

GOVE ENVIRONMENTAL SERVICES, INC.
AGENT

NHDES WETLANDS BUREAU
MINIMUM IMPACT
DREDGE & FILL APPLICATION

Industrial Warehouse
375 Banfield Road
Portsmouth, NH
January, 2021

Prepared By:

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GES# 2020032

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**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



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

APPLICANT'S NAME: Banfield Realty, LLC

TOWN NAME: Portsmouth

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

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))	
Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): <input type="text"/> ○ NHB Project ID #: <input type="text" value="NHB20-3122"/> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): <input type="text"/> • A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> 	

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For dredging projects, is the subject property contaminated? • If yes, list contaminant: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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For stream crossing projects, provide watershed size (see [WPPT](#) or Stream Stats):

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

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

The applicant is proposing to redevelop the existing lot of record. The proposed redevelopment will replace the existing commercial buildings with an industrial warehouse / office building with associated parking. The proposed project will have 1,910 SF of direct wetland impact to an isolated man made wetland area.

SECTION 3 - PROJECT LOCATION

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

ADDRESS: 375 Banfield Road

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: Map 266 Lot 7

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):
 ° North
 ° 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: Banfield Realty, LLC		
MAILING ADDRESS: 304 Maplewood Avenue		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: [REDACTED]		
FAX: [REDACTED]	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here: [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Walden, Brenden, M		
COMPANY NAME: Gove Environmental Services, Inc.		
MAILING ADDRESS: 8 Continental Drive, Bldg 2, Unit H		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: bwalden@gesinc.biz		
FAX: [REDACTED]	PHONE: 603-778-0644	
ELECTRONIC COMMUNICATION: By initialing here BW, 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.		
<input checked="" type="checkbox"/> Same as applicant		
NAME: [REDACTED]		
MAILING ADDRESS: [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]		
FAX: [REDACTED]	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

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

The applicant has designed the least impacting alternative for the proposed redevelopment of the project site. The wetland impact is unavoidable in order to keep the development away from the wetlands to the south and southeast that are considered higher functioning wetlands on site. The applicant is also limited by the slope of the land on site that naturally directs runoff to the south/southeast so the stormwater management features need to be to the south/southeast of the proposed construction.

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/ivers, 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			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland	1910		<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		1910					

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

MINIMUM IMPACT FEE: Flat fee of \$400.

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

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

Permanent and temporary (non-docking): SF × \$0.40 = \$

Seasonal docking structure: SF × \$2.00 = \$

Permanent docking structure: SF × \$4.00 = \$

Projects proposing shoreline structures (including docks) add \$400 = \$

Total = \$

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 400

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
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SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: [Redacted] [Redacted] BW	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: [Redacted] [Redacted] BW	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: [Redacted] [Redacted] BW	The signer understands that: <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. 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: [Redacted] [Redacted] BW	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): [Redacted]	PRINT NAME LEGIBLY: [Redacted]	DATE: [Redacted]
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): [Redacted]	PRINT NAME LEGIBLY: [Redacted]	DATE: [Redacted]
SIGNATURE (AGENT, IF APPLICABLE): [Redacted]	PRINT NAME LEGIBLY: Brenden Walden	DATE: [Redacted]

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: [Redacted]	PRINT NAME LEGIBLY: [Redacted]
TOWN/CITY: [Redacted]	DATE: [Redacted]

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

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

DIRECTIONS FOR APPLICANT:

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

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

APPLICATION CHECKLIST

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

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

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- For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
 - If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
 - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
 - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
 - The NHB memo containing the NHB identification number and results as well as any written follow-up communications such as additional memos or email communications with either NHB or NHF&G (Env-Wt 311.06(g)). See [Wetlands Permitting: Protected Species and Habitat Fact Sheet](#).
 - A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
 - For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
 - If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
 - [Avoidance and Minimization Written Narrative](#) or the [Avoidance and Minimization Checklist](#), or your own avoidance and minimization narrative (Env-Wt 311.07).
 - For after-the-fact applications: information required by Env-Wt 311.12.
 - [Coastal Resource Worksheet](#) for coastal projects as required under Env-Wt 600.
 - Prime Wetlands information required under Env-Wt 700. See [WPPT](#) for prime wetland mapping.
- Required Attachments for Minor and Major Projects**
- [Attachment A: Minor and Major Projects](#) (Env-Wt 313.03).
 - [Functional Assessment Worksheet](#) or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See [Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet](#). For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10).
- Optional Materials**
- [Stream Crossing Worksheet](#) which summarizes the requirements for stream crossings under Env-Wt 900.
 - Request for [concurrent processing of related shoreland / wetlands permit applications](#) (Env-Wt 313.05).



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: Banfield Realty, LLC

TOWN NAME: Portsmouth

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

SECTION 1 - WATER ACCESS STRUCTURES (Env-Wt 311.07(b)(1))

Is the primary purpose of the proposed project to construct a water access structure?

There are no water access structures proposed for this project.

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?

The redevelopment of the commercial property will require the impact of an isolated low functioning man-made wetland due to the wetlands location.

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.*

The applicants proposed commercial redevelopment project has no PRA's on the project site and is proposing a single wetland impact to a man-made isolated wetland amounting to 1,910 SF of wetland meeting the minimum impact criteria.

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?](#)

Due to the location of the man-made isolated wetland on the subject property the applicant can not avoid the impacts. The applicants' design of the commercial redevelopment was limited due to the existing grade on the property and the need to design the the stormwater management to strategically located to account for that. The applicant has also designed the project to stay as far away as possible from the higher functioning wetland to the south/southeast. The applicant was able to maintain a 100' buffer almost entirely to those higher functioning wetlands with only a small area of the 100 ft buffer being impacted for stormwater discharge.

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

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

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

The proposed redevelopment is impacting an isolated man-made wetland, that, due to its size, incorporated outlet structure and nature of creation is considered low functioning. By keeping the commercial redevelopment focused on the northern corner of the property the applicant is limiting disturbance within 100ft of the large natural wetlands to the south/southwest. The large wetlands appear via aerial imagery to be hydrologically connected to great bog.



**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?	UNKNOWN	
2.7 What is the area of the proposed fill in wetlands?	1,910 SF	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	UNKNOWN	
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: <ul style="list-style-type: none"> • 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?		
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.

2.0 GENERAL INFORMATION

PREPARED BY (AGENT CONTACT): Brenden Walden

2.1 PROJECT NAME, PLANS, AND MAPS

PROJECT NAME: Industrial Warehouse

SITE PLANS/MAPS: Existing Conditions Plan
Proposed Plan
8½"x11" USGS Quad Sheet Locus Map
8½"x11" Wildlife Action Plan
8½"x11" Aerial Imagery
11x17" Overview Plan
11x17" Wetland Impact Plan Detail
11x17" Project Site Tax Map

2.2 TECHNICAL STANDARDS

- 2.2.1 Gove Environmental Services, Inc. delineated the wetlands during March of 2020, utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*¹ and the NH DES Wetlands Bureau *Code of Administrative Rules*².
- 2.2.2 Wetland flags were surveyed by Jones & Beach Engineers, Inc.
- 2.2.3 Wetlands were classified by GES utilizing the criteria of *Classification of Wetlands and Deepwater Habitats of the United States*³.
- 2.2.4 Dominant hydric soil conditions within the wetlands were identified by GES utilizing the criteria of *Field Indicators for Identifying Hydric Soils in New England*⁴.
- 2.2.5 Dominance of wetland vegetation was assessed by GES utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*⁵.

¹ Environmental Laboratory. 2012. "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region." Version 2.0. Technical Report ERDC/EL TR-10-12.

² NH Code Admin. R. [Wt] Ch. 100-800.

³ Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

⁴ New England Hydric Soils Technical Committee, Version 4. April 2019. "Field Indicators for Identifying Hydric Soils in New England."

⁵ Lichvar, R.W. & Kartesz, J.T. 2009. North American Digital Flora: National Wetland Plant List. 2.2.1.

2.3 SITE DESCRIPTION/WETLANDS OVERVIEW

The subject property is commercial site located on Banfield Road Map 266 Lot 7. The property primarily the uplands on site have seen a lot of man-made disturbance beyond the existing commercial development as historical aerial imagery shows. The current state shows a majority of the upland area is maintained field vegetation bordered by young scrub shrub vegetation with most of the mature vegetation being contained to the boundary of the wetlands. Wetlands have several different vegetation classes present on site, scrub shrub to the southwest consisting of winterberry, highbush blueberry and iron wood. Forested wetlands consisting primarily of hemlock and red maple. There is also an area of wet meadow present to the south east. A single isolated pocket of scrub shrub wetland is present jut to the southeast of the existing northern most commercial building. This small wetland is man-made due to previous poor grading practices on site.

3.0 PROJECT OVERVIEW

The applicant is proposing a commercial redevelopment on site. The project will involve the demolition of all existing structures on site and the construction of a 75,000 SF industrial warehouse & office building with associated parking and tractor trailer truck access and parking in the rear of the building. With the slope of the subject property, the applicant has to keep all stormwater management to the south/southwest to contain the run off from the commercial development. The proposed project will keep a majority of the development withing the previously disturbed area while giving most of the higher functioning wetlands a 100 foot buffer from the proposed development.

1985 USGS QUAD SHEET LOCUS MAP
Scale 1:24,000

USGS



Legend

- State
- County
- City/Town

Map Scale

1: 25,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/21/2021

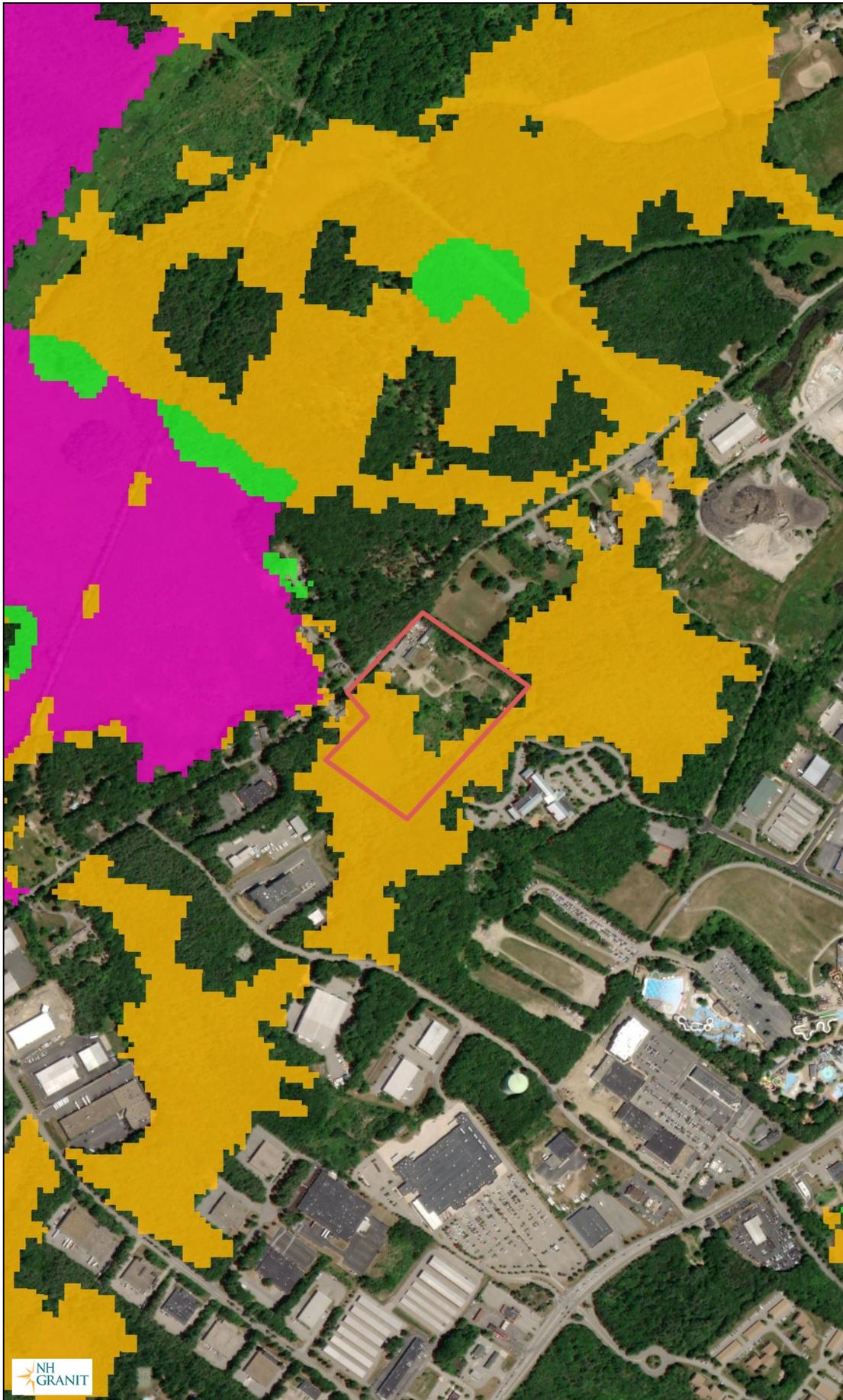


Notes



**Wildlife Action Plan
Scale 1:24,000**

Wildlife Action Plan



Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
 - 1 Highest Ranked Habitat in NH
 - 2 Highest Ranked Habitat in Region
 - 3 Supporting Landscape

Map Scale

1: 10,000

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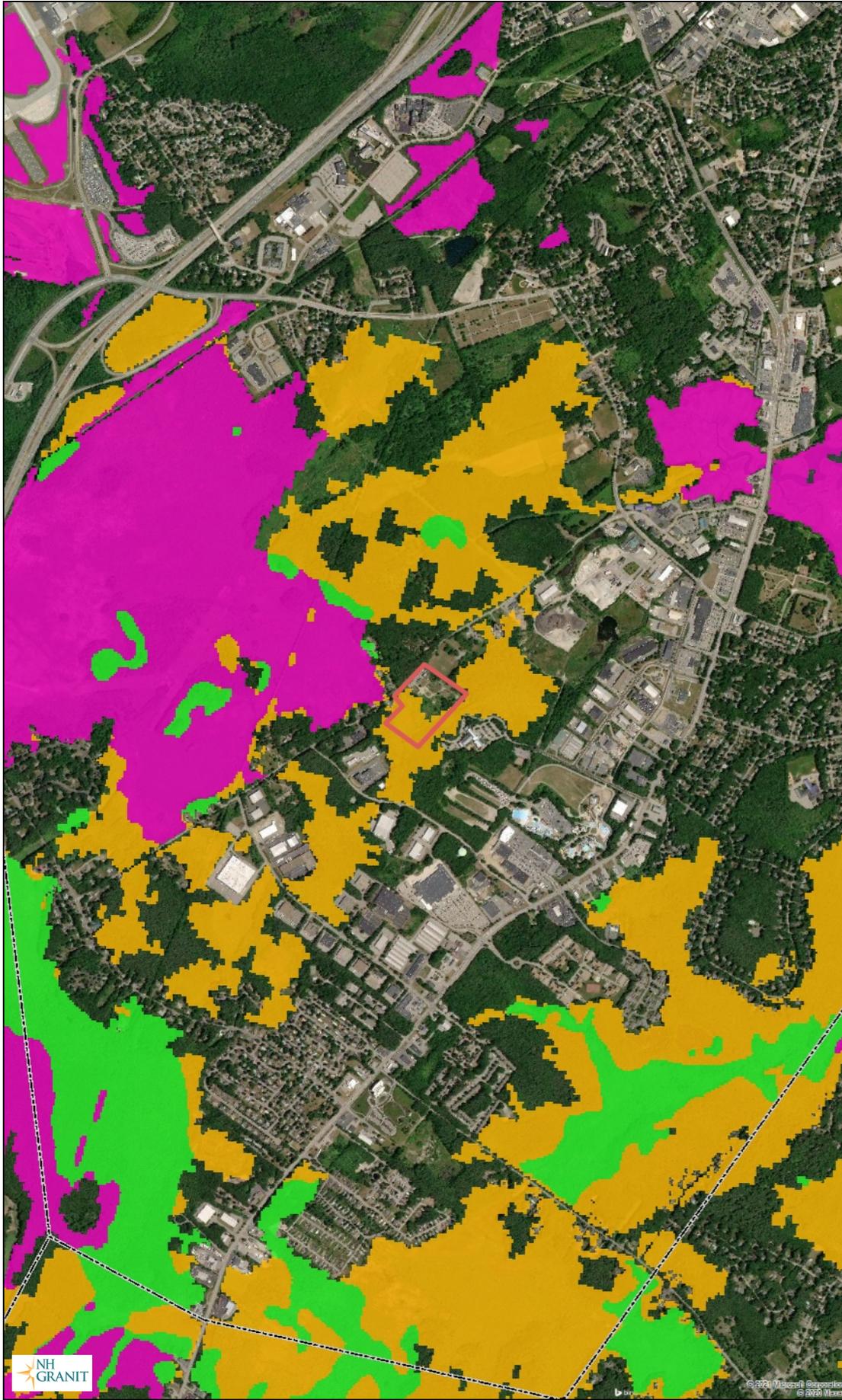
Map Generated: 1/21/2021



Notes



Wildlife Action Plan



Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
 - 1 Highest Ranked Habitat in NH
 - 2 Highest Ranked Habitat in Region
 - 3 Supporting Landscape

Map Scale

1: 25,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/21/2021

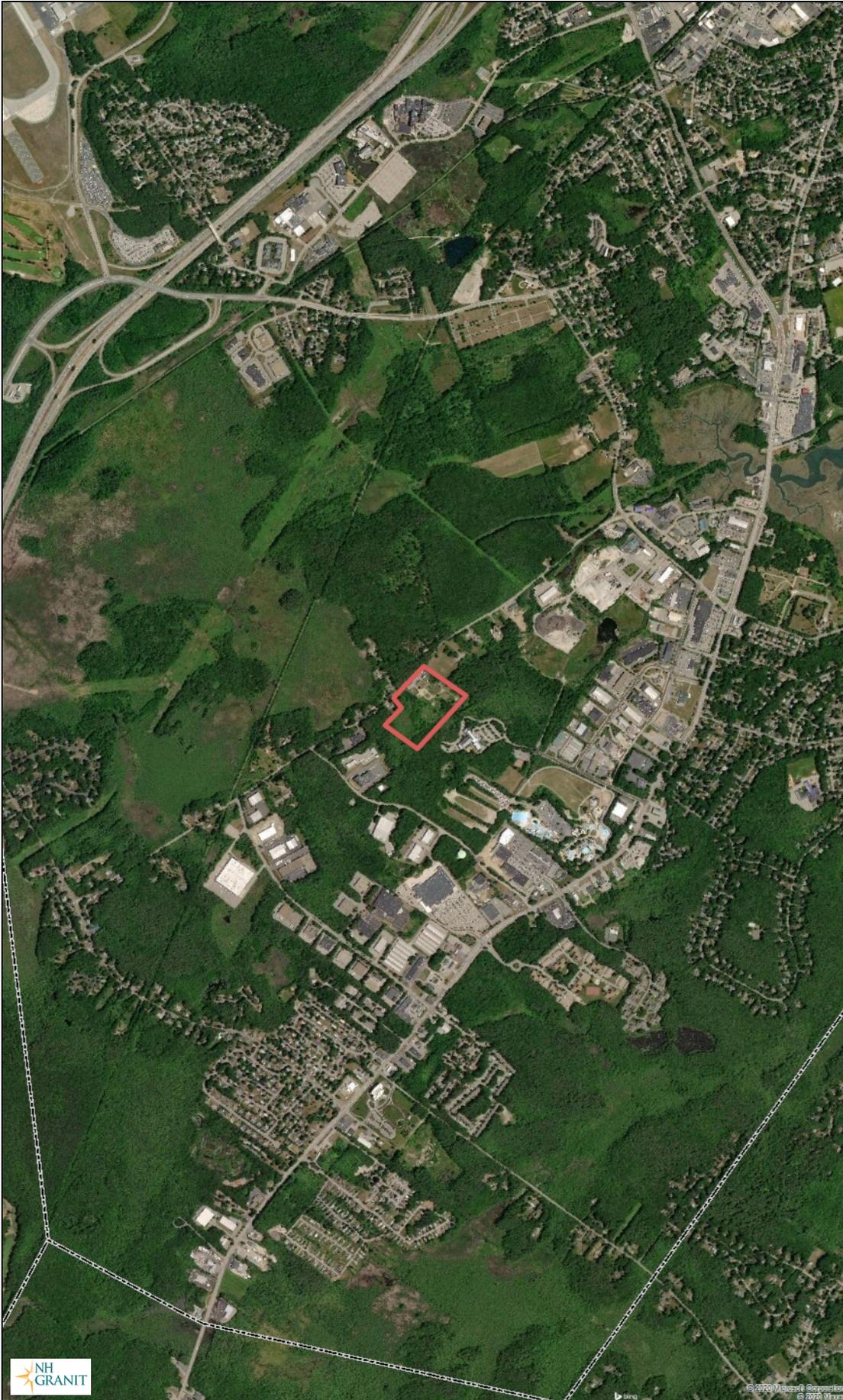


Notes



Aerial Imagery

Aerial



Legend

- State
- County
- City/Town

Map Scale

1: 25,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/21/2021



Notes



Aerial



Legend

- State
- County
- City/Town

Map Scale

1: 10,000

© NH GRANIT, www.granit.unh.edu

Map Generated: 1/21/2021



Notes



EXISTING CONDITIONS PLAN

PLAN REFERENCES:

- "PLAN OF LAND IN PORTSMOUTH, N.H. OWNED BY PEVERLY HILL CORPORATION AND JOHN IAFOLLA COMPANY INC." DATED DECEMBER 1975. PREPARED BY FRANCIS BARRETT. R.C.R.D. 5657.
- "PLAN OF LAND FOR MICHAEL R. IAFOLLA & FERRIS G. BAVICCHI." DATED MAY 2, 1983. PREPARED BY KIMBALL CHASE COMPANY, INC. R.C.R.D. 11561.
- "SUBDIVISION PLAN FOR JOHN IAFOLLA COMPANY, INC. PEVERLY HILL ROAD / BANFIELD ROAD, PORTSMOUTH, N.H." DATED OCTOBER 11, 1996. R.C.R.D. 25153.
- "BOUNDARY PLAN, TAX MAP R66, LOT 4." DATED JUNE 1997. PREPARED BY LITTLE RIVER SURVEY COMPANY. R.C.R.D. 26190.
- "LOT LINE ADJUSTMENT, JOHN IAFOLLA COMPANY, INC. AND CITY OF PORTSMOUTH." DATED NOVEMBER 16, 1997. R.C.R.D. 26202.
- "LOT LINE REVISION PLAN, CAMPUS DRIVE, BANFIELD & PEVERLY HILL ROADS, PORTSMOUTH, NEW HAMPSHIRE." DATED OCTOBER 24, 2016. PREPARED BY JAMES VERRA AND ASSOCIATES. R.C.R.D. 39897.

MAP 256 LOT 1
SWIFT WATER GIRL SCOUT COUNCIL
ONE COMMERCE DR
BEDFORD, NH 03110

SOIL NOTES:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY FIELD WORK WAS CONDUCTED 07-20-2020, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED ON BANFIELD ROAD, PORTSMOUTH, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009

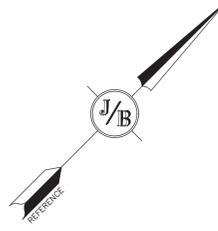
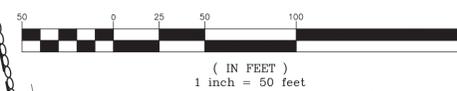
SSSM SYM.	SSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
38	ELDRIDGE FSL	343	C
100	UDORTHERENTS, WET SUBSTRATUM	363	C
100H	"", HYDRIC	563	D
115	SCARBORO MUCK	643	D
400	UDORTHERENTS, GRAVELLY	161	A
510	HOOSC GSL	111	A
538	SQUAMSCOTT FSL	543	C
599	URBAN LAND - HOOSC COMPLEX	761/161	D/A
900	ENDOQUENTS, GRAVELLY	561	D

FSL = FINE SANDY LOAM, GSL = GRAVELLY SANDY LOAM

SLOPE PHASE:

SLOPE	PHASE
0-8%	B
8-15%	C
15-25%	D
25%+	E

GRAPHIC SCALE



MAP 266 LOT 5
HOPE FOR TOMORROW FOUNDATION
1 STONERIDGE DR
RYE, NH 03870
BK 5783 PG 602



MAP 266 LOT 8
ELIZABETH ECKER
425 BANFIELD RD
PORTSMOUTH, NH 03801
BK 5182 PG 2990

MAP 266 LOT 84
FOUNDATION FOR SEACOAST HEALTH
100 CAMPUS DRIVE, SUITE 1
PORTSMOUTH, NH 03801
BK 3276 PG 2980



NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOT 7 AS SHOWN ON PORTSMOUTH TAX MAP 266.
- ZONING DISTRICT: INDUSTRIAL
LOT AREA MINIMUM = 2 ACRES
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 70'
SIDE SETBACK = 50'
REAR SETBACK = 50'
WETLAND BUFFER = 100'
MAX. BUILDING HEIGHT = 50'
MIN. OPEN SPACE = 20%
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD AREA DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 330150270E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLANE.
VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE CITY OF PORTSMOUTH ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES IN MARCH 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- 50 FOOT WIDE RIGHT-OF-WAY AS DESCRIBED IN RORD DEED BOOK 1686 PAGE 133 IS FOR ACCESS BY VEHICLE OR AN OTHER MEANS OF TRANSPORTATION AND BENEFITS LOT 4 AS INDICATED ON TAX MAP 266.

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 266, LOT 7

TOTAL LOT AREA
651,747 S.F.
14.96 ACRES

Design: JAC	Draft: DJM	Date: 04/21/20
Checked: JAC	Scale: AS-NOTED	Project No.: 19190.2
Drawing Name: 19190-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
7	1/18/21	REVISED PER CONSERVATION COMMISSION COMMENTS	DJM
6	12/30/20	ISSUED TO PLANNING BOARD	DJM
5	11/17/20	REVISED PROFILES	DJM
4	11/10/20	ADDED SIGHT DISTANCE PROFILE	DJM
3	11/3/20	ISSUED TO TECHNICAL ADVISORY COMMITTEE	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

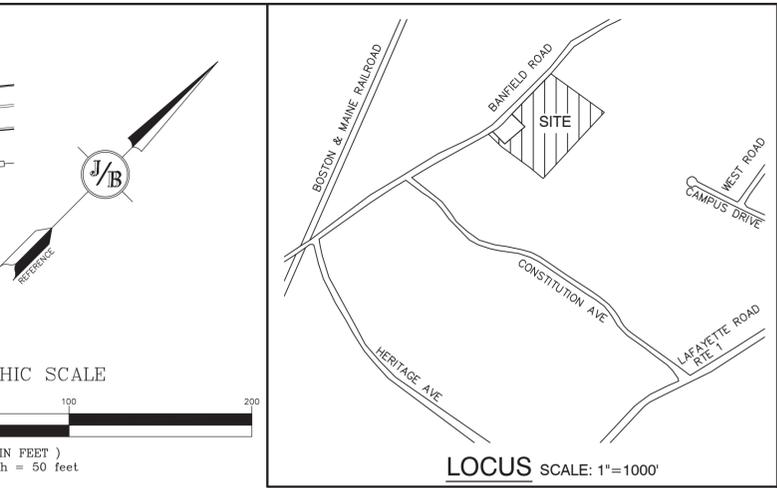
Plan Name:	EXISTING CONDITIONS PLAN
Project:	INDUSTRIAL WAREHOUSE 375 BANFIELD ROAD, PORTSMOUTH, NH 03801
Owner of Record:	BANFIELD REALTY LLC 304 MAPLEWOOD AVENUE, PORTSMOUTH, NH 03801

DRAWING No.

C1

SHEET 2 OF 21
JBE PROJECT NO. 19190.2

SITE PLANS



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO CONSTRUCT AN INDUSTRIAL WAREHOUSE & OFFICE BUILDING WITH ASSOCIATED GRADING, DRAINAGE, AND UTILITIES.
 - ZONING DISTRICT: INDUSTRIAL
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 70'
 SIDE SETBACK = 50'
 REAR SETBACK = 50'
 MAX. BUILDING HEIGHT = 70'
 MAX. BUILDING COVERAGE = 50%
 MIN. OPEN SPACE = 20%
 OPEN SPACE PROVIDED = 512,000 S.F. = 78.6%
 BUILDING COVERAGE PROVIDED = 75,000 S.F. = 11.5%
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
 - PARKING CALCULATIONS: GENERAL MANUFACTURING: 1 SPACE REQUIRED PER 1000 SF GFA
 75,000 S.F. GFA PROPOSED: 75 PARKING SPACES REQUIRED
 75 PARKING SPACES PROVIDED
 - NHDES ALTERATION OF TERRAIN PERMIT NO. DATED
 NHDES SEPTIC SYSTEM APPROVAL FOR CONSTRUCTION NO. DATED
 NHDES WETLANDS BUREAU PERMIT NO. DATED
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
 - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
 - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
 - THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED – PORTSMOUTH, NH
 PLANNING BOARD

PROJECT PARCEL
 CITY OF PORTSMOUTH
 TAX MAP 266, LOT 7

TOTAL LOT AREA
 651,747 S.F.
 14.96 ACRES

DATE:

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: JAC	Draft: DJM	Date: 04/21/20
Checked: JAC	Scale: AS-NOTED	Project No.: 19190.2
Drawing Name: 19190-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
7	1/18/21	REVISED PER CONSERVATION COMMISSION COMMENTS	DJM
6	12/30/20	ISSUED TO PLANNING BOARD	DJM
5	11/17/20	REVISED PROFILES	DJM
4	11/10/20	ADDED SIGHT DISTANCE PROFILE	DJM
3	11/3/20	ISSUED TO TECHNICAL ADVISORY COMMITTEE	DJM
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

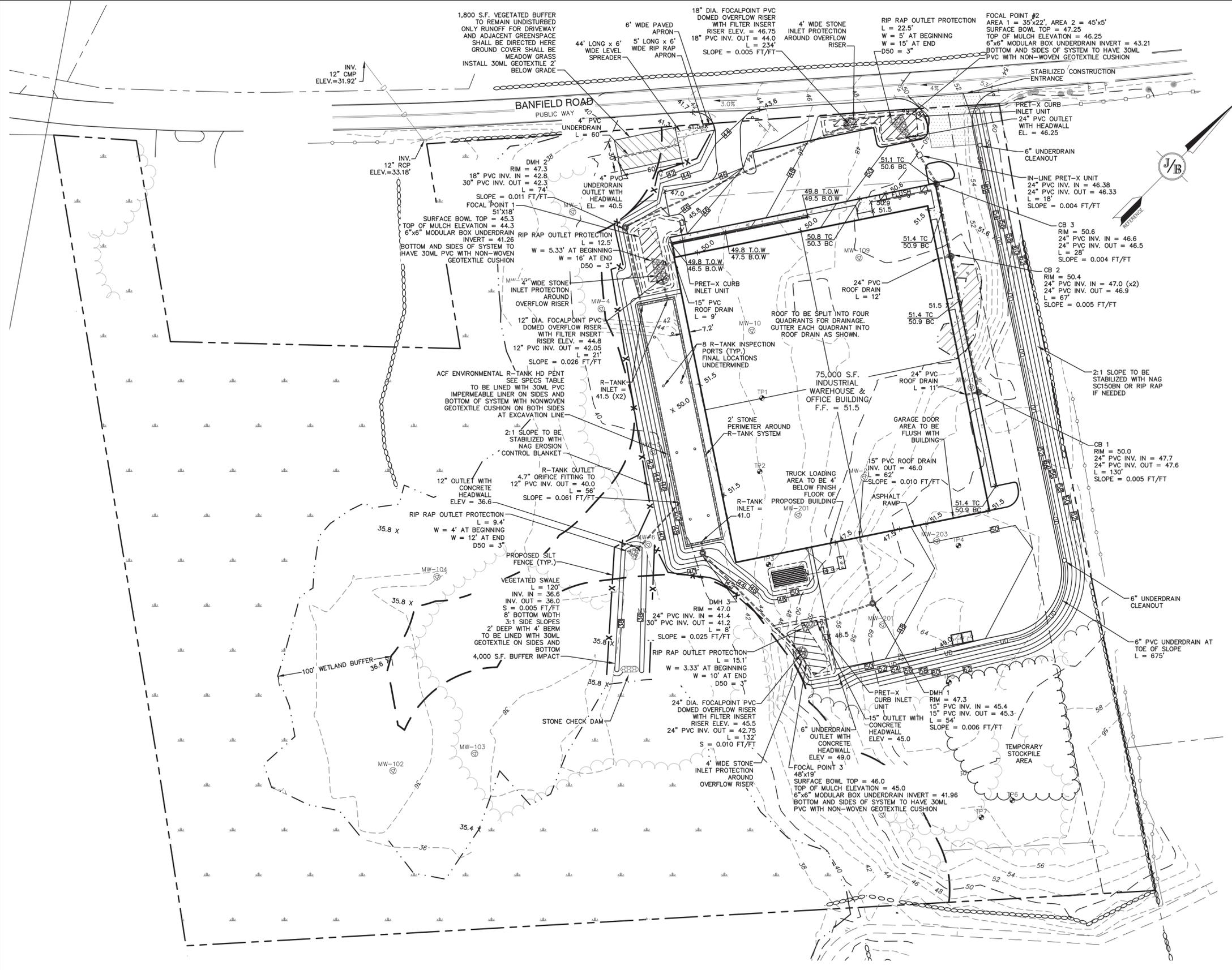
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 Civil Engineering Services
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 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	INDUSTRIAL WAREHOUSE 375 BANFIELD ROAD, PORTSMOUTH, NH 03801
Owner of Record:	BANFIELD REALTY LLC 304 MAPLEWOOD AVENUE, PORTSMOUTH, NH 03801

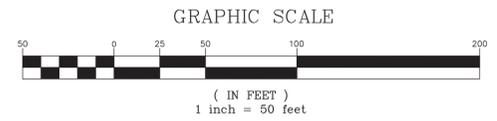
DRAWING No.
C2
 SHEET 4 OF 21
 JBE PROJECT NO. 19190.2

WETLAND IMPACT PLAN

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



- GRADING AND DRAINAGE NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
 - VERTICAL DATUM: NAVD83.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
 - ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
 - ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 - PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
 - ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
 - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
 - ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEETS D2-D6 FOR DRAINAGE DETAILS.
 - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
 - ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
 - STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
 - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
 - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
 - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
 - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
 - IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
 - ALL CULVERT OR DRAINPIPE OUTLETS ARE TO HAVE CONCRETE HEADWALLS UNLESS OTHERWISE STATED.
 - AREA OF DISTURBANCE = 225,000 S.F.
AREA OF DISTURBANCE IN 100' WETLAND BUFFER = 7,900 S.F. TO REMOVE PAVEMENT, INSTALL UNDERDRAIN, PLANT TREES, EXCAVATE VEGETATED SWALE
AREA OF WETLAND FILL = 1,910 S.F.
IMPERVIOUS SURFACE IN WETLAND BUFFER TO BE REMOVED = 3,350 S.F.
* PERMANENT DISTURBANCE = IMPERVIOUS SURFACE, TEMPORARY DISTURBANCE = VEGETATED AREA
 - EXISTING IMPERVIOUS SURFACE = 38,200 S.F.
PROPOSED IMPERVIOUS SURFACE = 140,000 S.F.
 - ALL STORMWATER TREATMENT, DETENTION, AND BIOFILTRATION PRACTICES TO BE LINED AS SPECIFIED
 - SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.



R-TANK SPECS	
TOP OF FILL	50.0
TOP OF STONE COVER	48.21
TOP OF CHAMBER	47.21
BOTTOM OF CHAMBER	40.25
BOTTOM OF STONE BASE	40.0
CHAMBERS PER ROW	100
# OF ROWS	25
LENGTH	238.58'
WIDTH	36.81'

PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 266, LOT 7
TOTAL LOT AREA
651,747 S.F.
14.96 ACRES

Design: JAC Draft: DJM Date: 04/21/20
 Checked: JAC Scale: AS-NOTED Project No.: 19190.2
 Drawing Name: 19190-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
7	1/18/21	REVISED PER CONSERVATION COMMISSION COMMENTS	DJM
6	12/30/20	ISSUED TO PLANNING BOARD	DJM
5	11/17/20	REVISED PROFILES	DJM
4	11/10/20	ADDED SIGHT DISTANCE PROFILE	DJM
3	11/3/20	ISSUED TO TECHNICAL ADVISORY COMMITTEE	DJM
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**

Project: **INDUSTRIAL WAREHOUSE
375 BANFIELD ROAD, PORTSMOUTH, NH 03801**

Owner of Record: **BANFIELD REALTY LLC
304 MAPLEWOOD AVENUE, PORTSMOUTH, NH 03801**

DRAWING No. **C3**

SHEET 5 OF 21
JBE PROJECT NO. 19190.2

PHOTOLOG OF IMPACT AREAS

Photo Log
375 Banfield Rd
Portsmouth, NH
Taken: 11/10/2020



Photo #1: Looking to the North at the isolated wetland proposed to be impacted.



Photo #2: Looking to the north west at the isolated wetland proposed to be impacted.



Photo #3: Looking at the existing outlet adjacent to the isolated wetland proposed to be impacted



Photo #4: Looking to the west at the isolated wetland proposed to be impacted.



Photo #5: Looking to the east at the isolated wetland proposed to be impacted.



Photo #6: Looking to the west at the isolated wetland proposed to be impacted.

NHB Correspondence

Brenden Walden

From: Lamb, Amy <Amy.E.Lamb@dncr.nh.gov>
Sent: Friday, December 18, 2020 4:35 PM
To: Brenden Walden
Subject: RE: NHB20-3122

Hi Brenden,

Thank you for sending these materials; they are very helpful.

Based on the site photos and plan set provided (dated 04/21/20), NHB does not have concerns relative to the proposed impacts to the isolated wetland on the eastern side of the property. Additionally, the vast majority of impacts are outside of the 100' wetland buffer around the large wetland complex on the west side of the site, aside from a proposed vegetated area for infiltrating runoff adjacent to Banfield Road. NHB does not have concerns about the proposed impacts.

NHB's one comment about the plans is that we discourage planting state-listed species; river birch (*Betula nigra*), a state-threatened species, is listed on the planting plan. We recommend replacing with a common native species such as paper birch (*Betula papyrifera*), black birch (*Betula lenta*), or yellow birch (*Betula alleghaniensis*).

Thank you for the opportunity to comment.

Best,
Amy

From: Brenden Walden <bwalden@gesinc.biz>
Sent: Tuesday, December 8, 2020 1:59 PM
To: Lamb, Amy <Amy.E.Lamb@dncr.nh.gov>
Subject: NHB20-3122

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good afternoon Amy,

I have attached the NHB referenced above as well as the requested plan set and photos of the proposed wetland impact area.

The applicant is proposing to redevelop an existing commercial site currently home to an auto repair facility for the construction of an industrial warehouse and office space combination with associated parking area. The proposed redevelopment will fill a small isolated man made wetland on the eastern side of the project site. The total wetland impacts will be 1,910 SF. By impacting this lesser functioning isolated wetland the applicant is able to stay well away from the higher functioning wetlands that encompass a majority of the site. This also allows the applicant to keep the building as well as stormwater management features at least 100ft from any of the higher functioning wetlands.

If you have any other questions comments or concerns please let me know!

Thanks!

Brenden Walden
Business Manager & Wetland Scientist

GOVE ENVIRONMENTAL SERVICES, INC.

8 Continental Dr, Bldg 2, Unit H,

Exeter, NH 03833-7507

Ph (603) 418-7260 / *Cell* (207) 710-7863 / *Fax* (603) 778-0654

bwalden@gesinc.biz

NH Fish and Game Correspondence

Brenden Walden

From: Tuttle, Kim <Kim.A.Tuttle@wildlife.nh.gov>
Sent: Tuesday, December 8, 2020 3:29 PM
To: Brenden Walden
Cc: Doperalski, Melissa
Subject: RE: NHB20-3122 Portsmouth warehouse and office Tax Maps: Map 266 Lot 7

Brendan,

Yes, please complete the wildlife assessment required for the new AoT rules first and submit to Melissa Doperalski and then we will provide feedback for the wetlands and AoT permit to avoid confusion at NHDES.

Thanks,

Kim Tuttle
Wildlife Biologist
NH Fish and Game
11 Hazen Drive
Concord, NH 03301
603-271-6544

From: Brenden Walden <bwalden@gesinc.biz>
Sent: Tuesday, December 8, 2020 3:12 PM
To: Tuttle, Kim <Kim.A.Tuttle@wildlife.nh.gov>
Subject: RE: NHB20-3122 Portsmouth warehouse and office Tax Maps: Map 266 Lot 7

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Kim,
Yes this will need an AOT there will be a total site disturbance of 212,000 SF.

I know that we will need to do a wildlife study onsite, would it be beneficial to prepare it prior to the AOT submission in order to get a sign off for the wetlands application?

I think it should be possible, I just need to let the client know that it would get things into gear to have that work done prior to the AOT application.

Thanks.

Brenden Walden
Business Manager & Wetland Scientist

GOVE ENVIRONMENTAL SERVICES, INC.
8 Continental Dr, Bldg 2, Unit H,
Exeter, NH 03833-7507
Ph (603) 418-7260 / Cell (207) 710-7863 / Fax (603) 778-0654
bwalden@gesinc.biz

From: Tuttle, Kim <Kim.A.Tuttle@wildlife.nh.gov>
Sent: Tuesday, December 8, 2020 2:24 PM
To: Brenden Walden <bwalden@gesinc.biz>; Brenden Walden <bwalden@gesinc.biz>
Subject: RE: NHB20-3122 Portsmouth warehouse and office Tax Maps: Map 266 Lot 7

Brendan,

Will you need an AoT permit?

Please inform NHFG reviewers if your project will require or may require an Alteration of Terrain Permit. Be advised that as of June 2, 2020, DES has adopted a new rule; [Env-Wq 1503.19 intro and \(h\)](#), pertaining to the criteria for issuance of AoT permits specific to RSA 212-A:9, III threatened and endangered wildlife species. The rule results in a change to what information on threatened and endangered wildlife species will need to be submitted in order for the AoT program to make a permit decision: In addition to a NHB datacheck results letter, the rule now also requires an assessment or survey of the project area for the presence of threatened and endangered rare wildlife species or their habitat. Surveys should address all wildlife species identified in the NHB datacheck results letter as well as species that may not yet have been recorded with NHB but may be present in the project area. This work needs to be completed by a qualified wildlife biologist and would need to be coordinated with NHFG.

Thanks,

Kim Tuttle
Wildlife Biologist
NH Fish and Game
11 Hazen Drive
Concord, NH 03301
603-271-6544

From: Brenden Walden <bwalden@gesinc.biz>
Sent: Tuesday, December 8, 2020 2:19 PM
To: Tuttle, Kim <Kim.A.Tuttle@wildlife.nh.gov>
Subject: NHB20-3122

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Good Afternoon Kim,

We are working on a dredge and fill application in Portsmouth to redevelop a commercial site currently utilized as a auto repair shop. The applicant is proposing to construct an industrial warehouse with incorporated office space and associated parking. The proposed construction will fill a small isolated man made wetland. The fill will amount to 1,910 SF of direct wetland impact.

The applicants proposal to impact the man made wetland allows them to keep both the building construction as well as the stormwater management outside of the 100 foot buffer (set by the town) which will protect the larger higher functioning wetland to the east.

I have attached the NHB, plan set, as well a photo log of the proposed impact are.

Please let me know if you have any questions comments/recommendations or concerns with this proposed project.

Thanks!

Brenden Walden
Business Manager & Wetland Scientist

GOVE ENVIRONMENTAL SERVICES, INC.

8 Continental Dr, Bldg 2, Unit H,
Exeter, NH 03833-7507
Ph (603) 418-7260 / *Cell* (207) 710-7863 / *Fax* (603) 778-0654
bwalden@gesinc.biz

**Appendix I
New Hampshire Natural Heritage Bureau Inquiry**

CONFIDENTIAL – NH Dept. of Environmental Services review

Memo



NH Natural Heritage Bureau
HB Datacheck Results Letter

To: Luke Hurley, Gove Environmental Services, Inc.
8 Continental Drive
Exeter, NH 03833

From: Amy Lamb, NH Natural Heritage Bureau

Date: 10/16/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: NHB20-3122

Town: Portsmouth

Location: Tax Maps: Map 266 Lot 7

Description: The applicant is proposing to redevelop an existing commercial site for the construction of a warehouse and office building combination. The proposed construction will impact an isolated wetland in the amount of approximately 1,950 sf.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments: Please send NHB site plans and photos showing wetland impact areas. Please send a grading and drainage plan; we are particularly interested in whether the site is hydrologically connected to Great Bog and if so, how stormwater will be handled and treated onsite.

Natural Community	State ¹	Federal	Notes
Drainage marsh - shrub swamp system	--	--	Threats to this community include changes to the wetland's hydrology either through damming or increasing drainage. Significant increases in nutrients and pollutants from stormwater runoff could also have a deleterious effect on the wetland.
Herbaceous seepage marsh	--	--	As this wetland is strongly influenced by groundwater seepage, it could be affected by landscape alterations which modify groundwater movement or increase stormwater flow into it.
Plant species	State ¹	Federal	Notes
tufted yellow-loosestrife (<i>Lysimachia thyrsiflora</i>)	T	--	As a resident of peatlands, this species is susceptible to any changes to the wetland's hydrology (especially that which causes pooling), increased nutrient input from stormwater runoff, and sedimentation from nearby disturbances.
Vertebrate species	State ¹	Federal	Notes
Blanding's Turtle (<i>Emydoidea blandingii</i>)	E	--	Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

CONFIDENTIAL – NH Dept. of Environmental Services review

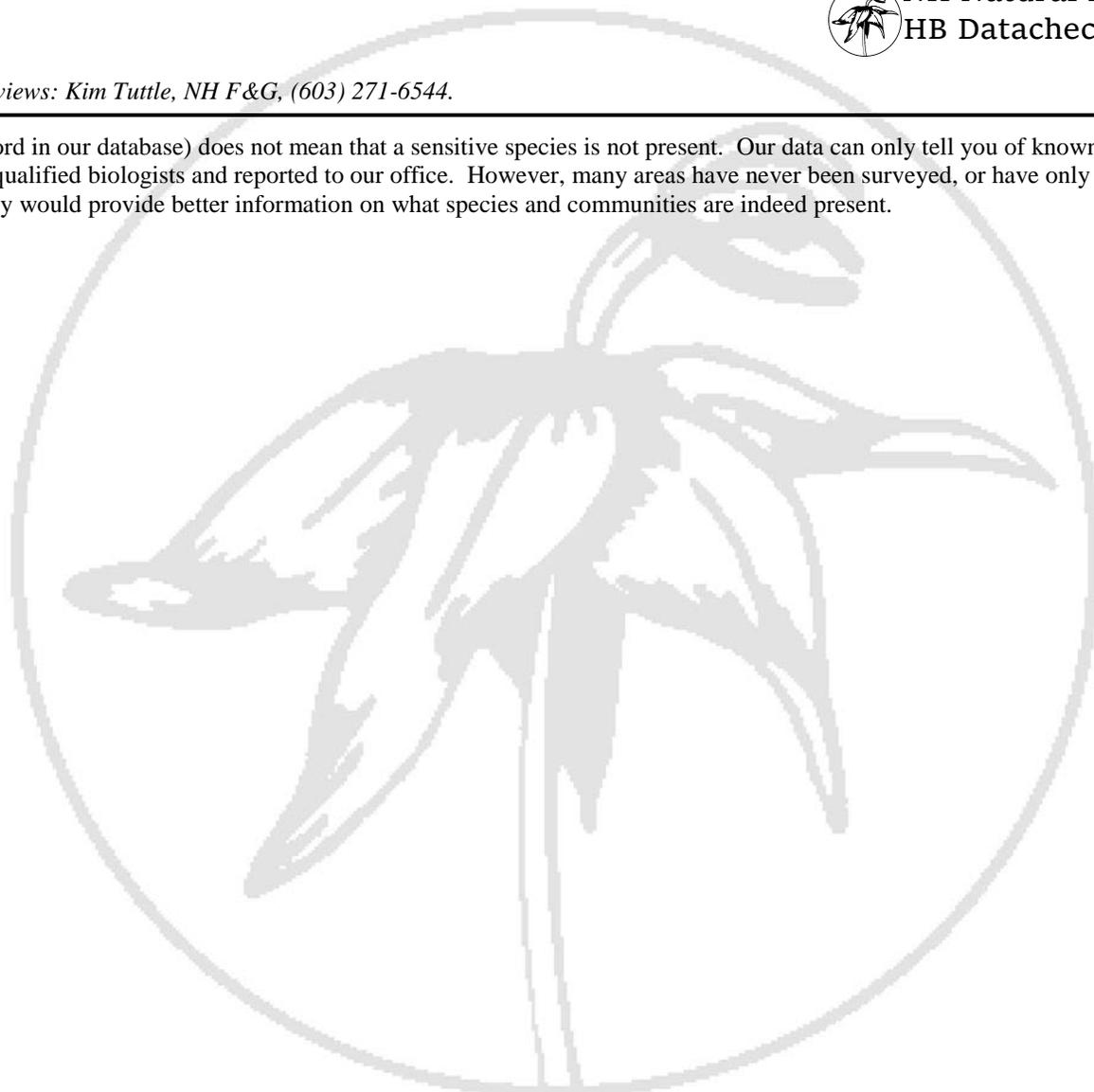
Memo



NH Natural Heritage Bureau
HB Datacheck Results Letter

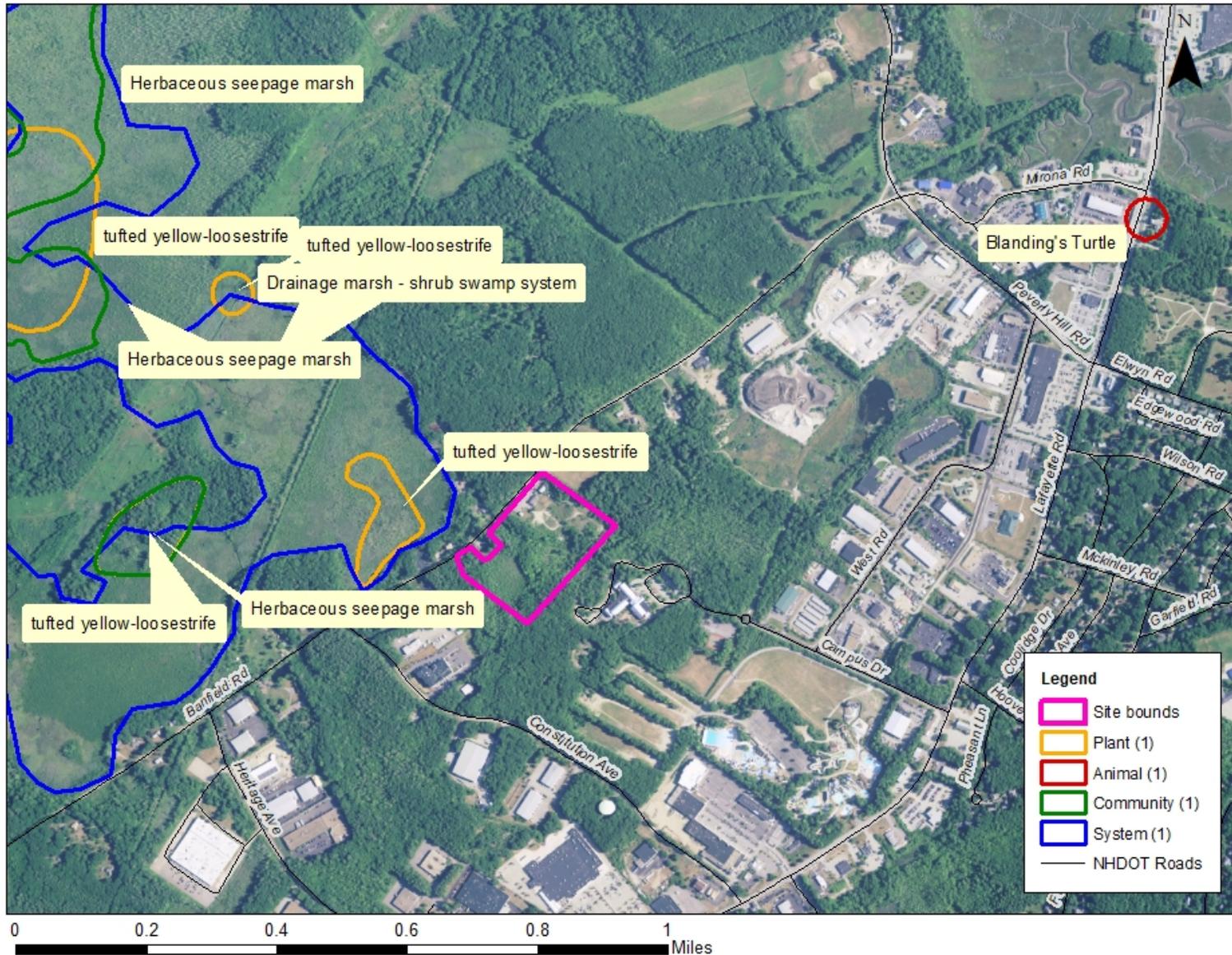
Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.



CONFIDENTIAL – NH Dept. of Environmental Services review

NHB20-3122



New Hampshire Natural Heritage Bureau - System Record

Drainage marsh - shrub swamp system

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

Global: Not ranked (need more information)
State: Demonstrably widespread, abundant, and secure

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: Despite the compromised condition and context ranks, this is an exemplary system because it is a very large, diverse emergent marsh system with coastal plain affinities.

Detailed Description: 2009: Emergent marsh, seepage marsh, meadow marsh, and shrub thicket communities cover most of Great Bog, a broad, coastal plain basin with very poorly drained marine sediment soil and moderate to deep mucky peat soils (over marine sediments). Sedges and/or cattails dominate the marsh communities, which occupy most of the treeless or sparsely wooded areas of the larger wetland. Shrub thickets are also common but occupy a minority of the system. These various communities cover large areas individually, but also occur together in more complex, fine-scaled mosaics in places. Herbaceous seepage marsh and cattail marsh are apparently the most extensive communities. Herbaceous seepage marshes, described from earlier visits and dominated by *Carex lacustris* (lake sedge), occupy large areas in the western part of Great Bog on Maybid silt loam soil, and possibly occur elsewhere. *Typha latifolia* (common cattail) dominate the cattail marshes in most areas on deeper mucks, but some are dominated by *Typha angustifolia* (narrow-leaved cattail), including the south-central portion of the wetland (south of the upland island in the middle of the wetland). *Carex stricta* (tussock sedge) dominates areas of **tall graminoid meadow marsh** and **mixed tall graminoid - scrub-shrub marsh**, along with various other sedges, grasses, forbs, and medium-height to tall shrubs. Shrub thickets include **alder - dogwood - arrowwood alluvial thicket** and **highbush blueberry - winterberry shrub thicket**. *Ilex verticillata* (winterberry), *Vaccinium corymbosum* (highbush blueberry), *Clethra alnifolia* (sweet pepperbush), *Alnus incana* ssp. *rugosa* (speckled alder) are abundant. *Lyonia ligustrina* (male berry) and *Toxicodendron vernix* (poison sumac) are occasional. Small to large colonies of *Phragmites australis* (common reed) occupy portions of the wetland, including the eastern lobe adjacent to Banefield Rd., which was sprayed with herbicide in September 2009. The marsh and shrub communities extend to the upland margin around most of the periphery, but transition to various swamp communities along the northeast side and discontinuously elsewhere.

General Area: 2009: Great Bog is set in low-relief coastal terrain, surrounded by both dry and mesic Appalachian oak - hickory forests, as well as swamps along subtle drainages that feed into the wetland. A complex mosaic of parent materials in the surrounding landscape include shallow ablation till, outwash sediments, and silt and clay soils of marine origin. Upland forests and swamps occur on the largely undeveloped northeast side. Roads, parking lots, and other residential and industrial development are common close to the wetland in other border areas. Invasive exotic shrubs are common in the upland areas immediately adjacent to the wetland, including vast forest thickets of *Frangula alnus* (alder-buckthorn) on the upland island in the central part of the wetland, through which the powerline corridor runs. These are perhaps the most extensive, old, and impenetrable thickets of alder-buckthorn this surveyor has seen, covering dozens of acres. Eighty percent or more cover of alder-buckthorn was common, with very little or no other vegetation in the understory. Other portions of this upland island were more open old fields with remnant orchard trees. Numerous other invasives are present, including *Rosa multiflora* (multiflora rose), *Berberis thunbergii* (Japanese barberry), and *Celastrus orbiculatus* (Asian bittersweet).

General Comments: --
Management: --
Comments:

Location

New Hampshire Natural Heritage Bureau - Community Record

Herbaceous seepage marsh

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

Global: Not ranked (need more information)
State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: A very large seepage marsh in a compromised landscape context.

Detailed Description: 2002: The northern portion of the seepage marsh is characterized by dense swards of *Carex lacustris* (lake sedge) (50%) accompanied by *Typha latifolia* (common cat-tail, 10%), *Toxicodendron radicans* (climbing poison ivy, 5-10%), *Thelypteris palustris* var. *pubescens* (marsh fern, 5-10%), *Onoclea sensibilis* (sensitive fern, 5%), and scattered sapling *Acer rubrum* (red maple, 1-5%). Numerous other herbs are present in low abundance. This area grades further south into sparse woodland areas with more red maple (20-40 ft. tall, including many dead snags), but still more marshy than swampy. A soil sample was very well decomposed muck over silty muck. 1989: The hybrid cattail *Typha* x *Glauca* dominates open areas with extremely abundant *Lysimachia thyrsiflora* (tufted loosestrife). State record *Carex trichocarpa* (hairy-fruited sedge) occurs at the marsh-swamp ecotone.

General Area: 2002: The seepage marsh is the dominant community in the central and western portions of Great Bog, and bounded to the west by the large seepage swamp, to the north by railroad tracks, to the NW by swamp white oak swamp, to the west by the highway and disturbed emergent marsh, and to the south by powerlines and upland areas. While surrounded by development, Great Bog is so large that it is actually one of the largest and least developed tracts of land in Portsmouth. 1989: Borders the red maple swamp forests that the Great Bog largely consists of.

General Comments: 1989: Further field work and a field form is needed.

Management: --

Comments:

Location

Survey Site Name: Great Bog
Managed By: Hospital Corporation of America

County: Rockingham

Town(s): Portsmouth

Size: 128.6 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: Great Bog. South and east of crook in powerline right-of-way. Best approach to portion of site visited in 2002 (without pulling over on I-95) is from north via the railroad tracks just south of crossing of Rte. 33 and I-95. Park in vicinity of Rte. 33 crossing of railroad tracks, at industrial complex on Griffen Rd to south of Rte. 33 (closest but dense shrub border along railroad track) or at railroad bridge by Greenland and Borthwick Streets just north of Rte. 33 (easiest). Proceed southwest on railroad tracks. The seepage swamp is located to the south just past the industrial complex (0.25 miles from Rte. 33); the seepage marsh is found further along past the seepage swamp (open area with few trees ca. 0.45 miles from Rte. 33); and the swamp white oak swamp is found where trees pick up again south of the RR tracks closer to the highway crossing (0.7 miles from Rte. 33).

Dates documented

First reported: 1989-05-30

Last reported: 2002-09-27

New Hampshire Natural Heritage Bureau - Plant Record

tufted yellow-loosestrife (*Lysimachia thyrsoiflora*)**Legal Status**

Federal: Not listed
State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).
Comments on Rank: New Hampshire's best population.

Detailed Description: 2018: Area 4: Species observed having approximately 4% cover in 7 of 59 plots. Observed frequently across site outside of plots.
2013: Area 4: Species observed having approximately 1% cover in 2 of 59 plots.
2010: Searched for but not found.
2004: Searched for but not found.
2002: Searched for but not found.
1989: Thousands of budding plants.
1983: 2 small populations, 11-50 individuals. Specimen collected.

General Area: 2018: Area 4: Drainage marsh formerly dominated by common reed (*Phragmites australis*). After invasive control activities, *Phragmites* was reduced to very low abundance. Marsh now dominated by broad-leaved cattail (*Typha latifolia*), along with some narrow-leaved cattail (*Typha angustifolia*) and hybrid cattail. Purple loosestrife (*Lythrum salicaria*) also frequent at lower abundance. Other frequent species include tussock sedge (*Carex stricta*), meadowsweet (*Spiraea alba* var. *latifolia*), royal fern (*Osmunda regalis* var. *spectabilis*), and woolly bulrush (*Scirpus cyperinus*).
1989: SNE seepage marsh. Also in red maple swamp. With *Carex rostrata* (beaked sedge), *Acer rubrum* (red maple), *Typha latifolia* (common cat-tail), and *Osmunda cinnamomea* (cinnamon fern). 1983: Where a powerline crosses a branch of a brook.

General Comments: 1989: Occurs in 2 areas of seepage marsh.

Management Comments: 2018: Area 4: This site was the subject of an intensive invasive species management project to reduce the presence of common reed (*Phragmites australis*), which completely dominated the marsh. Use of herbicides successfully reduces *Phragmites* to low abundance. *Galerucella* beetles were also released to try and control purple loosestrife (*Lythrum salicaria*), with some success.
2004: Lots of exotic species present.

Location

Survey Site Name: Great Bog
Managed By: Griffin

County: Rockingham
Town(s): Portsmouth
Size: 53.0 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: Great Bog. South and east of crook in powerline right-of-way.
2019: Area 4: Banfield Road conservation properties behind Apostolic Church, 500 Banfield Road, Portsmouth.
1989: Areas 2 and 3: Park at railroad crossing of Banfield Road. Access via dirt road heading NW from Banfield Road about 0.2 miles north of the railroad (much of this road was flooded to 18 inches).
1983: Area 1: Great Bog. At crossing of branch of Pickering Brook and the electric line (brook crossing of utility line and service lane).

Dates documented

First reported: 1983-06-16
Last reported: 2018-10

Appendix II
New Hampshire Department of Historic Resources Inquiry

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title Industrial Warehouse

Project Location 375 Banfield Road

City/Town Portsmouth Tax Map 266 Lot # 7

NH State Plane - Feet Geographic Coordinates: Easting 43.042108 Northing -70.789621
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable)
(Agency providing funds, licenses, or permits)
Permit Type and Permit or Job Reference #

State Agency and Contact (if applicable) NH DES
Permit Type and Permit or Job Reference # Dredge and Fill

APPLICANT INFORMATION

Applicant Name Banfield Realty LLC

Mailing Address 304 Maplewood Avenue Phone Number

City Portsmouth State NH Zip 03801 Email

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Brenden Walden / Gove Environmental Services, Inc.

Mailing Address 8 Continental Dr. Bldg 2, Unit H Phone Number 6037780644

City Exeter State NH Zip 03833 Email bwalden@gesinc.biz

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at marika.labash@dncr.nh.gov or 603.271.3558.

Project Boundaries and Description

- Attach the Project Mapping **using EMMIT or relevant portion of a 7.5' USGS Map.** (See RPR Instructions and
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific area
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** (Blank table forms are available on the DHR website.) EMMIT or in-house records search conducted on 1/25/2021.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 1980's

- Photographs of **each** resource or streetscape located within the project area, with captions, along with a mapped p
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provi

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cel

Please note that for many projects an a

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources

Authorized Signature: _____ Date: _____

Appendix III
Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts

Tax Map



Property Information

Property ID 0266-0007-0000
Location 375 BANFIELD RD
Owner BANFIELD REALTY LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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

Geometry updated 4/1/2019
Data updated 7/17/2019

Subject Property:

Map 266 Lot 7
Banfield Realty, LLC
304 Maplewood Avenue
Portsmouth, NH, 03801

Abutters

Map 266 Lot 8
Elizabeth Ecker
425 Banfield Road
Portsmouth, NH, 03801

Map 266 Lot 84
Foundation For Seacoast Health
100 Campus Drive, Suite 1
Portsmouth, NH, 03801

Map 266 Lot 5
Hope For Tomorrow Foundation
1 Stoneridge Drive
Rye, Nh, 03870

January 25, 2021

«Name»

«Street»

«TownStateZip»

Re: Proposed Industrial Warehouse
Subject: NH Department of Environmental Services Wetlands Bureau
Minimum Impact Dredge & Fill Application

Dear Abutter:

The purpose of this letter is to inform you that Banfield Realty, LLC of Portsmouth, NH is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice for a dredge and fill permit to impact areas under its jurisdiction. The applicant is proposing a project that will have 1,910 SF of direct wetland impact associated with the construction. The project is proposed on Tax map 266 Lot 7 on 375 Banfield Road, Portsmouth, NH.,

A copy of the application, including plans, will be made available for your review at the town offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

Brenden Walden
GES, Inc.