



GOVE ENVIRONMENTAL SERVICES, INC.
AGENT

**NH DES WETLANDS BUREAU
DREDGE & FILL APPLICATION**

**Cate Street
Portsmouth, New Hampshire
January 2019**

Prepared By

Gove Environmental Services, Inc.
8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
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WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management



Check the status of your application: www.des.nh.gov/onestop

RSA/Rule: [RSA 482-A/ Env-Wt 100-900](#)

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

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to [Guidance Document A](#) for instructions.

Standard Review (Minimum, Minor or Major Impact) Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the [Determine if Mitigation is Required Frequently Asked Question](#).

Mitigation Pre-Application Meeting Date: Month: ___ Day: ___ Year: ____
 N/A - Mitigation is not required

3. PROJECT LOCATION:

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

ADDRESS: Cate St		TOWN/CITY: Portsmouth	
TAX MAP: 172, 173, 165, 163	BLOCK:	LOT: 1, 2, 2, 33 & 34	UNIT:
USGS TOPO MAP WATERBODY NAME: Hodgson Brook	<input type="checkbox"/> NA	STREAM WATERSHED SIZE: 2,135 acres	<input type="checkbox"/> NA
LOCATION COORDINATES (If known): X:1222404 Y:208809	<input type="checkbox"/> Latitude/Longitude <input type="checkbox"/> UTM <input checked="" type="checkbox"/> State Plane		

4. PROJECT DESCRIPTION:

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The proposed project looks to re-develop the existing lots listed above for residential living space in the form of both multi level apartments as well as town homes. The proposed project also addresses the lack of stormwater management currently onsite as well as work to remove Japanese knot weed established on the bank of Hodgson Brook. All work requiring the wetland permit will be done in the bank and will not take place within the Brook.

5. SHORELINE FRONTAGE:

NA This does not have shoreline frontage. SHORELINE FRONTAGE:

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the [Land Resources Management Web Page](#).

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 18 - 2790.

b. [Designated River](#) the project is in ¼ miles of: _____; and
 date a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: ___ Day: ___ Year: ____
 N/A

8. APPLICANT INFORMATION (Desired permit holder)LAST NAME, FIRST NAME, M.I.: **Jay Bisognano**TRUST / COMPANY NAME: **Cate Street Development LLC.**MAILING ADDRESS: **60K Street**TOWN/CITY: **Boston**STATE: **MA**ZIP CODE: **02127**EMAIL or FAX: **jb@torprops.com**PHONE: **978-490-5278**

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

9. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

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

10. AUTHORIZED AGENT INFORMATIONLAST NAME, FIRST NAME, M.I.: **Walden, Brenden, M**COMPANY NAME: **Gove Environmental Services Inc.**MAILING ADDRESS: **8 Continental Dr. Bldg 2, Unit H**TOWN/CITY: **Exeter**STATE: **NH**ZIP CODE: **03833**EMAIL or FAX: **bwalden@gesinc.biz**PHONE: **603-778-0644**

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

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.



Property Owner Signature

Jay Bisognano

Print name legibly

01/28/2019

Date

irm@des.nh.gov or (603) 271-2147

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


www.des.nh.gov

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.


	Print name legibly	Date
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DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

			
Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. 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.
4. 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; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, 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.

14. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

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

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	ATF	TEMPORARY Sq. Ft. / Lin. Ft.	ATF
Forested wetland	1363	<input type="checkbox"/> ATF	3904	<input type="checkbox"/> ATF
Scrub-shrub wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Emergent wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Wet meadow		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Intermittent stream		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Perennial Stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Intermittent stream	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Tidal water	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Salt marsh		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Sand dune		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland buffer		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Previously-developed upland in TBZ		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Lake / Pond		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - River		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Tidal Water		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Vernal Pool		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
TOTAL	/		/	

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) 5267 sq. ft. X \$0.20 = \$ 1,053.40

Temporary (seasonal) docking structure: _____ sq. ft. X \$1.00 = \$

Permanent docking structure: _____ sq. ft. X \$2.00 = \$

Projects proposing shoreline structures (including docks) add \$200 = \$

Total = \$ 1,053.40

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 1,053.40

irm@des.nh.gov or (603) 271-2147

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

www.des.nh.gov



**WETLANDS PERMIT APPLICATION – ATTACHMENT A
MINOR AND MAJOR - 20 QUESTIONS
Land Resources Management
Wetlands Bureau**



Check the Status of your application: www.des.nh.gov/onestop

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

Env-Wt 302.04 Requirements for Application Evaluation - For any major or minor project, the applicant shall demonstrate by plan and example that the following factors have been considered in the project’s design in assessing the impact of the proposed project to areas and environments under the department’s jurisdiction. Respond with statements demonstrating:

1. The need for the proposed impact.

The proposed impacts to the bank of Hodgson Brook are for two reasons. 1. To remove the Japanese knot weed that is established within the bank, the bank will then be graded appropriately and planted with native species to ensure the bank is stabilized. The second reason is to help with water quality. Currently the water either sheet flows across the site which is almost entirely impervious surface or it is caught in the existing storm drains in a couple of areas and put directly into a pipe. In both cases the water is discharged directly into the Brook without any kind of treatment. The proposed impact looks to remove two culverts from the bank as well as to remove ares with established invasive species, impacts within the bank will also include the installation of a treatment swale for stormwater.

2. That the alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site.

Due to Japanese knot weed's extreme tendencies to survive through treatments either through covering for years or pesticides (which the applicant does not wish to use so close to Hodgson brook) it is our professional opinion that to dig it up would be the best way to manage it. This will be done in conjunction with the additional removal of debris along the bank. For the location of the detention basin, with the least minimizing impact to the bank, it is located as close to the existing roadway as possible.

3. The type and classification of the wetlands involved.

Resource area: R2UB1

Note: The impact areas will not enter the resource area but will remain confined to the bank of Hodgson Brook

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters.

Hodgson Brook flows into North Mill Pond which is connected to the Piscataqua River. The proposed work will benefit the water quality as well as help to establish more native fauna along the bank.

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area.

Since Hodgson Brook is considered disturbed and not a natural stream channel it is not considered a rare wetland in southern NH.

6. The surface area of the wetlands that will be impacted.

Total bank impacts are 5,267 sf. Of this 3,904 will be temporary for the bank restoration work. The remaining 1,363 will be for the treatment swale installation.

7. The impact on plants, fish and wildlife including, but not limited to:
- a. Rare, special concern species;
 - b. State and federally listed threatened and endangered species;
 - c. Species at the extremities of their ranges;
 - d. Migratory fish and wildlife;
 - e. Exemplary natural communities identified by the DRED-NHB; and
 - f. Vernal pools.

No rare, endangered, threatened or species of special concern will be impacted negatively by the proposed impacts.

8. The impact of the proposed project on public commerce, navigation and recreation.

The proposed Re-development will effectively provide more residential living for the city of Portsmouth in the form of multilevel apartments as well as town houses, as well as construction related jobs. The proposed development will also construct a trail along Hodgson Brook. There will also be a building within the proposed Re-development that will be available for retail and small business.

9. The extent to which a project interferes with the aesthetic interests of the general public. For example, where an applicant proposes the construction of a retaining wall on the bank of a lake, the applicant shall be required to indicate the type of material to be used and the effect of the construction of the wall on the view of other users of the lake.

The existing conditions for the project site are almost entirely paved with some commercial buildings on the site, as well as, some accessory buildings. The proposed project will removed 15,663 of the pavement from the wetland buffer surrounding Hodgson Brook, as well as open up green space around the residential living areas. Overall the proposed use is in keeping with the surrounding commercial area.

10. The extent to which a project interferes with or obstructs public rights of passage or access. For example, where the applicant proposes to construct a dock in a narrow channel, the applicant shall be required to document the extent to which the dock would block or interfere with the passage through this area.

The proposed project and work being done within the bank is on privet land and will not obstruct any public right of ways.

11. The impact upon abutting owners pursuant to RSA 482-A:11, II. For example, if an applicant is proposing to rip-rap a stream, the applicant shall be required to document the effect of such work on upstream and downstream abutting properties.

There will be no negative impacts to the abutters surrounding the project.

12. The benefit of a project to the health, safety, and well being of the general public.

There is no known net benefit or detriment to the health, safety, and wellbeing of the public.

13. The impact of a proposed project on quantity or quality of surface and ground water. For example, where an applicant proposes to fill wetlands the applicant shall be required to document the impact of the proposed fill on the amount of drainage entering the site versus the amount of drainage exiting the site and the difference in the quality of water entering and exiting the site.

The site in its current condition has next to no control on the stormwater that enters Hodgson Brook and there are no systems currently in place on this site that help to manage the quality of that water. The proposed design will implement a closed drainage system with a water quality unit as well as a to construct a treatment swale that is proposed to impact a portion of the bank to help manage and treat the stormwater that will enter Hodgson Brook.

14. The potential of a proposed project to cause or increase flooding, erosion, or sedimentation.

To prevent these issues the proposed project will be incorporating all required storm water treatment measures and best management practices during construction.

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards.

The proposed project does not deal directly with the water body, all work to be done will be located within the bank. The proposed work will not affect the current or wave energy that is associated with Hodgson brook.

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights. For example, an applicant who owns only a portion of a wetland shall document the applicant's percentage of ownership of that wetland and the percentage of that ownership that would be impacted.

The proposed impacts within the bank are to help Hodgson Brook to remove the invasive species of Japanese Knotweed and replace these areas with native plantings along the project site. The proposed project will also assist with the storm water and water quality entering the brook from this site.

17. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

The proposed project is not directly in wetlands, but in the bank associated with Hodgson Brook. The direct bank impacts will remove the trash and additional past dumping material from couches, asphalt, concrete, etc. By doing this some areas of the bank will be excavated and will be removed of invasive species. This area will be amended with clean loam and planted with native vegetation. In addition to the planting of the bank, the removal of 15,663sf of impervious material from the 100-buffer to the Brook will eliminate runoff and pollutants from entering the Brook, as well as being treated in the proposed storm water basin. This will be a dramatic improvement to the water quality of Hodgson Brook.

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication.

No such areas have been identified.

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries.

No such areas have been identified.

20. The degree to which a project redirects water from one watershed to another.

No such areas have been identified.

Additional comments



**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 <small>to remove knot weed</small>	
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? <small>No Fill in the wetlands there will only be work within the bank for knotweed removal and for storm water management</small>		
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?	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.

NHDES WETLANDS BUREAU
MINOR IMPACT DREDGE & FILL APPLICATION

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 - USGS Quad Sheet Locus Map
 - Existing Conditions
 - Wetland Impact Plan Detail
 - Photolog of Impact Areas
- 4.0 Proposed Wetland Impact
 - 4.1 Wt 302.04 Requirements for Application Evaluation: Impact of Proposal

APPENDICES

- Appendix I New Hampshire Natural Heritage Bureau Inventory
- Appendix II NH Department of Historic Resources Inquiry
- Appendix III Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts

2.0 GENERAL INFORMATION

PREPARED BY (AGENT CONTACT): Luke Hurley

2.1 PROJECT NAME, PLANS, AND MAPS

PROJECT NAME: Bank Restoration

SITE PLANS/MAPS: Cover Sheet
Existing Conditions Plan
Grading and Drainage Plan
8½"x11" USGS Quad Sheet Locus Map
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 the summer of 2018, utilizing the standards of the Corps of Engineers Wetlands Delineation Manual¹ and the NH DES Wetlands Bureau Code of Administrative Rules².
- 2.2.2 Wetland flags were surveyed by Doucet Survey, Inc.
- 2.2.3 Wetlands were classified by GES utilizing the criteria of Classification of Wetlands and Deepwater Habitats of the United States³.
- 2.2.4 Dominant hydric soil conditions within the wetlands were identified by Gove Environmental Services Inc. utilizing the criteria of Field Indicators for Identifying Hydric Soils in New England⁴.
- 2.2.5 Dominance of wetland vegetation was assessed by Gove Environmental Services Inc. utilizing the National List of Plant Species That Occur in Wetlands: Northeast (Region 1)⁵.

¹ Environmental Laboratory. 2012. "Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region." 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 National Technical Committee for Hydric Soils. 2010. "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 existing site is a 10+ acre site, composed of parking areas, driveways and commercial buildings. Hodgson Brook runs from west to east along the northern property line. This wetland is a perennial stream with a rock/sand/cobble bottom and defined banks. The bank is dominated by red maple, high bush blueberry, oak, yellow birch, ash, buckthorn, Japanese knotweed and Oriental bittersweet.

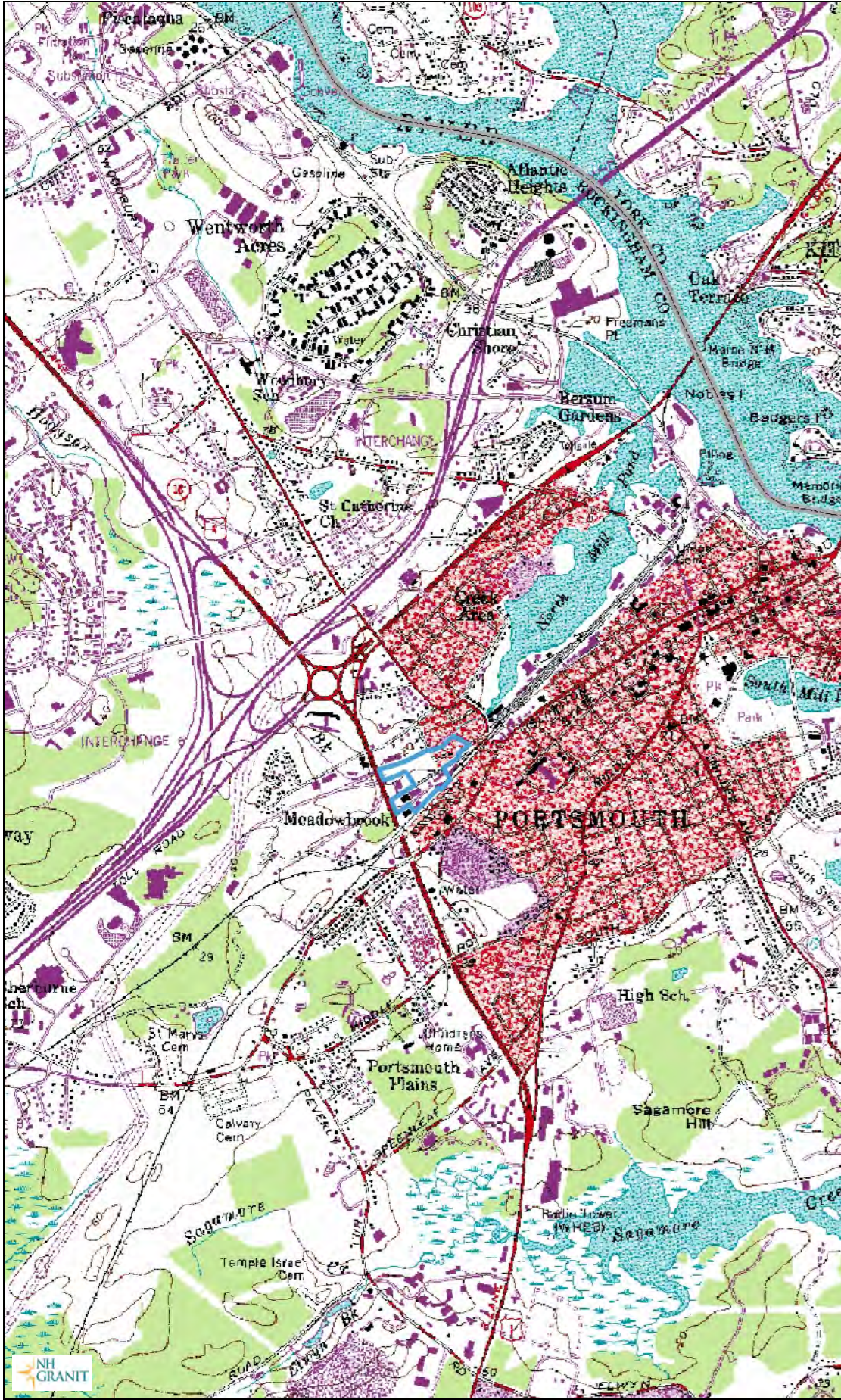
3.0 PROJECT OVERVIEW

The applicant is proposing to connect Cate St. to the intersection of Borthwick Ave, and Route 1. During this proposed construction extending Cate St. removal of 15,663 SF of existing impervious pavement will be removed. Additional work within the buffer will include invasive species removal, culvert removal, and the construction of a treatment swale for storm water that enters Hodgson's Brook.

1985 USGS QUAD SHEET LOCUS MAP

Scale 1:24,000

Site Location



Legend

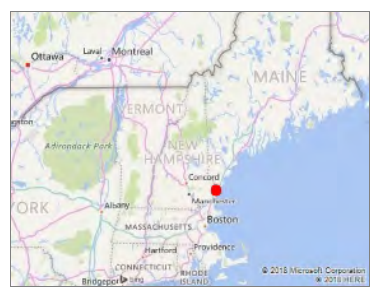
- State
- County
- City/Town

Map Scale
1: 25,000

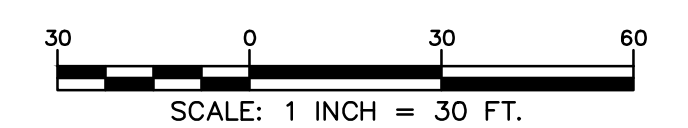
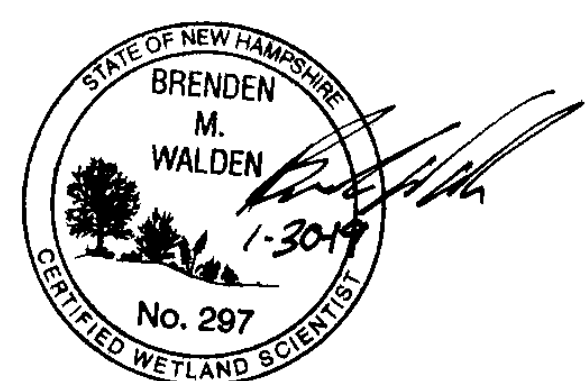
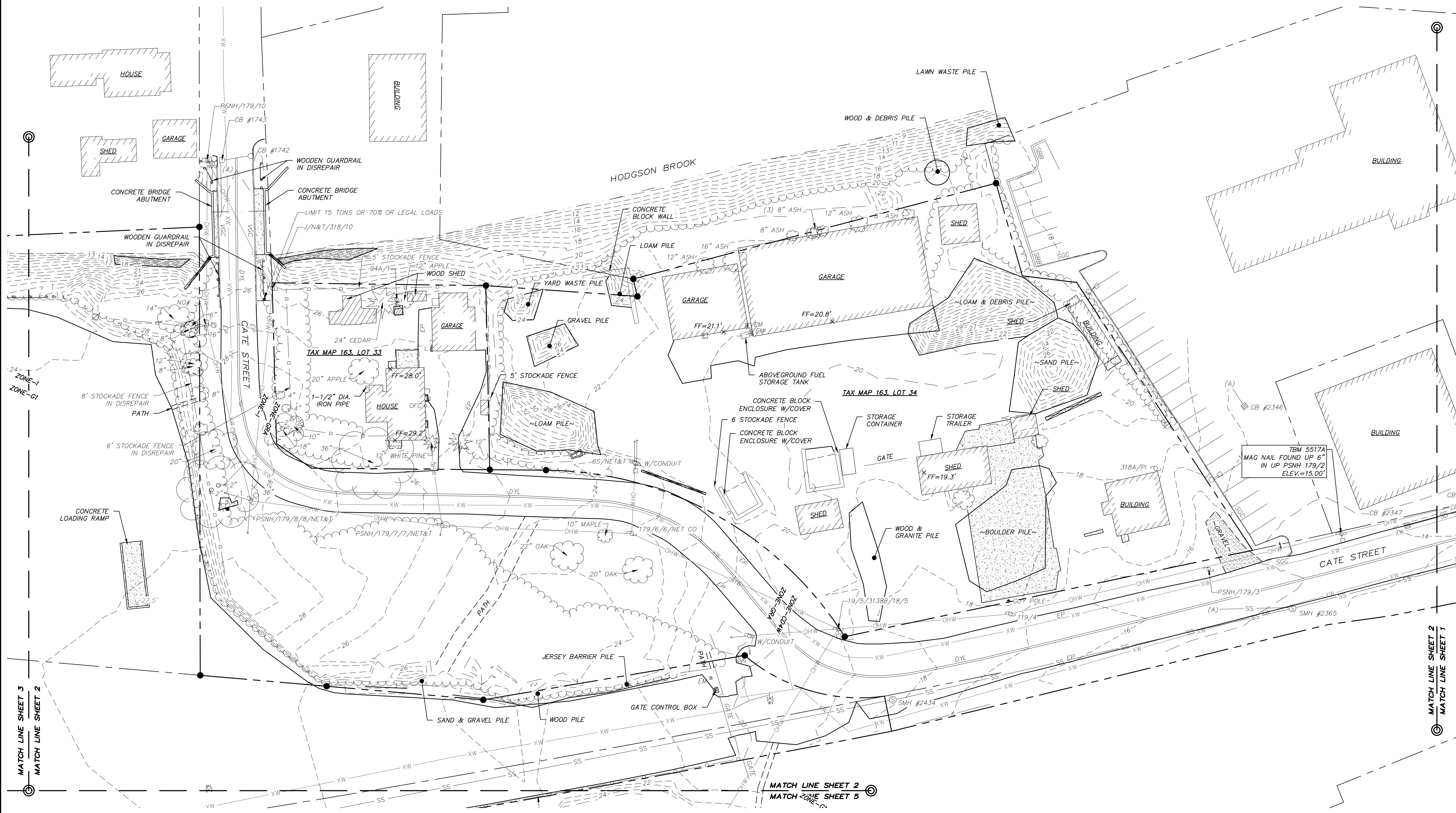
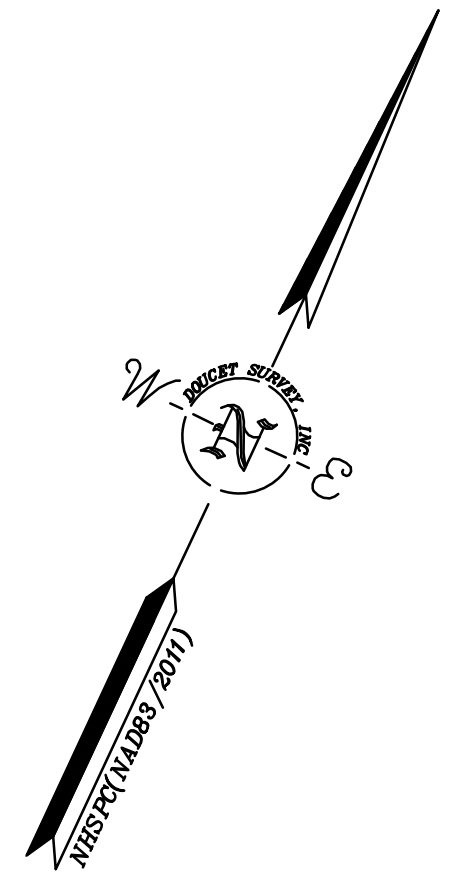


© NH GRANIT, www.granit.unh.edu
Map Generated: 8/28/2018

Notes



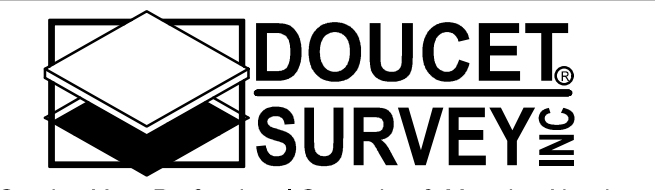
EXISTING CONDITIONS PLAN



TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT, LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

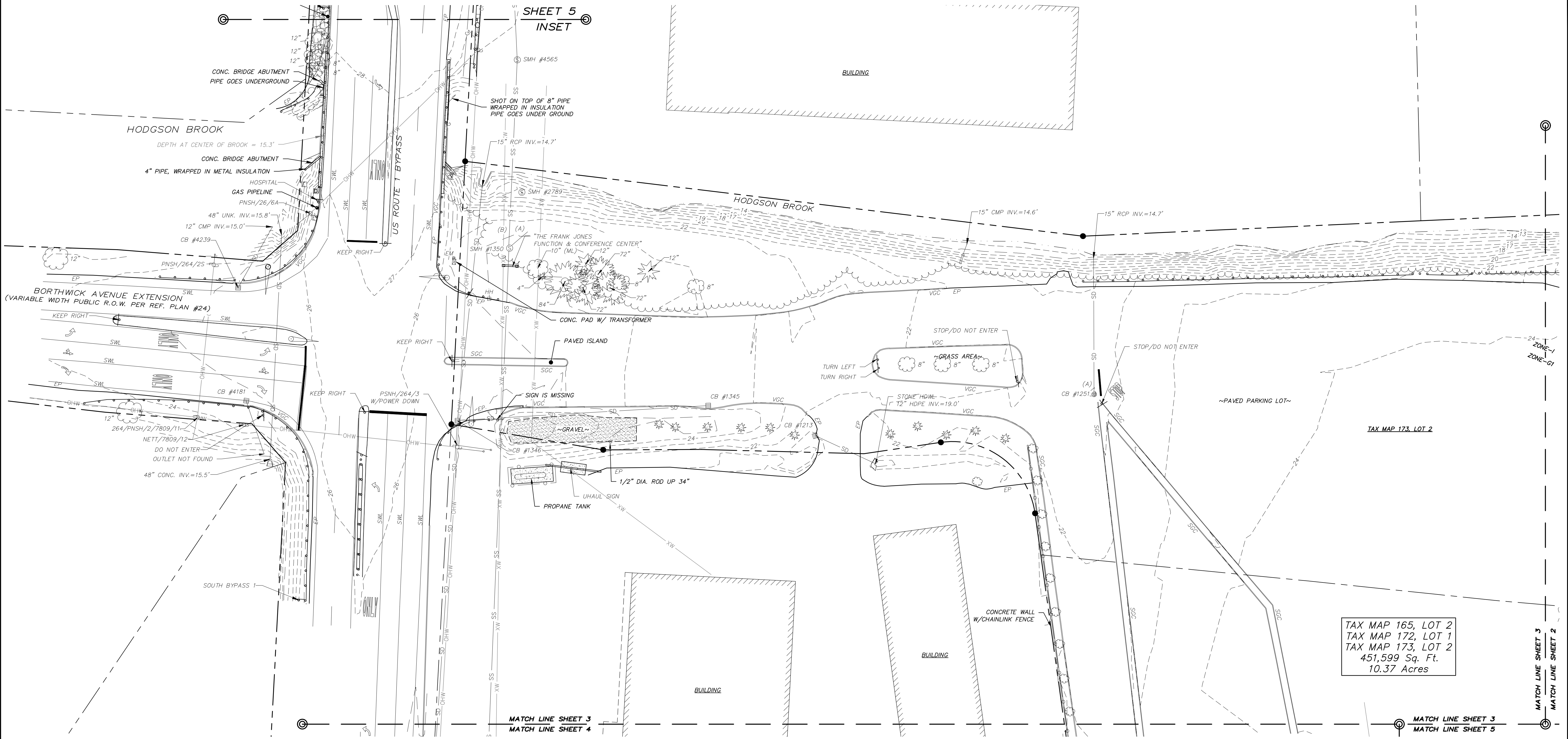
DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	2 OF 5



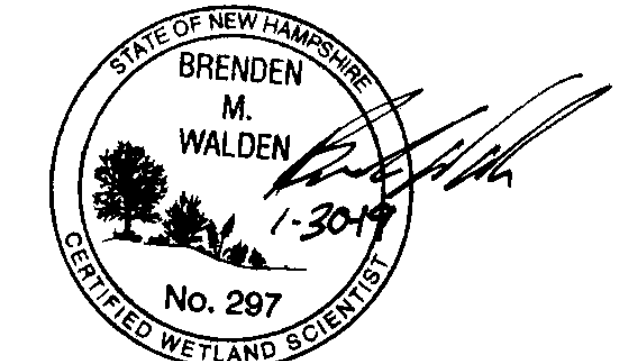
Serving Your Professional Surveying & Mapping Needs
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

FILE NAME: \\P:\PROJECTS\5517_CSD (5517)\DWG\5517A_CSD.dwg LAYOUT NAME: 5517P.DWG PLOTTED: Wednesday, January 30, 2019 - 9:35am

FILE NAME: Y:\PROJECTS\5517_CSD (SE 4130)\DWG\5517A_CSD.dwg LAYOUT NAME: TPO (3) PLOTTED: Wednesday, January 30, 2019 - 9:35am



TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
451,599 Sq. Ft.
10.37 Acres

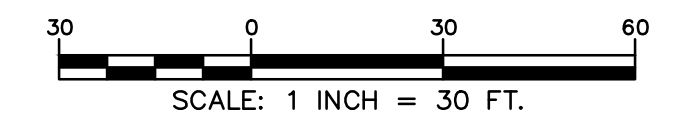
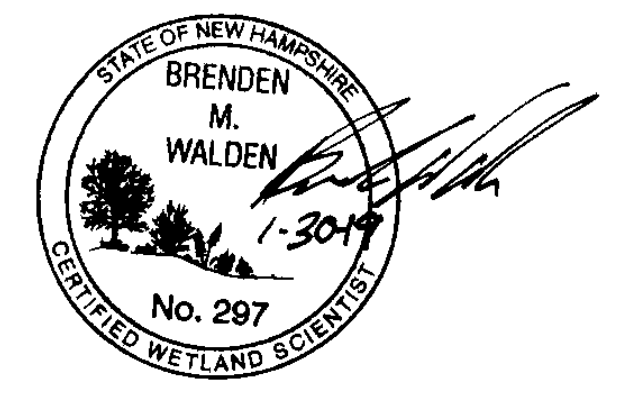
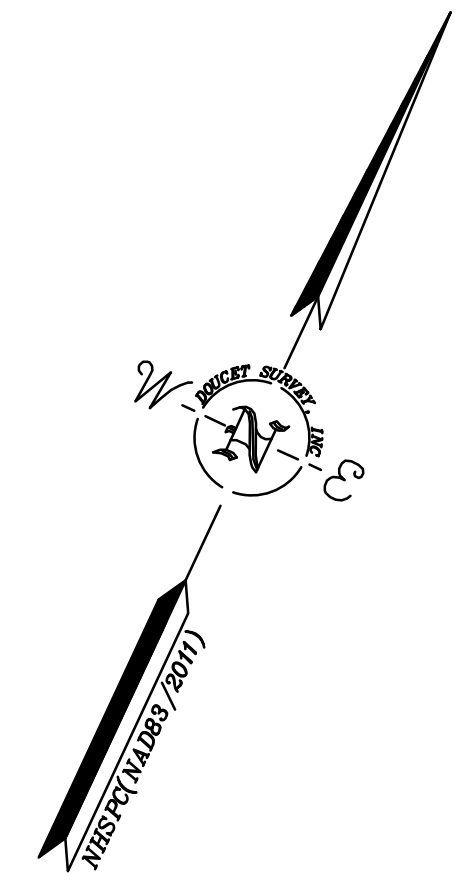
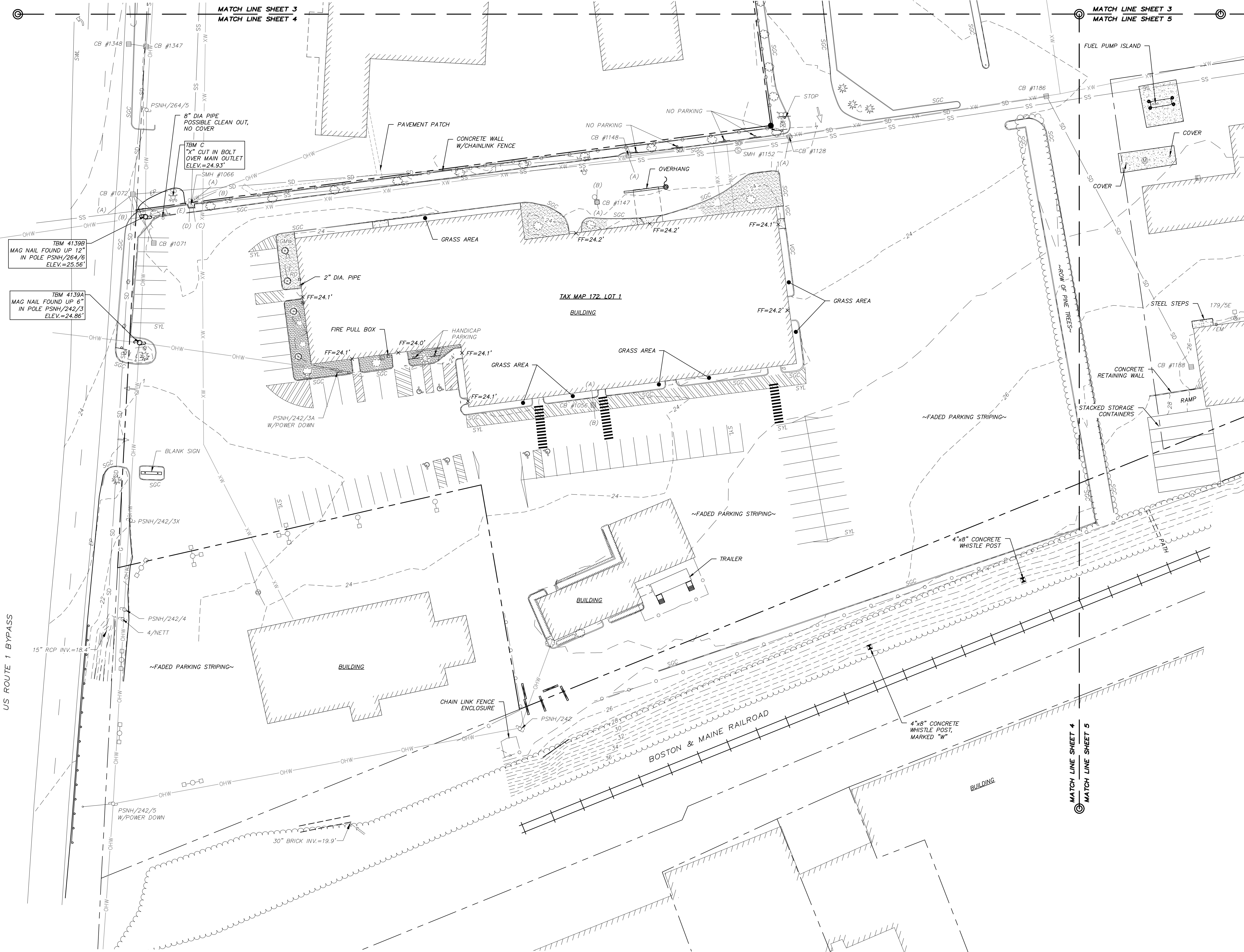


TOPOGRAPHIC PLAN
FOR
CATE STREET DEVELOPMENT, LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	3 OF 5

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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>



TOPOGRAPHIC PLAN
 FOR
GATE STREET DEVELOPMENT, LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 GATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

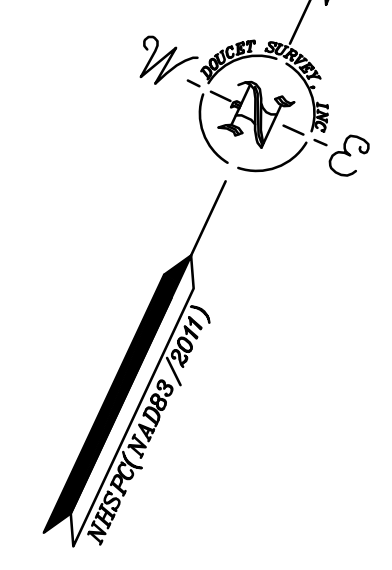
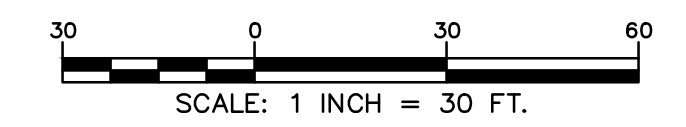
NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	4 OF 5

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 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

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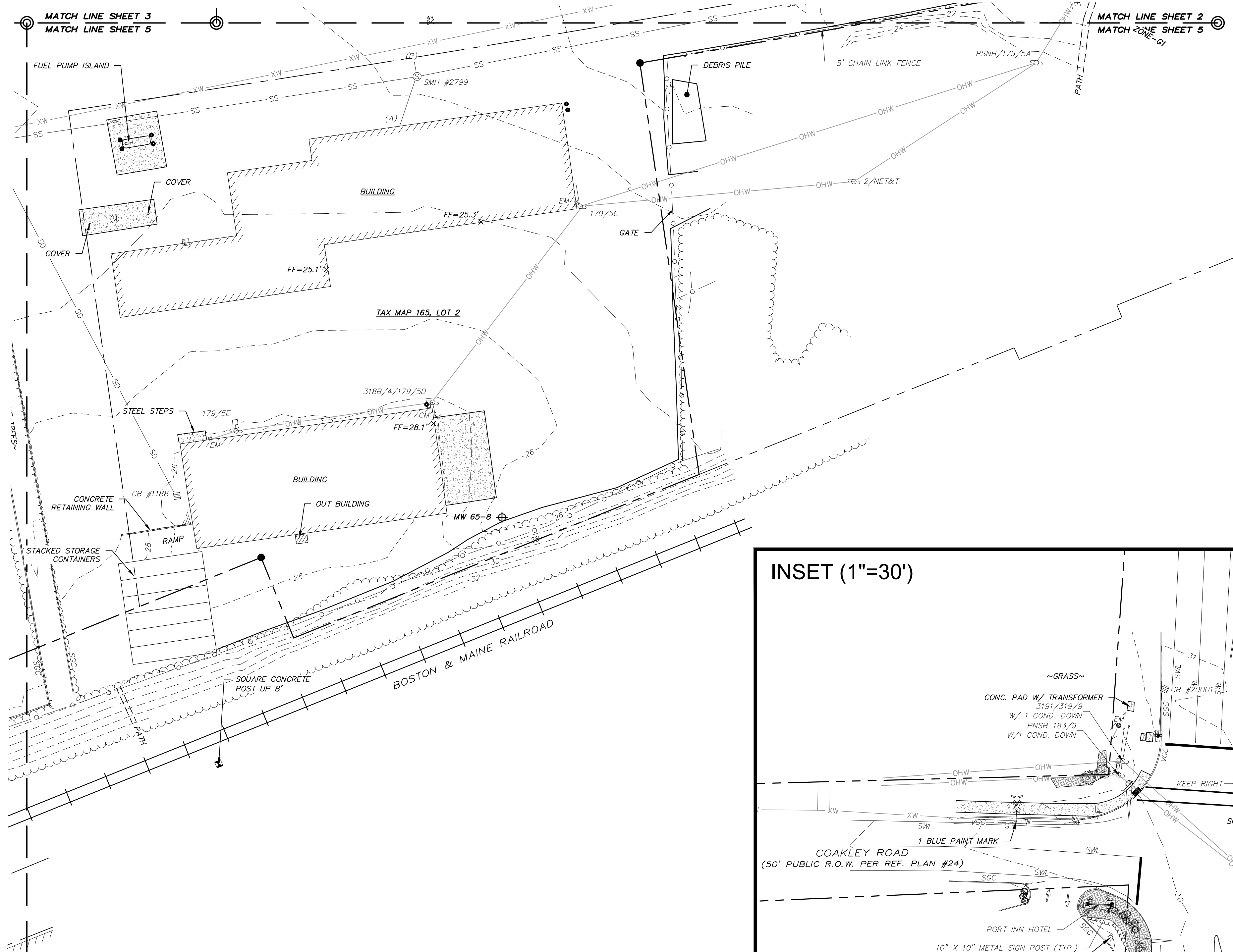
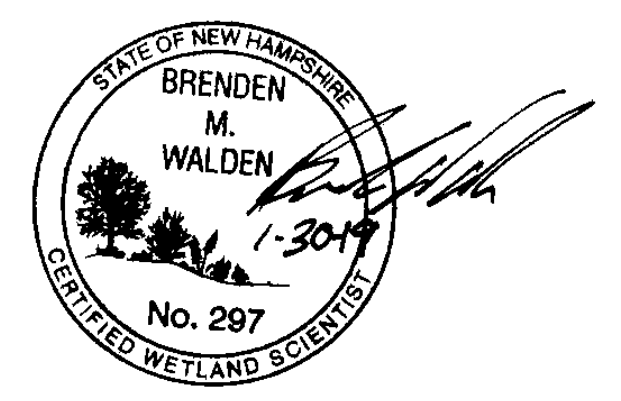
TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT, LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE



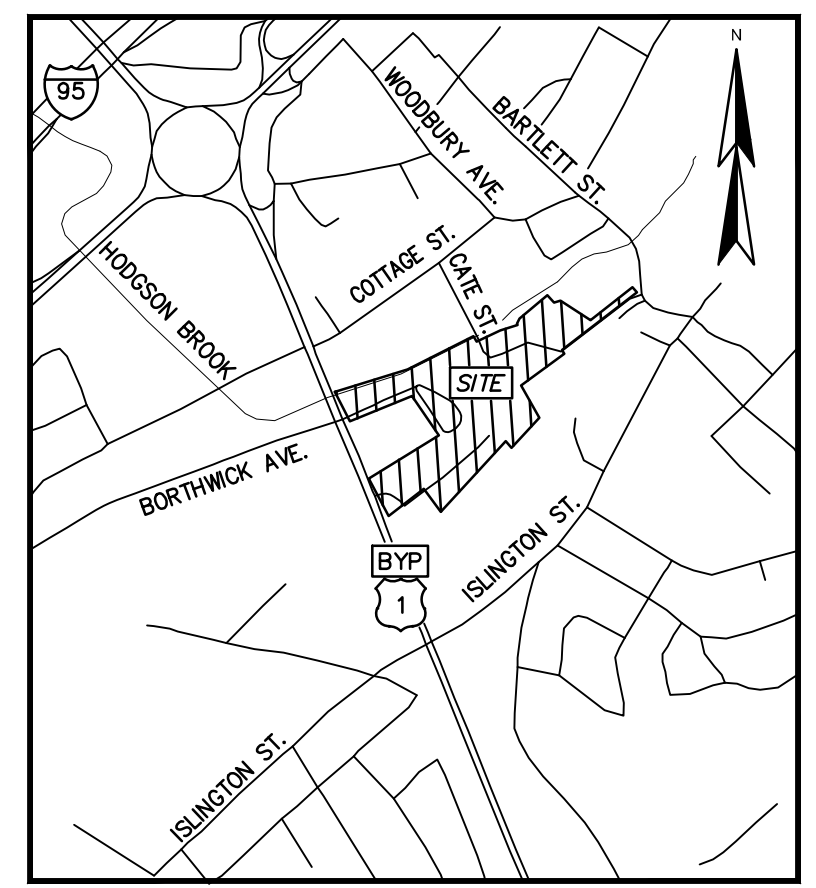
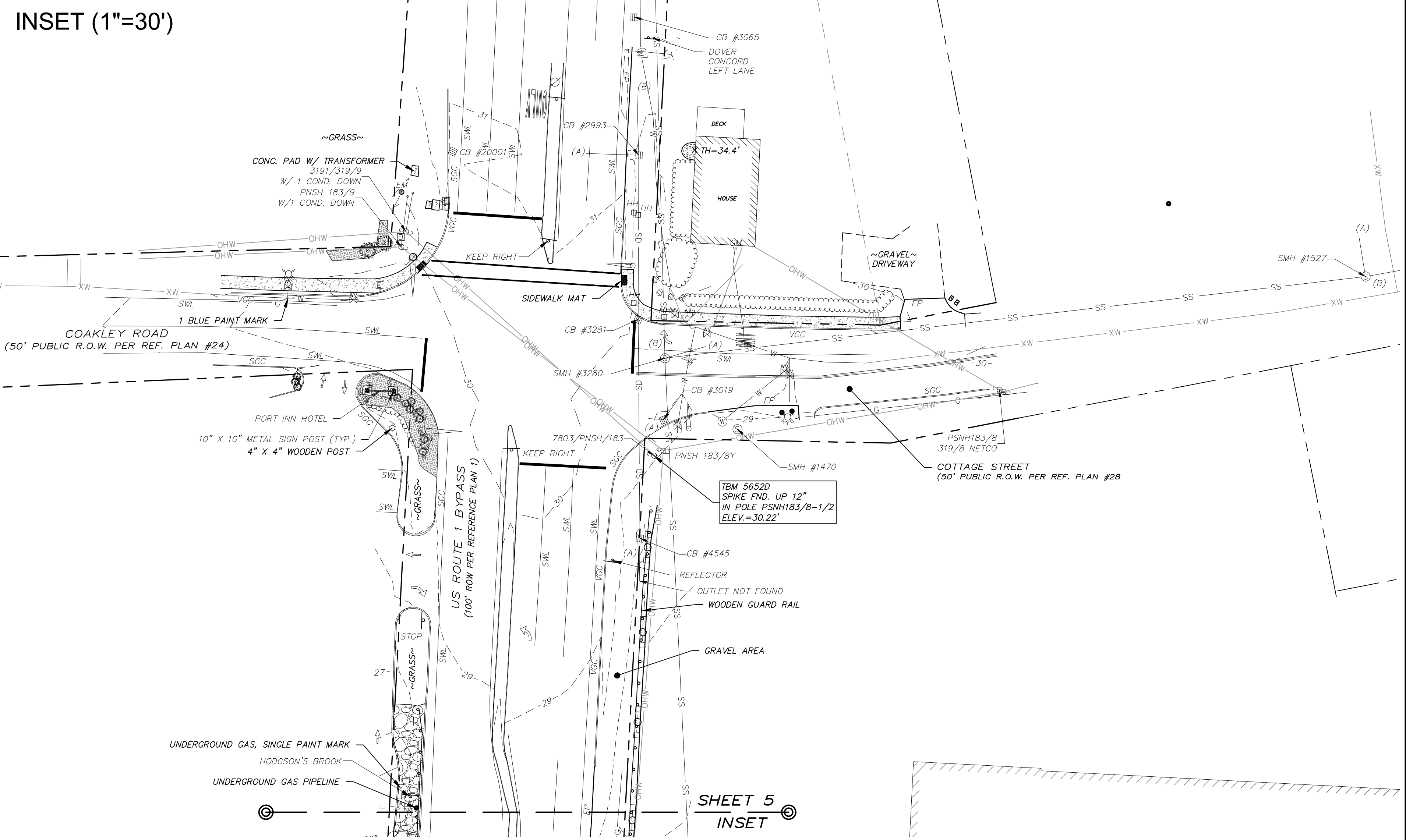
DOUCET SURVEY
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 102 Kent Place, Newmarket, NH 03857 (603) 659-6560
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
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NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	5 OF 5



INSET (1"=30')

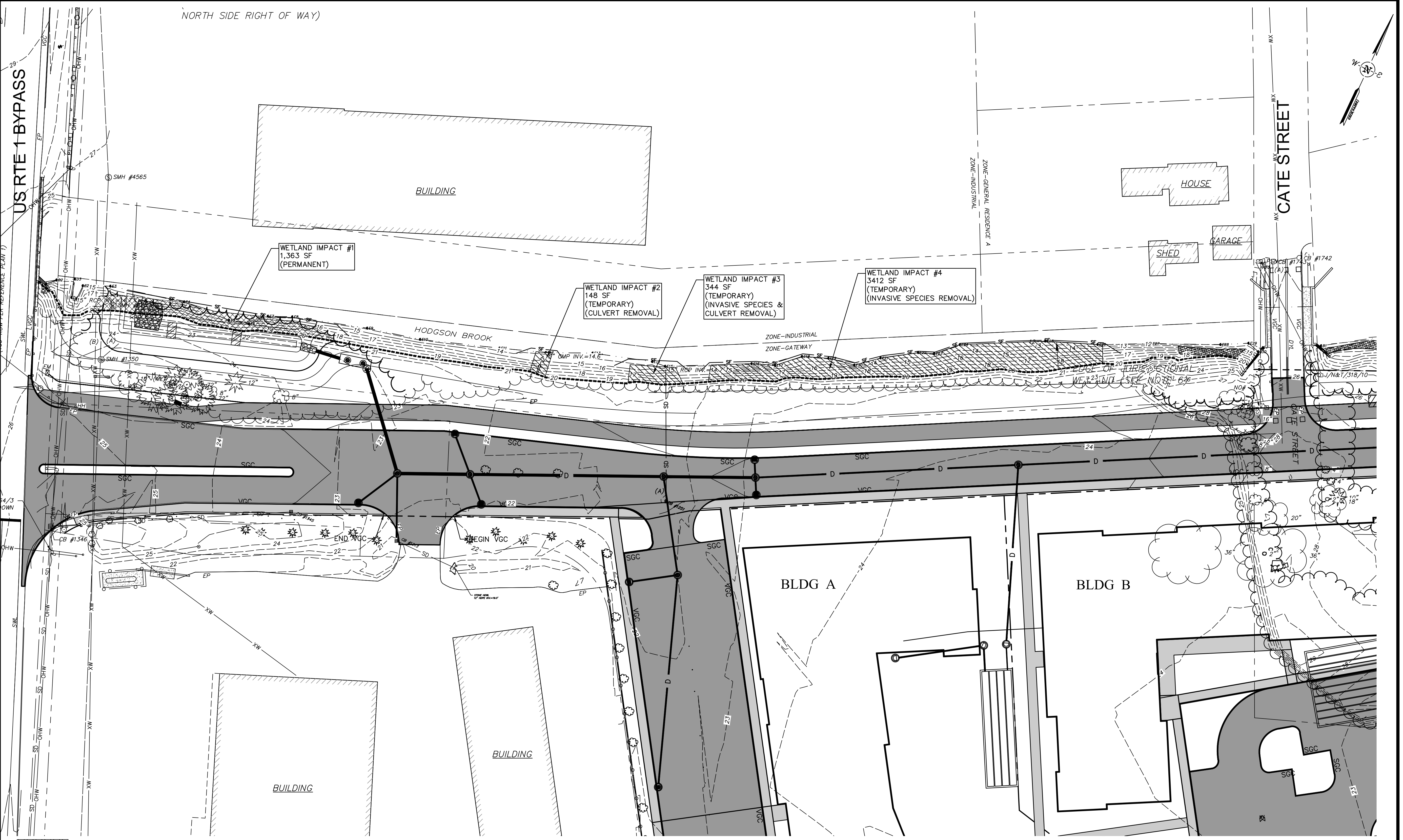


LOCATION MAP (n.t.s.)

MATCH LINE SHEET 4
 MATCH LINE SHEET 5

WETLAND IMPACT PLAN DETAIL

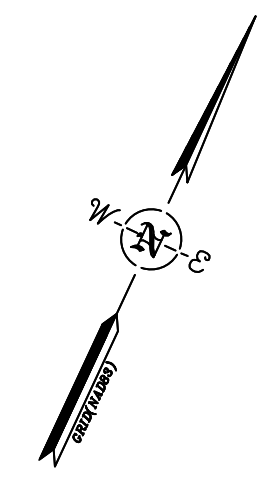
File Path: F:\P20180317A10\Civil\3D\Wetland\20180317A10_WETL01.dwg Layout: CW-101 Plotted: Mon, January 28, 2019 - 11:35 AM User: ddugali
 LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB
 MS VIEW:



- CHECK DAM
- PERMANENT WETLAND IMPACT
- TEMPORARY WETLAND IMPACT
- SILT FENCE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED DRAIN LINE

RESTORATION SEQUENCE NOTES:

1. PROPER EROSION CONTROL WILL BE PLACED AROUND ALL JURISDICTIONAL WETLANDS PRIOR TO THE START OF WORK.
2. THE FILL MATERIAL WILL BE TAKEN OUT AND DISPOSED OF OFFSITE.
3. CLEAN TOP SOIL WILL BE ADDED AS NEEDED.
4. THE FOLLOWING SPECIES WILL BE PLANTED 10 FT ON CENTER: Highbush Blueberry (*Vaccinium corymbosum*), Winterberry (*Ilex verticillata*), Sweet Pepper Bush (*Clethra alnifolia*), and any exposed areas will be seeded with an erosion control seed mix @ 35lbs/acre.



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:	HORIZ.: 1"=30'
	VERT.: 1"=30'
DATUM:	HORIZ.: NAD83
	VERT.: NGVD29
	30 15 0 30
	GRAPHIC SCALE

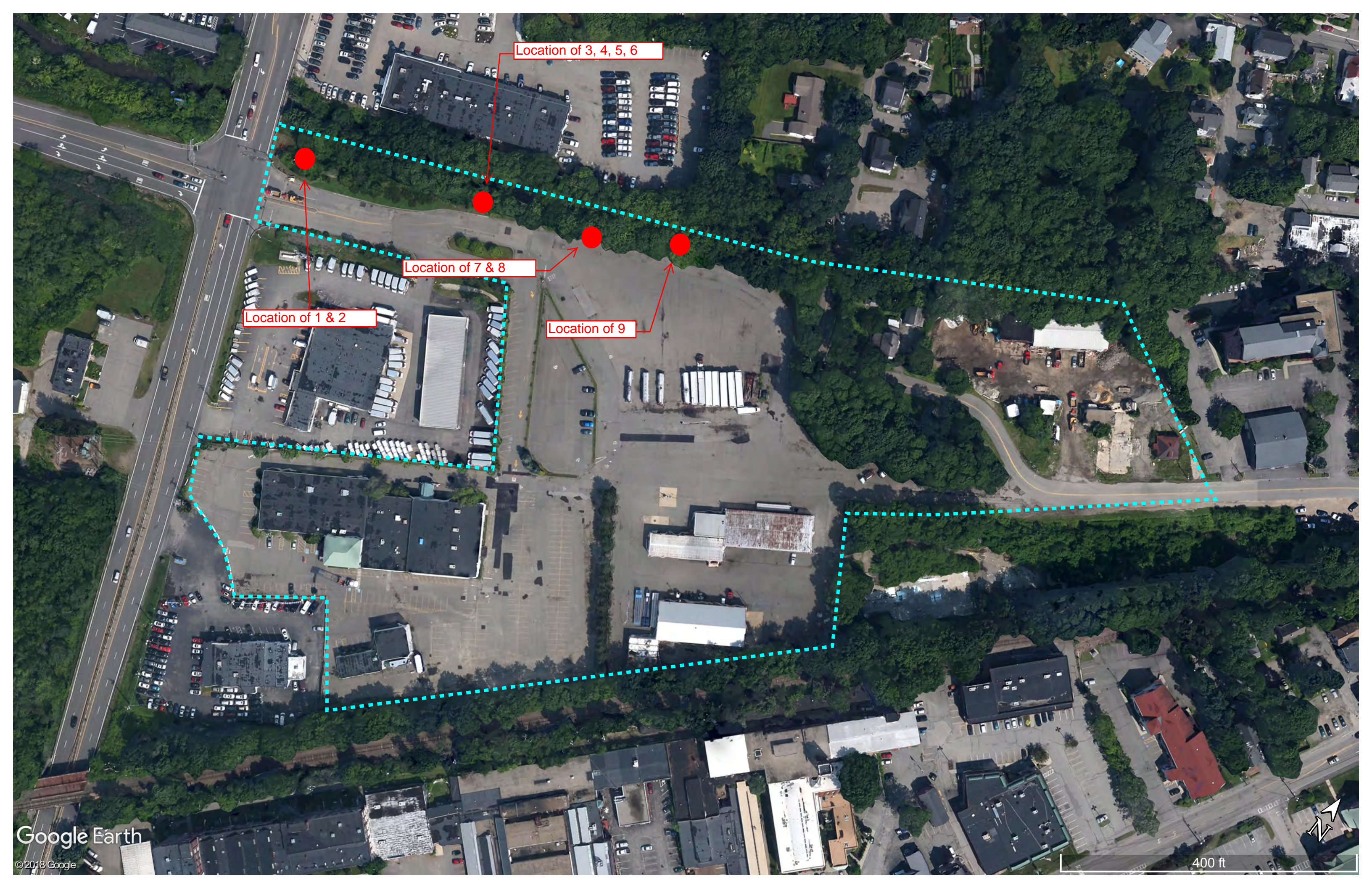
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0669
 www.fandoo.com

CATE STREET DEVELOPMENT, LLC
WETLAND IMPACT PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 01/25/2019

CW-101

PHOTOLOG OF IMPACT AREAS



Location of 3, 4, 5, 6

Location of 7 & 8

Location of 1 & 2

Location of 9





Photo 1: Impact area #1 looking toward the bank. Route 1 is behind the photographer.



Photo 2: Impact area #1. Looking toward Route 1.



Photo 3: Looking towards Route 1 along the bank at impact area #2



Photo 4: Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #3



Photo 5: Depicting the abundance of Japanese Knotweed. Looks into Hodgson Brook, showing impact area #3



Photo 6: Depicting the abundance of Japanese Knotweed. Looks upslope toward the parking lot on site with Hodgson brook behind. This shows impact area #3



Photo 7: Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #4



Photo 8: Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #4



Photo 9: Depicting the abundance of Japanese Knotweed. Looking towards Route 1 and down slope towards Hodgson Brook, showing impact area #4.

Appendix I
New Hampshire Natural Heritage Inventory Inquiry



New Hampshire Natural Heritage Bureau

To: Luke Hurley
8 continental Drive
Exeter, NH 03833

Date: 9/6/2018

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 9/6/2018

NHB File ID: NHB18-2790

Applicant: Jay Bisognano

Location: Tax Map(s)/Lot(s): Map 163 Lot 33 & 34, Map 172 Lot 1, Map 173
Lot 2, Map 165 Lot 2
Portsmouth

Project Description: The proposed project looks to redevelop the above listed properties for both multilevel residential and town home residential living with a small portion of the property to be used for a small commercial building.

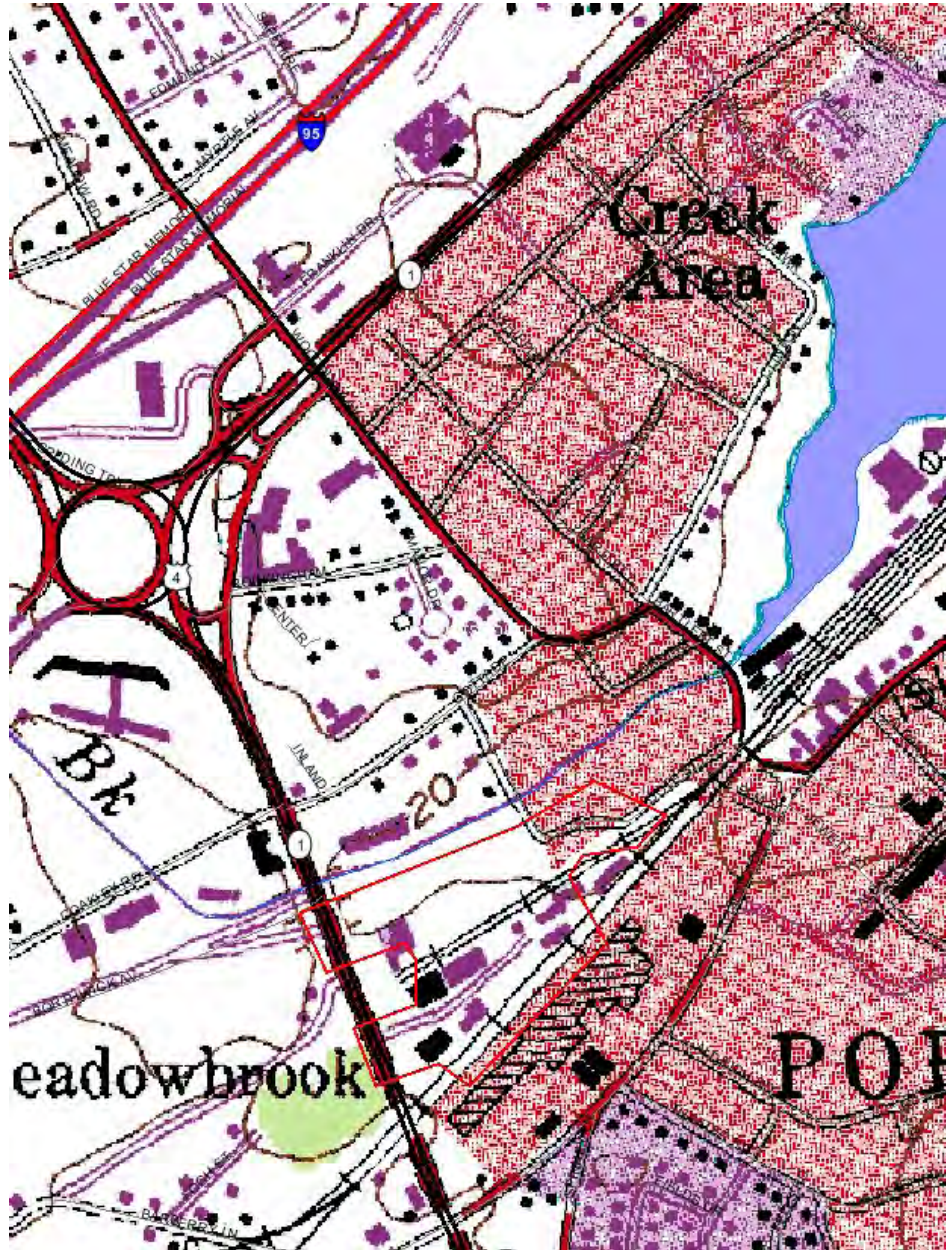
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

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.

This report is valid through 9/5/2019.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB18-2790



Appendix II
State Historic Preservation Office 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 Cate St. Re-development	
Project Location Between Cate St & Route 1 in Portsmouth	
City/Town Portsmouth	Tax Map 163, 165, 172, 173 Lot # 33&34, 2, 1, 2
NH State Plane - Feet Geographic Coordinates: Easting 1222404 Northing 208809 (See RPR Instructions and R&C FAQs for guidance.)	
Lead Federal Agency and Contact (if applicable) ACOE (Agency providing funds, licenses, or permits) Permit Type and Permit or Job Reference # GP	
State Agency and Contact (if applicable) NH DES Permit Type and Permit or Job Reference # Dredge and Fill	
APPLICANT INFORMATION	
Applicant Name Cate St Development, LLC	
Mailing Address 60K Street	Phone Number 978-490-5278
City Boston State MA Zip 02127	Email jb@torprops.com
CONTACT PERSON TO RECEIVE RESPONSE	
Name/Company Gove Environmental Services Inc.	
Mailing Address 8 Continental Dr Bldg 2, Unit H	Phone Number
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 christina.st.louis@nh.gov or 603.271.3558.

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) **indicating the defined project boundaries.**
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of concern).
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1.** (Blank table forms are available on the DHR website.)
File review conducted on 08/31/2018.

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): Unkown

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

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 site location, extent, and significance).

Please note that for many projects an archaeological survey is required.

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

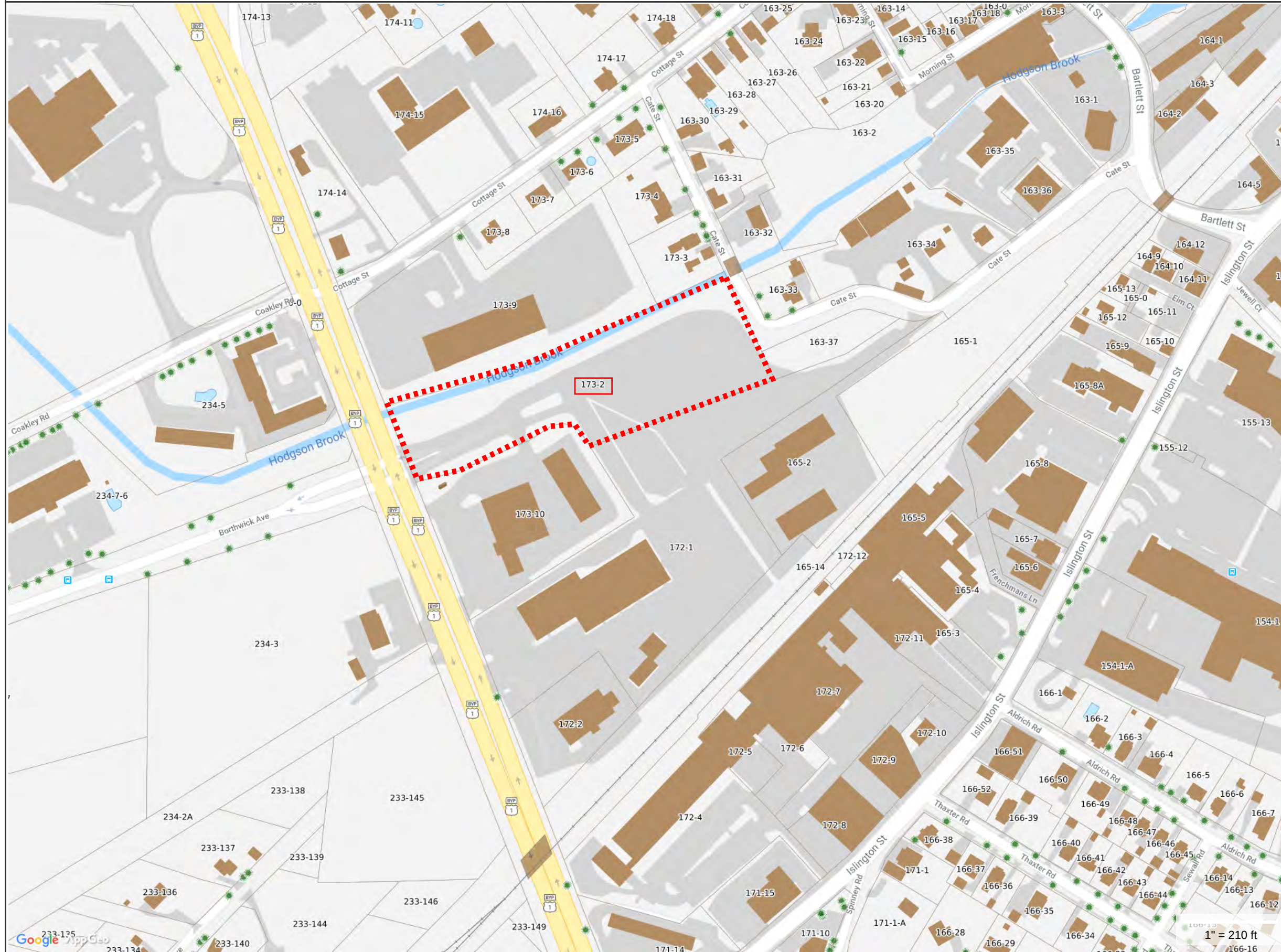
- Insufficient information to initiate review.** Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

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



**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 11/30/2018
Data updated 11/19/2018

1" = 210 ft

Tax Map–Lot Number
Owner of Record

Subject Parcel(s)

Owner

173-2

Jay Bisognano

Cate Street Development LLC

60K Street

Boston, MA 02127

Abutters

173-9:

Owner: HOLLOWAY PAUL J AND DL AND PAUL S C/O COAST BUICK GMC
CADILLAC

Address: 500 US HYWY 1 BYPASS, PORTSMOUTH, NH 03801

173-3:

Owner: ANDERSON EDGAR W ANDERSON JANICE E

Address: 224 CATE ST, PORTSMOUTH, NH 03801

173-10

Owner: AREC 13 LLC C/O U-HAUL INTERNATIONAL

Address: PO BOX 29046, PHOENIX, AZ 85038

172-1:

Owner: CATE STREET DEVELOPMENT LLC

Address: 60 K STREET, BOSTON, MA 02127

163-37:

Owner: CITY OF PORTSMOUTH

Address: PO BOX 628, PORTSMOUTH, NH 03802

January 29, 2019

«Name»

«Street»

«TownStateZip»

Re: Cate St. Re-development
Map 172 Lot 1, Map 173 Lot 2 Map 165 Lots 33 & 34
Portsmouth, NH

Dear Abutter:

The purpose of this letter is to inform you that Torrington Properties has submitted a Dredge and Fill Application to the NH Department of Environmental Services for a Re-development project located at the intersection of Borthwick Ave and Route 1. The project is for 5,267 sf of bank restoration and storm water basin design. The property is shown on Portsmouth's assessor's maps as map 172 lot 1, map 173 lot 2 map 165 lots 33& 34. DES requires this notice for work within a wetland area. After filing, a copy of the final Application, including plans, will be made available for your review at the Portsmouth Town Hall 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 feel free to contact our office.

Sincerely,

Brenden Walden, CWS
Gove Environmental Services, Inc.

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To To: Edgan & Janice Anderson

Street and Apt. No., or PO Box No. 384 Carter St

City, State, ZIP+4® Portsmouth, NH 03801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3010 0001 1837 5649

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To City of Portsmouth

Street and Apt. No., or PO Box No. P.O. Box 6038

City, State, ZIP+4® Portsmouth, NH 03802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3010 0001 1837 5649

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Return Receipt (electronic) \$ _____

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Coast Buick

Street and Apt. No., or PO Box No. Paul Holloway

City, State, ZIP+4® 520 US Hwy 1 Bypass Portsmouth, NH 03501

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To Cate St Development LLC

Street and Apt. No., or PO Box No. 60 K St

City, State, ZIP+4® Boston MA 02107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To U-Haul International

Street and Apt. No., or PO Box No. P.O. Box 29416

City, State, ZIP+4® Phoenix AZ 85038

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 3010 0001 1837 5629