



HALEY WARD

25 March 2026

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

**Re: City of Portsmouth Wetland Conditional Use Permit and NHDES Minimum Impact Expedited Wetland Permit Application | Tax Map 115, Lot 4-1 | Parrott Avenue Parking Lot; Development at 134 Pleasant Street, Portsmouth, New Hampshire**

Dear Ms. Collins:

This letter transmits a City of Portsmouth Wetland Conditional Use Permit request and a NHDES ~~Expedited~~ Minimum Impact Permit application for 601 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer / NHDES Tidal Buffer Zone, and a Shoreland (Wetland) Permit Application for 4,434 square feet of disturbance within the 250' NHDES Shoreland Protection Zone. The site is shown on Tax Map 115 as Lot 4-1 and is owned by the City of Portsmouth, and is currently used as the Parrott Avenue parking lot. The need for the impact is generated by the requirement that the developer update the site drainage infrastructure to separate the surface water run-off, which currently flows to the city sewer system, and direct that flow to a dedicated drainage collection system. The system location is off-site from the 134 Pleasant Street development site and requires drainage piping to be constructed through the Parrott Avenue parking lot to make the necessary connection. Since this connection is in an area which is in the State's Tidal Buffer and Shoreland Protection Zones, as well as the City of Portsmouth Buffer Zone, this permit application is being filed. The piping connection will not alter the ground conditions, with the exception of drainage access manholes at grade. Also, as a part of the application, the developer is relocating an entrance to the development site, and this relocation requires some work in the 250' NHDES Shoreland Protection Zone, as shown on the plan. This disturbance will result in a decrease in impervious area while at the same time adding three parking spaces to the parking lot.

The impacts are associated with the 134 Pleasant Street development project and are required to provide appropriate stormwater separation and treatment, as outlined in the project Technical Advisory Committee (TAC) review and approval. The 134 Pleasant Street project consists of the adaptive reuse of the existing structure, with horizontal and vertical building expansions, and below grade (basement) parking, shown as "Building A". "Building B" will be constructed in the area between the existing Citizens Bank building and Pleasant street, bringing the site into conformance with the ordinance desire to enliven the street frontage. New exterior treatments and entrance locations are proposed, along with re-imaged pedestrian friendly sidewalks and landscaping improvements. The proposal is to increase the banking footprint, keeping the drive through in the same location, expanding the professional offices, and adding apartments. In addition to the banking facility and drive-up, the banking services will be expanded to include the headquarters of Kennebunk Savings Bank. The site is currently

Portsmouth Conservation Commission | 03.25.26 | 5010156.1532 | Page 1



developed with an existing building and a surface parking lot. The current use is a banking facility with drive-up, and offices.

The portion of the wetland buffer area that occurs on the Parrott Avenue Parking Lot is almost entirely covered with asphalt paving to provide for car parking. Between the city parking lot property and the South Mill Pond (the protected resource) there are trees and lawn area, with 40% of the area taken up by the Parrott Avenue pavement.

According to the City of Portsmouth Zoning Ordinance *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

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

The proposal is to construct a drainage connection to decrease stormwater diverted to the sewer system which experiences surges and overflows in storm events. The portion of the proposed drainage improvement located within the 100' City of Portsmouth Wetland Buffer consists of 40 feet of pipe and an associated catch basin connection. The impact is temporary in nature as the ground surface will be returned to its original state. Given that the existing lot use will not change, the land is reasonably suited to the use, activity, or alteration.

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

Due to the configuration of the drainage system, and the location of the proposed connection, deviations from the connection point would create additional impacts to the 100' City of Portsmouth Wetland Buffer. We believe that the proposed connection location provides a reasonable use and minimizes impacts to the wetland buffer.

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

We believe the proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project is a cut, place, and cover operation. The diversion of potential sewer overflows will have a positive impact on the resource.

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

The proposed project does not include alteration of any naturally vegetated area to accommodate the construction. All construction is in an existing paved area.

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



The project represents the alternative with the least adverse impacts to the buffer areas and environments while allowing development of the adjacent property. The project provides components which will serve to improve stormwater quality, treatment, and divert potential sewer overflows.

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

There are no areas within the vegetated buffer strip that will be impacted or altered by this project.

This submission includes a completed NHDES Expedited Minimum Impact Wetlands Permit Application for the Commissions review ~~and signature~~. The NHDES application outlines the need and identifies additional information which allows a review of the submission. We ask the Commission to consider ~~signing~~ the application at the upcoming meeting.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

John Chagnon, PE  
Project Manager  
jchagnon@haleyward.com



## 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: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Application # (in City's online permitting): \_\_\_\_\_

Site Address: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

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

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Basic property and wetland resource information. <b>(10.1017.21)</b>	
<input type="checkbox"/>	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. <b>(10.1017.22)</b>	
<input type="checkbox"/>	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). <b>(10.1017.23)</b>	
<input type="checkbox"/>	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. <b>(10.1017.24)</b>	

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>
<input type="checkbox"/>	Wetland buffer enhancement plan. <b>(10.1017.25)</b>	
<input type="checkbox"/>	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. <b>(10.1017.26)</b>	
<input type="checkbox"/>	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> <b>(10.1018.10)</b>	
<input type="checkbox"/>	Vegetated Buffer Strip slope of greater than or equal to 10%. <b>(10.1018.22)</b>	
<input type="checkbox"/>	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. <b>(10.1018.23/10.1018.24/10.1018.25)</b>	
<input type="checkbox"/>	All new pavement within a wetland buffer shall be porous pavement. <b>(10.1018.31)</b>	
<input type="checkbox"/>	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. <b>(10.1018.32)</b>	
<input type="checkbox"/>	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. <b>(10.1018.40)</b>	
<input checked="" type="checkbox"/>	<b>Requested Items for Submittal</b>	<b>Item Location (e.g. Page or Plan Sheet/Note #)</b>
<input type="checkbox"/>	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 <a href="#">WCUP instruction page</a> for further application instructions.	
<input type="checkbox"/>	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.	



**Applicant's Signature:** \_\_\_\_\_ **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

<b>Applicant name:</b>		<b>Town name:</b>	
<i>Administrative Use Only</i>	<i>File number:</i>	<i>Initials:</i>	
	<i>Check number:</i>	<i>Amount:</i>	

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](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b>	
<i>Please use the <a href="#">Land Resources Management Permit Planning Tool (LRMPPT)</a>, the <a href="#">DataCheck Tool</a>, the <a href="#">Stream Crossing Initiative Data Viewer</a> or other sources to assist in identifying key features such as <a href="#">Priority Resource Areas (PRAs)</a>, <a href="#">protected species or habitats</a>, coastal areas, designated rivers or designated prime wetlands.</i>	
Has the required planning been completed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Protected species or habitat?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>If yes, species or habitat name(s):</li> <li>DataCheck project ID number:</li> </ul>	
Bog?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC):</li> <li>A copy of the application was sent to the LAC on (mm/dd/yyyy):</li> </ul>	
For dredging projects, is the subject property contaminated?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>If yes, list contaminant:</li> </ul>	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	<input type="checkbox"/> Yes <input type="checkbox"/> No
For stream crossing projects, provide watershed size (see <a href="#">LRMPPT</a> or Stream Stats):	

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

[des.nh.gov](http://des.nh.gov)

**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 installation of a storm drain across the existing parking lot on the site that is intended to serve a related proposed development located at 134 Pleasant Street. Additional parking lot improvements are proposed. In total, the development is expected to result in 3,691 SF of temporary impacts and 1,344 SF of permanent impacts to the shoreland zone. Of the proposed shoreland impacts, 562 SF of temporary impacts and 39 SF of permanent impacts are proposed within the TBZ.

**SECTION 3 - PROJECT LOCATION**  
*Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.*

Address:  
 Town or city:  
 Tax map/block/lot/unit:  
 U.S. Geological Survey (USGS) topo map waterbody name:  
 n/a  
 (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:  
 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:

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

Last name, first name, middle initial:  
 Company 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:

<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>			
<i>If the owner is a trust or a company, then complete with the trust or company information.</i> <input type="checkbox"/> Same as applicant			
Name:			
Mailing address:			
Town or city:		State:	ZIP:
Email address:		Phone:	
<b>Electronic communication:</b> By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically:			
<b>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))</b>			
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):			
<b>SECTION 8 - AVOIDANCE AND MINIMIZATION</b>			
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 <a href="#">Wetlands Best Management Practice Techniques For Avoidance and Minimization</a> and the <a href="#">Wetlands Permitting: Avoidance, Minimization and Mitigation</a> 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 <a href="#">Avoidance and Minimization Checklist</a> , the <a href="#">Avoidance and Minimization Narrative</a> , 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.			
<b>SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)</b>			
<i>If unavoidable jurisdictional impacts require mitigation, a mitigation <a href="#">pre-application meeting</a> must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.</i>			
Mitigation pre-application meeting date (mm-dd-yyyy):		<input type="checkbox"/> N/A - Mitigation is not required.	
<b>SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (ENV-WT 313.01(A)(1)C)</b>			
<i>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>			
<input type="checkbox"/> I confirm submittal.		<input type="checkbox"/> N/A – Compensatory mitigation is not required)	

**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/ivers, 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			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>							

<b>SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)</b>			
<input type="checkbox"/> Minimum impact: flat fee of \$600. <input type="checkbox"/> 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). <input type="checkbox"/> Minor or major impact fee: calculate using the table below.			
Permanent and temporary (non-docking):	SF	× \$0.60 =	\$
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.			\$
<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.</b>			
<input type="checkbox"/> Minimum impact project	<input type="checkbox"/> Minor project	<input type="checkbox"/> Major project	
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11) Initial each box below to certify.</b>			
Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.		
Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.		
Initials:	The signer understands that submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol>		
Initials:	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.		
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>			
Signature (owner):	Print name legibly:	Date:	
Signature (applicant, if different from owner):	Print name legibly:	Date:	
Signature (agent, if applicable):	Print name legibly:	Date:	

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:	Print name legibly:
Town or city:	Date:

**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)).

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

[des.nh.gov](http://des.nh.gov)

- 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)).
- 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.
- 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)).
- [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.
- [Coastal Resource Worksheet](#) for coastal projects as required under Env-Wt 600.
- 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

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

### OPTIONAL MATERIALS

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

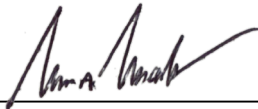
July 21, 2025

**AUTHORIZATION**

**Double Mc, LLC  
134 Pleasant Street  
Portsmouth, New Hampshire 03801**

I, Mark A. McNabb, as Manager and Member of Double Mc, LLC, owns property located in the City of Portsmouth as depicted on Tax Assessor Map U-116 as Lot 30 having an address of 134 Pleasant Street, Portsmouth New Hampshire.

I hereby authorize Tracy Kozak from Arcove, LLC, as the project architect, and John Chagnon from Haley Ward Engineering, as the project Civil Engineer, to submit any applications, materials and represent our interests before any land use boards in the City or Portsmouth and State of New Hampshire.



---

Mark A. McNabb, Manager & Member

Dated: July 21, 2025

**RELEASE DEED**

The **CATHEDRAL CHURCH OF ST. JOHN THE DIVINE IN THE CITY AND DIOCESE OF NEW YORK**, 1047 Amsterdam Avenue, in the City, County and State of New York

for consideration paid, grants and releases to **THE CITY OF PORTSMOUTH**, a municipality with principal place of business located at 1 Junkins Avenue, Portsmouth, County of Rockingham, State of New Hampshire

all of its remaining right, title and interest in certain property located in the vicinity of Pleasant Street and Parrott Avenue in the City of Portsmouth, County of Rockingham and State of New Hampshire previously conveyed by the Cathedral Church of St. John the Divine to the City of Portsmouth by deed recorded in the Rockingham County Registry of Deeds at Volume 1093, Page 64. In particular, but without limitation, the Cathedral Church of St. John the Divine expressly releases the City of Portsmouth from a provision in that deed which reads as follows:

“This conveyance is made upon the condition that it shall forever be limited in its use to public purposes of the City of Portsmouth and that no buildings shall be erected thereon except in connection with such use and located on the westerly end of the premises”.

By execution of this deed the Cathedral Church of St. John the Divine means and intends to convey any remaining right, title and interest which it may have in the property which it conveyed to the City by deed dated the 26<sup>th</sup> day of November 1947 and received and recorded in the Rockingham County Registry of Deeds on January 20, 1948 as referenced above at Volume 1093, Page 64.

IN WITNESS WHEREOF, the Cathedral Church of St. John the Divine has set its hand and seal this 9<sup>th</sup> day of FEBRUARY, 2000.

**CATHEDRAL CHURCH OF ST. JOHN THE DIVINE IN THE CITY AND DIOCESE OF NEW YORK**

*Adrienne E. Sawt*  
Witness

By: *Stephen Facey*  
Stephen Facey  
Executive Vice President  
Executed pursuant to vote of the Board of Trustees of the Cathedral Church of St. John the Divine in the City and Diocese of New York taken on DECEMBER 14, 2000.  
1999

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

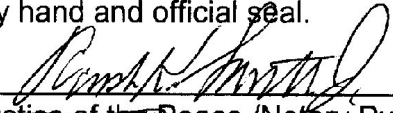
0007317

2000 FEB 14 AM 8:03

STATE OF NEW YORK  
COUNTY OF NEW YORK

On this 9<sup>th</sup> day of FEBRUARY, 2000, before me,  
RALPH K. SMITH, JR., the undersigned officer, personally  
appeared STEPHEN FACEY, who acknowledged himself to be the  
EXECUTIVE VICE PRESIDENT, of THE CATHEDRAL CHURCH OF ST.  
JOHN THE DIVINE IN THE CITY AND DIOCESE OF NEW YORK, and that he,  
as such EXECUTIVE VICE PRESIDENT, being authorized to execute the  
document by vote of the Board of Trustees of the Cathedral Church of St. John  
the Divine has executed the foregoing instrument for the purposes therein  
contained.

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

  
\_\_\_\_\_  
Justice of the Peace / Notary Public  
My commission expires: \_\_\_\_\_



RALPH K. SMITH, JR.  
Notary Public, State of New York  
No. 30-3741450, Qualified in Nassau County  
Cert. filed in New York County  
Commission Expires ~~March 30, 18~~  
Aug. 31, 2001



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HALEY WARD

## PROJECT INFORMATION

*Double MC, LLC – 134 Pleasant Street, Portsmouth, NH*

### Introduction

The applicant, Double MC, LLC, proposes site improvements on two lots within the City of Portsmouth for the intended use as the Kennebunk Savings Bank headquarters. The project spans two lots, consisting of the lot at 134 Pleasant Street (Map 116, Lot 30) and the Parrot Avenue parking lot (Map 115, Lot 4-1).

The project site currently consists of a Citizens bank building with associated parking and a drive-through. The Citizens Bank parking lot connects into the Parrot Avenue parking lot on the western end of the parcel. The entirety of both of the lots are currently developed with significant impervious areas and landscaping.

The project consists of the adaptive reuse of the existing structure on the 134 Pleasant Street lot, including both horizontal and vertical building expansions, a below-grade (basement) parking area, new exterior treatments and entrance locations, redevelopment of the parking lot to improve traffic flow, landscaping improvements, and stormwater management improvements.

The building additions are intended to serve as both a method to expand professional offices and banking services for the inclusion of the Kennebunk Savings Bank headquarters and to add additional apartments. The addition of below-grade parking will result in a net increase of 53 spaces compared to the current site configuration while minimizing the need for additional impervious areas on site. Site landscaping has been designed to provide a more pedestrian-friendly layout with a seating area and benches in the western end of the development while preserving the current extent of street trees on the south, west, and east sides of the parking lot. Improvements to stormwater management will not result in any significant grading as drainage patterns will remain the same; however, the project proposes the addition of an off-site connection to the city's separated drainage system, thereby removing stormwater flow from sewer treatment. The proposed re-design is intended to meet the City's stormwater management and treatment requirements. The stormwater runoff will be treated in a new Jellyfish stormwater treatment system design to meet Low Impact Development standards. Added treatment prior to the Jellyfish is provided in the Cascade pre-treatment device.

Double MC, LLC | 04.03.2026 | 5010156.1532



## Proposed Impacts and Permitting

The proposed project will include impacts within the 250' shoreland zone and the 100' tidal buffer zone (TBZ) of South Mill Pond. Because the project is split across two properties, separate permitting will be required for both the 134 Pleasant Street lot and the Parrot Avenue parking lot. The applicant has already received approval for a Shoreland Permit-By-Notification (2026-00409, dated March 2, 2026) for development associated with the redevelopment of the southwestern corner of the parking area on the 134 Pleasant Street lot. The construction of the building expansions, below-grade parking, and associated landscape are all located outside the shoreland zone.

The remainder of the project will occur on the Parrot Avenue parking lot. The northwestern corner of the parking lot is proposed to be redeveloped to improve traffic flow. A new storm drain is proposed to cross the existing parking lot and will terminate adjacent to Parrot Avenue where it will connect to the city's separated drainage system.

The project does not propose any impacts to wetlands, wildlife habitat, or on-site PRAs. Data screening in accordance with Env-Wt 603.03 suggests that below the highest observable tide line (HOTL) the site contains salt marsh habitat but lacks eelgrass and shellfish habitat. However, the site does not propose any impacts below the HOTL.

The proposed 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. Due to the project's limit of disturbance being located within 75 feet of a high marsh wetland in South Mill Pond, it is categorized as a minor impact project. A coastal functional assessment and a vulnerability assessment are included in this application. Additionally, due to the proposed project's footprint being located entirely above HOTL, water depth supporting information and impacts to navigation and passage as outlined in Env-Wt 603.08 and 603.09 are not provided.

**Shoreland Impacts:** In total, the development is expected to result in 3,691 SF of temporary impacts and 1,344 SF of permanent impacts to the shoreland zone. The extent of the impact of the project on this lot does not allow the applicant to submit a Shoreland PBN. Therefore, a full Shoreland permit application is required.

The total impervious area on the site will be reduced as a result of the redevelopment of the northwestern corner of the parking lot as shown on the submitted impact plan and outlined in the shoreland application.



The project site does not consist of any natural woodland buffer (NWB). The entire lot is developed as a parking lot with landscaped area. Therefore, the proposed development will not result in any change to the NWB.

**TBZ Impacts:** Of the proposed shoreland impacts, 562 SF of temporary impacts and 39 SF of permanent impacts are proposed within the TBZ. The proposed development is not one of the allowed project types under a Wetlands PBN and due to its proximity to a salt marsh wetland, it is not eligible for a minimum impact classification either. Therefore, the project is being categorized as a minor impact project.

The project site contains a Priority Resource Area (PRA) due to the potential presence of marsh elder (*Iva frutascens*) in the high marsh located below the HOTL of South Mill Pond; however, no impacts below the HOTL are proposed and no further ecological review is needed as outlined with the included DataCheck report (DCT26-0564).

### Avoidance, Minimization, and Alternatives

**Off-site alternatives:** Based on the developer's needs, this site was considered to be the best option for the developer to conduct their project. The site is currently operating as a Citizens bank, therefore the new development and continued use as a banking service by Kennebunk Savings Bank will be consistent with its current use. The existing structure will be utilized for the new development, which eliminates the need to construct additional structure. Additionally, the majority of the project site is located outside of the shoreland zone. Only the construction of the new storm drain to aid in stormwater management and a small portion of parking redevelopment will require shoreland/TBZ impacts. All shoreland/TBZ impacts will occur in previously developed areas and after project completion, the site will have a net decrease in overall impervious area compared to existing conditions. The chosen project site also does not result in any direct impacts to sensitive species/habitat, wetlands, or other protected natural areas.

**On-site alternatives:** Several alternative layouts and designs were considered during the conceptualization of the project. The first alternative was a no-action alternative. However, given the intended use as the Kennebunk Savings Bank headquarters, the existing office space and on-site parking were not practicable for the amount of intended users for the site.

The project design is the most efficient and low-impact design that could conceptually fit the space. At first, the applicant intended to make larger improvement to the on-site parking to accommodate the additional use of the bank. However, after municipal



review, the design was changed to incorporate sub-surface parking to reduce over area of impact on the lot and within the shoreland zone.

The proposed stormwater system has been designed to connect into an existing municipal stormdrain that runs parallel to Parrot Avenue. This particular storm drain is the closest drain that runs as a part of the City of Portsmouth's separated stormwater and sewer system. In general, the minimal project impacts to the TBZ and shoreland zone are the result of improving stormwater management on the overall site by separating stormwater discharge from the current sewer system. Additionally, the project has limited all construction footprints to previously developed areas and overall impervious area will be reduced post-construction. The Parrot Avenue parking lot will essentially remain the same pre- and post-construction.

### **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 and details can be found on the utility plan within the provided plan set – Sheet C103.

### **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. The contractors will 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).

### **Conservation Commission Comments and Response**

To be determined.



HALEY WARD

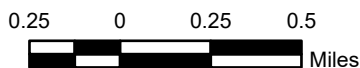
### SITE LOCATION MAP

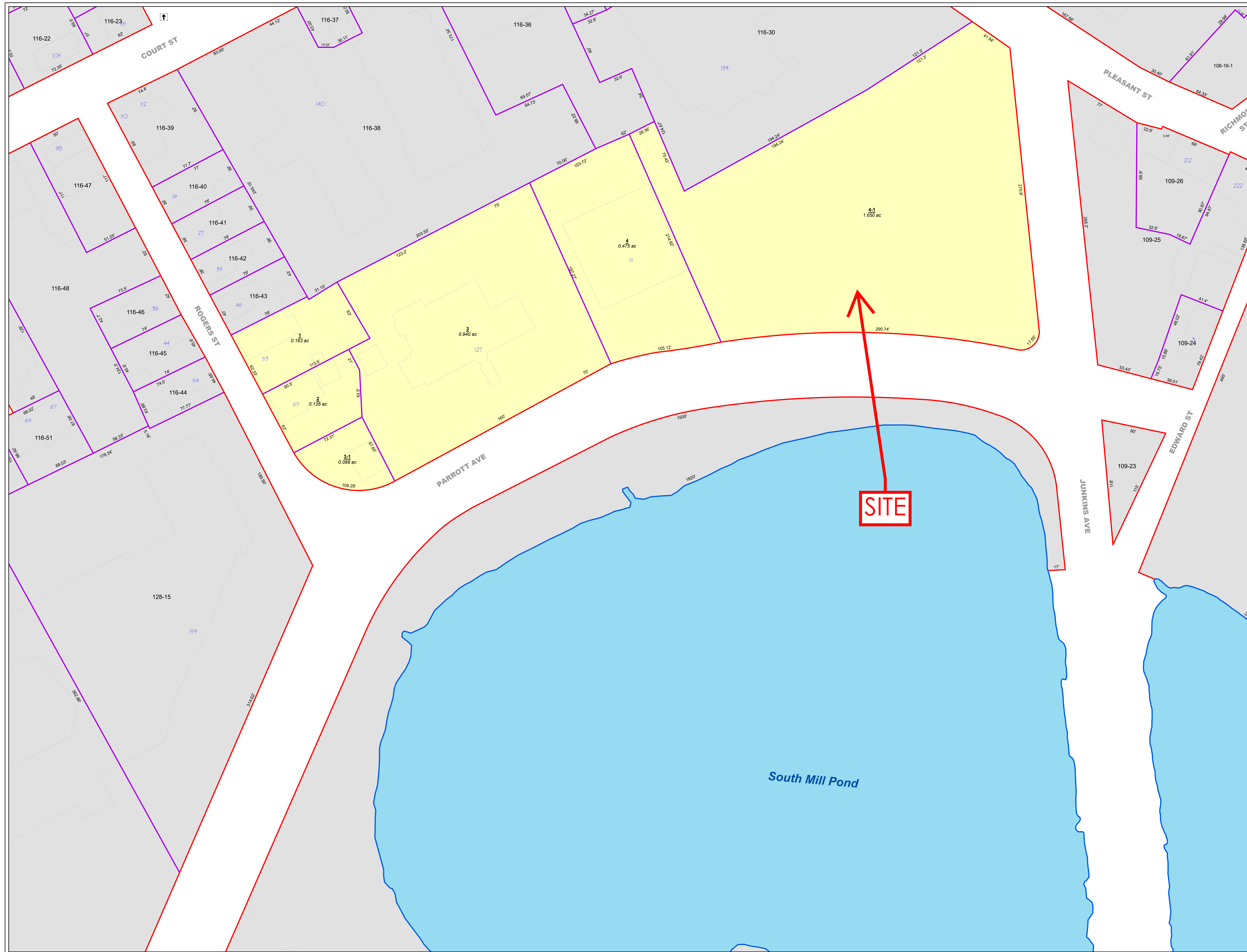
Double MC, LLC - 134 Pleasant Street, Portsmouth NH 03801



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed October 27, 2025.

 Project Parcel



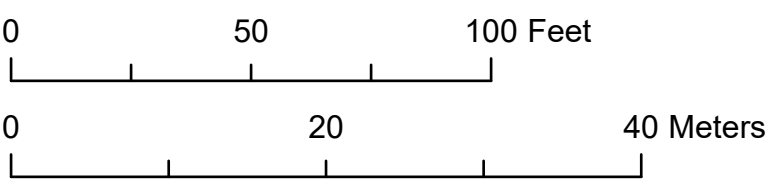


**Partial Legend**  
 See the cover sheet for the complete legend.

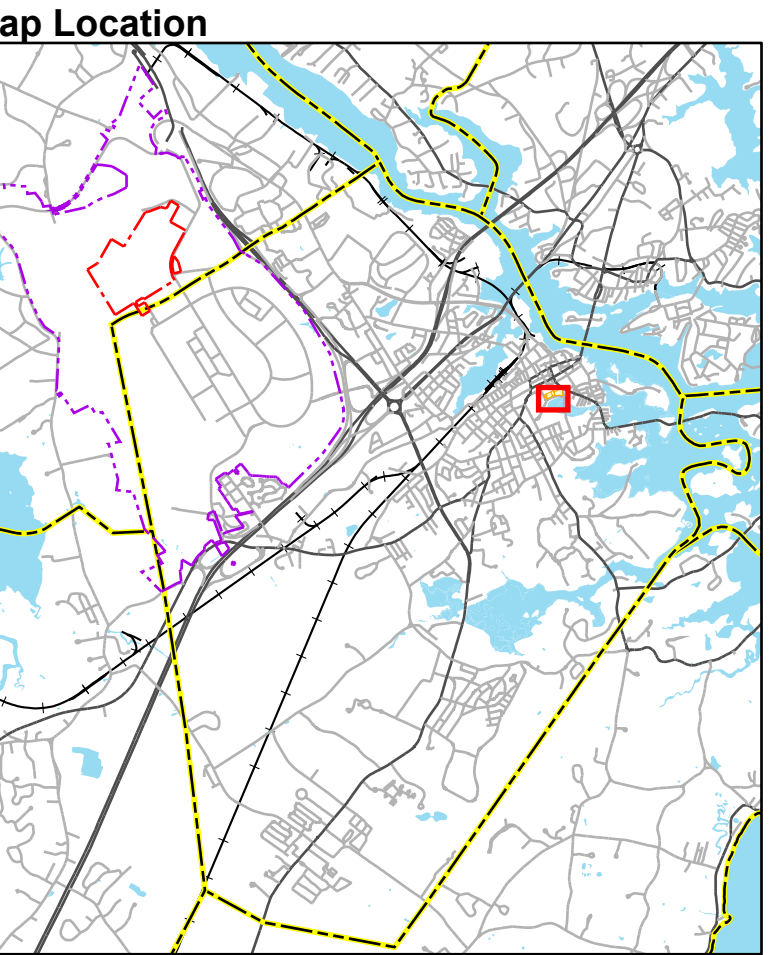
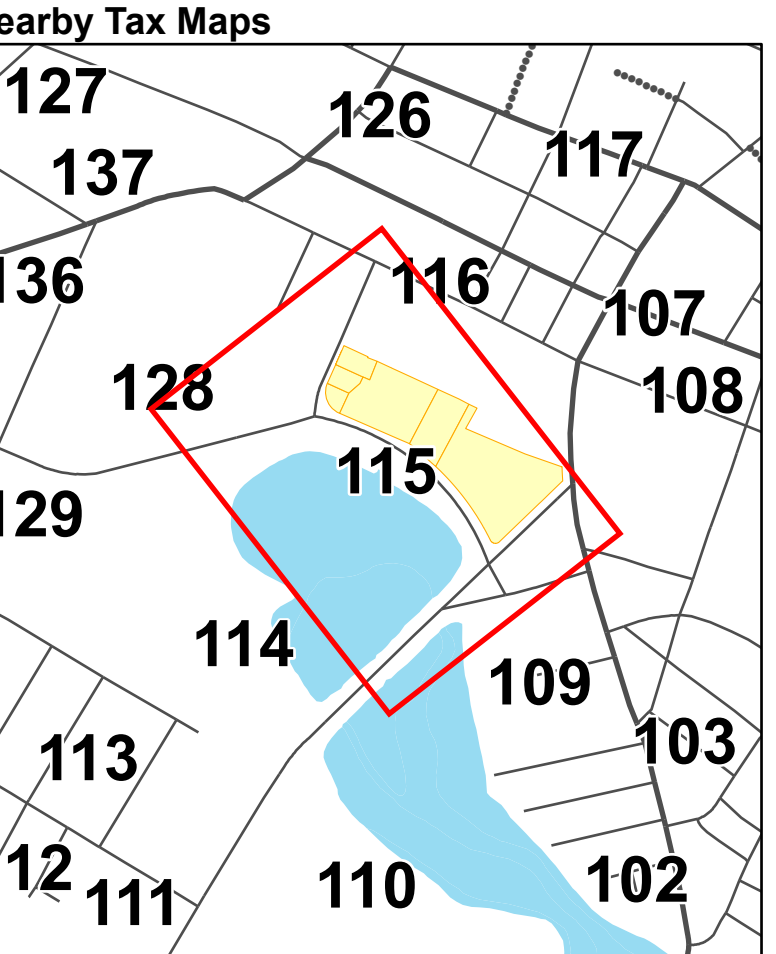
**7-5A** Lot or lot-unit number  
 2.56 ac Parcel area in acres (ac) or square feet (sf)  
 105 Address number  
 233-137 Parcel number from a neighboring map  
 68' Parcel line dimension  
 Street name

**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)



*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.*





HALEY WARD


### SITE PHOTOS

*Double MC, LLC – 134 Pleasant Street, Portsmouth, NH*

<b>Photo No.</b> 1	
<b>Photo Date:</b> 03/14/2025	
<b>Site Location:</b> 43°04'25.9"N 70°45'24.4"W	
<b>Description:</b> Looking northeast towards parking area	
<b>Photo By:</b> JRC	

<b>Photo No.</b> 2	
<b>Photo Date:</b> 03/14/2025	
<b>Site Location:</b> 43°04'28.5"N 70°45'26.0"W	
<b>Description:</b> Looking south towards corner of parking lot proposed for redevelopment	
<b>Photo By:</b> JRC	



<b>Photo No.</b> 3	
<b>Photo Date:</b> 03/14/2025	
<b>Site Location:</b> 43°04'27.5"N 70°45'25.4"W	
<b>Description:</b> Looking southeast directly towards area to be redeveloped	
<b>Photo By:</b> JRC	

<b>Photo No.</b> 4	
<b>Photo Date:</b> 03/14/2025	
<b>Site Location:</b> 43°04'25.9"N 70°45'24.4"W	
<b>Description:</b> Looking northeast from Parrot Ave towards proposed termination of storm drain	
<b>Photo By:</b> JRC	



# 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.: <b>Double MC, LLC</b>		
PROJECT STREET ADDRESS: <b>Parrot Avenue Parking Lot</b>	PROJECT TOWN: <b>Portsmouth</b>	
TAX MAP/LOT NUMBER: <b>115 / 4-1</b>		
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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If you answered “no” to this question, describe the purpose of the “non-access” project type you have proposed: The project is the installation of a storm drain to serve a proposed development on an adjacent parcel. The storm drain will connect to an existing municipal stomrwater drain at the southern end of the Parrot Avenue Parking Lot.		

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

[www.des.nh.gov](http://www.des.nh.gov)

<b>SECTION 3 - A/M PROJECT DESIGN TECHNIQUES</b>		
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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

[www.des.nh.gov](http://www.des.nh.gov)

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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
<b>SECTION 4 - NON-TIDAL SHORELINE STRUCTURES</b>		
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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> 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:** Double MC, LLC

**TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the [Avoidance and Minimization Narrative](#) or [Checklist](#) that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

**PART I: AVOIDANCE AND MINIMIZATION**

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#).

**SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))**

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

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 the coastal marsh are proposed. The project will not remove any riparian vegetation and the post-construction state of the project site will mimic the pre-construction state as all new development is sub-grade.

**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 tidal wetland which abuts the site from the south. The installation of the storm drain at its closest point will be 70 feet from the edge of the high marsh habitat with no proposed wetland impacts. The only portion of development within the TBZ is the storm drain connect to the existing municipal storm drain within previously-developed area; therefore, no impacts to an undisturbed TBZ are proposed.

**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.

South Mill Pond is a dammed wetland system which has its water level controlled by the City. The pond is surrounded by urban development; therefore, there are no floodplain wetlands.

**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.

These wetland systems do not exist near the project site. The site is surrounded by urban development.

**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 wetland systems. The site is not underlain by an aquifer.

**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 docking 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

<b>PART II: FUNCTIONAL ASSESSMENT</b>
<p><b>REQUIREMENTS</b></p> <p>Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).</p>
<p><b>FUNCTIONAL ASSESSMENT METHOD USED:</b></p> <p>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.</p>
<p><b>NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT:</b> KEEGAN FEERO, PERMITTING SPECIALIST</p>
<p><b>DATE OF ASSESSMENT:</b> 04/01/2026</p>
<p>Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT:</p> <p><input checked="" type="checkbox"/></p>
<p>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:</p> <p><input checked="" type="checkbox"/></p> <p>Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.</p>



**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.:** Double MC, LLC

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

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

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

The following information is required for projects in coastal areas.

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

**The purpose of the project is to redevelop the existing Citizens bank for use as the new headquarters for the Kennebunk Savings Bank. The proposed project includes new exterior treatments and entrance locations with new pedestrian-friendly sidewalks and landscaping improvements. The improvements also include the increase in the banking footprint, expanding professional offices, and adding apartments. Sub-surface parking is also proposed underneath the bank. A small portion of the adjacent parking lot will be redeveloped to decrease total impervious area while slightly increasing parking spaces in the lot to accommodate the increase in use. Stormwater improvements are also proposed with the installation of a new storm drain, catch basins, and jellyfish filter that will ultimately connect to a City-owned storm drain that runs along Parrot Avenue.**

**The majority of the project is located outside of the shoreland zone; however, some portions of the project - namely the installation of a new storm drain, catch basins, and jellyfish filter - will be located within the shoreland zone and will have some impacts to the tidal buffer zone.**

**Applicable data screening maps have been attached to this application.**

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

[www.des.nh.gov](http://www.des.nh.gov)

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 functional 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.**

**All development and construction access will occur from the upland. No crossings or disturbance of wetlands is required to install the proposed storm drain. 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 not impact designated prime wetland buffers or propose shoreline structures or dredging.**

**307.13 - The project proposes a catch basin and stormwater drain directly abutting Parrot Avenue; however, it is not 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 design is the most efficient and low-impact design that could conceptually fit the space. At first, the applicant intended to make larger improvement to the on-site parking to accommodate the additional use of the bank. However, after municipal review, the design was changed to incorporate sub-surface parking to reduce over area of impact on the lot and within the shoreland zone. The proposed stormwater system has been designed to connect into an existing municipal stormdrain that runs parallel to Parrot Avenue and outlets into South Mill Pond. In general, the minimal project impacts to the TBZ and shoreland zone are the result of improving stormwater management on the overall site. Additionally, the project has limited all construction footprint to previously developed areas and overall impervious area will be reduced post-construction.**

**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 project will continue to be maintained as it has been currently. The overall use of the site will remain the same. The City of Portsmouth owns and maintains the parking lot and all associated stormwater conveyance measures.**

- 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 6.7'.**

**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:

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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- 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. [REDACTED]

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. [REDACTED]

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

Please refer to the attached vulnerability assessment. [REDACTED]

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

Please refer to the attached vulnerability assessment. [REDACTED]

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. [REDACTED]

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](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:

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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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

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

### SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

- The standard conditions in Env-Wt 307;
- The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- The approval criteria in Env-Wt 313.01;
- The evaluation criteria in Env-Wt 313.05;
- The project specific criteria in Env-Wt 600;
- The CFA required by Env-Wt 603.04; and
- The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

- Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- Be designed with a preference for living shorelines over hardened stabilization practices; and
- Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

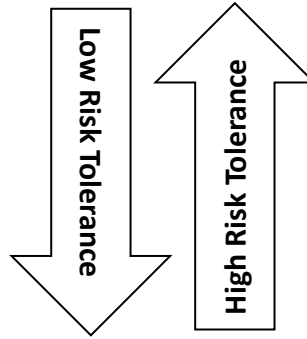
### SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission’s Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance\* to assessment, planning, design, and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

\*Risk tolerance is a project's willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.



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## 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.



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**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.

<b>1. Impaired Waters</b>	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See <a href="http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm">http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm</a> to determine if there is an impaired water in the vicinity of your work area.*		X
<b>2. Wetlands</b>	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 <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> . The book <a href="#">Natural Community Systems of New Hampshire also contains specific information about the natural communities found in NH.</a>		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	NA	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0 SF	
2.7 What is the area of the proposed fill in wetlands?	0 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?		
<b>3. Wildlife</b>	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: <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> USFWS IPAC website: <a href="https://ecos.fws.gov/ipac/location/index">https://ecos.fws.gov/ipac/location/index</a>	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: <ul style="list-style-type: none"> <li>• PDF: <a href="https://wildlife.state.nh.us/wildlife/wap-high-rank.html">https://wildlife.state.nh.us/wildlife/wap-high-rank.html</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>		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	
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	NA	
<b>5. Historic/Archaeological Resources</b>		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) 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.

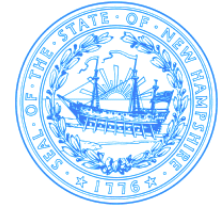
\*\* If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

**NOTE:**

The project as proposed does not include any impacts to wetlands; therefore, an application to USACE is not required.



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

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:

Date: 03/12/2026 (valid until 03/12/2027)

Re: DataCheck Review by NHDES Ecological Review Section

Permits: NHDES - Shoreland Standard Permit, NHDES - Standard Dredge & Fill - Minimum; or Expedited

**DCT ID: DCT26-0564**

Town: Portsmouth  
Location: 134 Pleasant Street

**Project Description:** This project is associated with a site improvement project located at 134 Pleasant Street. This portion of the project involves the redevelopment of the northwest corner of the parking lot and the installation of a new storm drain underneath the existing parking lot and catch basin adjacent to Parrot Avenue to assist in off-site stormwater management. The project will have some impacts within the TBZ and Shoreland Zone. TBZ impacts are 39 SF of permanent and 562 SF of temporary, and Shoreland impacts are 1,305 SF of permanent and 3,129 SF of temporary. All development is located in previously developed areas.

**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:** Impacts to protected plants are not expected as long as there are no impacts proposed below the highest observable tide line. If all impacts are above the highest observable tide line, no ecological review is needed.

**Wildlife and Critical Habitat**

**Comments:** No ecological review needed based on provided information.

## **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](mailto: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](http://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](mailto: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](mailto:newengland@fws.gov) or [603-223-2541](tel: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.

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

<sup>1</sup>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.

DCT26-0564



Legend

- City/Town
- Site bounds

[www.des.nh.gov](http://www.des.nh.gov)  
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

# 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 = 43° 4' 26" N, Longitude = 71° 14' 37" W






Decimal Degrees: Latitude = 43.074, Longitude = -70.756



























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

**\*\*\* WARNING \*\*\***

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

## EFH

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

<b>Link</b>	<b>Data Caveats</b>	<b>Species/Management Unit</b>	<b>Lifestage(s) Found at Location</b>	<b>Management Council</b>	<b>FMP</b>
		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,

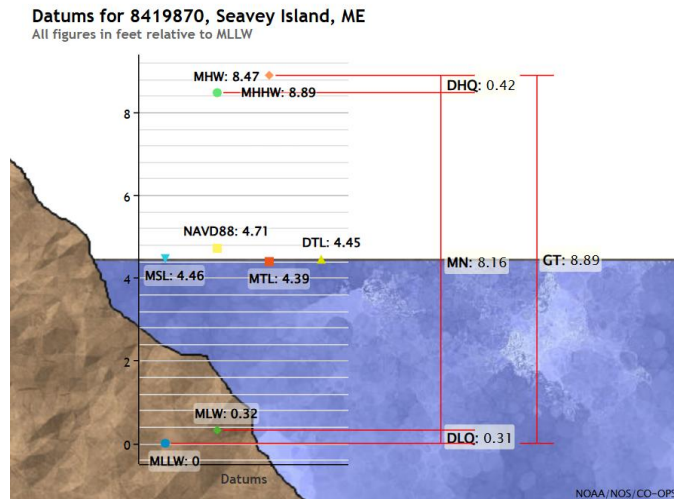
Smooth Hammerhead Shark,

Smalltail Shark



## TIDE INFORMATION

Double MC, LLC – Parrot Avenue Parking Lot, 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

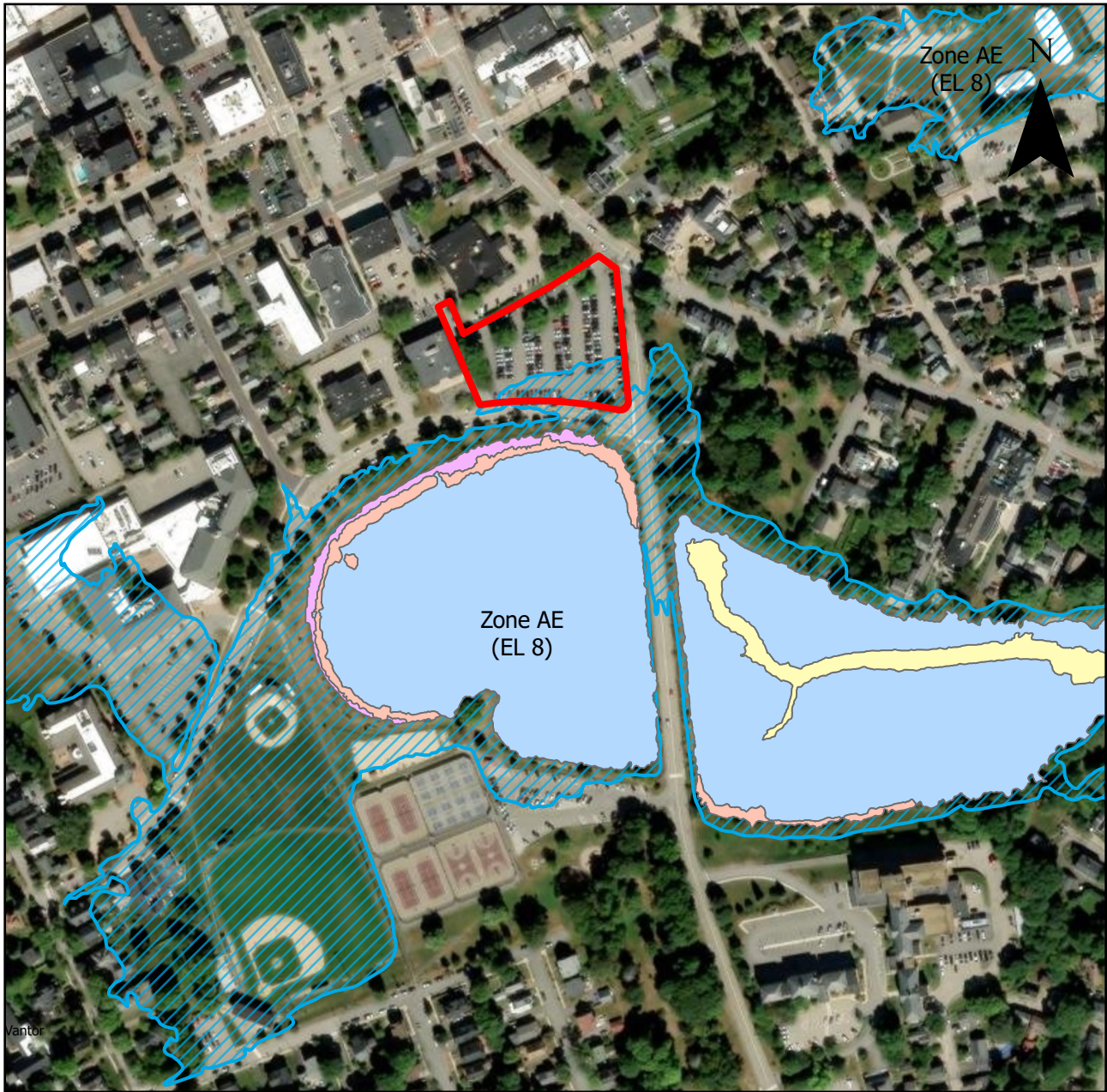
Double MC, LLC | 04.03.2026 | 5010156.1532



HALEY WARD

## FLOODPLAIN & TIDAL WETLANDS

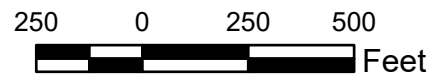
Double MC, LLC - 134 Pleasant Street, Portsmouth, NH



Tidal Wetlands

- High marsh
- Low Marsh
- Mudflat
- Open Water
- Panne or Pool






- Project Parcel
- Flood Zone



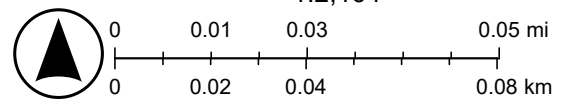
# Marsh Migration - Initial Conditions



4/2/2026, 3:30:45 PM

-  134 pleasant
- SLAMM 2022 - Initial Conditions
-  Impervious
-  Mud flat
-  Salt marsh
-  Tidal water

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








Microsoft, Vantor

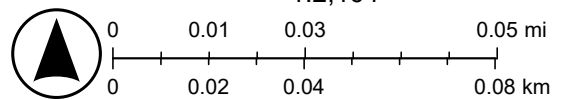
# Marsh Migration - 0.3m 2050



4/2/2026, 3:31:11 PM

-  134 pleasant
- SLAMM 2022 - 0.3-m SLR at Year 2050
-  Mud flat
-  Salt marsh
-  Tidal water
-  Transitional salt marsh

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








Microsoft, Vantor

# Marsh Migration - 0.5m 2050



4/2/2026, 3:31:31 PM

-  134 pleasant
- SLAMM 2022 - 0.5-m SLR at Year 2050
-  Mud flat
-  Salt marsh
-  Tidal water
-  Transitional salt marsh

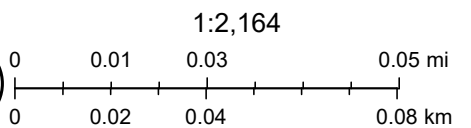
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery Microsoft, Vantor

Citations



# Marsh Migration - 0.75m 2100

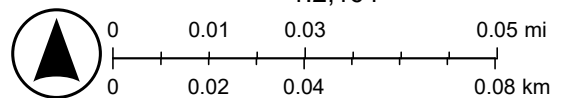


4/2/2026, 3:31:48 PM

134 pleasant  
SLAMM 2022 - 0.75-m SLR at Year 2100

- Mud flat
- Salt marsh
- Tidal water
- Transitional salt marsh

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








Microsoft, Vantor

# Marsh Migration - 1.2m 2100



4/2/2026, 3:32:14 PM

-  134 pleasant
- SLAMM 2022 - 1.2-m SLR at Year 2100
-  Mud flat
-  Salt marsh
-  Tidal water
-  Transitional salt marsh

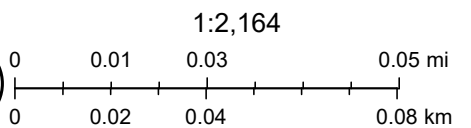
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery Microsoft, Vantor

Citations



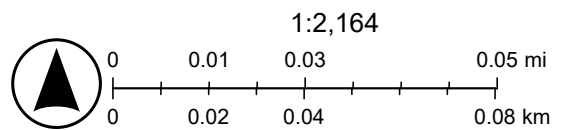
# Marsh Migration - 1.5m 2100



4/2/2026, 3:32:30 PM

- 134 pleasant
- SLAMM 2022 - 1.5-m SLR at Year 2100
- Mud flat
- Salt marsh
- Tidal water
- Transitional salt marsh
- World Imagery
- World Imagery

- Low Resolution 15m Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- High Resolution 30cm Imagery
- Citations
- Citations



Microsoft, Vantor



## COASTAL FUNCTIONAL ASSESSMENT

Double MC, LLC – Parrot Avenue Parking Lot, Portsmouth, NH 03801

### INTRODUCTION

The applicant proposes to install a new storm drain across the Parrot Avenue Parking Lot in Portsmouth, NH. The property is identified as Lot 4-1 on Map 115 of the City of Portsmouth's tax maps and is approximately X 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 receive floodwater from the surrounding watershed and connected waterways. Additionally, South Mill Pond is a dammed wetland and retains water longer than a natural wetland with unimpeded flow; 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 this portion of South Mill Pond; 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.*

Because South Mill Pond is dammed and has a controlled flow, the embankments surrounding this wetland do not receive heavy flow and therefore are not prone to excessive erosive forces. However, the dense vegetation in this area provides additional benefits to velocity reduction and promote sediment deposition; therefore, sediment/shoreline stabilization is still 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 and the project site is designated as Highest Ranked Wildlife Habitat according to the Wildlife Action Plan; 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 trail walking, 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. South Mill Pond provides access to the public to admire coastal marsh systems easily with nearby schools and parking areas; therefore, educational/scientific value is considered to be a principal function.

### ° **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 and provide a distinct contrast compared to the surrounding urban land development, which makes 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*) in proximity to the proposed project area. Therefore, it is assumed this 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/threatened 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 39 SF of permanent impacts and 562 SF of temporary impacts to the previously developed 100' Tidal Buffer Zone for the installation of a new storm drain within the existing parking lot.

## 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 TBZ impacts associated with the installation of the storm drain and will impact only a small portion adjacent to the larger wetland and will not impact the wetland directly. The pre-construction and post-construction sites will remain virtually identical and will not result in the loss of any additional buffer vegetation, nor will it increase the encroachment of the development on the tidal marsh. 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 by placing the storm drain in a previously developed area. The installation of the storm drain will increase stormwater treatment as it will be connected to a new Jellyfish filter on an adjacent lot and will connect with the City's separated stormwater system. No increase in impervious area is proposed as a result of installation as the placement of the pipe is beneath an existing parking lot. 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 and no removal of vegetation. 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 \_\_\_\_\_ Human made? \_\_\_\_\_ Is wetland part of a wildlife corridor? \_\_\_\_\_ or a "habitat island"? \_\_\_\_\_

Adjacent land use \_\_\_\_\_ Distance to nearest roadway or other development \_\_\_\_\_

Dominant wetland systems present \_\_\_\_\_ Contiguous undeveloped buffer zone present \_\_\_\_\_

Is the wetland a separate hydraulic system? \_\_\_\_\_ If not, where does the wetland lie in the drainage basin? \_\_\_\_\_

How many tributaries contribute to the wetland? \_\_\_\_\_ Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. \_\_\_\_\_

Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

Prepared by: \_\_\_\_\_ Date \_\_\_\_\_

Wetland Impact:  
Type \_\_\_\_\_ Area \_\_\_\_\_

Evaluation based on:  
Office \_\_\_\_\_ Field \_\_\_\_\_

Corps manual wetland delineation completed? Y \_\_\_\_\_ N \_\_\_\_\_

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge				
 Floodflow Alteration				
 Fish and Shellfish Habitat				
 Sediment/Toxicant Retention				
 Nutrient Removal				
 Production Export				
 Sediment/Shoreline Stabilization				
 Wildlife Habitat				
 Recreation				
 Educational/Scientific Value				
 Uniqueness/Heritage				
 Visual Quality/Aesthetics				
<b>ES</b> Endangered Species Habitat				
Other				

Notes:

\* Refer to backup list of numbered considerations.



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HALEY WARD

## **COASTAL VULNERABILITY ASSESSMENT**

*Double MC, LLC – Parrot Avenue Parking Lot, 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 installation of a new storm drain at the Parrot Avenue parking lot, Portsmouth, NH 03801 (herein referred to as “project site”). The parcel is identified as Lot 4-1 on Map 115 of the City of Portsmouth's tax maps. The project site is a parking lot located on the north shore of South Mill Pond. The surrounding land use is primarily urban and commercial.

### **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 installation of a storm drain to serve an associated development located adjacent to the parcel at 134 Pleasant Street. For more details regarding construction and sequencing of the storm drain; please refer to the NH DES Wetlands Bureau Application attached NHDES Permit Plan – Sheet C103.

### **PART 1.2 – PROJECT LOCATION**

The project location is the Parrot Avenue Parking Lot, Tax Map 115, Lot 4-1 and consists of +/- 1.65 acres of upland. The project site abuts South Mill Pond, a dammed wetland which outlets directly to the Piscataqua River. Access to the project site will be from the upland and will occur within the existing impervious areas on the lot.

### **PART 1.3 – TIMELINE FOR DESIRED USEFUL LIFE**

This analysis will use 2100 for a timeframe, as the storm drain is intended to be a permanent fixture to the existing development.

### **2.1 – PROJECT RISK TOLERANCE**

Double MC, LLC | 04.03.2026 | 5010156.1532



The proposed project is considered to have a high risk tolerance due to the short distance the storm drain covers, the alternative locations the storm drain could tie into if needed, the relatively low cost of installing the storm drain, proposes little to no implications on public function and/or safety, and has little sensitivity to inundation. Additionally, South Mill Pond is dammed which allows the City to control the flow of water into the pond and reduce flood risk.

## 2.2 – RISK TOLERANCE OF IMPORTANT ACCESS AND SERVICE AREAS

The risk tolerance of surrounding access and service areas is slightly lower than the proposed project. The surrounding area is comprised of public roadways, a bridge, and associated municipal storm and sewer systems which can be considered as having a medium tolerance for flood risk due to their associated use by the public. However, as stated above, the water level of South Mill Pond is controlled.

## 3.1 – RELATIVE SEA LEVEL RISE SCENARIO (RSLR)

Based on Table 3 in the Guidance Document (see table below), the RSLR for this project (based on the previously determined high/medium risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable sea level rise from 2000 through 2150.

**Table 3 from the Guidance Document:**

Risk Tolerance	High	Medium	Low	Extremely Low
<b>Example Project</b>	Walking Trail *Deck Construction & Stone Revetment	Local Road Culvert	Wastewater Treatment Facility	Hospital
<b>Timeframe</b>	Manage to the following sea level rise (ft*) <i>Compared to the sea level in the year 2000</i>			
	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/Medium-Risk Tolerance of this project and surrounding access/service areas; the projected RSLR initially appears to warrant consideration for the proposed project. The 2.9ft – 3.8ft RSLR estimate is being used for this project, and based on the provided 4ft SLR map, it appears



the project site will be inundated. However, as stated previously, South Mill Pond is a dammed waterway and is capable of being controlled by the City. The South Mill Pond dam extends vertically to an elevation of 13.5 feet, therefore protecting the development around South Mill Pond from flood risk. The project also does not propose any structures which may be susceptible to flood waters as the project is only the installation of a storm drain. With these considerations, the RSLR is not likely to significantly impact 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 6.7. Considering a 2.9-3.8 foot RSLR in the year 2100, the resulting HOTL in the year 2100 would have a maximum elevation of 10.5 if no damming would occur. This elevation is approximately located halfway through the Parrot Avenue Parking Lot. However, the elevation of South Mill Pond is likely not to increase given the capacity of the dam.

### **4.1 – RSLR AND COASTAL STORMS**

Due to the project site location being adjacent to South Mill Pond, the anticipated impact by RSLR and storm surge is minimal. The project site does not directly receive storm surge and has a controlled water elevation. The site lacks an open fetch and the area surrounding the site is buffered by significant urban development, and water movement within the pond is diffuse in nature. It is not anticipated that this project has a significant level of vulnerability to RSLR and coastal storms given the type of development, controlled nature of South Mill Pond, and lack of significant erosive forces.

### **4.2 – OTHER FACTORS**

Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the relatively 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. Groundwater depths at this location measure at least five feet below the surface.

### **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 – 2.2ft by the year 2100 given an estimated increase of 4ft in SLR (note the RSLR of 2.9 - 3.8ft as identified in Table 3 above). However, given the relatively low seasonal high water table in this location, groundwater rise is not anticipated to significantly affect the proposed storm drain.

## **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 more than five feet. Given the current depth to groundwater, the expected groundwater rise is not anticipated to significantly affect the project.

## **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. South Mill Pond is a controller water feature and will remain resilient to sea level change through the use of the South Mill Pond dam.

## **7.2 – POSSIBLE ACTIONS TO MITIGATE COASTAL FLOOD RISK**

Given the high-risk tolerance of the proposed project and the likelihood that South Mill Pond will continue to be controlled by the associated dam, it is not anticipated that it is necessary to mitigate for coastal flood risk.

# 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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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

# Sea Level Rise - MHHW Base



4/2/2026, 4:42:54 PM

-  134 Pleasant Street
-  MHHW Baseline Extent

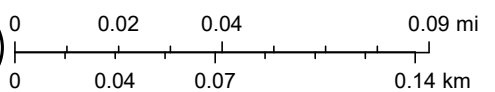
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations




1:3,615





Vantor

# Sea Level Rise - MHHW +2ft

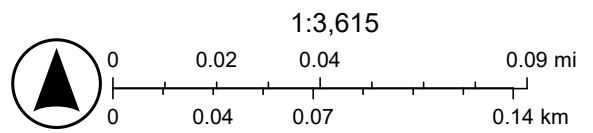


4/2/2026, 4:41:26 PM

 134 Pleasant Street  
MHHW + 2-ft SLR

-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



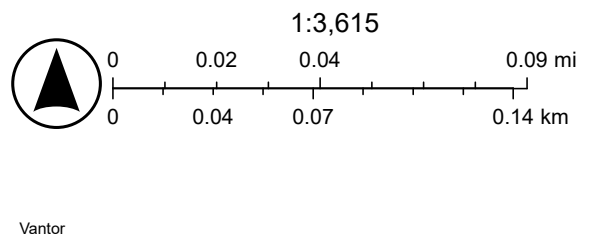
Vantor

# Sea Level Rise - MHHW +4ft



4/2/2026, 4:41:55 PM

-  134 Pleasant Street
-  8 - 10
- MHHW + 4-ft SLR
-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



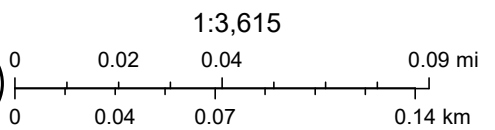
# Sea Level Rise - MHHW +6ft



4/2/2026, 4:42:16 PM

- 134 Pleasant Street
- MHHW + 6-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +
- World Imagery
- World Imagery
- Low Resolution 15m Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- High Resolution 30cm Imagery
- Citations
- Citations




Vantor

# Sea Level Rise - MHHW +8ft



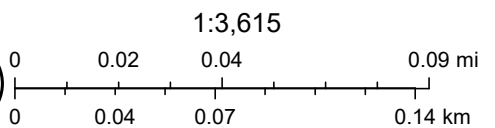
4/2/2026, 4:42:30 PM

 134 Pleasant Street  
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



Vantor



## ABUTTER'S LIST

MAP	LOT	NAME AND MAILING ADDRESS
108	14	SOC Press NE Antiquities of MA 141 Cambridge Street, Boston, MA 02114
108	15	Mill Pond View, LLC P.O. Box 399, Nottingham, NH 03290
109	23	City of Portsmouth 1 Junkins Avenue, Portsmouth, NH 03801
109	25	Ronald P. Bourgeault Revocable Trust 222 Pleasant Street, Portsmouth NH 03801
115	4	State of New Hampshire State House, Concord, NH 03301
116	30	<b>Applicant's property</b>
116	36	City of Portsmouth 1 Junkins Avenue, Portsmouth, NH 03801
116	31	118 Pleasant Street, LLC 99 Marne Avenue, Portsmouth, NH 03801
116	35	202 Court Street Property Group, LLC One Middle Street, Suite 4 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 FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

118 Pleasant Street, LLC  
99 Marne 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:

134 Pleasant Street, Portsmouth, NH 03801

The application was or will be filed with the department on or about 03/30/2026. 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 FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

202 Court Street Property Group, LLC  
One Middle Street, Suite 4  
Portsmouth, NH 03801

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Sincerely,

Keegan Feero  
Permitting Specialist  
kfeero@haleyward.com



HALEY WARD

## ABUTTER NOTIFICATION FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

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The application was or will be filed with the department on or about 03/30/2026. 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 FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

Mill Pond View LLC  
P.O. Box 399  
Nottingham, NH 03290

### 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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Sincerely,

Keegan Feero  
Permitting Specialist  
kfeero@haleyward.com



HALEY WARD

## ABUTTER NOTIFICATION FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

Ronald P. Bourgeault Revocable Trust  
222 Pleasant Street  
Portsmouth, NH 03801

### Re: Shoreland and Wetland Permit Application to be Filed to NHDES

To Whom It May Concern:

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Sincerely,

Keegan Feero  
Permitting Specialist  
kfeero@haleyward.com



HALEY WARD

## ABUTTER NOTIFICATION FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

SOC Press NE Antiquities of MA  
141 Cambridge Street  
Boston, MA 02114

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Sincerely,

Keegan Feero  
Permitting Specialist  
kfeero@haleyward.com



HALEY WARD

## ABUTTER NOTIFICATION FOR SHORELAND AND WETLAND PERMIT APPLICATION

### VIA CERTIFIED MAIL

03/17/2026

State of New Hampshire  
State House  
Concord, NH 03301

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Sincerely,

Keegan Feero  
Permitting Specialist  
kfeero@haleyward.com

9589 0710 5270 3399 2654 15

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total</b>	\$
<b>Sent</b>	\$
<b>Street</b>	
<b>City, State</b>	

Postmark Here

State of New Hampshire  
State House, Room 204  
107 North Main Street  
Concord, NH 03301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark Here

Mill Pond View LLC  
P.O. Box 399  
Nottingham, NH 03290

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postmark Here

Ronald P. Bourgeault Revocable Trust  
Ronald P. Bourgeault Trustee  
222 Pleasant Street  
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<b>Total</b>	\$
<b>Sent</b>	\$
<b>Street</b>	
<b>City, State</b>	

Postmark Here

202 Court Street Property Group, LLC  
One Middle Street, Suite 4  
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$
<b>Total</b>	\$
<b>Sent</b>	\$
<b>Street</b>	
<b>City, State</b>	

Postmark Here

City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total</b>	\$
<b>Sent</b>	\$
<b>Street</b>	
<b>City, State</b>	

Postmark Here

118 Pleasant Street, LLC  
99 Marne Avenue  
Portsmouth, NH 03801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

# PROPOSED MIXED USE DEVELOPMENT

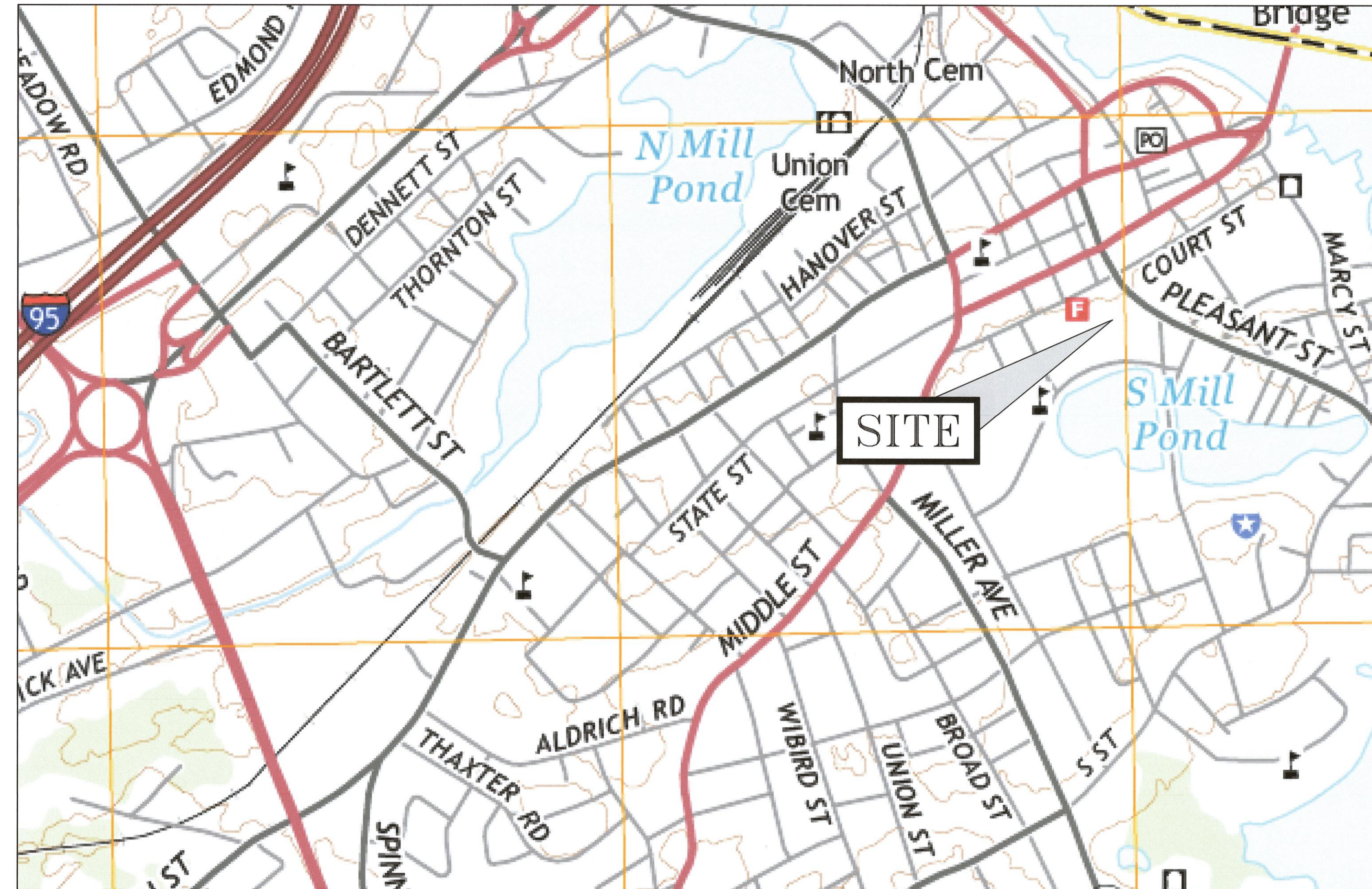
PERMIT LIST:  
SITE PLAN: TBD  
HISTORIC DISTRICT: TBD

134 PLEASANT STREET, PORTSMOUTH, NEW HAMPSHIRE

## PERMIT PLANS

### LEGEND:

N/F	NOW OR FORMERLY		
RP	RECORD OF PROBATE		
RCRD	ROCKINGHAM COUNTY		
	REGISTRY OF DEEDS		
	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		
<b>EXISTING</b>	<b>PROPOSED</b>		
FM	FM	FORCE MAIN	
S	S	SEWER PIPE	
SL	SL	SEWER LATERAL	
G	PG	GAS LINE	
D	D	STORM DRAIN	
FD	FD	FOUNDATION DRAIN	
W	W	WATER LINE	
FS	FS	FIRE SERVICE LINE	
UE	UGE	UNDERGROUND ELECTRIC SUPPLY	
		UNDERGROUND ELECTRIC SERVICE	
OHW	OHW	OVERHEAD ELECTRIC/WIRES	
		RETAINING WALL	
		EDGE OF PAVEMENT (EP)	
		CONTOUR	
100	100	SPOT ELEVATION	
97x3	98x0	UTILITY POLE	
		ELECTRIC METER	
		TRANSFORMER ON CONCRETE PAD	
		WATER SHUT OFF/CURB STOP	
		PIPE CLEANOUT	
		GATE VALVE	
		HYDRANT	
		CATCH BASIN	
		SEWER MANHOLE	
		DRAIN MANHOLE	
		WATER METER MANHOLE	
		TEST BORING	
		TEST PIT	
LA		LANDSCAPED AREA	
CI	CI	CAST IRON PIPE	
COP	COP	COPPER PIPE	
CMP	CMP	CORRUGATED METAL PIPE	
DI	DI	DUCTILE IRON PIPE	
PVC	PVC	POLYVINYL CHLORIDE PIPE	
RCP	RCP	REINFORCED CONCRETE PIPE	
HYD	HYD	HYDRANT	
CL	CL	CENTERLINE	
EP	EP	EDGE OF PAVEMENT	
EL	EL	ELEVATION	
FF	FF	FINISHED FLOOR	
INV	INV	INVERT	
TBM	TBM	TEMPORARY BENCH MARK	
TYP	TYP	TYPICAL	
TBR	TBR	TO BE REMOVED	



SCALE: NTS

### INDEX OF SHEETS

V101	EXISTING CONDITIONS PLAN
V102	EXISTING UTILITY PLAN
V103	ORTHO PHOTO PLAN
V105	PARROT AVENUE PARKING LOT
C101	DEMOLITION PLAN
C102	SITE PLAN
C102A	ALTERNATE SITE PLAN
L1-L2	LANDSCAPE PLANS
L1	ALTERNATIVE LANDSCAPE PLAN
PB0.1-2.1	ARCHITECTURAL PLANS
C103	UTILITY PLAN
C103A	BASEMENT PLAN
C104	ON SITE GRADING & DRAINAGE PLAN
C104A	OFF SITE GRADING & DRAINAGE PLAN/PROFILE
C104B	OFF SITE GRADING & DRAINAGE PLAN ORTHOPHOTO
C104C	DRAINAGE AREA PLAN
C105	LIGHTING PLAN
C105A	NIGHT TIME LIGHTING PLAN
C106	TRUCK TURNING PLAN
C107	FIRE TRUCK TURNING PLAN
D501-D507	DETAILS

### UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708  
ATTN: NICHOLAS KOSKO X3327565

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
TEL. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
XFINITY BY COMCAST  
180 GREENLEAF AVE.  
PORTSMOUTH, N.H. 03801  
Tel. (603) 266-2278  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
TEL. (603) 427-1530  
ATTN: DOUG SPARKS

**COMMUNICATIONS:**  
CONSOLIDATED COMMUNICATIONS  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525  
ATTN: BENJAMIN WILLS



**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED MIXED USE DEVELOPMENT  
134 PLEASANT STREET  
PORTSMOUTH, N.H.  
PERMIT PLANS



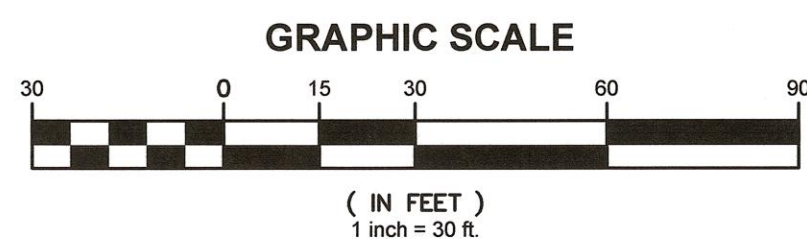
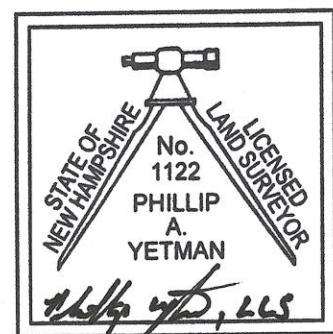
PLAN SET SUBMITTAL DATE: 25 FEBRUARY 2026

**LEGEND:**  
DESCRIPTION EXISTING

RCRD 1234/123	ROCKINGHAM COUNTY REGISTRY OF DEEDS
N/F	DEED BOOK/PAGE
TYP.	NOW OR FORMALLY
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
DYL	DOUBLE YELLOW LINE
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
SEWER MANHOLE	
DRAIN MANHOLE	
COMMUNICATIONS MANHOLE	
ELECTRIC MANHOLE	
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	
GAS/WATER SHUTOFF	
BOLLARD	
BORING	
TREES	
GAS/ELECTRIC METER	
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	
SIGN	
SPOT GRADE	
ELECTRIC PEDESTAL	
ELECTRIC HANDHOLD	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
STONE WALL	
FENCE	
SHRUBLINE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
GAS LINE	
WATER LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
OVERHEAD UTILITY LINE	
UNDERGROUND ELECTRICAL LINE	
UNDERGROUND COMMUNICATIONS LINE	
SHORELAND SETBACK LINE	

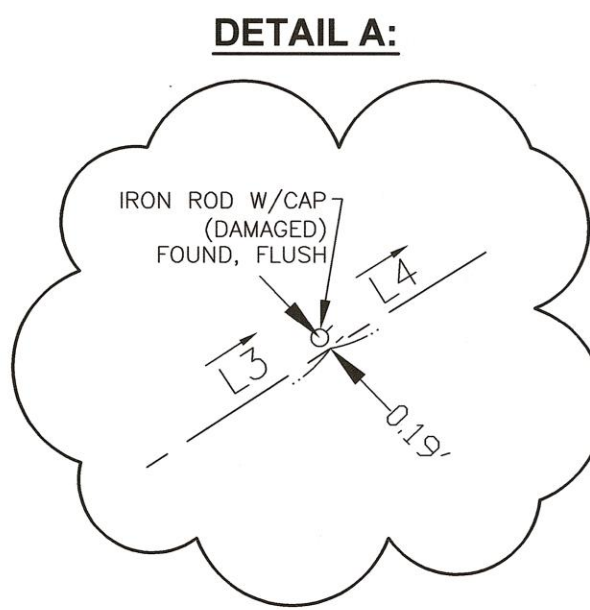
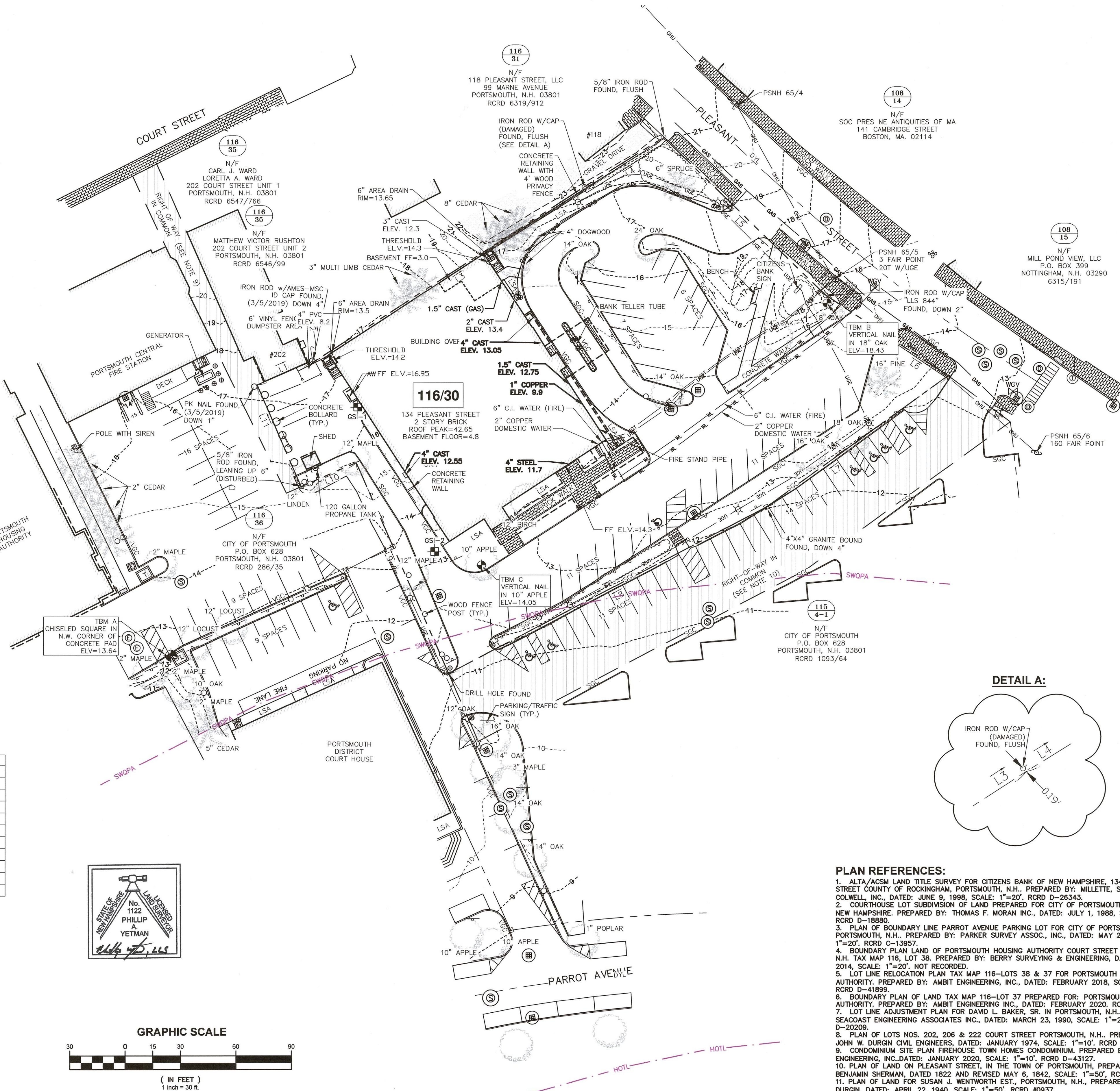
**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N66°28'05"E	32.60'
L2	S04°27'10"E	0.98'
L3	N57°05'10"E	175.24'
L4	N58°07'10"E	50.44'
L5	S45°49'50"E	122.39'
L6	S56°42'50"E	79.29'
L7	S54°09'10"W	121.33'
L8	S62°18'10"W	194.24'
L9	N23°38'50"W	124.67'
L10	S66°22'00"W	32.60'
L11	N23°20'25"W	60.00'



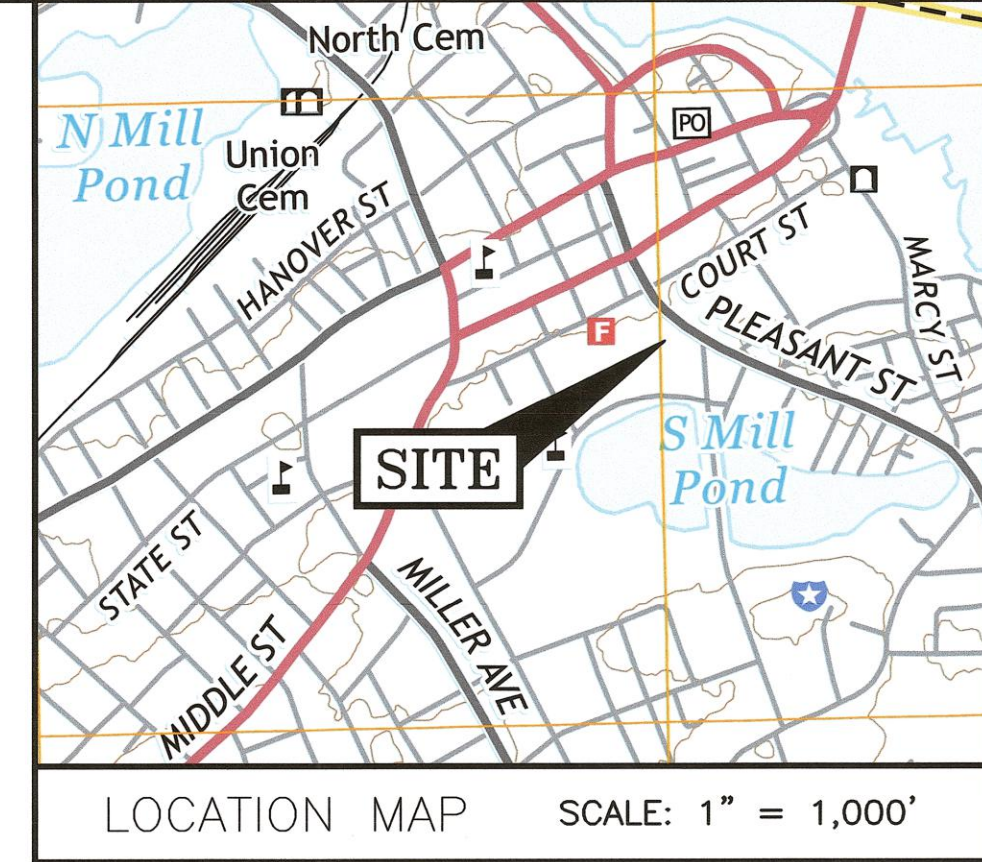
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PHILIP A. YETMAN, LLS 1122 DATE 1/20/2026



**PLAN REFERENCES:**

- ALTA/ACSM LAND TITLE SURVEY FOR CITIZENS BANK OF NEW HAMPSHIRE, 134 PLEASANT STREET COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 9, 1998, SCALE: 1"=20'. RCRD D-26343.
- COURTHOUSE LOT SUBDIVISION OF LAND PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: THOMAS F. MORAN INC., DATED: JULY 1, 1988, SCALE: 1"=40'. RCRD D-18880.
- PLAN OF BOUNDARY LINE PARROT AVENUE PARKING LOT FOR CITY OF PORTSMOUTH IN PORTSMOUTH, N.H., PREPARED BY: PARKER SURVEY ASSOC., INC., DATED: MAY 22, 1984, SCALE: 1"=20'. RCRD C-13957.
- BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H., TAX MAP 116, LOT 38. PREPARED BY: BERRY SURVEYING & ENGINEERING, DATED: MAY 30, 2014, SCALE: 1"=20'. NOT RECORDED.
- LOT LINE RELOCATION PLAN TAX MAP 116-LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING, INC., DATED: FEBRUARY 2018, SCALE: 1"=30'. RCRD D-41899.
- BOUNDARY PLAN OF LAND TAX MAP 116-LOT 37 PREPARED FOR: PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING INC., DATED: FEBRUARY 2020. RCRD D-42016.
- LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., PREPARED BY: SEACOAST ENGINEERING ASSOCIATES INC., DATED: MARCH 23, 1990, SCALE: 1"=20'. RCRD D-20209.
- PLAN OF LOTS NOS. 202, 206 & 222 COURT STREET PORTSMOUTH, N.H., PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JANUARY 1974, SCALE: 1"=10'. RCRD C-4259.
- CONDOMINIUM SITE PLAN FIREHOUSE TOWN HOMES CONDOMINIUM. PREPARED BY: AMBIT ENGINEERING, INC., DATED: JANUARY 2020, SCALE: 1"=10'. RCRD D-43127.
- PLAN OF LAND ON PLEASANT STREET, IN THE TOWN OF PORTSMOUTH, PREPARED BY: BENJAMIN SHERMAN, DATED: 1822 AND REVISED MAY 6, 1842, SCALE: 1"=50', RCRD #00537.
- PLAN OF LAND FOR SUSAN J. WENTWORTH EST., PORTSMOUTH, N.H., PREPARED BY: JOHN W. DURGIN, DATED: APRIL 22, 1940, SCALE: 1"=50'. RCRD #0937.



**NOTES:**

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.
- OWNERS OF RECORD: DOUBLE MC, LLC, 10 PLEASANT STREET SUITE 400 PORTSMOUTH, N.H. 03801 RCRD 8505/2411
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA: 53,084 S.F. 1.22 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.
- DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTM GNSS OBSERVATIONS.
- PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.
- PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.
- ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.
- 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.

1	01-21-26	UPDATE EXISTING BLDG. UTILITIES	SJR	JRC
0	07-18-2025	ISSUED FOR COMMENT	RJB	PAY
REV.	DATE	DESCRIPTION	BY	CHK

**SITE SURVEY**



**DOUBLE MC, LLC**  
134 PLEASANT STREET PORTSMOUTH, N.H.

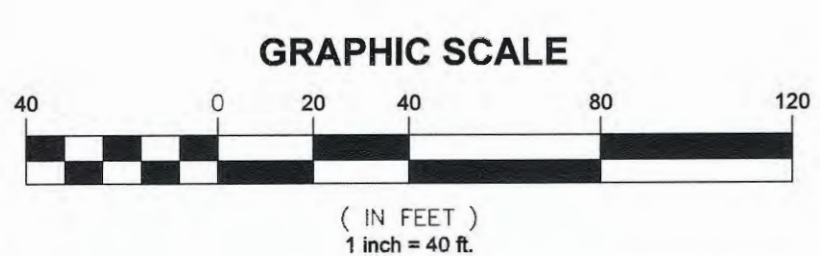
**EXISTING CONDITIONS PLAN**

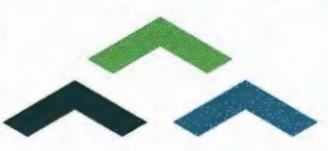
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DRAWN BY	RJB	DESIGNED BY	---
CHECKED BY	PAY		
PROJECT No.	5010156.1532	FIELD BOOK/PAGE	FB 276 PG 60
DRAWING No.	V101	REV	1





NORTH  
 NAD83(2011)  
 GRID  
 NHSPC

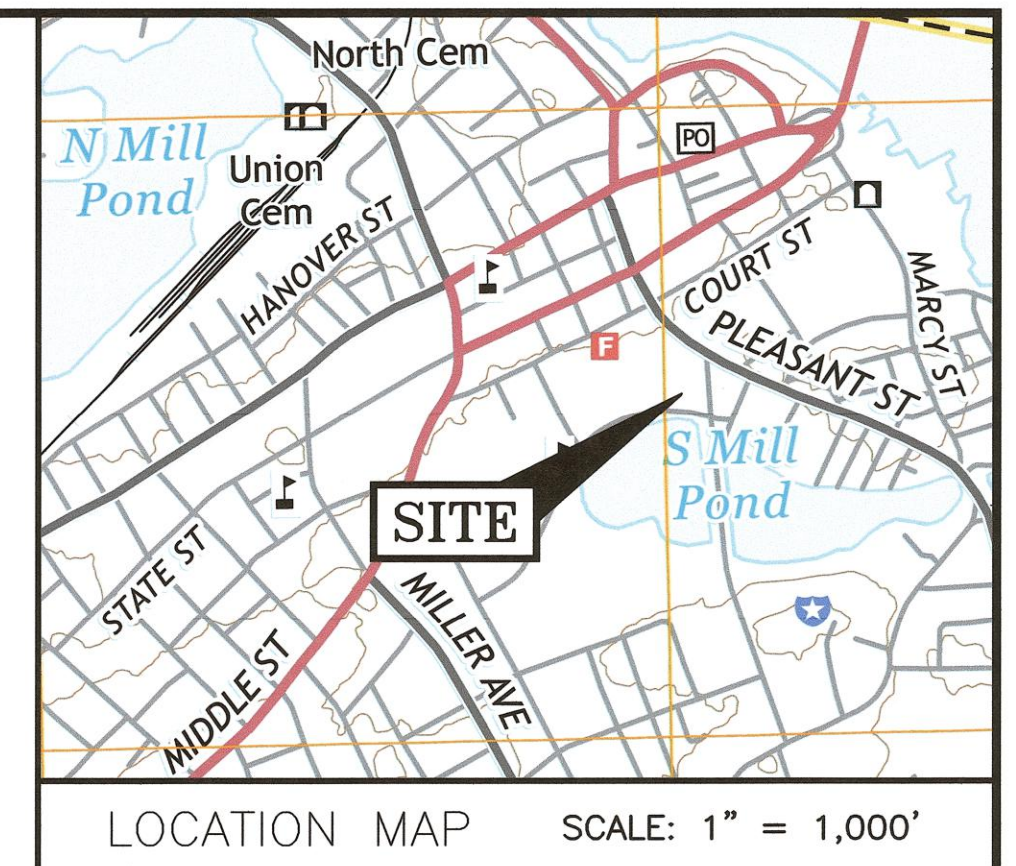


0	7/25/25	ISSUED FOR COMMENT	RJB	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>SITE SURVEY</b>				
		<b>HALEY WARD</b> ENGINEERING   ENVIRONMENTAL   SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282 <a href="http://WWW.HALEYWARD.COM">WWW.HALEYWARD.COM</a>		
PROJECT				
<b>DOUBLE MC, LLC</b> 134 PLEASANT STREET PORTSMOUTH, N.H.				
TITLE				
<b>ORTHOPHOTO PLAN</b>				
DATE		SCALE		
JULY 2025		1"=40'		
DRAWN BY	DESIGNED BY	CHECKED BY		
RJB	---	PAY		
PROJECT No.		FIELD BOOK / PAGE		
5010156.1532		FB 276 PG 80		
DRAWING No.				REV.
<b>V103</b>				<b>0</b>

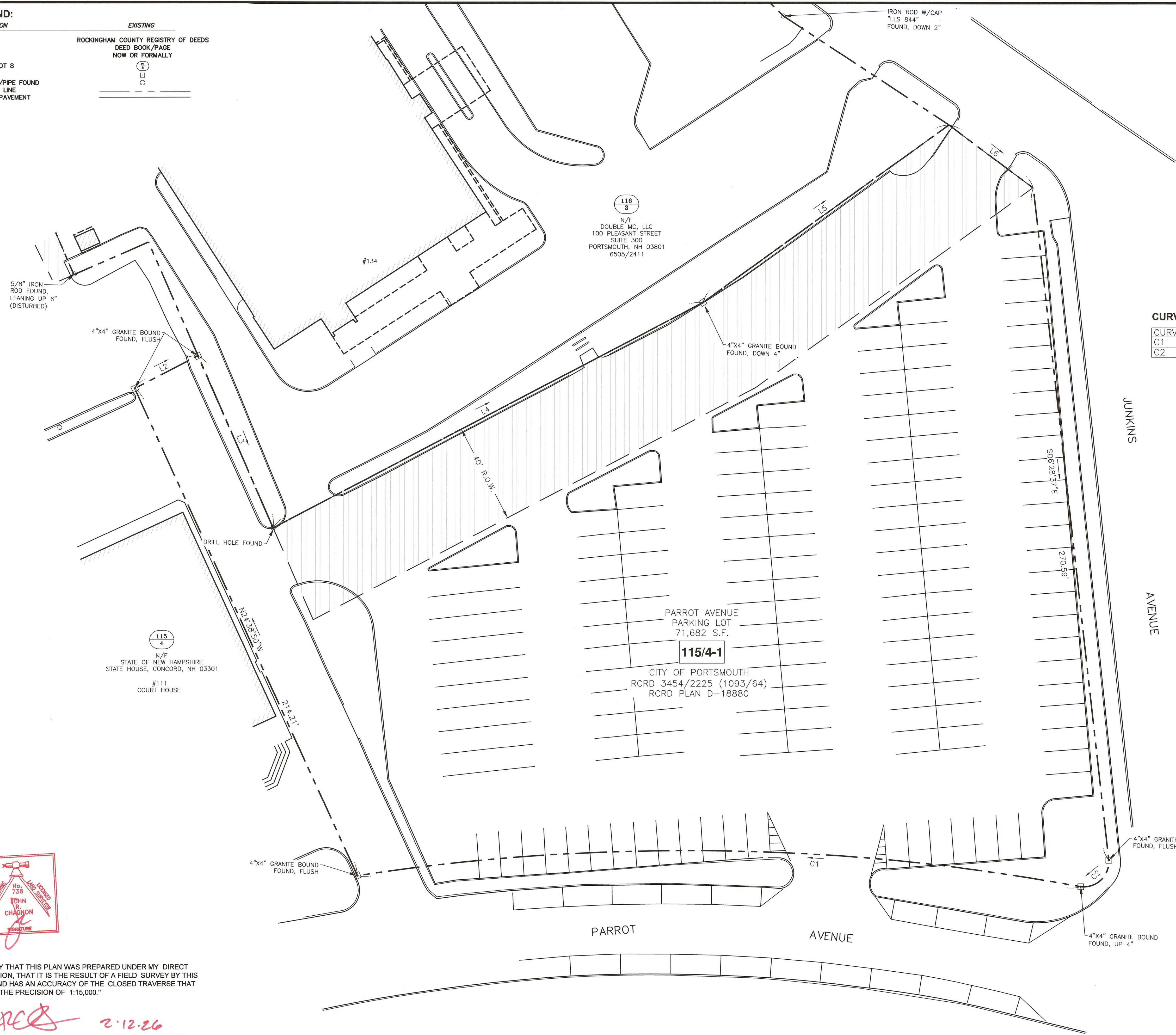
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**LEGEND:**

DESCRIPTION	EXISTING
RCRD 1234/123 N/F	ROCKINGHAM COUNTY REGISTRY OF DEEDS DEED BOOK/PAGE NOW OR FORMALLY
MAP 21 LOT 8 BOUND	
IRON ROD/PIPE FOUND PROPERTY LINE	
EDGE OF PAVEMENT	



NORTH  
NAD83(2011)  
GRID  
NHSPC



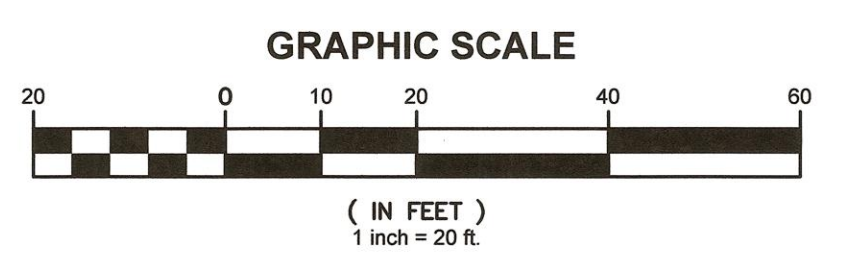
**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	872.00'	290.98'	289.64'	N89°10'46"W	19°07'10"
C2	10.00'	17.54'	15.37'	S46°43'10"W	100°28'14"

**LINE TABLE:**

LINE	BEARING	DISTANCE
L2	N62°33'25"E	28.42'
L3	S23°46'15"E	75.06'
L4	N62°18'10"E	194.20'
L5	N54°09'10"E	121.33'
L6	S53°21'44"E	42.18'

109  
25  
N/F  
THE RONALD P. BOURGEOULT  
REVOCABLE TRUST  
RONALD P. BOURGEOULT, TRUSTEE  
222 PLEASANT STREET  
PORTSMOUTH, NH 03801  
5163/137



REV.	DATE	ISSUED FOR COMMENT	RJB	JRC
0	2/12/26			

**SITE SURVEY**

PROJECT  
**DOUBLE MC, LLC**  
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE  
**PARROT AVENUE PARKING LOT**

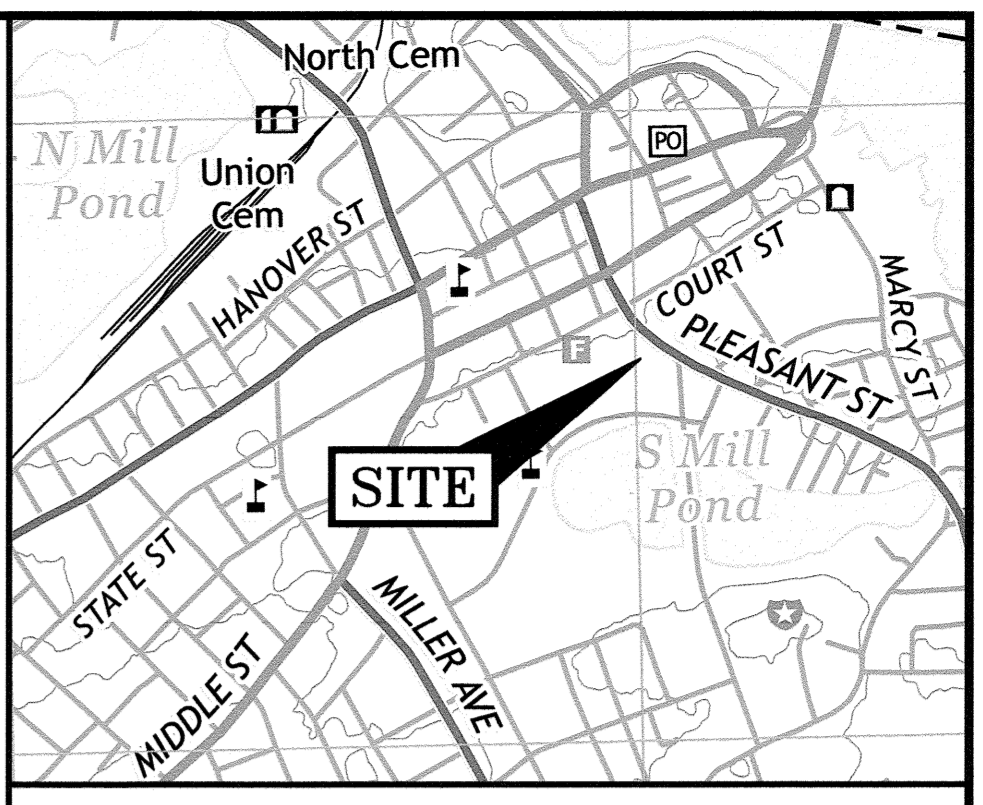
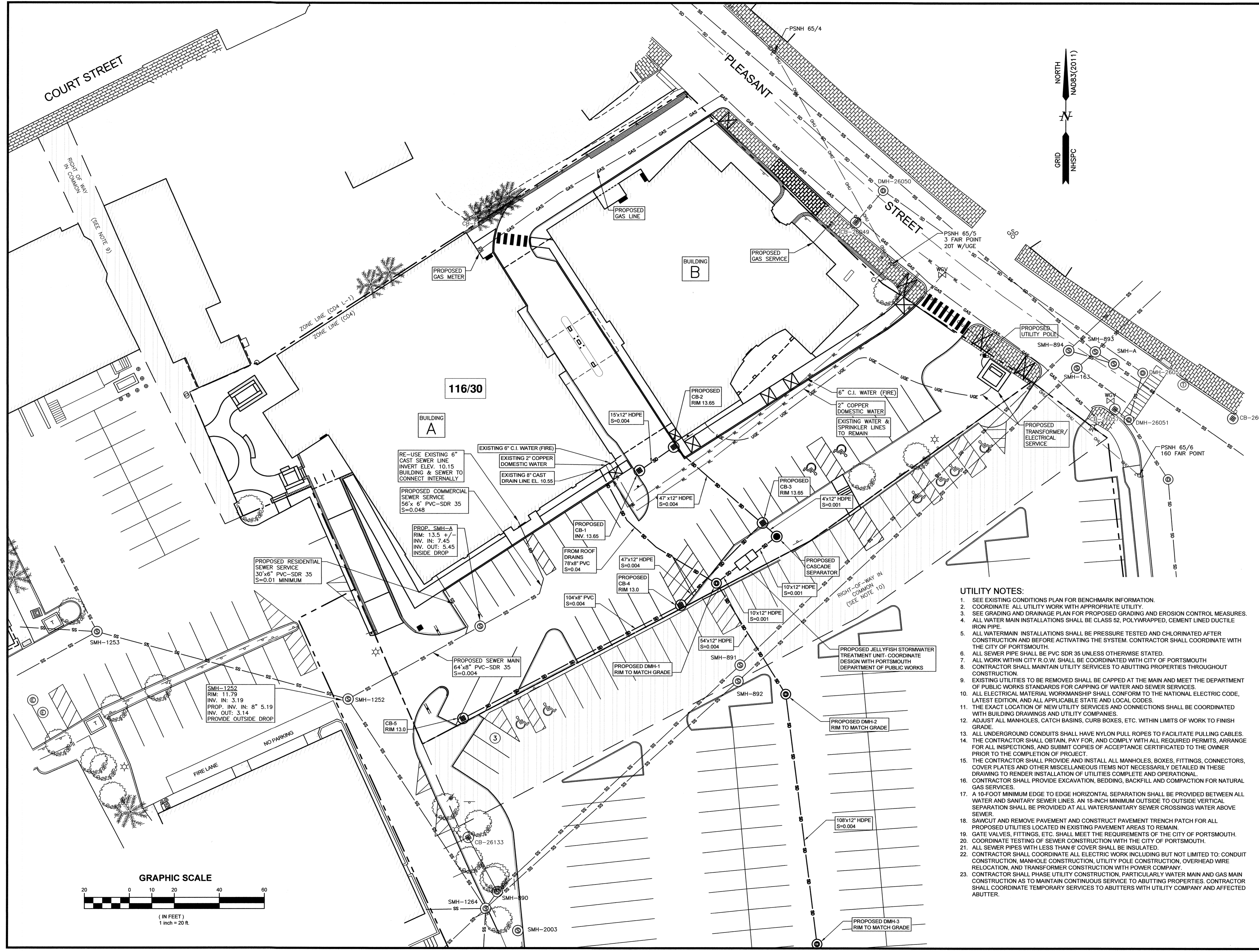
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FEBRUARY 2026	1"=20'
DRAWN BY RJB	DESIGNED BY ---
CHECKED BY JRC	
PROJECT No. 5010156.1532	FIELD BOOK / PAGE FB 276 PG 60
DRAWING No. <b>V105</b>	REV. <b>0</b>

"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."

JOHN R. CHAGNON, LLS 738 DATE 2-12-26

FILE LOCATION: P:\NH\010156\NCH\NCHB\_P\PORTSMOUTH-RCRD\CAD\_FILES\010156\_1532\_VAEC.DWG, 2026.02.13, 7:29 AM

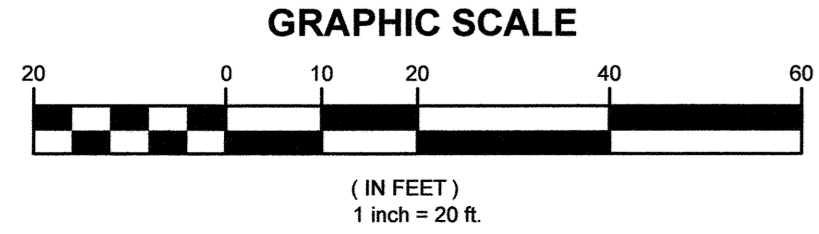




LOCATION MAP SCALE: 1" = 1,000'

- 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).
  - 4) PROVIDE TEMPORARY WATER AND SEWER SERVICES TO ALL IMPACTED PROPERTIES DURING NEW WATER AND SEWER MAIN INSTALLATION.
  - 5) PROPOSED SEWER FLOW:  
 PROFESSIONAL OFFICE: 13,956 S.F. X 2.5 GPD/100 S.F. = 349 GPD  
 BANK AND BANK OFFICE: 10,358 S.F. X 2.5 GPD/100 S.F. = 259 GPD  
 22 APARTMENTS X 216 GPD/APARTMENT = 4,752 GPD  
 TOTAL FLOW 5,360 GPD.
  - 6) APPLICANT, AND AUTHORIZED AGENTS, SHALL WORK WITH THE CITY OF PORTSMOUTH AND UTILITY PROVIDERS TO CONSTRUCT NEW, PERMANENT SERVICE CONNECTIONS TO PROPOSED WATER, SEWER, STORMDRAIN, POWER, AND COMMUNICATIONS.

- UTILITY NOTES:**
1. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
  2. COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
  3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
  4. ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
  5. ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
  6. ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
  7. ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
  8. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
  9. EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
  10. ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
  11. THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
  12. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
  13. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
  14. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
  15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
  16. CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
  17. 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 WATER ABOVE SEWER.
  18. SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
  19. GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
  20. COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
  21. ALL SEWER PIPES WITH LESS THAN 6" COVER SHALL BE INSULATED.
  22. 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.
  23. 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 UTILITY COMPANY AND AFFECTED ABUTTER.



REV	DATE	DESCRIPTION	BY	CHK
4	02-25-2026	CATCH BASINS, DRAINAGE	SJR	JRC
3	02-03-2026	JELLYFISH, DRAINAGE	SJR	JRC
2	01-21-2026	UPDATE PROPOSED UTILITIES	SJR	JRC
1	12-22-2025	ISSUED FOR APPROVAL	SJR	JRC
0	09-05-2025	ISSUED FOR COMMENT	SJR	JRC

**PERMIT PLANS**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 200 Griffin Road, Unit 14  
 Portsmouth, NH 03801  
 603-430-9282

**DOUBLE MC, LLC**  
 134 PLEASANT STREET PORTSMOUTH, N.H.

**UTILITY PLAN**

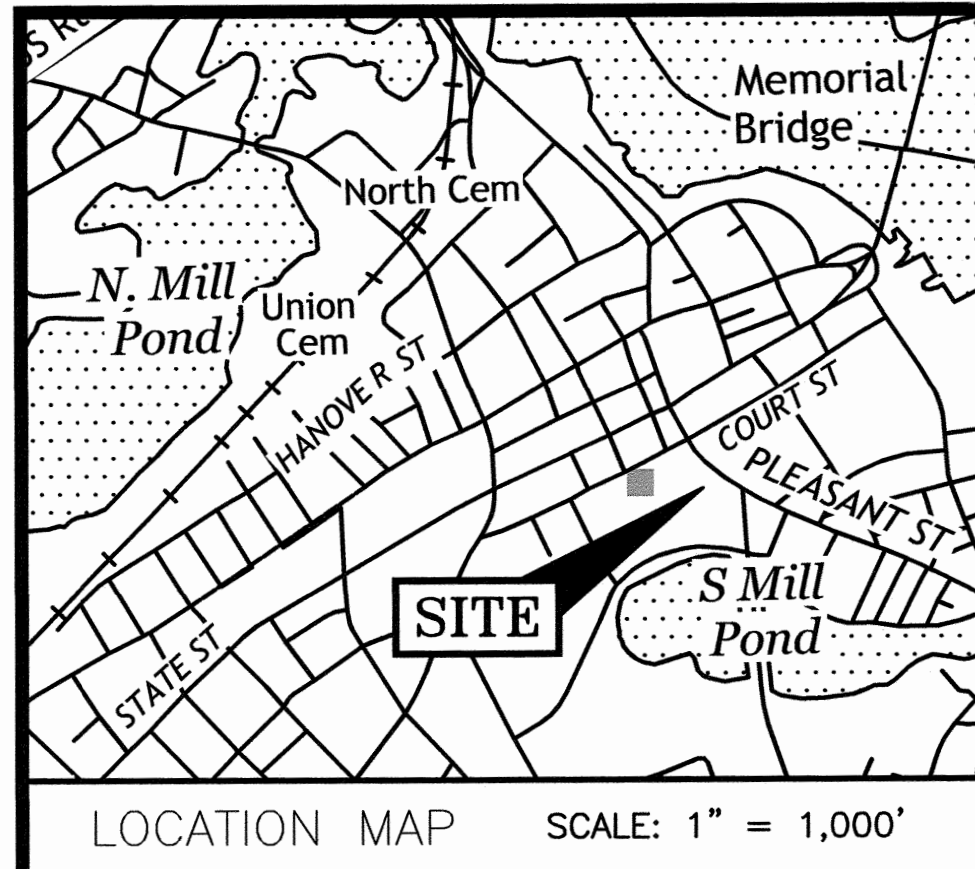
DATE: JULY 2025 SCALE: 1"=20'

DRAWN BY: SJR DESIGNED BY: --- CHECKED BY: JRC

PROJECT No: 5010156.1532 FIELD BOOK / PAGE: FB 276 PG 60

DRAWING No: **C103** REV: **4**

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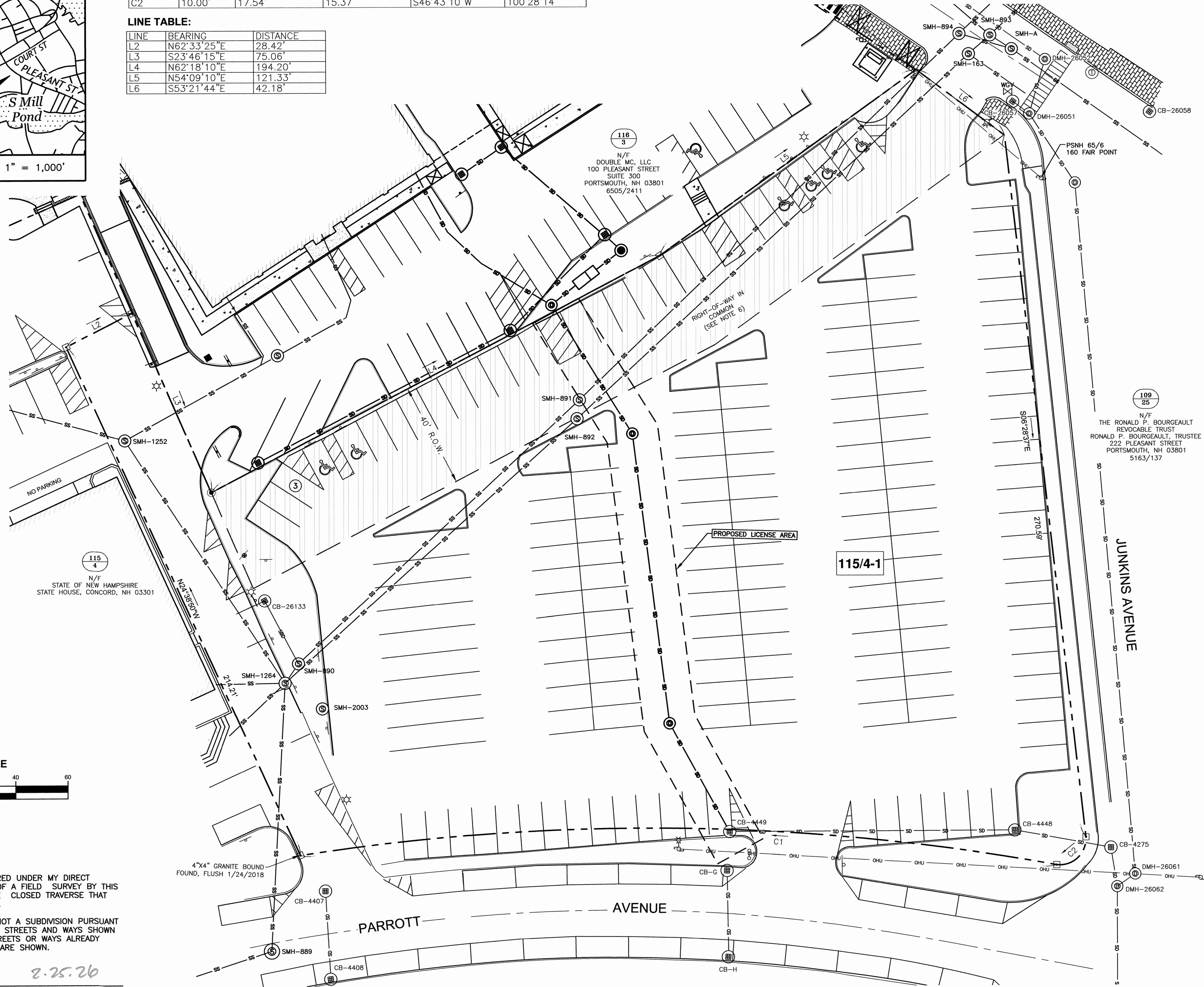


**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	872.00'	290.98'	289.64'	N89°10'46"W	19°07'10"
C2	10.00'	17.54'	15.37'	S46°43'10"W	100°28'14"

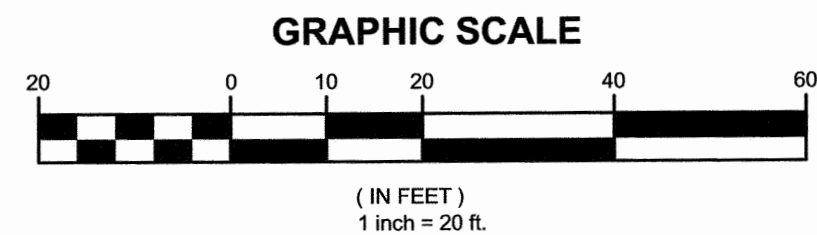
**LINE TABLE:**

LINE	BEARING	DISTANCE
L2	N62°33'25"E	28.42'
L3	S23°46'15"E	75.06'
L4	N62°18'10"E	194.20'
L5	N54°09'10"E	121.33'
L6	S53°21'44"E	42.18'



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 115 AS LOT 4-1.
  - 2) OWNERS OF RECORD:  
 CITY OF PORTSMOUTH  
 1 JUNKINS AVENUE  
 PORTSMOUTH, N.H. 03801  
 RCRD 1093/64
  - 3) EXISTING LOT AREA:  
 71,682 S.F.  
 1.65 ACRES
  - 4) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON ASSESSOR'S MAP 115, LOT 4-1 IN THE CITY OF PORTSMOUTH.
  - 5) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 6) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

STATE OF NEW HAMPSHIRE  
 No. 738  
 JOHN R. CHAGNON  
 SIGNATURE



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.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

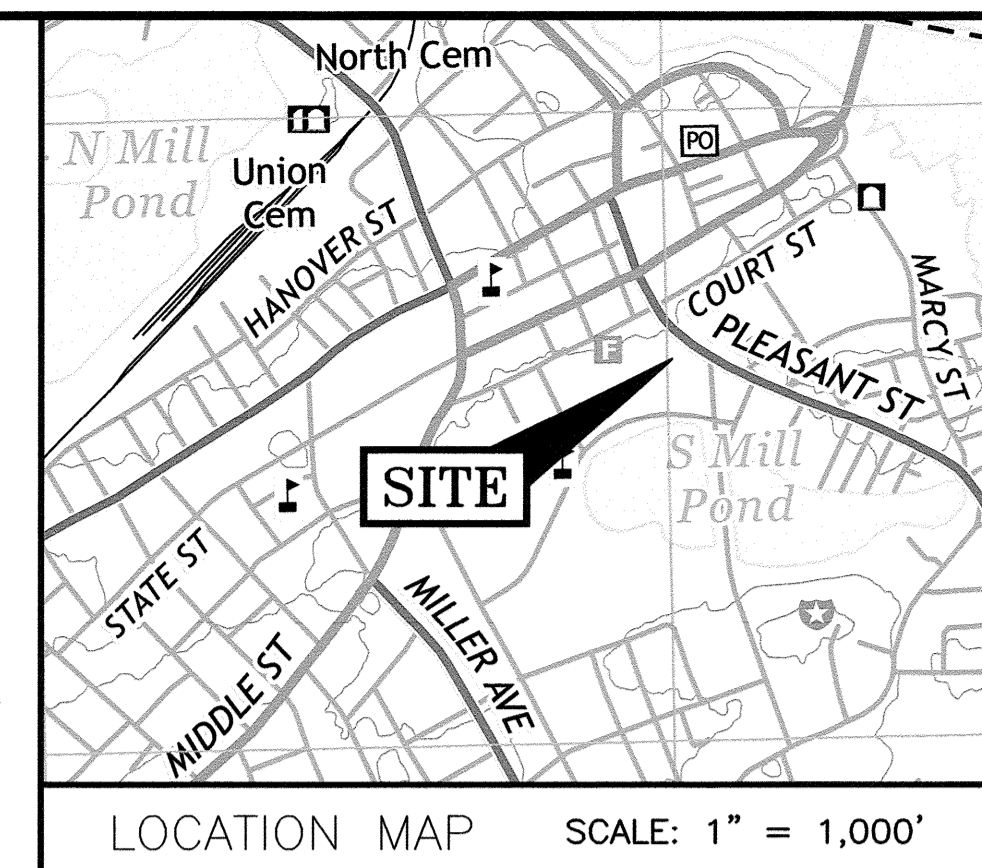
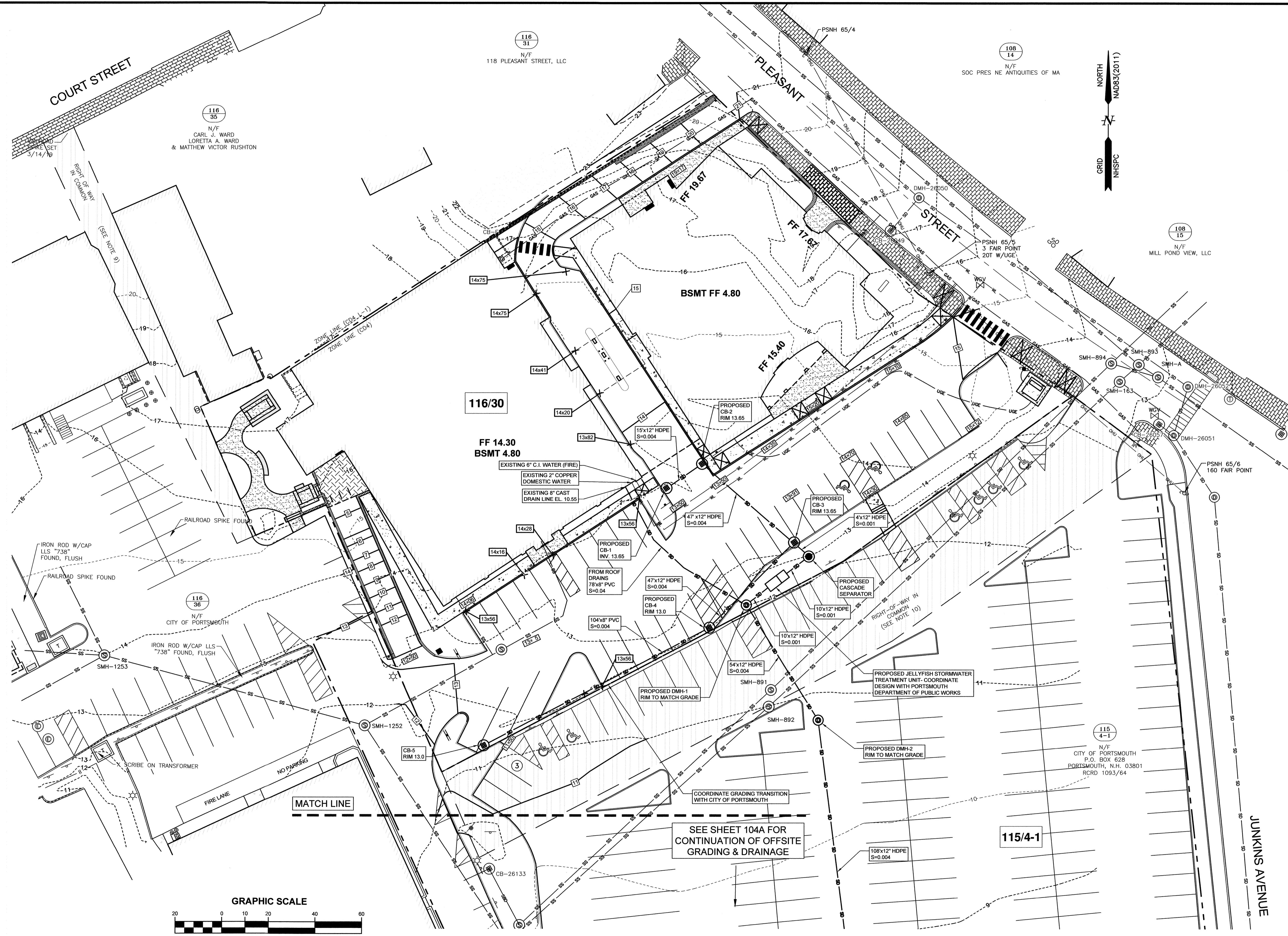
*[Signature]* 2.25.26  
 JOHN R. CHAGNON, LLS 738 DATE

REV.	DATE	DESCRIPTION	BY	CHK.
0	02/25/26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

**PERMIT PLANS**

**PROPOSED LICENSE PLAN  
 TAX MAP 115 - LOT 4-1  
 CITY OF PORTSMOUTH  
 TO:  
 DOUBLE MC, LLC  
 134 PLEASANT STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE**



- 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).
  - 4) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 5) CITY OF PORTSMOUTH STORMWATER CONNECTION PERMIT REQUIRED.

REV.	DATE	DESCRIPTION	BY	CHK
2	02-25-26	DRAINAGE LAYOUT, GRADES	SJR	JRC
1	01-21-26	DRAINAGE & GRADING UPDATES	SJR	JRC
0	12-22-25	ISSUED FOR APPROVAL	SJR	JRC

DRAWING ISSUE STATUS

**PERMIT PLANS**

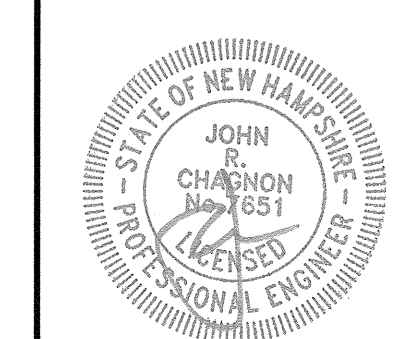
**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
200 Griffin Road, Unit 14  
Portsmouth, NH 03801  
603-430-9282

PROJECT

**DOUBLE MC, LLC**  
134 PLEASANT STREET PORTSMOUTH, N.H.

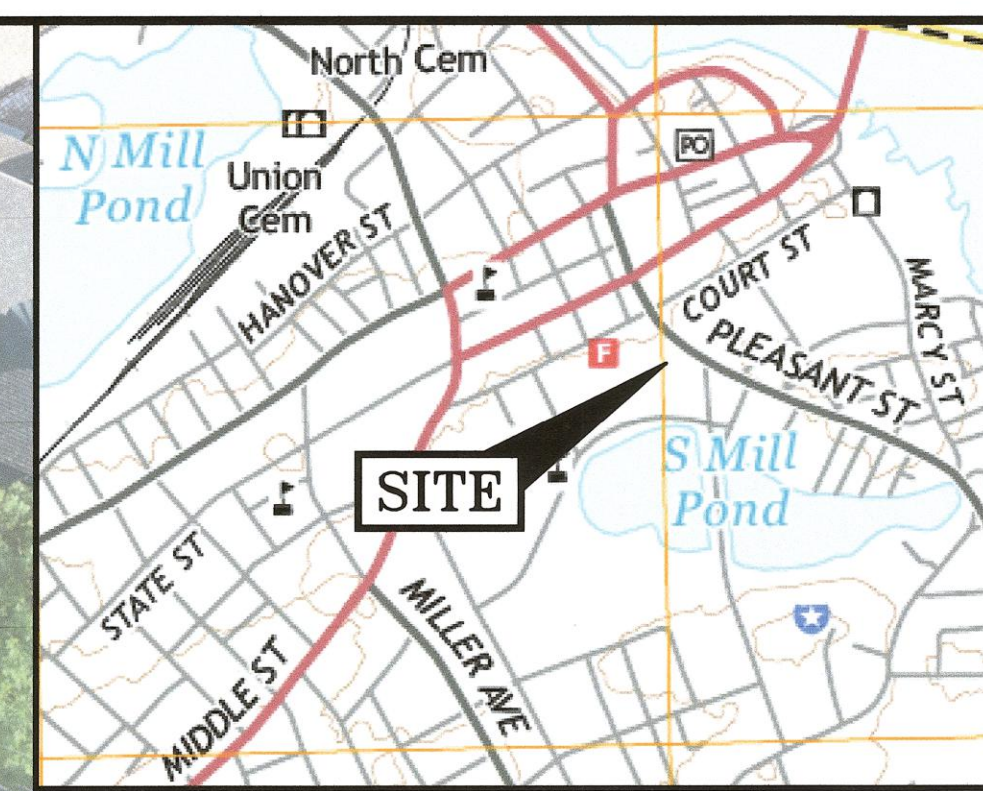
**ON SITE GRADING & DRAINAGE PLAN**

DATE	JULY 2025	SCALE	1"=20'
DRAWN BY	SJR	DESIGNED BY	---
CHECKED BY	JRC		
PROJECT No.	5010156.1532	FIELD BOOK / PAGE	FB 276 PG 60
DRAWING No.	<b>C104</b>	REV.	<b>2</b>



FILE LOCATION: P:\NH\0156\AC\HAB...PORTSMOUTH...134 PLEASANT ST...PORTSMOUTH, NH 03801...DATE: 02/25/26...TIME: 1:12 PM





LOCATION MAP SCALE: 1" = 1,000'

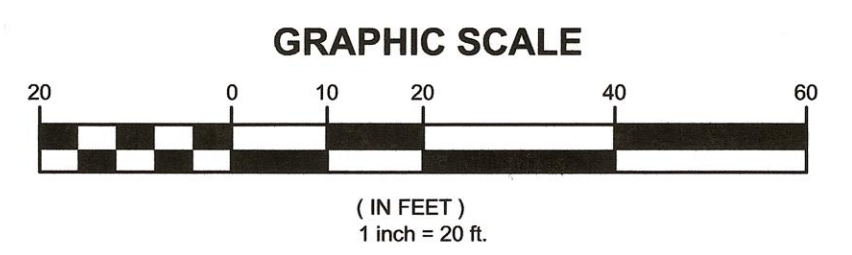
- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 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

115  
4-1  
N/F  
CITY OF PORTSMOUTH  
P.O. BOX 628  
PORTSMOUTH, N.H. 03801  
RCRD 1093/64

115/4-1

JUNKINS AVENUE

PARROT AVENUE



1	02-25-26	DRAINAGE LAYOUT	SJR	JRC
0	02-03-26	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

**PERMIT PLANS**

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



PROJECT

**DOUBLE MC, LLC**  
134 PLEASANT STREET PORTSMOUTH, N.H.

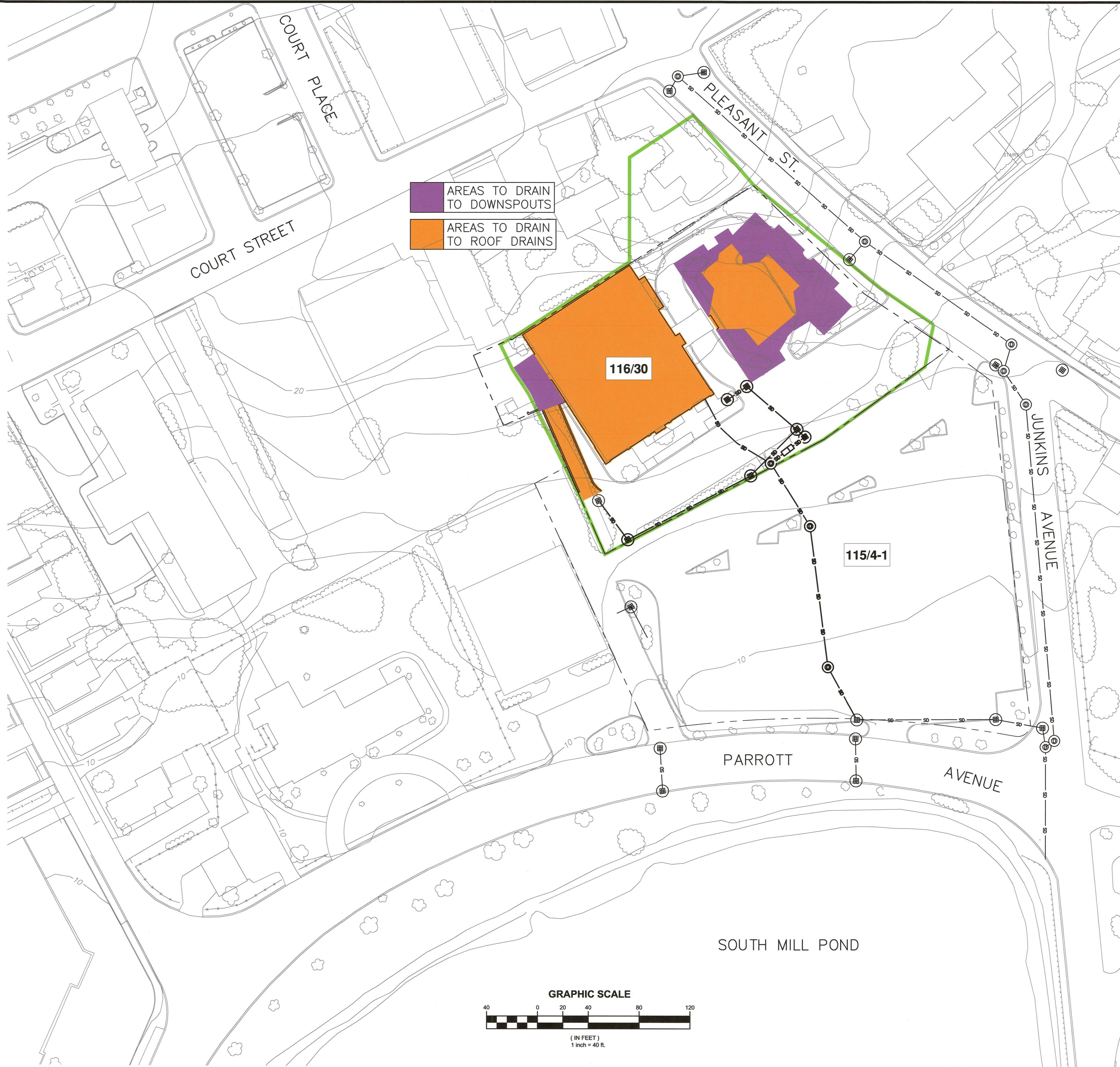
**OFF SITE GRADING & DRAINAGE PLAN ORTHOPHOTO**



DATE	JULY 2025	SCALE	1"=20'
DRAWN BY	SJR	DESIGNED BY	—
CHECKED BY	JRC		
PROJECT No.	5010156.1532	FIELD BOOK / PAGE	FB 276 PG 60
DRAWING No.	<b>C104B</b>		REV.
			<b>1</b>

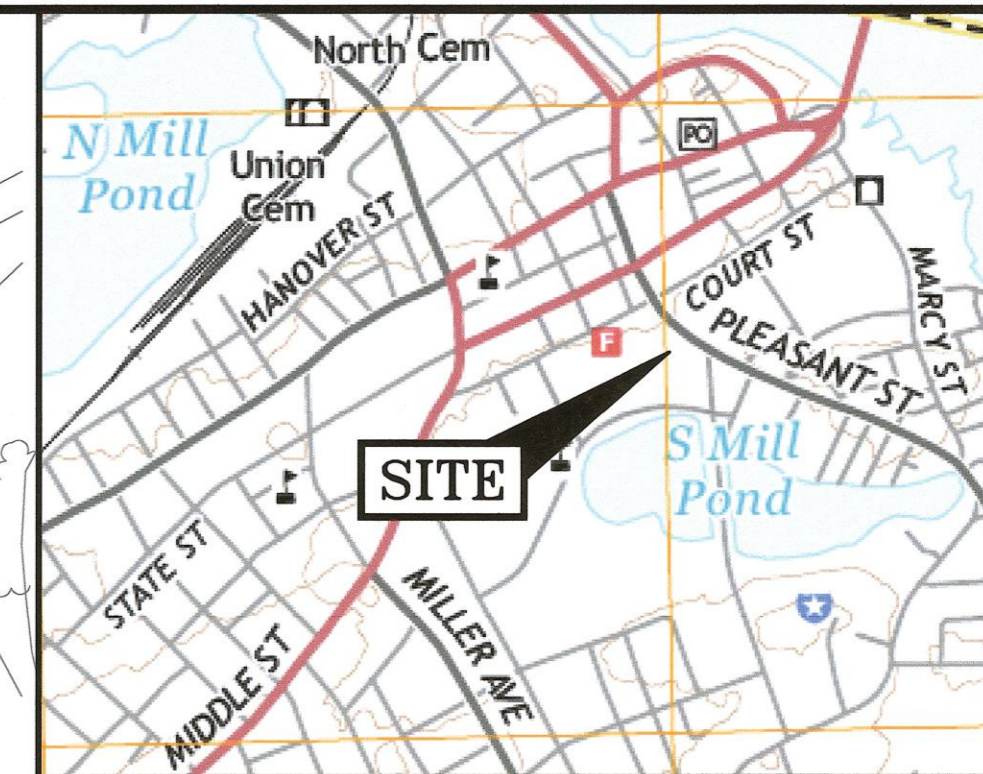
FILE LOCATION: P:\NH\5010156\MCH\488\_P\PORTSMOUTH-RCRD\CAD\_FILES\CIVIL\1010186\_1532 SITE 2025.DWG, 2025.02.24, 6:18 AM

DRAINAGE AREAS		
TOTAL SUBCATCHMENT AREA		59,274 S.F.
BUILDINGS & RAMP EXCLUSION (ROOF DRAINS)		16,963 S.F.
TOTAL DRAINAGE CONTRIBUTING AREA		42,311 S.F.

NOTE: ROOF DRAINS WILL NOT BE CONNECTED TO THE STORMWATER TREATMENT SYSTEM.



 AREAS TO DRAIN TO DOWNSPOUTS  
 AREAS TO DRAIN TO ROOF DRAINS



LOCATION MAP SCALE: 1" = 1,000'

- NOTES:**
- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 116 AS LOT 30, AND MAP 115 AS LOT 4-1.
  - 2) THE PURPOSE OF THIS PLAN IS TO SHOW THE SITE DEVELOPMENT DRAINAGE AREA FOR THE 134 PLEASANT STREET PROJECT.



REV.	DATE	DESCRIPTION	BY	CHK.
1	02-25-26	REVISED DRAINAGE AREAS	SJR	JRC
0	02-10-26	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

**PERMIT PLANS**



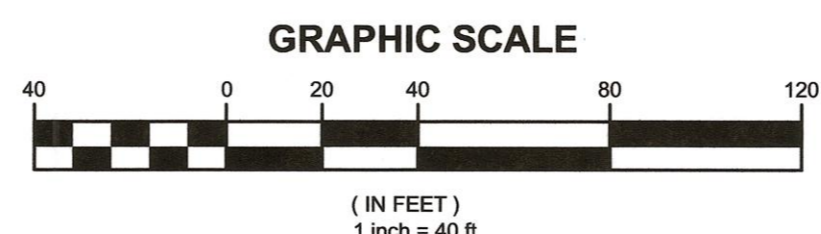
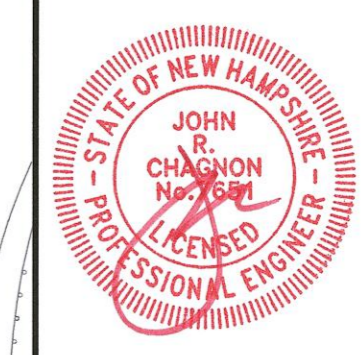
**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 200 Griffin Road, Unit 14  
 Portsmouth, NH 03801  
 603-430-9282

PROJECT

**DOUBLE MC, LLC**  
 134 PLEASANT STREET PORTSMOUTH, N.H.

**DRAINAGE AREA PLAN**

DATE	JULY 2025	SCALE	1"=40'
DRAWN BY	SJR	DESIGNED BY	---
CHECKED BY	JRC	FIELD BOOK / PAGE	FB 276 PG 60
PROJECT No.	5010156.1532	DRAWING No.	<b>C104C</b>
REV.			<b>1</b>



FILE LOCATION: P:\NH\5010156\NCH\B\_PROJ\PERMIT\1532\134 PLEASANT ST. PORTSMOUTH\ARC\2\CAD\_FILES\DWG\10156\_1532\_SITE\_2025.DWG, 2025.02.24, 7:53 AM





