonable use and minimizes cumulative impacts to the shoreland zone and overall property.

3. **Reducing size of the deck:** The applicants considered reducing the size of the deck to further reduce impacts to the shoreland zone. However, the size of the deck has been chosen specifically to accommodate the recreational needs of a large family while allowing a general meeting area of all guests away from the Flood Hazard Zone and surrounding wetlands.

Avoidance and Minimization: Several measures were taken to minimize overall impacts to the shoreland zone, TBZ, and adjacent wetland areas. The proposed development is located entirely within previously-disturbed areas that currently consist of lawn and impervious areas (stone patios, putting greens, etc.). The applicants proposed to place the deck in an area that would require the removal of a significant amount of impervious areas, therefore redeveloping a disturbed space. Additional impervious areas are being removed as well to reduce the increase in total impervious areas within the shoreland zone, such as the removal of the putting green. Vegetation is not anticipated to be removed during the construction of the deck and associated development. Additionally, the applicants propose a robust planting/landscaping plan comprised of 300 individual plantings of trees, shrubs, grasses, ferns, and perennials to bolster the riparian area of the salt marsh directly adjacent to the project site. Planting beds will be incorporated directly next to the salt marsh where lawn currently exists which will improve wildlife habitat connectivity between the upland and intertidal area as well as improve wetland/embankment functions such shoreline/sediment stabilization.

Construction Sequencing

Construction is anticipated to begin upon receipt of all applicable local, state, and federal permits. Construction is anticipated to start in the late spring/early summer of 2026 and be completed before the winter of 2026.

The general construction sequence is as follows:

1. Install perimeter erosion and sedimentation control measures prior to disturbance.
2. Construct a stabilized construction entrance to reduce removal of debris and sediments off-site.
3. Remove all debris and brush in vicinity of project location.
4. Perform demolition/removal of impervious areas.
5. Bulldoze topsoil into stockpiles and circle with silt socks.
6. Install deck and stairs.

7. Construct site improvements.
8. Finish all planting/landscaping work.
9. Remove temporary stabilization measures upon final site stabilization.

Additional construction sequencing details can be seen on Sheet C501 of the provided site plan set.

Erosion and Sedimentation Control

The applicants propose the use of erosion and sedimentation control measures during all phases of project construction. Silt socks downgradient of all disturbed areas and above the coastal wetland are proposed to reduce the risk of sedimentation to the resource during site grading. All disturbed areas will be mulched and seeded and will be inspected frequently to ensure an 85% vegetation survival rate.

Additional erosion control details, including vegetation planting details, are provided on Sheet C501 of the provided site plan set.

Conservation Commission Comments and Response

Haley Ward attended a Portsmouth Conservation Commission meeting on April 8, 2026, to discuss the proposed project. The conservation commission comments regarding the size of the vegetated buffer strip, the size of the deck, and proposed stormwater treatment for the development.

The Portsmouth Conservation Commission stated concerns regarding the total area of the vegetated buffer strip, which encompassed an approximately five-foot-wide strip adjacent to the Highest Observable Tide Line (HOTL). The Conservation Commission recommended widening this strip and to introduce more salt-tolerant species. In response to the Conservation Commission's comments, the applicant agreed to extend the buffer plantings up to 25 feet in the areas closest to the dock, which is currently being maintained as lawn.

The Conservation Commission also stated concerns regarding the overall size of the deck and attached stairways. In response to the Conservation Commission's concerns, the applicant reduced the size of the deck from approximately 1,150 square feet to 1,030 square feet. The new design keeps the proposed stairways closer to the structure and does not extend as far as the previous design did toward the resource.

The project does not propose a stormwater treatment system as the total impervious area on the lot does not surpass DES's threshold for required stormwater treatment. However,

deck planks are proposed to be spaced at approximately ¾ inches to provide a necessary path for rain/runoff to infiltrate into a crushed stone matrix located below the proposed deck.

HALEY WARD

SITE LOCATION MAP

Migliori Residence - 5 Curriers Cove, Portsmouth, NH 03801



Project Parcel

0.05 0 0.05 0.1

Miles

Little Harbor

SITE

BELLE ISLE RD

LITTLE HARBOR RD

CURRIER'S CV

SAGAMORE AVE

WALKER BUNGALOW RD

MARTINE COTTAGE RD

15
2.200 ac

14
1.100 ac

13
1.310 ac

12
1.940 ac

16
7.770 ac

11
1.000 ac

10
1.000 ac

4
2.550 ac

5
10.600 ac

7
22.270 ac

1
5.500 ac

6
CURRENT USE: 0.200 ac
NOT IN CURRENT USE: 2.110 ac
TOTAL: 2.310 ac

9
CURRENT USE: 3.900 ac
NOT IN CURRENT USE: 0.000 ac
TOTAL: 3.900 ac

8
CURRENT USE: 5.900 ac
NOT IN CURRENT USE: 0.000 ac
TOTAL: 5.900 ac

222-36
222-26
222-25
222-24
222-42
222-23
222-22
222-6
222-7
222-8
222-5-3
222-5-2
222-5-1
222-1-1
202-14A
202-21

Partial Legend

See the cover sheet for the complete legend.

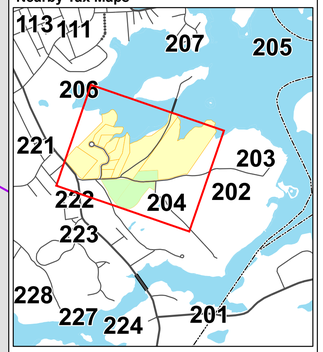
- 7-5A — Lot or lot-unit number
- 2.56 ac — Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 — Parcel number from a neighboring map
- 68' — Parcel line dimension
- SIMS AVE — Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

0 50 100 200 300 Feet

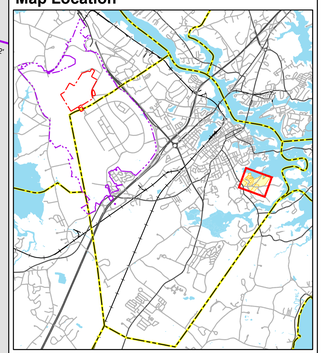
0 20 40 80 Meters

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

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2024

Tax Map 204

SITE PHOTOS

Migliori Residence - 5 Curriers Cove, Portsmouth, NH 03801

Photo No. 1	
Photo Date: 03/20/2026	
Site Location: 43°03'46.5"N 70°45'05.4"W	
Description: Stone patio proposed to be removed	
Photo By: KGF	

Photo No. 2	
Photo Date: 03/20/2026	
Site Location: 43°03'46.8"N 70°45'05.6"W	
Description: Proposed attachment point of deck on back of house	
Photo By: KGF	

Photo No. 3	
Photo Date: 03/20/2026	
Site Location: 43°03'46.8"N 70°45'05.6"W	
Description: Proposed area of buffer plantings	
Photo By: KGF	

Photo No. 4	
Photo Date: 03/20/2026	
Site Location: 43°03'47.1"N 70°45'06.1"W	
Description: Putting green to be removed and replaced with landscaping	
Photo By: KGF	

Photo No. 5 **Photo Date:** 03/20/2026 **Site Location:** 43°03'47.1"N 70°45'06.1"W **Description:** Proposed location of stone path at north of residence **Photo By:** KGF	

Photo No. 6 **Photo Date:** 03/20/2026 **Site Location:** 43°03'45.8"N 70°45'05.9"W **Description:** Natural wooded buffer on southeastern end of property **Photo By:** KGF	

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.: Migliori, Jill & Scott	
PROJECT STREET ADDRESS: 5 Curriers Cove	PROJECT TOWN: Portsmouth
TAX MAP/LOT NUMBER: 204/14	

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:

The proposed project consists of the installation of a deck on the northeastern side of the dwelling, the installation of a new stone walking path that encompasses the northern portion of the dwelling, the installation of a small grill/recreational area, the removal of existing impervious areas, site regrading, and a robust landscaping and planting plan.

The purpose of the project is to provide the applicants with a recreational area outside the boundary of the Flood Hazard Zone. The deck and grill area will be constructed at an elevation of at least 10' above sea level, which is two feet above the FEMA mapped AE Flood Hazard Zone (EL 8). The proposed site regrading will also increase the flood resilience of the property by raising the elevation of the existing developed and landscaped areas directly adjacent to the dwelling. The applicant further intends to limit development with the Flood Hazard Zone by removing existing impervious areas next to the shoreline such as the removal of a stone patio and sitting area. The applicant proposes additional flood protection through a robust planting plan, which proposes to drastically increase the vegetative capacity of the waterfront buffer to withstand flood waters and increase habitat connectivity. The applicant proposes the planting of 28 native shrubs, grasses, and perennials in an area which currently exists as mowed lawn (directly adjacent to the shoreline and abutting the residential pier), and additional planting of 273 pla

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

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: **Jill & Scott Migliori** **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.

PLEASE REFER TO THE ATTACHED NARRATIVE.

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 project is located entirely in the upland within previously-developed area. No impacts to the freshwater wetland on site or the coastal marsh are proposed. The applicant proposes buffer plantings along the shoreline to increase habitat connectivity.

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

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

The application does not propose any impacts to wetland systems. No crossings, impervious areas, or any other form development with the potential to disrupt the hydrologic connection of wetlands on site are proposed.

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.

The project site contains a freshwater wetland located in the southeastern portion of the parcel and a tidal wetland which abuts the site on the east. Site grading has been limited to areas outside the boundaries of these wetland systems with no proposed wetland impacts. The applicant intends to bolster the riparian area by planting additional shrubs and grasses, thus increasing the value of habitat and stabilization adjacent to the coastal system.

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 does not propose any in-resource impacts. The proposed project is not anticipated to result in any change to public commerce, navigation, or recreation.

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 freshwater wetland to the southeast of the project site will not be impacted. No vegetation will be removed from this area nor will any site grading occur in this 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.

A small forested floodplain exists on the southeastern portion of the parcel. The project proposes that this area is to be maintained as an unaltered natural wooded buffer and does not propose any removal of vegetation or site grading in this area.

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.

All impacts are located upgradient of coastal and riparian freshwater wetland systems.

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.

No stream channels will be impacted as a result of the project.

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.

Does not apply - no structures are proposed over surface waters.

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.

Does not apply - no public trust in this area.

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.

Does not apply - no shoreline structures.

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.

Does not apply - no shoreline structures and no in-resource work.

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.

N/A

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: All wetlands on the site have been delineated using the Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach. This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values. These criteria are assessed through direct field observations and a review of existing resource maps and databases.
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: KEEGAN FEERO, PERMITTING SPECIALIST
DATE OF ASSESSMENT: 04/01/2026
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.

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.: Migliori, Jill & Scott

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

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

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

The following information is required for projects in coastal areas.

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

The purpose of the project is to provide the applicants with a recreational area outside the boundary of the Flood Hazard Zone. The deck and grill area will be constructed at an elevation of at least 10' above sea level, which is two feet above the FEMA mapped AE Flood Hazard Zone (EL 8). The proposed site regrading will also increase the flood resilience of the property by raising the elevation of the existing developed and landscaped areas directly adjacent to the dwelling. The applicant further intends to limit development with the Flood Hazard Zone by removing existing impervious areas next to the shoreline such as the removal of a stone patio and sitting area. The applicant proposes additional flood protection through a robust planting plan.

The project involves impacts to the shoreland zone, Tidal Buffer Zone, and a 100' Prime Wetland Buffer. The majority of temporary impacts consist of the planting of additional vegetation.

Applicable data screening maps have been attached to this application.

A prime wetlands waiver request for development in a developed tidal buffer zone is submitted alongside this application.

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.

A coastal funcitonal assessment (CFA) and vulnerability assessment have been included in the application as the project is classified as a minor impact project due to the proximity of a high marsh below the HOTL and the amount of impact to the TBZ.

All development and construction access will occur from the upland. No crossings or disturbance of wetlands is required to install the proposed deck. Erosion and sedimentation control will be utilized downgradient of all disturbed areas and above all coastal salt marsh to minimize impacts from sedimentation during ground disturbance.

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

307.03, .04, .12 - The project will utilize erosion and sedimentation controls to prevent sediment leaving the site. These controls will be maintained through construction and removed following permanent site stabilization.

307.04 - Substantial earthwork or importation of materials which may contain seeds / propagules is not proposed.

307.06 - The project will not impact below HOTL where marsh elder occurs.

307.07 - Project will comply with RSA 483-B and has been designed to comply with env-Wq 1400. A shoreland application under separate cover will be submitted for the remaining development outside of the TBZ.

307.08, .09, .10 - The project does impact a prime wetland buffer; however, a waiver request will be submitted as all impact is within the developed TBZ.

307.13 - No portion of the development is within 10ft of any other properties.

307.16 - The contractor will be monitored to ensure compliance with the plans.

313 - Please refer to the attached functional assessment, vulnerability assessment, and plan set for compliance with Env-313.01.

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 information narrative includes information regarding how the proposed project avoided/minimized impacts and meets approval/evaluation criteria in Env-Wt 313.01.

CFA and vulnerability assessments are included in the application.

Construction sequence notes and erosion/siltation control methods are outlined in the attached civil design plan set.

The deck will be maintained by the landowners. Planting beds will be monitored for 85% survival.

☒ 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

The project is sited entirely within the upland; therefore, water depth measurements are not provided in this application. No structures in tidal waters/wetlands are proposed.

HOTL elevation has been measured at 6'.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

Please refer to the 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.

Please refer to the 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.

Please refer to the attached vulnerability assessment.

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

Please refer to the attached vulnerability assessment.

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

Please refer to the attached vulnerability assessment.

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

Please refer to the attached vulnerability assessment.

Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: **N/A**

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

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

The plan view shall depict the following:

☒ 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.

US Army Corps of Engineers ®
New England District

Appendix B

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

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

All Projects:

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

US Army Corps of Engineers ®
New England District

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

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

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*		X
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at https://www2.des.state.nh.us/nhb_datacheck/. The book Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		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	
2.7 What is the area of the proposed fill in wetlands?	0	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	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?		NA
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?	X	
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	X	
5. Historic/Archaeological Resources		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**		NA

*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.

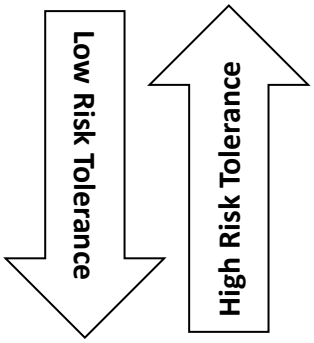
SECTION 10 – GUIDANCE

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.

To: Keegan Feero, Haley Ward, Inc.
120 Main Street Suite 132
Saco, ME 04072
kfeero@haleyward.com

From: Ecological Review Section
New Hampshire Department of Environmental Services
cc: NHFG Review, David Simmons
Date: 03/27/2026 (valid until 03/27/2027)
Re: DataCheck Review by NHDES Ecological Review Section
Permits: NHDES - Shoreland Standard Permit, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT26-0753

Town: Portsmouth
Location: 5 Curriers Cove

Project Description: The proposed project is the construction of a deck, walking paths, grill area, and site regrading. The project involves 1,523 SF of permanent impacts and 5,743 SF of temporary impacts to the shoreland zone, of which 94 SF of permanent impacts and 2,071 square feet of temporary impacts are within the waterfront buffer. 1,305 SF of permanent impacts and 2,367 SF of temporary impacts are proposed within the TBZ.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information, protected species may be impacted by the proposed work activities. Please carefully read the comments and instructions below for next steps to avoid and minimize impacts.

Plant and Exemplary Natural Community Comments: If no impacts are proposed to occur below the highest observable tide line, then there is no need for an ecological review for plants. If impacts are proposed to occur below the highest observable tide line, then an ecological review with NHDES is required, and a $500 ecological review fee is NOT required. Please refer to the list below of plant species, protected pursuant to RSA 217-A, that could be impacted by the proposed project if there will be impacts below the highest observable tide line. To request an ecological review and receive conservation measures to avoid and minimize impacts, follow the instructions provided below.

Wildlife and Critical Habitat Comments: As long as proper erosion and sediment controls are used and no work is proposed below the highest observable tide line, impacts to protected wildlife are not expected and no ecological review is needed.

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a $500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the Ecological Review Request form found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website 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 or 603-223-2541).

Ecological Review Database records:

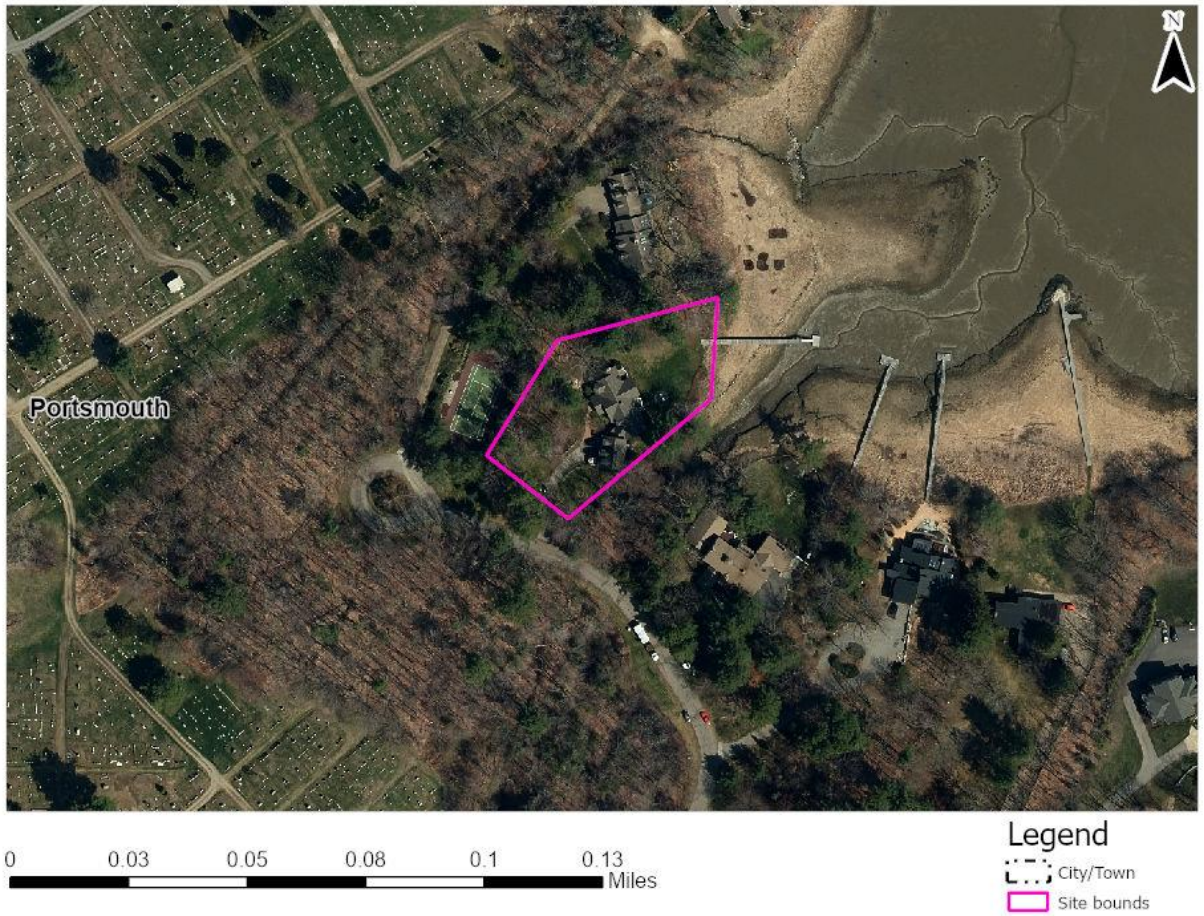
The following species and habitats may be impacted by the proposed work activities. Please refer to this list when coordinating.

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).
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.

Disclaimer:
DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

DCT26-0753


N
Portsmouth
0
0.03
0.05
0.08
0.1
0.13
Miles
Legend
City/Town
Site bounds

EFH Mapper Report

EFH Data Notice

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

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º 3' 47" N, Longitude = 71º 14' 55" W
Decimal Degrees: Latitude = 43.063, Longitude = -70.751

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

***** W A R N I N G *****

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

EFH

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Adult, Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Bluefish	Adult, Juvenile	Mid-Atlantic	Bluefish
		Little Skate	Adult, Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Pollock	Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Red Hake	Adult, Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		White Hake	Adult, Eggs, Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Windowpane Flounder	Adult, Eggs, Juvenile, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs, Juvenile, Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP

Pacific Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

Atlantic Salmon

No Atlantic Salmon were identified at the report location.

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

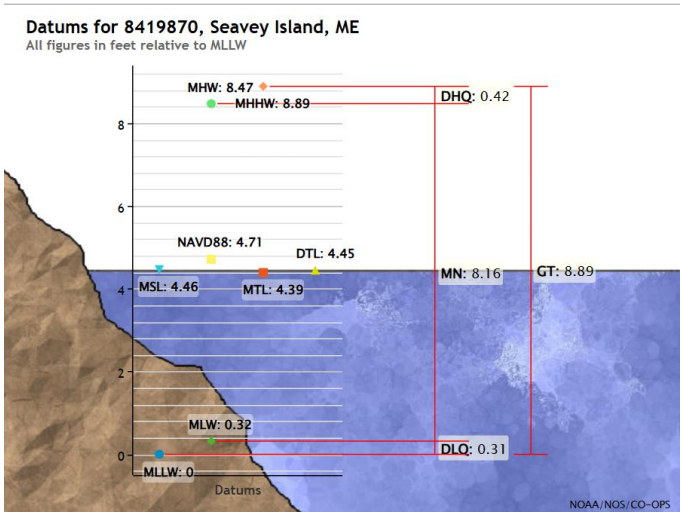
EFH Areas Protected from Fishing

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

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data. ****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**
All EFH species have been mapped for the Greater Atlantic region, **Atlantic Highly Migratory Species EFH**, Bigeye Sand Tiger Shark, Bigeye Sixgill Shark, Caribbean Sharpnose Shark, Galapagos Shark, Narrowtooth Shark, Sevengill Shark, Sixgill Shark, Smooth Hammerhead Shark, Smalltail Shark

TIDE INFORMATION

Migliori Residence –5 Curriers Cove, Portsmouth, NH 03801



Elevations on Mean Lower Low Water

Station: 8419870, Seavey Island, ME
Status: Accepted (Dec 06 2021)
Units: Feet
Control Station: 8418150 Portland, ME

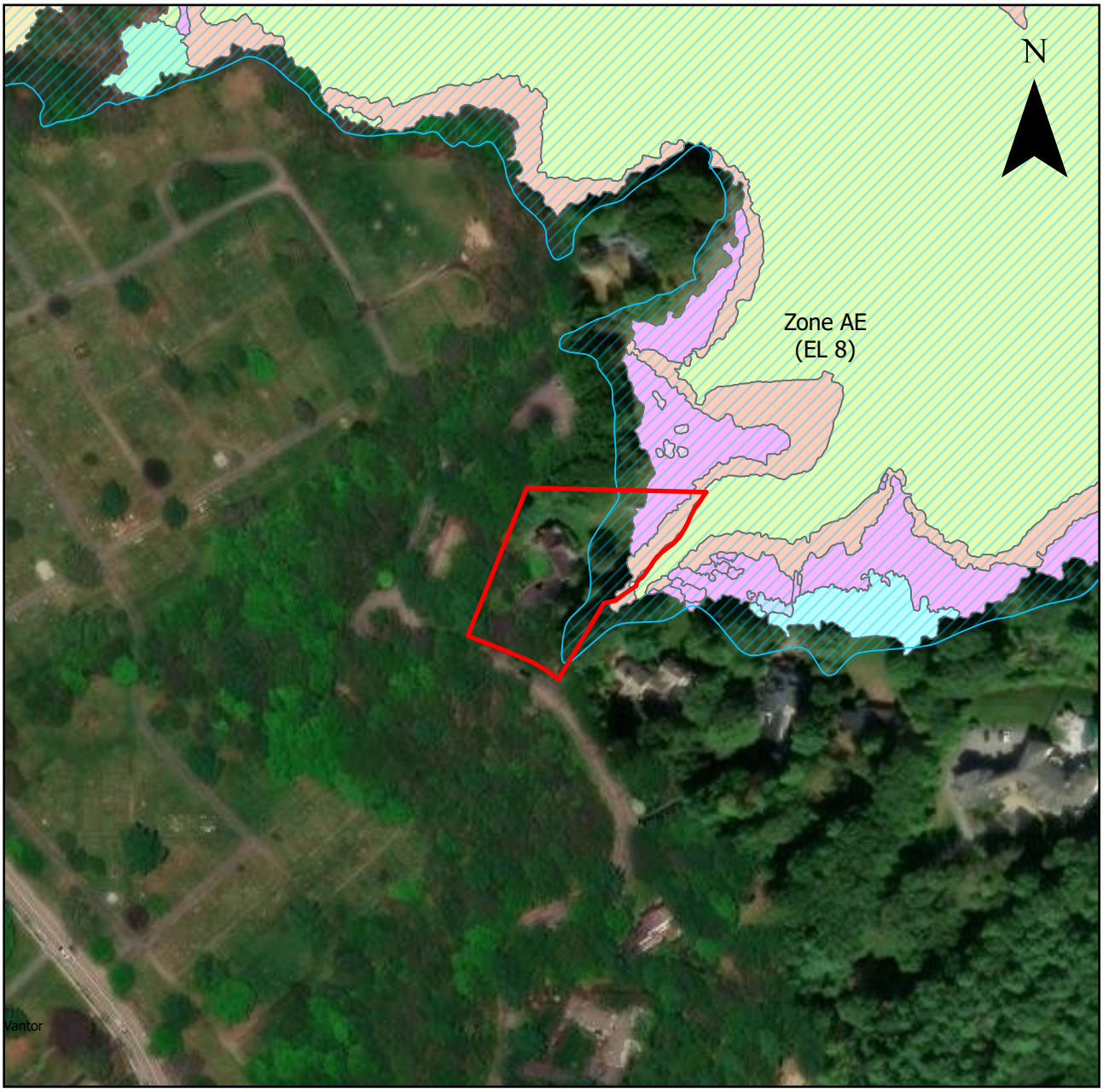
T.M.: 75
Epoch: 1983-2001
Datum: MLLW

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

HALEY WARD

Floodplain and Tidal Wetlands

Migliori Residence - 5 Curriers Cove, Portsmouth NH 03801

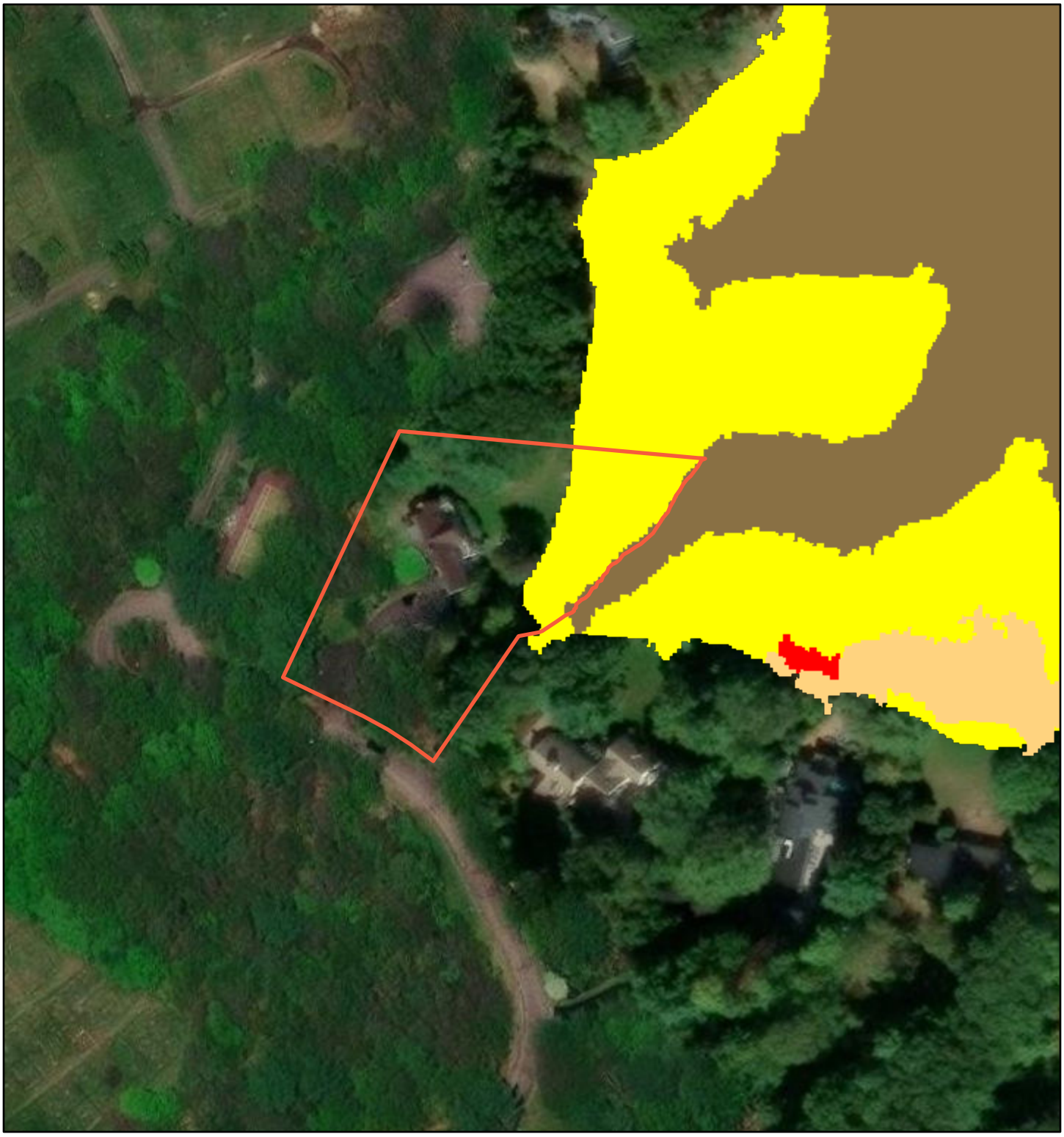


Wetland Type
- Brackish Marsh
- High marsh
- Low Marsh
- Mudflat
- Panne or Pool
- Phragmites australis
- Recently Flooded Forest
- Terrestrial border

- Project Parcel
- Flood Hazard Zone

0.04 0 0.04 0.08 Miles

Marsh Migration - Initial Conditions



3/30/2026, 11:19:28 AM

1:1,965

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Project Parcel

SLAMM 2022 - Initial Conditions

- Mud flat
- Salt marsh
- Tidal wetland
- Transitional salt marsh

World Imagery

Low Resolution 15m Imagery

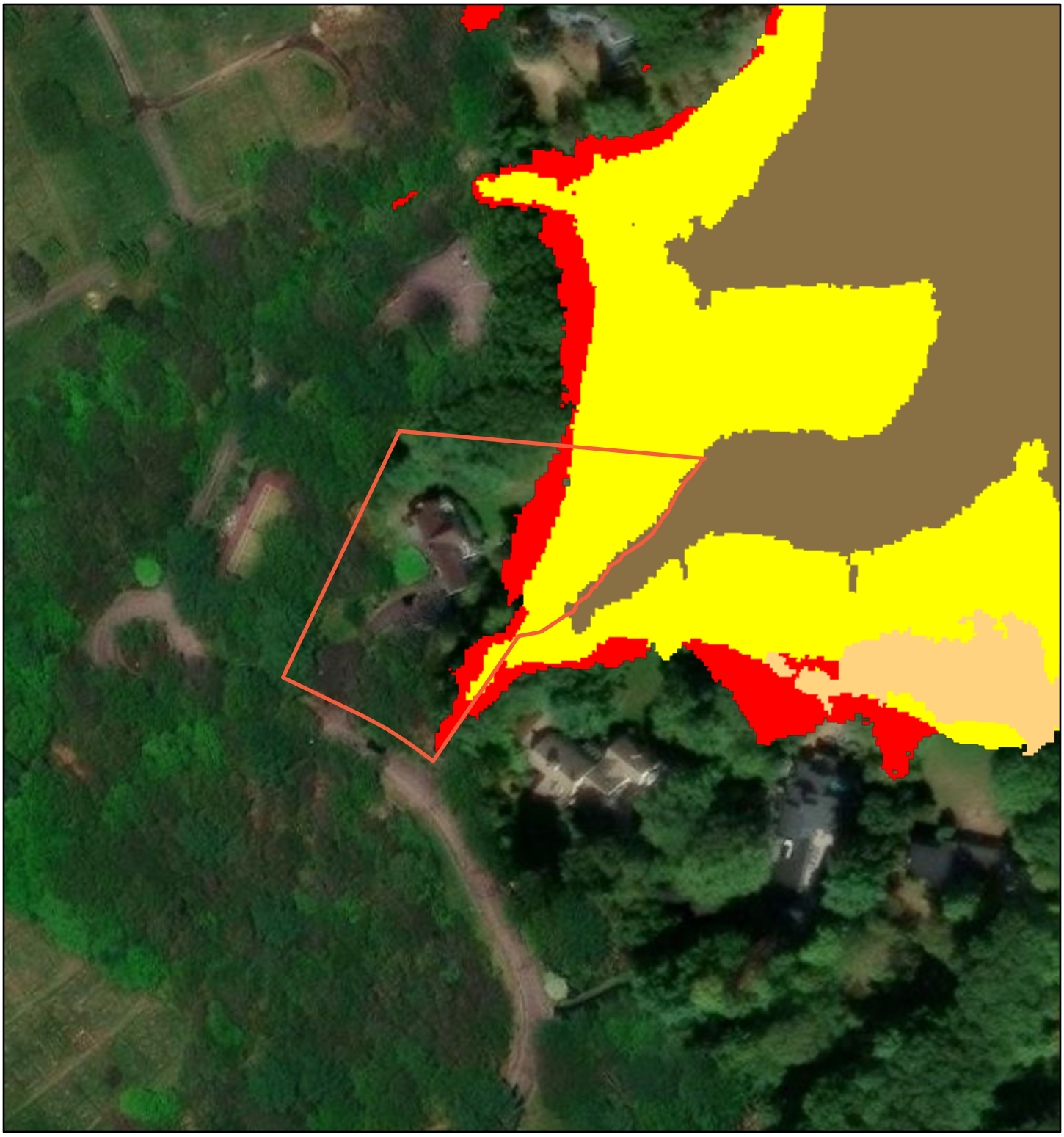
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Microsoft, Vantor

Marsh Migration - 0.3m 2050



3/30/2026, 11:22:14 AM

1:1,965

Project Parcel

SLAMM 2022 - 0.3-m SLR at Year 2050

- Mud flat
- Salt marsh
- Tidal wetland
- Transitional salt marsh

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

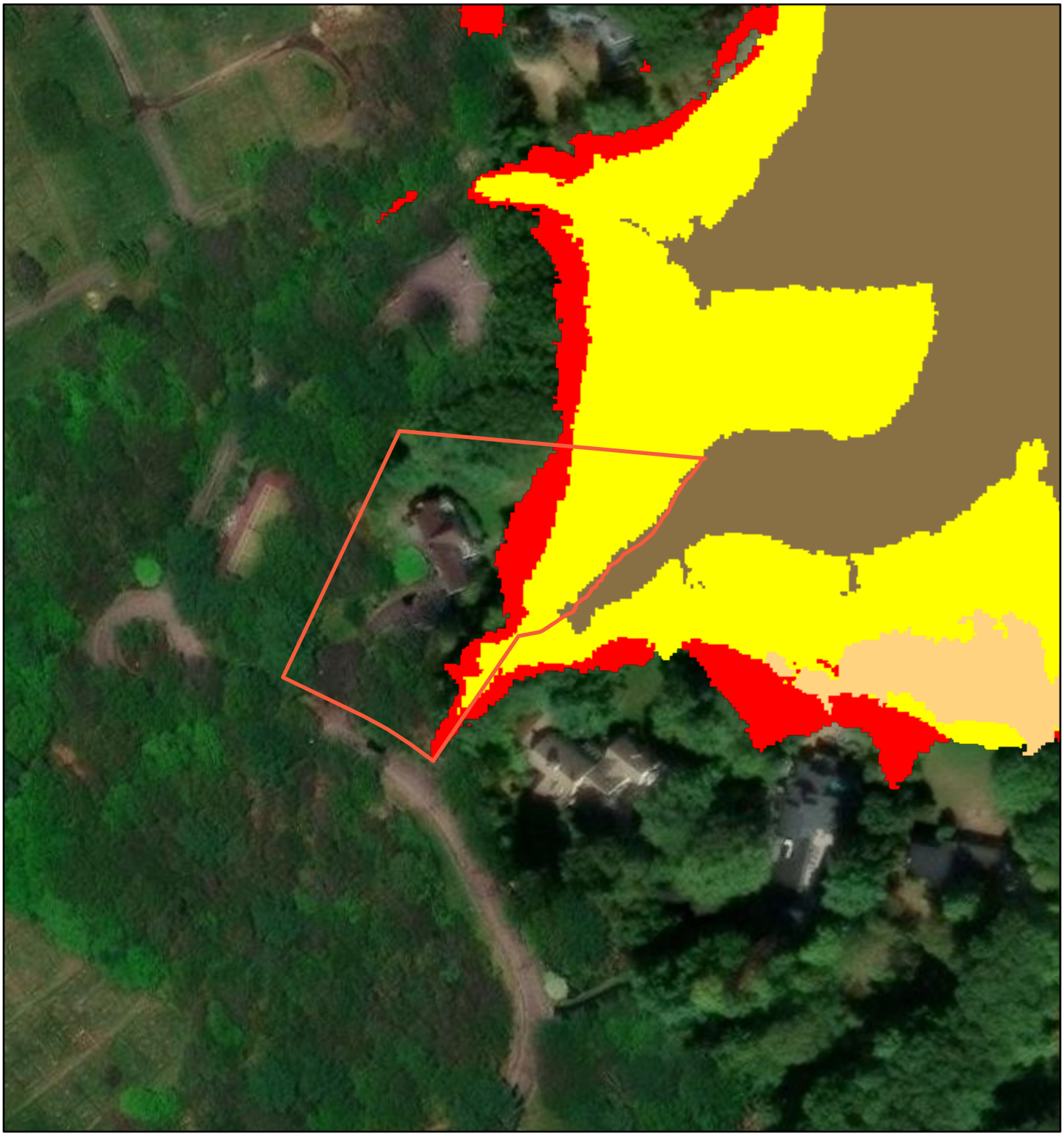
Citations

Microsoft, Vantor

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Marsh Migration - 0.5m 2050



3/30/2026, 11:25:11 AM

1:1,965

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Project Parcel

SLAMM 2022 - 0.5-m SLR at Year 2050

- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

World Imagery

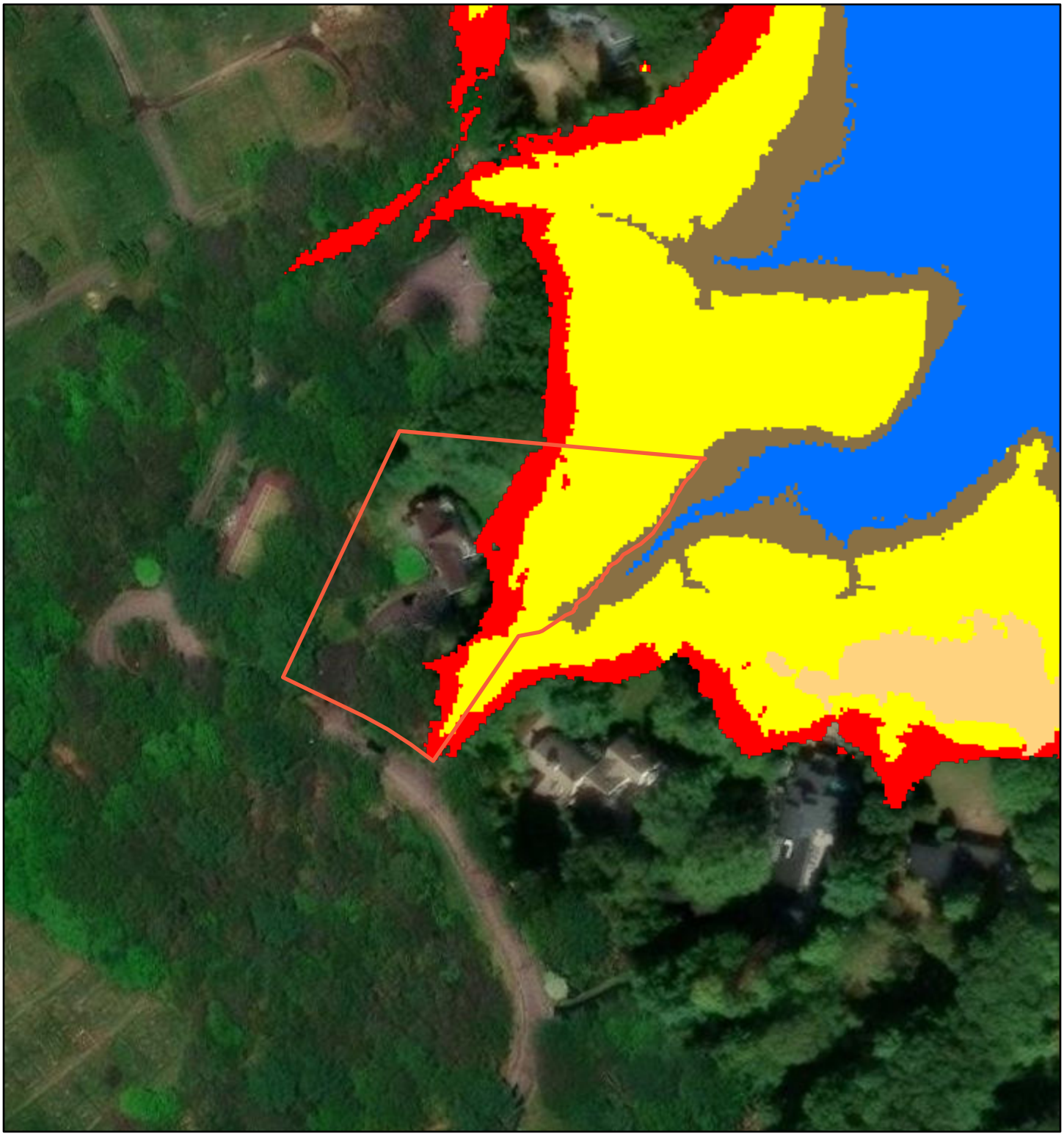
Low Resolution 15m Imagery

High Resolution 60cm Imagery Microsoft, Vantor

High Resolution 30cm Imagery

Citations

Marsh Migration - 0.75m 2100



3/30/2026, 11:28:40 AM

1:1,965

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Project Parcel

SLAMM 2022 - 0.75-m SLR at Year 2100

- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

World Imagery

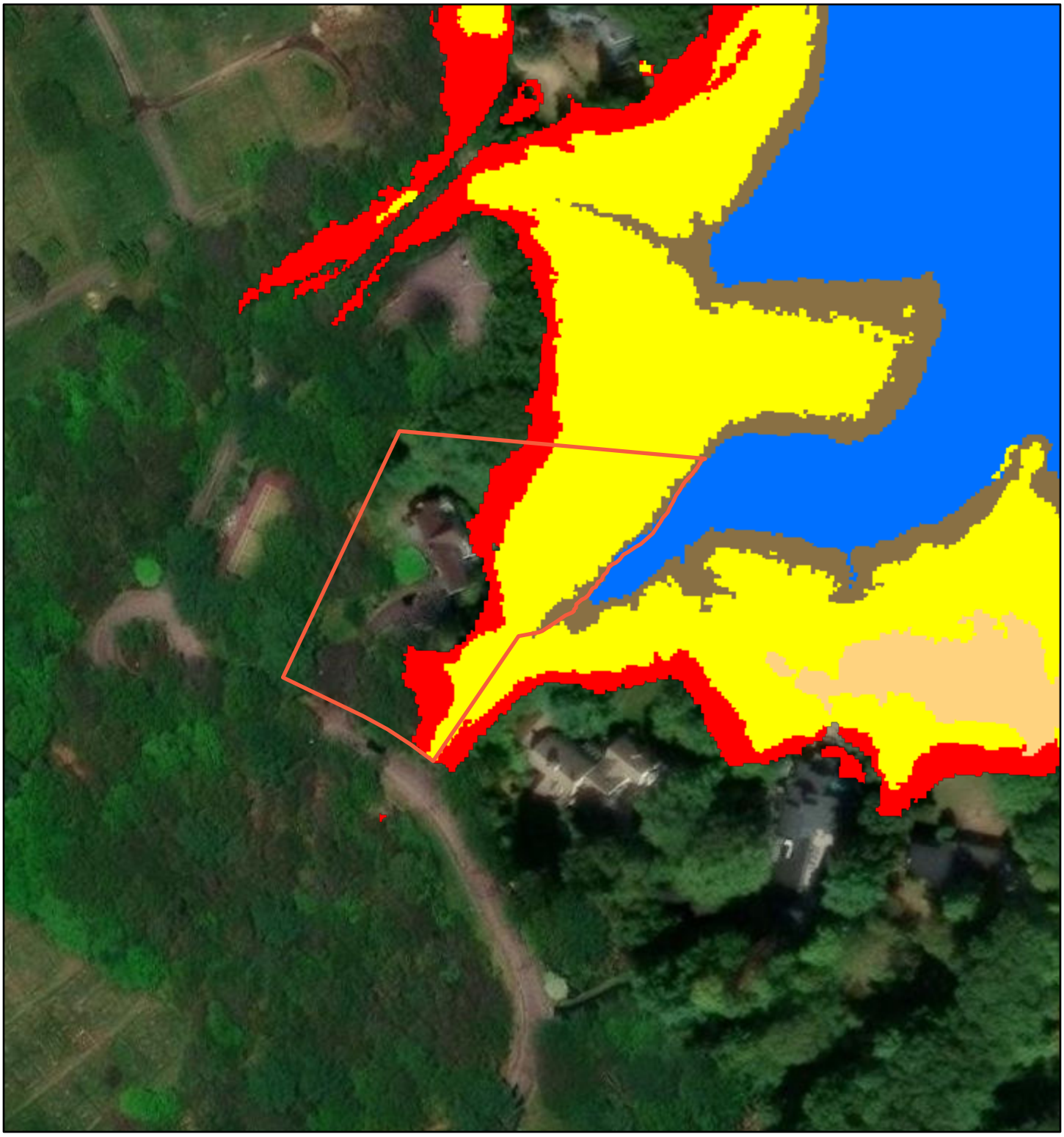
Low Resolution 15m Imagery

High Resolution 60cm Imagery Microsoft, Vantor

High Resolution 30cm Imagery

Citations

Marsh Migration - 1.2m 2100



3/30/2026, 11:30:33 AM

1:1,965

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Project Parcel

SLAMM 2022 - 1.2-m SLR at Year 2100

- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

World Imagery

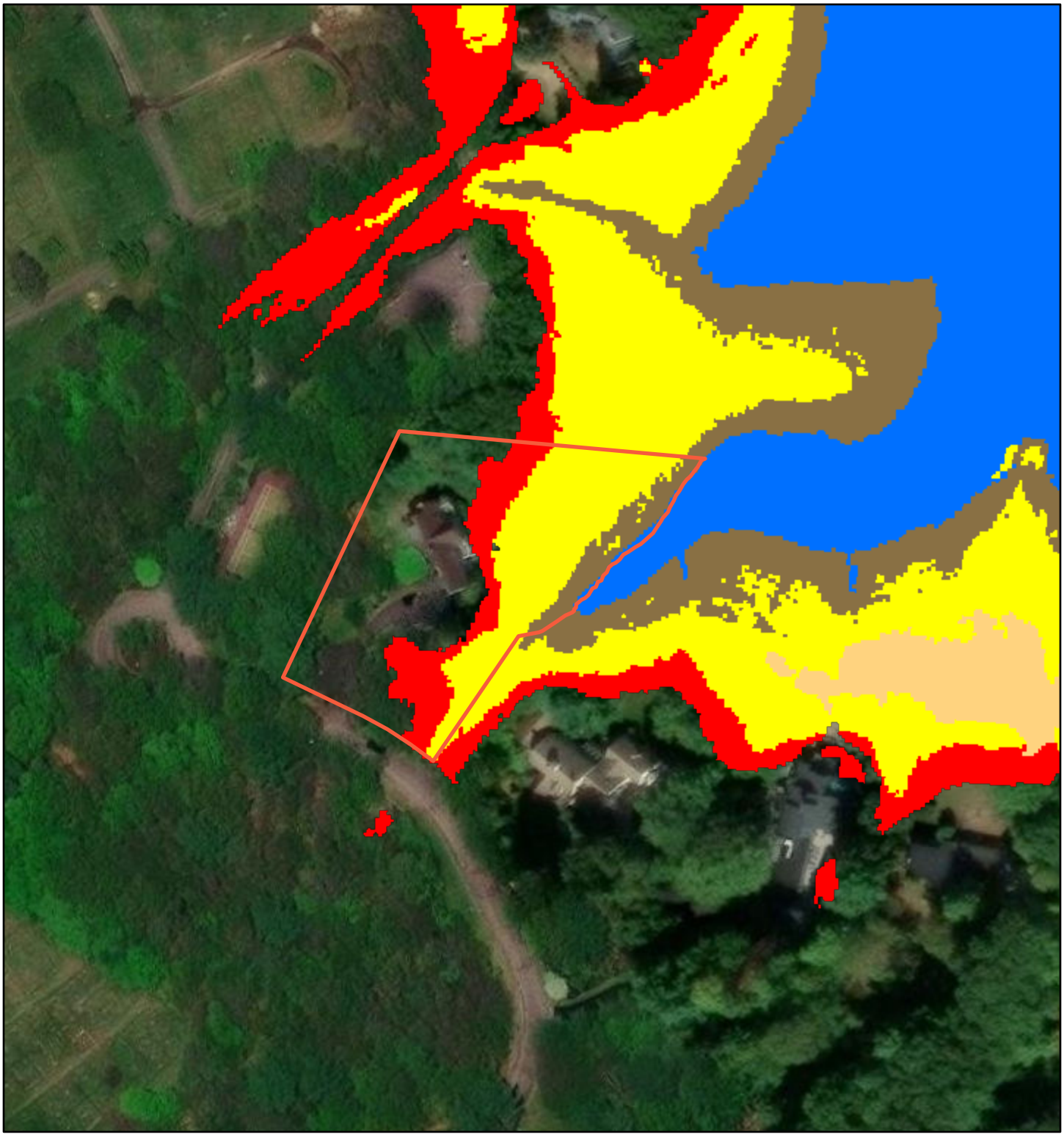
Low Resolution 15m Imagery

High Resolution 60cm Imagery Microsoft, Vantor

High Resolution 30cm Imagery

Citations

Marsh Migration - 1.5m 2100



3/30/2026, 11:33:18 AM

1:1,965

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Project Parcel

SLAMM 2022 - 1.5-m SLR at Year 2100

- Mud flat
- Salt marsh
- Tidal water
- Tidal wetland
- Transitional salt marsh

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery Microsoft, Vantor

High Resolution 30cm Imagery

Citations

FUNCTIONS AND VALUES ASSESSMENT

Migliori Residence – 5 Curriers Cove, Portsmouth, NH 03801

INTRODUCTION

The applicant proposes to construct a new deck among other site improvements at 5 Curriers Cove, Portsmouth, NH 03801. The property is identified as Lot 14 on Map 204 of the City of Portsmouth's tax maps and is approximately 1.10 acres in size. As currently designed, the project proposes impacts to the shoreland zone and the Tidal Buffer Zone (TBZ).

The purpose of this report is to present the existing functions and values of the tidal wetlands and to assess any impacts the proposed project may have on their ability to continue to perform these functions and values. The tidal wetlands being impacted were assessed with consideration to their association with the Piscataqua River and the larger marine ecosystem and was not limited to the tidal wetlands immediately on-site.

METHODS

Data Collection

The tidal wetlands associated with this project area were identified and characterized through field surveys and review of existing information. Haley Ward Inc. (HW) conducted site visits in March and April, 2026 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, HW contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

Wetland Functions and Values Assessment

HW assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential effects the proposed project may have on their ability to continue to provide those functions and values. Wetland functions and values were assessed using the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*. This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most important functions and values associated with the on-site wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed.

RESULTS

° **Groundwater Interchange (Recharge/Discharge)**
This function considers the potential for the project area wetlands to serve as groundwater recharge and/or discharge areas. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

Because there is no identified sand and gravel aquifer underlying the project area, and the wetlands are not underlain by sands or gravel, it is unlikely that significant groundwater recharge is occurring within the tidal wetlands.

° **Floodwater Alteration (Storage and Desynchronization)**
This function considers the effectiveness of the wetlands in reducing flood damage by attenuating and gradually releasing floodwaters for prolonged periods following precipitation and snow melt events.

The tidal wetlands associated with the project site lie directly adjacent to the Piscataqua River and the Atlantic Ocean. The tidal wetland and the Piscataqua River do receive floodwater from the surrounding watershed and connected waterways; therefore, this is a suitable function.

° **Fish and Shellfish Habitat**
This function considers the effectiveness of seasonally or permanently flooded areas within the subject wetlands for their ability to provide fish and shellfish habitat.

The tidal wetland does provide fish and shellfish habitat and is directly associated with the Piscataqua River and the Atlantic Ocean; therefore, fish and shellfish habitat is considered a principal function.

° **Sediment/Toxicant Retention**
This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland to function as a trap for sediments, toxicants, or pathogens, and is generally related to factors such as the type of soils, the density of vegetation, and the position in the landscape.

In the vicinity of the project, the tidal wetland is primarily vegetated with emergent salt marsh vegetation and mudflats in the subtidal area. Sources of sediments or toxicants exist upstream of the wetland from the heavily developed, urban upland and accumulate in the bay; therefore, this is considered a principal function for the larger wetland complex.

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

As with sediment and toxicant retention, the greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, nutrient removal/retention/transformation is considered a principal function.

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

Production export is a wetland function that typically occurs in the form of nutrient or biomass transport via watercourses, foraging by wildlife species, and removal of timber and other natural products. Because the greater tidal wetland provides fish and wildlife habitat, commercial and recreational fisheries opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is a principal function.

° **Sediment/Shoreline Stabilization**
This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion, primarily through the presence of persistent, well-rooted vegetation.

Due to the tidal nature and wave action at this wetland; sediment/shoreline stabilization is considered a principal function.

° **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.

The greater tidal wetland provides a variety of coastal and marine habitats; therefore, wildlife habitat is a principal function.

° **Recreation (Consumptive and Non-Consumptive)**
This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities.

The greater tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, recreation is considered to be a principal value.

° **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.

The Piscataqua River and the associated tidal wetlands are part of a larger marine ecosystem with multiple areas of public access and spartina salt marshes, a heavily studied system, making this a principal value.

° **Uniqueness/Heritage**
This value relates to the effectiveness of the wetland or its associated water bodies to provide certain special values such as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

Tidal wetlands are unique to the seacoast area. Additionally, there are pre- and post-colonial historical components associated with the Piscataqua River and the surrounding areas making this a principal value.

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

The Piscataqua River provides aesthetically pleasing views that are viewable from surrounding uplands as well as from the water, making this a principal value.

° **Endangered Species Habitat**
This value considers the suitability of the wetland to support threatened or endangered species.

An online inquiry with the NHB identified records of marsh elder (*Iva frutescens*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), and shortnose sturgeon (*Acipenser brevirostrum)* in proximity to the proposed project area. Therefore, it is assumed these species may utilize this site given its proximity to the main channel of the Piscataqua River and the Atlantic Ocean. However, the site itself is not mapped as a critical habitat. Therefore, the wetland likely has the ability to function as an endangered species habitat but has not been identified as a principal function.

PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 1,399 SF of permanent impacts and 5,305 SF of temporary impacts to the previously developed 100' Tidal Buffer Zone for the construction of a new deck on the northeastern side of the existing dwelling, the installation of a new stone walking path that encompasses the northern portion of the dwelling, the installation of a small grill/recreational area, the

removal of existing impervious areas, site regrading, and a robust landscaping and planting plan.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland is part of a large marine system and provides 11 principal functions and values when evaluated as a whole. These functions and values include: floodflow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, nutrient removal/retention, sediment/toxicant retention, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics. While the entire marine system provides these principal functions and values, the proposed impacts associated with the installation of the deck and associated development will impact only a small portion adjacent to the larger wetland and will not impact the wetland directly. Additionally, the application proposes to supplement the riparian area with additional woody shrub plantings that will increase habitat connectivity and improve functions such as sediment/shoreline stabilization and sediment/toxicant retention. Therefore, the proposed project will not have any effect on the wetland's ability to continue providing its principal functions.

The proposed impacts have been minimized to the greatest extent practicable, while allowing for a deck structure of sufficient size to create a recreational area for the applicant outside the area of the Flood Hazard Zone. The project will not contribute to additional storm water or pollution as the increase in impervious area is minimal is and supplemented with significant plantings. It is anticipated that there will be no effect on any fish or wildlife species that currently use the site for food, cover, and/or habitat given the limit of impacts to previously developed areas, no removal of vegetation, and the significant planting proposed. The project will not impede tidal flow or alter hydrology, will not deter use by wildlife species that currently use the wetland area, and it will not impede any migratory fish movement.

Based on our assessment of the current functions and values, the proposed deck design, placement, and proposed buffer plantings; it is our belief that the proposed project will have no significant impact on the tidal wetlands or greater marine systems' ability to continue to provide their current functions and values.

Wetland Function-Value Evaluation Form

Total area of wetland Piscataqua River Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Forest, Residential Distance to nearest roadway or other development 0 ft

Dominant wetland systems present E2EM1P Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? End

How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. Wetland A

Latitude 43°03'46.9"N Longitude 70°45'04.5"W

Prepared by: Haley Ward, Inc. Date 04/01/2026

Wetland Impact:
Type Adjacent, no direct Area 0 SF

Evaluation based on:
Office X Field X

Corps manual wetland delineation completed? Y N X

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	12,15		
Floodflow Alteration	N	1,3,4,14,18		
Fish and Shellfish Habitat	Y	2,3,4,10,11,16	X	
Sediment/Toxicant Retention	Y	1,2,3,4,7,8,12,14,16	X	
Nutrient Removal	Y	1,2,4,5,6,7,8,9,11,12,14	X	
Production Export	Y	1,2,4,6,7,9,11	X	
Sediment/Shoreline Stabilization	Y	(1),2,3,6,7,10,12,13,15	X	
Wildlife Habitat	Y	(2),6,7,8,9,11,12,13,14,16,17,19,21	X	
Recreation	Y	2,5,6,7,8,9,12	X	
Educational/Scientific Value	Y	3,5,9,10	X	
Uniqueness/Heritage	Y	1,2,3,4,5,6,8,12,13,14,17,18,19,24,27,28,(30)	X	
Visual Quality/Aesthetics	Y	1,2,3,6,8,11,12	X	
ES Endangered Species Habitat	Y	1	X	
Other				

Notes:

* Refer to backup list of numbered considerations.

COASTAL VULNERABILITY ASSESSMENT

Migliori Residence – 5 Curriers Cove, Portsmouth, NH 03801

INTRODUCTION

This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Wetland Permit Application for the construction of a deck and associated site improvements at 5 Curriers Cove, Portsmouth, NH 03801 (herein referred to as "project site"). The project site is a residential lot located on the south shore of the Piscataqua River with one existing structure and associated walkways, driveways, and landscaped areas. The surrounding land use is primarily residential and forested.

METHODS

In March and April, 2026, Keegan Feero, Permitting Specialist from Haley Ward, Inc. conducted a site visit to evaluate coastal characteristics of the project site. This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019) New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein referred to as Guidance Document).

PART 1.1 – PROJECT TYPE

This project proposes the construction of a deck and associated site improvements on the residential lot to provide the applicants with a recreational area outside of the Flood Hazard Zone. For more details regarding construction and sequencing of the structure; please refer to the NH DES Wetlands Bureau Application attached NHDES Permit Plan – Sheet C501.

PART 1.2 – PROJECT LOCATION

The project location is 5 Curriers Cove, Tax Map 204, Lot 14 and consists of +/- 1.10 acres of upland. The project site abuts the Piscataqua River on a relatively protected cove. Access to the project site will be from Curriers Cove, with equipment operating from adjacent uplands.

PART 1.3 – TIMELINE FOR DESIRED USEFUL LIFE

This analysis will use 2100 for a timeframe, as the deck is intended to be a permanent fixture to the existing residence. The expected lifespan of a wooden deck can vary drastically, but a conservative estimate of 50 years will be chosen as it will likely be utilized and maintained by the applicants well into the future.

120 MAIN STREET, SUITE 132, SACO, ME 04072 207.283.9151 | HALEYWARD.COM

2.1 – PROJECT RISK TOLERANCE

The proposed project is considered to have a high risk tolerance considering the deck has a relatively low cost, is attached to a house which can be relocated on the lot should flood waters become an issue, proposes little to no implications on public function and/or safety; and has no sensitivity to inundation given the purpose of the project is to increase the resilience of the residence/property to flooding.

2.2 – RISK TOLERANCE OF IMPORTANT ACCESS AND SERVICE AREAS

The risk tolerance of surrounding access and service areas is not applicable to this project, as the project occurs on a residential, private lot and is intended for private use; primary access of which would be from the residence.

3.1 – RELATIVE SEA LEVEL RISE SCENARIO (RSLS)

Based on Table 3 in the Guidance Document (see table below), the RSLS for this project (based on the previously determined high risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable see level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Deck Construction & Stone Revetment	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) *Compared to the sea level in the year 2000*			
	Lower magnitude Higher probability	←	→	Higher magnitude Lower probability
2030	**0.7**	**0.9**	**1.0**	**1.1**
2050	**1.3**	**1.6**	**2.0**	**2.3**
2100	**2.9**	**3.8**	**5.3**	**6.2**
2150	**4.6**	**6.4**	**9.9**	**11.7**

*Added by Haley Ward, Inc. based on the application of the Guidance Document towards our project.

3.2 – RELATIVE SEA LEVEL RISE (RSLR) IMPACTS TO THE PROJECT EVALUATION

Estimates of Projected SLR's which depict the project site and projected water depth at high tide for 1 foot, 2 foot, 4 foot, 6 foot, and 8 foot sea level rise scenarios are attached. Relative to surrounding topography and considering the High-Risk Tolerance of this project; the projected RSLR is not expected to be a major consideration for this project. The 2.9ft RSLR estimate is being used for this project, and the overall site regrading to accommodate the City of Portsmouth's MHHW + 2ft structure elevation requirement

addresses any potential future flooding risk associated with the shoreland development. There are no restrictions on the project site or associated with the proposed project.

3.3 – OTHER FACTORS

Other factors were evaluated in conjunction with RSLR including surface water levels, groundwater levels, and current velocities - which will increase with sediment erosion and deposition. The project's position in the landscape was also considered relative to other infrastructure.

The Highest Observable Tide Line (HOTL) associated with the project site is located approximately at elevation 6. Considering a 2.9-foot RSLR in the year 2100, the resulting HOTL in the year 2100 will have an elevation of 8.9. The proposed deck will be placed at elevation 10. Additionally, the proposed deck will be supported by pilings that will withstand flood waters from extreme precipitation events well into the future. As such, the proposed deck structure will function as intended throughout its expected useful life.

4.1 – RSLR AND COASTAL STORMS

Due to the project site location being immediately adjacent to the Piscataqua River, it will be directly affected by RSLR and storm surge; however, these have been reviewed during engineering and design. The project site is located in a protected cove and does not have an open fetch. Wave action is typically diffuse in this area, meaning storm surge is not anticipated to influence the stability of the embankment in this area even considering sea level rise. Considering the high risk tolerance of this project, the relatively diffuse nature of the wave action in this location, and the protected nature of the cove, it is not anticipated that this project has a significant level of vulnerability to RSLR and coastal storms given the standard to which modern deck structures are constructed.

4.2 – OTHER FACTORS

Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the high risk tolerance of this project, it is not anticipated that this project has a significant level of vulnerability to groundwater levels, wind and current velocities given the standard to which modern deck structures are constructed.

5.1 – PROJECTED RSL-INDUCED GROUNDWATER RISE

Based on the Sea-Level Rise Mapper, there is projected groundwater rise associated with RSLR on the project site. Based on predictions by the New Hampshire Sea-Level Rise, Storm Surge, and Groundwater Rise Mapper managed by the New Hampshire Department of Environmental Services, the predicted groundwater rise in this area is expected to be approximately 1.2 – 2.2 feet by the year 2100 given an estimated increase of 4 feet in SLR (note the RSLR of 2.9 feet as identified in Table 3 above).

However, given the proposed site regrading and additional fill, groundwater rise is not anticipated to significantly affect the proposed deck structure.

5.2 – PROJECTED GROUNDWATER DEPTH AT THE PROJECT LOCATION

Projected groundwater depth on the subject site would likely rise with projected RSLR. The project site currently has a seasonal high water table depth of less than five feet which approaches the surface depending on proximity to the shoreline as the site slopes downwards from west to east. However, the proposed deck will be placed on an elevated portion of the lot directly adjacent to the existing structure and will be located 2 feet above MHHW. Therefore, groundwater depth at the project location is not anticipated to be an issue as the structure has been designed to accommodate RSLR.

6.1 – BEST AVAILABLE PRECIPITATION ESTIMATES

Please see the attached Extreme Precipitation Tables from the Northeast Regional Climate Center.

7.1 – CUMULATIVE COASTAL FLOOD RISK TO THE PROJECT

Based on the high risk tolerance of this project combined with all other factors including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation and/or freshwater flooding occurring together; this project is not considered to be at high risk from coastal flooding. The site is proposed to be regraded to accommodate a higher elevation for the structure to be installed.

7.2 – POSSIBLE ACTIONS TO MITIGATE COASTAL FLOOD RISK

Given the high-risk tolerance of the proposed project, it is not anticipated that it is necessary to mitigate for coastal flood risk beyond what has already been incorporated into the design plan for the proposed deck. The projected SLR scenario through 2100 is 2.9' and the proposed deck has been designed at an elevation to accommodate this expected increase in sea level rise considering the current HOTL which is at an elevation of 6.

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	New Hampshire
Location	New Hampshire, United States
Latitude	43.074 degrees North
Longitude	70.756 degrees West
Elevation	0 feet
Date/Time	Thu Apr 02 2026 19:24:12 GMT-0400 (Eastern Daylight Time)

24hr Storms:
1yr = 2.66in * 1.15 = 3.06in
2yr = 3.21in * 1.15 = 3.69in
5yr = 4.07in * 1.15 = 4.68in
10yr = 4.86in * 1.15 = 5.59in
25yr = 6.17in * 1.15 = 7.10in
50yr = 7.39in * 1.15 = 8.50in
100yr = 8.85in * 1.15 = 10.18in

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	1yr	0.70	0.98	1.21	1.56	2.03	2.66	2.92	1yr	2.35	2.81	3.22	3.94	4.55	1yr
2yr	0.32	0.50	0.62	0.82	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.49	3.21	3.57	2yr	2.84	3.43	3.94	4.68	5.33	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.61	5yr	1.08	1.47	1.89	2.43	3.14	4.07	4.58	5yr	3.60	4.40	5.04	5.94	6.70	5yr
10yr	0.41	0.65	0.82	1.12	1.45	1.89	10yr	1.25	1.73	2.23	2.89	3.75	4.86	5.53	10yr	4.31	5.32	6.09	7.11	7.98	10yr
25yr	0.48	0.76	0.97	1.34	1.78	2.34	25yr	1.53	2.14	2.78	3.63	4.74	6.17	7.10	25yr	5.46	6.83	7.81	9.03	10.05	25yr
50yr	0.54	0.86	1.10	1.54	2.08	2.76	50yr	1.79	2.53	3.29	4.33	5.67	7.39	8.58	50yr	6.54	8.25	9.43	10.81	11.97	50yr
100yr	0.60	0.97	1.25	1.77	2.42	3.26	100yr	2.09	2.98	3.91	5.16	6.77	8.85	10.38	100yr	7.83	9.98	11.39	12.96	14.27	100yr
200yr	0.68	1.10	1.43	2.05	2.83	3.84	200yr	2.44	3.52	4.62	6.14	8.08	10.60	12.55	200yr	9.38	12.06	13.76	15.55	17.01	200yr
500yr	0.80	1.32	1.72	2.49	3.49	4.78	500yr	3.01	4.39	5.78	7.72	10.22	13.47	16.14	500yr	11.92	15.52	17.68	19.78	21.48	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	1yr	0.63	0.86	0.93	1.33	1.69	2.24	2.49	1yr	1.98	2.39	2.87	3.19	3.90	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.34	3.06	3.45	2yr	2.71	3.32	3.82	4.55	5.09	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.12	2.73	3.78	4.19	5yr	3.35	4.03	4.72	5.53	6.24	5yr
10yr	0.39	0.59	0.73	1.03	1.33	1.60	10yr	1.14	1.56	1.80	2.39	3.05	4.37	4.85	10yr	3.87	4.67	5.43	6.41	7.19	10yr
25yr	0.44	0.67	0.83	1.19	1.56	1.90	25yr	1.35	1.86	2.10	2.75	3.53	4.73	5.88	25yr	4.19	5.65	6.64	7.78	8.67	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.17	50yr	1.52	2.12	2.35	3.06	3.92	5.35	6.78	50yr	4.73	6.52	7.71	9.03	10.00	50yr
100yr	0.54	0.81	1.01	1.46	2.01	2.47	100yr	1.73	2.41	2.62	3.40	4.33	6.02	7.82	100yr	5.32	7.52	8.95	10.49	11.55	100yr
200yr	0.59	0.89	1.13	1.63	2.27	2.81	200yr	1.96	2.75	2.93	3.77	4.77	6.75	9.02	200yr	5.97	8.68	10.38	12.20	13.35	200yr
500yr	0.68	1.02	1.31	1.90	2.71	3.36	500yr	2.33	3.28	3.41	4.30	5.43	7.86	10.89	500yr	6.95	10.47	12.63	14.92	16.17	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.08	1yr	0.77	1.06	1.26	1.74	2.20	2.98	3.17	1yr	2.64	3.05	3.58	4.37	5.04	1yr
2yr	0.34	0.52	0.64	0.87	1.07	1.27	2yr	0.92	1.24	1.48	1.96	2.52	3.42	3.71	2yr	3.03	3.56	4.09	4.84	5.63	2yr
5yr	0.40	0.62	0.77	1.05	1.34	1.62	5yr	1.15	1.59	1.89	2.54	3.25	4.34	4.97	5yr	3.84	4.78	5.38	6.38	7.16	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.98	10yr	1.39	1.93	2.28	3.11	3.96	5.34	6.21	10yr	4.72	5.97	6.83	7.85	8.76	10yr
25yr	0.58	0.88	1.09	1.56	2.05	2.57	25yr	1.77	2.52	2.96	4.08	5.16	7.76	8.36	25yr	6.87	8.04	9.17	10.35	11.42	25yr
50yr	0.67	1.02	1.27	1.83	2.47	3.13	50yr	2.13	3.06	3.60	5.01	6.34	9.71	10.48	50yr	8.59	10.08	11.48	12.74	13.98	50yr
100yr	0.79	1.20	1.50	2.16	2.97	3.82	100yr	2.56	3.73	4.38	6.17	7.79	12.15	13.14	100yr	10.75	12.63	14.36	15.72	17.11	100yr
200yr	0.93	1.39	1.77	2.56	3.57	4.66	200yr	3.08	4.56	5.35	7.60	9.57	15.23	16.48	200yr	13.48	15.85	18.00	19.38	20.94	200yr
500yr	1.15	1.71	2.20	3.20	4.55	6.06	500yr	3.93	5.92	6.94	10.05	12.62	20.58	22.27	500yr	18.21	21.41	24.26	25.55	27.37	500yr

Powered by ACIS

Sea Level Rise - MHHW Current



3/30/2026, 12:51:39 PM

1:2,061

Project Parcel

MHHW Baseline Extent

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Microsoft, Vantor

Sea Level Rise - MHHW + 2ft



3/30/2026, 12:52:15 PM

1:2,061

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Project Parcel

MHHW + 2-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Microsoft, Vantor

Sea Level Rise - MHHW + 4ft



3/30/2026, 12:52:40 PM

1:2,061

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Project Parcel

MHHW + 4-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Microsoft, Vantor

Sea Level Rise - MHHW + 6ft



3/30/2026, 12:54:20 PM

1:2,945

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Project Parcel

MHHW + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Microsoft, Vantor

Sea Level Rise - MHHW + 8ft



3/30/2026, 12:54:36 PM

1:2,945

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

Project Parcel

MHHW + 8-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

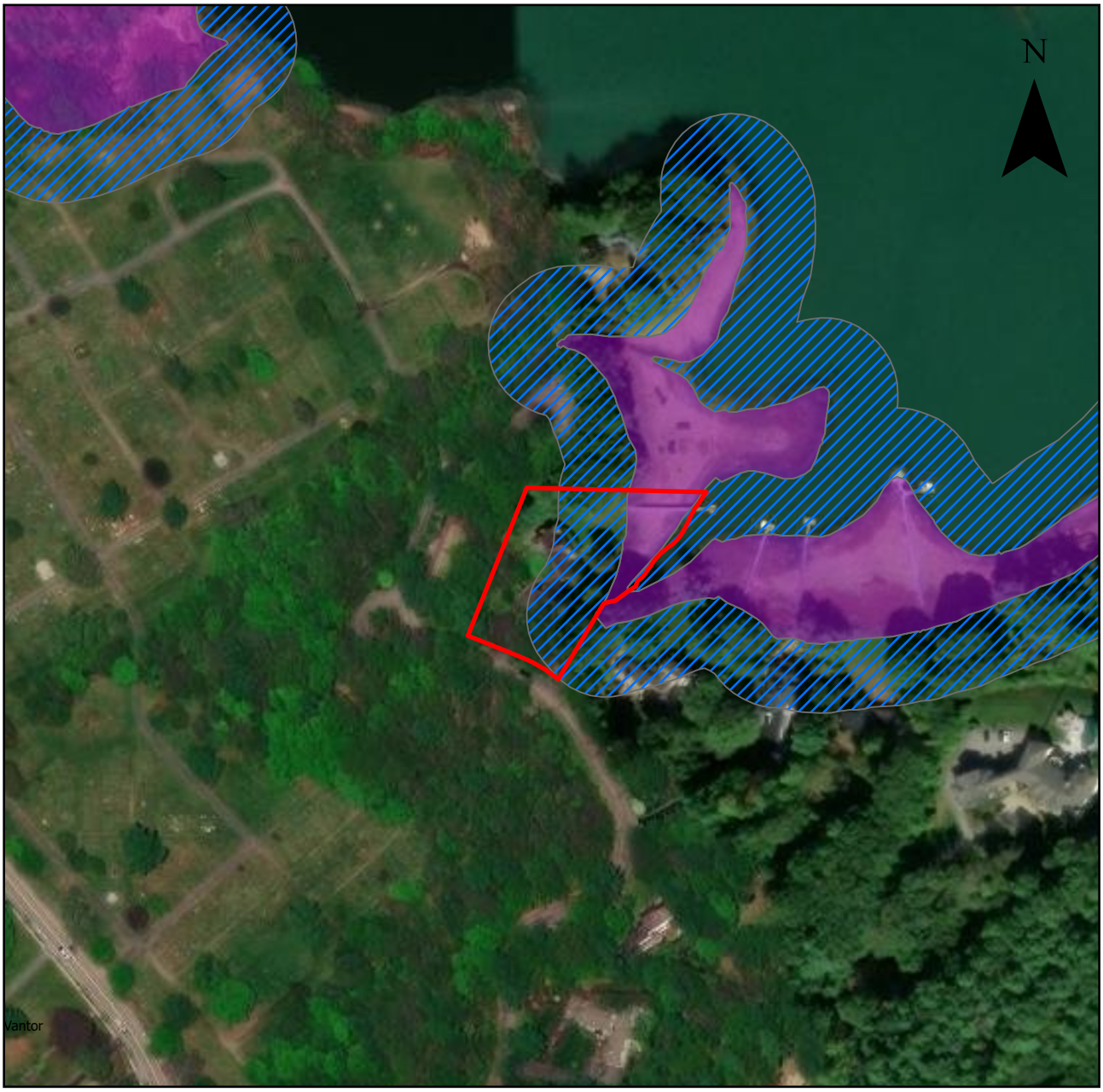
60cm Resolution Metadata

Microsoft, Vantor

HALEY WARD

Prime Wetlands

Migliori Residence - 5 Curriers Cove, Portsmouth NH 03801



Project Parcel
Prime Wetlands
100' Prime Wetland Buffer

0.04 0 0.04 0.08
Miles

PRIME WETLAND WAIVER
FORESTRY & OTHER ACTIVITIES
Water Division / Land Resources Management
Wetlands Bureau

RSA/Rule: RSA 482-A:11/ Env-Wt 706

APPLICANT LAST NAME, FIRST NAME, M.I.: Migliori, Jill & Scott

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

As provided in RSA 482-A:11, IV(b)(1), to be eligible for the Forestry Statutory Permit-by-Notification (Forestry SPN), a property owner must obtain a waiver to perform any forest management work and related activities in the forested portion of a designated **prime wetland*** or **duly-established 100-foot buffer†** from the department. *For a waiver request for Forestry Activities within a designated prime wetland or duly-established 100-foot buffer, please complete Part I of this form.*

As provided in RSA 482-A:11, IV(c), a property owner may request a waiver from the department to perform work not addressed above within a portion of any **duly-established 100-foot buffer†** of a prime wetland on his or her property. Please note that waivers for such activities may only be requested for work within a duly-established 100-foot buffer, not for work within prime wetlands. *For a waiver request for Activities Other than Forest Management within a duly-established 100-foot buffer, please complete Part II of this form.*

A waiver request for work in a prime wetland or duly-established 100-foot buffer must be submitted to the department at the same time as a notification for an SPN or other application, as applicable.

***Prime Wetlands**: Any contiguous areas falling within the jurisdictional definitions of RSA 482-A:2, X and RSA 482-A:4 that, because of their size, unspoiled character, fragile condition, or other relevant factors, make them of substantial significance (482-A:15, I-a).

†Duly-Established 100-foot Buffer: The buffer recognized in RSA 482-A:11, IV for prime wetlands designated on or after September 11, 2009 but before August 17, 2012 (Env-Wt 102.63).

PART I: WAIVER REQUEST FOR FORESTRY ACTIVITIES

SECTION 1 - REQUESTED WAIVER AND FILING FEE (Env-Wt 706.02(b)(3))

Check or money order for the applicable filing fee payable to "Treasurer – State of NH" (RSA 482-A:3, I(c)).

- ☐ $200 for a project that would otherwise qualify for a Forestry SPN if it was not located in or near a designated prime wetland or duly-established 100-foot buffer.
- ☐ $500 for a minor impact project that does not otherwise qualify as minimum or major impact project.
- ☐ $1,250 for a major impact project classified regardless of prime wetlands designation.

SECTION 2 - PROPOSED WORK (Env-Wt 706.02(b); RSA 482-A:11, IV(b)(1))

Provide a brief written description of the work to be performed.

SECTION 3 - PRIME WETLANDS VALUES (Env-Wt 706.02(b); RSA 482-A:11, IV(b)(1))

Provide a list of the prime wetlands values as identified by the municipality when the prime wetland or duly-established 100-foot buffer was designated. Demonstrate that the project will not create a significant net loss of these wetland values.

SECTION 4 - REQUIRED ATTACHMENTS (Env-Wt 706.02; RSA 482-A:11, IV(b)(1))

☐ A sketch of the property depicting the best approximate location of each prime wetlands/buffer in which work is proposed and the location of proposed work, including access roads.

☐ A copy of the notice of intent to cut, if applicable.

☐ Other information to demonstrate that there will be no significant net loss of wetland values identified by the municipality when the prime wetland/buffer was designated.

SECTION 5 - ADDITIONAL INSTRUCTIONS (Env-Wt 706.02; RSA 482-A:11, IV(b)(3))

☐ At the time the applicant submits the waiver request to the department, the applicant also shall submit, ***via certified mail***, a copy of the waiver request and all supporting documentation to the local governing body, the planning board, if any, and the conservation commission, if any, of the municipalities in which any prime wetlands/buffers associated with the application are located.

☐ If a prime wetland/buffer associated with the application extends into an abutting property, the property owner requesting the waiver shall provide a copy of the waiver request and all supporting documentation to the owner of that abutting property. The applicant shall send the notice required ***by certified mail***.

Please note:

- As provided in RSA 482-A:11, IV(b)(3), the department shall not issue a waiver for forestry activities prior to 14 days after receipt of the waiver request, provided however that a municipal conservation commission may request an extension on such waiver issuance, not to exceed 14 days, which the department shall grant if requested.

- As provided by RSA 482-A:11, IV(b)(2), the department shall not issue a waiver unless the department determines that there will be no significant net loss of wetland values as identified by the local conservation commission/local governing authority or in RSA 482-A:1.
- If the department determines that the criteria for issuing a waiver are met, the waiver shall be issued as part of the Forestry SPN or permit, as applicable.
- If the department is unable to determine, based on the information submitted, that the proposed work will not cause a significant net loss of wetland values, the department shall notify the applicant of what additional information is needed and establish a deadline in consultation with the applicant for the submission of the additional information.
- If the department determines that the project would not cause a significant net loss of wetland values if certain conditions were met, the department shall place such conditions on the waiver as are necessary to protect the prime wetland resource.
- Any waiver issued shall be valid for the term of the permit or SPN with which it is associated, but may be extended.

PART II: WAIVER REQUEST FOR ACTIVITIES OTHER THAN FOREST MANAGEMENT

SECTION 1 - REQUESTED WAIVER AND FILING FEE (Env-Wt 706.04(b)(5))

Check or money order for the applicable filing fee payable to "Treasurer – State of NH" (RSA 482-A:3, I(c)).

☐ $200 for projects that would otherwise qualify as a minimum impact project if it was not located in a designated prime wetlands buffer.

■ $500 for a minor impact project that does not otherwise qualify as minimum or major impact project.

☐ $1,250 for a major impact projects.

SECTION 2 - PROPOSED WORK (Env-Wt 706.04(b)(2))

Provide a written description of the work to be performed.

The proposed project consists of the installation of a deck on the northeastern side of the dwelling, the installation of a new stone walking path that encompasses the northern portion of the dwelling, the installation of a small grill/recreational area, the removal of existing impervious areas, site regrading, and a robust landscaping and planting plan.

The purpose of the project is to provide the applicants with a recreational area outside the boundary of the Flood Hazard Zone. The deck and grill area will be constructed at an elevation of at least 10 ' above sea level, which is two feet above the FEMA mapped AE Flood Hazard Zone (EL 8). The proposed site regrading will also increase the flood resilience of the property by raising the elevation of the existing developed and landscaped areas directly adjacent to the dwelling. The applicant further intends to limit development with the Flood Hazard Zone by removing existing impervious areas next to the shoreline such as the removal of a stone patio and sitting area. The applicant proposes additional flood protection through a robust planting plan, which proposes to drastically increase the vegetative capacity of the waterfront buffer to withstand flood waters and increase habitat connectivity. The applicant proposes the planting of 28 native shrubs, grasses, and perennials in an area which currently exists as mowed lawn (directly adjacent to the shoreline and abutting the residential pier), and additional planting of 300+ plants consisting of trees, shrubs, ferns, grasses, and perennials directly adjacent to the house and replacing removed impervious areas.

SECTION 3 - PRIME WETLANDS VALUES (Env-Wt 706.04(b))

Provide a list of the prime wetlands values identified by the municipality when the prime wetlands associated with the buffer was designated. Demonstrate that the project will not create a significant net loss of these wetland values.

Portsmouth identifies this Prime Wetland as Wetland ID 61B. The designation form identifies wildlife habitat, educational/scientific value, and visual aesthetic quality, with similar nearby Prime Wetlands also containing functions and values such as shoreline achoring and fish/shellfish habitat.

The proposed project includes the construction of a deck and significant upland plantings. No wetland, habitat, or embankment alteration is proposed as part of the project. All areas of disturbance are limited to existing developed areas. The proposed buffer plantings will increase wildlife habitat adjacent to the resource, provide stormwater runoff treatment, further staiblize the embankment, and will provide a visual shield from the resource of the developed area. A more extensive breakdown can be found in the associated application under the wetlands functions and values assessment and within the project description and alternatives analysis.

SECTION 4 - REQUIRED ATTACHMENTS (Env-Wt 706.04)

■ A sketch of the property depicting the best approximate location of the duly-established 100-foot buffer in which work is proposed and the location of proposed work, including access roads.

■ Other information to demonstrate that there will be no significant net loss of wetland values identified by the municipality when the prime wetlands associated with the buffer was designated.

SECTION 5 - ADDITIONAL INSTRUCTIONS (Env-Wt 706.04; RSA 482-A:11, IV(c))

■ At the time the applicant submits the waiver request to the department, the applicant also shall notify, ***by certified mail***, the local governing body, the planning board, if any, and the conservation commission, if any, of the municipalities in which the waiver is being sought that the waiver is being requested.

■ If the buffer associated with the application extends onto an abutting property, the property owner requesting the waiver shall provide notice that the waiver is being requested to the owner of that abutting property.

Please note:

- As provided in Env-Wt 706.05, the department shall not issue a waiver under Env-Wt 706.01(b) prior to 14 days after receipt of the waiver request, provided however that a municipal conservation commission may request an extension on such waiver issuance, not to exceed 14 days, which the department shall grant if and as requested.
- The department shall not issue a waiver unless the department determines that there will be no significant net loss of wetland values as identified by the local conservation commission/local governing authority and in RSA 482-A:1.
- If the department determines that the criteria for issuing a waiver are met, the waiver shall be issued as part of the SPN or permit, as applicable.
- If the department is unable to determine, based on the information submitted, that the proposed work will not cause a significant net loss of wetland values, the department shall notify the applicant of what additional information is needed and establish a deadline in consultation with the applicant for the submission of the additional information.
- If the department determines that the project would not cause a significant net loss of wetland values if certain conditions were met, the department shall place such conditions on the waiver as are necessary to protect the prime wetlands resource.
- Any waiver issued shall be valid for the term of the permit or SPN with which it is associated, but may be extended.

ABUTTER'S LIST

MAP	LOT	NAME AND MAILING ADDRESS
204	13	Marvine E. Lesser & Norma Neyer 4 Curriers Cove, Portsmouth, NH 03801
204	15	Dana S. Levenson Trust 6 Curriers Cove, Portsmouth, NH 03801
204	16	Mary M. Griffin Revocable Trust 7 Curriers Cove, Portsmouth, NH 03801
204	14	***Applicant's property***
116	36	City of Portsmouth 1 Junkins Avenue, Portsmouth, NH 03801

Notes:

1. Map/lot numbers and account information correspond to the Town of Portsmouth's tax map/tax records.
2. The table includes direct abutters to the project property that are also within 0.25 miles from the proposed project.
3. Notification also sent to the City of Portsmouth.

HALEY WARD

ABUTTER NOTIFICATION & PRIME WETLANDS WAIVER FOR SHORELAND AND WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

05/01/2026

City of Portsmouth – Planning Board & Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: Shoreland and Wetland Permit Application to be Filed to NHDES

To Whom It May Concern:

This letter is to inform you of our intent to file an application with the New Hampshire Department of Environmental Services (NHDES) for a Shoreland impact permit under RSA 483-B and a Wetland impact permit under RSA 482-A for work at the following address:

5 Curriers Cove, Portsmouth, NH 03801

The application includes a waiver for impacts within an established 100-foot prime wetland buffer. Pursuant to RSA 482-A:11, IV(4)(c), property owners may request a waiver from the Department for impacts within a portion of any 100-foot buffer of a prime wetland on his or her property. Under state law RSA 482-A:11, IV(4)(c), I am required to notify you about this waiver.

The application was or will be filed with the department on or about 05/04/2026. Under state law RSA 483-B:5-b, IV-a, and RSA 482-A:3, I-e, I am required to notify you about the application which proposes work in your municipality. Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the NHDES Offices. Requests to view the application at NHDES should be made to the NHDES Public Information and Permitting Unit at (603) 271-2919.

Sincerely,

Keegan Feero
Permitting Specialist
kfeero@haleyward.com

HALEY WARD

ABUTTER NOTIFICATION & PRIME WETLANDS WAIVER FOR SHORELAND AND WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

05/01/2026

Dana S. Levenson Trust
6 Curriers Cove
Portsmouth, NH 03801

Re: Shoreland and Wetland Permit Application to be Filed to NHDES

To Whom It May Concern:

This letter is to inform you of our intent to file an application with the New Hampshire Department of Environmental Services (NHDES) for a Shoreland impact permit under RSA 483-B and a Wetland impact permit under RSA 482-A for work at the following address:

5 Curriers Cove, Portsmouth, NH 03801

The application includes a waiver for impacts within an established 100-foot prime wetland buffer. Pursuant to RSA 482-A:11, IV(4)(c), property owners may request a waiver from the Department for impacts within a portion of any 100-foot buffer of a prime wetland on his or her property. Under state law RSA 482-A:11, IV(4)(c), I am required to notify you about this waiver due to the prime wetland buffer extending onto your property which abuts the project site.

The application was or will be filed with the department on or about 05/04/2026. Under state law RSA 483-B:5-b, IV-a, and RSA 482-A:3, I-e, I am required to notify you about the application which proposes work abutting your property. Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the NHDES Offices. Requests to view the application at NHDES should be made to the NHDES Public Information and Permitting Unit at (603) 271-2919.

Sincerely,

Keegan Feero
Permitting Specialist
kfeero@haleyward.com

HALEY WARD

ABUTTER NOTIFICATION & PRIME WETLANDS WAIVER FOR SHORELAND AND WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

05/01/2026

Marvin Lesser & Norma Neyer
4 Curriers Cove
Portsmouth, NH 03801

Re: Shoreland and Wetland Permit Application to be Filed to NHDES

To Whom It May Concern:

This letter is to inform you of our intent to file an application with the New Hampshire Department of Environmental Services (NHDES) for a Shoreland impact permit under RSA 483-B and a Wetland impact permit under RSA 482-A for work at the following address:

5 Curriers Cove, Portsmouth, NH 03801

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The application was or will be filed with the department on or about 05/04/2026. Under state law RSA 483-B:5-b, IV-a, and RSA 482-A:3, I-e, I am required to notify you about the application which proposes work abutting your property. Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the NHDES Offices. Requests to view the application at NHDES should be made to the NHDES Public Information and Permitting Unit at (603) 271-2919.

Sincerely,

Keegan Feero
Permitting Specialist
kfeero@haleyward.com

HALEY WARD

ABUTTER NOTIFICATION & PRIME WETLANDS WAIVER FOR SHORELAND AND WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

05/01/2026

Mary M. Griffin Revocable Trust
7 Curriers Cove
Portsmouth, NH 03801

Re: Shoreland and Wetland Permit Application to be Filed to NHDES

To Whom It May Concern:

This letter is to inform you of our intent to file an application with the New Hampshire Department of Environmental Services (NHDES) for a Shoreland impact permit under RSA 483-B and a Wetland impact permit under RSA 482-A for work at the following address:

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The application was or will be filed with the department on or about 05/04/2026. Under state law RSA 483-B:5-b, IV-a, and RSA 482-A:3, I-e, I am required to notify you about the application which proposes work abutting your property. Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the NHDES Offices. Requests to view the application at NHDES should be made to the NHDES Public Information and Permitting Unit at (603) 271-2919.

Sincerely,

Keegan Feero
Permitting Specialist
kfeero@haleyward.com

9589 0710 5270 3399 2473 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Portsmouth, NH 03801

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ 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	$0.78
Total	$10.48

0801
MAY - 1 2026
Postmark Here

Sent To: City of Portsmouth 05/01/2026
Street: 1 Junkins Avenue
City: Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3399 2650 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

Portsmouth, NH 03801

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total	$10.48

0801
MAY - 1 2026
Postmark Here

Sent To: Marvine E. Lesser & Norma Neyer 05/01/2026
Street: 4 Curriers Cove
City: Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3399 2473 67

U.S. Postal Service™
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Portsmouth, NH 03801

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total	$10.48

0801
MAY - 1 2026
Postmark Here

Sent To: Mary M. Griffin Revocable Trust 05/01/2026
Street: 7 Curriers Cove
City: Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3399 2473 50

U.S. Postal Service™
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Portsmouth, NH 03801

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$4.40
☐ 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	$0.78
Total	$10.48

0801
MAY - 1 2026
Postmark Here

Sent To: Dana S. Levenson Trust 05/01/2026
Street: 6 Curriers Cove
City: Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Conservation Commission

April 8

John Chagnon

From: John Chagnon
Sent: Wednesday, March 25, 2026 2:39 PM
To: kehomet@portsmouthnh.gov
Cc: james Dumont; Michael Griffin (mjggipper@aol.com); Keegan Feero
Subject: Elks Club - 500 Jones Avenue
Attachments: 500 Jones Avenue Elks Lodge Work Session Plan 3-25-26.pdf

Kate,
Thanks for the return phone call. Please add 500 Jones Avenue, the Elks Club, to the Agenda for the April 8 Conservation Commission meeting. We are preparing an application to repair the shoreline and want to review in a Work Session.
Existing plan with location attached.

Sincerely,

RECEIVED
MAR 23 2026
By 8:22am

HALEY WARD
AN EMPLOYEE OWNED COMPANY
HALEYWARD.COM

John Chagnon, PE, CFS, LLS
Senior Project Manager | Vice President
t: 603.430.9282 dd: 603.766.2988
a: 200 Griffin Rd Unit 14, Portsmouth, NH 03801

Chat With Me On Teams

Inc. 5000 2025 Best Firms To Work For 2025 Best Places To Work For Zweig Group Award 2025 ENR TOP 500

This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Haley Ward, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person),you may not use, copy, distribute or deliver to anyone this message (or any part of its contents) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email bangor@haleyward.com.

PLAN REFERENCES:

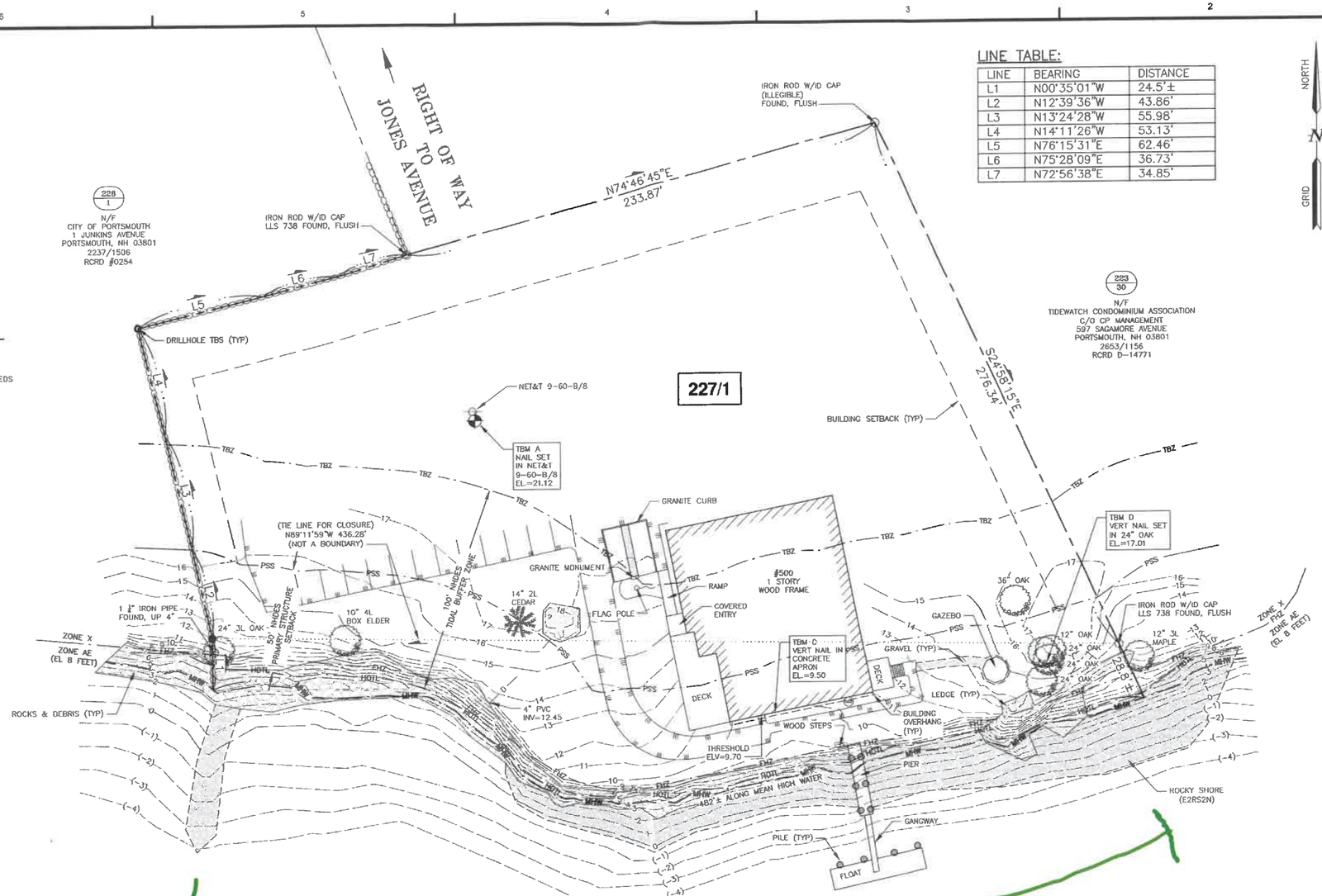
1) "BOUNDARY SURVEY LOCATED IN PORTSMOUTH, NH." PREPARED FOR TIDEWATCH ASSOCIATES INC. PREPARED BY: KIMBALL CHASE COMPANY, INC., SCALE:1"=100', DATED: MARCH 19,1986. RCRD D-14771.

2) "AS-BUILT PLAN FOR ORDER OF THE ELKS LODGE #97 JONES AVE COUNTY OF ROCKINGHAM PORTSMOUTH, NH." PREPARED BY: MILLETTE, SPRAGUE, & COLWELL, INC, SCALE: 1"=40', DATED: SEPTEMBER 19, 1994 AND REVISED MARCH 30, 1999. RCRD D-27545.

3) "PLAN OF PROPERTY IN PORTSMOUTH, NH" OWNED BY: HARTLEY W MASON. PREPARED BY: WILLIAM GROVER, SCALE: 1"=40', DATED: DECEMBER 1908. RCRD #0254.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/27	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	IRON PIPE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
HOTL	HIGHEST OBSERVABLE TIDE LINE
PSS	NH DES PRIMARY STRUCTURE SETBACK
TBZ	NH DES TIDAL BUFFER ZONE
	NH DES NATURAL WOODLAND BUFFER
SWQPA	NH DES PROTECTED SHORELAND
	FRESHWATER WETLAND LINE
WB	WETLAND BUFFER LINE
	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GWE	METER (GAS, WATER, ELECTRIC)
A-1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N00°35'01"W	24.5'±
L2	N12°39'36"W	43.86'
L3	N13°24'28"W	55.98'
L4	N14°11'26"W	53.13'
L5	N76°15'31"E	62.46'
L6	N75°28'09"E	36.73'
L7	N72°56'38"E	34.85'

NORTH NAD83(2011)
GRID NHSPC

ADDITIONAL ABUTTERS:

224/1
N/F
175 GOSPORT ROAD LLC
175 GOSPORT ROAD
PORTSMOUTH, NH 03801
5651/1569

224/10-16
N/F
ZACHARY RYAN SHORE
JULIANA SOUZA SHORE
340 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
6335/151

227/2
N/F
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5358/2357

261/1
N/F
STATE OF NEW HAMPSHIRE
PO BOX 856
CONCORD, NH 03301
2260/1484

227/3
N/F
JUDY M WILBUR-ALBERTSON
REVOCABLE TRUST
JUDY M WILBUR-ALBERTSON TRUSTEE
DONAVON R ALBERTSON TRUSTEE
345 ODIORNE POINT ROAD
PORTSMOUTH, NH 03801
4127/2477

GRAPHIC SCALE
30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

WETLAND NOTES:

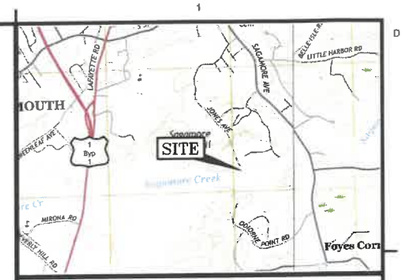
1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 1/30/24 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: 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 (2019).
   - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (RECION 1). USFWS (MAY 1988).
   - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
   - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
2) HOTL LINE FIELD LOCATED BY HALEY WARD, INC.

RECEIVED
MAR 26 2024
By

"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."

2.19.24
JOHN R. CHAGNON, LLS 738 DATE

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 738 JOHN R. CHAGNON SIGNATURE



LOCATION MAP 1" = 2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 227 AS LOT 1.

2) OWNERS OF RECORD:
   PORTSMOUTH LODGE #97 OF THE BENEVOLENT AND PROTECTIVE ORDER OF ELKS
   500 JONES AVENUE
   PORTSMOUTH, NH 03801
   2785/1590, 2785/1587, & 1406/85

3) A PORTION OF THE PARCEL IS IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 8) AS SHOWN ON FIRM PANEL 33015C0270F. EFFECTIVE DATE JANUARY 29, 2021.

4) EXISTING LOT AREA:
   104,242± S.F. TO MEAN HIGH WATER
   2.3931± ACRES TO MEAN HIGH WATER

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		43,560 S.F.
FRONTAGE:		150 FEET
DEPTH:		200 FEET
SETBACKS:	FRONT	30 FEET
	SIDE	20 FEET
	REAR	40 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		10%
MINIMUM OPEN SPACE:		50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 227 LOT 1 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.

9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 (NAVD88) PER NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.

10) PARCEL IS SUBJECT TO AND BENEFITED BY A LICENSE AGREEMENT AND UTILITY EASEMENTS WITH THE TIDEWATCH CONDOMINIUM ASSOCIATION, SEE RCRD 5680/725 & 3429/25.

11) PARCEL IS BENEFITED BY A RIGHT TO PASS AND REPASS BY THE COMMON WAY NOW IN USE TO AND FROM JONES AVENUE.

No.	DATE	DESCRIPTION	BY	CHK.
0	2/19/24	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS
SITE SURVEY

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

PROJECT
ORDER OF THE ELKS LODGE #97
500 JONES AVENUE PORTSMOUTH, NH

TITLE
EXISTING CONDITIONS SURVEY

DATE: FEBRUARY 2024	SCALE: 1" = 30'
DRAWN BY: RJB	DESIGNED BY: —
CHECKED BY: JRC	
PROJECT No.: 5010293-3593	FIELD BOOK & PAGE: FB 413 PG 37
SHEET No.: SHEET 1	DWG No.: C1

K0076-0066

April 29, 2026

Mr. Peter Britz, Director of Planning & Sustainability
City of Portsmouth Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

Re: Request for Conservation Commission Work Session
Map 284 Lot 8 – Proposed Garden & Site Improvements

Dear Peter:

On behalf of 124 Group LLC (Owner) we are pleased to submit the following information to support a request for a Work Session with the Conservation Commission for the above referenced project:

- Grading Concept Plan, dated April 29, 2026
- Wetland Buffer Impervious Surface Exhibit, dated April 29, 2026
- Owners Authorization, dated April 29, 2026

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 8.6-acre parcel of land that is located in the Industrial (I) zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the buildings tenants, Gather. The garden will be located in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot. The project will include additional site improvements including parking lot re-striping, stormwater management, lighting, and landscaping.

As currently designed, this project would require a Conditional Use Permit (CUP) for improvements within the 100-foot wetland buffer. As such, we are seeking to meet with the Conservation Commission for a Work Session to obtain initial feedback on the proposed project in advance of formally submitting the land-use applications that will be required for this project.

At this time, we anticipate that the proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Wetland Conditional Use Permit

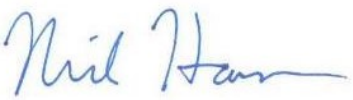
177 Corporate Drive
Portsmouth, NH 03801

T 603.433.8818

TIGHEBOND.COM

The applicant respectfully requests to meet with the Conservation Commission at their next scheduled meeting for a Work Session on May 13, 2026. If you have any questions or require any additional information, please feel free to contact us by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



Patrick M. Crimmins, PE
VICE PRESIDENT

Enclosures

J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Reports\Applications\City of Portsmouth\20260429 CC Work Session\K0076-0066 CC WS Cover Letter.docx

Docusign Envelope ID: 727D001E-4777-8CBA-8242-3161BB422D6A

Owner Letter of Authorization

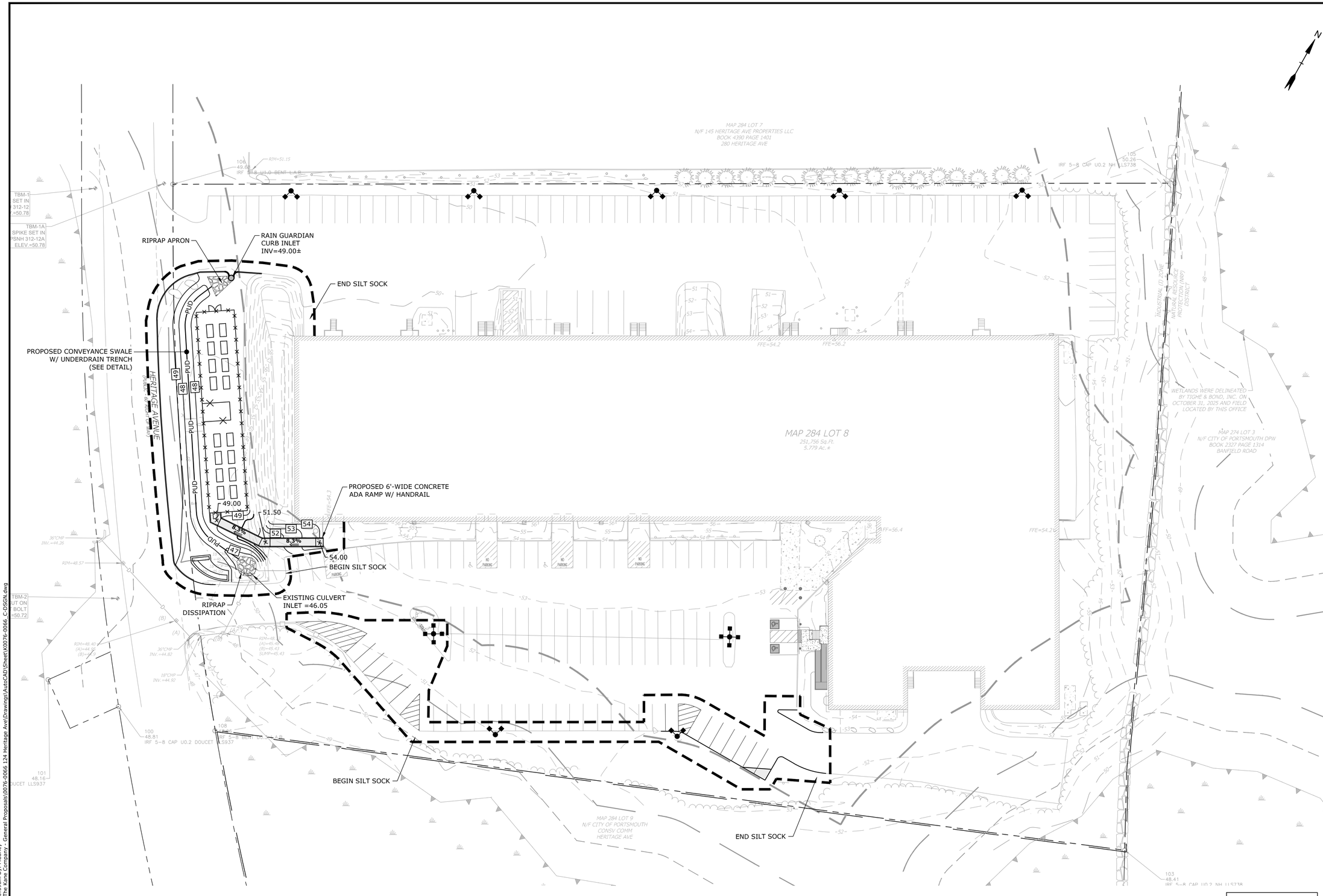
This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of 124 Group LLC (Owner), applications and materials in all site design and permitting matters for the proposed Gather garden and parking improvements project at 124 Heritage Avenue in Portsmouth, New Hampshire. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signature	Print Name	Date
Signed by: 392AA5B729C34AD...	Kelsey Kraus	4/29/2026

177 Corporate Drive
Portsmouth, NH 03801

T 603.433.8818

TIGHEBOND.COM



Last Saved: 4/28/2026
Plotted On: 4/29/2026 10:59am By: MCurley
Tighe & Bond:J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg

Tighe&Bond

177 Corporate Drive
Portsmouth, NH 03801
T 603.433.8818

CC WORK SESSION SUBMISSION

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

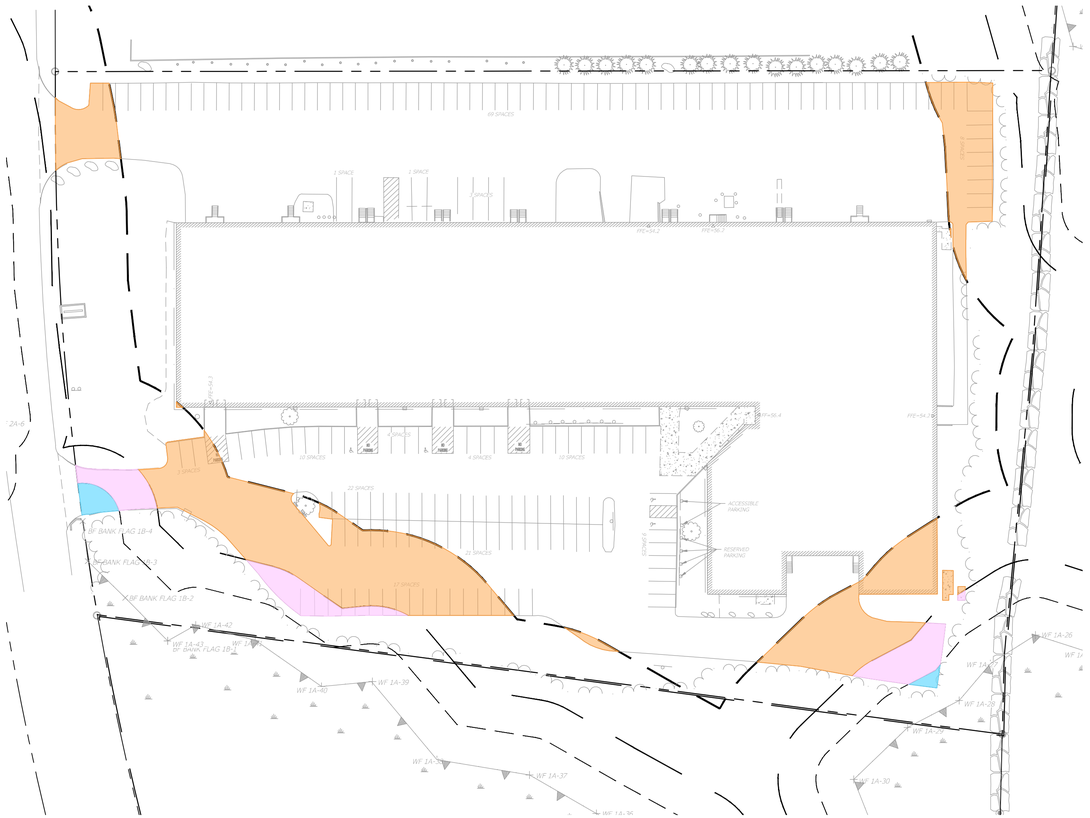
MARK	DATE	DESCRIPTION
A	4/29/2026	CC WORK SESSION

PROJECT NO:	K0076-0066
DATE:	4/29/2026
FILE:	K0076-0066_C-DSGN.dwg
DRAWN BY:	M.CURLEY
DESIGNED BY:	B.CURCIO
CHECKED BY:	N.HANSEN
APPROVED BY:	P.CRIMMINS

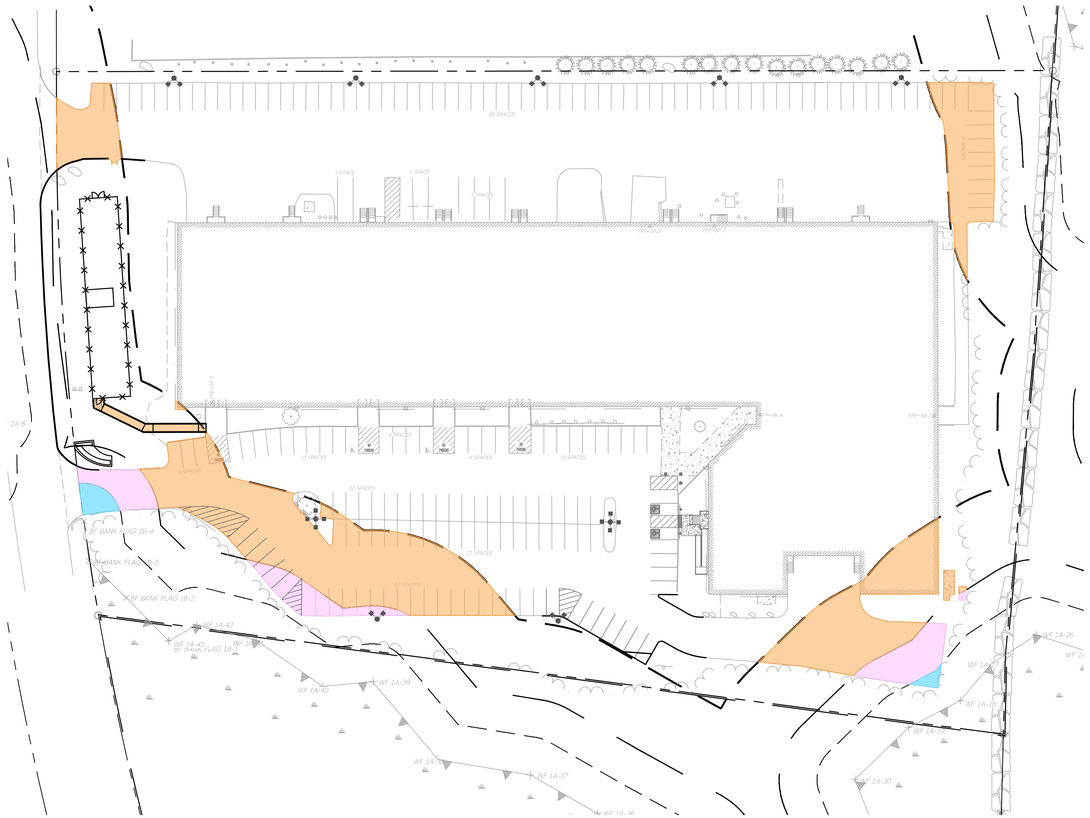
GRADING, DRAINAGE, EROSION CONTROL, AND UTILITIES PLAN

SCALE:

C-301



EXISTING IMPERVIOUS SURFACES
SCALE 1" = 50'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 50'

IMPERVIOUS SURFACES WITHIN WETLAND BUFFERS		
LOCAL WETLAND BUFFER SETBACK	WITHIN DEVELOPMENT PARCEL	
	EXISTING (SF)	PROPOSED (SF)
0 - 25 FT	521	521
25 - 50 FT	3,356	3,356
50 - 100 FT	20,593	21,011
TOTAL IMPERVIOUS SURFACE	24,470	24,889
NET IMPERVIOUS SURFACE	419	

0 50' 100'

SCALE: 1" = 50'

124 HERITAGE AVENUE
PORTSMOUTH, NH

WETLAND BUFFER
IMPERVIOUS SURFACE EXHIBIT

DATE: 4/29/2026
SCALE: AS SHOWN
FIGURE: 1 OF 1

Tighe&Bond

Plotted On:Apr 28, 2026-11:17am By: MCurley
Tighe & Bond:J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg

Article 10 Environmental Protection Standards

Section 10.1010 Wetlands Protection
Section 10.1020 Earth Products Removal and Placement

Legend

- Red lettering indicates change
- Red letter w/ highlight indicates change to the March 2026 draft

Section 10.1010 Wetlands Protection

For definitions, please refer to Article 15.

10.1011 Purpose

The purposes of this Section are:

(1) To maintain, and where possible improve, the quality of surface waters and ground water by controlling the rate and volume of stormwater runoff and preserving the ability of **wetland**s to filter pollution, trap sediment, retain and absorb chemicals and nutrients, and produce oxygen.

(2) To prevent the destruction of, or significant changes to, **wetland**s, related water bodies and adjoining land which provide **flood** protection, and to protect **person**s and property against the hazards of **flood** inundation by assuring the continuation of the natural or existing flow patterns of streams and other water courses within the City.

(3) To protect, and where possible improve, potential water supplies and aquifers and aquifer recharge areas.

(4) To protect, and where possible improve, wildlife habitats and maintain ecological balance.

(5) To protect, and where possible improve, unique or unusual natural areas and rare and endangered plant and animal species.

(6) To protect, and where possible improve, shellfish and fisheries.

(7) To prevent the expenditure of municipal funds for the purpose of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of **wetland**s.

(8) To require the use of **best management practices** and **low impact development** in and **adjacent** to **wetland** areas.

(9) To assist in protecting and improving the future of Portsmouth's resiliency with regard to climate change impacts and maintaining carbon neutrality.

10.1012 Relationship to Other Regulations

10.1012.10 The provisions and criteria set forth in this Section are in addition to the provisions of applicable state and federal laws and regulations, other sections of this Zoning Ordinance, and other local ordinances and regulations.

10.1012.20 Where any provision of this Section conflicts with a state or federal law or regulation, another section of this Zoning Ordinance, or another local ordinance or regulation, the more restrictive provision shall apply.

DRAFT

10.1012.30 Nothing in this Section shall permit a **use** or activity which is contrary to any other provision of the Zoning Ordinance.

10.1012.40 Notwithstanding any other provisions of the Zoning Ordinance, the City of Portsmouth and its administrative and operating agencies and instrumentalities shall comply with the provisions of this Section.

10.1013 Jurisdictional Areas

The provisions of this Section 10.1010 apply to the following jurisdictional areas:

10.1013.10 Any **inland wetland**, other than a **vernal pool**, that is 10,000 square feet or more in area;

10.1013.20 Any **vernal pool** regardless of area.

10.1013.30 Any non-tidal perennial river or stream.

10.1013.40 The **tidal wetland**s of Sagamore Creek, Little Harbour, North Mill Pond, South Mill Pond and part of the Piscataqua River, defined as follows:

(a) Sagamore Creek: Bounded by the easterly side of Peverly Hill Road and the southerly side of Greenleaf Avenue as these cross Sagamore Creek, and extending along the Creek to Little Harbour.

(b) Little Harbour: Extending along the Little Harbour shoreline from the municipal line with the Town of Rye to the southerly side of New Castle Avenue, and including Goose Island, Belle Island, Pest Island and that portion of Shapleigh Island lying south of New Castle Avenue.

(c) North Mill Pond: Extending along the entire shoreline of North Mill Pond between Bartlett Street and Market Street.

(d) South Mill Pond: Extending along the entire shoreline of South Mill Pond west of the tide gate at Pleasant Street.

(e) Piscataqua River: Extending along the shoreline of the Piscataqua River from the northwest side of the I-95 bridge up to and including the waterfront parcel fronting on Porpoise Way.

10.1014 Identification and Delineation of Wetlands and Wetland Buffers

10.1014.10 Wetlands

10.1014.11 **Wetland**s shall be identified by use of the **Federal Manual** and/or **Field Indicators**, and shall be delineated by on-site inspection of soil types, vegetation, and hydrology by a **certified wetland scientist** at a time when conditions are favorable for such determination.

10.1014.12 A **created wetland** shall be considered a **wetland** for the purposes of this section.

10.1014.13 Any area which may have been a **wetland** but was filled prior to January 1, 1970 or pursuant to properly issued federal, state and local permits granted prior to the adoption of

DRAFT

this Ordinance shall be judged according to the conditions existing at the time an application for a **building permit** or subdivision is filed or submitted.

10.1014.14 An existing connection between an **inland wetland** and a bordering **tidal wetland** shall constitute one resource for the purposes of assessing jurisdictional wetland sizes.

10.1014.20 Wetland Buffers

10.1014.21 The purpose of a **wetland buffer** is to reduce erosion and sedimentation into the **adjacent wetland**, **vernal pool** or water body, to aid in the control of nonpoint source pollution, to provide a vegetative cover for filtration of runoff, to protect wildlife habitat, and to help preserve ecological balance.

10.1014.22 The required **wetland buffer** for a jurisdictional **wetland** or water body shall be defined as all land within 100 feet of the jurisdictional area.

10.1014.23 **Wetland buffer**s, including **no cut/vegetated buffer strip**s and limited cut areas (See Table 10.1018.21), shall be parallel to and measured from the **reference line** for the applicable jurisdictional area on a horizontal plane.

(1) **Inland wetland buffer**s shall be measured from the edges of **inland wetland**s and surface water bodies.

(2) **Tidal wetland buffer**s shall be measured from the edges of **tidal wetland**s and **highest observable tide line**s.

10.1015 Notification to Planning and Sustainability Director

Notice shall be provided to the Planning and Sustainability Director prior to any construction, **demolition**, tree cutting, vegetation removal, **ground disturbance** or other **alteration** in a **wetland** or **wetland buffer**.

Commented [KH1]: Add to definitions: any human-caused activity that alters the physical condition of the land surface, soil structure, or vegetation.

10.1016 Permitted Uses

10.1016.10 The following **use**s, activities and **alteration**s are permitted in **wetland**s and **wetland buffer**s:

(1) Any **use** that does not involve the erection or construction of any **structure** or **impervious surface**, will not alter the natural surface configuration by the addition of fill or by dredging with the exception of maintenance dredging within a previously permitted drainage swale, will not result in site **alteration**s, and is otherwise permitted by the Zoning Ordinance. Examples of such **use**s include forestry and tree farming, wildlife refuges, parks and recreational **use**s, conservation and nature trails, and **open space**s as permitted or required by the Zoning Ordinance or Subdivision Regulations.

(2) In-kind Improvements to existing public rights-of-way and **sidewalk**s.

(3) The construction of piers or docks, provided that all required local, state and federal approvals have been granted.

DRAFT

(4) The construction of an addition or extension to a **one-family** or **two-family dwelling** that lawfully existed prior to the effective date of this Ordinance or was constructed subject to a validly issued conditional use permit, provided that:

(a) The **footprint** area of the addition or extension, together with the area of all prior such additions and extensions, shall not exceed 25 percent of the area of the **footprint** of the principal heated **structure** existing prior to the effective date of this Ordinance or constructed pursuant to a validly issued conditional use permit (this 25 percent limit shall not be based on pre-existing attached or detached garages, sheds, decks, porches, breezeways, or similar **building**s or **structure**s);

(b) The addition or extension shall be no closer to a **wetland** or water body than the existing principal **structure**; and

(c) The addition or extension shall conform with all other provisions of the Zoning Ordinance and with all other applicable ordinances and regulations of the City of Portsmouth.

(5) The use of motor vehicles, except for all-terrain vehicles, when necessary for any purpose permitted by this Ordinance.

(6) Emergency power generator outside the **wetland** and **no cut/vegetated buffer strip**, provided that the total **coverage** by equipment and any mounting pad shall not exceed ~~10~~12 square feet.

(7) **Use**s, activities and **alteration**s that are consistent with a Wetland Protection Plan that has been approved by the Planning Board through the grant of a conditional use permit.

(8) Construction of fences outside the **no cut/vegetated buffer strip**, provided that any posts are no wider than 3" in any dimension, and that there are no footings and no ground disturbance beyond the installation of the posts.

(9) Removal of trees without the removal of stumps or roots within the **no cut/vegetated buffer strip** that are considered high risk and pose imminent danger to a structure on the property. This risk must be determined by an ISA Tree Risk Assessment Qualified Certified Arborist, or state equivalent, and approved by the Planning and Sustainability Director for each individual high-risk tree.

10.1016.20 Any **use**, activity or **alteration** not specifically permitted by Section 10.1016.10 above is prohibited unless authorized by the Planning Board through the grant of a conditional use permit. Any work completed without a permit is subject to fines and other penalties as deemed appropriate by the Planning and Sustainability Director. If a permit is sought after work has been completed within the jurisdictional areas or a substantial deviation from an existing permit has occurred, no other permits may be issued until the corresponding land use application has been closed out.

Commented [KH2]: Not final wording - Legal Dept. would like to change.

10.1016.30 When the Planning and Sustainability Director reasonably believes that an existing or proposed **use**, activity or **alteration** that is not specifically permitted by Section 10.1016.10 is located in a **wetland** or **wetland buffer**, and a conditional use permit has not been granted for such **use**, activity or **alteration**, the Planning and Sustainability

DRAFT

Director may require a **wetland** delineation complying with Section 10.1014 in order to verify the location or absence of **wetland**s and determine whether the **use**, activity or **alteration** requires a conditional use permit.

10.1017 Conditional Uses

10.1017.10 General

The Planning Board is authorized to grant a conditional use permit for any **use** not specifically permitted in Section 10.1016.10, subject to the procedures and findings set forth herein.

10.1017.20 Application Requirements

10.1017.21 The application shall be in a form or on a plan, where appropriate, prescribed by the Planning Board, and shall include the following information:

Commented [KH3]: After rereading this last edit - this specification is not needed here because the form prescribed by the planning board is technically our online permit application which is a software. We do not need to specify asking for a plan format here.

(1) Location and area of **lot** and proposed activities and **use**s;

(2) Location and area of all jurisdictional areas (**vernal pool**, **inland wetland**, **tidal wetland**, river or stream) on the **lot** and within 250 feet of the **lot**;

(3) Location and area of **wetland buffer**s on the **lot**;

(4) Description of proposed construction, **demolition**, fill, excavation, or any other **alteration** of the **wetland** or **wetland buffer**;

(5) **Setback**s of proposed **alteration**s from property lines, jurisdictional areas and **wetland buffer**s;

(6) Location and area of **wetland** impact, new **impervious surface**, previously disturbed **upland**;

(7) Location on a plan and description of existing trees to be removed, other **landscaping**, grade changes (include existing and proposed grades if proposing a change), fill extensions, rip rap, culverts, utilities;

(8) Dimensions and **use**s of existing and proposed **building**s and **structure**s.

(9) Any other information necessary to describe the proposed construction or **alteration**.

(10) Provide a planting plan detailing existing, to be removed and proposed plantings. This must include information on species, size and ~~proposed~~ locations. Where possible, the square footage removed of natural vegetation or managed woodland shall be replanted with similar or more diverse groundcover (maintained lawn is not an acceptable groundcover), shrub, and/or trees as was existing.

(11) Provide location and description of proposed low impact development measures and best management practices for reducing overall impact to the jurisdictional areas.

10.1017.22 Where the proposed project will involve the temporary or permanent alteration of more than 250 sq. ft. of **wetland** and/or **wetland buffer**, the application shall provide information about the affected **wetland** and **wetland buffer** as follows:

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(1) Up to 1,000 sq. ft. of **alteration** to the **wetland**: a **wetland** characterization that describes the type of **wetland** (e.g., emergent, scrub-shrub, forested), the percent of invasive species, and whether the **wetland** is seasonally flooded.
(2) More than 1,000 sq. ft. of alteration to the **wetland**: a functions and values assessment equivalent to the model set forth in Appendix A of *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.
(3) More than 250 sq. ft. of alteration to the **wetland buffer** (regardless of the amount of **alteration** to the **wetland**): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.

10.1017.23 The application shall describe the impact of the proposed project with specific reference 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), and shall demonstrate that the proposed site **alteration** is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

10.1017.24 Where feasible, the application shall include removal of **impervious surfaces** at least equal in area to the area of **impervious surface** impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer. If it is not feasible to remove **impervious surfaces** from the wetland buffer at least equal in area to the area of new **impervious surface** impact, the application shall include a **wetland buffer** enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.

10.1017.25 If required according to Section 10.1017.24, a **wetland buffer** enhancement plan shall be designed to enhance the functions of the jurisdictional **wetland** and/or **wetland buffer** on the lot, and to offset the impact of the proposed project.

(1) The **wetland buffer** enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, low impact development measures, improved site hydrology, or protective easements provided offsite.
(2) Where the **no cut/vegetated buffer strip** contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.

10.1017.26 Where the proposed project involves a use, activity or alteration in a **tidal wetland** or **tidal wetland buffer**, the application shall demonstrate how the proposed project is adapting to sea level rise and includes a **living shoreline** strategy to preserve the existing natural shoreline and/or encourage establishment of a **living shoreline** through restoration, as applicable. Said **living shoreline** strategy shall be implemented unless the Planning Board determines that it is not feasible.

10.1017.27 Where feasible, the application shall include: wildlife corridors and habitat protection measures including but not limited to: curb cuts, slant edge curbing, amphibian tunnels and space under fences to permit wildlife passage and the use of "bird friendly" windows.

10.10.17.28 Where feasible, light and noise pollution should be reduced.

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10.1017.29 Where feasible, the application shall include measures to reduce impacts from stormwater and erosion.

10.1017.30 Application Review Procedure

10.1017.31 The application for a conditional use permit shall be submitted to the Planning and Sustainability Director.

10.1017.32 The Planning and Sustainability Director shall refer the application to the Conservation Commission for review and comment.

10.1017.33 The Planning Board or the Planning and Sustainability Director may require the findings of an independent New Hampshire **certified wetland scientist** or other additional special investigative studies, and may assess the owner reasonable fees to cover the costs of such studies and for the review of documents required by application.

10.1017.34 The Planning Board shall hold a public hearing on the application within 90 days of the initial submittal to the Planning Board, and shall issue a letter of decision within 10 days of the public hearing. The time requirements stated herein may be waived by the applicant.

10.1017.35 Public notice for public hearings shall be made in accordance with State law.

10.1017.36 The application process pursuant to this section may proceed prior to and/or run concurrent with the State and Federal permit processes, but the conditional use permit shall not become effective until the State and Federal permits are received.

10.1017.40 Conditional Use Approval

10.1017.41 The Planning Board shall grant a conditional use permit provided that it finds that all other restrictions of this Ordinance are met and that proposed **development** meets all the criteria set forth in section 10.1017.50 or 10.1017.60, as applicable.

10.1017.42 The Planning Board shall evaluate an application for a conditional use permit in accordance with *The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach*, NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

10.1017.43 The burden of proof that the criteria required for approval of the conditional use permit exist or are met shall be the responsibility of the applicant.

10.1017.44 Economic considerations alone are not sufficient reason for granting a conditional use permit.

10.1017.45 Where new **impervious surface** is proposed in a **wetland** or **wetland buffer**, the submission of a plan to compensate for such new **impervious surface** does not guarantee that a conditional use permit will be granted.

10.1017.46 Property constraints such as setbacks, view corridors and economic considerations are not justification for needing to site a project (or portion of a project) within the wetland buffer.

Commented [KH4]: This has been cut down but it is an unnecessary section. We can just tell applicants that this is not a part of our criteria and we cannot consider it.

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10.1017.50 Criteria for Approval

Any proposed **development**, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

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

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

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

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

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

(6) Any area within the **no cut/vegetated buffer strip** will be returned to a natural state to the extent feasible.

(7) Wetland boundary markers will be permanently placed on-site to mark the wetland and wetland buffer as appropriate and assist in educating the community on sensitive wetlands. Wetland boundary markers are available for purchase through the City of Portsmouth Planning & Sustainability Department and shall be installed prior to the commencement of site work.

Commented [KH5]: Unnecessary section: is already required in 10.1018.40

10.1017.60 Public and Private Utilities within Rights-of-Way in Wetlands and Wetland Buffers

The installation of utilities (including power lines and pipelines) within a right-of-way in an **inland wetland** or **wetland buffer** shall comply with all of the following criteria instead of the criteria set forth in section 10.1017.50:

(1) The proposed construction is in the public interest;

(2) Design, construction, and maintenance methods will utilize **best management practice**s to minimize any detrimental impact of such **use** upon the **wetland** and will include restoration of the site as nearly as possible to its original grade, condition and vegetated state;

(3) No alternative feasible route exists which does not cross or alter a **wetland** or have a less detrimental impact on a **wetland**; and

(4) **Alteration**s of natural vegetation or managed woodland will occur only to the extent necessary to achieve construction goals.

10.1017.70 Expiration and Extension

10.1017.71 A conditional use permit shall expire one year after the date of approval by the Planning Board unless a **building permit** is issued prior to that date. If a conditional use permit does not require a building permit, such as a restoration plan or after-the-fact permit, then the

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conditional use permit shall expire one year after the date of approval by the Planning Board unless site work has commenced on the project.

10.1017.72 The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date. Any other extension may be granted only after a new public hearing on the reconsideration of the application.

10.1017.80 Wetland Protection Plan

10.1017.81 General

10.1017.811 The owner of a parcel that contains more than 5 acres and more than 5 residential **structure**s may apply for a conditional use permit for pre-approval of multiple individual projects over a multi-year time frame by submitting a Wetland Protection Plan conforming to the requirements of this section.

10.1017.82 Submission Requirements and Procedures

10.1017.821 Plan Contents: A Wetland Protection Plan shall include the following information:

(1) **Wetland** delineation, **wetland buffer**s (100 feet), limited cut areas (50-100 feet) and **no cut/vegetated buffer strip**s (50 ~~25~~ feet).
(2) Existing **building**s, **structure**s, **street**s, **driveway**s and other site improvements.
(3) Calculations of existing **impervious surface** areas (total and within the **wetland buffer**). For a **manufactured housing park** these calculations shall be provided for each dwelling site and for the park as a whole.
(4) Proposed protective measures (e.g., rain gardens, tree plantings, shrub plantings).
(5) Calculations of areas of protective measures and proposed or potential future **impervious surface**s.

10.1017.822 Initial Submission, Review and Approval Procedures: The initial Wetland Protection Plan shall be submitted to the Planning Department and shall be processed following the procedures for an application for a conditional use permit under Section 10.1017.30 and 10.1017.40.

10.1017.823 Effect of Plan Approval: The grant of a conditional use permit for a Wetland Protection Plan represents an overall pre-approval of impacts within the **wetland buffer** as described on the Plan, subject to the submission of individual site plans in connection with application for a **building permit** that represents a change or increase in **impervious surface** within the **wetland buffer**.

10.1017.824 Permit Site Plans:

(1) Following the approval of a Wetland Protection Plan, each application for a **building permit** that proposes a relocation of or increase in **impervious surface** within the **wetland buffer** shall be accompanied

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by a permit site plan showing the specific **impervious surface** changes and the specific protective measures proposed as compensation. Said protective measures shall be completed prior to or concurrently with the proposed **impervious surface** impact for which they provide compensation.

(2) The Planning and Sustainability Director may approve a permit site plan that is consistent with an approved Wetland Protection Plan.

(3) If the Planning and Sustainability Director determines that a permit site plan proposes a significant change from the approved Wetland Protection Plan, the owner shall submit an application to the Conservation Commission and Planning Board for an amendment to the conditional use permit.

10.1017.825 Plan Updates: After every 10 **building permit**s have been issued under an approved Wetland Protection Plan, whether authorized administratively or by conditional use permit, the owner shall submit an updated Wetland Protection Plan showing the new existing site conditions and including updated calculations. The updated Plan shall also serve as an application for administrative site plan approval for all site changes that have been made since the previously approved Plan or Plan amendment.

10.1017.83 Wetland Protection Plan Standards

10.1017.831 No net increase in **impervious surface** within the **wetland buffer**: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) No blasting is required, (~~1~~2) no new **impervious surface** shall be within ~~25~~50 feet of the **wetland** boundary, and (~~2~~3) any new area converted to **impervious surface** shall be compensated for at a 1:1 ratio by the conversion of existing **impervious surface** within the **wetland buffer** to vegetated **open space** (~~lawn or~~planted areas). Such compensatory **open space** does ~~not~~ need to be shown on the approved Wetland Protection Plan, ~~but~~ and shall be shown on the permit site plan submitted with the **building permit** application.

10.1017.832 Net increase in **impervious surface** within the **wetland buffer** with compensation: **Building**s, **structure**s or other **impervious surface**s may be constructed, expanded or relocated within the **wetland buffer** provided that (1) no new **impervious surface** shall be within ~~25~~50 feet of the **wetland** boundary, and (2) the net increase in **impervious surface** shall be compensated for by protective measures that are shown on the approved Wetland Protection Plan at the following ratios:

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Protective Measure	Ratio of protective measure area to net **impervious surface** area	
	25'-50' from **wetland**	50'-100' from **wetland**
Rain garden	3.0:1	2.0:1
Tree plantings	3.0:1	2.0:1
Shrub plantings	3.0:1	2.0:1

10.1017.833 Any increase in permanent **impervious surface** permitted through the provision of compensating protective measures shall also permit a temporary impact within the **wetland buffer** equal to two times the area of the permanent impact.

10.1018 Performance Standards

10.1018.10 Stormwater Management

All construction activities and **use**s of **building**s, **structure**s, and land within **wetland**s and **wetland buffer**s shall be carried out so as to minimize the volume and rate of stormwater runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with **Best Management Practice**s for stormwater management 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.

10.1018.20 Vegetation Management

10.1018.21 The required **wetland buffer** includes two smaller areas where additional standards and criteria apply: a **no cut/vegetated buffer strip** and a limited cut area. The width of these areas shall be based on the type of jurisdictional area, as follows:

Jurisdictional Area	**No Cut/Vegetated Buffer Strip**	Limited Cut Area
Vernal pool	0' - 50'	50' - ~~75~~100'
Inland wetland, other than **vernal pool**	0' - ~~25~~50'	~~25~~50' - ~~50~~100'
Non-tidal perennial stream or river	0' - ~~25~~50'	~~25~~50' - ~~75~~100'
Inter-tidal area or **tidal wetland** as specified in section 10.1013.40	0' - ~~25~~50'	~~25~~50' - ~~50~~100'

10.1018.22 If the **no cut/vegetated buffer strip** specified in Section 10.1018.21 contains an area that has a slope of 10% or more for at least 10 feet in a direction perpendicular to the edge of the jurisdictional area, the required width of the **no cut/vegetated buffer strip** shall be increased to ~~55~~100 feet from the edge of a **vernal pool** and to ~~40~~100 feet from the edge of any other **wetland**.

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10.1018.23 Removal or cutting of vegetation:

(1) Chemical control of vegetation is prohibited in all areas of a **wetland** or **wetland buffer**.

(2) The removal or cutting of vegetation is prohibited in a **wetland** or **no cut/vegetated buffer strip**, except that non-chemical control of plants designated by the State of New Hampshire as "New Hampshire Prohibited Invasive Species" is permitted.

(3) The removal of any trees in the wetland and buffer is discouraged, and removal of trees greater than 6" diameter at breast height (dbh)~~more than 50% of trees greater than 6" diameter at breast height (dbh)~~ is prohibited in the 100' wetland buffer area~~limited cut area~~.

Commented [KH6]: This may be too extreme. If we cannot enforce this (which staff likely will struggle with), then it could weaken the Zoning Ordinance.

10.1018.24 Fertilizers:

(1) The use of any fertilizer is prohibited in a **wetland. ~~buffer strip~~ ~~or limited cut area.~~**

(2) The use of fertilizers other than low phosphate and slow release nitrogen fertilizers in compliance with NOFA standards is prohibited in any part of a **wetland buffer**.

Commented [KH7]: Do NOFA standards still require this?

10.1018.25 Pesticides and herbicides:

The use of pesticides or herbicides is prohibited in a **wetland** or **wetland buffer**, except that application of pesticides by a public agency for public health purposes is permitted.

Section 10.1018.30 Porous Pavement in Wetland Buffer

10.1018.31 All new pavement installed in a **wetland buffer** shall be porous pavement. The Planning Board may allow exceptions to this requirement where it can be demonstrated that the height of ground water, condition of soil, or other factors as described in the application are not appropriate for porous pavement.

10.1018.32 An application that proposes porous pavement in a **wetland buffer** shall include a pavement maintenance plan addressing erosion control, periodic removal of sediment and debris from the porous surfaces, snow management, and repairs.

10.1018.40 Wetland Boundary Markers

Commented [KH8]: Let's have a discussion about the situations when an exemption may be appropriate

Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed ~~during~~ prior to project construction.

10.1018.50 Snow Removal and Management in Private Parking Lots and Roadways.

An application with parking lots and/or roadways on site must designate and mark with signage in the field snow storage areas outside of the 50' wetland buffer. If snow storage areas outside of the 50' buffer are not possible, the snow must be transported off site. A winter maintenance plan must be submitted and work must be performed by Green SnowPro certified companies.

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Section 10.1020 Earth Products Removal and Placement

10.1021 Applicability and Permit Requirements

10.1021.10 The removal or placement of more than 100 cubic yards of sod, loam, sand, gravel or quarried stone at any premises in any 1 year shall require a permit from the Planning Board except when incidental to and in connection with the construction of a **building**, **street** or other activity authorized by this Ordinance.

10.1021.20 Any removal or placement of earth products shall comply with State law regardless of whether a permit from the Planning Board is required.

10.1022 Application Requirements

10.1022.10 An application for a permit for earth products removal or placement shall be submitted to the Planning Board in a form specified by the Board.

10.1022.20 The application shall be accompanied by a plan of land, prepared and stamped by a registered land surveyor or civil engineer, showing the following information for the property where the proposed removal or placement of materials is to take place and for all land located within 100 feet of the property:

(a) property lines;
(b) vegetative cover;
(c) all man-made features;
(d) existing topography by 4-foot contour intervals;
(e) proposed temporary and permanent drainage;
(f) proposed topography at 2-foot contours upon completion of the excavation project.

10.1022.30 The estimated quantity of material to be removed or placed and topsoil to be stripped, stockpiled and replaced shall be determined by average end area methods or as approved by the Department of Public Works.

10.1023 Criteria for Approval

The Planning Board shall grant a permit for earth products removal or placement only if a majority of the Board finds that the application complies with all of the following criteria:

10.1023.10 The application is complete and provides sufficient information upon which to base an action; and

10.1023.20 The proposed earth products removal or placement activity will not result in any hazard to the public or to **adjacent** properties; and

10.1023.30 The proposed earth products removal or placement activity will not create a safety hazard due to traffic or other cause; and

10.1023.40 The proposed earth products removal or placement activity will not result in a reduction in property values or a change in the character of a residential neighborhood.

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10.1024 Conditions of Approval

10.1024.10 A permit for earth products removal or placement shall specify conditions pertaining to:

(a) Control of drainage so as to prevent any adverse impact on adjoining parcels during and after work;

(b) Disposition of boulders, vegetation, stumps and other debris including unused material and any **structure**s used in connection with the operations;

(c) The construction of necessary fencing to protect against hazards;

(d) Vegetation to remain as a visual barrier;

(e) Hours of operation;

(f) Routes for transportation of materials and method of transportation so as to minimize impact on surrounding parcels;

(g) **Setback**s of the proposed removal from public rights of way and property lines shall be specified;

(h) The finished level and grading; and

(i) The placing of topsoil for purposes of seeding and planting to prevent erosion or dust.

10.1024.20 A permit for earth products removal, except in a stone quarry, shall specify the following additional conditions for restoring the site upon completion of excavation:

(a) The finished slope shall not exceed a grade of 1 foot vertical distance for each 2 feet of horizontal distance unless stabilized in a manner approved by the Planning Board, which may include the use of rip-rap or retaining walls.

(b) Topsoil shall be placed on finished slopes to a depth of at least 6 inches and shall be seeded and planted with materials approved by the Planning Board and the Conservation Commission.

10.1024.30 A permit for earth products removal or placement shall require the provision of a security in a form and amount approved by the Planning Board, sufficient to guarantee completion of the work in accordance with the conditions in 10.1024.10 and 10.1024.20.

10.1025 Performance Standards

10.1025.10 Earth products removal and placement activities shall respect the existing elevations at all **lot line**s with abutting properties, and shall not raise or lower the finished grades at a side or **rear lot line** in such a way as to create any condition that may be detrimental or depreciating to abutting **lot**s or **use**s.

10.1025.20 Any raising or lowering of finished grades or construction of drainage facilities, swales or retaining walls at a property line shall be subject to review and approval by the **Code Official**.

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10.1025.30 Earth products removal and placement activities shall be designed and carried out so that stormwater either will be infiltrated on site or will flow to a public surface drainage system or existing natural drainage course, both during the activity and upon completion and final grading. Such activities shall utilize stormwater **Best Management Practice**s as set forth in the Planning Board's Site Plan Review Regulations.

10.1025.40 No material used in the filling or raising of land within residential **lot**s shall include any garbage, ash or organic material, or any material detrimental to the stability of the **structure**, as determined by the **Code Official**.

10.1026 Expansion of Pre-Existing Earth Products Removal Activities

Where an earth products removal operation legally existed on a **lot** prior to December 18, 1995, the extension of such activity beyond the required **yard**s of the **lot**, or onto an **adjacent lot** in the same ownership, shall require a permit under this section and shall not be considered an extension of a **nonconforming use**.

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NEW HAMPSHIRE
TURTLE RESCUE

New Hampshire Turtle Rescue, Inc.
P.O. Box 185
Nottingham, NH 03290

RECEIVED
APR 13 2026
By

Greetings!

This is Drew with New Hampshire Turtle Rescue in Nottingham reaching out to let you know that turtles have started crossing local roads as they migrate to their feeding, mating, and nesting habitats. I also wanted to remind you that we're here to help in case you encounter a turtle that is injured or distressed and in need of aid.

If you need assistance with a wild turtle, please **call or text anytime at (603) 417-4944**.

At New Hampshire Turtle Rescue, we provide comprehensive care for injured turtles, with the ultimate goal of releasing them back into their wild homes once they are fully recovered. We have a dedicated team that provides medical care, rehabilitation, and recovery support.

We are the only facility in New Hampshire with rehabilitators licensed to care for the four state-listed threatened & endangered turtle species: **Blanding's Turtle**, **Spotted Turtle**, **Wood Turtle**, and **Eastern Box Turtle**. These species are slow to mature but live a very long time, leading to their populations relying heavily upon a small number of reproductive individuals. This means that helping even one turtle can make a lasting impact for that local population – every individual matters!

If you encounter a turtle crossing a road, simply help it cross in the direction it is heading, and do not relocate. Snapping turtles can be safely lifted using the back of their shells while keeping clear of the strike zone (as pictured). Placing them onto a piece of cardboard or car mat and dragging them out of the road works well and limits handling & stress. A snow shovel can also be a good tool to have available to help move them. When in doubt, just give us a call. We're here to help!



The back of a **snapping turtle** shell has "handles" that you can grab to safely move it out of the road.

Note: **Never move or pick up a turtle by its tail!**

Sincerely,

Drew Stevens
President, New Hampshire Turtle Rescue

HALEY WARD

ABUTTER NOTIFICATION FOR SHORELAND PERMIT APPLICATION

VIA CERTIFIED MAIL

04/15/2026

City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Shoreland Permit Application to be Filed to NHDES

To Whom It May Concern:

This letter is to inform you of our intent to file an application with the New Hampshire Department of Environmental Services (NHDES) for a Shoreland permit under RSA 483-B for work at the following address:

94 Langdon Street & 98 Cornwall Street, Portsmouth, NH 03801

The application was or will be filed with the department on or about 04/20/2026. Under state law RSA 483-B:5-b, IV-a, I am required to notify you about the application which proposes work abutting your property. Once it is filed, the permit application, including plans that show the proposed project will be available for viewing at the NHDES Offices. Requests to view the application at NHDES should be made to the NHDES Public Information and Permitting Unit at (603) 271-2919.

Sincerely,

Keegan Feero
Permitting Specialist
kfeero@haleyward.com

NH LAKES
17 Chenell Drive, Suite One
Concord, NH 03301

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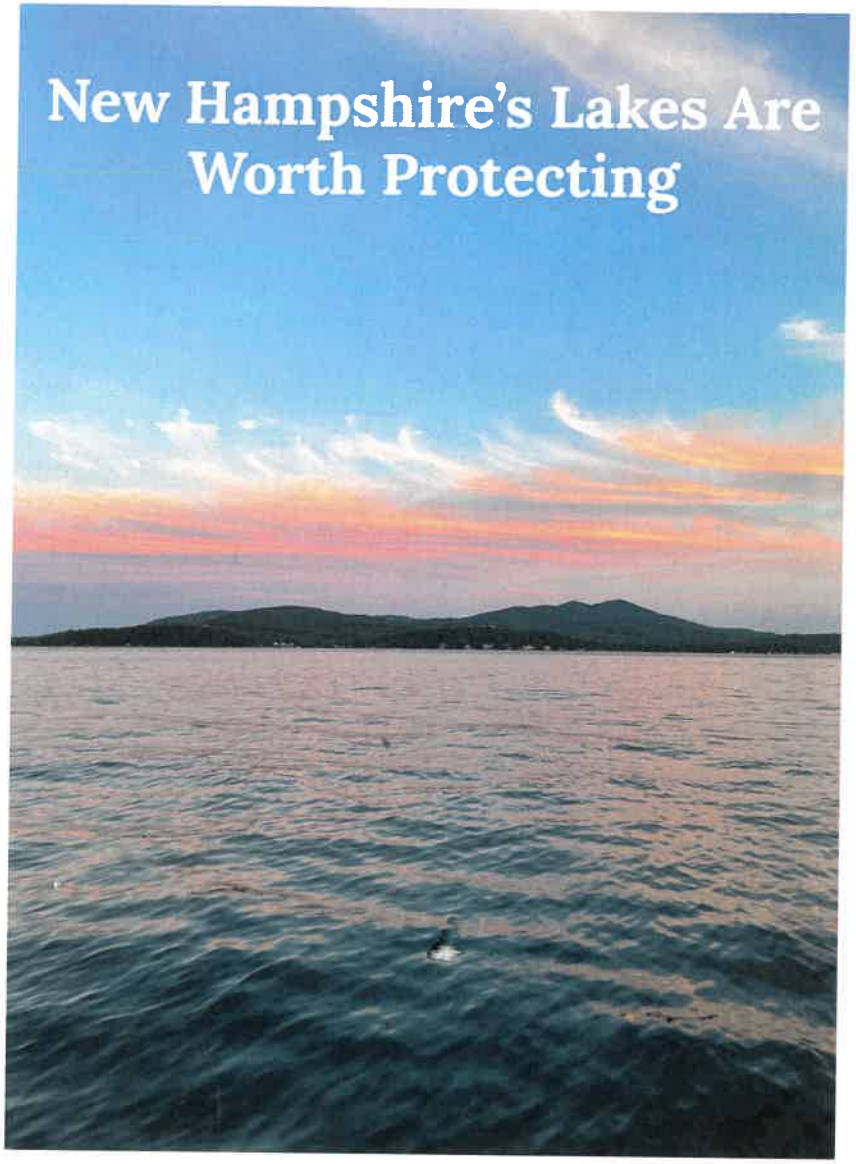
This event sells out quickly, so don't wait!
Early bird discount expires May 11
Check out the sessions and register now at
nhlakes.org/lakes-congress

3214-12-17-**********AUTO**ALL FOR AADC 030
Portsmouth Conservation Commission
1 Junkins Ave.
Portsmouth NH 03801-4561

What's in store for Lakes Congress 2026?
Sessions will include these topics and more:

- A cyanobacteria and algal identification workshop
- Climate change and our lakes
- Managing healthy shoreland vegetation
- Smart salt solutions
- Finding funding through grant programs
- Management of aquatic invasive species

Thanks to our sponsors who help make this day possible.
The Lovett-Woodsum Foundation, The Byrne Foundation,
and The New Hampshire Charitable Foundation



Lakes Congress

Learn and network for clean and healthy lakes.

Register for Lakes Congress Today!

Friday, June 5, 2026

Grappone Conference Center, Concord, NH



Don't miss our keynote address:

"Building Resilient Lake Communities Through Storytelling and Engagement"

Presented by Kivi Leroux, Founder and CEO of the Nonprofit Marketing Guide

New Hampshire's lakes face growing threats from polluted runoff, invasive species, climate change, and development pressure.

Lakes Congress brings together lake lovers, scientists, and decision-makers to tackle these challenges and equip communities with the knowledge and tools to take action.

If you love New Hampshire's lakes, this is your chance to learn, connect, and help protect these treasured waters for future generations.

RECEIVED
MAY 04 2026
By KEH

NOTIFICATION
OF
NHDES WETLANDS PERMIT APPLICATION – PRIME WETLAND WAIVER

Via Certified Mail

April 30, 2026

RE: NHDES Wetlands Permit Application – Prime Wetland Waiver (NHDES-W-06-088)
Little Harbor School Playground Renovation *(NHDES File Number: 2026-000433)*
50 Clough Drive, Portsmouth NH
Tax Map: 206 Lot 020

To whom it may concern,

This letter is to inform you that a Prime Wetlands Waiver Request will be filed with the NH Department of Environmental Services (DES) Wetland Bureau for a Wetlands Permit application associated with the above-referenced project for the renovation of two playgrounds at the Little Harbor School.

Pursuant to Env-Wt 706.04 and RSA 482-A:11, IV(c), I am required to notify you based on the following language: *"at the time the applicant submits the waiver request to the department, the applicant also shall notify, by certified mail, the local governing body, the planning board, if any, and the conservation commission, if any, of the municipalities in which the waiver is being sought that the waiver is being requested."*

The permit application, including plans that show the proposed project, are available for viewing at the City Clerk's Office in Portsmouth or at the NHDES offices by scheduling a file review by calling (603) 271-2919.

If you have questions, you may contact Alex Dwyer with Weston & Sampson Engineers at 978-532-1900 or dwyer.alex@wseinc.com.

Very truly yours,

WESTON & SAMPSON

Alex Dwyer

cc: NHDES Wetlands Bureau