REGULAR MEETING
CONSERVATION COMMISSION

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

4:00 P.M. **October 14, 2026**

AGENDA

I. APPROVAL OF MINUTES

1. September 9, 2026

II. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

1. Dredge and Fill – Major Impact
   4 Robin Lane
   Paul & Suzanne Doisneau, Owners
   Assessor's Map 207 Lot 10

III. OTHER BUSINESS

1. Capital Improvement Plan – Update
2. Article 10 – Work Session

IV. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN__V1DtApGT1WvaW-k3CUJhg

CITY OF PORTSMOUTH, NEW HAMPSHIRE
CONSERVATION COMMISSION

MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2026, 4 pm
City Hall Council Chambers, 1 Junkins Ave., Portsmouth

For the Zoom recording:
https://www.youtube.com/live/ddxmW9LxfsA?si=xWM3Wom-d5WXkdn4

[Timestamp 8:20] Meeting called to order at 4:00 pm. Roll Call:
MEMBERS PRESENT: Chair Samantha Collins; Vice Chair Barbara McMillan, Talia Sperduto (zoom), Lynn Vaccaro, Stewart Sheppard, Alice Carey, Jessica Blasko.
MEMBERS ABSENT:, Brian Gibb, Oliver Chag
STAFF PRESENT: Kate Homet; Environmental Planner

I. APPROVAL OF MINUTES

1. August 12, 2026

On a motion by Blasko, seconded by Sheppard, the Commission voted 6-0 with one member abstaining to approve the August meeting minutes with the following corrections:

a. *At minute 33, the word 'sufficient' should be changed to 'insufficient'.*
b. *Under Other Business, the last two sentences in the second paragraph should be reversed as Member Vaccaro spoke first to a CIP idea and then Member Blasko spoke second.*

II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)

1. **[11:52] 400A Little Harbor Road**
Assessor's Map 203 Lot 8
Society for the Protection of New Hampshire Forests, Owner
LU-26-68

Kyle Murphy, representing SPNHF spoke to the application to replace the stairs on the south side of the buildings with stairs that comply with the building codes. The work takes place 72 ft from the wetlands. The plan is to place a 12x60" concrete pad on the already-disturbed land that is currently grass. There will be ¾" crushed stone under the stairs and the decking will include ¼" gaps for rain runoff.

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The applicant requested waivers on the four stipulations in the Commission's memo because:

1. The work disturbs no natural vegetation; but the applicant plans to plant blueberry bushes.
2. The plan amends the 2020 stamped plan for the bathrooms at Creek Farm so does not need another signed/stamped plan.
3. Erosion control – silk fencing will be placed 10 ft. from the project.
4. Placement of placards interferes with the conserved, natural site as was the case with the trail work.

[16:40] Commission questions and comments addressing the waiver requests:

1. McMillan asked where the blueberry bushes will be planted. Applicant said next to the existing ones. Applicant was asked to show the locations on the plan.
2. [19:44] Homet asked the applicant to note the signature and date of the work for the previous bathrooms project on the plan.
3. Applicant was also asked to show the erosion control silk fence on the plan.
4. [22:47] Blasko suggested that instead of placards along the wetlands boundary where they might not be seen, some kind of signage near the parking area or bathrooms would help remind visitors that they are in a protected area on the edge of prime wetlands. Applicant agreed to place educational information like what is included the kiosk at the trailhead.

[26:16] On a motion by Blasko, seconded by McMillan, the Commission voted 7-0 to recommend approval of this application to the Planning Board with the following stipulations:

1. Applicant shall update the site plan prior to submission to the Planning Board to delineate approximate area of silt fencing, the location of the proposed four blueberry bushes, include a note on the plan with the information on who delineated the wetland on site, their NH CWS # and when it was delineated, and the approximate location for an educational sign in lieu of wetland placards.
2. Applicant shall include an educational sign as part of this project that includes educational wetland content and information on the sensitivity of the wetland and surround area.

2. **[29:14] 50 Whidden Street**
Assessor's Map 102 Lot 66
Christopher Daniell, Owner
LU-26-15

Colby Gamester representing applicant Daniell and Scott Boudreau spoke to the application to place limited (12x12') infill on the southeast corner of the garden area and to construct a 48 sf. cantilevered deck suspended 8-10' above ground, looking toward the pond. The applicant noted that the c. 1780 house is on a non-conforming lot that sits completely within the 100 foot buffer for South Mill Pond.

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The plan was approved by the HDC on March 4, 2026. The house and brick gardens have existed for decades, the living shoreline is thriving and no changes are anticipated unless Conservation Commission recommends.

- The deck will be constructed so as to let water pass through,
- There is no demolition planned and no need to fill any excavation.
- There will be no alteration to the shoreline.
- The activity is limited to the existing building and patio.
- Best management practices will be applied to site cleanup and the silt sock around the patio perimeter.

[36:08] The applicant addressed elements of 1017.22-26:
.22 does not apply as there is no impact over 250 sf
.23 does not apply as there is no demolition
.24 does not apply as there is no impervious surface increase: the 48 sf deck is elevated and designed for water to pass through
.25 does not apply as the wetland buffer is enhanced
.26 does not apply as there is no shoreline impact so a shoreline plan is not included for the existing condition.

[37:59] The applicant addressed the six conditions:

1. The plan is suited to the use. The entire non-conforming, pre-existing property is within the 100 ft. buffer and therefore the plan limits the infill and ensures low impact.
2. There is no alternative site as the entire property is within the 100 ft. buffer
3. There is no adverse wetland impact – the existing drainage is unchanged and the brick patio and garden currently manage stormwater drainage effectively
4. There is no alteration to the natural vegetation, temporarily or permanently
5. The plan is for the least adverse impact. Design choices were made recognizing the property is within the buffer.
6. There will be no need to return the property to the natural vegetative state – that requirement is satisfied by avoidance.

[41:50] Blasko asked about the gravel shown in photos. Applicant replied that this is a result of 2024 DPW stormwater drainage work. A pipeline was placed to improve street flows to a catch basin and outfall pipe beyond the shoreline.

Blasko also asked about the large tree and whether trimming was expected. Property owner Daniell replied that he and his neighbor discussed the Norway maple and overhanging limbs with an arborist and plan to trim the drooping limbs that are a threat from falling and from insects getting onto the new deck below and into the applicant's house.

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[46:10] Collins discussed the staff memo recommendations:

1. Asked applicant to delineate the silt sock around the brick edge on the plan.
2. Asked applicant to note on the plan that DPW should inspect the pipeline post-construction to make sure the plastic drainpipe was not damaged.
3. Suggested placing wetlands markers on the shoreline corners of the property.

[49:07] McMillan complimented the applicant on minimizing the impact of the work on the wetlands buffer. She noted the attractive garden and lawn and reminded the applicant that the use of fertilizers and pesticides is forbidden in wetlands because the runoff to the pond could promote algae blooms.

[50:14] On a motion by Blasko seconded by Carey, the Commission voted 7-0 [51:45] to recommend approval of this application to the Planning Board with the following stipulations:
Prior to submission to the Planning Board:

1. *Applicant shall denote on plans where silt sock will be placed prior to the start of construction.*
2. *Include a note on the plan set stating that property owner is responsible for scheduling a post-construction inspection with the Department of Public Works for the adjacent stormwater pipe within City property. If found damaged, applicant will be responsible for repair. Carey commented on the quality and clarity of the plan and the applicant's recognition they are working in a sensitive place. Collins reminded the applicant to limit the use of heavy equipment.*

III. OTHER BUSINESS

1. **[52:11] Capital Improvement Plan – Requests**
   a) **Conservation Fund**
   b) **Vernal Pool Inventory Update**
   c) **Jones Avenue Shoreline Stability Project**

   Additional Items:
   - **Joint work session with Planning Board**
   - **Wetland plantings**

Homet detailed the CIP requests being made by the Sustainability Committee:

- Developing a Zero Waste Plan for the city (could include Vaccaro suggestion for a 'swap shop' at the Recycling Center).
- Electrifying a portion of the fleet
- Feasibility study for micro-transit
- Funding solar projects on city properties.

Conservation Fund – The goal is to set aside $1 million for the purchase of conservation land. The fund was depleted with the purchase of the Cavaretta "100 Acre Woods" site. The current CIP calls for $500,000 in FY 29. Commissioners

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recommended using the current CIP language to retain that request and to make $500,000 allocations every two years for the next 10 years.

Vernal Pool Study -- Homet commented that she started a list of new locations in April and May and that the Vernal Pool study might be undertaken internally by the new wetland scientist. Placement in the CIP keeps the project top-of-mind for the City Council.

[55:47] Jones Avenue Landfill Shoreline Stability -- Vaccaro asked about zooming out from a baseline design and feasibility shoreline study to look at opportunities and challenges. **[1:05:47-1:15:50] The Commission is concerned about the stability and vulnerability of the shoreline as an urgent public health issue.** A study would provide the basis for funding including grants such as the Climate Impact Grant. McMillan asked if the water and landfill monitoring by EPA/DES has expressed any concerns. Homet asked what consultant and other costs might be included in the study and Vaccaro noted chemical testing, Tom Balistero's soil erosion test. Homet wondered if EPA/DES might come out to do a no cost quick assessment. McMillan also wondered whether sea level rise is causing increased erosion and if shoreline reconstruction is needed to prevent a collapse, also any stabilizing of the landfill cap. [1:15:15] Commission suggested a working group to collect available city information and determine what more is needed. Group includes Blasko, Vaccaro. [1:16:51] Vaccaro offered to contact a few DES colleagues for more information.

[57:14] Open Space Study -- Carey asked about updating the 2010 "open space" study – Public Undeveloped Land Assessment (PULA) and committee members agreed it would be helpful to have the information in one document: addressing recreational ideas from the Recreation Study, municipal building/housing uses, more cemetery land, access to the Rail Trail and noting other paths (Sheppard suggested this as an Eagle Scout project as one of the trails was created as such a project.) Homet commented the updated PULA could collaborate with other departments to detail priorities for open land over the next 10 years and would show wildlife corridors, conservation restrictions. Planning & Sustainability Dept has undertaken weekly checks on conservation lands and open space, noting GPS coordinates for paths/trails on city maps. The Study update would show Conservation Commission engagement in 'conserving what we want to conserve.

[1:28:57] The Commission discussed ideas for CIP projects for the next fiscal year. After a discussion, on a motion by Blasko, seconded by McMillan, the Commission voted 6-0 to submit CIP Citizen Requests for a Vernal Pool Inventory Update and continued funding for the Conservation Land Acquisition fund. The Commission will utilize the existing language for these existing CIP items and for the Conservation Fund, the language will be altered to request $500,000 every two years for the next ten years starting in FY28.

[1:30:39] On a motion by Blasko, seconded by Carey, the Commission voted 6-0 to allow working groups of the Commission to draft and submit two additional CIP items on

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the Commission's behalf, an item for an update to the PULA study and funding for a Jones Avenue Shoreline study.

Joint Conservation Commission/Planning Board work session on Article 10. Homet reported the meeting is postponed from September to October 15 at 6 pm if quorum is available. She will forward the Planning Board's edits to Commission members and send the Commission's edits to the Planning Board in advance of the work session.

Wetland Buffer Plantings – Homet reported that the plantings are doing well and that the City's new wetlands scientist is interested in the project. The Department has budgeted to purchase more plants for planting next year.

IV. ADJOURNMENT

[1:44:44] The meeting adjourned at 5:40 p.m.

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Project #47696.00

NHDES Wetlands Bureau

Standard Dredge & Fill Wetlands Permit Application

for

Paul Doisneau 2021 Revocable Trust

Proposed New Residential Docking Structure

4 Robin Lane, Portsmouth, NH

Rockingham County

September 18, 2026

TFMoran, Inc.

170 Commerce Way – Suite #102
Portsmouth, NH 03801
(603) 431-2222

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    - Species Flyers Plan

SECTION 1

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

APPLICANT'S NAME: Paul Doisneau **TOWN NAME:** Portsmouth

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

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2)) Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☒ No
• Protected species or habitat? o If yes, species or habitat name(s): Marsh Elder (Iva frutescens), Atlantic Sturgeon (Acipenser oxyrinchus oxyrinchus) Shortnose Sturgeon (Acipenser brevirostrum) o NHB Project ID #: DCT26-0332	☒ Yes ☐ No
• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☒ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): N/A	☐ Yes ☒ No

• A copy of the application was sent to the LAC on Month: / Day: / Year: /	
For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☒ Yes ☐ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

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

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Permanently impact 820 square feet and seasonally impact 519 square feet within Tidal Surface Waters and permanently impact 73 square feet of Previously Developed Upland Tidal Buffer Zone for the purpose of the constructing a new pier, gangway, float, float piles, and an access with a landing.

SECTION 3 - PROJECT LOCATION

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

ADDRESS: 4 Robin Lane

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Tax Map: 207 Lot: 10

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River
☐ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.06966° North

-70.74372° West		
SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a)) If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Paul Doisneau 2021 Revocable Trust		
MAILING ADDRESS: PO BOX 571		
TOWN/CITY: Needham	STATE: MA	ZIP CODE: 02494
EMAIL ADDRESS: Private		
FAX: Private	PHONE: Private	
ELECTRONIC COMMUNICATION: By initialing here: , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Luke Taylor		
COMPANY NAME: TFMoran, Inc.		
MAILING ADDRESS: 170 Commerce Way, Suite #102		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: LTaylor@tfmoran.com		
FAX: N/A	PHONE: 603-431-2222	
ELECTRONIC COMMUNICATION: By initialing here LST, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b)) If the owner is a trust or a company, then complete with the trust or company information. ☒ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here , I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):
Please see the attached supplemental document entitled, "SECTION 7 - Resource Specific Criteria."

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(☒ N/A - Mitigation is not required)

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

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

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

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters	1,339		☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	73		☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		1,412					

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

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

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

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

Permanent and temporary (non-docking):	SF	× $0.60 =	$
Seasonal docking structure:	519 SF	× $3.00 =	$ 1,557
Permanent docking structure:	893 SF	× $6.00 =	$ 5,358
Projects proposing shoreline structures (including docks) add $600 =			$ 600
		Total =	$ 7,515
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			$ 7,515

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
☐ Minimum Impact Project	☐ Minor Project	☒ Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)	
Initial each box below to certify:	
Initials: LST	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: LST	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: LST	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: LST	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Paul Dargacz	DATE: 9/17/26
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Luke Taylor	DATE: 09/16/2026

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY: Portsmouth	DATE:

SECTION 7 – Resource Specific Criteria

Env-Wt 313.01(a)(3)

Env-Wt 300 – Permits and Other Authorizations – Conditions Applicable to All Work in Jurisdictional Areas

Env-Wt 306.04(a) - A standard permit as authorized by RSA 482-A:3, was obtained from the department prior to undertaking any dredging, filling, or construction activity in the jurisdictional area.

Env-Wt 306.05(a)(2) - It was determined that the subject property is or contains tidal waters, a priority resource area, and contains occurrence of protected species or habitat.

Env-Wt 306.05(a)(3) - For projects that are subject to Env-Wt 600, data screening required by Env-Wt 603.03 was completed.

Env-Wt 306.05(a)(4)(b) – It was determined that the subject property has no time of year restriction.

Env-Wt 306.05(a)(7) - For projects for which a standard permit will be sought, it was determined there is potential to impact impaired waters.

Env-Wt 306.05(b)(2) - The determinations required by (a), above, were made using GIS data layers available at NH GRANIT. GIS screening maps are included with this permit application form.

Env-Wt 306.06(a) - Abutters have been notified prior to filing an application.

Env-Wt 306.06(b) - As required by RSA 482-A:3, I(e)(1), notice was provided for abutters in writing by certified mail.

Env-Wt 307.03 - All project activities, during and after construction, will be conducted in compliance with applicable requirements involving water quality.

Env-Wt 307.04 – We have coordinated with NOAA and there will be no impacts to fisheries and breeding areas.

Env-Wt 307.05 – All protection requirements against invasive species will be followed with the use of machinery, and equipment used in surface waters.

Env-Wt 307.06 – With our coordination with NHDES Ecological Reviews and NHFG, impacts to federal endangered species, state endangered species or threatened species will be avoided to the greatest extent possible.

Env-Wt 307.07 – All project activities, during and after construction, will be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400.

Env-Wt 307.08 - Duly-established 100-foot buffers shall not be disturbed outside of approved impact areas.

Env-Wt 307.09 - No structure shall be built over public trust surface waters.

Env-Wt 307.15 – All heavy equipment being used in wetlands will adhere to all requirements stated in Env-Wt 300, Env-Wt 500, and Env-Wt 600.

Env-Wt 311.01 - The required planning for all projects established in Env-Wt 306.05 has been completed prior to finalizing plans. Coordination with NHDES Ecological Reviews and NHFG has concluded no impacts to protected plant or animal species**.**

Env-Wt 311.04 – All application information requirements have been met for this project.

Env-Wt 311.05(a)(5) – The names and professional license numbers of each individual responsible for the design plans can be found on the design plans.

Env-Wt 311.05(b)(5) – The date, means and methods of the delineation can be found in the Coastal Functional Assessment (CFA) located within Section-2 of this permit application and within the notes on the Existing Conditions Plan.

Env-Wt 311.05(c) – All plans follow the requirements listed from 1-5 for this administrative rule.

Env-Wt 311.06 - All maps and attachments that are required are included within the permit.

Env-Wt 311.07 – A written narrative is included within this permit that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable, as required by Env-Wt 313.03.

Env-Wt 311.10(b)(c) - The functional assessment required by Env-Wt 311.03(b)(10) for minor or major projects impacting tidal areas has been completed with all requirements and was used to design the project with the least impacts to tidal resources.

Env-Wt 311.11 – All notices, registrations, or applications required to be filed under this chapter has been signed, dated, and certified following the standards required.

Env-Wt 313.03(c)(3) – This project utilizes the avoidance and minimization measures described in the A/M BMP manual and this is highlighted within attachment A of the wetlands permit notification form.

Env-Wt 400 – Delineating, Classifying Jurisdictional Areas and Project Classification

This project proposes to impact *the Previously Developed Upland Tidal Buffer Zone and Tidal Waters* and, accordingly, the *Highest Observable Tide Line* (HOTL) is depicted on the plans submitted with this application.
Using the *Cowardin Classification System*, we have classified the aquatic resources within the vicinity of this property on the *Wetlands and Deepwater Habitats Classification Plan* included with this permit

application. The proposed impact area is within tidal waters, a Priority Resource Area (PRA), and therefore, this project is classified as a *Major Impact Project*.

Env-Wt 600 – Project Specific Requirements – Coastal Lands and Tidal Waters/ Wetlands

Env-Wt 603.02 (a) – This project proposes to permanently impact tidal resources with the goal of constructing a residential docking structure.

Env-Wt 603.02 (b) – The natural resource asset proposed to be impacted by this project is Tidal Surface Waters and the Previously developed upland tidal buffer zone. On-site observations and the NHDES Wetlands Permit Planning Tool (WPPT) were used to determine the presence of natural resource assets. Supplemental screening maps using NH GRANIT GIS data layers are included with this wetland permit application.

Env-Wt 603.02 (c)(1) – The Coastal Functional Assessment (CFA) is attached to this permit application form. In accordance with Env-Wt 602.07, the Coastal Functional Assessment is an evaluation of the jurisdictional coastal natural resource areas proposed to be impacted by this project.

Env-Wt 603.02 (c)(2) – The Vulnerability Assessment is attached to this permit application.

Env-Wt 603.02 (d) – The Avoidance and Minimization Written Narrative is attached to this permit application form.

Env-Wt 603.02 (e)(1) – This project meets all relevant standard conditions of Env-Wt 307. This is demonstrated within the "Standard Conditions Narrative" located within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.02 (e)(2) – This project meets all approval criteria under Env-Wt 313.01 and this is demonstrated within the "Approval Criteria Narrative" located within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.02 (f)(1) – As required by Env-Wt 603.06, the "Project Design Narrative" is provided within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.02 (f)(2) – The design plans associated with this project meet all the requirements of Env-wt 603.07.

Env-Wt 603.03 (a)(1) – The data screening was determined using the NHDES Wetlands Permit Planning Tool (WPPT) and GIS data layers available at NH GRANIT. GIS screening maps are included with this permit application form.

Env-Wt 603.03 (a)(2) – The impacts associated with this project will have no impact to salt marsh migration pathways, or eel grass beds. GIS screening maps are included with this permit application form.

Env-Wt 603.03 (a)(3) - We have coordinated with the *National Oceanic Atmospheric Association* (NOAA) Marine Fisheries and concluded this project may affect but, is not likely to adversely affect (NLAA), any

species listed as threatened or endangered by the National Marine Fisheries Service (NMFS) under the Endangered Species Act (ESA) of 1973, as amended.

Env-Wt 603.03 (a)(4) – On-site assessments were conducted on 02/19/26.

Env-Wt 603.03 (a)(5) – The projected sea-level rise and location relative to the 100-year floodplain maps are depicted on the attached plans.

Env-Wt 603.04 – The Coastal Functional Assessment (CFA) is attached to this permit application form.

Env-Wt 603.05 – The Vulnerability Assessment is attached to this permit application.

Env-Wt 603.06 (a) – The "Project Design Narrative" is provided within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 603.06 (b) – The construction sequence and erosion/ siltation control methods are on the attached plans below the subheading entitled, "Sequence of Construction." A *Work Sequence Narrative* is also attached to this permit application form.

Env-Wt 603.06 (c) – Once the project is completed, any exposed soils on the shoreline will be seeded with a salt tolerant seed mix.

Env-Wt 603.07 – The attached plans meet all the criteria relative to design plan requirements.

Env-Wt 603.08 – The Water Depth Supporting Information is depicted on the project plans attached.

Env-Wt 603.09 – A statement from the *Pease Development Authority Division of Ports and Harbors* ("DP&H") chief harbormaster has been attached with this permit.

Env-Wt 604.01 – This project meets all General Criteria for Tidal Beaches, Tidal Shoreline, and Sand Dunes and has been evaluated for the standard conditions of Env-Wt 307, the Avoidance and Minimization Requirements of Env 311.07 and Env-Wt 313,03, the approval criteria of Env-Wt 313.01, the evaluation criteria in Env-Wt 313.05, the project specific criteria of Env-Wt 600, the CFA required by Env-Wt 603.04 and the Vulnerability Assessment required by Env-603.05 above.

Env-Wt 604.02 - This project meets all the General Criteria for Tidal Buffer Zones and has been evaluated for the standard conditions of Env-Wt 307, the Avoidance and Minimization Requirements of Env 311.07 and Env-Wt 313,03, the approval criteria of Env-Wt 313.01, the evaluation criteria in Env-Wt 313.05, the project specific criteria of Env-Wt 600, the CFA required by Env-Wt 603.04 and the Vulnerability Assessment required by Env-603.05 above.

Env-Wt 604.03 – This project meets all approval criteria under Env-Wt 313.01 and this is demonstrated within the "Approval Criteria Narrative" located within Section-1 of the "Coastal Resource Worksheet."

Env-Wt 605.01 – This project proposal will not adversely impact finfish, shellfish, crustacea or wildlife. The shoreline impact area will be reseeded with native, salt tolerant vegetation and this will enhance wildlife habitat.

Env-Wt 605.02 – The impacts associated with this project will have no adverse impacts to beach or tidal flat sediment replenishment, no adverse impacts to the movement of sediments along the shore, no adverse impact on the tidal wetlands ability to dissipate wave energy and storm surge and the project will not impact runoff in a manner that would disrupt the existing salinity levels.

Env-Wt 605.03 – This project only proposes permanent impacts to tidal surface waters and the Previously Developed Upland Tidal Buffer Zone, and therefore, compensatory mitigation is not required.

Env-Wt 605.04 – Compensatory mitigation is not required.

Env-Wt 606.03 (a)(1) – This project meets the 20-foot property line setback.

Env-Wt 606.03 (a)(2) – This project will not impede the passage of non-motorized watercraft or channel navigation to a degree that a reasonable person would find objectionable.

Env-Wt 606.03 (b) – A commercial or industrial tidal docking structure is not proposed**.**

Env-Wt 606.03 (c) – A residential tidal docking structure is proposed. No specialized design features are proposed.

Env-Wt 606.03 (e) – Non-toxic, untreated pilings and decking material will be used.

Env-Wt 606.03 (g) – As evidenced on the attached plans**,** open, non-toxic, piles will be placed at least 12-feet apart.

Env-Wt 606.03 (h) – The proposed supporting piles occupy 5% or less of the total volume under the docking structure at mean high water.

Env-Wt 610.03 – The applicant has considered the standards described in FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing, and Maintaining Residential Buildings in Coastal Areas, 4th Edition (2011). The applicant has performed *Coastal Hazard Analysis* through the preparation of the attached *Coastal Vulnerability Assessment*. This project falls within FEMA Flood Zone-AE.

Env-Wt 700 – Prime Wetlands

This project has no impacts to Prime Wetlands or their designated buffers, and therefore, these administrative rules are not applicable to this project.

Env-Wt 800 – Compensatory Mitigation

Compensatory mitigation is not required for upland impacts, and therefore, these administrative rules are not applicable.

Env-Wt 900 – Stream Crossings

This project proposes no stream crossings, and therefore, these administrative rules are not applicable

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: **Paul Doisneau** **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.
There is no practicable alternative that would pose less of an impact to jurisdictional areas. Dock construction will keep impacts to a minimum.

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 proposed dock location will not take place within areas where species of Marsh Elder have been recorded.

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

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

N/A - This project poses no impacts to hydrologic connections between wetlands or stream systems. This project will occur within tidal surface waters, and it will maintain natural tidal flows.

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.

There are no vernal pools located within the project area. There will be no loss of protected species or habitat/reproduction areas as a result of this project. We have coordinated with the National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries Section and determined that although the project area overlaps essential fish habitat (EFH), the project is not likely to adversely affect (NLAA) any fish species listed as threatened or endangered by the National Marine Fisheries Service (NMFS) under the Endangered Species Act (ESA) of 1973. We have also coordinated with NHDES Ecological Review Section as well as New Hampshire Fish and Game (NHFG). Through this coordination we have ensured that no adverse effects will occur to sensitive species that may be moving through the area to reach spawning sites.

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.

This project poses no impacts to public navigation, recreation, or commerce. We have coordinated with the Pease Development Authority Division of Ports and Harbors (DP&H) Chief Harbormaster.

Further, upon completion, this project will adhere to the limits of the non-boating season in New Hampshire. In the years following the date of completion, the seasonal components of the docking structure will be removed from the water prior to November 15th and not returned until after May 15th.

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

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

The proposed docking structure will not extend across more than 25% of the waterway (Piscataqua River) at Mean Low Water (MLW). Natural tidal flows will not be restricted -- the permanent pier will be set at a height that maintains natural tidal flows.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB – MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

N/A - This project has no impact to forested wetland systems or scrub-shrub marsh complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

N/A - This project will occur solely within tidal surface waters and will have no impact on groundwater aquifer levels or drinking water supplies.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

N/A - This project proposes no impacts to stream channels.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

As highlighted within the attached narrative titled "Section 7 - Resource Specific Criteria," this project has been designed to meet all NHDES Administrative Rules relative to "Overwater Structures in Coastal Areas," more specifically, Env-Wt 606.

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.

The proposed docking structure will adhere to the required setbacks from abutting properties, and it will not impede on the ability of abutting property owners to use and enjoy their properties. All abutters have been notified of this project via certified mail (see the attached "Abutter Notification Letters" and "Certified Mail Reciepts").

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.

As demonstrated within the attached project design plans, the proposed docking structure meets the 20-foot setback from abutting properties requirement.

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.

The proposed tidal docking structure will not impede public navigation, passage, recreation, or commerce. We have coordinated with the Pease Development Authority Division of Ports and Harbors (DP&H) Chief Harbor Master Adam Winkler and confirmed that the dock will not become a navigational hazard or an obstruction in any manner.

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.

This project will not impact natural saline or thermal conditions. During construction activities, to the greatest extent practicable, piles will be installed during low tide by way of a low-impact mechanical vibratory technique in order to minimize sedimentation and turbidity.

The barge containing construction equipment and materials will be located well beyond the limits of any emergent vegetation, and the proposed new docking structure will be located outside of vegetated shallows as well as areas with submerged aquatic vegetation. As mentioned above, the project area will not adversely impacts fish habitat areas (EFH).

In addition to preserving emergent and aquatic vegetation, this project will avoid impacts to all shoreline vegetation area to the greatest extent possible.

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.

The barge containing construction equipment and materials will be located well beyond the limits of any emergent vegetation, and the proposed gangway and float will be located outside of vegetated shallows as well as areas with submerged aquatic vegetation.

In addition to preserving emergent and aquatic vegetation, this project will preserve shoreline vegetation to the greatest extent practicable. After construction activities conclude, any exposed or otherwise disturbed shoreline soils will be stabilized and reseeded with a native seed mix that is tolerant of salt spray and sandy soil.

This project will not lead to increased erosion of the shoreline.

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).
FUNCTIONAL ASSESSMENT METHOD USED: In accordance with Env-Wt 311.03 (b)(10), we are required to provide a Functional Assessment of all wetlands on the project site. In this instance, there are no wetlands within the vicinity of the project but, we have used the Army Corps of Engineers Highway Methodology Manual (Sept. 1999) to assess the Functions and Values of the tidal resource proposed to be impacted by this project. We also used the Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire (Ammann, A.P.)
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: JULIANNE HAZEN
DATE OF ASSESSMENT: 2/19/2026
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒
For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒ Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.

OVERWATER STRUCTURES IN TIDAL AREAS PROJECT-SPECIFIC WORKSHEET FOR STANDARD APPLICATION

Water Division/Land Resources Management
Wetlands Bureau

Check the Status of your Application

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

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

SECTION 1 - APPLICATION REQUIREMENTS (Env-Wt 606.04)

An application for an overwater structure shall include the following details:

A plan showing:

- ☒ The location of the landward boundary of the Federal Navigation Project (FNP) or, if no FNP is present, the landward boundary of the navigational channel.
- ☒ The location and dimensions of all existing shoreline structures on the subject property.
- ☒ The location and dimensions of all proposed structures.
- ☐ For commercial tidal docks, public docks, and industrial docks, certification by a professional engineer that the dock has been designed for its intended use.
- ☒ The location of any proposed impacts, crossings, construction areas, and clearings.

An elevational view, depicting:

- ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins.
- ☒ The location of the landward boundary of the FNP or, if no FNP is present, the landward boundary of the navigational channel.

For dock maintenance projects that are classified as minimum impact projects under Env-Wt 606.17, the applicant shall provide the following information:

- ☐ A plan showing the location and dimensions of all existing structures.
- ☐ An identification of those pilings and structures to be repaired or replaced.
- ☐ Photographs showing the repair project from the docking structures looking waterward and the end of the dock looking towards the shoreland attachment.

For minor impact dock maintenance projects under Env-Wt 606.04(c), the applicant shall provide:

- ☐ Plans and photographs.
- ☐ A coastal functional assessment (CFA).

SECTION 2 - APPROVAL CRITERIA (Env-Wt 606.08; Env-Wt 606.09)

Residential Tidal Docks:

An application for residential tidal docks shall meet the following criteria:

☒ Residential docks shall be for private recreational use associated with one or more private residences.

☒ Residential docks shall be designed as specified in this part, which might not result in all-tide access.

☒ Ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season.

☒ Preference shall be given to residential tidal docks designed to serve multiple properties.

☒ The subject property shall not already be served by an existing residential tidal dock at the property.

☒ The location, design, and method of construction for a proposed residential tidal dock shall:

- Be based on the results of the CFA required by Env-Wt 603.04 so as to avoid negative impacts to valuable and sensitive coastal wetlands and resources identified in the CFA report, and to minimize any impacts that cannot be avoided.
- Be the least environmentally-impacting practicable alternative.
- Be certified by a professional engineer as having sufficient structural integrity, based on the results of the vulnerability assessment required by Env-Wt 603.05, to not break free as a result of tidal forces encountered during winter ice and significant storm surges up to and including one percent annual chance event.
- Not impede the passage of non-motorized watercraft.

☒ Pile-supported structures and floats shall not be located within 25 feet of currently-existing or previously-known vegetated shallows.

☒ No structure shall extend across 25% or more of the waterway width at mean low water.

☒ No structure shall be located within the buffer zone of the horizontal limits of a FNP, which is three times the authorized depth of a constructed FNP as measured on a horizontal plane.

☒ No structure shall be constructed that obstructs the rights of passage of foot traffic within the inter-tidal zone, near shore watercraft users, or obstruct navigation in the channel.

Commercial/Industrial Docks:

An application for commercial/industrial docks shall meet the following criteria:

☐ Department approval of a new commercial tidal dock or an expansion of an existing commercial tidal dock shall be in addition to any approvals required under applicable lawfully-enacted local land use requirements.

☐ Transient public use access point structures shall not be approved unless they provide a benefit to the public, such as a docking facility that is open to the general public for transient use.

☐ The configuration and dimensions for commercial structures shall conform to the standards in Env-Wt 606.02 and Env-Wt 606.03.

SECTION 3 - DESIGN & CONSTRUCTION REQUIREMENTS (Env-Wt 606.03; Env-Wt 606.07)

An overwater structure shall be designed and constructed as follows:

☒ Overwater structures shall meet the 20-foot property line setback specified in RSA 482-A:3, XIII(a).

☒ A residential tidal dock shall have one of the following configurations:

- A pile-supported fixed pier perpendicular to the shore, that connects to a ramp, that connects to a float,
- A ramp that connects the shore to a float, or
- A pile-supported fixed pier parallel to shore.

☒ An applicant may propose a fabricated wooden or metal stairway at the landward end of the dock for access to and from a residential tidal dock, which the department shall approve as part of the dock permitting process provided the width of the stairway does not exceed six feet; construction over the bank does not require regrading or recontouring; and the bottom of the stairs lands above mean high tide.

☒ The maximum overall structure length including pier, ramp, and float, measured seaward from the highest observable tide line (HOTL), shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water.

☒ The maximum overall footprint of the entire structure of a residential tidal dock serving a single residence shall not exceed 1,500 square feet (SF) seaward of the HOTL, provided that a residential tidal dock proposed to serve a group of residences may be larger so long as compensatory mitigation is provided for structures exceeding 2,000 SF.

☒ The maximum width shall not exceed six feet.

☒ The maximum length shall not exceed 200 feet.

☒ The height-to-width ratio above the substrate shall be 1:1 or greater.

☒ Floats may be of any configuration so long as the total square footage does not exceed 400 SF, provided that an additional 200 SF shall be allowed for a float serving a group of residences. Applicants for a residential tidal dock serving more than four residences may request a waiver of the 600 SF limit in accordance with Env-Wt 200.

☒ All floats shall be designed and installed so as to prevent substantial changes in their positions from tides and storm events that are less than hurricane force.

☒ To prevent mechanical damage or hydraulic damage, or both, to the substrate from the float(s) during low tides in cases where mean lower low water is seaward of the terminal float(s) at low tide, or if it is impracticable or impossible to place floating docks in water deep enough to avoid contact with the bottom, the design shall include float stops or other means of suspending the float with two feet or more of clearance between the bottom of the float and substrate, with greater clearances required in higher energy environments that experience strong wave action.

☒ Float stops shall be marked with buoys to avoid being hazards to navigation when ramps and floats are removed for the season.

☒ Float anchor chains shall be secured to the substrate by helical screw anchors where practicable. If helical screw anchors cannot be installed due to rocky bottom conditions, the applicant shall propose an alternate means of anchoring the floating portion of the dock and show such means on the plans. If block anchors are proposed, the anchors shall be identified in the application as fill.

☒ The spacing between decking components shall be not less than ¾-inch.

☒ Minimum spacing between pile bents shall be 12 feet center to center.

☒ The substrate shall not be shaded by any other structural components not addressed herein.

☒ Aquaculture structures associated with residential tidal docks shall be installed within existing legal boat slips.

☒ Aquaculture structures associated with residential tidal docks that extend outside the footprint of the originally permitted docking structure and associated boat slip(s) constitute a modification of the approved docking structure and shall meet the requirements of Env-Wt 603.02.

SECTION 4 - PROJECT CLASSIFICATION (Env-Wt 606.17)

Refer to Env-Wt 606.17 for project classification.

AVOIDANCE AND MINIMIZATION WRITTEN NARRATIVE

Water Division/Land Resources Management Wetlands Bureau

Check the Status of your Application

RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1)b; Env-Wt 313.01(c)

APPLICANT'S NAME: Paul Doisneau **TOWN NAME: Portsmouth**

An applicant for a standard permit shall submit with the permit application a written narrative that explains how all impacts to functions and values of all jurisdictional areas have been avoided and minimized to the maximum extent practicable. This attachment can be used to guide the narrative (attach additional pages if needed). Alternatively, the applicant may attach a completed Avoidance and Minimization Checklist (NHDES-W-06-050) to the permit application.

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1)) Is the primary purpose of the proposed project to construct a water access structure?
No, the primary purpose of this project is to construct a new residential tidal docking structure.
SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1)) Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?
No, the project area will be accessed by barge as well as from adjacent upland areas if necessary.
SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))* For any project that proposes permanent impacts of more than one acre, or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs? **Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*
N/A - This project proposes impacts to Priority Impact Areas (PRAs) but impacts are minimal.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization?

There is no practicable alternative that would see less of an impact to jurisdictional areas. This project will impact floodplain wetland, impaired waters, prioritized habitat blocks, and highest-ranked habitat in the state of New Hampshire, but it will not impact prime wetlands or their designated buffers, sand dunes, eelgrass beds, peatlands, priority wildlife corridors, or conservation lands.

Further, this project will not impact the natural sediment transport, saline conditions, or thermal conditions of the tidal shoreline / tidal waters present. No shorebird breeding or nesting habitats will be impacted. The proposed seasonal gangway and float will be placed waterward of all vegetated shallows and outside of areas with submerged aquatic vegetation. The permanent (fixed) pier will be set at a height that maximizes ambient light transmission beneath the dock as well as maintains natural tidal flows. The proposed height will also accommodate projected relative sea level rise (RSLR) for the project area (see the attached Coastal Vulnerability Assessment [CVA] for further information).

Lastly, we have coordinated with the NHDES Ecological Review Section (ERS), NH Fish and Game (NHF&G), and the National Oceanic and Atmospheric Administration (NOAA) to ensure that this project will not adversely impact any sensitive natural communities or species within the area.

SECTION 5 - CONFORMANCE WITH Env-Wt 311.10(c) (Env-Wt 311.07(b)(4))**

How does the project conform to Env-Wt 311.10(c)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A*.

A Coastal Functional Assessment (CFA) was performed to assess the resource within the vicinity of the proposed docking structure. The Coastal Functional Assessment concluded that the neighboring tidal resource is a high-quality resource that had qualifiers for a significant number of key functions and values. This project will occur in a manner and at a time that poses the least impact to these functions and values. We have coordinated with the New Hampshire NHDES Ecological Review Section (ERS) as well as New Hampshire Fish and Game (NHFG) to determine the optimal construction time and techniques so that impacts to sensitive species can be avoided.

SECTION 2

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.: Paul Doisneau

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 this project is to construct a new residential tidal docking structure including a pier, gangway, float, landing and accessway.

This project proposes impacts to tidal surface waters and the upland tidal buffer zone. These impacts will be avoided and minimized to the greatest extent practicable. No direct impacts are proposed to any eelgrass beds, sand dunes, or prime wetlands.

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.

Details relative to Avoidance and Minimization, as required by Env-Wt 311.07, are provided within the attached "Avoidance and Minimization Narrative."

This project meets all criteria established within Env-Wt 313 relative to Approving Standard Applications and is demonstrated further below.

As required by Env-Wt 603.04, we have included a Wetlands Functional Assessment Worksheet with this permit application to demonstrate the functions and values of the neighboring tidal wetland.

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

Relevant Standard Conditions Narrative: This project proposal meets all relevant standards conditions of Env-Wt 307. To ensure this project is compliant with all federal requirements, a U.S. Army Corp of Engineers Appendix B is included for USACE review so a State General Permit may be issued.

Approval Criteria Narrative: This project proposal meets all relevant criteria for approving standard permit applications. This is demonstrated through the following attached documents: Coastal Functional Assessment, Avoidance and Minimization Narrative, Coastal Resource Worksheet, and the supplemental document entitled, "Section 7- Resource Specific Criteria."

Provide a project design narrative that includes the following:

☒ A discussion of how the proposed project:

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

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

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

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

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

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

Saltmarsh area and recorded Marsh Elder species will be avoided. Area will be monitiored for state endangered species during construction and species flyers will be avaiable to individuals at the site.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

☒ Existing salt marsh and salt marsh migration pathways;

☒ Eelgrass beds;

☒ Documented shellfish sites;

☒ Projected sea-level rise; and

☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

☒ National Oceanic and Atmospheric Administration (NOAA) Tides & Currents; and

☒ NOAA Essential Fish Habitat Mapper.

☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

☒ Not impair the navigation, recreation, or commerce of the general public; and

☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

☒ Adverse impacts to beach or tidal flat sediment replenishment;

☒ Adverse impacts to the movement of sediments along a shore;

☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and

☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:

- Performed by a qualified coastal professional; and
- Completed using one of the following methods:

  a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or

  b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands, tidal waters, or associated sand dunes, the applicant shall:

☒ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Design the proposed project to have the least impact to tidal wetlands, tidal waters, or associated sand dunes;

☒ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and

☒ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

☒ Minimize adverse impacts to finfish, shellfish, crustacean, and wildlife;

☒ Minimize disturbances to groundwater and surface water flow;

☒ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and

☒ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

Determine the time period over which the project is designed to serve.

Please see the attached Coastal Vulnerability Assessment Narrative.

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 see the attached Coastal Vulnerability Assessment Narrative.

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 see the attached Coastal Vulnerability Assessment Narrative.
Identify areas of the proposed project site subject to flooding from SLR. Please see the attached Coastal Vulnerability Assessment Narrative.
Identify areas currently located within the 100-year floodplain and subject to coastal flood risk. Please see the attached Coastal Vulnerability Assessment Narrative.
Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans. Please see the attached Coastal Vulnerability Assessment Narrative.
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: **No conflicts exist**

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

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

The plan view shall depict the following:

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

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

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

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

☒ Existing bank contours;

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

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

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

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

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

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

The elevation view shall depict the following:

☒ The nature and slope of the shoreline;

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

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

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

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

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least three tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☒ Mean lower low water;
- ☒ Mean low water;
- ☒ Mean high water;
- ☒ Mean tide level;
- ☒ Mean higher high water;
- ☒ Highest observable tide line; and
- ☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☒ The date, time of day, and weather conditions when water depths were recorded; and
- ☒ The name and license number of the licensed land surveyor who conducted the field measurements.

For tidal stream crossing projects, provide:

- ☐ Water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d).

For repair, rehabilitation or replacement of tier 4 stream crossings:

- ☐ Demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

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

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☐ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☐ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

☒ Provide habitat values;

☒ Protect tidal environments from potential sources of pollution;

☒ Provide stability of the coastal shoreline; and

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

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

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

☒ The standard conditions in Env-Wt 307;

☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;

☒ The approval criteria in Env-Wt 313.01;

☒ The evaluation criteria in Env-Wt 313.05;

☒ The project specific criteria in Env-Wt 600;

☒ The CFA required by Env-Wt 603.04; and

☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

☒ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;

☒ Be designed with a preference for living shorelines over hardened stabilization practices; and

☒ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

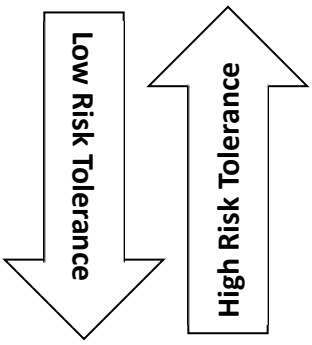
SECTION 10 – GUIDANCE

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

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

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

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



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

Wetland Function-Value Evaluation Form

Total area of wetland N/A Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential Distance to nearest roadway or other development <100-feet

Dominant wetland systems present E2US3M / E2EM1N/ E1UBL Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Lowest Reach

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

Wetland I.D. Doisneau Wetland

Latitude 43.07664 Longitude -70.77010

Prepared by: Julianne Hazen Date 02/19/2026

Wetland Impact:
Type New Residential Tidal Dock Area

Evaluation based on:
Office Yes Field Yes

Corps manual wetland delineation completed? Y N/A N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	4,5,15	N	Tidal / estuarine resource, no interface with aquifers.
Floodflow Alteration	N	1,5,11,12,	N	Resource / area is a tidal river, does not easily retain flood waters.
Fish and Shellfish Habitat	Y	1,2,4	Y	Shellfish likely present and fish utilize the area.
Sediment/Toxicant Retention	Y	1,4,7,8	Y	Vegetation along shore to trap sediments.
Nutrient Removal	Y	1,2,7,9	Y	Vegetation present to trap nutrients.
Production Export	Y	1,3,5,6	Y	Food sources grow within this resource and fish/shellfish are present.
Sediment/Shoreline Stabilization	Y	1,2,6,14,15	Y	Vegetated wetland buffer to stabilize shoreline.
Wildlife Habitat	Y	1,7,8,16,18,19,21	Y	Wildlife food sources and habitat present. Sea birds utilize the area.
Recreation	Y	2,5,9	Y	Resource borders private property but is accessible by boat/kayak.
Educational/Scientific Value	Y	2,4,5,13	N	Resource borders private property - not directly accessible for educational purposes.
Uniqueness/Heritage	Y	10,14,16,17,19,24,27	Y	This resource is predominantly undisturbed and natural, and as evidenced above, it serves several functional values.
Visual Quality/Aesthetics	N	2,7,8,10,11,12	N	Borders private property, no direct public access.
ES Endangered Species Habitat	Y	1,2	Y	Noted occurrences of endangered species within surrounding areas.
Other Ecological Integrity	Y		N	Wetland buffer area significantly altered due to development.

Notes: Ecological Integrity Score = 0.41/1.0

* Refer to backup list of numbered considerations.

Ecological Integrity of the Tidal Wetland

Methods

Tidal resources are among the most productive and most disturbed ecosystems. Undeveloped, undisturbed natural buffers are critical to supporting the health of aquatic ecosystems. Natural buffers protect tidal resources by anchoring and stabilizing the shoreline, reducing erosion, and absorbing nutrients and contaminants found in stormwater. *Ecological Integrity* is a measure of the extent to which natural ecosystems and their buffers have been altered.

The ecological integrity of the wetlands was assessed using the *Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire (June 1993)* and data from the NH Fish and Game Wildlife Action Plan (WAP).

Figure 1: Overview of tidal resource area within a 500 ft circle.

Ecological Integrity of the Tidal Resource

EU= Evaluation Unit (the Tidal Resource)

Percent of marsh plant community dominated by invasive plant species	Score
Less than 5% of EU dominated by invasive species	**1.0**
5% to 20% of EU dominated by invasive species	**.5**
More than 20% of the EU dominated by invasive species	**.1**
Number of Tidal Restrictions	
No Tidal Restrictions	**1.0**
One Tidal Restriction between the EU and free tidal flow	**.5**
More than one Tidal Restriction between the EU and free tidal flow	**.1**
Type of Tidal Restriction	
No restriction affecting tidal flow	**1.0**
Flow through bridge appears adequate	**.5**
Flow through bridge appears inadequate and/ or flow restricted by culvert(s)	**.1**
Ditching on the Surface of the EU	
No ditching within the EU	**1.0**
Ditches present in linear pattern	**.5**
Ditches present in grid pattern	**.1**
Dominant Land Use in the 500-Foot Zone of Influence Surrounding the EU	
Forested, Fields, Open Water or Open Space	**1.0**
Agriculture or Rural Residential	**.5**
Commercial, Industrial, High Density Residential or Heavily used Highways	**.1**

Ratio of the Number of Occupied Buildings within the EU or within the Zone of Influence Surrounding the EU	
Less than 0.1 Buildings/ acre.	**1.0**
From 0.1 to 0.5 Buildings/ acre.	**.5**
More than 0.5 Buildings/ acre.	**.1**
Percent of the EU/ Upland Border which has a buffer of woodland or idle land at least 500-feet in width.	
More than 70%	**1.0**
From 30% to 70%	**.5**
Less than 30%	**.1**
Square footage of roads, driveways and parking lots within 150-feet of the EU.	
Ratio less than 1,500 square feet/ acre	**1.0**
Ration between 1,500 square feet to 6,000 square feet/ acre	**.5**
Ratio greater than 6,000 square feet/ acre	**.1**
SCORE = 3.3/8 = .41	**.41**

Summary:

The project location is directly adjacent to residential homes and tidal waters. 5%- 20% of the tidal resource is dominated by invasive species. One tidal restriction is present which significantly inhibits tidal flows, a main bridge directly next to the project site (see figure 1). There is no ditching within the area as the resource is open waters. Dominant land use within the 500-foot Zone of Influence surrounding the EU is high density residential and the number of occupied buildings within the zone of influence is more than .5 buildings an acre. There is hardly any woodland or idle land acting as an upland buffer. The square footage of roads and driveways is between 1,500 and 6,000 square feet within 500 – feet of the EU.

In summary, comparatively speaking, this tidal resource has undergone degradation by anthropogenic sources. A portion surrounding the buffer, or zone of influence, has been developed and it is comprised of impervious surfaces that likely contribute untreated runoff to the resource. The property consists of a residential driveway, impervious driveway, and manicured lawn.

References

Ammann, A.P. and A.L. Stone. 1993. *Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire.*

Coastal Vulnerability Assessment

Env-Wt 603.05

Introduction

TFMoran recognizes rising seas pose a significant threat to New Hampshire's coastal communities, ecosystems, and cultural resources (STAP, 2014). This *Coastal Vulnerability Assessment* (CVA) was prepared to accompany the associated NHDES Wetlands Permit Application seeking approval to permanently impact tidal resources for the purpose of installing a new residential tidal docking structure.

Methodology

This Coastal Vulnerability Assessment (CVA) was conducted using the *NH Coastal Flood Risk Science and Technical Advisory Panel (STAP) Report: Sea-Level Rise, Storm Surges, and Extreme Precipitation in Coastal New Hampshire: Analysis of Past and Projected Future Trends* as prescribed by NHDES Wetlands Administrative Rule Env-Wt 603.05. Additionally, the *New Hampshire Coastal Flood Risk Summary, Part II: Guidance for Using Scientific Projections (NHCFRSTAP, 2020)* prepared by the New Hampshire Coastal Flood Risk Science and Technical Advisory Panel was referenced to demonstrate this site's vulnerability to sea level rise. Moreover, the Rockingham Planning Commission (RPC) *Tides to Storms - Preparing for New Hampshire's Future Coast, Town of Portsmouth Vulnerability Assessment (RPC, 2015)* was consulted. The site visit and field observations were performed by Qualified Coastal Professional Julianne Hazen 2/19/26.

Step 1.1 – Project Goal and Project Type

The goal of this project is the proposed construction of a new pier, gangway, float, float piles and an accessway with a landing.

Step 1.2 – Project Area

The project area is 4 Robin Lane, Portsmouth, NH Map: 27 Lot: 10.

Step 1.3 – Time Period Over Which the Project is Designed to Serve

The project is not designed to serve until the year 2150.

Step 2.1 – Risk Tolerance to Flooding and Potential Damage or Loss

This project proposes the construction of a new pier, gangway, float, float piles and an accessway with a landing, it has a relatively low sensitivity to inundation.

Risk Tolerance	High	Medium	Low	Very Low
Description	A project that is able to tolerate a high level of flood risk	A project that is able to tolerate a medium level of flood risk	A project that is only able to tolerate a low level of flood risk	A project that is only able to tolerate a very low level of flood risk
Possible Project Characteristics	Low value or cost	Medium value or cost	High value or cost	Extremely high value or cost
Risk tolerance depends on the combination and importance of the project characteristics	Easy to modify	Moderately modifiable	Difficult to Modify	Extremely difficult to modify
	Little to no implications on public function and/ or safety	Moderate implications for public function and/ or safety	Critical to public function and/ or safety	High risk of public harm if project fails
	Low sensitivity to inundation	Moderate sensitivity to inundation	High Sensitivity to inundation	Extremely high sensitivity to inundation

Table 1: Framework for determining projected tolerance for flood risk.

Step 2.2 – Project Specific Considerations

This project poses no threat to public access to important services. The project area is on private property and, if damaged, poses no threat to the access of public services.

Step 3.1 Relative Sea Level Rise (RSLR) Estimates for the Project

When considering projected relative sea level rise (RSLR) for this project, four different global greenhouse gas scenarios (Representative Concentration Pathways [RCPs]) were considered. We elected to use the recommended intermediate **RCP 4.5** scenario because this scenario represents an optimistic perspective that allows for mitigation. Using this RCP also allows us to project sea level rise beyond the year 2100, which will encompass the entire proposed project lifetime.

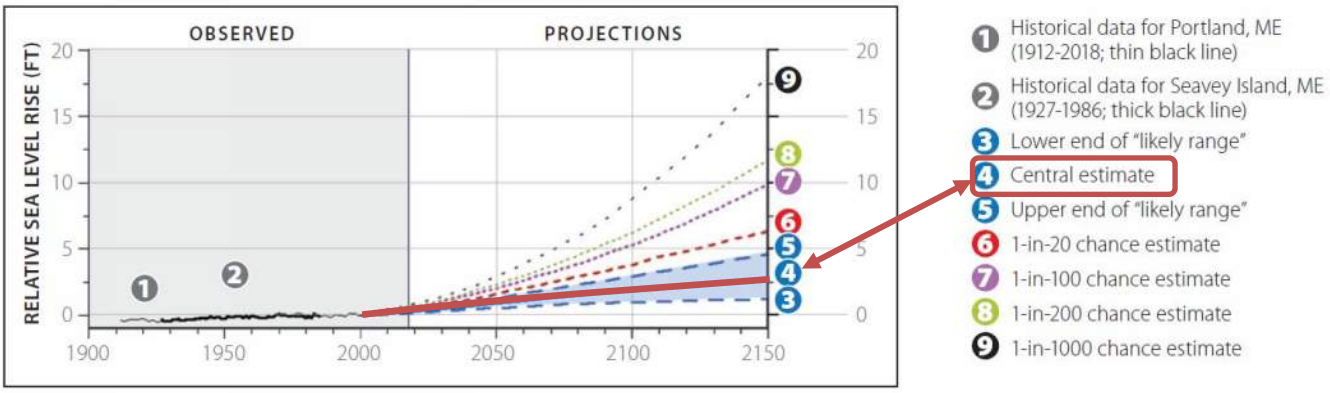


Figure 1: Greenhouse gas concentration scenario RCP 4.5 used for RSLR estimates.

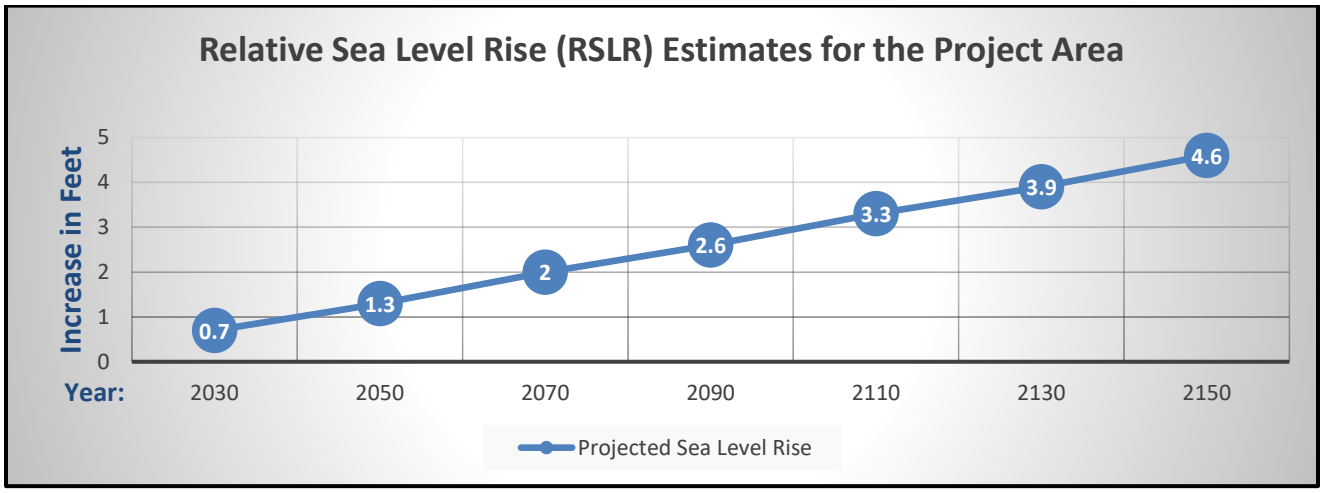


Figure 2: Incremental Relative Sea Level Rise (RSLR) estimates for the project area based on Representative Concentration Pathway (RCP) 4.5, a MEDIUM tolerance for flood risk, and a project timeframe that extends out to 2100.

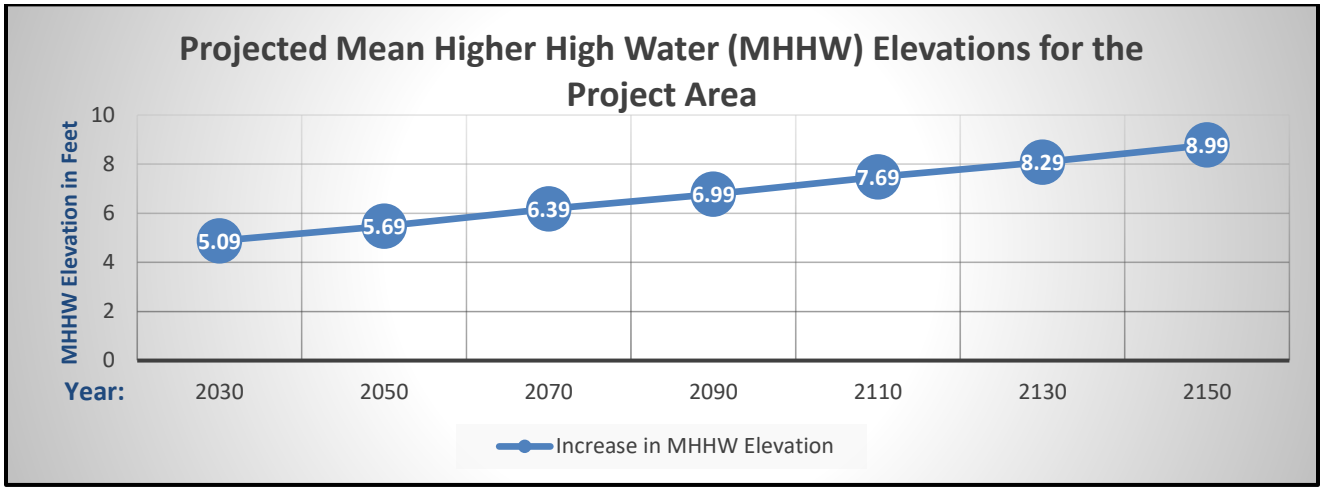


Figure 3: Incremental Relative Sea Level Rise (RSLR) for the project area based on Representative Concentration Pathway (RCP) 4.5, a HIGH Tolerance for flood risk, and the current Mean Higher High Water (MHHW) elevation of 4.39 feet determined by the National Oceanic and Atmospheric Association (NOAA) for the Fort Point, NH Station (#8423898) using NAVD88 datum.

1 Foot Sea Level Rise Projection - 2040
Mean Higher High Water Elevation (MHHW)

0 50 100 200 Feet

Sea level rise projection

N

2 Foot Sea Level Rise Projection - 2070
Mean Higher High Water Elevation (MHHW)

0 50 100 200 Feet

Sea level rise projection

N

4 Foot Sea Level Rise Projection - 2130
Mean Higher High Water Elevation (MHHW)

0 50 100 200 Feet

Sea level rise projection

N

2 Foot Sea Level Rise Projection - 2170
Mean Higher High Water Elevation (MHHW)

0 50 100 200 Feet

Sea level rise projection

N

Step 3.2 Assess Relative Sea Level Rise (RSLR) Impacts to the Project

The projected depth and extent of waterflow (and associated inundation) will have no impact on the proposed projects. Due to the topography of the lot, relative sea level rise will not significantly impact the project area. Further, all construction will occur well above the current Mean Higher High Water (MHHW) elevation, as displayed in the design plans attached to this permit application. Increases in currents, erosive forces, and sediment deposition will have no bearing on this project in the near future. No infrastructure exists within the vicinity of this project that can impact this project.

Step 4.1 Identify and Assess Relative Sea Level Rise (RSLR) Adjusted for Coastal Storms / Design Flood Elevation (DFE)

This assessment is not applicable because Design Flood Elevation (DFE) is not relevant to docking structures. The recommended approach for this assessment is still shown below, however (based on a HIGH tolerance for flood risk and a project location within FEMA flood zones AO and X).

	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
IF PROJECT AREA IS LOCATED IN:	RSLR-ADJUSTED DESIGN FLOOD ELEVATION (DFE) =			
A, AO, OR AE ZONE* NOT IDENTIFIED AS COASTAL A ZONE**	[BFE] + RSLR	[BFE + (required freeboard ≥ 1 ft)] + RSLR	[BFE + (required freeboard ≥ 1 ft)] + RSLR	Whichever is greater: [BFE + (required freeboard ≥ 2ft)] + RSLR OR 0.2% annual chance flood elevation + RSLR
VE ZONE*** AND COASTAL A ZONE			[BFE + (required freeboard ≥ 2 ft)] + RSLR	

Figure 4: The recommended approach for determining *Design Flood Elevation* (DFE) based on risk tolerance.

Step 4.2 Assess Relative Sea Level Rise-Adjusted Coastal Storm Impacts to the Project

The cumulative impacts of projected sea level rise and coastal storm events will not adversely impact the proposed project until well beyond its projected lifetime. This project has a high degree of tolerance for flood risk and will be reassessed for flood risk at the end of its projected lifetime (in the year 2150).

Steps 5.1, 5.2 and 5.3 Identify Relative Sea Level Rise Induced Groundwater Rise and Assess Impacts to the Project

Mean groundwater rise is projected to be 66% of relative sea level rise (RSLR) between 0 to 0.6 miles from coastal areas (Knot, Jacobs, et al.). Relative sea level rise induced groundwater rise will not impact the proposed tidal dock. For this reason, this assessment is not applicable to this project – but the recommended approach is still highlighted below.

	PREFERRED APPROACH (MAPPED COASTAL COMMUNITY)	ALTERNATE APPROACH (UNMAPPED COASTAL COMMUNITY)
	IF PROJECT AREA IS LOCATED IN A MAPPED COASTAL COMMUNITY:	IF PROJECT AREA IS LOCATED WITHIN 3 MILES OF TIDAL SHORELINE IN AN UNMAPPED COASTAL COMMUNITY:
RSLR-INDUCED GROUNDWATER RISE =	Refer to Sea-Level Rise Mapper[38] to estimate RSLR-induced groundwater rise	Commit to manage = (RSLR) x (0.33) Be prepared to manage = (RSLR) x (0.66)
DEPTH TO RSLR-ADJUSTED GROUNDWATER =	(Present-day depth to groundwater) - (RSLR-induced groundwater rise)	

Figure 5: The recommended approach for determining sea level rise induced groundwater rise at the project site.

Step 6.1 Account for Projected Increases in Extreme Precipitation

Under representative concentration pathway (RCP) 4.5, by the end of the century, the amount of precipitation falling on the wettest day of the year is projected to increase by 8-15% (NHCFRSTAP, 2020). This project has a high tolerance for flood risk, and therefore, we have elected to account for a 15% increase in extreme precipitation estimates.

	HIGH TOLERANCE FOR FLOOD RISK	MEDIUM TOLERANCE FOR FLOOD RISK	LOW TOLERANCE FOR FLOOD RISK	VERY LOW TOLERANCE FOR FLOOD RISK
PROJECTED EXTREME PRECIPITATION ESTIMATE =	(Best available precipitation data) x (1.15)		(Best available precipitation data) x (>1.15)	

Figure 6: The approach for calculating projected extreme precipitation estimates based on the project's tolerance for flood risk.

Step 6.2 Assess Projected Extreme Precipitation Impacts to the Project

The proposed project will not be impacted by extreme precipitation as its design and material composition will allow precipitation to flow off it. Also, storm water management will be implemented. For these reasons, this assessment is not applicable to this project page. However, the extreme precipitation estimates for the project area are still shown below.

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	
Location	
Latitude	43.057 degrees North
Longitude	70.731 degrees West
Elevation	0 feet
Date/Time	Mon Jan 05 2026 15:24:48 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.82	1.04	1yr	0.70	0.98	1.21	1.56	2.03	2.66	2.93	1yr	2.36	2.82	3.24	3.96	4.57	1yr
2yr	0.32	0.50	0.62	0.82	1.03	1.30	2yr	0.89	1.19	1.52	1.94	2.49	3.22	3.58	2yr	2.85	3.45	3.95	4.70	5.34	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.62	5yr	1.08	1.47	1.90	2.44	3.15	4.08	4.59	5yr	3.61	4.42	5.06	5.96	6.72	5yr
10yr	0.41	0.65	0.83	1.12	1.46	1.90	10yr	1.26	1.74	2.24	2.91	3.76	4.88	5.55	10yr	4.32	5.34	6.11	7.14	8.00	10yr
25yr	0.48	0.77	0.98	1.35	1.79	2.36	25yr	1.54	2.16	2.80	3.65	4.76	6.19	7.12	25yr	5.48	6.85	7.84	9.06	10.08	25yr
50yr	0.54	0.87	1.11	1.56	2.09	2.79	50yr	1.81	2.55	3.32	4.36	5.69	7.41	8.61	50yr	6.56	8.28	9.48	10.86	12.01	50yr
100yr	0.60	0.98	1.26	1.79	2.45	3.29	100yr	2.11	3.01	3.94	5.20	6.81	8.88	10.41	100yr	7.85	10.01	11.45	13.02	14.31	100yr
200yr	0.68	1.12	1.45	2.07	2.86	3.88	200yr	2.47	3.55	4.67	6.18	8.13	10.63	12.59	200yr	9.41	12.10	13.85	15.62	17.06	200yr
500yr	0.81	1.34	1.74	2.53	3.53	4.83	500yr	3.05	4.43	5.84	7.78	10.29	13.52	16.19	500yr	11.96	15.56	17.80	19.88	21.54	500yr

Figure 7: Extreme precipitation data from the Northeast Regional Climate Center for the project area.

Increase in extreme precipitation estimates by 15%			
Storm Event	**24-hour precipitation total**	**Increase *x* 15%**	**Projected 24-hour precipitation**
1 Year	2.66 inches	*x* 1.15	3.059 inches
2 Year	3.22 inches	*x* 1.15	3.703 inches
10 Year	4.88 inches	*x* 1.15	5.612 inches
50 Year	7.41 inches	*x* 1.15	8.521 inches

Table 2: Increase in precipitation during predicted 24-hour storm events.

Step 7.1 Assess Cumulative Risk and Evaluate Adaption Options

Collectively, the compounded impacts of relative sea level rise, coastal storms, relative sea level rise induced groundwater rise and extreme precipitation will not adversely impact this project until well beyond the year 2150.

Step 7.2 Identify and Evaluate Adaptation Options to Mitigate Coastal Flood Risk

This project has a high degree of tolerance for flood risk. No further action by way of adaptation and mitigation is needed at this time.

	NO ACTION	AVOID	ACCOMMODATE	RESIST	RELOCATE
IN OTHER WORDS, RECOGNIZE RISK AND...	*Don't change anything**	*Prioritize investment out of the water's way*	*Live with the water*	*Keep the water out*	*Move assets or facilitate migration*
COASTAL FLOOD RISK IS:	**Very Low to Low**	**Very Low**	**Moderate**	**High**	**High**
TOLERANCE FOR FLOOD RISK IS:	**High**	**Medium to Very Low**	**Medium**	**Low to Very Low**	**Low to Very Low**

Figure 8: Adaption adoptions available to manage coastal flood risk.

References

Extreme Precipitation in New York & New England (Version 2.0). The Northeast Regional Climate Center. https://precip.eas.cornell.edu/#/.

Modeling Groundwater Rise Caused by Sea Level Rise in Coastal New Hampshire. Knott, J.F., Jacobs, J., Daniel, J.S., & Kirshen, P. Journal of Coastal Research. 2018.

New Hampshire Coastal Flood Risk Summary, Part II: Guidance for Using Scientific Projections. NHCFRSTAP (NH Coastal Flood Risk Science and Technical Advisory Panel). University of New Hampshire, Durham. March, 2020.

NOAA Tides and Currents – Datums for Seavey Island, Maine – Site# 8419870. NOAA (National Oceanic and Atmospheric Administration). February 10, 2020. https://tidesandcurrents.noaa.gov/datums.html?datum=NAVD88&units=0&epoch=0&id=8419870&name=Seavey+Island&state=ME.

Tides to Storms, Preparing for New Hampshire's Future Coast, City of Portsmouth Vulnerability Assessment. RPC (Rockingham Planning Commission). September, 2015.

Sea Level Rise Mapping – The New Hampshire Open Coast, Piscataqua River, and Great Bay. AECOM. University of New Hampshire. December, 2013.

Sea-Level Rise, Storm Surges, and Extreme Precipitation in Coastal New Hampshire: Analysis of Past and Projected Future Trends. STAP (Science and Technical Advisory Panel, NH Coastal Risks and Hazards Commission). August, 2014.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

GIS Data Screening

Env-Wt 603.03

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48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

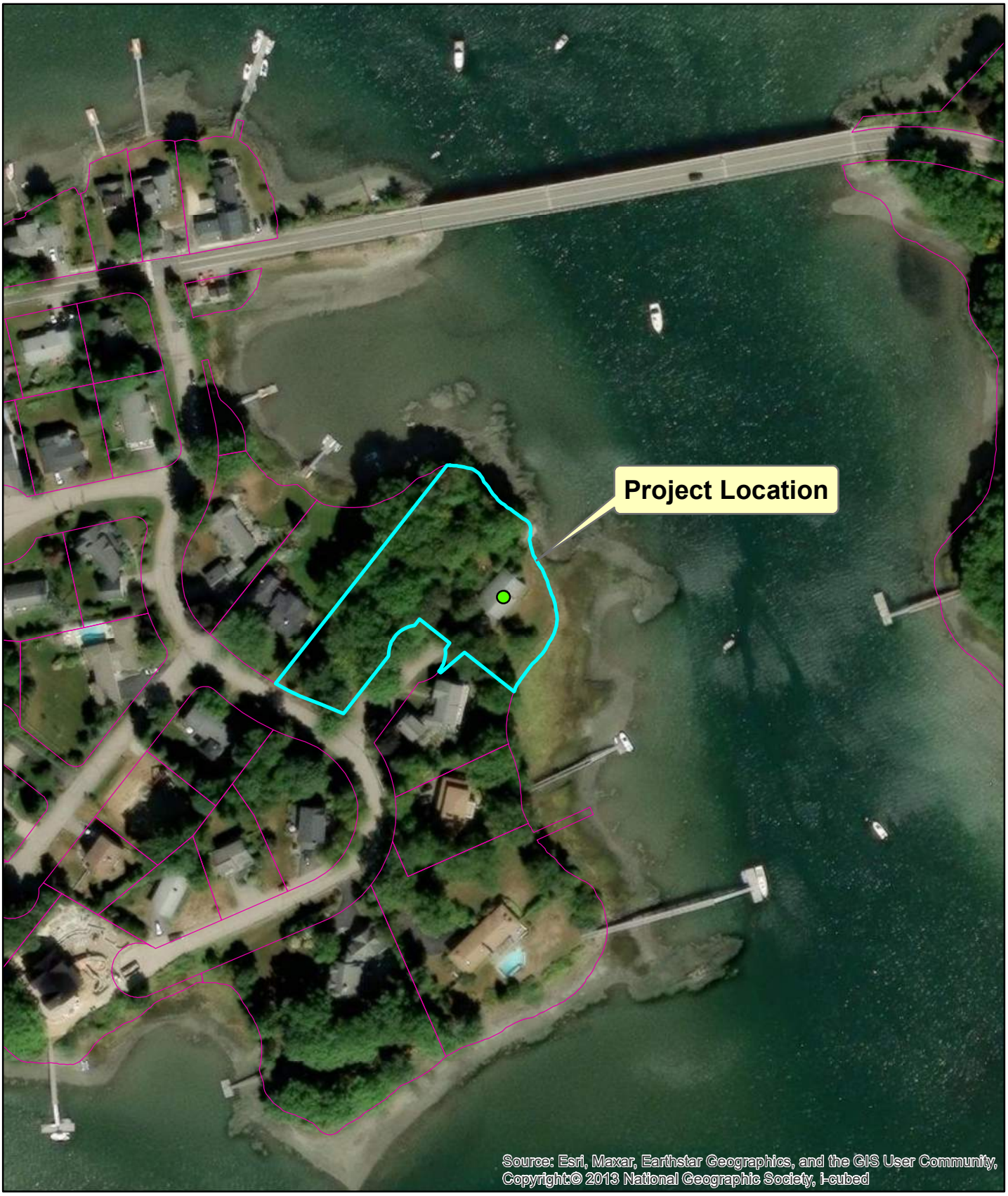
100 Year Floodplain

0 100 200 400 Feet

N

100 Year Floodplain

Connect the Coast (CTC) Wildlife Corridors



0 100 200 400 Feet

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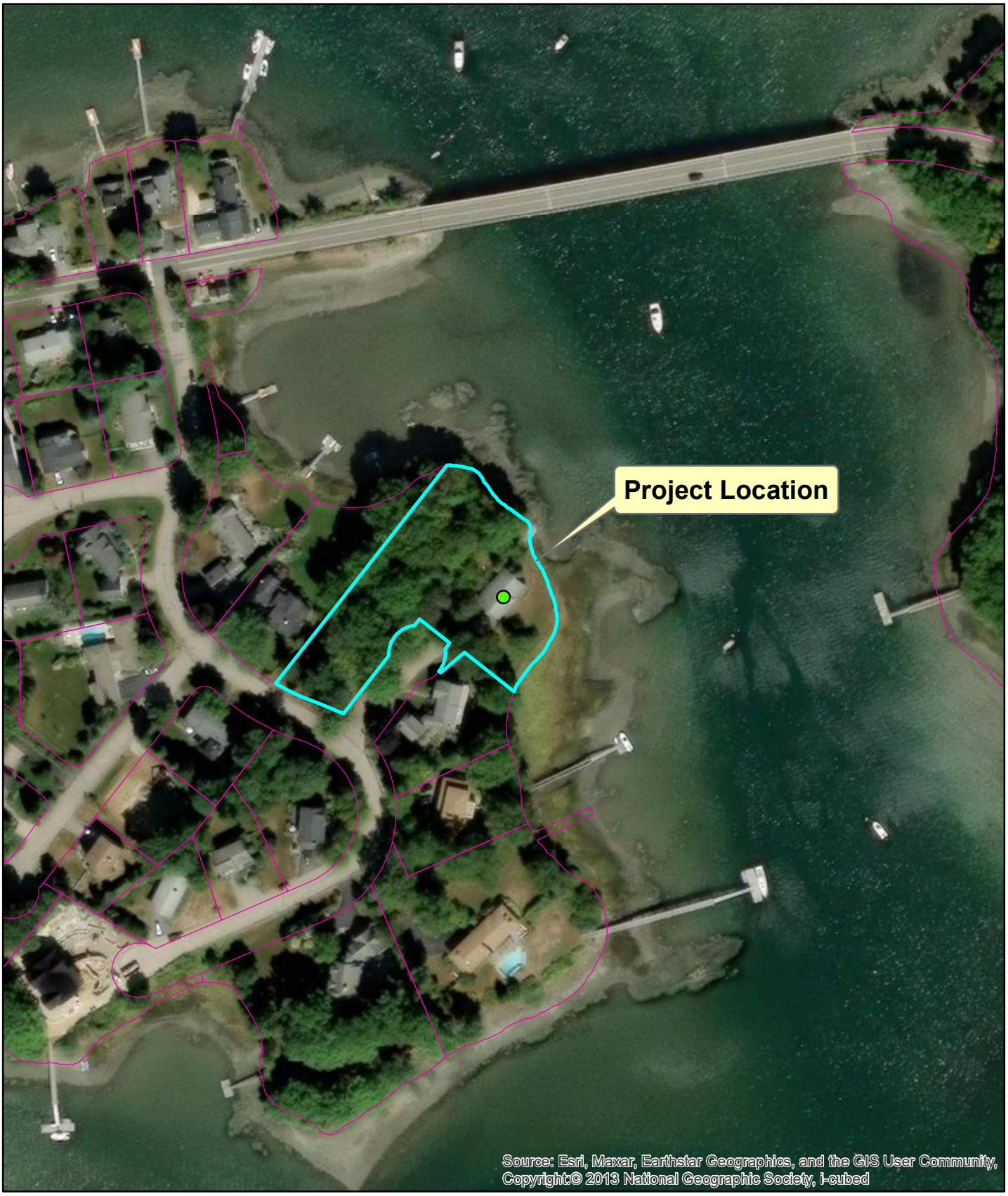
Connect The Coast (CTC) Wildlife Corridors

Conservation Lands



0 100 200 400 Feet

N

Conservation Lands

Eelgrass Beds

0 100 200 400 Feet

N

Eelgrass Beds (2021)

Floodplain Wetland Adjacent to Tier 3 Streams

0 100 200 400 Feet

N

Floodplain Wetlands Adjacent to Tier 3 Streams

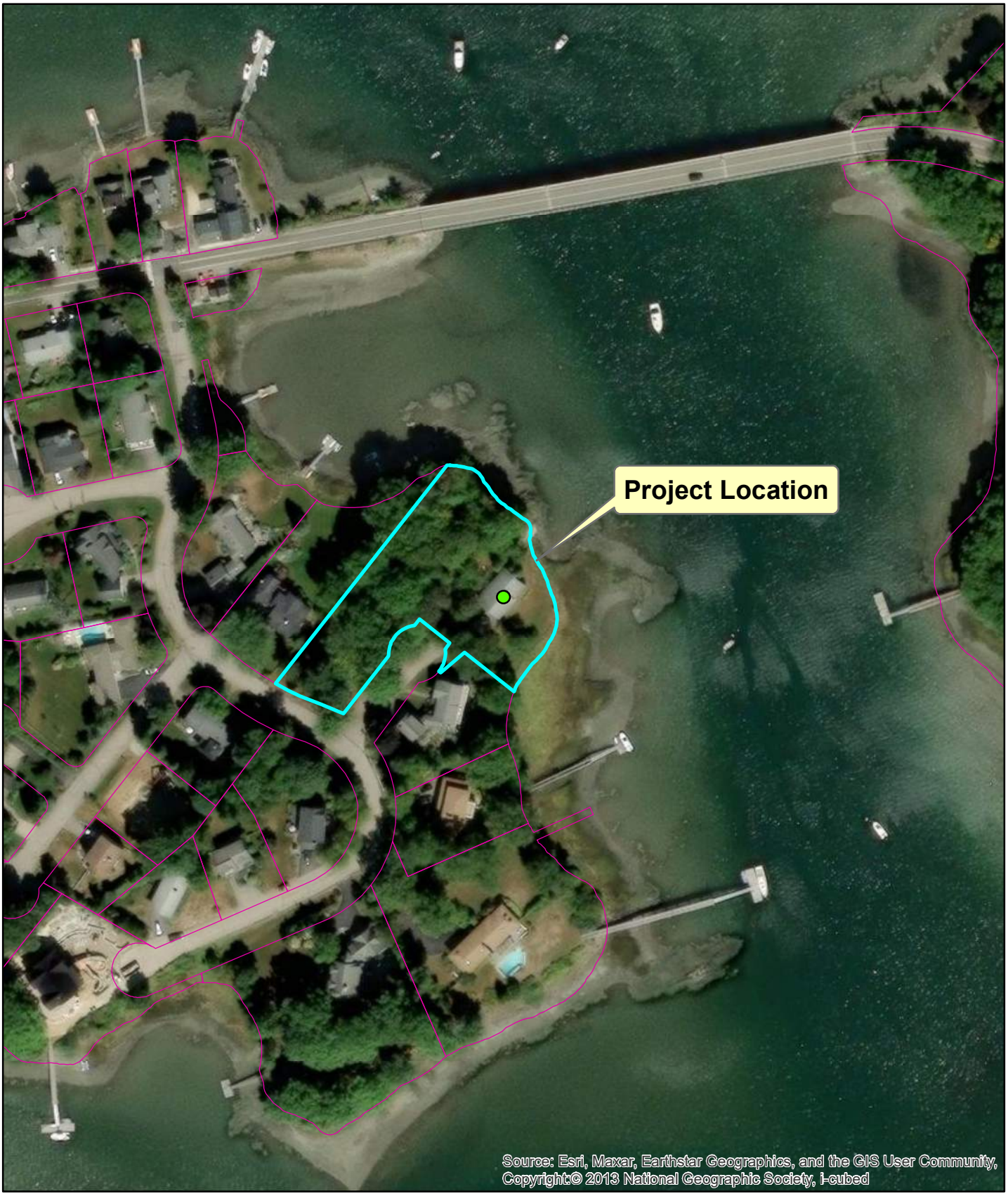
Impaired Waterbodies

0 100 200 400 Feet

N

Impaired Waterbodies

Local Potential Contamination Sources



0 100 200 400 Feet

N

Local Potential Contamination Sources

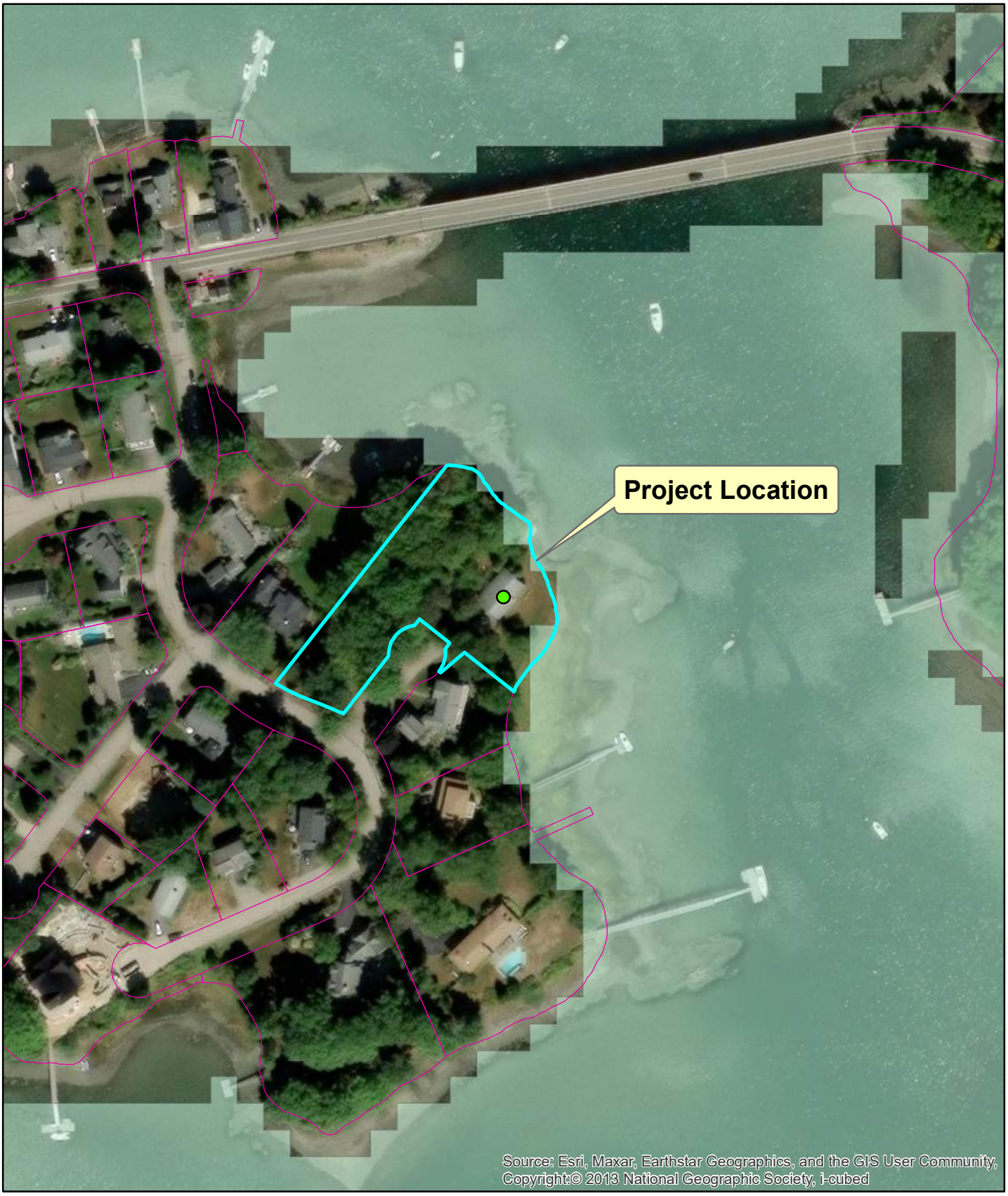
Prime Wetlands with 100ft Buffer

0 100 200 400 Feet

N

Prime Wetlands with 100ft Buffer

Prioritized Habitat Blocks, Wildlife Corridors and Wildlife Secondary Corridors



0 100 200 400 Feet

N

Wildlife Corridors

Wildlife Secondary Corridors

Prioritized Habitat Blocks

Salt Marsh Areas

0 100 200 400 Feet

N

Salt Marsh

Statewide Aquifer Transmissivity for New Hampshire

0 100 200 400 Feet

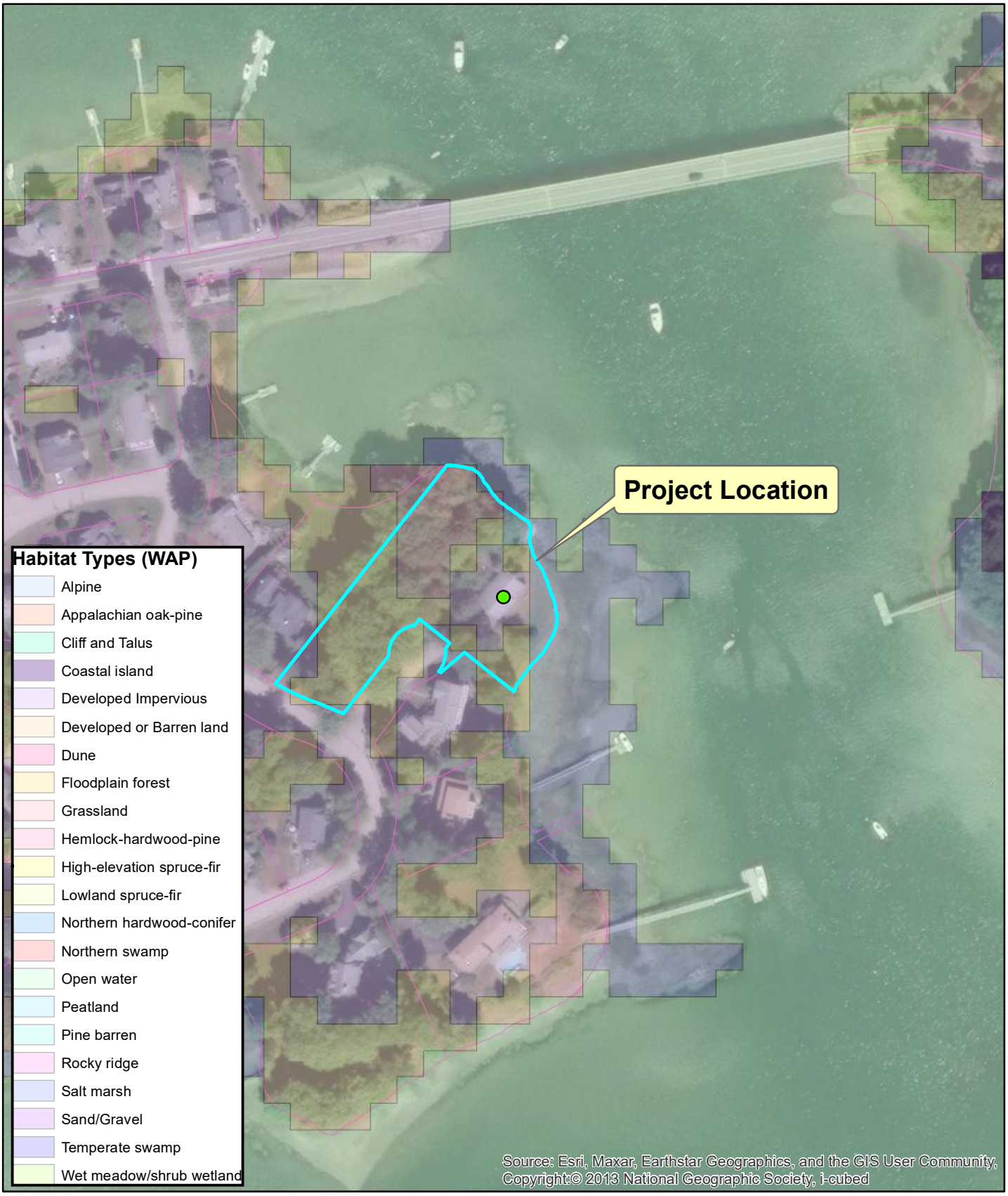
N

Lowest Transmitivity

Medium Transmitivity

Highest Transmitivity

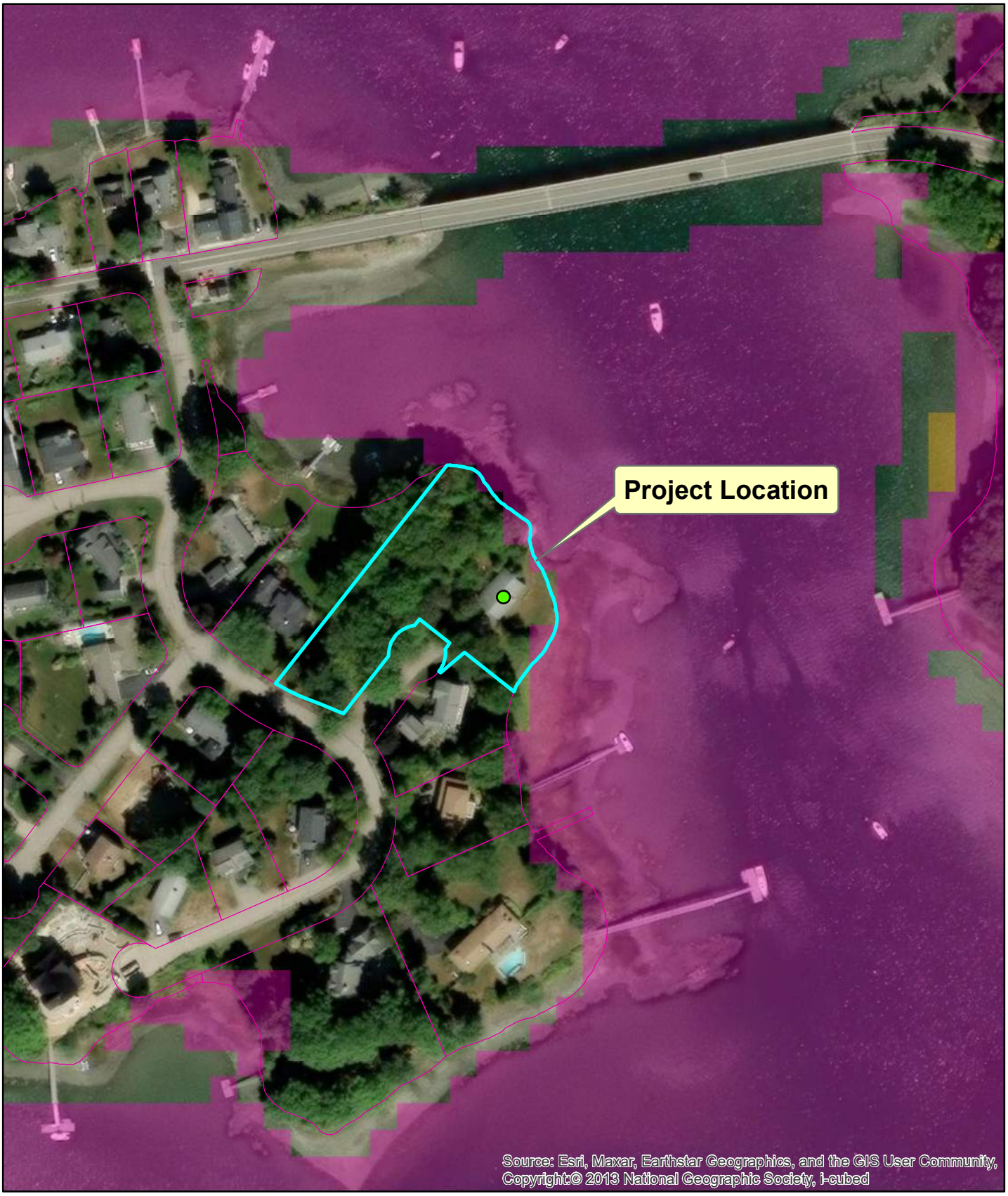
NH Fish and Game Habitat Types



0 100 200 400 Feet

N

NHFG Wildlife - Action Plan (WAP) Tiers



0 100 200 400 Feet

N

Highest Ranked Habitat in New Hampshire

Highest Ranked Habitat in Biological Region

Supporting Landscapes

SECTION 3

US Army Corps of Engineers®
New England District

Appendix B

Regional 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 www.nae.usace.army.mil/regulatory, "Forms/Publications" and then "Application and Plan Guideline Checklist." 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:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) 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. Don't use local datum. 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.
- Show 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 ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site,:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2 and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- GP 3, Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.

US Army Corps of Engineers®
New England District

New Hampshire General Permits (GPs)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

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

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

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.
** If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.
`

EFH Mapper Report

EFH Data Notice

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

Greater Atlantic Regional Office
Atlantic Highly Migratory Species Management Division

Query Results

Degrees, Minutes, Seconds: Latitude = 43º 4' 11" N, Longitude = 71º 15' 23" W
Decimal Degrees: Latitude = 43.070, Longitude = -70.743

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

***** W A R N I N G *****

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

EFH

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Adult, Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
		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

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	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 EFH / HAPC

Link	Data Caveat	Name	Designation	Lifestage	Management Council	FMP
		Coastal Areas	EFH	All	New England	Amendment 3 to the Atlantic Salmon FMP

HAPCs

Link	Data Caveats	HAPC Name	Management Council
		Inshore 20m Juvenile Cod	New England Fishery Management Council

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

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 02/09/2026 14:55:15 UTC
Project Code: 2026-0046961
Project Name: Doisneau - 4 Robin Lane, Portsmouth

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

To Whom It May Concern:

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

About Official Species Lists

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

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

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

Endangered Species Act Project Review

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

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

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

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

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

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

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

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

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

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

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

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

Migratory Birds

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

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

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

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

Attachment(s): Official Species List

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
(603) 223-2541

PROJECT SUMMARY

Project Code: 2026-0046961
Project Name: Doisneau - 4 Robin Lane, Portsmouth
Project Type: Residential Construction
Project Description: Proposed construction of new pier, gangway, float, float piles, and 16' access ramp with 4x4 landing.
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.06979305,-70.74333756189824,14z

Counties: Rockingham County, New Hampshire

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

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

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

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

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

MAMMALS

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

BIRDS

NAME	STATUS
Roseate Tern *Sterna dougallii dougallii* Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered
Rufa Red Knot *Calidris canutus rufa* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

INSECTS

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

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Julianne Hazen
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email jhazen@tfmoran.com
Phone: 6038671779

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 3301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To: 02/09/2026 15:27:52 UTC
Project code: 2026-0046961
Project Name: Doisneau - 4 Robin Lane, Portsmouth

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Record of project representative's no effect determination for 'Doisneau - 4 Robin Lane, Portsmouth'

Dear Julianne Hazen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 09, 2026, for 'Doisneau - 4 Robin Lane, Portsmouth' (here forward, Project). This project has been assigned Project Code 2026-0046961 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the **Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey)**, invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No effect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Roseate Tern *Sterna dougallii dougallii* Endangered
- Rufa Red Knot *Calidris canutus rufa* Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location

of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2026-0046961 associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Doisneau - 4 Robin Lane, Portsmouth

2. Description

The following description was provided for the project 'Doisneau - 4 Robin Lane, Portsmouth':

> Proposed construction of new pier, gangway, float, float piles, and 16' access ramp with 4x4 landing.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.06979305,-70.74333756189824,14z

DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

   No

9. Will the action cause effects to a covered bridge?

   No

10. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

11. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

12. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

13. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

    For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

18. Will the action include drilling or blasting?

    No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

    No

20. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

    No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

23. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    No

24. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

25. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered

    Yes

26. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered

    No

27. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

28. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

    Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

    Automatically answered
    No

29. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

30. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

31. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

32. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

    Automatically answered
    No

33. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

34. Has a presence/probable absence bat survey targeting the tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

35. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    Yes

36. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Julianne Hazen
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email jhazen@tfmoran.com
Phone: 6038671779

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
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In Reply Refer To: 02/09/2026 15:20:15 UTC
Project code: 2026-0046961
Project Name: Doisneau - 4 Robin Lane, Portsmouth

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'Doisneau - 4 Robin Lane, Portsmouth'

Dear Julianne Hazen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 09, 2026, for “Doisneau - 4 Robin Lane, Portsmouth” (here forward, Project). This project has been assigned Project Code 2026-0046961 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	**Listing Status**	**Determination**
Roseate Tern (*Sterna dougallii dougallii*)	Endangered	No effect
Rufa Red Knot (*Calidris canutus rufa*)	Threatened	No effect

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, please visit the "New England Field Office Endangered Species Project Review and Consultation" website for step-by-step instructions on how to consider effects on these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Doisneau - 4 Robin Lane, Portsmouth

2. Description

The following description was provided for the project 'Doisneau - 4 Robin Lane, Portsmouth':

> Proposed construction of new pier, gangway, float, float piles, and 16' access ramp with 4x4 landing.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.06979305,-70.74333756189824,14z

QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

   Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

   Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

   No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   Note: for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

4. Will the proposed project involve the use or storage of herbicide?

   No

5. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

   No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, new or enlarged communication towers or broadcast towers, high voltage transmission lines, any type of towers with or without guy wires)?

   No

7. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

   No

8. Will the proposed project involve earth moving or other ground disturbance that could cause erosion and sedimentation, and/or contamination within 300 feet of a freshwater wetland or along a stream?

   Note: Answer "Yes" to this question if erosion and sediment control measures will be used.

   No

9. Will the proposed project impact streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal that could result in ground destabilization, and/or change in site topography?

   No

10. Will the proposed project involve vegetation removal within 300 feet of a perennial stream bank where aquatic listed species may be present?

    No

11. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project?

    Note: If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

    Yes

12. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

    No

13. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time? **Note:** Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters, bulkheads, revetments, and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

    No

14. Will the proposed project involve dredging within 0.5 mile of the Mean Lower Low Water line?

    No

15. Will the proposed project involve oil, gas and other energy development, production, or large-scale transport or storage of petroleum products and/or spill response planning?

    No

16. Does the project include activity in or within 500 feet of an unstabilized dune, dry beach, wrack line, or intertidal habitat (e.g., beach "swash" zone, sand or mud flat)?

    No

17. [Hidden Semantic] Is the project area located within the red knot species list area?

    Automatically answered
    Yes

18. Does the project include any activity in or within 500 feet of an unstabilized dune, dry beach, wrack line, or sparsely vegetated intertidal habitat of any kind (e.g., beach "swash" zone, sand flat, mud flat, algal flat, shoal, sand spot, islet, peat bank, tidal marsh blowout/ pan)?

    No

19. [Hidden Semantic] Is the project area located within the roseate tern species list area?

    Automatically answered
    Yes

20. Does the project include aquaculture?

    No

21. Does the project include activity in or within 500 feet of an open beach, coastal inlet, river mouth, sand spit, tidal flat, or rocky structure (e.g., jetty) or open water where roseate terns may be feeding?

    No

22. Does the project intersect the Small-anthered bittercress species list area?

    Automatically answered
    No

23. Does the project intersect the Smooth Coneflower species list area?

    Automatically answered
    No

24. Do you have any other documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

   0

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

   0.014

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

   Undeveloped tidal buffer zone and tidal waters.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Julianne Hazen
Address: 170 Commerce Way, Suite 102
City: Portsmouth
State: NH
Zip: 03801
Email jhazen@tfmoran.com
Phone: 6038671779

To: Julianne Hazen, TFMoran
170 Commerce Way, Suite 102
Portsmouth, NH 03801
jhazen@tfmoran.com

From: Ecological Review Section
New Hampshire Department of Environmental Services
cc: NHFG Review, David Simmons
Date: 02/13/2026 (valid until 02/13/2027)
Re: DataCheck Review by NHDES Ecological Review Section
Permits: NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT26-0332

Town: Portsmouth
Location: 4 Robin Lane

Project Description: This project proposes the construction of a new pier, gangway, float, float piles, and a 16' access with a 4x4 landing.

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: Refer to the attached list of plant species that could be impacted by the proposed project. Based on the information provided, an Ecological Review for plants is required. Refer to the instructions below to submit an Ecological Review Request form and required attachments. Plans included in the request should include information about access and staging of equipment.

Wildlife and Critical Habitat Comments: Refer to the attached list of wildlife species that could be impacted by the proposed project. Based on the information provided, an Ecological Review for wildlife is required. Refer to the instructions below to submit an Ecological Review Request form and required attachments.

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a $500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the Ecological Review Request form found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

Federal Compliance

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

Ecological Review Database records:

The following species and habitats may be impacted by the proposed work activities. Please refer to this list when coordinating.

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

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

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

Disclaimer:
DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

DCT26-0332

N
Portsmouth
Legend
City/Town
Notification points
Site bounds
0
0.02
0.04
0.06
0.08
0.1
Miles

The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

March 19, 2026
Julianne Hazen
TF Moran
170 Commerce Way, Suite 102
Portsmouth, NH 03801

RE: Ecological Review Request for More Information
DCT26-0332
4 Robin Lane, Portsmouth, NH

Dear Julianne Hazen:

The New Hampshire Department of Environmental Services Ecological Review Section has completed the review of materials submitted for ecological review under DCT26-0332. After reviewing the materials provided, it was determined that additional information is needed to complete the ecological review for the proposed project.

Please provide the following information for the ecological review to continue:

1. Because the provided photos are snow covered, it cannot be determined weather or not the site may support marsh elder (*Iva frutescens*). Because the project location may contain suitable habitat for this species, and woody shrubs are visible along the shoreline, a survey for marsh elder shall occur to determine if it is present in the proposed impact areas.
    a. Surveys shall occur along the highest observable tide line in any proposed impact areas.
    b. Surveys may occur at any time of year as this species can be identified year-round.

2. Once surveys are completed a report shall be provided to the Ecological Review Section with the following information.
    a. Date surveys occurred.
    b. Name of surveyors.
    c. Map and photos of survey area.
    d. Habitat description and list of dominant species observed.
    e. Indication if protected plants are observed or not.
        i. If target plants are observed fill out a rare plant reporting form and provide diagnostic photos of the plants.

3. Work shall not occur until the Ecological Review Section receives and comments on the report and provides any additional conservation measures for avoidance and minimization.

The Ecological Review will be paused until the requested information is received. If the requested information is not received within 180 days, by September 15, 2026, a written request for a time extension shall be submitted or the ecological review request will be closed pursuant to Env-C 804.03

Sincerely,

Madeline Severance
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
New Hampshire Department of Environmental Services

The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

June 29, 2026
Julianne Hazen
TF Moran
170 Commerce Way, Suite 102
Portsmouth, NH 03801

RE: Plant and Wildlife Conservation Measures
DCT26-0332
4 Robin Lane, Portsmouth, NH
Tax Map 207, Lot 10

Dear Julianne Hazen:

The New Hampshire Department of Environmental Services Ecological Review Section reviewed materials submitted for ecological review under DCT26-0332. The project proposes to construct a new pier, gangway, float, float piles, and access.

The conservation measures included in this letter are based on the species screening completed February 13, 2026, and the materials provided for ecological review on March 13, 2026. Materials provided include an arial overlaid with a drawing.

Wildlife and critical habitat

The following conservation measures are recommended by the Ecological Review Section. These measures will need to be provided as written below along with the associated materials to NHDES Wetlands Permit Reviewers to comply with **Wetlands Standard Dredge & Fill administrative rules.** Conservation measures and color copies of species flyers shall be added to plan sheets, preferably the cover sheet or sheet proceeding.

DCT26-0332 wildlife conservation measures:

1. The following conservation measures are provided to avoid and minimize impacts to Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*) and shortnose sturgeon (*Acipenser brevirostrum*). All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG biologist contact information. Please refer to the NHFG website for updated Protected Species Flyers.
    a. Protected species information (e.g. identification, observation and reporting of observations, when to contact the NHFG biologists immediately) shall be communicated

during meetings prior to work commencement throughout the construction phase of the project. *See species flyers for NHFG contact information.*

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

3. Piles shall be installed in the dry at low tide, preferably with vibratory hammering. If unable to drive the piles in the dry, piles shall be driven during the dredge window of November 15th – March 15th.

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

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

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

7. The Ecological Review Section, its employees and authorized agents, shall have access to the property during the term of the permit.

The following additional conservation measures are recommended to comply with RSA 212-A and are not required for NHDES permitting.

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

recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

Plants and exemplary natural communities

The following conservation measures are recommended by the Ecological Review Section. These measures will need to be provided as written below along with the associated materials to NHDES Wetlands Permit Reviewers to comply with **Wetlands Standard Dredge & Fill administrative rules.** Conservation measures shall be added to plan sheets, preferably the cover sheet or sheet proceeding.

Surveys were completed for marsh elder (*Iva frutescens*) on site and several plants were documented outside of the proposed impact areas.

DCT26-0332 plant conservation measures:

1. Marsh elder documented adjacent to the proposed project area shall be flagged to avoid incidental impacts.

2. Marsh elder shall not be removed or impacted during work activities and equipment shall not be staged on or drive over marsh elder.

This ecological review decision is based on the presumption that the information submitted as part of the application is true, complete and not misleading. If after the issuance of conservation measures new information is received, the ecological review decision may be considered invalid, and a new ecological review request may need to be submitted.

Sincerely,

Madeline Severance
Environmental Reviewer
Ecological Review Section
Land Resources Management Program
New Hampshire Department of Environmental Services

NEW HAMPSHIRE STATE THREATENED

ATLANTIC STURGEON

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

Photo credit: Ryan Hagerty, USFWS

Species Information:

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

Photo credit: Eddie Perri, USFWS

Photo credit: Ryan Hagerty, USFWS

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

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

10/7/25

NEW HAMPSHIRE STATE ENDANGERED

SHORTNOSE STURGEON

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

Photo credit: Ryan Hagerty, USFWS

Species Information:

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

Photo credit: Ryan Hagerty, USFWS

Photo credit: National Aquarium

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

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

10/7/25

State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov

August 20, 2026

Julianne Hazen
170 Commerce Way, Suite 102
Portsmouth, NH 03801

Re: 2026PR00649 - Doisneau Proposed Residential Dock - 4 Robin Lane, Portsmouth

Dear Julianne Hazen,

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSHPO) has reviewed information regarding the above-referenced project.

Based upon this review, no known historic resources appear to be affected by the project. Therefore, it is the opinion of the NHSHPO that the project will result in ***No Historic Properties Affected*** under 36 CFR Part 800.4(d)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

If you have any questions, please email Liz Schneible at: elizabeth.a.schneible@dncr.nh.gov

Thank you for the opportunity to comment.

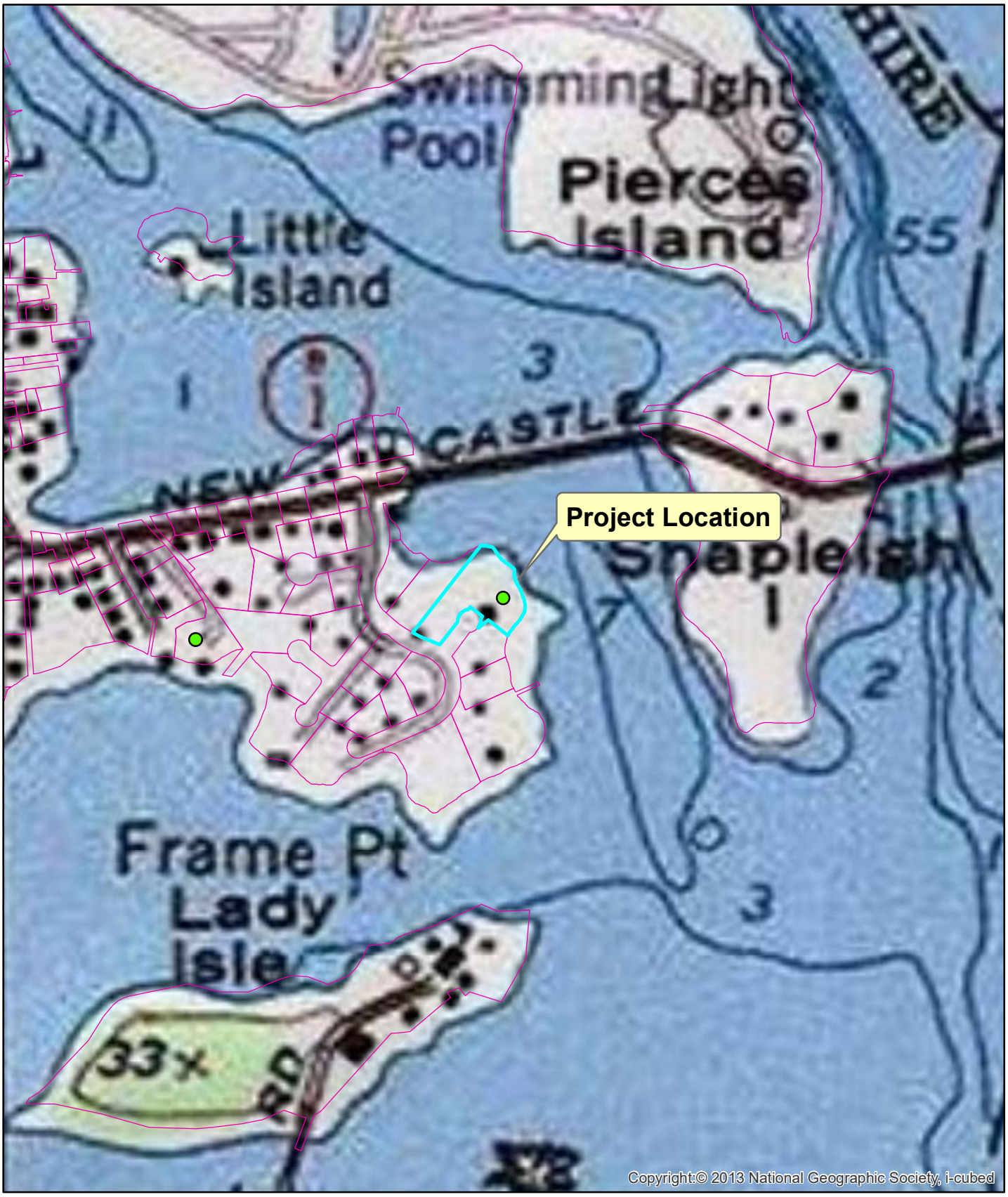
Sincerely,

Nadine Miller

Nadine Miller
Deputy State Historic Preservation Officer
NH Division of Historical Resources

SECTION 4

USGS Maps - Project Location
Scale 1:5,000



0 250 500 1,000 Feet

N

USGS Maps - Project Location
Scale 1:24,000

0 0.25 0.5 1 Miles

N

Tax Map - 4 Robin Lane, Portsmouth, NH

Property Information

Property ID	0207-0010-0000
Location	4 ROBIN LN
Owner	DOISNEAU PAUL 2021 RV TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/23/2025

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

Photo Orientation Key

0 50 100 200 Feet

KEY

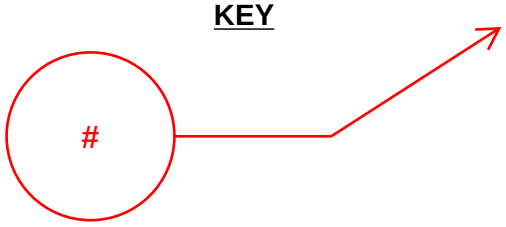


Photo Number, Orientation, Location

N

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

4 Robin Lane, Portsmouth, NH
Proposed Installation of New Residential Tidal Docking Structure
Photo Exhibit: Photos Taken 03/20/26

Photo 1. Proposed docking structure location.

Photo 2. Proposed tidal docking structure will start.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

Photo 3. Area southeast of the proposed dock

Photo 4. Area northwest of the proposed dock.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

SECTION 5

E # 24038438 12/12/2024 10:28:36 AM
Book 6591 Page 2361 Page 1 of 3
Register of Deeds, Rockingham County
Cathy Ann Stacey

LCHIP	ROA694833	25.00
TRANSFER TAX	RO133775	40,500.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that we, **Brian L. Bowers and Elise Straus-Bowers, Trustees of the Straus-Bowers and Bowers Family Trust**, of 233 Old Stage Road, Woolwich, Maine 04579, for consideration paid, grant to **Paul Doisneau and Suzanne Doisneau, Trustees of the Paul Doisneau 2021 Revocable Trust u/d/t dated July 7, 2021,** of 18 Allindale Road, Needham, MA 02492, with WARRANTY COVENANTS, the following described parcels of real estate:

Three parcels of land, together with improvements thereon, located in Portsmouth, County of Rockingham and State of New Hampshire, and being more particularly bounded and described as follows:

PARCEL ONE:

A certain tract of land, together with the buildings thereon, in said Portsmouth, on the southerly side of New Castle Avenue, more particularly described as follows:

BEGINNING at the Northwesterly comer of said tract of land, said point bearing South 30° 55' East from the Northeasterly corner at New Castle Avenue of the larger parcel of land now or formerly of Robert A. Moebus and Henry C. Sivik; thence running from said corner North 38° 30' East, 165 feet more or less, to a line of high ground; thence turning and running Easterly, Southerly, and Southwesterly by and along a line of high ground to a point; thence turning and running North 51° 30' West, 125 feet more or less; thence continuing in the same direction 112.5 feet to the place of beginning.

The foregoing parcel consists of Lots A and B as shown on an unrecorded entitled Plan of Land, Portsmouth, New Hampshire, for Robert A. Moebus and Henry C. Sivik, August 1952, by John W. Durgin, C.E.

PARCEL TWO:

A certain tract of land situated in said Portsmouth, located on the southeasterly side of the Parcel One described above, being more particularly bounded and described as follows:

BEGINNING at the easterly corner of a street leading northerly from Pleasant Point Drive to land of David A. and Clotilde M. Straus at land now or formerly of John C. Sullivan; thence running South 51° 30' East by said Straus land a distance of twenty (20) feet to a hub still at land of said Straus; thence turning and running by said land now or formerly of Sullivan South 52° 55' West a distance of thirty-six and fourteen hundredths (36.14) feet to a hub still at land now or formerly of said Sullivan; thence turning and running in a northwesterly direction by land now or formerly of said Sullivan a distance of one (1) foot to the radius of said Street leading from Pleasant Point Drive to said Straus land; thence turning and running by an arc of a curve having a radius of thirty-five (35) feet, said curve being the boundary line of said Street leading from said Pleasant Point Drive to said Straus land a distance of twenty-seven and forty- nine hundredths (27.49) feet to a hub; thence turning and running still by said Street line North 38° 30' East a distance often (10) feet to the point of beginning.

Meaning and intending to describe and convey an area shown as "AREA = 374 sq. ft." on a plan of land in Portsmouth, N.H., John C. Sullivan to David A. and Clotilde Straus dated June, 1958, John W. Durgin, Civil Engineer and recorded in the Rockingham County Registry of Deeds at Book 1480, Page 80.

PARCEL THREE:

A certain tract or parcel of land situated in said Portsmouth, adjoining the southeasterly sideline of Parcel One described above, being more particularly bounded and described as follows:

BEGINNING at the westerly corner of land of David A. and Clotilde M. Straus, and at land formerly of Moebus and Sivik; thence running South 51° 30' East by land of said Straus 88.5 feet to a new street; thence turning and running South 38° 30' West a distance of 10 feet; thence by the arc of a curve to the left having a radius of 35 feet, a distance of 54.27 feet and South 38° 30' West a distance of 91.47 feet, all by said new street to Pleasant Point Drive; thence by said Pleasant Point Drive in a general northwesterly direction, by the arc of a curve to the left having a radius of 138 feet, a distance of 45.32 feet, and by the arc of a curve to the right having a radius of 100 feet, a distance of 45.96 feet to a corner; thence turning and running North 38° 30' East by land formerly of said Moebus and Sivik, being Lot No. 6, a distance of 175 feet to the point of beginning.

Being Lot No. 7 on a plan of lots for Robert A. Moebus and Henry C. Sivik, by John W. Durgin, Civil Engineers, dated October, 1952, and recorded in the Rockingham County Registry of Deeds, Plat 66, Page 16. But excepting therefrom the land conveyed to the City of Portsmouth, known as Plot A and Plot B, in 1955 by deed dated August 29, 1955 and recorded in said Registry at Book 1381, Page 181. These later conveyances were for the purposes of a street.

Plan 02160-B

Subject to restrictions of record as set forth in the deed of David A. Straus to Clotilde M. Straus dated February 11, 1993 and recorded in the Rockingham County Registry of Deeds at Book 2969, Page 2079.

Meaning and intending to describe and convey the same three parcels conveyed by Brian Bowers and Elise Straus-Bowers to Brian L. Bowers and Elise Straus-Bowers, Trustees of the Straus-Bowers and Bowers Family Trust, by Quitclaim Deed dated April 13, 2016 and recorded in the Rockingham County Registry of Deeds at Book 5709, Page 2021.

TRUSTEE'S CERTIFICATE

The undersigned Trustees are the Trustees of the Straus-Bowers and Bowers Family Trust and state pursuant to N.H. R.S.A. 564-A:7 that said Trustees have full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees relative to said conveyance or mortgage thereof. The Declaration of Trust has not been amended, revoked or altered in any way so as to affect the power of the Trustees to convey any interest in real estate and improvements thereon.

EXECUTED this 10th day of December, 2024.

The Straus-Bowers and Bowers Family Trust

Brian L. Bowers

Brian L. Bowers, Trustee

Elise Straus-Bowers

Elise Straus-Bowers, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 10th day of December, 2024, before me personally appeared the above-named Brian L. Bowers and Elise Straus-Bowers, Trustees of the Straus-Bowers and Bowers Family Trust, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained and in their said capacities.

Darcy Peyser

Notary Public
My Commission Expires:

DARCY C. PEYSER
MY COMMISSION EXPIRES FEB. 17, 2026
NOTARY PUBLIC
NEW HAMPSHIRE

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

Doisneau
4 Robin Lane, Portsmouth, NH
February 6, 2026
47696.00

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
207	10	DOISNEAU PAUL 2021 RV TR DOISNEAU PAUL & SUZANNE TT	PO BOX 571 NEEDHAM, MA 02494
207	9	BARONI SONJA L TRUSTEE THE SONJA LEA BARONI REV TRUST OF 2000	40 PLEASANT POINT DRIVE PORTSMOUTH, NH 03801
207	11	ALIE FAMILY REV TRUST ALIE CRAIG A & DIANE J TT	50 PLEASANT POINT DRIVE PORTSMOUTH, NH 03801
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM Since 1968

NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

August 7, 2026

THE SONJA LEA BARONI REV TRUST OF 2000
40 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801

Re: NHDES Wetland Permit Application
4 Robin Lane, Portsmouth, NH – Tax Map: 207 Lot: 10
Project # 47696.00

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

Once the permit application is filed, the complete permit application, including the design plans that depict the impacts associated with the proposed project, will be available for viewing at the City of Portsmouth Clerk's Office.

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at (603) 431-2222, anytime between 8:00 AM and 5:00 PM.

Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

ABUTTER NOTIFICATION FOR
NHDES WETLAND PERMIT APPLICATION

VIA CERTIFIED MAIL

August 7, 2026

ALIE FAMILY REV TRUST
50 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801

Re: NHDES Wetland Permit Application
4 Robin Lane, NH – Tax Map: 207 Lot: 10
Project # 47696.00

Dear Abutter:

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Sincerely,

TFMoran, Inc.

Julianne Hazen
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

9589 0710 5270 3146 5950 86

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THE SONJA LEA BARONI REV TRUST
OF 2000
40 PLEASANT PT DR
PORTSMOUTH, NH 03801
Project # 47696.00

for Instructions

9589 0710 5270 3146 5950 79

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AUG 0 7 2020
USPS 03870-9998

ALIE FAMILY REV TRUST
50 PLEASANT POINT DR
PORTSMOUTH, NH 03801
Project # 47696.00

for Instructions

SECTION 6

NEW RESIDENTIAL DOCKING STRUCTURE

4 ROBIN LANE
PORTSMOUTH, NEW HAMPSHIRE
JUNE 29, 2026

GENERAL INFORMATION

OWNER

MAP 207 LOT 10
PAUL DOISNEAU 2021 REVOCABLE TRUST
4 ROBIN LANE,
PORTSMOUTH, NH 03801

PREPARED FOR

RIVERSIDE AND PICKERING
34 PATTERSON LANE,
NEWINGTON, NH 03801
603-427-2824

RESOURCE LIST

CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
(603)-610-7216
SAMANTHA COLLINS, CHAIR

ABUTTER LIST

MAP 207 LOT 9
THE SONJA LEA BARONIA REV TRUST OF 2000
40 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801

MAP 207 LOT 11
ALIE FAMILY REV TRUST
50 PLEASANT POINT DRIVE
PORTSMOUTH, NH 03801

INDEX OF SHEETS

SHEET	SHEET TITLE
C-0	COVER
S-1	EXISTING CONDITIONS PLAN
C-02	PROPOSED CONDITIONS PLAN
C-03	PIER PROFILE
C-04	DETAILS
C-05	VULNERABILITY ASSESSMENT PLAN
C-06	WETLANDS & DEEPWATER HABITATS CLASSIFICATION PLAN
C-07	NAVIGATIONAL CHANNEL PLAN
C-08	SPECIES FLYERS PLAN

HORIZONTAL SCALE 1"=500'
500 250 0 500

TAX MAP 207 LOT 10
COVER PAGE
NEW TIDAL DOCKING STRUCTURE
4 ROBIN LANE, PORTSMOUTH, NH
OWNED BY
PAUL DOISNEAU 2021 REVOCABLE TRUST

JUNE 29, 2026

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DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM®
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47696.00	DR LST / CK JRA	CADFILE	DOISNEAU PROPOSED CONDITIONS	C-00

Sep 04, 2026 - 2:40pm
F:\MSC Projects\47696 Robin Ln, Portsmouth, NH\47696-00 Riverside Marine - Doisneau 4 Robin Ln\Design\PRODUCTION DRWGS\Doisneau Proposed Conditions.dwg

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON MARCH 12, 2026. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 01037 — BRENDA M. KOLBOW

SIGNATURE

LICENSED LAND SURVEYOR

2026-08-11

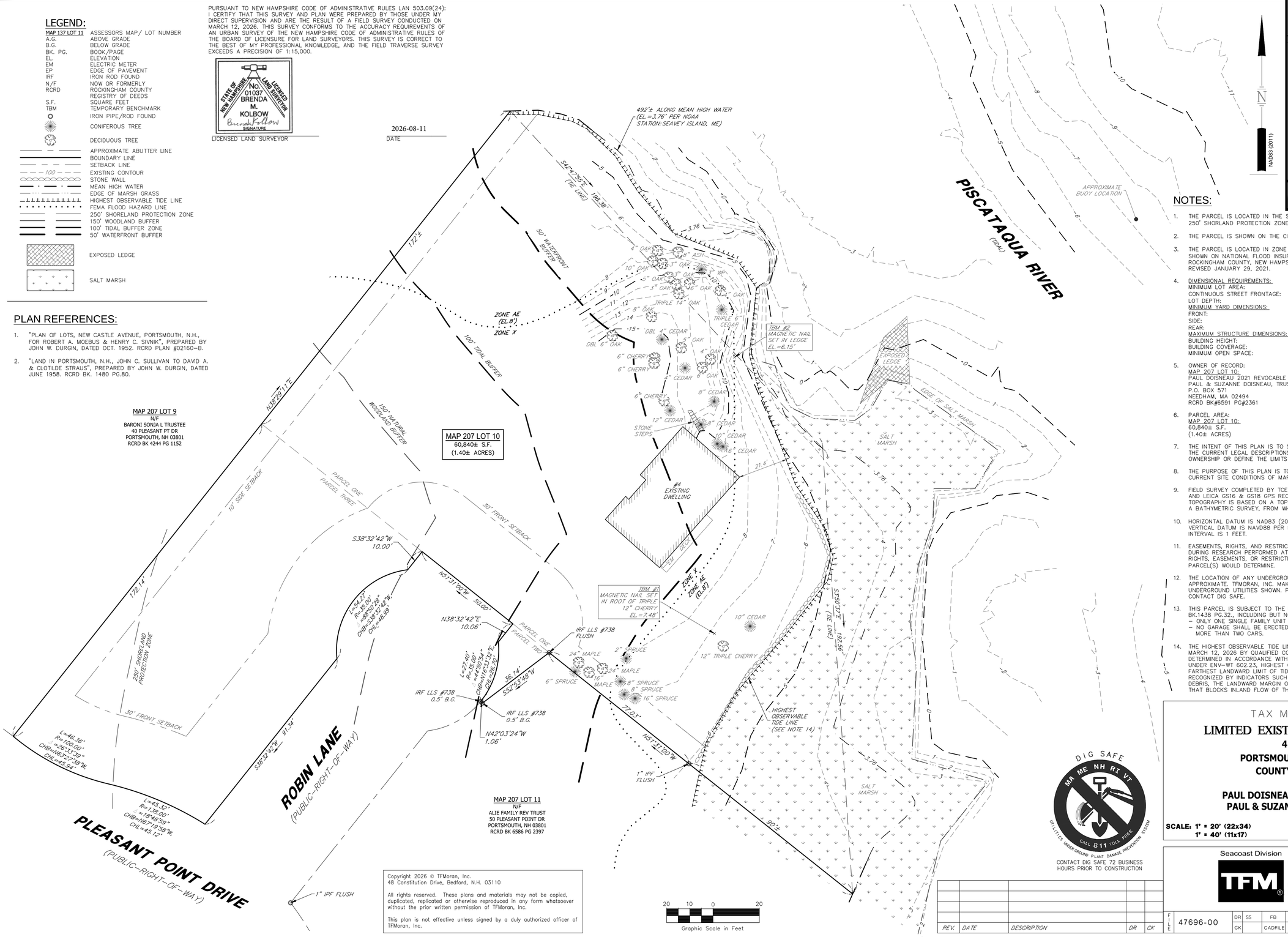
DATE

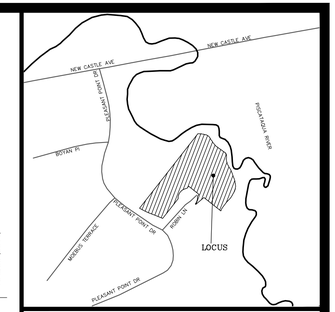
LEGEND:

MAP 137 LOT 11	ASSESSORS MAP/ LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK/PAGE
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
IRF	IRON ROD FOUND
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
	IRON PIPE/ROD FOUND
	CONIFEROUS TREE
	DECIDUOUS TREE
	APPROXIMATE ABUTTER LINE
	BOUNDARY LINE
	SETBACK LINE
100	EXISTING CONTOUR
	STONE WALL
	MEAN HIGH WATER
	EDGE OF MARSH GRASS
	HIGHEST OBSERVABLE TIDE LINE
	FEMA FLOOD HAZARD LINE
	250' SHORELAND PROTECTION ZONE
	150' WOODLAND BUFFER
	100' TIDAL BUFFER ZONE
	50' WATERFRONT BUFFER
	EXPOSED LEDGE
	SALT MARSH

PLAN REFERENCES:

1. "PLAN OF LOTS, NEW CASTLE AVENUE, PORTSMOUTH, N.H., FOR ROBERT A. MOEBUS & HENRY C. SIVNIK", PREPARED BY JOHN W. DURGIN, DATED OCT. 1952. RCRD PLAN #02160–B.
2. "LAND IN PORTSMOUTH, N.H., JOHN C. SULLIVAN TO DAVID A. & CLOTILDE STRAUS", PREPARED BY JOHN W. DURGIN, DATED JUNE 1958. RCRD BK. 1480 PG.80.





LOCATION PLAN

NOTES:

1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT AND THE NHDES 250' SHORLAND PROTECTION ZONE.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 10.
3. THE PARCEL IS LOCATED IN ZONE X, AND AE WITH A BASE FLOOD ELEVATION OF 8', AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278 OF 681, MAP NUMBER 33015C0278F, MAP REVISED JANUARY 29, 2021.
4. DIMENSIONAL REQUIREMENTS:

	REQUIRED:
MINIMUM LOT AREA:	15,000 S.F.
CONTINUOUS STREET FRONTAGE:	100'
LOT DEPTH:	100'
MINIMUM YARD DIMENSIONS:	
FRONT:	30'
SIDE:	10'
REAR:	30'
MAXIMUM STRUCTURE DIMENSIONS:	
BUILDING HEIGHT:	35'
BUILDING COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

5. OWNER OF RECORD:
   MAP 207 LOT 10:
   PAUL DOISNEAU 2021 REVOCABLE TRUST
   PAUL & SUZANNE DOISNEAU, TRUSTEES
   P.O. BOX 571
   NEEDHAM, MA 02494
   RCRD BK#6591 PG#2361
6. PARCEL AREA:
   MAP 207 LOT 10:
   60,840± S.F.
   (1.40± ACRES)
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES & LIMITED TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 207 LOT 10.
9. FIELD SURVEY COMPLETED BY TCE ON MARCH 12, 2026 USING A LEICA TS16 TOTAL STATION AND LEICA GS16 & GS18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE. LAND TOPOGRAPHY IS BASED ON A TOPOGRAPHIC SURVEY. UNDERWATER TOPOGRAPHY IS BASED ON A BATHYMETRIC SURVEY, FROM WHICH SUBAQUEOUS CONTOURS WERE GENERATED.
10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FEET.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. THIS PARCEL IS SUBJECT TO THE RESTRICTIONS AS RECORDED IN RCRD BK.1262 PG.336 & BK.1438 PG.32., INCLUDING BUT NOT LIMITED TO:
    – ONLY ONE SINGLE FAMILY UNIT SHALL BE BUILD ON SAID PREMISES.
    – NO GARAGE SHALL BE ERECTED ON SAID PREMISES FOR THE PURPOSE OF HOUSING MORE THAN TWO CARS.
14. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON MARCH 12, 2026 BY QUALIFIED COASTAL PROFESSIONAL, LUKE S. TAYLOR. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES. UNDER ENV–WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT–TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

TAX MAP 207 LOT 10

LIMITED EXISTING CONDITIONS PLAN

4 ROBIN LANE

PORTSMOUTH, NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

PAUL & SUZANNE DOISNEAU, TRUSTEES

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

MAY 27, 2026

DIG SAFE — MA ME NH RI VT — CALL 811 TOLL FREE — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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20 10 0 20
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0910
www.tfmoran.com

FILE	DR	SS	FB	621	S-1
47696-00	CK		CADFILE	SEE MARGIN	

Aug 11, 2026 - 9:06am
F:\MSC Projects\47696 Robin Ln, Portsmouth, NH\47696-00 Riverside Marine - Doisneau 4 Robin Ln\Carlson Survey\Dwgs\47696-00 Survey.dwg

SITE DATA

OWNER OF RECORD OF MAP 207 LOT 10: PAUL DOISNEAU 2021 REVOCABLE TRUST
DEED REFERENCE TO PARCEL IS BK #6591 PG #2361
AREA OF PARCEL = 60,840± SF OR 1.40± ACRES

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A FIXED PIER, LANDING, ACCESS RAMP, GANGWAY AND FLOAT FOR WATER ACCESS.

TIDAL DOCK REGULATIONS

THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES WB-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED RESIDENTIAL TIDAL DOCK.

MINIMAL TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FT	186 FT (FROM HOTL)
25% OF WATERWAY WIDTH AT MEAN LOW WATER	N/A	N/A
OVERALL FOOTPRINT	1,500 SF	1,412 SF
OVERALL FLOAT FOOTPRINT	400 SF	400 SF
IMPACT AREAS		
DOCK IMPACTS	TEMPORARY/ SEASONAL	PERMANENT
TIDAL SURFACE WATERS	519 SF	820 SF
UPLAND TIDAL BUFFER ZONE	0 SF	73 SF
TOTAL	519 SF	893 SF

PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS	820 S.F.
PROPOSED SEASONAL IMPACTS WITHIN TIDAL SURFACE WATERS	519 S.F.
PROPOSED PERMANENT IMPACTS WITHIN PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE	73 S.F.

TIDAL ELEVATIONS

	2023	2150 (PROJECTED)	
MHHW	4.39	8.99	MHHW
MHW	3.97	8.57	MHW
MTL	-0.35	4.25	MTL
MLW	-4.66	-0.06	MLW
MLLW	-5.00	-0.40	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE TOWN OF DURHAM VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TAX MAP 207 LOT 10

PROPOSED CONDITIONS PLAN

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

SCALE: 1" = 20'

JUNE 29, 2026

HORIZONTAL SCALE 1"=20'
20 10 0 20

REV	DATE	DESCRIPTION	DR	CK

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Seacoast Division
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Civil Engineers
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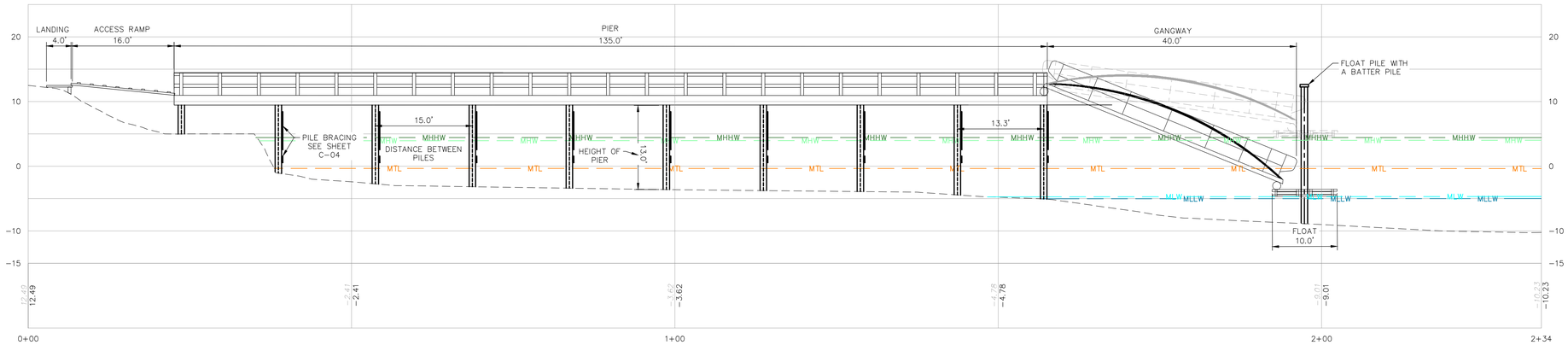
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	DR	LST	CADFILE		
47696.00	CK	JRA		DOISNEAU PROPOSED CONDITIONS	C-02

Sep 04, 2026 - 2:40pm
F:\MSC Projects\47696 Robin Ln, Portsmouth, NH\47696-00 Riverside Marine - Doisneau 4 Robin Ln\Design\PRODUCTION DRWGS\Doisneau Proposed Conditions.dwg



PROPOSED DOCK PROFILE

HORIZONTAL SCALE 1"=10'

10 5 0 10

NOTES

SEQUENCE OF CONSTRUCTION

1. AT LEAST 48-HOURS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM.
2. MOBILIZATION OF CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS, AND PREFABRICATED COMPONENTS, INCLUDING THE FLOAT WILL BE TRANSFERRED TO THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING FLOAT STRUCTURE AND BEYOND THE LIMITS OF ANY EMERGENT VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. USING MECHANICAL VIBRATORY TECHNIQUE, THE PILES WILL BE DRIVEN UNTIL REFUSAL. THE PILES WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED NHDES WETLANDS PERMIT.
6. THE FLOAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
7. DURING HIGH TIDE THE BARGE WILL RETREAT FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.'
8. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

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

HEAVY EQUIPMENT IN TIDAL WETLANDS

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

TURBIDITY AND NOISE RESTRICTIONS

1. PILES WILL BE INSTALLED IN-THE-DRY DURING LOW WATER OR WITH THE PRESENCE OF A TURBIDITY SLEEVE, OR
2. MUST BE DRILLED AND PINNED TO LEDGE, OR
3. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
4. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING WOOD PILES OF ANY SIZE. CONCRETE PILES $\leq$ 18-INCHES DIAMETER. STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS <3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE FOR 2-4 ABOVE.

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

WORK SITE RESTORATION

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

SEDIMENTATION AND EROSION CONTROL

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

SPAWNING AREAS

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

INSPECTIONS

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

TIDAL ELEVATIONS

	2023	2150 (PROJECTED)	
MHHW	4.39	8.99	MHHW
MHW	3.97	8.57	MHW
MTL	-0.35	4.25	MTL
MLW	-4.66	-0.06	MLW
MLLW	-5.00	-0.40	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE TOWN OF DURHAM VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TAX MAP 207 LOT 10

PIER PROFILE

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

SCALE: 1" = 10'

JUNE 29, 2026

REV	DATE	DESCRIPTION	DR	CK

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FILE	47696.00	DR	LST	CADFILE	DOISNEAU PROPOSED CONDITIONS	C-03
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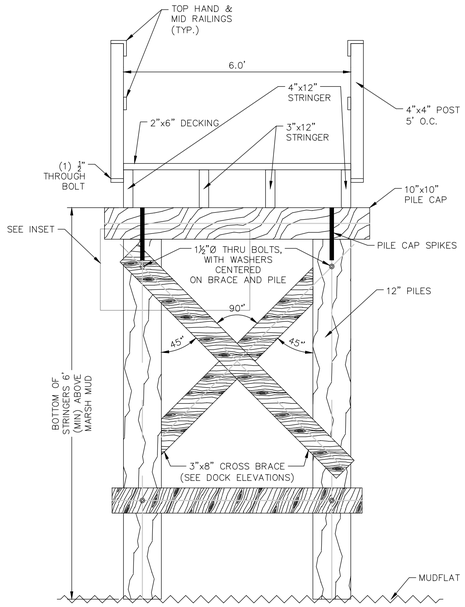
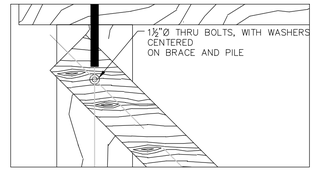


CROSS BRACING VIEW

SCALE 1"=2'

HORIZONTAL SCALE 1"=2'

2 1 0 2



PROPOSED BOLT PATTERN

SCALE 1"=1'

HORIZONTAL SCALE 1"=1'

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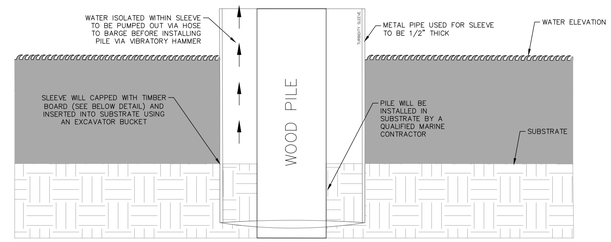
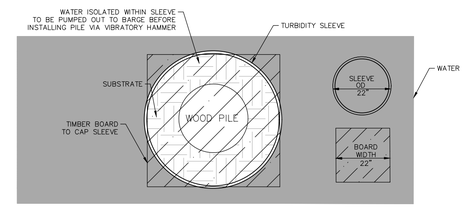


TEMPORARY TURBIDITY SLEEVE

NOT TO SCALE



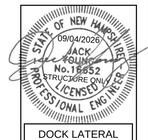
TURBIDITY SLEEVE - OVERHEAD DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE

1. THE BARGE, CONTAINING ALL MATERIALS NECESSARY FOR THE PROPOSED REPAIRS, WILL BE MOBILIZED TO THE SITE.
2. THE BARGE WILL BE POSITIONED ADJACENT TO THE TIDAL DOCKING STRUCTURE AND SEAWARD OF ANY EMERGENT VEGETATION.
3. REPAIR ACTIVITIES WILL COMMENCE AT LOW TIDE IN THE DRY, AND PILES WILL BE INSTALLED BY WAY OF A LOW IMPACT VIBRATORY HAMMER UNDER THE SUPERVISION OF A QUALIFIED MARINE CONTRACTOR.
4. IF REPAIR ACTIVITIES MUST OCCUR BEYOND THE LOW TIDE "IN THE DRY" WINDOW, A TEMPORARY TURBIDITY SLEEVE WILL BE INSERTED INTO THE SUBSTRATE PRIOR TO INSTALLING THE PILE (SEE ADJACENT DETAILS FOR FURTHER INFORMATION).
5. THE TEMPORARY TURBIDITY SLEEVE WILL BE LOWERED INTO THE WATER, CAPPED WITH A TIMBER BOARD (SEE OVERHEAD DETAIL), AND INSERTED INTO THE SUBSTRATE BY THE EXCAVATOR BUCKET. THE TURBIDITY SLEEVE WILL BE INSERTED A FEW FEET INTO THE SUBSTRATE TO ENSURE THE WATER WITHIN THE TURBIDITY SLEEVE CAN BE ISOLATED.
6. ONCE THE TURBIDITY SLEEVE IS SECURED IN PLACE, THE ISOLATED WATER WITHIN THE TURBIDITY SLEEVE WILL BE PUMPED OUT INTO A STORAGE CONTAINER ON THE BARGE.
7. THE NEW PILE WILL BE LOWERED INTO THE TURBIDITY SLEEVE AND INSERTED INTO THE SUBSTRATE VIA LOW IMPACT VIBRATORY HAMMER UNDER THE SUPERVISION OF A QUALIFIED MARINE CONTRACTOR.
8. AFTER THE PILE IS SECURED IN PLACE, THE TURBIDITY SLEEVE WILL BE REMOVED FROM THE SUBSTRATE USING THE EXCAVATOR BUCKET.
9. THIS PROCESS WILL BE REPEATED AS NECESSARY UNTIL ALL NEW PILES ARE SUCCESSFULLY INSTALLED.
10. AFTER ALL PILES ARE INSTALLED, THE TURBIDITY SLEEVE WILL BE STORED ON THE BARGE, AND THE BARGE WILL RETREAT FROM THE PROJECT AREA. WATER WITHIN THE STORAGE UNIT ON THE BARGE WILL BE DISPOSED OF ON LAND.

DOUG ANDERSON RIVERSIDE & PICKERING MARINE CONTRACTORS



DOCK LATERAL
ICE LOAD ONLY

TAX MAP 207 LOT 10

DETAILS

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

SCALE: AS NOTED

JUNE 29, 2026

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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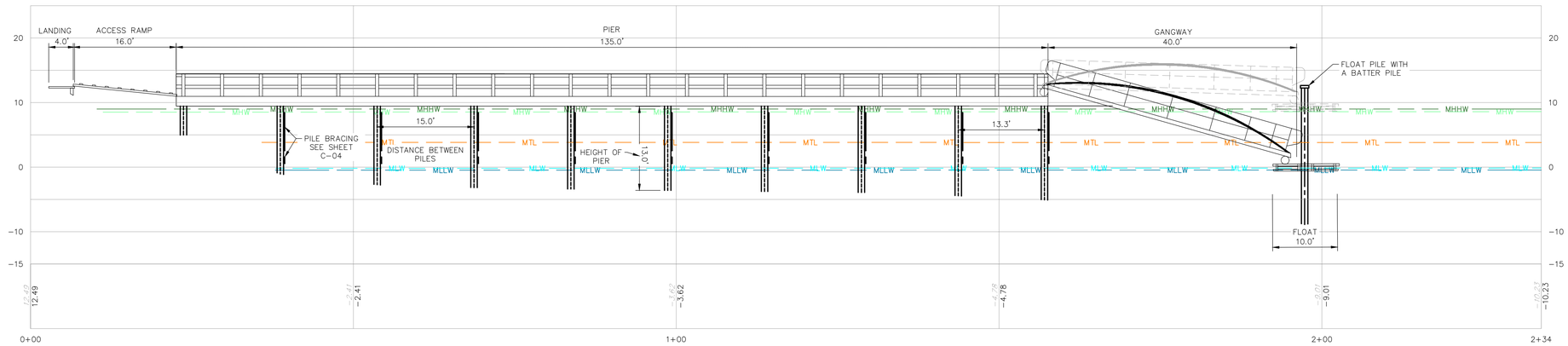

PROPOSED DOCK PROFILE - YEAR 2150

HORIZONTAL SCALE 1"=10'
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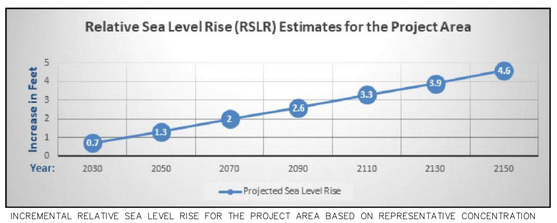
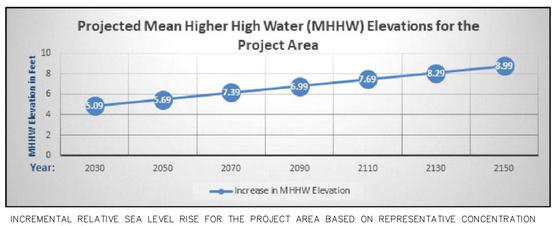
COASTAL VULNERABILITY ASSESSMENT GRAPHS



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5.



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND THE CURRENT MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 4.39 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA), CONTROL STATION 8423898 FORT POINT, NH USING NAVD 88 DATUM.

TIDAL ELEVATIONS

	2023	2150 (PROJECTED)	
MHHW	4.39	8.99	MHHW
MHW	3.97	8.57	MHW
MTL	-0.35	4.25	MTL
MLW	-4.66	-0.06	MLW
MLLW	-5.00	-0.40	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE TOWN OF DURHAM VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TAX MAP 207 LOT 10

VULNERABILITY ASSESSMENT

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

SCALE: 1" = 10'

JUNE 29, 2026

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division

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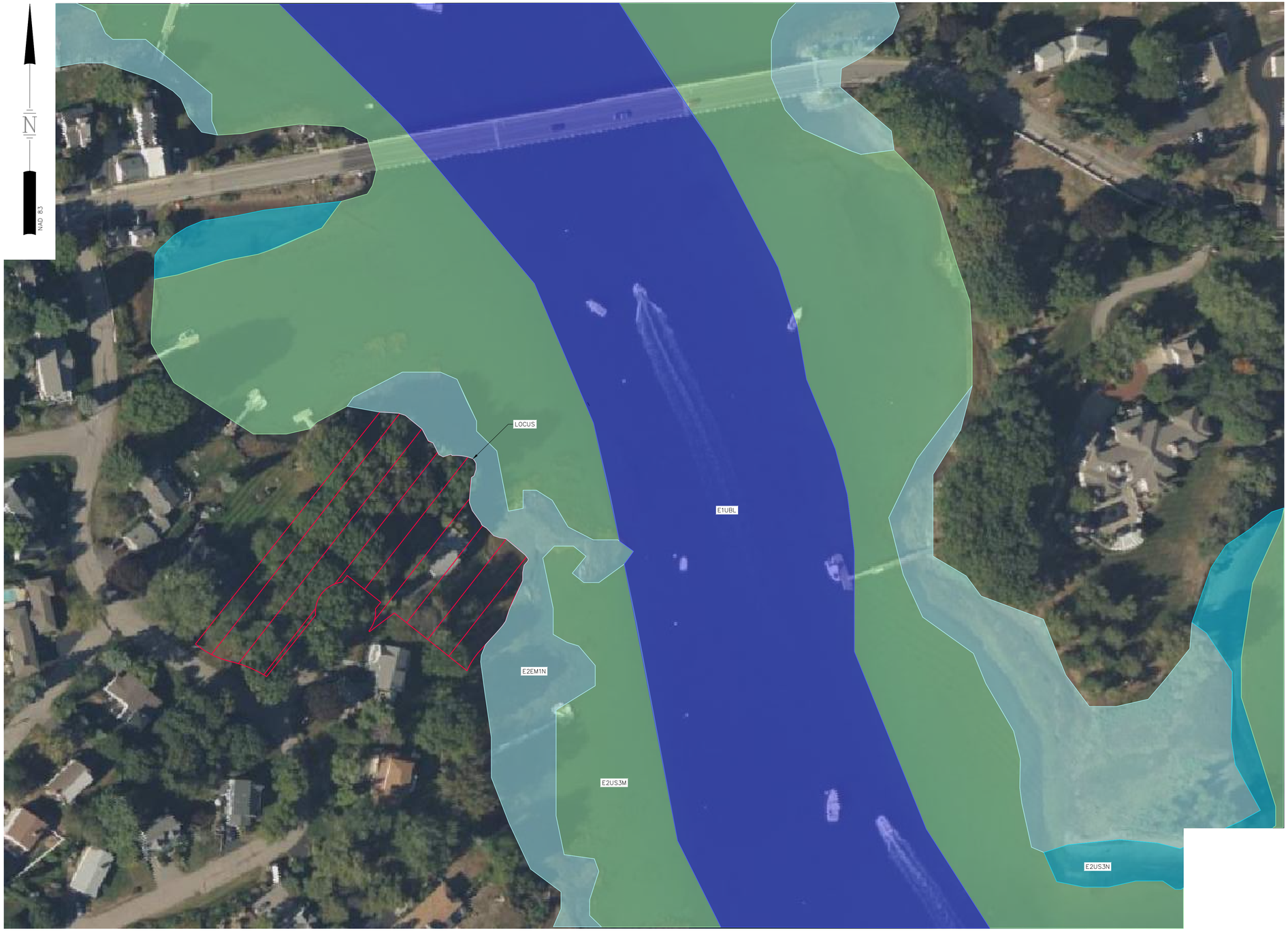

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION

E2EM1N	ESTUARINE, INTERIDAL, EMERGENT, PERSISTENT, REGULARLY FLOODED
E1UBL	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL
E2US3M	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED
E2US3N	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, REGULARLY FLOODED

NOTES

1. THE USFWS NATIONAL WETLANDS INVENTORY WAS REFERENCED IN CREATION OF THIS PLAN.

TAX MAP 207 LOT 10

WETLANDS & DEEPWATER HABITATS CLASSIFICATION PLAN

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

JUNE 29, 2026

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HORIZONTAL SCALE 1"=60'
60 30 0 60

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LEGEND	
	US ARMY CORPS OF ENGINEERS – ESTABLISHED NAVIGATIONAL CHANNEL

NOTE

THIS PLAN REPRESENTS DATA FROM THE ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (EGIS) DATABASE, MORE SPECIFICALLY, CONGRESSIONALLY AUTHORIZED NAVIGATIONAL CHANNELS MAINTAINED BY THE US. ARMY CORPS OF ENGINEERS.

TAX MAP 207 LOT 10

USACE NAVIGATIONAL CHANNEL PLAN

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

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JUNE 29, 2026

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HORIZONTAL SCALE 1"=100'
100 50 0 100

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NEW HAMPSHIRE
STATE ENDANGERED

SHORTNOSE STURGEON

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

Photo credit: Ryan Hagerty, USFWS

Species Information:

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

Photo credit: Ryan Hagerty, USFWS

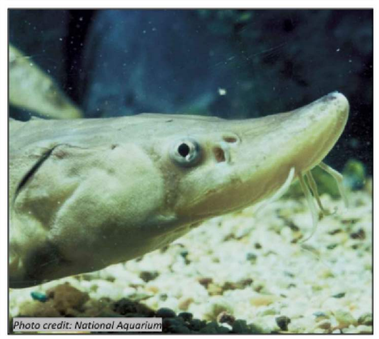

Photo credit: National Aquarium

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

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

10/7/25

NEW HAMPSHIRE
STATE THREATENED

ATLANTIC STURGEON

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

Photo credit: Ryan Hagerty, USFWS

Species Information:

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

Photo credit: Eddie Perry, USFWS

Photo credit: Ryan Hagerty, USFWS

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

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

10/7/25

WILDLIFE CONSERVATION MEASURES

1. THE FOLLOWING CONSERVATION MEASURES ARE PROVIDED TO AVOID AND MINIMIZE IMPACTS TO ATLANTIC STURGEON (ACIPENSER OXYRINCHUS OXYRINCHUS) AND SHORTNOSE STURGEON (ACIPENSER BREVIROSTRUM). ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG BIOLOGIST CONTACT INFORMATION. PLEASE REFER TO THE NHFG WEBSITE FOR UPDATED PROTECTED SPECIES FLYERS.
   1.1. PROTECTED SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT THE NHFG BIOLOGISTS IMMEDIATELY) SHALL BE COMMUNICATED DURING MEETINGS PRIOR TO WORK COMMENCEMENT THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. SEE SPECIES FLYERS FOR NHFG CONTACT INFORMATION.
2. ALL WORK SHALL BE DONE IN THE DRY AT LOW TIDE OR FROM A WORK BARGE AND APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES (E.G., TURBIDITY CURTAINS) SHALL BE INSTALLED.
3. PILES SHALL BE INSTALLED IN THE DRY AT LOW TIDE, PREFERABLY WITH VIBRATORY HAMMERING. IF UNABLE TO DRIVE THE PILES IN THE DRY, PILES SHALL BE DRIVEN DURING THE DREDGE WINDOW OF NOVEMBER 15TH –MARCH 15TH.
4. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603–271–2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A PROTECTED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
7. THE ECOLOGICAL REVIEW SECTION, ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

PLANT CONSERVATION MEASURES

1. MARSH ELDER (IVA FRUTESCENS) DOCUMENTED ADJACENT TO THE PROPOSED PROJECT AREA SHALL BE FLAGGED TO AVOID INCIDENTAL IMPACTS.
2. MARSH ELDER (IVA FRUTESCENS) SHALL NOT BE REMOVED OR IMPACTED DURING WORK ACTIVITIES AND EQUIPMENT SHALL NOT BE STAGED ON OR DRIVE OVER MARSH ELDER.

TAX MAP 207 LOT 10

SPECIES FLYERS

NEW TIDAL DOCKING STRUCTURE

4 ROBIN LANE, PORTSMOUTH, NH

OWNED BY

PAUL DOISNEAU 2021 REVOCABLE TRUST

JUNE 29, 2026

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47696.00	DR LST / CK JRA	CADFILE	DOISNEAU PROPOSED CONDITIONS	C-08

Sep 04, 2026 - 2:40pm
F:\MSC Projects\47696 Robin Ln, Portsmouth, NH\47696-00 Riverside Marine - Doisneau 4 Robin Ln\Design\PRODUCTION DRWGS\Doisneau Proposed Conditions.dwg

Cronin
Bisson &
Zalinsky P.C.
Attorneys at Law

722 Chestnut Street | Manchester, NH 03104
p. 603.624.4333 | f. 603.623.5626
www.cbzlaw.com

John F. Bisson
Admitted in NH and ME

October 13, 2026

VIA EMAIL TO appeals@des.nh.gov and U.S. Mail

Water Council
Attn: Appeals Clerk
NH Attorney General's Office
1 Granite Place – South
Concord, NH 03301

Re: Petition for Appeal of Gosport Realty Trust
Docket No. 26-25 WtC

Dear Appeals Clerk:

Please accept this letter as my Appearance on behalf of Gosport Realty Trust to be entered in the above referenced matter. My contact information is as follows:

John F. Bisson, Esq. (NHBA #10481)
Cronin, Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104
Tel: (603) 624-4333
Email: jbisson@cbzlaw.com

Thank you for your assistance.

Sincerely yours,
CRONIN BISSON & ZALINSKY P.C.

By: _____ for John Bisson
John F. Bisson

JFB:lma

cc: Service list follows this page.

Via Email Only:

Gosport Realty Trust
Shawn R. Dunphy, Esq.
Rene Pelletier, Director, Water Division
Robert Scott, Commissioner, NHDES
Matthew Cardin, Cardin Environmental Consulting and Permitting
Portsmouth Conservation Commission

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Shawn R. Dunphy
Admitted in NH

October 13, 2026

VIA EMAIL TO appeals@des.nh.gov and U.S. Mail

Water Council
Attn: Appeals Clerk
NH Attorney General's Office
1 Granite Place – South
Concord, NH 03301

Re: Petition for Appeal of Gosport Realty Trust
Docket No. 26-25 WtC

Dear Appeals Clerk:

Please accept this letter as my Appearance on behalf of Gosport Realty Trust to be entered in the above referenced matter. My contact information is as follows:

Shawn R. Dunphy, Esq. (NHBA #276325)
Cronin, Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104
Tel: (603) 624-4333
Email: sdunphy@cbzlaw.com

Thank you for your assistance.

Sincerely yours,
CRONIN BISSON & ZALINSKY P.C.

By: _____
Shawn R. Dunphy

SRD:lma

cc: Service list follows this page.

Via Email Only:

Gosport Realty Trust
John F. Bisson, Esq.
Rene Pelletier, Director, Water Division
Robert Scott, Commissioner, NHDES
Matthew Cardin, Cardin Environmental Consulting and Permitting
Portsmouth Conservation Commission

STATE OF NEW HAMPSHIRE

WETLANDS COUNCIL

Docket No. 26-25 WtC

APPEAL OF GOSPORT REALTY TRUST

NOTICE OF APPEAL OF DEPARTMENT OF ENVIRONMENTAL SERVICES PERMIT WETLANDS BUREAU FILE 2025-00558

NOW COMES Gosport Realty Trust (the "Appellant"), by and through its attorneys, Cronin, Bisson & Zalinsky, P.C. and hereby appeals the New Hampshire Department of Environmental Services Wetlands Bureau ("DES") denial of the Appellant's Standard Dredge and Fill Wetlands Permit Application and Wetlands Rule Waiver or Dwelling Over Water Waiver Request Form, stating as follows:

1. **Filing requirement of Ec-Wet 201.01(a)(1) and (2).** This filing shall be submitted electronically to appeals@des.nh.gov and a copy in paper form shall be hand-delivered or sent by first-class mail to "Wetland Council, Attention: Appeals Clerk."

2. **Contact Information of Appellant's Counsel.**

   John F. Bisson, Esq. (Bar ID # 10481)
   Cronin, Bisson & Zalinsky, P.C.
   722 Chestnut Street
   Manchester, New Hampshire 03104
   (603) 624-4333
   jbisson@cbzlaw.com

   Shawn R. Dunphy, Esq. (Bar ID #276325)
   722 Chestnut Street
   Manchester, New Hampshire 03104
   (603) 624-4333
   sdunphy@cbzlaw.com

3. **Appellant.**

   Gosport Realty Trust
   255 Gosport Road
   Portsmouth, New Hampshire 03801
   (857) 264-1210
   JB@torprops.com

4. **Department Decision Being Appealed.**

July 30, 2026 denial of the Standard Dredge and Fill Wetlands Permit Application, File 2025-00558. A copy of the decision is attached to this appeal.

5. **Property Address**

255 Gosport Road
Portsmouth, New Hampshire 03801

6. **Facts and Law Statement**

Please see the attached narrative.

7. **Certification of Service**

I hereby certify that of this notice of appeal has been served upon all parties as required under Ec-Wet 201.03 and Ec-Wet 203.01(d).

8. **Signatures**

Gosport Realty Trust
By its attorneys,
CRONIN BISSON & ZALINSKY, P.C.

Dated: October 13, 2026

By: _____

John F. Bisson, Esq. (NHBA #10481)
722 Chestnut Street
Manchester, NH 03104
(603) 624-4333
jbisson@cbzlaw.com

Dated: October 13, 2026

By: _____

Shawn R. Dunphy, Esq. (NHBA #276325)
722 Chestnut Street
Manchester, NH 03104
(603) 624-4333
sdunphy@cbzlaw.com

STATEMENT OF FACTS AND LAW

I. Facts

1. The Appellant owns 255 Gosport Road, Portsmouth, New Hampshire (the "Property").

2. The Property is a 1.5-acre parcel improved with a single-family residence.

3. The Property has approximately 120 feet of frontage along Sagamore Creek (Piscataqua River).

4. On March 10, 2025, the Appellant filed a Standard Dredge and Fill Wetlands Permit Application to install a permanent pier with seasonal ramp and float at the Property.

5. The docking structure would be a 6' x 200' permanent pier, a 4' x 30' seasonal gangway, and a 10' x 40' seasonal float secured by anchors and chains and a 6' x 15' permanent access ramp having an overall structure length of 230' from the highest observable tide line.

6. The proposed structure would extend from a previously disturbed tidal buffer zone and be a total of 270 feet in length.

7. The pier would be supported by seventeen bents each containing two timber piles.

8. The gangway and float would be seasonal.

9. The Appellant's representatives designed the docking structure to be greater than 1:1 ratio and sited along the riparian zone to minimize impact to the salt marsh.

10. The docking structure would require 969 square feet of permanent impact to tidal wetland, 247 square feet of impact to freshwater wetland, 620 square feet of seasonal impact to tidal wetland and 55 square feet of permanent impact to previously developed 100-foot Tidal Buffer Zone ("TBZ").

11. The Appellant's expert, Matthew Cardin, CSW determined that the proposed docking structure will not impact the functions or values of tidal wetland, the freshwater wetland, or the 100-foot TBZ.

12. The proposal would not contribute to stormwater or pollution.

13. The Appellant proposed significant mitigation including temporary construction protections and permanent mitigation.

14. Additionally, the Appellant filed a Wetlands Rule Waiver or Dwelling Over Water Waiver Request Form on February 21, 2025.

15. The Waiver was required because Env.Wt 606.07(c) states that "[t]he maximum overall structure length including pier, ramp and float, measured seaward from the HOTL, shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water."

16. The Appellant requested 230 feet in order to access navigable waters in Sagamore Creek.

17. The Appellant explained that there is no reasonable alternative to wharf to a navigable portion of Sagamore Creek from the Property.

18. The proposed plan would provide access to Sagamore Creek beyond the vegetated salt marsh.

19. The Appellant submitted applications for both requests.

20. On April 10, 2025, the Portsmouth Conservation Commission provided DES with its review of the application and recommendation to deny the application.

21. On April 29, 2025, DES issued a Request for More Information ("RMI") to the Appellant which included a request for response to the Portsmouth Conservation Commission's comments and additional mitigation information.

22. The Appellant provided a response to the RMI on May 26, 2026 which included a wetland mitigation proposal.

23. DES requested additional information in an RMI on June 24, 2026 which was responded to June 29, 2026.

24. Subsequently, DES denied the applications on July 30, 2026.

25. DES made the following findings:

1) The project fails to meet Env-Wt 606.06 (j) (5) as the proposed pier is over 200 feet long spanning the salt marsh and constitutes a boardwalk over tidal marsh to reach a dock. Therefore, pursuant to Env-Wt 313.01, (a), (4), NHDES shall not approve the application.

2) The project fails to meet Env-Wt 606.07 (c) as the proposed docking structures will be 230 feet from the HOTL. Therefore, pursuant to Env-Wt 313.01, (a), (4), NHDES shall not approve the application.

3) For the proposed impacts to the designated Prime Wetland 61A, NHDES is unable to specifically find based on clear and convincing evidence that the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1. The wetland mitigation proposal is not comparable in function to the wetland impacts it is intended to offset and does not provide the functional lift, hydrologic connectivity, or wildlife corridors needed to meet RSA 482-A:11, IV and the standards in Env-Wt 704.03(b) and Env-Wt 805.01. Specifically, the mitigation proposal does not meet rule requirements because it fails to replace the wetland types and functions impacted and does not demonstrate that the mitigation will provide functions and values equal to or greater than those lost, as required by Env-Wt 805.01(a), Env-Wt 803.02(b), RSA 482-A:11, IV(a), Env-Wt 311.10(a)(2), EnvWt 704.02, and Env-Wt 704.03(b).

4) Through Env-Wt 704.02, the project fails to meet Env-Wt 701.02 (e) as the project proposes permanent impact to prime wetland and prime wetland buffer that will remain after the project completed which will be a significant net loss meaning a loss that is unlikely to be reversed through

natural processes within one year. Therefore, pursuant to Env-Wt 313.01, (a), (3), NHDES shall not approve the application.

26. On August 31, 2026, the Appellant filed a Preliminary Notice of Appeal and Offer to Enter into Settlement Discussions.

27. DES rejected the offer to enter into settlement discussions on September 9, 2026.

28. This appeal followed.

II. Issues of Law and Fact

1) DES improperly stated that the impacts proposed by the structure would be entirely within the City of Portsmouth's Prime Wetland 61A and duly established 100-foot prime wetland buffer of Prime Wetland 61A.

29. RSA 482-A:2(x) defines "wetlands" as "an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

30. In its denial, DES asserted that "[t]he impacts proposed in the Application are entirely within the City of Portsmouth's Prime Wetland 61A and the duly-established 100-foot prime wetland buffer of Prime Wetland 61A."

31. However, the proposed 10' x 20' float, the four chains and helical anchors, and portions of the 3' x 30' gangway are located within the tidal mudflat, which is not included in wetlands.

32. Further, the Prime Wetlands Analysis Report prepared by West Environmental, dated January of 2011 which was the basis for the City's prime wetland designation request, acknowledges that the Prime Wetland 61A boundary was revised because mudflats are not vegetated wetlands.

33. As such, DES's decision is unsupported by the law, factually incorrect and unreasonable.

34. DES's error undermines its analysis under Rulings in Support of Denial 3 and 4.

35. Recognizing that the structure is not located entirely within prime wetlands leads to the proper conclusion that the alleged harm is not as great as DES noted and the mitigation plan is sufficient to address any harm to the environment.

2) The proposed pier is not a boardwalk.

36. Env-Wt 102.26 defines a "Boardwalk" as "an elevated walkway designed for use by pedestrians or non-motorized vehicles, or both, to allow access over wetlands or surface waters, or both, from upland to upland or from upland to navigable frontage generally constructed on a series of widely spaced bents or piers, effectively comprising a series of connected bridges."

37. Here, the proposed docking structure does not connect upland to upland or upland to navigable frontage.

38. Thus, it is not a boardwalk.

39. A "docking structure" is defined as "any structure or combination of structures that can be used to secure watercraft or to load and unload passengers, freight, or other items, or any combination thereof, whether or not any part of the structure is in or over the water. The term includes 'dock' when used as a noun, 'pier', 'wharf', and 'finger'."

40. Thus, the proposed installation is a docking structure which will be used to secure watercraft and allow users of the watercraft to enter and exit.

41. DES's mischaracterization of the structure supported a flawed analysis that is unreasonable and illegal.

3) The alleged impacts to the prime wetland and prime wetland buffer are less than what DES purports them to be.

42. Ruling in Support of Decision 4 states, "[t]hrough Env-Wt 704.02, the project fails to meet Env-Wt 701.02 (e) as the project proposes permanent impact to prime wetland and prime wetland buffer that will remain after the project is completed which will be a significant net loss meaning a loss that is unlikely to be reversed through natural processes within one year. Therefore, pursuant to Env-Wt 313.01, (a), (3), NHDES shall not approve the application."

43. According to the record as submitted by the Appellant's expert the proposed mitigation plan will result in a net improvement from the permanent impact from the proposed pier.

44. As the proposed pier will have only minimal impacts within the first year to the prime wetland, the proposed mitigation will significantly improve the overall function of the wetland.

45. Any permanent impacts will be limited to the permanent piles supporting the pier, which occupy only 27 square feet.

46. DES has approved similar structures in Prime Wetland 61A, including at 20 Odiorne Point Road which indicates that there will be no significant net loss to the wetland that is unlikely to be reversed through natural processes within one year.

47. Otherwise, the other similar applications would have been rejected.

48. Further, without the pier, foot-traffic may go through the salt marsh to reach riparian frontage which could lead to vegetation damage and soil compaction beyond the proposed impact caused by the piles resulting in 27 square feet.

49. The proposed pier reduces that risk of harm.

50. As such, DES's decision was unreasonable.

III. Conclusion

51. For the reasons stated above, DES's denial should be reversed and/or remanded for further consideration.

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

August 14, 2026

GOSPORT REALTY TRUST
255 GOSPORT ROAD
PORTSMOUTH NH 03801

Re: Denied Non-Compliant Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES Wetlands Bureau File 2025-00558, 255 Gosport Road, Portsmouth Tax Map 244 Lot 10-9

Dear Applicant:

On July 30, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau completed technical review of the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A and Env-Wt 313.01, the NHDES Wetlands Bureau determined the Application proposes to impact 1,380 square feet of jurisdictional area to include 60 square feet of upland tidal buffer zone and 1,320 square feet of tidal wetland to construct a new residential tidal dock with a 4 foot by 15 access ramp leading to a 4 foot by 200 foot with Thru-flow decking, with a 4 foot by 30 foot ramp, landing on a 10 foot by 20 foot float secured with helical moorings and chains. The overall length of this docking structure, seaward of the highest observable tide line, is approximately 242.34 feet, on approximately 120 feet of frontage on Sagamore Creek in Portsmouth. Impacts will be mitigated by restoring approximately 2,257 square feet of freshwater wetland and prime wetland buffer does not meet the criteria for approval. Therefore, the Application is denied. This decision is based on the following findings:

A. Standards for Approval:

1. Pursuant to Env-Wt 313.01, Criteria for Approving Standard Permit Applications, (a), (3) NHDES shall not approve an application and issue a permit unless all resource-specific criteria established in Env-Wt 311.09(a), Env-Wt 400, Env-Wt 600, and Env-Wt 700.

2. Pursuant to Env-Wt 313.01, Criteria for Approving Standard Permit Applications, (a), (4) the Department shall not approve an application and issue a permit unless all applicable project-specific criteria established in Env-Wt 600 have been met.

3. Env-Wt 602.23 "Highest observable tide line (HOTL)" means a line defining the farthest landward limit of tidal flow, not including storm events, that can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt-tolerant vegetation, or a physical barrier that blocks inland flow of the tide.

4. Pursuant to Env-Wt 605.02, Additional Requirements for Projects in or Adjacent to Tidal Waters/Wetlands and Tidal Buffer Zones, (b) an applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that adverse impacts to the movement of sediments along a shore have been avoided or minimized.

5. Pursuant to Env-Wt 605.03, Impacts Requiring Compensatory Mitigation, subject to Env-Wt 313.04, compensatory mitigation shall be required for all impacts to tidal surface waters, tidal wetlands, the tidal buffer zone, or any combination thereof, that are intended to remain when the proposed project is completed.

6. Env-Wt 603.01 Applicability. The applicant for a project in a coastal area shall provide the information required by this part in addition to the information required by Env-Wt 311 for a standard permit.

7. Env-Wt 606.06 Residential Tidal Docks: General Criteria (j) The following shall not be approved for residential tidal docks: (5) Boardwalks over tidal marsh to reach a dock.
8. Env-Wt 606.07 Residential Tidal Docks: Design Standards (c) The maximum overall structure length including pier, ramp, and float, measured seaward from the HOTL, shall not exceed the greater of 200 feet or the length needed to reach water of sufficient depth to allow the terminal section of the dock to be floating at mean low water.

9. Env-Wt 606.07 Residential Tidal Docks: Design Standards (c) (e) For permanent piers: (2) The maximum length shall not exceed 200 feet.

10. Env-Wt 701.01 Purpose. The purpose of this chapter is to establish the criteria and methods to be used to designate, map, and document prime wetlands, which are wetlands that are worthy of extra protection because their uniqueness, fragility, and/or unspoiled character give them significant value.

11. Env-Wt 701.02 Definitions. (c) "Prime wetlands" means "prime wetlands" as defined in RSA 482-A:15, I-a, reprinted in Appendix C.

12. Env-Wt 701.02 Definitions. (d) "Prime wetlands/buffer" means prime wetlands or a duly-established 100-foot buffer or both, as applicable in the context used.

13. Env-Wt 701.02 Definitions. (e) "Significant net loss" means a loss that is unlikely to be reversed through natural processes within one year.

14. Pursuant to RSA 482-A:11, IV(a) and Env-Wt 704.02, a permit for a project proposed in designated prime wetlands shall not be issued unless NHDES is able, specifically, to find clear and convincing evidence on the basis of all information considered by NHDES that the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1.

15. Env-Wt 704.03 Supplementary Information; Criteria for Compensatory Mitigation. (a) For any project proposed in a prime wetlands/buffer, compensatory mitigation for unavoidable impacts shall meet the requirements of Env-Wt 800, subject to (b) and (c), below. (b) Any applicant proposing a project in a prime wetlands/buffer that requires compensatory mitigation shall undertake on-site mitigation if practicable. (c) The applicant shall obtain concurrence from the local conservation commission, if any, or the local governing body for any proposed mitigation plan for impacts to designated prime wetlands/buffer. (d) If the applicant is not able to obtain concurrence as specified in (c), above, NHDES shall hold a public hearing to receive comments, impact analysis, and wetlands evaluation on the mitigation proposal.

16. Env-Wt 602.44 "Residential tidal dock" means a docking structure in tidal waters/wetlands that serves private residential properties, whether individually or as an association such as a homeowners' association.

17. Env-Wt 602.48 "Special aquatic sites" means inland and tidal wetlands, mud flats, vegetated shallows having submerged aquatic vegetation, sanctuaries and refuges, coral reefs, and riffle and pool complexes.

18. Env-Wt 602.56 "Tidal marsh" means a marsh in which the primary source of water is salt water.

19. Env-Wt 602.59 "Tidal waters/wetlands" means tidal wetlands and tidal surface waters.

20. Env-Wt 602.60 "Tidal wetlands" means wetlands whose vegetation, hydrology, and soils are influenced by periodic inundation of the tides.

21. As defined by Env-Wt 701.02, "significant net loss" means a loss that is unlikely to be reversed through natural processes within one year.

22. Per Env-Wt 104.59, "Wetland restoration" means the re-establishment of a filled, dredged, drained, or otherwise disturbed or disrupted wetlands to its historic condition, so as to restore lost functions to the greatest extent practicable, by removing fill, restoring hydrology, re-establishing native wetlands vegetation, or such other means as are necessary.

23. Per Env-Wt 704.03, to meet the requirement of no significant net loss pursuant to RSA 482-A:11, IV, onsite compensatory mitigation for unavoidable permanent impacts shall meet the requirements of Env-Wt 800.

24. Per Env-Wt 805.01, a compensatory mitigation proposal based on wetland restoration shall replace the types of wetlands to be impacted and the functions affected and, where practicable, include a contiguous aquatic resource buffer.

25. Per Env-Wt 805.01(a), a compensatory mitigation proposal "shall replace the types of wetlands to be impacted and the functions affected."

26. Per Env-Wt 803.02(b), the compensatory mitigation shall include an explanation as to why the mitigation project will result in a resource with overall functions and values equal to or greater than the jurisdictional area(s) impacted by the project.

27. Per Env-Wt 805.01(b), wetland restoration proposal "shall not be accepted as compensatory mitigation for sites at which remediation is required to correct unpermitted activities in jurisdictional areas."

B. Findings of Fact:

1. On December 20, 2011, NHDES accepted Prime Wetland designations for 13 wetlands in the City of Portsmouth pursuant to Env-Wt 702.03. Supporting documentation includes "City of Portsmouth Prime Wetland Analysis prepared by West Environmental, Inc. (WEI) and the City of Portsmouth Planning Department" dated January 11, 2011, as received by NHDES on January 31, 2011, and supplemental materials prepared by WEI entitled "NH Method Wetland Evaluation Forms and Results for Prime Wetland Candidate 006 Sagamore Creek Headwaters, Portsmouth NH" dated July 15, 2011, as received by NHDES on August 15, 2011.

2. WEI conducted a wetland inventory and evaluation of wetlands within the City of Portsmouth with consideration of designated prime wetlands determined that the subject wetland system proposed for impacts, Wetland 61A, is a high-value prime wetland as adopted by the City of Portsmouth and established a duly established 100-foot prime wetland buffer. Per the WEI, Wetland 61A was recommendation for designation with the justifications of largest salt marsh, rare species habitat, and critical fisheries habitat. Wetland 61A was determined to be a 67.46 acre wetland as a tidal estuary (E2EM1P).

3. On March 10, 2025, the New Hampshire Department of Environmental Services Wetlands Bureau ("NHDES") received a Standard Dredge and Fill Application ("the Application") requesting a permit to construct a residential tidal dock on property identified as Lot 10-9 on Portsmouth Tax Map 244 ("the Property") along frontage on salt marsh also known as Portsmouth Prime Wetland 61A contiguous with Sagamore Creek.

4. The Application requests to impact 1,380 square feet of jurisdictional area to include 60 square feet of upland tidal buffer zone and 1,320 square feet of tidal wetland to construct a new residential tidal dock with a 4 foot by 15 access ramp leading to a 4 foot by 200 foot with Thru-flow decking, with a 4 foot by 30 foot ramp, landing on a 10 foot by 20 foot float secured with helical moorings and chains. The overall length of this docking structure, seaward of the highest observable tide line, is approximately 242.34 feet, on approximately 120 feet of frontage on Sagamore Creek.

5. The impacts proposed in the Application are entirely within the City of Portsmouth's Prime Wetland 61A and the duly-established 100-foot prime wetland buffer of Prime Wetland 61A.

6. The Application included a waiver request of Env-Wt 606.07 in accordance with Env-Wt 204.03. The overall structure length of the proposed pier, ramp, and float is 270 feet from the upland and 230 feet from the HOTL.

7. On April 10, 2025, NHDES received comments from the Portsmouth Conservation Commission (PCC) on the Application recommending denial for the following reasons: a. This proposal directly impacts a prime wetland resource in Portsmouth. b. the design associated with this proposal is more in line with a boardwalk compared to a dock. c. The construction and permanent installation of this structure will have detrimental impacts on the extremely sensitive salt marsh habitat. This includes permanent pilings, seasonal deconstruction/construction, and shading of the habitat throughout the day. In addition, damage to this habitat could impact shoreline stability within this cove and surrounding

neighborhood. d. there are other publicly accessible waterfront access points within this neighborhood that the property owner could utilize. e. Permitting a dock in this cove could set a precedent for abutting property owners who may also want to install docks directly over sensitive marsh and onto constrained, unnavigable waterways (mudflats). f. Applicant is requesting a waiver to allow for the overall docking structure to exceed 200' in length, but the dock float will still be unable to float at MLW with the length proposed. This cove is completely mudflats at MLW and the use of the dock for boating would be extremely restricted due to water levels during the remainder of the tidal cycle. Additionally, the applicant is asking for the maximum allowable float footprint and width of the fixed pier.

8. On April 29, 2025, NHDES issued a Request for More Information letter (RMI) to the applicant and the agent on record requesting more information and informing them that the required information must be received by June 30, 2025, or the Application would be denied pursuant to RSA 482-A:3, XIV(a)(2).

9. In summary, the RMI requested: a. In accordance with Env-Wt 311.06(h), provide a statement how the applicant has addressed the comments of the PCC; b. Pursuant to Env-Wt 704.02, a prime wetlands/buffer functional assessment and impact analysis shall be submitted to demonstrate, by clear and convincing evidence as required by RSA 482-A:11, IV(a), that the criteria in RSA 482 A:11, IV(a) are met, namely that the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1; c. The permanent impacts to the designated prime wetland (Prime Wetland 61a) and the duly-designated 100-foot prime wetland buffer are considered permanent impacts to priority resource areas in accordance with EnvWt 103.66, Env Wt 306.05(a)(2)d., and Env-Wt 306.05(a)(2)e., therefore compensatory mitigation is required for these impacts in in accordance with Env-Wt 704.03 (b) Any applicant proposing a project in a prime wetlands/buffer that requires compensatory mitigation shall undertake on-site mitigation if practicable; and, d. In accordance with Env-Wt 311.08(b), for any project that requires compensatory mitigation the applicant must provide, as part of the application, a complete compensatory mitigation proposal as specified in Env-Wt 312.04.

10. On May 26, 2026, NHDES received a response to the RMI from the applicant's agent and included a wetland mitigation proposal.

11. In summary, the wetland mitigation proposed to, "restore approximately 2,257 square feet of freshwater wetland and prime wetland buffer. Impacts to the tidal wetland area are proposed, however, limited restoration for the tidal wetland portions of the subject property are not preferred due to the overall good condition of the existing salt marsh."
12. On June 24, 2026, NHDES issued another RMI requesting clarifications to the plan(s).

C. Ruling in Support of the Decision:

1. The project fails to meet Env-Wt 606.06 (j) (5) as the proposed pier is over 200 feet long spanning the salt marsh and constitutes a boardwalk over tidal marsh to reach a dock. Therefore, pursuant to Env-Wt 313.01, (a), (4), NHDES shall not approve the application.

2. The project fails to meet Env-Wt 606.07 (c) as the proposed docking structures will be 230 feet from the HOTL. Therefore, pursuant to Env-Wt 313.01, (a), (4), NHDES shall not approve the application.

3. For the proposed impacts to the designated Prime Wetland 61A, NHDES is unable to specifically find based on clear and convincing evidence that the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1. The wetland mitigation proposal is not comparable in function to the wetland impacts it is intended to offset and does not provide the functional lift, hydrologic connectivity, or wildlife corridors needed to meet RSA 482-A:11, IV and the standards in Env-Wt 704.03(b) and Env-Wt 805.01. Specifically, the mitigation proposal does not meet rule requirements because it fails to replace the wetland types and functions impacted and does not demonstrate that the mitigation will provide functions and values equal to or greater than those lost, as required by Env-Wt 805.01(a), Env-Wt 803.02(b), RSA 482-A:11, IV(a), Env-Wt 311.10(a)(2), Env-Wt 704.02, and Env-Wt 704.03(b).

4. Through Env-Wt 704.02, the project fails to meet Env-Wt 701.02 (e) as the project proposes permanent impact to prime wetland and prime wetland buffer that will remain after the project completed which will be a significant net loss meaning a loss that is unlikely to be reversed through natural processes within one year. Therefore, pursuant to Env-Wt 313.01, (a), (3), NHDES shall not approve the application.

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Env-WtC 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the New Hampshire Wetlands Council (Council) or a Preliminary Notice of Appeal (PNA) and an offer to enter into settlement discussions within 30 days of the decision date, July 30, 2026.** When filing an appeal, every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at https://www.nhec.nh.gov/wetlands-council/about. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650. A PNA and offer to enter into settlement discussions, shall be filed in accordance with the instructions found at https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/prelim-noa-instrctns.pdf using the form found at https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/prelim-not-of-app.pdf.

If you have any questions, please contact me at Eben.Lewis@des.nh.gov or (603) 559-1515.

Sincerely,

Eben M. Lewis
Southeast Region Supervisor, Wetlands Bureau
Land Resources Management, Water Division

ec: Matthew Cardin, Cardin Environmental Consulting and Permitting
Portsmouth Conservation Commission