

Findings of Fact | EV Fueling Space B Conditional Use Permit

City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 505 Route 1 Bypass

Application #: LU-25-66

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

EV Fueling Space B Conditional Use Permit

10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

| | Conditional Use Permit 10.243 Requirements | Finding (Meets Criteria/Requirement) | Supporting Information |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area. | Meets Does Not Meet | The project proposes the installation of four (4) dual-port EV charging stations and associated electrical equipment within in an existing developed area. EV charging station pedestals typically range from approximately 4-8 feet tall with a base of approximately 12 x 12 inches. The chargers will be located in the western edge of the existing parking lot, by Building 2 and behind the main hotel building. The associated electrical equipment and transformer pads comprise of an area of approximately 173 square feet within the existing grass and landscaped median. Landscape screening is proposed around this area to limit visual impacts and remain consistent with the landscaped area within the median. The median currently contains the hotel pool and associated equipment. The height and scaled of the |

| | Conditional Use Permit 10.243 Requirements | Finding (Meets Criteria/Requirement) | Supporting Information |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | proposed project are minimal in comparison to the existing infrastructure on-site, which includes two (2) – 2 story hotel buildings, a pool, parking lots, and existing utilities. The design aims to locate the EV chargers in the rear of the property, with minimal impacts to the front curb appeal from US Rt 1 Bypass. |
| 2 | 10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use. | Meets Does Not Meet | Public and private utility infrastructure and services will be available and adequate to serve the proposed EV chargers. The applicant has met on-site with Eversource Energy and will submit the required interconnection applications prior to construction. |
| 3 | 10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan. | Meets Does Not Meet | The hotel is bound by US-Route 1 Bypass and Coakley Road which are both well maintained and accessible roads. The proposed project will not change the traffic flow in or out of the site. Based on the City's Master Plan, NHDOT is continuing to review road design in the section of the Route 1 Bypass that includes the traffic circle. The roadway infrastructure in the vicinity of the project will continue to be reviewed by NHDOT and the City, as part of the Master Plan. |
| 4 | 10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. | Meets Does Not Meet | The proposed EV charging stations will not have significant adverse impacts on abutting or surrounding properties as they are consistent with the surrounding commercial area. The proposed project will not generate odors, vibrations, dust, fumes, exterior lighting, or glare. The EV charging stations will be available 24/7 to hotel guests and the general public but are not expected to increase traffic that will affect abutting and surrounding properties. |
| 5 | 10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat. | Meets Does Not Meet | The project is proposed within an already developed area, including two (2) – 2 story hotel buildings and paved parking areas and will not have significant adverse impacts on natural or scenic resources. The project includes limited development in open space (approximately 173 sf within an existing |

| | Conditional Use Permit 10.243 Requirements | Finding (Meets Criteria/Requirement) | Supporting Information |
|---|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | grassed/landscaped median) for the transformer/concrete equipment pads. The project includes a natural landscaped buffer surrounding this development. The project proposes returning an area of approximately 958 sf that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 785 sf from impervious back to pervious. |
| 6 | 10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties. | Meets Does Not Meet | The values of the surrounding properties will not be diminished by the proposed project. The project property is located in a heavily commercialized area, and the abutters to the property include car dealerships and another hotel. The proposed EV chargers as an accessory use to the Port Inn & Suites Hotel will not diminish the abutting properties. |
| 6 | <u>Other Board Findings:</u> | | |
| 7 | <u>Additional Conditions of Approval:</u> | | |



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Conditional Use Permit

June 2025

**PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH
ELECTRIC VEHICLE CHARGING
STATION**

PREPARED FOR:
NEW LEAF ENERGY

SUBMITTED TO:
City of Portsmouth Planning Board



June 2, 2025

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

Rick Chellman, Chair
City of Portsmouth Planning Board
City of Portsmouth, NH
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Re: **Conditional Use Permit Application Package**
Coakley Road EV Charging 1, LLC Electric Vehicle Charging Station Development
Port Inn and Suites
505 US-1 Bypass, Portsmouth, NH 03801

Dear Mr. Chellman:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this Conditional Use Permit Application Package to be filed with the City of Portsmouth Planning Board for the above-mentioned project on behalf of New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC (the Applicant). The project parcel is located at 505 US-1 Bypass (Map-Lot 0234-0005-0000) in Portsmouth, New Hampshire, and is owned by GIRI PORTSMOUTH 505 LLC. The project parcel is located in the Gateway Corridor (G1) zoning district. The proposed project involves the installation of four (4) dual-port electric vehicle (EV) charging stations, for a total of eight (8) charging spaces (with 1 ADA space), and associated electric equipment at an existing commercial property.

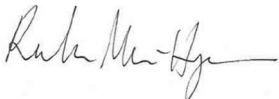
Filing Details

In support of this Conditional Use Permit Application Package, we have attached one (1) physical copy of the following supporting materials (application package was also submitted online via ViewPoint Cloud):

- Attachment A: Project Narrative & Analysis Criteria Response
- Attachment B: Design Plans
- Attachment C: Site Photos
- Attachment D: Owner Authorization Form
- Fee Checks
 - o As estimated by ViewPoint Cloud online permitting system and paid online

Should you have any further questions or require any additional information, please feel free to contact us by phone at (978) 532-1900 or by email at mauserr@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.



Rebecca Mauser-Hoye, PE, CEA
Project Manager

cc: Jonathan Salsman, PE – New Leaf Energy

Attachment A - Project Narrative

Introduction

Coakley Road EV Charging 1, LLC (the Applicant) proposes the installation of four (4) dual-port electric vehicle chargers, for a total of eight (8) EV charging spaces with one (1) ADA space and associated electric equipment at an existing commercial property. The project limit of work encompasses approximately 0.18 acres of the approximately 2.56-acre site, located at 505 US-1 Bypass, Portsmouth, New Hampshire (Map-Lot 0234-0005-0000). The project site is located in the Gateway Corridor (G1) zoning district. The property is not located within any overlay districts according to the publicly available mapping layers on the Portsmouth GIS site.

The property currently includes two hotel buildings, impervious bituminous concrete driveway and parking spaces, and a grassed median that also includes a concrete recreational pool area. The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 Bypass and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers layer on their GIS site. A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) conducted a wetland delineation on May 16, 2025. The CWS observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands.

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream / River

The Hodgson Brook wetland areas extend partially into the property boundary along the western boundary, but not within the limit of work. The 100-foot wetland buffer, the 40-foot Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas from both the nontidal wetland and the Hodgson Brook extend into the project site limit of work. A Wetland Conditional Use Permit was submitted to the Planning Board and the Conservation Commission on May 28, 2025. Additionally, a Stie Plan Amendment Application was submitted to the Planning Board on May 28, 2025.

This Conditional Use Permit Application Package was submitted online via ViewPoint Cloud on June 2, 2025 as a single PDF document. One (1) hard copy of the Application Package was transmitted to the City of Portsmouth Planning Department on June 2, 2025. The following Conditional Use Permit application package is hereby submitted to the Planning Department as required by Section 10.240 of the City of Portsmouth, New Hampshire Zoning Ordinance adopted December 21, 2009 (“the Ordinance”).

Proposed Project

The project parcel is owned by GIRI PORTSMOUTH 505 LLC. The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 (the “Zoning Ordinance”), as an Accessory Use - “EV Fueling Space B”. The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

As currently designed, the proposed project includes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV chargers will be Level 3 chargers that will be publicly accessible for both hotel guests and the general public. The project will involve the installation of EV charging towers, trenching for electric utility, and installation of required electrical equipment such as transformers and associated equipment pads and overhead utility poles.

The proposed project will not change the traffic flow in or out of the site. The project is proposed in an area that is currently paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment C.

The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). The project proposes returning an area of approximately 2,135 sf that is currently asphalt pavement back to a native vegetated area¹, increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 1,962 sf from impervious back to pervious. This will allow impervious area to be located further away from the Hodgson Brook than existing conditions. Removing existing pavement will enhance the wetland buffer by increasing vegetated area immediately adjacent to Hodgson Brook.

On behalf of the developer, Weston & Sampson has developed a set of plans (Attachment B) that are intended to meet requirements set forth in the Ordinance for the G1 zoning district in which the project is proposed. Below is a summary of the parking and loading space aspects of the project:

Table 1 Parking and Loading Spaces:

| Dimension | Existing | Proposed |
|--------------------------|----------|-------------------------------------------------------------------------------------|
| Number of Parking Spaces | 57 | Removal of 1 space Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 64 |
| Number of Loading Spaces | 0 | 0 |

Below is a summary of the dimensional aspects of the project:

Table 2 Dimensional and Density Regulations:

| Requirements | Existing | Proposed |
|-----------------------------------|-----------|-----------|
| Minimum Frontage | Unchanged | Unchanged |
| Front Yard Setback ^{1 2} | 8' 3" | 10' |
| Minimum Side Yard Setback | Unchanged | Unchanged |
| Minimum Rear Yard Setback | Unchanged | Unchanged |
| Maximum Building Height | Unchanged | Unchanged |

- Existing setbacks measured from the property line to the closest hotel building onsite. Please consider that the Port Inn & Suites was constructed in 1955 and thus may not comply with the current lot standards in the G1 zoning district.*
- Proposed setbacks measured from the property line to the nearest structure which is the transformer concrete equipment pad. Please note the proposed electrical equipment will be screened with a vegetative buffer.*

Project Representatives

The name of the Site Owner is:

GIRI PORTSMOUTH 505 INC.
2300 Crown Colony Drive, Suite 203
Quincy, MA 02169
Contact: Ashish Sangani

¹ New England Wetland Plants (NEWP) – New England Conservation / Wildlife Mix, or equivalent. <https://newp.com/product/new-england-conservation-wildlife-mix/>

The name of the Project Developer & Applicant is:

Coakley Road EV Charging 1 LLC
55 Technology Drive, Suite 102
Lowell, MA 01851
Contact: Ilan Guthertz
Phone: (978) 483-0037
Email: iguthertz@newleafenergy.com
Contact: Jonathan Salsman
Phone: (508) 335-7987
e-mail: jsalsman@newleafenergy.com

The name and contact information of the Engineer authorized to represent the Project Developer:

Weston & Sampson Engineers, Inc.
100 International Drive, #152
Portsmouth, NH 03801
Contact: Rebecca Mauser-Hoye, P.E., CEA
Phone: (603) 570-6308
e-mail: mauser@wseinc.com
Contact: Jeffrey Santacruce, PE PTOE
Phone: (603) 263-9494
e-mail: santacrucej@wsinc.com

Project Schedule

The following is an estimated schedule related to permitting and construction of this project.

Construction: August 2025 – October 2025

The developer is planning to start construction following receipt of all permits as early as July/August 2025 with a construction completion date of October 2025.

Compliance with Bylaws

Provisions of the Ordinance relating to the project, followed by an analysis of the project's compliance with applicable provisions (in underlined font), are listed below. The outlined regulations represent an analysis primarily applicable to Section 10.240 Conditional Use Permits.

City of Portsmouth, New Hampshire Zoning Ordinance Section 10.240 Conditional Use Permits

10.241 General

10.241.10 A conditional use is a use of land or buildings within a zoning district that may be authorized by this Ordinance subject to additional requirements. A conditional use permit allows the Planning Board or other such Board or person as may have jurisdiction to consider uses which may be desirable or appropriate in particular cases, but which are not allowed as a matter of right within a zoning district.

Acknowledged

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10.241.20 This Ordinance authorizes the following general types of conditional use permits:

10.241.21 Conditional use approval is required for any use designated “CU” in Section 10.440 – Table of Uses.

The project is classified in the Zoning Ordinance, as an Accessory Use - “EV Fueling Space B”. The project is permitted in the G1 zoning district via a Conditional Use Permit granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

10.241.30 No structure, building or use requiring a conditional use permit under this Ordinance shall be used, constructed, altered or expanded unless the required conditional use permit has been granted by the Planning Board or other such Board or person as may have jurisdiction.

Acknowledged

10.241.40 A structure, building or use authorized by a conditional use permit may not be added to, enlarged, expanded or moved to another part of the lot without securing a new conditional use permit.

Acknowledged

10.242 Basis for Approval

10.242.10 The Planning Board or other such Board or person as may have jurisdiction may grant a conditional use permit if the application is found to be in compliance with the general approval criteria in Section 10.243 or, if applicable, the specific standards or criteria as set forth in this Ordinance for the particular use or activity. The Planning Board or other such Board or person as may have jurisdiction shall make findings of fact, based on the evidence presented by the applicant, City staff, and the public, respecting whether the conditional use is or is not in compliance with the approval criteria of Section 10.243.

Acknowledged

10.242.20 The applicant shall provide, through the introduction of sufficient evidence, through testimony, or otherwise, that the proposed use, development, or activity, if completed as proposed, will satisfy the general and specific requirements as contained in the Ordinance.

Acknowledged

10.243 Approval Criteria

10.243.10 A conditional use permit shall be granted only if the Planning Board or other such Board or person as may have jurisdiction determines that the proposal conforms to all applicable conditional use permit criteria, as set forth below or in other sections of this Ordinance.

Acknowledged

10.243.20 Conditional uses designated in Section 10.440 – Table of Uses, as well as other conditional uses for which no specific criteria are set forth in the Ordinance, shall comply with all of the following criteria:

10.243.21 The design of proposed structures, their height and scale in relation to the site’s surroundings, the nature and intensity of the proposed use or activity, and the layout and design of

the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.

Design of proposed structures, their height and scale in relation to the site's surroundings: The project proposes the installation of four (4) dual-port EV charging stations and associated electrical equipment within in an existing developed area.

EV charging station pedestals typically range from approximately 4-8 feet tall with a base of approximately 12 x 12 inches. The chargers will be located in the western edge of the existing parking lot, by Building 2 and behind the main hotel building.

The associated electrical equipment and transformer pads comprise of an area of approximately 173 square feet within the existing grassed and landscaped median. Landscape screening is proposed around this area to limit visual impacts and remain consistent with the landscaped area within the median. The median currently contains the hotel pool and associated equipment.

The height and scaled of the proposed project are minimal in comparison to the existing infrastructure on-site, which includes two (2) – 2 story hotel buildings, a pool, parking lots, and existing utilities. The design aims to locate the EV chargers in the rear of the property, with minimal impacts to the front curb appeal from US Rt 1 Bypass.

The nature and intensity of the proposed use or activity: Level 3 charging stations typically take between 30-60 minutes. Hotel guests and the general public may use the 8 charging station ports, and the intensity of usage may vary depending on the time of day and/or year (i.e., summer tourist season versus winter months).

Layout and design compatibility: The layout and design is compatible with the adjacent nearby properties, buildings, and uses. The surrounding area is heavily commercialized with various car dealerships, other hotels, and commercial properties. The project is consistent with the existing area. The vast majority of the existing parking lot will not be affected by the layout and design. The flow and traffic pattern for parking lot will not be affected.

Enhancement and encouragement of appropriate and orderly development and use of land / buildings in surrounding area: The project enhances and encourages the intended use of the G1 district by adding a new allowed accessory use. The project encourages hotel users and the general public to access existing commercial properties in the surrounding area. Nearby businesses, including the Roundabout Diner, Laney & Lu, Buffalo Wild Wings, ConvenientMD, etc., are located an approximately 10–15-minute walk from the proposed project.

EV charging stations may also attract new customers to the hotel and the Portsmouth area, by offering a new accessory use. The proposed project is located in a strategic location, close to the Portsmouth Traffic Circle, I-95, US Routes 1, 4, and 16, connecting New Hampshire with Maine and Massachusetts.

10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.

Public and private utility infrastructure and services will be available and adequate to serve the proposed EV chargers. The applicant has met on-site with Eversource Energy and will submit the required interconnection applications prior to construction.

10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.

The surrounding streets will have adequate vehicular infrastructure to serve the proposed use. The hotel is bound by US-Route 1 Bypass and Coakley road which are both well maintained and accessible roads. The proposed project will not change the traffic flow in or out of the site. Based on the City's Master Plan, NHDOT is continuing to review road design in the section of the Route 1 Bypass that includes the traffic circle. The roadway infrastructure in the vicinity of the project will continue to be reviewed by NHDOT and the City, as part of the Master Plan.

Portions of Route 1 Bypass, located in proximity to the proposed project, do not currently have pedestrian sidewalks to easily access local businesses. Side streets, including Cottage Street, Woodbury Ave, and Cate Street do incorporate pedestrian sidewalks and could be used for safer access to local businesses. Cross walks are located at the intersection of Coakley Road and US Route-1 Bypass. The City's Master plan aims to help prioritize improvements to enhance mobility in the area of the proposed project. As noted in the Plan, the City completed a Bicycle and Pedestrian Plan outlining a list of priority improvements to enhance mobility. The City will review NHDOT plans for potential expansion and/or road design, which may include portions of the Route 1 Bypass, to ensure that they incorporate Complete Streets principals, including safe and convenient accommodations for bicycles and pedestrians.

10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.

The proposed EV charging stations will not have significant adverse impacts on abutting or surrounding properties as they are consistent with the surrounding commercial area.

The proposed project will not generate odors, vibrations, dust, fumes, exterior lighting, or glare.

The EV charging stations will be available 24/7 to hotel guests and the general public but are not expected to increase traffic that will affect abutting and surrounding properties.

Electrical equipment associated with EV charging stations may emit a mild noise. Transformers emit a mild humming sound unique to that type of equipment and inverters (if required) contain small fans to keep the equipment within its required operational temperature range. The equipment will be mounted within the existing grassed/landscaped median, approximately 80-90-feet away from the hotel. The abutting lot across Coakley Road is currently vacant with wetlands located up to the road. The closest abutting facility is the Fairfield Inn located across Hodgson Brook approximately 250-feet to the southwest. The transformer and equipment pad area includes a surrounding landscape buffer, which may act as a natural sound barrier. The noise may fluctuate depending on operation, use, and ambient temperature. It is also noted that the proposed project is located in the vicinity of the hotel pool, which may also create ambient noise, depending on the equipment associated with the pool. It is not expected that noise generated by the electrical equipment will have a significant adverse impact on abutting or surrounding properties.

10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.

The project is proposed within an already developed area, including two (2) – 2 story hotel buildings and paved parking areas and will not have significant adverse impacts on natural or scenic resources.

The project includes limited development in open space (approximately 173 sf within an existing grassed/landscaped median) for the transformer/concrete equipment pads. The project includes a natural landscaped buffer surrounding this development.

The project proposes returning an area of approximately 2,135 sf that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 1,962 sf from impervious back to pervious. This will allow impervious area to be located further away from the Hodgson Brook than existing conditions. Removing existing pavement will enhance the wetland buffer by increasing vegetated area immediately adjacent to Hodgson Brook. Please note, a Wetlands Conditional Use Permit was submitted to the Conservation Commission and Planning Board on May 28, 2025 which identifies expected impacts to the wetland buffer.

10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

The values of the surrounding properties will not be diminished by the proposed project. The project property is located in a heavily commercialized area, and the abutters to the property include car dealerships and another hotel. The proposed EV chargers as an accessory use to the Port Inn & Suites Hotel will not diminish the abutting properties.

10.243.30 Where specific standards or criteria are set forth in this Ordinance for the particular use permitted by conditional use permit, those standards and criteria shall apply in lieu of the general standards in Section 10.243.20.

Acknowledged

10.244 Conditions of Approval

Conditional use permits may be granted subject to appropriate conditions, including but not limited to the following:

10.244.10 Front, side and rear yards in excess of the minimum requirements of this Ordinance;

Acknowledged, see Table 2 Dimensional and Density Regulations

10.244.20 Landscaping and/or screening of the premises from the street or adjacent property in excess of the minimum requirements of this Ordinance;

Acknowledged

10.244.30 Modification of the exterior features, buildings or other structures;

Acknowledged, modification of the exterior features, buildings, or other structures are not proposed.

10.244.40 Limitations on the size of buildings and other structures more stringent than the minimum or maximum requirements of this Ordinance;

Acknowledged, buildings are not proposed as part of the project

10.244.50 Off-street parking and loading spaces in excess of the minimum requirements of this Ordinance;

Acknowledged, see Table 1 Parking and Loading Spaces

10.244.60 Regulation of the number, size, lighting of signs more stringent than the requirements of the Ordinance; and

Acknowledged, lighting and signs are not proposed as part of the projects beyond standard parking and EV charging station signage.

10.244.70 Other performance standards as may relate to the standards and criteria for approval.

Acknowledged

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: July 17, 2025

Property Address: 505 Route 1 Bypass

Application #: LU-25-66

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

| | Site Plan Review Regulations Section 2.9 Evaluation Criteria | Finding (Meets Standard/Criteria) | Supporting Information |
|---|------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u> | Meets Does Not Meet | <u>Applicable standards: The project meets all the applicable Ordinances, Codes, and Regulations apart from Sections 10.5B83.10 and 10.1113.20 of the Zoning Ordinance which were waived by the Zoning Board at the May 27, 2025 hearing.</u> |
| 2 | Provision for the safe development, change or expansion of use of the site. | Meets Does Not Meet | The project has been reviewed by the TAC at the June 3, 2025 TAC meeting. TAC found no unsafe elements of the proposed development. |

| | Site Plan Review Regulations Section 2.9 Evaluation Criteria | Finding (Meets Standard/Criteria) | Supporting Information |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another. | Meets Does Not Meet | The proposed project will implement adequate erosion control practices during the construction phase. The proposed project will result in a net return of approximately 1,962 sf of pervious area (returning existing impervious area to pervious) which should improve the infiltration of rainfall in this area and ultimately reduce runoff amounts. The proposed project will not significantly alter the hydrology of the area. The proposed project will not require alteration of the existing stormwater management features. |
| 4 | Adequate protection for the quality of groundwater. | Meets Does Not Meet | The project does not propose any uses with high pollutant loads that could impact the groundwater supply and will actually result in a net gain of pervious cover. |
| 5 | Adequate and reliable water supply sources. | Meets Does Not Meet | The project will not require municipal water service. |
| 6 | Adequate and reliable sewage disposal facilities, lines, and connections. | Meets Does Not Meet | The project will not require municipal wastewater service. |
| 7 | Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties. | Meets Does Not Meet | The project does not include any uses that will cause the emission of undesirable elements such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation, or other discharge to the environment. |
| 8 | Adequate provision for fire safety, prevention and control. | Meets Does Not Meet | The project will include adequate provisions for fire safety, prevention and control. The Portsmouth Fire Department had no comments on the project at the TAC review. |
| 9 | Adequate protection of natural features such as, but not limited to, wetlands. | Meets Does Not Meet | The project will install adequate protection measures onsite during construction to ensure the protection of natural features on or near the site. The project proposes to return approximately 1,962 sf of impervious back to pervious within the wetland buffer. |

| | Site Plan Review Regulations Section 2.9 Evaluation Criteria | Finding (Meets Standard/Criteria) | Supporting Information |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | This returned pervious area will actually increase the span of pervious area between Hodgson Brook and the impervious pavement onsite. |
| 10 | Adequate protection of historical features on the site. | Meets Does Not Meet | The project will not impact any known historical features. |
| 11 | Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion. | Meets Does Not Meet | The project will not alter the traffic flow in or out of the site. The project area is currently paved/impervious and is currently being used for parking. The proposed use is not expected to affect traffic flow and will generate a minimal increase in new traffic. |
| 12 | Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site. | Meets Does Not Meet | The project will not alter the traffic flow in or out of the site. |
| 13 | Adequate insulation from external noise sources. | Meets Does Not Meet | <p>The proposed project includes a new transformer which emits a slight hum (typical of this type of equipment) that lessens in decibels the farther away you move. The transformer is located in the median of the hotel and is not expected to be a source of disturbance to the motel patrons or abutting properties. It is located approximately 80-90ft away from the hotel and 250ft from the closest abutting property.</p> <p>The EV charging stations do not emit sound. The proposed project will meet applicable codes relating to noise during and post construction.</p> |
| 14 | Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project. | Meets Does Not Meet | The proposed project is not expected to increase the sites demand for any of the services listed. |
| 15 | Provision of usable and functional open spaces of adequate proportions, | Meets | The proposed project is an EV charging facility that will not significantly alter the use of the site as a motel. |

| | Site Plan Review Regulations Section 2.9 Evaluation Criteria | Finding (Meets Standard/Criteria) | Supporting Information |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | including needed recreational facilities that can reasonably be provided on the site | Does Not Meet | |
| 16 | Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks. | Meets Does Not Meet | The project is an EV charging facility that will not significantly alter the use of the site as a motel. The project does not propose any changes to existing accessways or sidewalks on or off the project parcel. |
| 17 | Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health. | Meets Does Not Meet | The project is located on existing paved/impervious area that is currently being used for parking. The project does not propose significant alteration to the use of the area. |
| 18 | Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers. | Meets Does Not Meet | No wetlands will be impacted. The project is within wetland buffers onsite. The project proposes a net return of 1,960 sf of pervious area which will be seeded with a native seed mix approved by the Portsmouth Conservation Commission. Wetland Buffer plantings can also be added upon request. The project will not pose a detriment to public health. |
| 19 | Compliance with applicable City approved design standards. | Meets Does Not Meet | The project meets or exceeds all applicable City design standards. |
| | Other Board Findings: | | |



westonandsampson.com

100 International Drive, Suite 152
Portsmouth, NH 03801
tel: 603.431.3937

Site Plan Amendment

May 2025

**PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH
ELECTRIC VEHICLE CHARGING
STATION**

PREPARED FOR:
NEW LEAF ENERGY

SUBMITTED TO:
City of Portsmouth Planning Board



May 28, 2025

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

Rick Chellman, Chair
City of Portsmouth Planning Board
City of Portsmouth, NH
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Re: **Site Plan Amendment Application Package**
Coakley Road EV Charging 1, LLC Electric Vehicle Charging Station Development
Port Inn and Suites
505 US-1 Bypass, Portsmouth, NH 03801

Dear Mr. Chellman:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this Site Plan Amendment Application Package to be filed with the City of Portsmouth Planning Board for the above-mentioned project on behalf of New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC (the Applicant). The project parcel is located at 505 US-1 Bypass (Map-Lot 0234-0005-0000) in Portsmouth, New Hampshire, and is owned by GIRI PORTSMOUTH 505 LLC. The project parcel is located in the Gateway Corridor (G1) zoning district. The proposed project involves the installation of four (4) electric vehicle (EV) charging stations, for a total of eight (8) charging spaces (with 1 ADA space), and associated electric equipment at an existing commercial property.

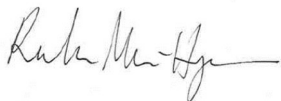
Filing Details

In support of this Site Plan Amendment Application Package, we have attached one (1) physical copy of the following supporting materials (application package was also submitted online via ViewPoint Cloud):

- Attachment A: Site Plan Amendment Checklist
- Attachment B: Project Narrative & Analysis Criteria Response
- Attachment C: Design Plans
- Attachment D: Site Photos
- Attachment E: Wetland Delineation Report
- Attachment F: Owner Authorization Form
- Attachment G: Abutters List
- Fee Checks
 - o As estimated by ViewPoint Cloud online permitting system and paid online

Should you have any further questions or require any additional information, please feel free to contact us by phone at (978) 532-1900 or by email at mauserr@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.



Rebecca Mauser-Hoye, PE, CEA
Project Manager

cc: Jonathan Salsman, PE – New Leaf Energy

Attachment A - Site Plan Amendment Checklist



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: _____ Date Submitted: _____

Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: _____

| Application Requirements | | | |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | Complete application form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A)) | | N/A |
| <input type="checkbox"/> | All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8) | | N/A |

| Site Plan Review Application Required Information | | | |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | Statement that lists and describes "green" building components and systems. (2.5.3.1B) | | |
| <input type="checkbox"/> | Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C) | | N/A |
| <input type="checkbox"/> | Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D) | | N/A |

| Site Plan Review Application Required Information | | | |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E) | | N/A |
| <input type="checkbox"/> | Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F) | | N/A |
| <input type="checkbox"/> | Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G) | | N/A |
| <input type="checkbox"/> | List of reference plans. (2.5.3.1H) | | N/A |
| <input type="checkbox"/> | List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I) | | N/A |

| Site Plan Specifications | | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A) | Required on all plan sheets | N/A |
| <input type="checkbox"/> | Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B) | Required on all plan sheets | N/A |
| <input type="checkbox"/> | GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C) | | N/A |
| <input type="checkbox"/> | Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D) | Required on all plan sheets | N/A |
| <input type="checkbox"/> | Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E) | | N/A |
| <input type="checkbox"/> | Title (name of development project), north point, scale, legend. (2.5.4.2A) | | N/A |
| <input type="checkbox"/> | Date plans first submitted, date and explanation of revisions. (2.5.4.2B) | | N/A |
| <input type="checkbox"/> | Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C) | Required on all plan sheets | N/A |
| <input type="checkbox"/> | Source and date of data displayed on the plan. (2.5.4.2D) | | N/A |

| Site Plan Specifications – Required Exhibits and Data | | | |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | 1. Existing Conditions: (2.5.4.3A) <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. | | |
| <input type="checkbox"/> | 2. Buildings and Structures: (2.5.4.3B) <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. | | |
| <input type="checkbox"/> | 3. Access and Circulation: (2.5.4.3C) <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). | | |
| <input type="checkbox"/> | 4. Parking and Loading: (2.5.4.3D) <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). | | |
| <input type="checkbox"/> | 5. Water Infrastructure: (2.5.4.3E) <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). | | |
| <input type="checkbox"/> | 6. Sewer Infrastructure: (2.5.4.3F) <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. | | |

| | | | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <input type="checkbox"/> | 7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. | | |
| <input type="checkbox"/> | 8. Solid Waste Facilities: (2.5.4.3H) | | |
| | <ul style="list-style-type: none"> The size, type and location of solid waste facilities. | | |
| <input type="checkbox"/> | 9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. | | |
| <input type="checkbox"/> | 10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. | | |
| <input type="checkbox"/> | 11. Indicate where dark sky friendly lighting measures have been implemented. (10.1) | | |
| <input type="checkbox"/> | 12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. | | |
| <input type="checkbox"/> | 13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. | | |
| <input type="checkbox"/> | 14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. | | |
| <input type="checkbox"/> | 15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N) | | |
| <input type="checkbox"/> | 16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). | | |
| <input type="checkbox"/> | 17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. | | |

| Other Required Information | | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2) | | |
| <input type="checkbox"/> | Indicate where Low Impact Development Design practices have been incorporated. (7.1) | | |
| <input type="checkbox"/> | Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1) | | |
| <input type="checkbox"/> | Stormwater Management and Erosion Control Plan. (7.4) | | |
| <input type="checkbox"/> | Inspection and Maintenance Plan (7.6.5) | | |

| Final Site Plan Approval Required Information | | | |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
| <input type="checkbox"/> | All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A) | | |
| <input type="checkbox"/> | Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post- construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. (2.5.3.2B) | | |
| <input type="checkbox"/> | A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D) | | |

Final Site Plan Approval Required Information

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) | Waiver Requested |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|
| <input type="checkbox"/> | A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E) | Not applicable - only local permits are required | |
| <input type="checkbox"/> | A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E) | This note shall be added prior to being submitted for recording | N/A |
| <input type="checkbox"/> | For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F) | Not applicable | |
| <input type="checkbox"/> | Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "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." (2.13.3) | These notes shall be added prior to being submitted for recording | N/A |

Applicant's Signature:  Date: 5/27/25

Attachment B - Project Narrative

Introduction

Coakley Road EV Charging 1, LLC (the Applicant) proposes the installation of four (4) electric vehicle chargers, for a total of eight (8) EV charging spaces with one (1) ADA space and associated electric equipment at an existing commercial property. The project limit of work encompasses approximately 0.18 acres of the approximately 2.56-acre site, located at 505 US-1 Bypass, Portsmouth, New Hampshire (Map-Lot 0234-0005-0000). The project site is located in the Gateway Corridor (G1) zoning district. The property is not located within any overlay districts according to the publicly available mapping layers on the Portsmouth GIS site.

The property currently includes two motel buildings, impervious bituminous concrete driveway and parking spaces, and a grassed median that also includes a concrete recreational pool area. The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers layer on their GIS site. A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) conducted a wetland delineation on May 16, 2025. The CWS observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands. The Wetland Delineation Report is included in this application package as Attachment E:

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream/River

The Hodgson Brook wetland areas extend partially into the property boundary along the western boundary, but not within the limit of work. The 100-foot wetland buffer, the 40-foot¹ Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas from both the nontidal wetland and the Hodgson Brook extend into the project site limit of work. A Wetland Conditional Use Permit was submitted to the Planning Board and the Conservation Commission on May 28, 2025.

This Site Plan Amendment Application Package was submitted online via ViewPoint Cloud on May 28, 2025 as a single PDF document. One (1) hard copy of the Application Package was transmitted to the City of Portsmouth Planning Department on May 28, 2025. The following application package is hereby submitted to the Planning Department as required by Article 2 Section 2.5 of the City of Portsmouth, New Hampshire Site Plan Review Regulations adopted December 17, 2009 ("the Regulations").

Proposed Project

The project parcel is owned by GIRI PORTSMOUTH 505 LLC. The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 (the "Zoning Ordinance"), as an Accessory Use - "EV Fueling Space B". The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

As currently designed, the proposed project includes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV chargers will be Level 3 chargers that will be publicly accessible for both hotel guests and the general public. The project will involve the installation of EV charging towers, trenching for electric utility, and installation of

¹ Per Ordinance Section 10.1018.22, the slope of the Hodgson Brook is greater than 10% for at least 10 feet in the direction perpendicular to the edge of the jurisdictional area. The required width of the Vegetated Buffer Strip shall be 40-feet from the edge of the wetland (top of bank was used) instead of the 25-foot buffer.

required electrical equipment such as transformers and associated equipment pads and overhead utility poles.

The proposed project will not change the traffic flow in or out of the site. The project is proposed in an area that is currently paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment D.

The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). The project proposes returning an area of approximately 2,135 sf that is currently asphalt pavement back to a native vegetated area², increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 1,962 sf from impervious back to pervious. This will allow impervious area to be located further away from the Hodgson Brook than existing conditions. Removing existing pavement will enhance the wetland buffer by increasing vegetated area immediately adjacent to Hodgson Brook.

On behalf of the developer, Weston & Sampson has developed a set of plans (Attachment C) that are intended to meet requirements set forth in the Ordinance for the G1 zoning district in which the project is proposed. Below is a summary of the parking and loading space aspects of the project:

Table 1. Parking and Loading Spaces:

| Dimension | Existing | Proposed |
|--------------------------|----------|-------------------------------------------------------------------------------------|
| Number of Parking Spaces | 57 | Removal of 1 space Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 64 |
| Number of Loading Spaces | 0 | 0 |

Below is a summary of the dimensional aspects of the project:

Table 2. Dimensional and Density Regulations:

| Requirements | Existing | Proposed |
|-----------------------------------|-----------|-----------|
| Minimum Frontage | Unchanged | Unchanged |
| Front Yard Setback ^{1 2} | 8' 3" | 10' |
| Minimum Side Yard Setback | Unchanged | Unchanged |
| Minimum Rear Yard Setback | Unchanged | Unchanged |
| Maximum Building Height | Unchanged | Unchanged |

1. Existing setbacks measured from the property line to the closest motel building onsite. Please consider that the Port Inn & Suites was constructed in 1955 and thus may not comply with the current lot standards in the G1 zoning district.
2. Proposed setbacks measured from the property line to the nearest structure which is the transformer concrete equipment pad. Please note the proposed electrical equipment will be screened with a vegetative buffer.

Project Representatives

The name of the Site Owner is:

GIRI PORTSMOUTH 505 INC.

² New England Wetland Plants (NEWP) – New England Conservation / Wildlife Mix, or equivalent. <https://newp.com/product/new-england-conservation-wildlife-mix/>

2300 Crown Colony Drive, Suite 203
Quincy, MA 02169

Contact: Ashish Sangani

The name of the Project Developer & Applicant is:

Coakley Road EV Charging 1 LLC

55 Technology Drive, Suite 102

Lowell, MA 01851

Contact: Ilan Guthertz

Phone: (978) 483-0037

e-mail: iguthertz@newleafenergy.com

Contact: Jonathan Salsman

Phone: (508) 335-7987

e-mail: jsalsman@newleafenergy.com

The name and contact information of the Engineer authorized to represent the Project Developer:

Weston & Sampson Engineers, Inc.

100 International Drive, #152

Portsmouth, NH 03801

Contact: Rebecca Mauser-Hoye, P.E., CEA

Phone: (603) 570-6308

e-mail: mauserr@wseinc.com

Contact: Jeffrey Santacruce, PE PTOE

Phone: (603) 263-9494

e-mail: santacrucej@wseinc.com

Project Schedule

The following is an estimated schedule related to permitting and construction of this project.

Construction: August 2025 – October 2025

The developer is planning to start construction following receipt of all permits as early as July/August 2025 with a construction completion date of October 2025.

Site Plan Review Application Instructions

The following information is requested in the Site Plan Review Application Instructions. The location of the requested information within the application package is listed below the bullet point in italicized font:

- Valuation of New Construction / Site Costs: Approximately \$250,000
- Lot area = 2.56 acres
- Total site development area ("Limit of Work") = 0.18 acres
- Detailed description of proposed work
 - *Project Narrative – Proposed Project*
- Brief Description of existing land use
 - *Project Narrative – Introduction*
- Existing and proposed building dimensions (footprint, total gross floor area, height)

Table 3. Existing Buildings Dimensional Information:

| Requirements | Building 1 ¹ | Building 2 ² |
|---------------------------------|-------------------------|-------------------------|
| Building Footprint ³ | ~9,000sf (estimated) | ~6,000sf (estimated) |
| Total Gross Floor Area | 20,593 sf | 14,148 sf |

| | | |
|-------------------|-----------|-----------|
| Total Living Area | 13,367 sf | 7,960 sf |
| Building Height | 2 stories | 2 stories |

1. *Building 1 according to Tax Assessor Sheet*
2. *Building 2 according to Tax Assessor Sheet*
3. *Building footprints estimated using Google Earth. Please note building footprints will not be changed as part of this project.*

- Existing and proposed front, side and rear yards / building setbacks
 - *Project Narrative – Table 2. Dimensional and Density Regulations*
- Existing and proposed number of parking and loading spaces
 - *Project Narrative – Table 1. Parking and Loading Spaces*
- Total area of surface parking and driveways
 - *Surface parking and driveways surface area = Approximately 41,467 square feet*
- Other impervious surface area
 - *Other impervious area = Approximately 22,490 square feet*
- Number of new hotel rooms
 - *Proposed project is EV charging; no new hotel rooms are proposed*
- Total new restaurant gross floor area
 - *Proposed project is EV charging; no new restaurant is proposed*
- Project representatives – names and contact information
 - *Project Narrative – Proposed Project*
- Site plans meeting the requirements of the City's **Site Plan Review Regulations**
 - *Attachment C*
- Site Plan Review Application Checklist
 - *Attachment A*

Compliance with Bylaws

The Site Plan Review Application Checklist has been provided in Attachment A, which includes the review of the Provisions of the Regulations relating to the project along with the location of each requirement in this application package.

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 505 Route 1 Bypass

Application #: LU-25-66

Decision: ☐ Approve ☐ Deny ☐ Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

| | Zoning Ordinance Sector 10.1017.50 Criteria for Approval | Finding (Meets Criteria for Approval) | Supporting Information |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <i>1. The land is reasonably suited to the use activity or alteration.</i> | Meets Does Not Meet | The existing site is asphalt and is reasonably suited for the installation of such infrastructure. |
| 2 | <i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i> | Meets Does Not Meet | The EV chargers could be placed further away from the wetland buffer or outside of the buffer altogether but the applicant is already removing impervious and shifting the new infrastructure further from the brook. |
| 3 | <i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i> | Meets Does Not Meet | The brook is already a heavily impacted resource and bolstering its buffer is critical to its protection. The removal of pavement between the proposed chargers and the brook will help to reclaim part of the wetland buffer. In addition to removing impervious, the applicants are also proposing to establish new plantings within the new pervious areas and maintain the intended existing drainage on the site. |

| | Zoning Ordinance Sector 10.1017.50 Criteria for Approval | Finding (Meets Criteria for Approval) | Supporting Information |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | <i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i> | Meets Does Not Meet | This project proposes alterations with the construction of new transformers and concrete pads but plans to remove existing pavement and replant may help offset those impacts. |
| 5 | <i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i> | Meets Does Not Meet | This proposal has minimal impact to the wetland resource due to the overall gain of pervious surfaces within the buffer. |
| 6 | <i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i> | Meets Does Not Meet | The removal pavement from the 40' vegetated buffer strip and the installment of seed mix and plantings will be an improvement. |
| 7 | <u>Other Board Findings:</u> | | |



westonandsampson.com

100 International Drive, Suite 152
Portsmouth, NH 03801
tel: 603.431.3937

Wetland Conditional Use Permit

May 2025

**PORT INN AND SUITES
505 US-1, PORTSMOUTH, NH
ELECTRIC VEHICLE CHARGING
STATION**

PREPARED FOR:
NEW LEAF ENERGY

SUBMITTED TO:
City of Portsmouth Conservation Commission
City of Portsmouth Planning Board



May 28, 2025

100 International Drive, Suite 152, Portsmouth, NH 03801
Tel: 603.431.3937

Samantha Collins, Chair
City of Portsmouth Conservation Commission
City of Portsmouth, NH
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

Re: **Wetland Conditional Use Permit Application Package**
Coakley Road EV Charging 1, LLC Electric Vehicle Charging Station Development
Port Inn and Suites
505 US-1 Bypass, Portsmouth, NH 03801

Dear Ms. Collins:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this Wetland Conditional Use Permit Application Package to be filed with the City of Portsmouth Planning Board and Conservation Commission for the above-mentioned project on behalf of New Leaf Energy d/b/a Coakley Road EV Charging 1, LLC (the Applicant). The project parcel is located at 505 US-1 Bypass (Map-Lot 0234-0005-0000) in Portsmouth, New Hampshire, and is owned by GIRI PORTSMOUTH 505 LLC. The project parcel is located in the Gateway Corridor (G1) zoning district. The proposed project involves the installation of four (4) dual-port electric vehicle (EV) charging stations, for a total of eight (8) charging spaces (with 1 ADA space), and associated electric equipment at an existing commercial property.

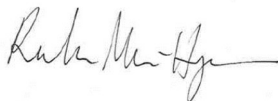
Filing Details

In support of this Wetland Conditional Use Permit Application Package, we have attached one (1) physical copy of the following supporting materials (application package was also submitted online via ViewPoint Cloud):

- Attachment A: Wetland Conditional Use Permit Application Checklist
- Attachment B: Project Narrative & Analysis Criteria Response
- Attachment C: Design Plans
- Attachment D: Site Photos
- Attachment E: Wetland Delineation Report
- Attachment F: Owner Authorization Form
- Fee Checks
 - o As estimated by ViewPoint Cloud online permitting system and paid online

Should you have any further questions or require any additional information, please feel free to contact us by phone at (978) 532-1900 or by email at mauserr@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.



Rebecca Mauser-Hoye, PE, CEA
Project Manager



Devin Herrick, CWS
Technical Specialist I

cc: Jonathan Salsman, PE – New Leaf Energy

Attachment A - Wetland Conditional Use Permit Application Checklist



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: Coakley Road EV Charging 1, LLC Date Submitted: May 28, 2025

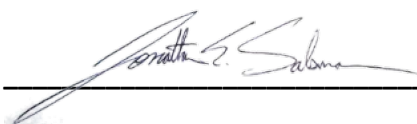
Application # (in City's online permitting): LU-25-66

Site Address: 505 US-1 Bypass, Portsmouth, NH 03801 Map: 0234 Lot: 0005

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page or Plan Sheet/Note #) |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Complete application form submitted via the City's web-based permitting program | ViewPoint Cloud Online Land Use Application LU-25-66 |
| <input checked="" type="checkbox"/> | All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline. | ViewPoint Cloud Online Land Use Application LU-25-66. 2 Hard copies delivered to Planning Dept. on May 28, 2025 |

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Basic property and wetland resource information. (10.1017.21) | Project Narrative - Page 5, Attachment C - Site Plans & Attachment E - Wetland Delineation Report |
| <input checked="" type="checkbox"/> | Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22) | Project Narrative - Page 6-7 |
| <input checked="" type="checkbox"/> | Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23) | Project Narrative - Page 7 |
| <input checked="" type="checkbox"/> | Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24) | Project Narrative - Page 7 |

| <input checked="" type="checkbox"/> | Required Items for Submittal | Item Location (e.g. Page/line or Plan Sheet/Note #) |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Wetland buffer enhancement plan. (10.1017.25) | Project Narrative - Page 8 & Attachment C - Site Plans |
| <input type="checkbox"/> N/A | Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26) | Project is not within a tidal wetland or tidal wetland buffer |
| <input checked="" type="checkbox"/> | Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10) | Project Narrative - Page 9 |
| <input checked="" type="checkbox"/> | Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22) | Project Narrative - Page 9 |
| <input checked="" type="checkbox"/> | Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25) | Project Narrative - Page 9-10 |
| <input type="checkbox"/> N/A | All new pavement within a wetland buffer shall be porous pavement. (10.1018.31) | No new pavement is proposed within the wetland buffer. Impervious within buffer is reduced. |
| <input type="checkbox"/> N/A | An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32) | No porous pavement is proposed |
| <input checked="" type="checkbox"/> | Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40) | Attachment C - Site Plans |
| <input checked="" type="checkbox"/> | Requested Items for Submittal | Item Location (e.g. Page or Plan Sheet/Note #) |
| <input checked="" type="checkbox"/> | A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions. | See Cover Letter and Project Narrative |
| <input type="checkbox"/> N/A | If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit. | Project does not required a NHDES Stand Dredge and Fill Permit |

Applicant's Signature:  Date: 5/27/25

Attachment B - Project Narrative

Introduction

Coakley Road EV Charging 1, LLC (the Applicant) proposes the installation of four (4) dual-port electric vehicle chargers, for a total of eight (8) EV charging spaces with one (1) ADA space and associated electric equipment at an existing commercial property. The project limit of work encompasses approximately 0.18 acres of the approximately 2.56-acre site, located at 505 US-1 Bypass, Portsmouth, New Hampshire (Map-Lot 0234-0005-0000). The project site is located in the Gateway Corridor (G1) zoning district. The property is not located within any overlay districts according to the publicly available mapping layers on the Portsmouth GIS site.

The property currently includes two hotel buildings, impervious bituminous concrete driveway and parking spaces, and a grassed median that also includes a concrete recreational pool area. The site is bounded by Coakley Road to the north, Borthwick Avenue to the south, and US Route-1 Bypass and a car dealership to the east. Hodgson Brook runs southeasterly along the southern boundary of the site. Another commercial hotel property is located to the east of the project property and on the other side of Hodgson Brook.

Hodgson Brook and its associated wetland resource areas are located near the property site according to the City of Portsmouth Wetland Buffers layer on their GIS site. A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method) conducted a wetland delineation on May 16, 2025. The CWS observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands. The Wetland Delineation Report is included in this application package as Attachment E:

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream / River

The Hodgson Brook wetland areas extend partially into the property boundary along the western boundary, but not within the limit of work. The 100-foot wetland buffer, the 40-foot¹ Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas from both the nontidal wetland and the Hodgson Brook extend into the project site limit of work.

This Wetland Conditional Use Permit Application Package was submitted online via ViewPoint Cloud on May 28, 2025 as a single PDF document. Two (2) hard copies of the Application Package were transmitted to the City of Portsmouth Planning Department on May 28, 2025. One hard copy is for the Portsmouth Conservation Commission and the other for the Portsmouth Planning Board. The following Wetland Conditional Use Permit application package is hereby submitted to the Planning Department as required by Section 10.240 of the City of Portsmouth, New Hampshire Zoning Ordinance adopted December 21, 2009 ("the Ordinance") in accordance with Sections 10.1017 and 10.1018 of the Ordinance.

Proposed Project

The project parcel is owned by GIRI PORTSMOUTH 505 LLC. The project is classified in the City of Portsmouth, New Hampshire Zoning Ordinance, adopted December 21, 2009 (the "Zoning Ordinance"), as an Accessory Use - "EV Fueling Space B". The project is permitted in the G1 zoning district via a Conditional Use Permit (CUP) granted by the Planning Board according to Section 10.440 Table of Uses Accessory Use 19.70 EV Fueling Space B in the Zoning Ordinance.

As currently designed, the proposed project includes the installation of four (4) EV charging stations, for a total of eight (8) charging spaces with one (1) ADA space in the existing parking lot of the Port Inn and Suites. The EV chargers will be Level 3 chargers that will be publicly accessible for both hotel guests and the general public.

¹ Per Ordinance Section 10.1018.22, the slope of the Hodgson Brook is greater than 10% for at least 10 feet in the direction perpendicular to the edge of the jurisdictional area. The required width of the Vegetated Buffer Strip shall be 40-feet from the edge of the wetland (top of bank was used) instead of the 25-foot buffer.

The project will involve the installation of EV charging towers, trenching for electric utility, and installation of required electrical equipment such as transformers and associated equipment pads and overhead utility poles.

The proposed project will not change the traffic flow in or out of the site. The project is proposed in an area that is currently paved/impervious and is currently being used for parking (though the area is not striped). Please see the site photos included in Attachment D.

The project is proposed on land that is already developed and requires limited development in open space (i.e., approximately 173 sf of development for the transformer/concrete equipment pads). The project proposes returning an area of approximately 2,135 sf that is currently asphalt pavement back to a native vegetated area², increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 1,962 sf from impervious back to pervious. This will allow impervious area to be located further away from the Hodgson Brook than existing conditions. Removing existing pavement will enhance the wetland buffer by increasing vegetated area immediately adjacent to Hodgson Brook.

The following table provides a summary of the permanent and temporary impacts proposed as part of the project, within the limit of work:

Table 1 Proposed Impacts

| 100-ft Buffer Zone | | | |
|--------------------------------------------------------------|-------------------------|-------------------------|----------------------|
| Type of Impact | Temporary Impact | Permanent Impact | Total Impacts |
| Return existing pavement to pervious (native vegetated area) | (2,135) | 0 | (2,135) |
| Electrical trenching (returned to existing conditions) | 231 | 0 | 231 |
| Concrete Equipment Pad Installation | 0 | 173 | 173 |
| Cumulative | 2,366 SF | 173 SF | 2,539 SF |
| Net Gain Pervious Area | (2,135) SF | - | (1,962) SF |
| 40-ft Vegetated Buffer Strip² | | | |
| Type of Impact | Temporary Impact | Permanent Impact | Total Impacts |
| Return existing pavement to pervious (native vegetated area) | (2,092) | 0 | (2,092) |
| Electrical trenching (returned to existing conditions) | 0 | 0 | 0 |
| Concrete Equipment Pad Installation | 0 | 0 | 0 |
| Cumulative | (2,092) SF | 0 SF | (2,092) SF |
| 50-ft and 75-ft Limited Cut Area² | | | |
| Type of Impact | Temporary Impact | Permanent Impact | Total Impacts |
| Return existing pavement to pervious (native vegetated area) | (2,135) | 0 | (2,135) |
| Electrical trenching (returned to existing conditions) | 102 | 0 | 102 |

² New England Wetland Plants (NEWP) – New England Conservation / Wildlife Mix, or equivalent. <https://newp.com/product/new-england-conservation-wildlife-mix/>

| | | | |
|-------------------------------------|-----------------|-------------|-----------------|
| Concrete Equipment Pad Installation | 0 | 0 | 0 |
| Cumulative | 2,237 SF | 0 SF | 2,237 SF |

1. *Permanent impacts are characterized by areas within the Limit of Work which will result in changes to the substrate or changes in grade. Temporary impacts are characterized by areas within the Limit of Work which will return to the same substrate type and grade upon completion of the work.*
2. *Per section 10.1018.22 of the Zoning Ordinance, the 50-ft Limited Cut Area is based off the Inland Wetland and the 75-ft Limited Cut Area is based off the Non-Tidal perennial stream of river. Please see Footnote 1 for information regarding the 40-ft Vegetated Buffer Strip.*

On behalf of the developer, Weston & Sampson has developed a set of plans (Attachment C) that are intended to meet requirements set forth in the Ordinance for the G1 zoning district in which the project is proposed. Below is a summary of the parking and loading space aspects of the project:

Table 2 Parking and Loading Spaces:

| Dimension | Existing | Proposed |
|--------------------------|----------|-----------------------------------------------------------|
| Number of Parking Spaces | 57 | Addition of 8 EV (with 1 ADA) Spaces Total Spaces = 65 |
| Number of Loading Spaces | 0 | 0 |

Below is a summary of the dimensional aspects of the project:

Table 3 Dimensional and Density Regulations:

| Requirements | Existing | Proposed |
|-----------------------------------|-----------|-----------|
| Minimum Frontage | Unchanged | Unchanged |
| Front Yard Setback ^{1 2} | 8' 3" | 10' |
| Minimum Side Yard Setback | Unchanged | Unchanged |
| Minimum Rear Yard Setback | Unchanged | Unchanged |
| Maximum Building Height | Unchanged | Unchanged |

1. *Existing setbacks measured from the property line to the closest hotel building onsite. Please consider that the Port Inn & Suites was constructed in 1955 and thus may not comply with the current lot standards in the G1 zoning district.*
2. *Proposed setbacks measured from the property line to the nearest structure which is the transformer concrete equipment pad. Please note the proposed electrical equipment will be screened with a vegetative buffer.*

Project Representatives

The name of the Site Owner is:

GIRI PORTSMOUTH 505 INC.
2300 Crown Colony Drive, Suite 203
Quincy, MA 02169
Contact: Ashish Sangani

The name of the Project Developer & Applicant is:

Coakley Road EV Charging 1 LLC
55 Technology Drive, Suite 102
Lowell, MA 01851

Contact: Ilan Gutherz
 Phone: (978) 483-0037
 Email: lgutherz@newleafenergy.com

The name and contact information of the Engineer authorized to represent the Project Developer:

Weston & Sampson Engineers, Inc.
 100 International Drive, #152
 Portsmouth, NH 03801
 Contact: Rebecca Mauser-Hoye, P.E., CEA
 Phone: (603) 570-6308
 e-mail: mauserr@wseinc.com

Project Schedule

The following is an estimated schedule related to permitting and construction of this project.

Construction: August 2025 – October 2025

The developer is planning to start construction following receipt of all permits as early as July/August 2025 with a construction completion date of October 2025.

Wetland Conditional Use Permit Application Instructions

The following information is requested in the Wetland Conditional Use Permit Application Instructions. The location of the requested information within the application package is listed below the bullet point in italicized font:

- Description of site and proposed construction
 - *Project Narrative – Proposed Project*
- Total area of inland wetland or vernal pool (both on and off the parcel)
 - *Total area of inland wetland (both on and off the parcel): 455,698 sf (from Portsmouth GIS)*
 - *Total area of vernal pool: Not applicable*
- Impacted jurisdictional Area(s) (i.e. vernal pool, inland wetland, inland wetland buffer, tidal wetland or tidal wetland buffer)
 - *Impacted jurisdictional area: inland wetland buffer*
- Distance of proposed structure or activity to the edge of wetland
 - *Distance of proposed structure or activity to the edge of wetland: 11 ft*
- Total wetland area and/or wetland buffer area on the lot
 - *Total wetland area on the lot: 24,232 sf (Updated based on May 16, 2025 wetland delineation)*
 - *Total 100-Foot wetland buffer on the lot: 74,993 sf (Updated based on May 16, 2025 wetland delineation)*
 - *Total Limited Cut Area on the lot: 60,562 sf*
 - *Total Vegetated Buffer Strip Area on the lot: 44,577 sf*
- Total wetland area and/or wetland buffer area to be disturbed on the lot (based on amount of limit of work within the identified buffer)
 - *Total wetland area to be disturbed on the lot: 0 sf*
 - *Total 100-foot wetland buffer area to be disturbed on the lot: 8,443 sf*
 - *Total 50-foot and 75-foot Limited Cut Area to be disturbed: 6,575 sf*
 - *Total 40-foot Vegetated Buffer Strip to be disturbed: 3,578 sf*
 - *See Table 1 above for permanent versus temporary impacts*
- Project representatives – names and contact information
 - *Project Narrative – Proposed Project*
- Plans meeting the requirements of Section 101.1017.20 of the Zoning Ordinance
 - *Attachment C*

The applicant understands that the Planning Board or Conservation Commission may require the opinion of a qualified independent Certified Wetland Scientists and may seek their services. The applicant understands that they will be culpable for the cost of this independent review.

The applicant understands that a site walk can be requested by either the applicant or the commissioner and stakes or markers should be placed to show the location of proposed changes to the property prior to the site walk.

The applicant is committed to installing permanent wetland boundary markers, as requested by the City, which will be installed along the delineated wetland boundary once construction is completed.

Compliance with Bylaws

Provisions of the Ordinance relating to the project, followed by an analysis of the project's compliance with applicable provisions (in underlined font), are listed below. The outlined regulations represent an analysis primarily applicable to Section 10.1017 Conditional Uses and 10.1018 Stormwater Standards of the Ordinance.

City of Portsmouth, New Hampshire Zoning Ordinance Section 10.1017 Conditional Uses

10.1017.10 General

The Planning Board is authorized to grant a conditional use permit for any use not specifically permitting in Section 10.1016.10, subject the procedures and findings are set forth herein.

Acknowledged.

10.1017.20 Application Requirements

10.1017.21 The application shall be in a form prescribed by the Planning Board, and shall include the following information:

- (1) Location and area of lot and proposed activities and uses;

See site plans included in Attachment C.

- (2) Location and area of all jurisdictional areas (vernal pool, inland wetland, tidal wetland, river or stream) on the lot and within 250 feet of the lot;

See site plans included in Attachment C and Wetland Delineation Report included in Attachment E. Jurisdictional areas in proximity to and/or on the lot include: 1) Nontidal (Freshwater) Wetland located to the north of the lot and 2) Bank – Perennial Stream/River located to the west of the lot, associated with the Hodgson Brook.

- (3) Location and area of wetland buffers on the lot;

See site plans included in Attachment C and Wetland Delineation Report included in Attachment E. The 100-foot wetland buffer, the 40-foot Vegetated Buffer Strip, and the 50-foot and 75-foot Limited Cut Areas are located within the lot and are shown on the attached plans.

- (4) Description of proposed construction, demolition, fill, excavation, or any other alteration of the wetland or wetland buffer;

See Project Narrative – Proposed Project.

- (5) Setbacks of proposed alterations from property lines, jurisdictional areas and wetland buffers;

See Project Narrative – Table 3 Dimensional and Density Regulations for proposed alterations from property lines. See Project Narrative - Wetland Conditional Use Permit Application Instructions for jurisdiction areas and wetland buffers (also noted above in Sections (2) and (3)).

- (6) Location and area of wetland impact, new impervious surface, previously disturbed upland;

See site plans included in Attachment C and Table 1 in the Project Narrative for location and area of wetland buffer impacts.

Wetland Impacts: Wetland impacts are not proposed as part of the project.

New Impervious Surface: Approximately 173 sf of concrete equipment pads are proposed in existing grass cover in the median in the parking lot.

Previously Disturbed Uplands: The proposed project is located entirely within previously disturbed upland areas. The project proposed to reduce impervious cover within the wetland buffer and returns a current paved area of approximately 2,135 sf to pervious native vegetation.

- (7) Location and description of existing trees to be removed, other landscaping, grade changes, fill extensions, rip rap, culverts, utilities;

The project does not propose to remove any trees or landscaping apart from the 173 sf of equipment and transformer pads proposed in the existing grassed median.

The project does not propose grade changes, fill extensions, riprap, or culverts.

The project proposes to install an underground electrical conduit from the equipment pads to the charging stations. The trench will be a temporary impact within the existing paved area and will be returned to pavement following construction. A new riser pole is proposed along Coakley Road to tie in the existing electric utility to the site, via an overhead line.

Four (4) EV charging stations will be installed within the limit of work and existing paved area.

- (8) Dimensions and uses of existing and proposed buildings and structures.

The existing buildings and structures will not be affected by this project. This project does not propose any buildings. See the site plans included in Attachment C for dimensions of the proposed project.

- (9) Any other information necessary to describe the proposed construction or alteration.

See the Project Narrative.

10.1017.22 Where the proposed project will involve the temporary or permanent alteration of more than 250 sq. ft. of wetland and/or wetland buffer, the application shall provide information about the affected wetland and wetland buffer as follows:

- (1) Up to 1,000 sq. ft. of alteration to the wetland: a wetland characterization that describes the type of wetland (e.g., emergent, scrub-shrub, forested), the percent of invasive species, and whether the wetland is seasonally flooded.

The project does not propose any alteration to the wetland resource itself.

- (2) More than 1,000 sq. ft. of alteration to the wetland: a functions and values assessment equivalent to the model set forth in Appendix A of The Highway Methodology Workbook Supplement – Wetland Functions and Values: A Descriptive Approach, NAEPP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

The project does not propose any alteration to the wetland resource itself.

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

The project proposes approximately 8,443 sf of alteration to the wetland buffer. The 100-foot buffer extends quite far onto the project property.

The vegetation type observed within the wetland and stream buffer was a mix of herbaceous, shrub, and tree cover. Within the limit of work, vegetation was limited to areas of maintained grass and landscape plantings were on hotel property.

Invasive species observed within the wetland and stream buffer included glossy buckthorn, multi-flora rose, and Asiatic bittersweet. Within the limit of work, no invasive species were observed (0% of limit of work).

Within the limit of work, 78.5% of the 100-foot wetland and stream buffer is paved/impervious.

10.1017.23 The application shall describe the impact of the proposed project with specific reference to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way), and shall demonstrate that the proposed site alteration is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

See the compliance analysis for Section 10.1017.50 below.

10.1017.24 Where feasible, the application shall include removal of impervious surfaces at least equal in area to the area of impervious surface impact. The intent of this provision is that the project will not result in a net loss of pervious surface within a jurisdictional wetland buffer. If it is not feasible to remove impervious surfaces from the wetland buffer at least equal in area to the area of new impervious surface impact, the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.

The project proposes a reduction of impervious surfaces within the wetland buffer. Approximately 2,135 sf of existing paved area is proposed to be returned to pervious native cover between the proposed project and the wetland, within the 100-ft buffer.

The project proposes approximately 173 sf of new impervious area, which includes the concrete equipment pads within the grassed median, located further from the wetland than the returned pervious area.

Ultimately the project proposes to return a net total of 1,962 sf of impervious area to pervious area. The project ensures there is a net gain of pervious surface within the jurisdictional wetland buffer. Therefore, a wetland buffer enhancement plan is not required for the project.

10.1017.25 A wetland buffer enhancement plan shall be designed to enhance the functions of the jurisdictional wetland and/or wetland buffer on the lot, and to offset the impact of the proposed project.

- (1) The wetland buffer enhancement plan shall include a combination of new plantings, invasive species removal, habitat creation areas, improved site hydrology, or protective easements provided offsite.

The project proposes a net gain of pervious surface for the site by returning a portion of existing impervious pavement to grass cover, therefore a wetland buffer enhancement plan is not required for the project. The returned area is located between the project and the wetland. The project proposes development only in currently developed upland areas. See the site plans located in Attachment C. Additional plantings are to be installed within the area between Hodgson Brook and the project.

- (2) Where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the wetland buffer enhancement plan shall be to include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation.

The vegetated buffer (and new pervious area) between the project and the wetland resource could potentially be vegetated with native, low-maintenance shrubs and other woody vegetation, at the City's request.

10.1017.26 Where the proposed project involves a use, activity or alteration in a tidal wetland or tidal wetland buffer, the application shall include a living shoreline strategy to preserve the existing natural shoreline and/or encourage establishment of a living shoreline through restoration, as applicable. Said living shoreline strategy shall be implemented unless the Planning Board determines that it is not feasible.

The project does not involve activity within a tidal wetland or tidal wetland buffer.

10.1017.50 Criteria for Approval

Any proposed development, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

- (1) The land is reasonably suited to the use, activity or alteration.

The proposed use is essentially parking spaces, which are currently located on the project parcel. The proposed location for the EV charging spaces is currently paved and is currently being used for parking as seen in the site photos included in Attachment D.

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

The majority of the parking for the second hotel building is currently located within the wetland buffer. The project is proposed in an area already paved and used for parking.

Areas within the parcel boundary, outside the wetland buffer, are already improved by parking, driveways, and the first hotel building.

- (3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

The proposed area for the project is already paved and the proposed project will not impact the wetland or surrounding properties.

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

The project proposes a net gain in pervious area within the wetland buffer. Alteration to the existing natural vegetation and woodland is not proposed.

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

The proposed project does not propose negative impact to areas and environments under the jurisdiction of this Section.

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

Approximately 1,962 sf of wetland buffer will be returned to a natural state.

Section 10.1018 Performance Standards

10.1018.10 Stormwater Management

All construction activities and uses of buildings, structures, and land within wetlands and wetland buffers shall be carried out so as to minimize the volume and rate of stormwater runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with Best Management Practices for stormwater management including but not limited to:

1. New Hampshire Stormwater Manual, NHDES, current version.
2. Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.

All construction activities, uses of buildings, structures, and land within wetlands and wetland buffers will be carried out according to all applicable Federal, State, and Local regulations including those listed above.

Please note, the existing catch basin (CB1), located between the limit of work and Hodgson Brook, to the west of the project site, will not be removed or altered. The opening in the bituminous curb, located upgradient of CB1, will remain. Alterations to the existing stormwater structures and/or new stormwater structures are not proposed as part of the project.

10.1018.20 Vegetation Management

10.1018.22 If the vegetated buffer strip specified in Section 10.1018.21 contains an area that has a slope of 10% or more for at least 10 feet in a direction perpendicular to the edge of the jurisdictional area, the required width of the vegetated buffer strip shall be increased to 55 feet from the edge of a vernal pool and to 40 feet from the edge of any other wetland.

Please see Footnote 1. The Vegetated Buffer Strip was increased to 40-feet from the top of bank of Hodgson Brook and the freshwater wetland.

10.1018.23 Removal or cutting of vegetation:

(1) Chemical control of vegetation is prohibited in all areas of a wetland or wetland buffer.

The project will not use chemical control of vegetation.

(2) The removal or cutting of vegetation is prohibited in a wetland or vegetated buffer strip, except that non-chemical control of plants designated by the State of New Hampshire as "New Hampshire Prohibited Invasive Species" is permitted.

The project does not propose removal or cutting of vegetation within the wetland or vegetated buffer strip.

The project does propose approximately 173 sf of removal of grass from the grassed median.

(3) The removal of more than 50% of trees greater than 6" diameter at breast height (dbh) is prohibited in the limited cut area.

The project does not propose the removal of any trees.

10.1018.24 Fertilizers

(1) The use of any fertilizer is prohibited in a wetland, vegetated buffer strip or limited cut area.
(2) The use of fertilizers other than low phosphate and slow release nitrogen fertilizers is prohibited in any part of a wetland buffer.

The project does not propose the use of any fertilizers.

10.1018.25 Pesticides and herbicides:

The use of pesticides or herbicides is prohibited in a wetland or wetland buffer, except that application of pesticides by a public agency for public health purposes is permitted.

The project does not propose the use of pesticides or herbicides.

10.1018.30 Porous Pavement in Wetland Buffer

10.1018.31 All new pavement installed in a wetland buffer shall be porous pavement. The Planning Board may allow exceptions to this requirement where it can be demonstrated that the height of ground water, condition of soil, or other factors as described in the application are not appropriate for porous pavement.

No new pavement is proposed within the wetland buffer.

Trenching for the electric conduit within the existing pavement will be conducted between the equipment pads and the charging stations. The trench is expected to be approximately 3-feet wide and 77-feet long, for a total of 231 sf of temporary disturbance. Following construction, the trench will be paved to match pre-existing conditions.

173 sf of concrete equipment pad is proposed within the grassed median for the installation of electrical appurtenances required to support the EV charging stations.

10.1018.32 An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan addressing erosion control, periodic removal of sediment and debris from the porous surfaces, snow management, and repairs.

The project does not propose any porous pavement.

10.1018.40 Wetland Boundary Markers

Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction.

See the site plans included in Attachment C and the Wetland Delineation Report in Attachment E.

Attachment B - Design Plans

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| <div>PERMIT SET</div> <div>PORT INN AND SUITES</div> <div>505 US-1, PORTSMOUTH, NH 03801</div> <div>ELECTRIC VEHICLE CHARGING STATION</div> | | | | | <div><div><div>THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY, INC. TO FACILITATE THE SALE OF THE ELECTRIC CHARGING STATION PROJECT REPRESENTED HEREIN. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.</div><div><div><div><div></div></div><div><div>new leafenergy</div></div></div><div>55 TECHNOLOGY DRIVE, SUITE 102 LOWELL, MA 01851 PHONE: (888) 698-6273 FAX: (888) 843-6778 WWW.NEWLEAFENERGY.COM</div></div></div><div>NOT FOR CONSTRUCTION</div><div><div><div>Weston & Sampson</div><div><div>Weston & Sampson Engineers, Inc. 150 Dow Street, Tower 4, Suite 550 Manchester, NH 03101 978.532.1900800 SAMPSON www.westonandsampson.com</div></div></div></div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL NOTES | | PROJECT SCOPE | LOCATION MAP | DRAWING LIST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div><div>1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.</div><div>2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.</div><div>3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.</div><div>4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.</div><div>5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.</div><div>6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.</div><div>7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.</div><div>8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.</div><div>9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.</div><div>10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S INSTALLATION, THEY WILL BE REMOVED AN REPLACED WITH LIKE-KIND WHEN POSSIBLE. IF NOT POSSIBLE CONTRACTOR TO DISCUSS SOLUTIONS WITH SITE OWNER</div></div> | | <div>THIS PROJECT CONSISTS OF THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING STATION PER THE SYSTEM DESCRIPTION, BELOW. THE CHARGERS WILL BE INSTALLED AS SHOWN IN THE SITE PLANS ATTACHED. THE ELECTRIC VEHICLE CHARGING STATION WILL BE INTERCONNECTED WITH ITS OWN SEPARATE ELECTRICAL SERVICE.</div> <div>SYSTEM DESCRIPTION</div> <table><tr><td>NUMBER OF CHARGING STATIONS</td><td>4</td></tr><tr><td>NUMBER OF CHARGING SPACES (TOTAL)</td><td>8</td></tr><tr><td>ACCESSIBLE CHARGING SPACES</td><td>1</td></tr></table> <div>*REFER TO ELECTRICAL DRAWINGS FOR SYSTEM SPECIFICATIONS.</div> | NUMBER OF CHARGING STATIONS | 4 | NUMBER OF CHARGING SPACES (TOTAL) | 8 | ACCESSIBLE CHARGING SPACES | 1 | <div></div> <div>AERIAL VIEW</div> <div></div> | <table><tr><td>SHEET NUMBER</td><td>SHEET TITLE</td></tr><tr><td>T-1.0</td><td>TITLE PAGE</td></tr><tr><td colspan="2">SURVEY</td></tr><tr><td>1 OF 1</td><td>LIMITED ALTA/NSPS LAND TITLE SURVEY</td></tr><tr><td colspan="2">CIVIL</td></tr><tr><td>C-1.0</td><td>OVERALL PLAN</td></tr><tr><td>C-2.0</td><td>SITE PREPARATION AND DEMOLITION PLAN</td></tr><tr><td>C-2.1</td><td>SITE PLAN</td></tr><tr><td>C-5.0</td><td>CIVIL DETAILS</td></tr><tr><td>C-5.1</td><td>CIVIL DETAILS</td></tr><tr><td colspan="2">ELECTRICAL</td></tr><tr><td>E-0.0</td><td>ELECTRICAL NOTES</td></tr><tr><td>E-1.0</td><td>AC SINGLE LINE DIAGRAM</td></tr><tr><td>E-2.0</td><td>PLAN DETAILS</td></tr><tr><td>E-3.0</td><td>ELECTRICAL SCHEDULES</td></tr></table> | SHEET NUMBER | SHEET TITLE | T-1.0 | TITLE PAGE | SURVEY | | 1 OF 1 | LIMITED ALTA/NSPS LAND TITLE SURVEY | CIVIL | | C-1.0 | OVERALL PLAN | C-2.0 | SITE PREPARATION AND DEMOLITION PLAN | C-2.1 | SITE PLAN | C-5.0 | CIVIL DETAILS | C-5.1 | CIVIL DETAILS | ELECTRICAL | | E-0.0 | ELECTRICAL NOTES | E-1.0 | AC SINGLE LINE DIAGRAM | E-2.0 | PLAN DETAILS | E-3.0 | ELECTRICAL SCHEDULES | <div>IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.</div> <div>PORT INN AND SUITES</div> <div>505 US-1</div> <div>PORTSMOUTH, NH 03801</div> <div>PROJECT NUMBER: ENG24-1702</div> <table><tr><td>REV</td><td>DATE</td><td>DRAWN</td><td>CHECKED</td><td>RELEASE LEVEL</td></tr><tr><td>0</td><td>04/23/25</td><td>RWG</td><td>JWS</td><td>ISSUED FOR PERMITTING</td></tr><tr><td>1</td><td>05/09/25</td><td>RWG</td><td>JWS</td><td>REVISED FOR PERMITTING</td></tr><tr><td>2</td><td>05/28/25</td><td>RWG</td><td>JWS</td><td>REVISED FOR PERMITTING</td></tr><tr><td>3</td><td>07/01/25</td><td>RWG</td><td>JWS</td><td>REVISED FOR PERMITTING</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <div>SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"</div> <div>T-1.0</div> <div>TITLE PAGE</div> | REV | DATE | DRAWN | CHECKED | RELEASE LEVEL | 0 | 04/23/25 | RWG | JWS | ISSUED FOR PERMITTING | 1 | 05/09/25 | RWG | JWS | REVISED FOR PERMITTING | 2 | 05/28/25 | RWG | JWS | REVISED FOR PERMITTING | 3 | 07/01/25 | RWG | JWS | REVISED FOR PERMITTING | | | | | | | | | | | | | | | | | | | | |
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| APPLICABLE CODES AND STANDARDS | | PROJECT DIRECTORY | | BASIS OF DESIGN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div>ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY AUTHORITY HAVING JURISDICTION: NH STATE BUILDING CODE NH STATE ELECTRICAL CODE NH FIRE PREVENTION REGULATIONS AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360) AMERICAN CONCRETE INSTITUTE AMERICANS WITH DISABILITIES ACTS DESIGN STANDARDS (ADADS) 2010 ADA DESIGN STANDARDS U.S. ACCESS BOARD DESIGN RECOMMENDATIONS FOR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATIONS TECHNICAL ASSISTANCE DOCUMENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UL (UNDERWRITERS LABORATORIES, INC.) STANDARDS CITY OF PORTSMOUTH ZONING BYLAWS</div> | | <div><div><div>SYSTEM / PROJECT OWNER</div><div>COAKLEY ROAD EV CHARGING 1, LLC</div></div><div><div>LAND OWNER / HOST</div><div>GRI PORTSMOUTH 505 INC.</div></div><div><div>AUTHORITY HAVING JURISDICTION</div><div>CITY OF PORTSMOUTH 1 JUNKINS AVE, PORTSMOUTH, NH 03801</div></div><div><div>UTILITY</div><div>EVERSOURCE</div></div><div><div>APPLICANT</div><div>FIRM: COAKLEY ROAD EV CHARGING 1, LLC CONTACT: JONATHAN SALSMAN, PE PHONE: (800) 818-5249</div></div><div><div>CIVIL ENGINEER</div><div>FIRM: WESTON & SAMPSON ENGINEERS, INC. CONTACT: JEFFREY W. SANTACRUCE, PE PTOE PHONE: (978) 532-1900</div></div><div><div>ELECTRICAL ENGINEER</div><div>FIRM: LIG CONSULTANTS CONTACT: TONY MORREALE, PE PHONE: (508) 381-3371</div></div></div> | | <div>ALTA/NSPS LAND TITLE SURVEY: NORTHEAST SURVEY CONSULTANTS FEBRUARY 7, 2025</div> <div>WETLAND DELINEATION REPORT: WESTON & SAMPSON ENGINEERS, INC. MAY 2025</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

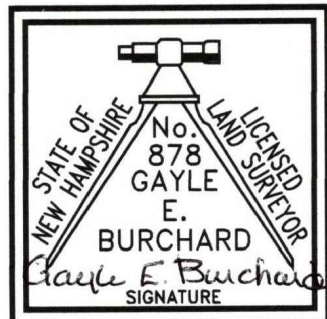
The following exceptions were derived from a commitment for title insurance prepared by the Stewart Title Guaranty Company, commitment #2392151, commitment date 8-7-2024.
 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the instrument is a **curable** matter. (not a survey matter)
 2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession. (not a survey matter)
 3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records. (see Significant Observations for any such matters found by this survey)
 4. Liens for taxes and assessments, which become due and payable subsequent to the date of the commitment. (not a survey matter)
 5. **CONDOMINIUM UNIT:** COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS, OR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Condominium, in the Rules and Regulations, in the Declaration of Condominium, in the Declaration of Condominium, in the Declaration of Condominium, in the Declaration of Condominium, or as the same may hereinafter be lawfully amended, and in any instrument creating the estate or interest insured by this policy. (not a survey matter)
 6. Any encroachment in the area, square footage, or acreage of land described in Schedule A. The Company does not insure the area, square footage, or acreage of the land. (not a survey matter)
 7. Water and sewer easements referred to or set forth in instruments recorded in the Rockingham County Registry of Deeds in Book 1314, Page 221. (plotted)
 8. Utility Easement granted to New Hampshire Electric Cooperative and New England Telephone & Telegraph Company by instrument recorded at Book 1318, Page 452 of the Rockingham County Registry of Deeds. (not plotted due to vague description)
 9. Terms and conditions to the condemnatory proceedings instituted by the United States of America for the purpose of establishing a perpetual drainage easement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 1533, Page 216 and Book 3107, Page 950. (plotted)
 10. Utility Easement to the State of New Hampshire as evidenced by instrument recorded at Book 1318, Page 452 of the Rockingham County Registry of Deeds. (not plotted due to vague description; generally covers need to install traffic signals on locus; generally area impacted is called out)
 11. Terms and conditions of Cable Television Installation and Service Agreement as set forth in an instrument recorded in the Rockingham County Registry of Deeds in Book 2769, Page 2271. (not a survey matter)
 12. Notes, rights of way, rights, easements, restrictions, covenants, conditions and other matters depicted on a Plan recorded in the Rockingham County Registry of Deeds in Plan Number D-30041. (said plan was used in the preparation of this survey)
 13. Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Gibraltar Bank to Bank of America, N.A. dated July 10, 2019 in the original principal amount of \$5,912,000.00, recorded with said Registry at Book 6015, Page 2244. (not a survey matter)

- 1: The ALTA/NSPS certification given hereon is limited to the proposed facility and access and ~~does not cover the entire locus parcel.~~
- 2: Field notes by EDM Total Station are dated 11/25/2021.
- 3: The horizontal datum of this plan is the New Hampshire Coordinate System North American Datum 1983 (2011), the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on 11/25/2021.
- 4: According to Federal Emergency Management Agency maps, the entire locus parcels are located in areas designated as "Zone X" (areas of minimal flooding, no shading). Community Panel No. 33015C 0259 F – Effective Date: 1/29/2021.
- 5: A copy of the letter was not provided to the surveyor, all zoning information given hereon is taken from the City of Portsmouth website. The locus parcel and all abutting parcels are located in the Gateway Corridor (G1) zoning district.
- 6: All existing utility structures shown hereon are from observed field evidence only, this plan may not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed. Please contact dig-safe at 1-888-336-2533 for excavation.
- 7: The time of day the survey was conducted was observed evidence of active earth moving work. At the time of the survey there was no observed evidence of building construction or building additions.
- 8: As allowed under Section 3.5(v) and 3.6 of the 2021 ALTA/NSPS Minimum Standards and Detail Requirements, this survey meets the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the property.
- 9: No wetland delineations were observed or provided to the surveyor.
- 10: Distance to nearest intersecting street (Borthwick Avenue) is 93±.

None found.

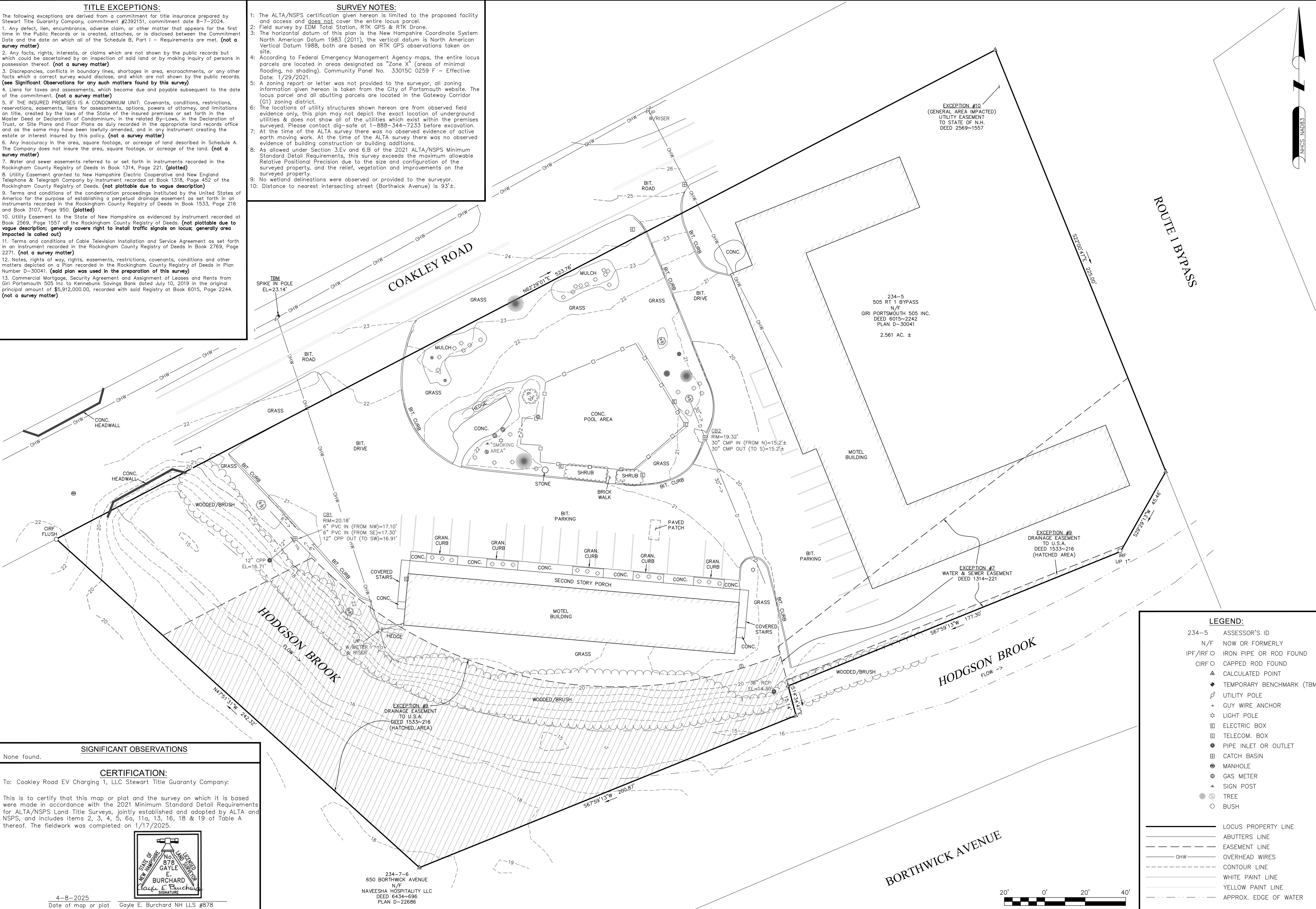
To: Coakley Road EV Charging 1, LLC Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 11a, 13, 16, 18 & 19 of Table A thereof. The fieldwork was completed on 1/17/2025.



4-8-2025
Date of map or plat


Gayle E. Burchard NH LLS #878



LIMITED ALTA/NSPS LAND TITLE SURVEY
OF LAND IN
PORTSMOUTH, NH
PREPARED FOR
COAKLEY ROAD EV CHARGING 1, LLC

SHEET NO.

1 OF **1**

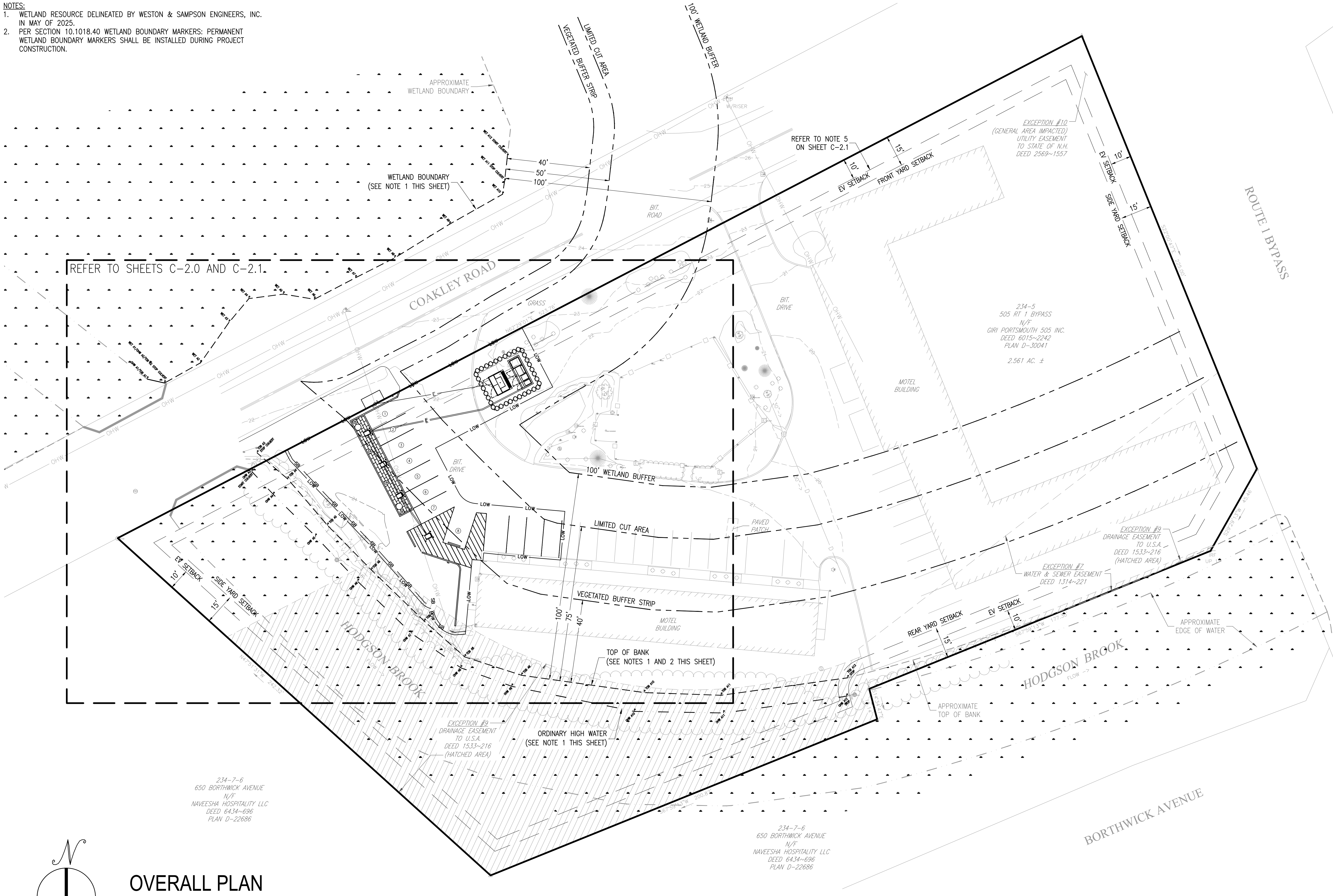
| | | |
|-----------------|------------|--------------|
| SURVEYOR: | GEB | ENGINEER: |
| DRAFTING: | JDG | DESIGN: |
| FIELD WORK: | MAK ESL | HORZ. SCALE: |
| PROJECT NUMBER: | 24-346 | VERT. SCALE: |
| DRAWING NAME: | 24-346.DWG | DATE: |

505
ROUTE 1
BYPASS

NORTHEAST
SURVEY
CONSULTANTS

3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON MA 01027
(413) 703-5144

- NOTES:
1. WETLAND RESOURCE DELINEATED BY WESTON & SAMPSON ENGINEERS, INC. IN MAY OF 2025.
 2. PER SECTION 10.1018.40 WETLAND BOUNDARY MARKERS: PERMANENT WETLAND BOUNDARY MARKERS SHALL BE INSTALLED DURING PROJECT CONSTRUCTION.



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new leaf energy

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Weston & Sampson

Weston & Sampson Engineers, Inc.
150 Dow Street, Tower 4, Suite 550
Manchester, NH 03101
978.532.1900 800.SAMPSON
www.westonsampsone.com

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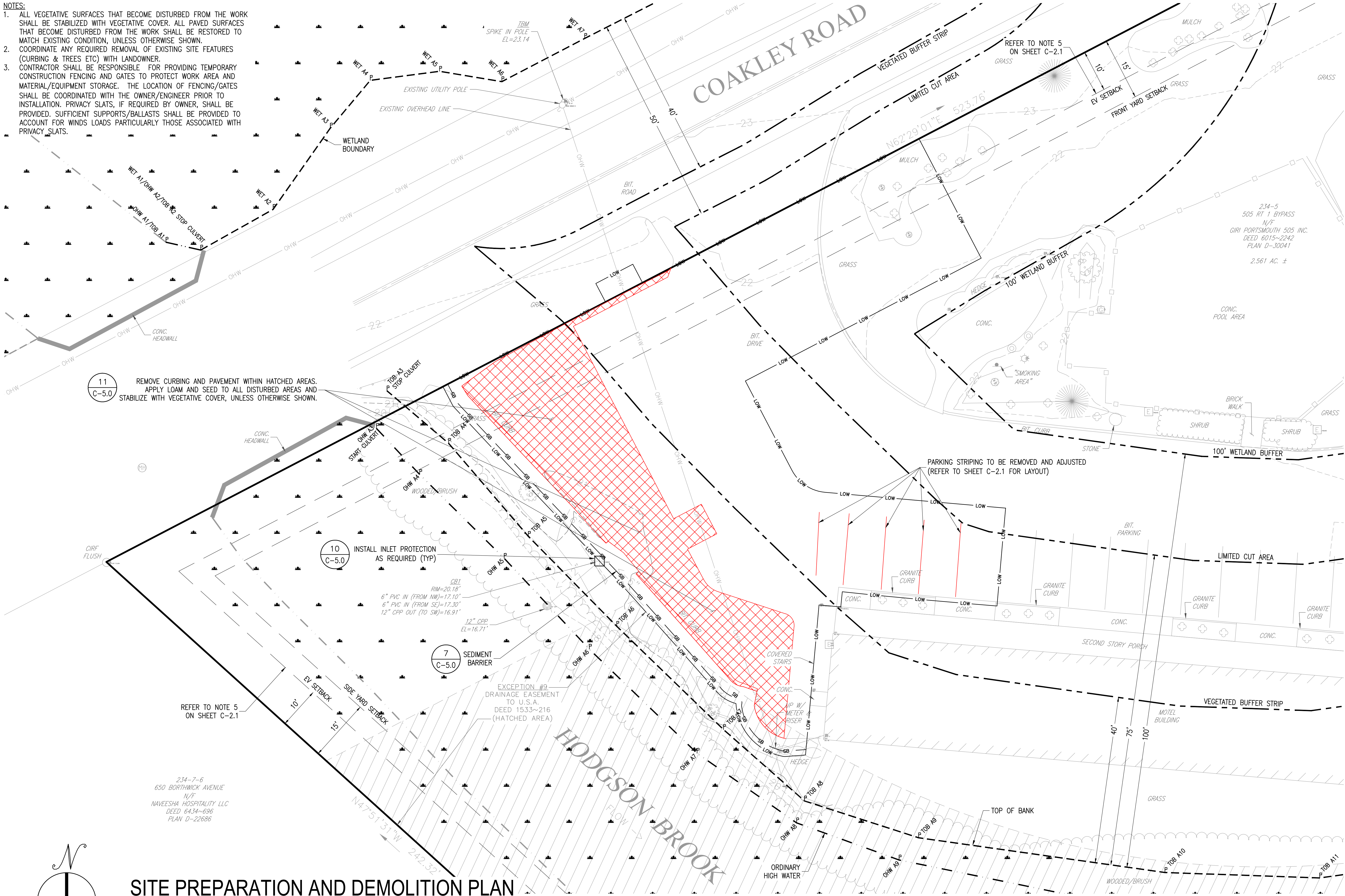
| REV | DATE | DRAWN | CHECKED | RELEASE LEVEL |
|-----|----------|-------|---------|------------------------|
| 0 | 04/23/25 | RWG | JWS | ISSUED FOR PERMITTING |
| 1 | 05/09/25 | RWG | JWS | REVISED FOR PERMITTING |
| 2 | 05/28/25 | RWG | JWS | REVISED FOR PERMITTING |
| 3 | 07/01/25 | RWG | JWS | REVISED FOR PERMITTING |

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
OVERALL PLAN

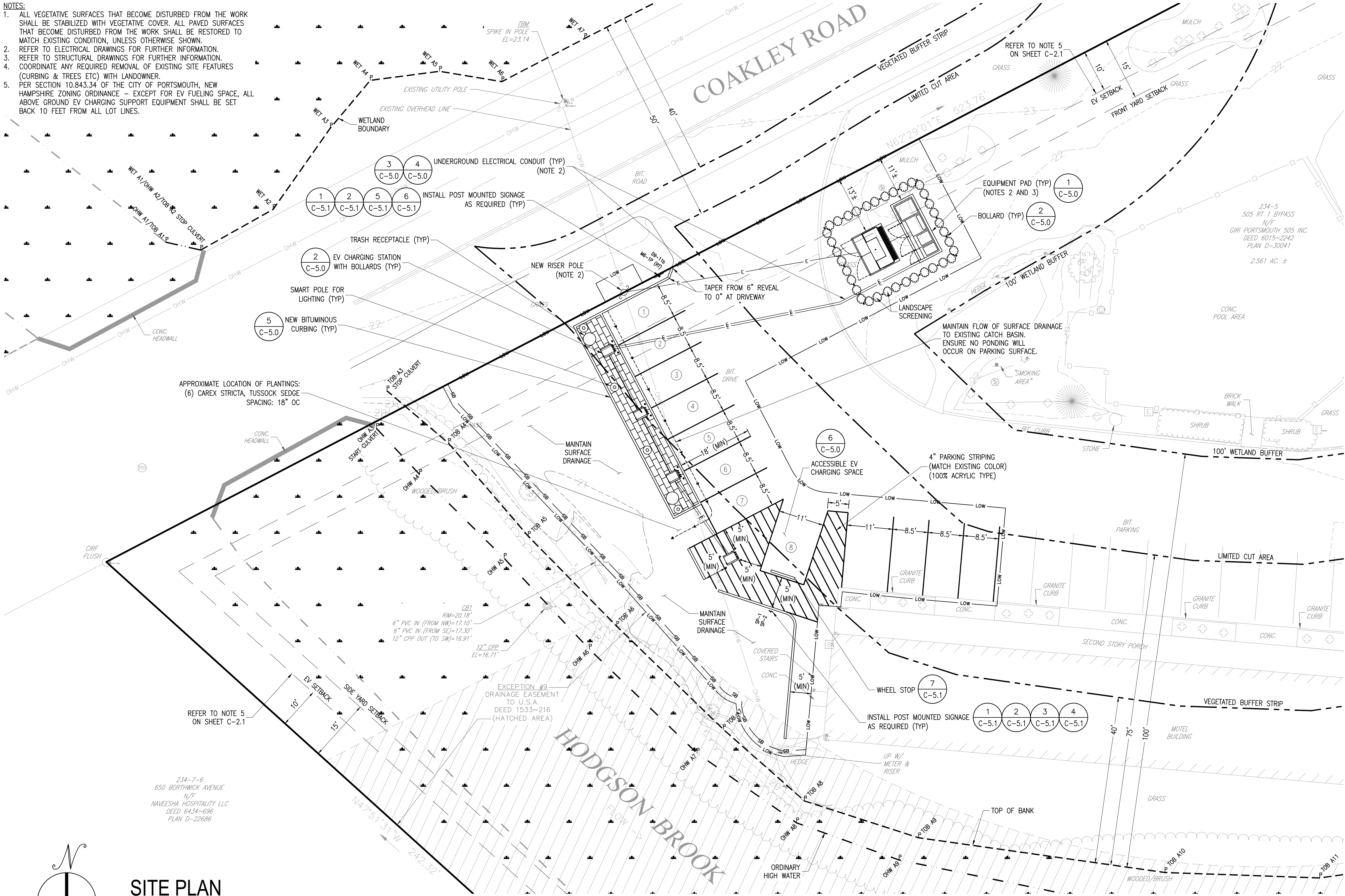
NOTES:

1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH VEGETATIVE COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY CONSTRUCTION FENCING AND GATES TO PROTECT WORK AREA AND MATERIAL/EQUIPMENT STORAGE. THE LOCATION OF FENCING/GATES SHALL BE COORDINATED WITH THE OWNER/ENGINEER PRIOR TO INSTALLATION. PRIVACY SLATS, IF REQUIRED BY OWNER, SHALL BE PROVIDED. SUFFICIENT SUPPORTS/BALLASTS SHALL BE PROVIDED TO ACCOUNT FOR WINDS LOADS PARTICULARLY THOSE ASSOCIATED WITH PRIVACY SLATS.



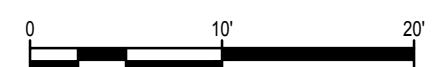
NOTES:

1. ALL VEGETATIVE SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE STABILIZED WITH VEGETATIVE COVER. ALL PAVED SURFACES THAT BECOME DISTURBED FROM THE WORK SHALL BE RESTORED TO MATCH EXISTING CONDITION, UNLESS OTHERWISE SHOWN.
2. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
3. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
4. COORDINATE ANY REQUIRED REMOVAL OF EXISTING SITE FEATURES (CURBING & TREES ETC) WITH LANDOWNER.
5. PER SECTION 10.843.34 OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE - EXCEPT FOR EV FUELING SPACE, ALL ABOVE GROUND EV CHARGING SUPPORT EQUIPMENT SHALL BE SET BACK 10 FEET FROM ALL LOT LINES.



SITE PLAN

SCALE: 1" = 10'



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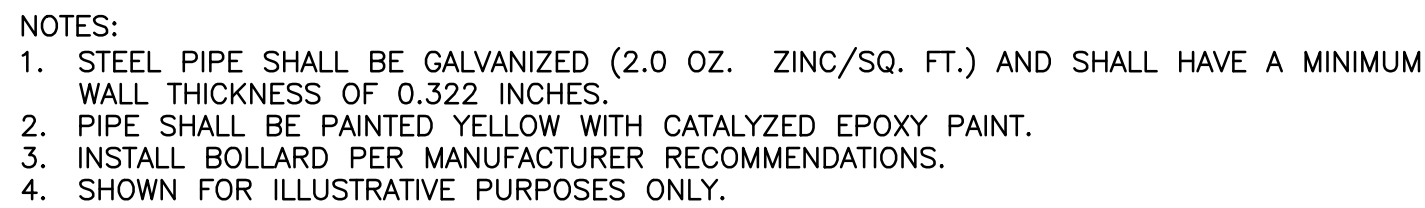
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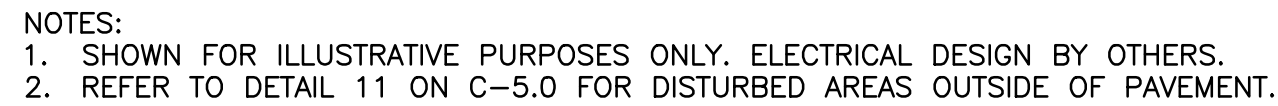
C-2.1
SITE PLAN



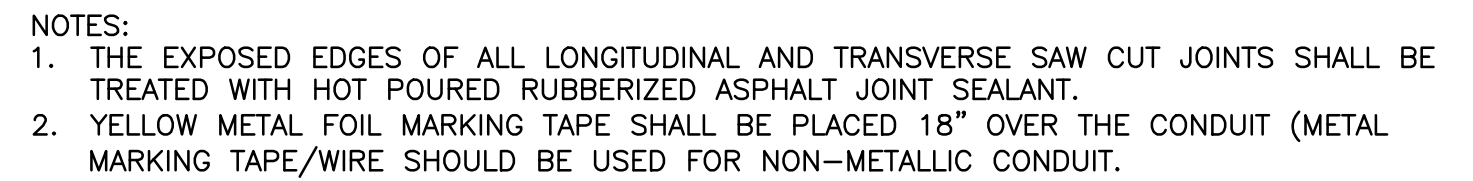
SCALE: NTS



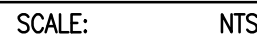
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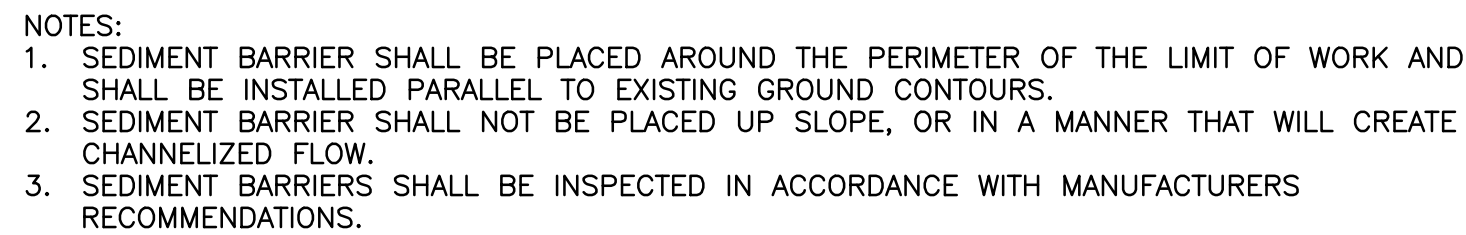
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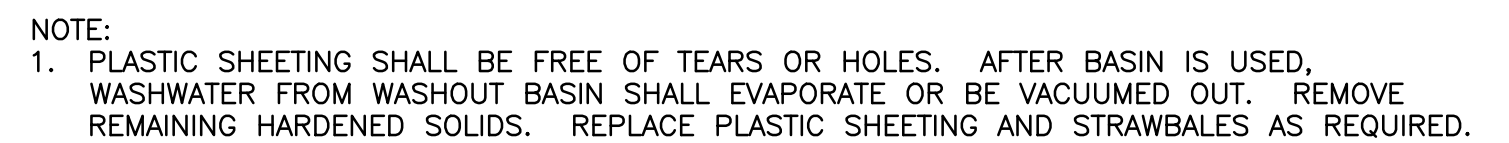
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SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE: NTS



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SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-5.0

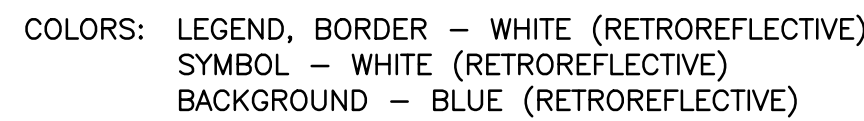
CIVIL DETAILS



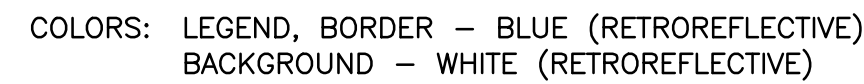
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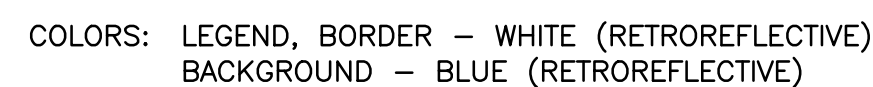


* See page IA-13-2 for symbol design

COLORS: LEGEND, BACKGROUND — BLUE (RETROREFLECTIVE)
SYMBOL, BORDER — WHITE (RETROREFLECTIVE)

IA-13-1

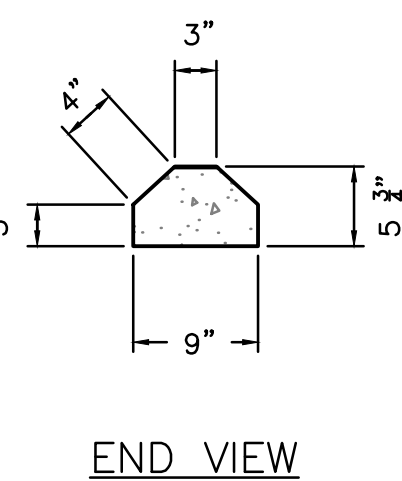
SCALE: NTS



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C-5.1

CIVIL DETAILS

GENERAL:

- THE ELECTRICAL CONTRACTOR SHALL INDICATE TO THE ENGINEER OF RECORD OF ANY DISCREPANCIES WITH THE DRAWING PACKAGE WITH REGARDS TO THE SITE LAYOUT, NATIONAL ELECTRICAL CODE, AND MANUFACTURER RECOMMENDATIONS. THESE DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER OF RECORD (EOR) FOR REVIEW.
- THESE CONTRACT DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF WORK, THE GENERAL ARRANGEMENT OF EQUIPMENT, CONDUITS, PANELS, FIXTURES, ETC.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND ACCESSORIES TO MAKE THIS A COMPLETE AND OPERABLE SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND ADHERE TO ALL MANUFACTURER'S REQUIREMENTS FOR INSTALLATION.
- ALL DOCUMENTATION PERTAINING TO THE MAJOR PIECES OF EQUIPMENT SHALL BE PROVIDED TO THE OWNER AND BE PART OF THE TURNOVER DOCUMENTATION.
- THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2023 NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL OTHER LOCAL AND STATE LAWS AS WELL AS THE AUTHORITY HAVING JURISDICTION (AHJ).
- INSPECTIONS BY THE AHJ AND EOR SHALL TAKE PLACE PRIOR TO ANY WORK THAT WILL BE PERMANENTLY COVERED.
- THE EQUIPMENT AND ACCESSORIES THAT MAKE UP THIS SYSTEM SHALL BE UL LISTED AND BE USED FOR THEIR INTENDED PURPOSE.
- CONTRACTOR TO CONFIRM EXISTING FIELD CONDITIONS AND VERIFY ALL DIMENSIONS.
- ALL OUTDOOR EQUIPMENT SHALL BE RATED FOR OUTDOOR USE (NEMA 3R OR BETTER).
- ALL MATERIALS PROVIDED BY THE INSTALLING CONTRACTOR SHALL BE NEW AND FREE OF DEFECTS AND DAMAGE.
- ALL ELECTRICAL MATERIALS AND INSTALLATIONS SHALL MEET THE INDUSTRY STANDARDS IDENTIFIED OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE), AND UNDERWRITER'S LABORATORIES, INC. (UL).
- IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE EQUIPMENT AND ACCESSORIES THAT WILL LAST THE LIFETIME OF THE SYSTEM.
- ALL EQUIPMENT AND ACCESSORIES SHALL BE INSTALLED IN A NEAT AND WORK LIKE MANNER. ALL ENCLOSURES SHALL BE CLEANED OF ANY DEBRIS FROM INSTALLATION AND THE SURROUNDING AREA SHALL BE CLEANED AS WELL.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE PROPER PERMITS FOR THE INSTALLATION AND DISPLAY THEM AT THE JOBSITE OR AS REQUIRED BY THE AHJ.
- THE ELECTRICAL CONTRACTOR SHALL PERFORM INSULATION RESISTANCE TESTING ON ALL WIRING TO ENSURE THE INTEGRITY OF THE INSULATION IS GOOD FOR IN SERVICE USE. DOCUMENTATION SHALL BE PROVIDED WITH THE RESULTS OF THIS TESTING.
- ALL EQUIPMENT AND MATERIALS SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ENERGIZING THE SITE SHALL NOT BE DONE UNTIL ALL PARTIES HAVE REVIEWED THE INSTALLATION AND ARE SATISFIED WITH THE PRODUCT.
- ALL EQUIPMENT OPENINGS SHALL BE SEALED TO PREVENT THE INGRESS OF WATER OR RODENTS.
- SUBMITTALS SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT AND MATERIALS THAT WILL BE USED FOR THE INSTALLATION.
- PRIOR TO ANY EXCAVATION DIG SAFE MUST BE CONTACTED.
- ALL EQUIPMENT SHALL BE INSTALLED TO MAINTAIN PROPER WORKING DISTANCES.

SAFETY:

- PROPER ELECTRICAL SAFETY SHALL BE EMPLOYED BY THE ELECTRICAL CONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL USE THEIR OWN COMPANY SAFETY PROGRAM IN ADDITION TO ANY SPECIFIC REQUIREMENTS FROM THE OWNER.
- DURING AND AFTER COMMISSIONING THE CONTRACTOR SHALL MAINTAIN CONTROL OF THE SITE ELECTRICAL SYSTEM UNTIL THE PROJECT HAS BEEN FORMAL TURNED OVER TO THE OWNER.
- PROPER PROCEDURES AND SAFETY MEASURES SHALL BE TAKEN TO PREVENT ANY WORKER FROM COMING IN CONTACT WITH ANY LIVE ELECTRICAL PARTS.
- ALL FUSES, DISCONNECTS, AND CIRCUIT BREAKERS SHALL BE LEFT IN THE OPEN POSITION DURING CONSTRUCTION OR SHALL BE IN COMPLIANCE WITH THE ELECTRICAL CONTRACTORS SAFETY PROGRAM.

LABELS:

- ALL LABELS SHALL BE IN ACCORDANCE WITH THE 2023 NEC AND MEET ALL SAFETY CODES.
- ALL LABELS SHALL BE MADE OF DURABLE AND WATERPROOF MATERIALS.
- LABELS SHALL BE INSTALLED ON THE APPROPRIATE EQUIPMENT. IF SPACE IS LIMITED A NEW LOCATION SHALL BE DISCUSSED WITH THE OWNER AND ENGINEER OR RECORD.
- LABELS SHALL BE SECURELY FASTENED TO THE EQUIPMENT.
- ALL LABELS SHALL BE LEGIBLE, PRINTED, AND OF APPROPRIATE FONT SIZE.
- DANGER LABELS SHALL BE RED, WARNING LABELS SHALL BE ORANGE, AND CAUTION LABELS SHALL BE YELLOW.

TESTING:

- ALL TESTING SHALL BE IN COMPLIANCE WITH NETA 2017 ACCEPTANCE TESTING.
- ALL TESTING SHALL BE COMPLETED PRIOR TO ENERGIZING THE SYSTEM.
- A VISUAL INSPECTION SHALL BE PERFORMED ON ALL THE ELECTRICAL EQUIPMENT AND MUST BE DOCUMENTED.
- ELECTRICAL CONTRACTOR TO PERFORM INSULATION RESISTANCE AND CONTINUITY TESTS FOR ALL CONDUCTORS. INSULATION RESISTANCE TEST SHALL NOT TEST LESS THAN 100 MEGOHMS FOR CABLES RATED 600V. TEST VALUES SHALL BE 1000VDC OR AS REQUIRED BY THE MANUFACTURER. TEST SHALL BE IN ACCORDANCE WITH NETA 2017.
- ELECTRICAL CONTRACTOR SHALL VERIFY PROPER PHASE ROTATION ONCE THE SITE IS ENERGIZED.
- CHARGING SYSTEM SHALL BE ENERGIZED BY A CERTIFIED REPRESENTATIVE UNLESS PRIOR NOTICE FROM THE MANUFACTURER HAS BEEN PROVIDED STATING THE ELECTRICAL CONTRACTOR CAN COMMISSION AND START UP THE SYSTEM.
- ALL TEST RESULTS AND DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER OR RECORD FOR APPROVAL PRIOR TO THE SITE BEING ENERGIZED.

GROUNDING:

- ALL GROUNDING SHALL BE IN COMPLIANCE WITH THE 2023 NEC ARTICLE 250.
- ALL GROUNDING SHALL BE LISTED FOR ITS PURPOSE.
- GROUND RODS, IF REQUIRED, SHALL HAS A MINIMUM DIAMETER OF 5/8 INCH AND HAVE A MINIMUM LENGTH OF 8 FEET. GROUND RODS SHALL BE COPPER COATED WITH A HIGH STRENGTH STEEL CORE.
- USE IRREVERSIBLE CRIMP FOR PERMANENTLY CONCEALED AND INACCESSIBLE CONNECTIONS.
- EQUIPMENT GROUNDING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS WELL AS THE NEC.
- GROUND ALL EXPOSED NON-CURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS, AND EQUIPMENT STRUCTURES IN ACCORDANCE WITH THE NEC, STATE, AND OTHER APPLICABLE LAWS AND REGULATIONS.
- ELECTRICAL CONTRACTOR SHALL TEST THE GROUNDING ELECTRODE SYSTEM TO ENSURE THAT THE GROUND RESISTANCE IS LESS THAN 25 OHMS. AN EARTH RESISTANCE TESTER SHALL BE USED FOR THIS TEST. TEST RESULTS TO BE SUBMITTED TO THE OWNER AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

WIRE AND CABLE

LOW VOLTAGE (AC)

- ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 600V RATING.
- CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
- ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
- ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
- ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
- ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
- CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
- CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
- IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
- TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
- ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
- DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
- ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
- SPLICING OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
- ALL WIRING SHALL BE FACTORY COLOR CODED. OTHERWISE FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

| 208V | PHASE | 480V | PHASE |
|-------|---------|--------|---------|
| BLACK | A | BROWN | A |
| RED | B | ORANGE | B |
| BLUE | C | YELLOW | C |
| WHITE | NEUTRAL | WHITE | NEUTRAL |
| GREEN | GROUND | GREEN | GROUND |

- THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
- SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.

LOW VOLTAGE (DC)

- ALL LOW VOLTAGE CABLES SHALL BE 75°C AND HAVE A MINIMUM 1000VAC/1500VDC RATING.
- CABLES SHALL BE RATED FOR THE SYSTEM VOLTAGE.
- ALL CABLES SHALL BE LISTED FOR WET LOCATIONS.
- ALL CABLES SHALL BE LISTED FOR THEIR INTENDED USE.
- ALL CONDUCTORS SHALL BE INSTALLED NEATLY AND DRESSED INTO THE EQUIPMENT SO THAT THEY DO NOT OBSTRUCT OR PREVENT OPERATION OF THE EQUIPMENT. CABLE TIES SHALL BE USED TO SECURE THE CONDUCTORS.
- ALL EXPOSED CABLES SHALL BE UV RESISTANT AND OUTDOOR RATED.
- CONDUCTORS SHALL BE SIZED FOR THE AMPACITY OF THE CIRCUIT. THESE VALUES SHALL BE DETERMINED USING THE NEC.
- CONDUITS SHALL BE FREE OF ANY DEBRIS PRIOR TO PULLING THE CABLES. ALL CABLES SHALL BE PULLED USING THE PROPER PULLING LUBRICANTS. LUBRICANTS SHALL NOT BE DESTRUCTIVE TO THE OUTER JACKET OF THE CABLE. THE PULLING LUBRICANT SHALL BE CONFIRMED WITH THE CABLE MANUFACTURER THAT IT IS APPROVED FOR USE.
- IRREVERSIBLE, TWO HOLE, LONG BARREL, DOUBLE CRIMPED LUGS SHALL BE USED ON ALL LOW VOLTAGE TERMINATIONS. IF A TWO HOLE LUG CANNOT BE INSTALLED SINGLE HOLE LUGS CAN BE USED WITH THE PERMISSION OF THE ENGINEER OF RECORD.
- TERMINATIONS THAT ARE SUPPLIED WITH THE MANUFACTURED EQUIPMENT SHALL BE USED AND PROPER TORQUE VALUES MUST BE FOLLOWED.
- ALL ELECTRICAL CONNECTIONS SHALL BE TORQUE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF THE MANUFACTURER DOES NOT HAVE RECOMMENDATIONS STANDARD INDUSTRY PRACTICE SHOULD BE FOLLOWED FOR TORQUE VALUES.
- DOCUMENTATION SHALL BE PROVIDED DETAILING THE TORQUE VALUES OF THE ELECTRICAL CONNECTIONS. THESE CONNECTIONS SHALL BE MARKED WITH TORQUE MARKING PAINT OR EQUIVALENT.
- ALL CABLES SHALL BE SUPPORTED WITHIN EQUIPMENT TO PROPERLY DISTRIBUTE THE WEIGHT OF THE CABLES AND TO PREVENT STRESS ON THE TERMINATION POINTS.
- SPLICING OF ANY WIRES IS NOT ALLOWED UNLESS APPROVED BY THE OWNER AND ENGINEER OF RECORD.
- DC WIRING SHALL BE RED FOR POSITIVE, BLACK FOR NEGATIVE, AND GREEN FOR GROUND. WIRING SHALL BE MARKED SUNLIGHT RESISTANT.
- THE WIRE SIZE IS BASED ON THE ESTIMATED CONDUCTOR LENGTH AS SHOWN IN THIS DRAWINGS SET. SHOULD THE CONDUIT ROUTING CHANGE AND THE OVERALL LENGTH INCREASED, THE CONDUIT AND WIRE MAY NEED TO BE RESIZED TO MAINTAIN THE DESIGN VOLTAGE DROP. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD PRIOR TO MAKING ANY FIELD CHANGES.
- SUFFICIENT LENGTH OF CABLE SHALL BE PROVIDED TO FACILITATE REPLACEMENTS IF A REPLACEMENT IS NEEDED.
















RACEWAYS:

- CONDUITS IN THE DRAWING SET ARE SHOWN DIAGRAMMATICAL. THE ELECTRICAL CONTRACTOR SHALL ROUTE THE CONDUITS TO AVOID ANY OBSTRUCTIONS AND MAINTAIN PROPER CLEARANCES.
- ABOVE GROUND CONDUIT SHALL BE RIGID METAL CONDUIT (RMC), THREADED, MINIMUM 3/4 INCH IN SIZE OR AS NOTED IN THE DRAWING SET.
- USE CONDUIT HUBS OR SEALING LOCKNUTS TO FASTEN CONDUIT TO BOXES IN DAMP AND WET LOCATIONS.
- ALL CONDUIT AND FITTINGS SHALL BE WATER TIGHT. MYERS HUBS SHALL BE USED FOR CONDUIT ENTRY INTO METAL ENCLOSURES.
- SUPPORT CONDUIT USING STEEL OR MALLEABLE IRON SINGLE OR DOUBLE HOLE CONDUIT STRAPS, LAY-IN ADJUSTABLE HANGERS, CLEVIS HANGERS AND SPLIT HANGERS AS REQUIRED. DISTANCE BETWEEN SUPPORTS SHALL BE IN COMPLIANCE WITH THE NEC AND MANUFACTURER'S RECOMMENDATIONS.
- EXPANSION FITTINGS SHALL BE PROVIDED AS REQUIRED PER THE NEC OR AS NOTED IN THE DRAWING SET.
- ALL CONDUITS SHALL BE INSTALLED AT THE DEPTHS SHOWN IN DRAWINGS. IF FIELD CONDITIONS DO NOT ALLOW DEPTHS AS SHOWN, CONTRACTOR SHALL FOLLOW NEC TABLE 300.5.
- ALL METALLIC CONNECTORS AND FITTINGS SHALL BE NON-CORRODING (PVC, ALUMINUM, STAINLESS STEEL OR GALVANIZED STEEL).
- CONDUIT BENDING SHALL NOT DAMAGE THE RACEWAY OR SIGNIFICANTLY CHANGE THE INTERNAL DIAMETER OF RACEWAY.
- CONDUIT RUNS SHALL NOT EXCEED 360 DEGREES OF BENDS.
- ALL FIELD CUT CONDUITS SHALL BE CUT SQUARE AND DEBURRED TO PREVENT DAMAGE TO THE CABLES.
- ALL CONDUITS SHALL BE FREE OF ANY OBSTRUCTIONS BEFORE WIRE IS PULLED. ALL SPARE CONDUITS SHALL HAVE PULL STRINGS INSTALLED.
- ALL JUNCTION BOXES, DISCONNECTS, AND EQUIPMENT SHALL BE PROVIDED WITH PAD LOCKING PROVISIONS.
- ALL CONDUIT THAT HAS BEEN CUT AND THREADED SHALL BE CLEANED AND COATED WITH A ZINC RICH GALVANIZING COMPOUND.
- ALL CONDUITS SHALL BE SEALED USING DUCT SEAL OR AN APPROVED SPRAY FOAM.
- WHERE WIRE AND CABLE ROUTING IS NOT SHOWN, AND DESTINATION ONLY IS INDICATED, CONTRACTOR SHALL DETERMINE EXACT ROUTING AND LENGTHS REQUIRED. A SHOP DRAWING OF PROPOSAL INSTALLATION SHALL BE SUPPLIED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- CONDUIT SHALL BE FASTEN SECURELY IN PLACE. CONDUITS SHALL BE RUN AT RIGHT ANGLES AND IN PARALLEL LINES.

EQUIPMENT:

- ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SHALL MAINTAIN PROPER CLEARANCES FROM ANY OTHER EQUIPMENT.
- ALL EQUIPMENT SHALL BE MOUNTED LEVEL AND PLUMB.
- EQUIPMENT SHALL BE ANCHORED USING HILTI DROP IN ANCHORS OR APPROVED EQUALS OR AS DIRECTED BY THE MANUFACTURER.
- DISCONNECTS SHALL BE MOUNTED USING UNISTRUT AND ASSOCIATED HARDWARE OR WALL ANCHORS.
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R OR BETTER.

LEGEND:

| | |
|---------------------------------------------------------------------------------------|---------------------------------|
|  | KWH METER |
|  | CURRENT TRANSFORMER |
|  | ABOVE GROUND CONDUCTOR |
|  | BELOW GROUND CONDUCTOR |
|  | CABLE TERMINATION |
|  | FUSE |
|  | SEPARABLE CONNECTOR |
|  | SURGE ARRESTER |
|  | FUSED CUTOUT |
|  | GANG OPERATED DISCONNECT SWITCH |
|  | POWER TRANSFORMER |
|  | POTENTIAL TRANSFORMER |
|  | LOW VOLTAGE CIRCUIT BREAKER |
|  | GROUND |
|  | DISCONNECT SWITCH |

ABBREVIATIONS:

| | |
|-------|--------------------------------------|
| A | AMPERES |
| AC | ALTERNATING CURRENT |
| AL | ALUMINUM |
| AWG | AMERICAN WIRE GAUGE |
| COM | COMMUNICATIONS |
| CPT | CONTROL POWER TRANSFORMER |
| CT | CURRENT TRANSFORMER |
| CU | COPPER |
| DC | DIRECT CURRENT |
| EMS | ENERGY MANAGEMENT SYSTEM |
| GND | GROUND |
| JCN | JACKETED CONCENTRIC NEUTRAL |
| KCMIL | THOUSANDS OF CIRCULAR MILS |
| KVA | KILOVOLT AMPERES |
| KW | KILOWATT |
| MCOV | MAXIMUM CONTINUOUS OPERATING VOLTAGE |
| NEC | NATIONAL ELECTRICAL CODE |
| PVC | POLYVINYL CHLORIDE |
| R | RESISTANCE |
| RMC | RIGID METAL CONDUIT |
| SA | SURGE ARRESTER |
| TYP | TYPICAL |
| V | VOLTS |
| X | REACTANCE |
| XFMR | TRANSFORMER |
| Z | IMPEDANCE |

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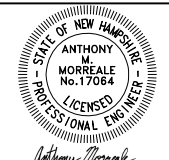


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EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

| REV | DATE | DRAWN | CHECKED | RELEASE LEVEL |
|-----|------------|-------|---------|-------------------|
| A | 03/04/2025 | NPC | AMM | ISSUED FOR PERMIT |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

E-0.0
ELECTRICAL NOTES



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energy**

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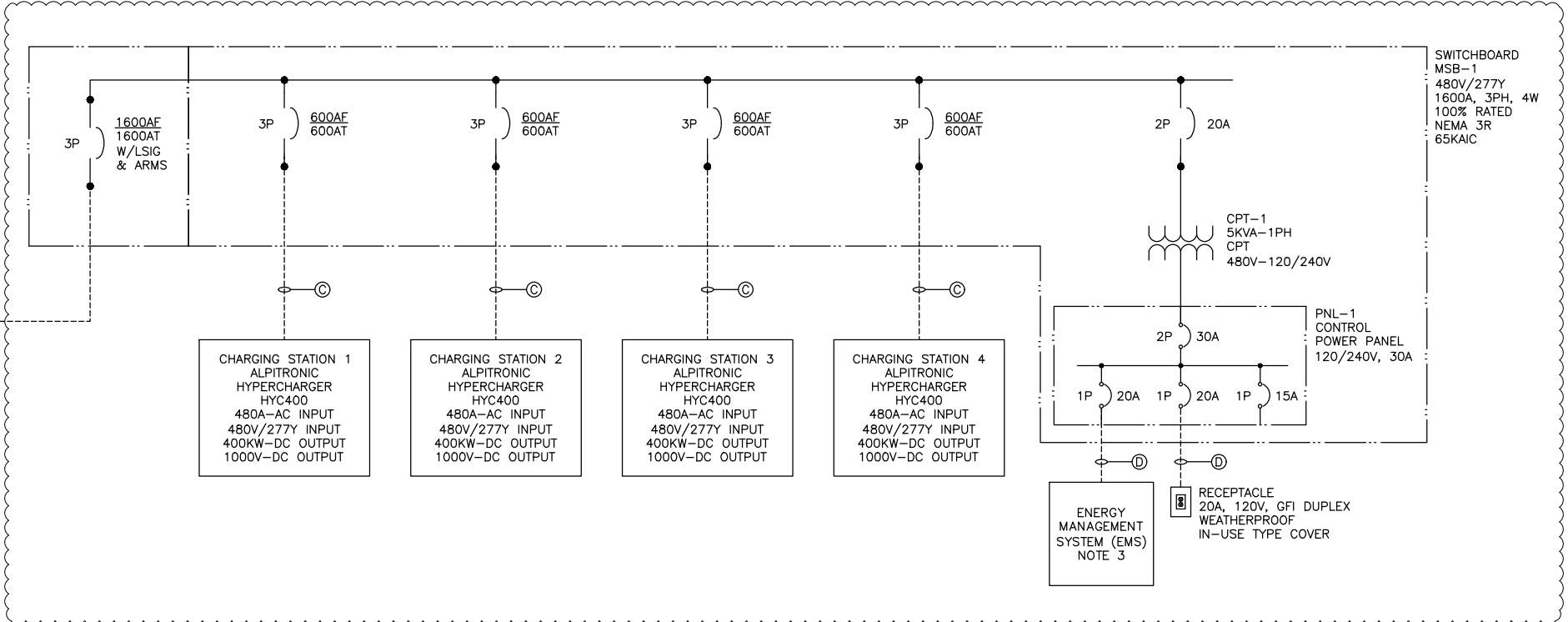
ANTHONY
M
MORRALE
No. 17064
LICENSED
PROFESSIONAL ENGINEER
State of New Hampshire

Anthony Morrale
0054312025

| |
|----------------------------|
| PROJECT NUMBER: XXX-XXX |
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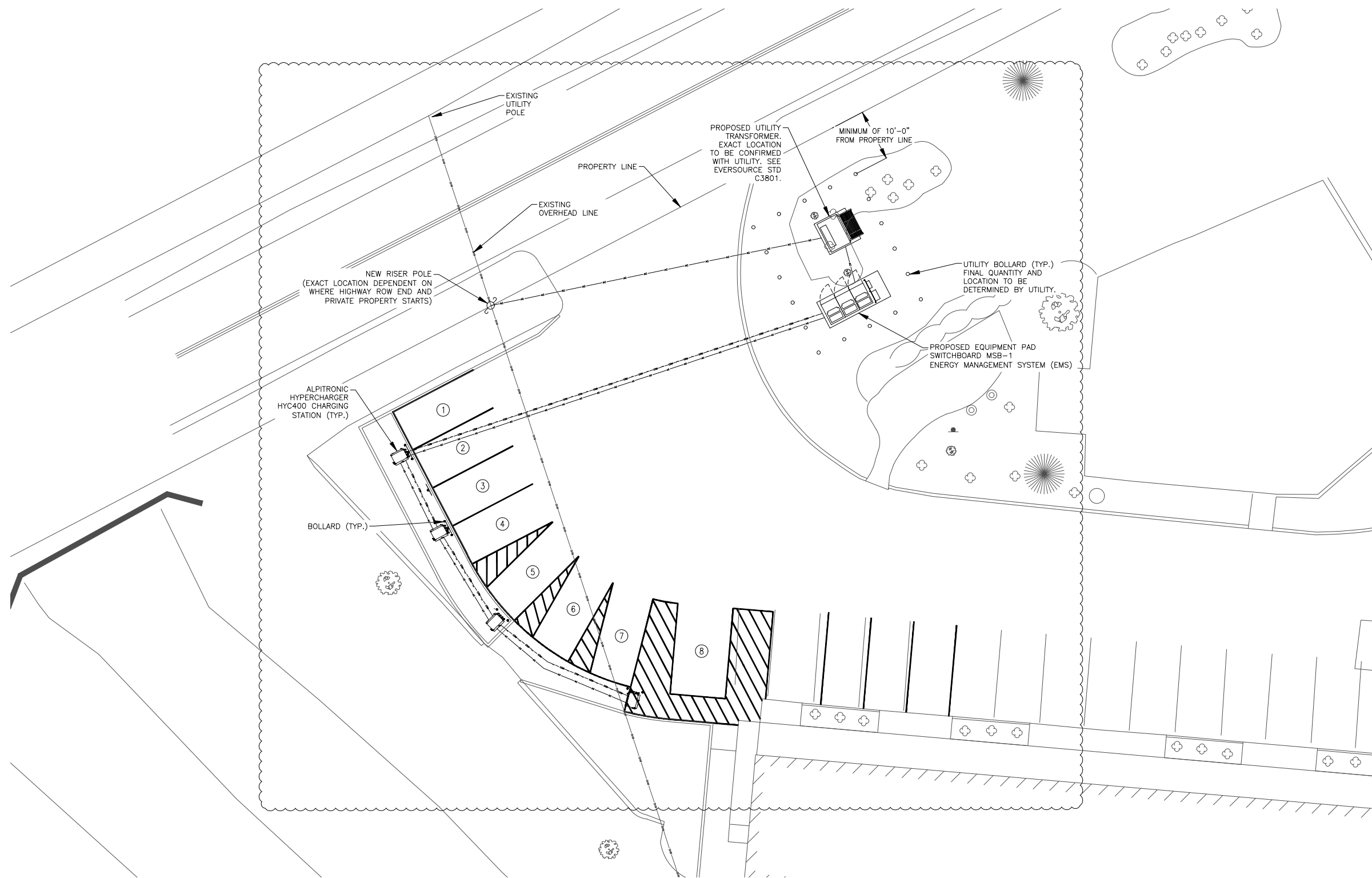
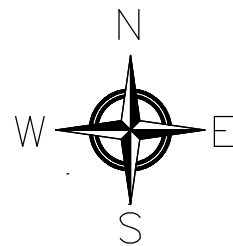
SINGLE LINE DIAGRAM



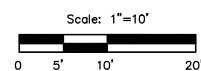
| CABLE AND CONDUIT SCHEDULE | | | | |
|----------------------------|---------|------|----------------------------------------------------------------|--------------|
| ID | VOLTAGE | SETS | CABLE | CONDUIT |
| A | 15KV | TBD | CABLE SIZED & INSTALLED BY EVERSOURCE | (1) 4" PVC |
| B | 600V | 5 | (4) 500 KCMIL CU | (5) 4" PVC |
| C | 600V | 2 | (3) 500 KCMIL CU, (1) #1 AWG GND | (2) 3" PVC |
| D | 600V | 1 | (1) #12 AWG CU (PH), (1) #12 AWG CU (N), (1) #10 AWG CU (G) | (1) 3/4" PVC |

SCALE: NTS

1. CONTRACTOR TO INSTALL ALL SECONDARY CONDUIT AND CABLE. EVERSOURCE TO TERMINATE CABLES ON TRANSFORMER.
2. CONTRACTOR TO VERIFY EXIST METER LOCATION WITH UTILITY. TELECOMMUNICATION LINE OR WIRELESS SERVICE TO BE PROVIDED TO UTILITY REVENUE METERING.
3. PER NEC 625.42 (A), AN ENERGY MANAGEMENT SYSTEM (EMS) WILL BE UTILIZED (MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT). EMS TO BE CONNECTED TO THE EV CHARGERS VIA ETHERNET AND COMMUNICATE WITH CHARGERS THROUGH OPEN CHARGE POINT PROTOCOL (OCPP). USING THE PROGRAMMED UTILITY AND EQUIPMENT CAPACITY LIMITS, THE EMS MANAGES AND OPTIMIZES THE POWER DISTRIBUTION TO ENSURE THAT THE CHARGERS DO NOT OVERLOAD THE SOURCE OR THE EQUIPMENT.



ELECTRICAL SITE PLAN



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PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

| REV | DATE | DRAWN | CHECKED | RELEASE LEVEL |
|-----|------------|-------|---------|---------------------------|
| A | 03/04/2025 | NPC | AMM | ISSUED FOR PERMIT - REV 1 |
| B | 05/12/2025 | KRC | AMM | ISSUED FOR PERMIT |
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PLAN DETAILS

| NO. | EQUIPMENT | EQUIPMENT TO | EQUIPMENT FROM | VOLTAGE (V) | EQUIPMENT KVA | CURRENT (A) | FULL LOAD CURRENT MULTIPLIED BY 1.25 | OVERCURRENT PROTECTIVE DEVICE SIZE | MAXIMUM ONE WAY LENGTH (FT) | CONDUCTOR SIZE | NEUTRAL SIZE | CONDUCTOR MATERIAL | GROUND SIZE | GROUND CONDUCTOR MATERIAL | WIRE AMPACITY | DERATED CONDUCTOR AMPACITY | CONDUCTOR INSULATION TYPE | VOLTAGE DROP (%) | CONDUIT SIZE |
|-----|--------------------------|--------------|----------------|-------------|---------------|-------------|--------------------------------------|------------------------------------|-----------------------------|----------------|--------------|--------------------|-------------|---------------------------|---------------|----------------------------|---------------------------|------------------|--------------|
| 1 | 1600A SWITCHBOARD | MSB-1 | XFMR-1 | 480 | 1596.21 | 1920.0 | - | 1600 | 25 | 5 X #500 | #500 | CU | - | - | 1900 | 1786 | XHHW-2 | 0.10% | (5) 4" |
| 2 | POWER CABINET 1 | CS-1 | MSB-1 | 480 | 399.05 | 480 | 600 | 700 | 50 | 2 X #500 | - | CU | #1 | CU | 760 | 714.4 | XHHW-2 | 0.13% | 3" |
| 3 | POWER CABINET 2 | CS-2 | MSB-1 | 480 | 399.05 | 480 | 600 | 700 | 50 | 2 X #500 | - | CU | #1 | CU | 760 | 714.4 | XHHW-2 | 0.13% | 3" |
| 4 | POWER CABINET 3 | CS-3 | MSB-1 | 480 | 399.05 | 480 | 600 | 700 | 45 | 2 X #500 | - | CU | #1 | CU | 760 | 714.4 | XHHW-2 | 0.11% | 3" |
| 5 | POWER CABINET 4 | CS-4 | MSB-1 | 480 | 399.05 | 480 | 600 | 700 | 45 | 2 X #500 | - | CU | #1 | CU | 760 | 714.4 | XHHW-2 | 0.11% | 3" |
| 6 | ENERGY MANAGEMENT SYSTEM | EMS-1 | PNL-1 | 120 | 0.25 | 1.2 | 1.5 | 20 | 15 | #12 | #12 | CU | #12 | CU | 25 | 23.5 | XHHW-2 | 0.05% | 3/4" |
| 7 | RECEPTACLE | RECP-1 | PNL-1 | 120 | 0.2 | 1.0 | 1.3 | 20 | 15 | #12 | #12 | CU | #12 | CU | 25 | 23.5 | XHHW-2 | 0.04% | 3/4" |

| SWITCHBOARD MSB-1 | | | | | | | | | | | | | |
|---------------------------------|--------------------|--------------|-------------|------------------|-----------|----------------|-----------|------------------------|-------|----------------|--------------------|---------|--|
| VOLTAGE: 480/277 V | | PHASE: 3P | WIRE: 4W | BUS: 1600 A | | MAIN: 1600A | | SHORT CIRCUIT 65 KA | | LOCATION: - | | | |
| CIRCUIT | DESCRIPTION | TRIP AMPS | POLES | PHASE LOADS (VA) | | | | | POLES | TRIP AMPS | DESCRIPTION | CIRCUIT | |
| | | | | VA | A | B | C | VA | | | | | |
| 1 | CHARGING STATION 1 | 600 | 3 | 399052.8 | 798105.6 | 798105.6 | | 399052.8 | 3 | 600 | CHARGING STATION 2 | 2 | |
| 3 | CHARGING STATION 3 | 600 | 3 | 399052.8 | 798105.6 | 798105.6 | | 399052.8 | 3 | 600 | CHARGING STATION 4 | 4 | |
| | | | | | | | 798105.6 | | | | | | |
| | | | | | | | 798105.6 | | | | | | |
| 5 | CPT/PANELBOARD | 20 | 2 | 5000 | 2886.8 | 2886.8 | | - | - | - | - | - | |
| - | - | - | - | - | | | 0 | - | - | - | - | - | |
| TOTAL CONNECTED PHASE LOAD (VA) | | | | | 1599098.0 | 1599098.0 | 1596211.2 | | | | | | |
| TOTAL CONNECTED LOAD (VA) | | | | | 1601211.2 | | | | | | | | |
| LIMITED MAXIMUM LOAD (VA) | | | | | 1000000 | | | | | | | | |

| PANEL PNL-1 | | | | | | | | | | | |
|-----------------------------------|-------------------------|--------------|-------------|------------------|-------|--------------|-----|------------------------|--------------|----------------|---------|
| VOLTAGE: 120/240 V | | PHASE: 1P | WIRE: 3W | BUS: 100 A | | MAIN: 30A | | SHORT CIRCUIT 30 KA | | LOCATION: - | |
| CIRCUIT | DESCRIPTION | TRIP AMPS | POLES | PHASE LOADS (VA) | | | | POLES | TRIP AMPS | DESCRIPTION | CIRCUIT |
| | | | | VA | A | B | VA | | | | |
| 1 | ENERGY MANAGEMENT (EMS) | 20 | 1 | 1000 | 1000 | | - | 1 | 20 | SPARE | 2 |
| 3 | RECEPTACLE | 20 | 1 | 200 | | 400 | 200 | 1 | 20 | LIGHTING | 4 |
| 5 | SPARE | 20 | 1 | - | 0 | | - | - | - | SPACE | 6 |
| 7 | SPARE | 20 | 1 | - | | 0 | - | - | - | SPACE | 8 |
| 9 | SPARE | 20 | 1 | - | 0 | | - | - | - | SPACE | 10 |
| TOTAL PHASE CONNECTED LOAD (VA) | | | | | 1000 | 400 | | | | | |
| TOTAL PANEL CONNECTED CURRENT (A) | | | | | 11.67 | | | | | | |

| ELECTRICAL EQUIPMENT SCHEDULE | | |
|-------------------------------|----------|-----------------------------------------------------------------------------------------------------------------|
| REF ID | QUANTITY | DESCRIPTION |
| MSB-1 | 1 | SWITCHBOARD, 480V, 1600A BUS, 1600A LSIG BREAKER, SERVICE ENTRANCE RATED, WITH ARMS AND INTERNAL CPT/PANELBOARD |
| EMS | 1 | MOBILITY HOUSE LLC'S CHARGEPILOT CONTROLLER OR EQUIVALENT ENERGY MANAGEMENT SYSTEM |
| RECP | 1 | 20A, 120V, GFI DUPLEX WEATHERPROOF IN-USE TYPE COVER |
| CS-XX | 4 | ALPITRONIC HYPERCHARGER HYC400 CHARGING STATION |

ELECTRICAL SCHEDULES

SCALE: NTS

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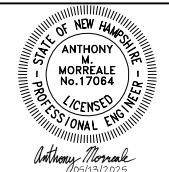


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EV CHARGING STATION
505 US-1
PORTSMOUTH, NH 03801

PROJECT NUMBER:
XXX-XXX

| REV | DATE | DRAWN | CHECKED | RELEASE LEVEL |
|-----|------------|-------|---------|---------------|
| A | 03/04/2025 | NPC | AMM | AMM |
| B | 05/12/2025 | KPC | AMM | AMM |
| | | | | |
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| | | | | |
| | | | | |

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

E-3.0

ELECTRICAL SCHEDULES

Attachment C - Site Photos

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



1. Looking north from the existing hotel parking spaces toward Coakley Road and the pool / recreation area onsite.



2. Looking southeast at the proposed project area for EV charging.

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



3. Looking northwest at the proposed project area for EV charging.



4. Wide view looking west at the proposed project area.

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



5. Looking north towards entrance/exit to Port Inn and Suites on Coakley Road.



6. Looking south at the proposed project area from the northern side of Coakley Road.

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



7. Looking south at the proposed project area from the northern side of Coakley Road.



8. Looking northeast up Coakley Road towards US-1 from the general area of the proposed project.

Wetland Conditional Use Permit
Port Inn and Suites Electric Vehicle Charging Station
Portsmouth, NH
Attachment D – Site Photo Log



9. Looking northeast up Coakley Road towards US-1 from the northern side of Coakley Road.



10. Looking southwest down Coakley Road away from US-1 from the northern side of Coakley Road.

Attachment D - Owner Authorization Form

OWNER AUTHORIZATION FOR INDIVIDUAL


I, ASHISH SANGANI

by my signature below, hereby authorize Coakley Road EV Charging 1, LLC to
(name of applicant)

submit Planning Board/Zoning Board of Adjustment/Planning Division applications and applicable materials for presentation to City of Portsmouth Planning Department/Portsmouth Zoning Board of Adjustment/Portsmouth Planning Board for the proposed development at:

505 US-1 Portsmouth, NH

(address of site)



(Signature)

4/9/25

(Date)

Attachment E - Wetland Delineation Report



westonandsampson.com

55 Walkers Brook Drive, Suite 100
Reading, MA 01867
tel: 978.532.1900

Wetland Delineation Report



May 2025

Portsmouth, New Hampshire
Project # ENG24-1702

New Leaf
Coakley Road
Portsmouth, NH

Wetland Delineation Conducted By:
Devin Herrick, CWS
Wetland Delineation Report Reviewed By:
Rhianna Sommers, PWS



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APPENDICES

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| Appendix C | NHB Datacheck Forms |

\\wse03.local\\WSE\\Projects\\Private\\New Leaf Energy\\EV Charging Designs\\Portsmouth, NH\\Permitting\\Wetland Delineation Report\\Wetland Delineation Report\\2
NH Wetlands Report Body_Inland.docx

1.0 SITE DESCRIPTION

On May 16th, 2025, a wetland delineation was conducted on Coakley Road adjacent to 65 Borthwick Avenue in Portsmouth, NH. The investigation area is located adjacent to commercial buildings and undeveloped woodlands. Please see Figure 1 (Wetlands Field Map) and Figure 2 (USGS Topographic Map) of this report for the investigation area.

Wetland areas including, one nontidal (freshwater) wetland and one perennial stream/river were identified and flagged in the field using pink flagging by a Weston & Sampson employee who is a NH Certified Wetland Scientist trained in the wetland delineation process using the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method). Further descriptions of these wetland resource areas are presented in the following sections.

2.0 DELINEATION OF WETLAND RESOURCES

2.1 Site Observations

A Weston & Sampson NH Certified Wetland Scientist (CWS), trained in the US Army Corps of Engineers Wetland Delineation methodology (Federal Delineation Method), observed the following jurisdictional wetland resources at the site subject to (or potentially subject to) regulation under RSA 482-A Fill and Dredge in Wetlands:

- Nontidal (Freshwater) Wetland
- Bank – Perennial Stream/River

Field data were recorded on US Army Corps of Engineers (ACOE) Wetland Determination Data Forms. See Appendix A for completed data forms and Appendix B for site photographs.

2.2 Wetland Delineation Methodology

A wetland delineation was conducted in accordance with New Hampshire Administrative Code Env-Wt 406 Delineation and Classification of Jurisdictional Areas utilizing the Federal Delineation Method. Per Env-Wt 103.02 “Federal Delineation Method” is defined as “the method in “Wetlands Delineation Manual”, Technical Report Y-87-1, US ACE, January 1987, the “Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region”, Version 2.0, US ACE, January 2012”, and the City of Portsmouth Zoning Ordinance.

The Federal Delineation Method identifies wetlands based on the presence of hydrophytic vegetation, hydric soils, and wetlands hydrology. Pink flags with distinct flag numbers are left in the field to show wetland limits. Vegetation, hydrology and soils are assessed in both wetland and upland areas to accurately place the wetland limits at each site. The percentage of vegetative species was estimated by creating sample plots. Sample plot radius for trees, saplings, shrubs, groundcover and woody vine strata was 30', 15', 15', 5' and 30', respectively. After creating the sample plot areas, the percent basal area coverage of each species within the monitoring plot was recorded. Using these field observations, the percent dominance of each species within its stratum was calculated. The 50/20 Rule was then used to determine dominance. Dominant species were considered the most abundant plant species (when ranked in descending order of abundance and cumulatively totaled) that immediately exceeds

50% of the total dominance measure (basal area) for the stratum, plus any additional species comprising 20% or more of the total dominance measure for the stratum. Once the dominant species were determined, they were treated equally to determine the presence of hydrophytic vegetation. If the number of dominant species with a Wetland Indicator Status of FAC (excluding FAC-), FACW or OBL is greater than, or equal to, the number of remaining dominant species, the area was considered a jurisdictional wetland resource area based on vegetation.

A soil sample from each wetland sample plot is also taken. Each soil sample goes to a depth of at least 12-24 inches. The soil is characterized to determine if the soil sample is considered a hydric (wetland) soil. Soil samples, including mottles, are characterized based on color using Munsell Soil-Color charts as a color reference and Env-Wt 301(c) as described above.

The general area is then assessed for hydrologic conditions, including, but not limited to, site inundation, depth to free water, depth of soil saturation, water marks, drift lines, sediment deposits, and water-stained leaves.

2.3 Nontidal (Freshwater) Wetlands

Per Env-Wt 103.47 "Non-tidal wetland" means a wetland that is not subject to periodic inundation by tidal waters. The limit of the nontidal wetland was determined utilizing the Federal Delineation Method by locating the transitional area between wetland and upland vegetation, soils and hydrologic conditions. Wetland flags left in the field included:

- WET-A1 through WET-A12 (WET "A" Series)

Dominant vegetation within the wetland resource area included white meadowsweet (*Spiraea latifolia*) and broad-leaved cattail (*Typha latifolia*). species that generally thrive in wet conditions. Soils within the BVW's were composed of a thick organic layer underlain by sandy loam with redoximorphic features. Other indicators of wetland hydrology included surface water and saturation.

Dominant vegetation in the adjacent upland area included white meadowsweet (*Spiraea latifolia*), Canada goldenrod (*Solidago canadensis*), field horsetail (*Equisetum arvense*), Asiatic bittersweet

(*Celastrus orbiculatus*). Soils within the upland were composed of fine sandy loam with no evidence of mottling or hydrology within the top 8 inches. A restrictive layer was present at 8 inches of gravel and fill.

These wetlands are classified using the Cowardin "*Classification of Wetlands and Deepwater Habitats of the United States*" as PEM1E, P – Palustrine, EM - Emergent, 1 Persistent, E Seasonally Flooded/Saturated.

At the state level in NH, nontidal wetlands are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. The City of Portsmouth has a 100-foot buffer on non-tidal wetlands.

2.4 Banks – Perennial Stream/River

Per Env-Wt 103.53 "Perennial stream" means a watercourse that is in the groundwater table for most of the year and so has groundwater as its primary source of water for stream flow, with runoff from rainfall and snowmelt as a supplemental source of water, so that it contains flowing water year-round during a typical year. Perennial streams are delineated by identifying the limit of the bank and the ordinary high-water mark on each side of the watercourse (Env-Wt 406.04(a)). Per Env-Wt 102.15 "Bank" means the transitional slope adjacent to the edge of a surface water body, the upper limit of which is usually defined by a break in slope, or for a wetland, where a line delineated in accordance with Env-Wt 400 indicates a change from wetland to upland. Per RSA 483-B:4, XI-e. "Ordinary high water mark" means the line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high-water mark is not easily discernable, the ordinary high-water mark may be determined by the department of environmental services.

A single perennial stream/river was identified on site. Based on the current mapping available from the United States Geological Survey (USGS) this stream is called Hodgson Brook. The perennial stream bank was flagged. Wetland flags left in the field included:

- TOB-A1 through TOB-A12 (TOB "A" Series) – Hodgson Brook

The perennial stream ordinary high water mark was flagged. Wetland flags left in the field included:

- OHW-A1 through OHW-A12 (OHW “A” Series) – Hodgson Brook

Utilizing the New Hampshire hydrography dataset archived by the Geographically Referenced Analysis and Information Transfer System (GRANIT) Hodgson Brook is not a fourth order stream or higher. Since Hodgson Brook is not a fourth order stream or higher is it not considered a “public water” per RSA 483-B:4, XVI and not subject to the Shoreland Water Quality Protection Act (RSA 483-B).

Perennial streams/rivers are considered to be “Surface Waters of the State” (RSA 485-A:2, XIV) and as such at the state level they are regulated by the Fill and Dredge in Wetlands Act (RSA 482-A), unless otherwise specified by rule or law. The City of Portsmouth has a 100-foot buffer on perennial streams.

2.5 Other Protected Areas

Weston & Sampson created Environmental Resources Maps (see Figures 3 – 4.4) of the site to determine the presence of other protected areas. These areas included:

- Designated River Segment/Corridor
- Prime Wetlands
- FEMA 100 Year Floodplain
- Wildlife Action Plan
- Endangered and Rare Species/Habitat

Designated River Segment/Corridor

The New Hampshire Rivers Management and Protection Program (RMPP) was established in 1988 with the passage of RSA 483 to protect certain rivers, called Designated Rivers, for their outstanding natural and cultural resources. The New Hampshire Department of Environmental Services RMPP maintains a NH Designated River Corridor Web Map viewer showing all of the jurisdictional designated river segments. The Designated River corridor is defined as the river and the land area located within a distance of 1,320 feet (1/4 mile) of the normal high water mark or to the landward extent of the 100 year floodplain of a designated river as designated by the Federal Emergency Management Agency, whichever distance is larger.

A map of the investigation area utilizing the NH Designated River Corridor Web Map viewer is shown in Figure 4.1. There are no designated river segments or corridors located within the investigation area.

Prime Wetlands

Per RSA 482-A:15.1(a) Any municipality, by its conservation commission, or, in the absence of a conservation commission, the planning board, or, in the absence of a planning board, the local governing body, may undertake to designate, map, and document prime wetlands lying within its boundaries, or if such areas lie only partly within its boundaries, then that portion lying within its boundaries. The conservation commission, planning board, or governing body shall give written notice to the owner of the affected land and all abutters 30 days prior to the public hearing, before designating any property as prime wetlands.

The City of Portsmouth NH has chosen to designate prime wetlands. A map of Priority Resource Areas is shown in Figure 4.4. There are no prime wetlands located within the investigation area.

FEMA 100 Year Floodplain

The Federal Emergency Management Agency (FEMA) has designated a series of zones which are defined according to varying levels of flood risk. Per FEMA a flood is any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream. The 100-year floodplain is the zone with a 1% annual chance of flooding. FEMA Flood Insurance Rate Maps (FIRM) were created online from the FEMA website to determine if there is a 100-year flood zone at the site.

See Figure 3 for FIRM map. Based on FEMA flood maps the investigation area is not located within the 100-year floodplain.

Wildlife Action Plan

In 2020 an update was completed of the New Hampshire Fish and Game Wildlife Action Plan. According to the NH Fish and Game the aim of the Wildlife Action Plan seeks to “identify species in greatest need of conservation, habitats that are at the greatest risk, as well as land uses and activities that present the greatest threats to wildlife and habitat.” The NH Wildlife Action Plan includes mapping data available for use by stakeholders:

1. Habitat Land Cover Map: which shows where the different types of wildlife habitat are located throughout the state.
2. Highest Ranked Habitat by Ecological Condition Map: which shows where habitats in the best ecological condition in the state are located, based on biodiversity, arrangement of habitat types on the landscape, and lack of human impacts.

After learning what habitat may be present within a proposed project area the Wildlife Action Plan informs stakeholders about strategies for managing and protecting wildlife. The data from these maps is available on the Geographically Referenced Analysis and Information Transfer System (GRANIT) viewer.

Two maps have been created to illustrate the New Hampshire Fish and Game Wildlife Action Plan data available, and they are shown in Figure 4.2-4.3. According to the Highest Ranked Habitat Map (Figure 4.2) the investigation area is not located within wildlife habitat. According to the Habitat Land Cover Map (Figure 4.3) the investigation area is composed of developed or barren land and developed impervious cover types.

Endangered and Rare Species/Habitat

The New Hampshire Natural Heritage Bureau (NHB) keeps records of known locations of rare species and natural communities. The NHB Datacheck Tool allows the user to outline the limits of the proposed project area in order to determine if there are any records of rare species and natural communities within the proposed project limits.

The approximate proposed project limits were mapped using the NHB Datacheck Tool. The NHB records indicate the investigation area has potential impacts for any rare species and natural communities (see Appendix C). This mapping is regularly updated and subject to change.

If any portion of the project involves a federal nexus (i.e. federal permitting, federal funding etc.), additional information may be required from the U.S. Fish and Wildlife Service.

3.0 SUMMARY

On May 16th, 2025, a wetland delineation was conducted on Coakley Road adjacent to 65 Borthwick Avenue in Portsmouth, NH. One nontidal (freshwater) wetland and one perennial stream/river were identified and flagged at the site.

Additional environmental mapping was conducted using GRANIT data layers and FEMA FIRM mapping. This additional mapping indicates the investigation area may have potential impacts to rare species and natural communities per the NHB data check.

4.0 REFERENCES

Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U. S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. <http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm> (Version 04DEC98).

FEMA Flood Map Service Center, online at msc.fema.gov/portal Assessed on 5/21/2025.

New England Hydric Soils Technical Committee, 2019, Version 4, *Field Indicator of Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.

Tiner, Jr., Ralph W., 2005, Field Guide to Nontidal Wetland Identification

United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Field Indicators of Hydric Soils in the United States, Version 8.2*. L. M. Vasilas, G. W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

USACOE, January 1987, Corps of Engineers Wetlands Delineation Manual, Wetlands Research Program Technical Report Y-87-1.



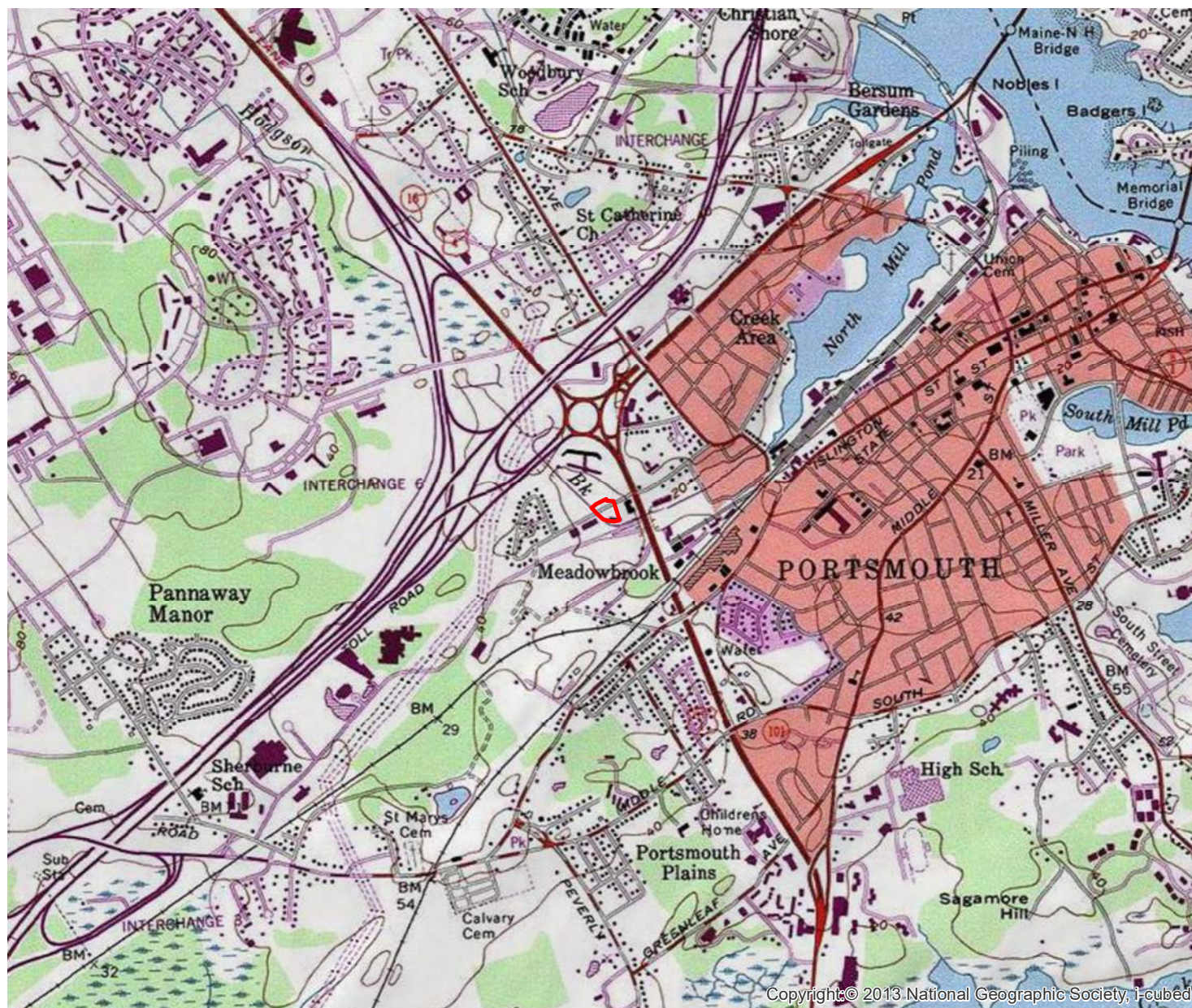
- Legend**
- Wetland Flags
 - Ordinary High Water
 - Top of Bank
 - Wetland
 - Investigation Area
 - NH DOT Roads
 - Parcels
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- USGS NH 2021/2022 6-inch Orthophotos (RGB)**
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

FIGURE 1

New Leaf
Portsmouth NH

Wetlands Field Map





Legend

Investigation Area

FIGURE 2

New Leaf
Portsmouth NH

USGS Topographic Map

Weston & Sampson

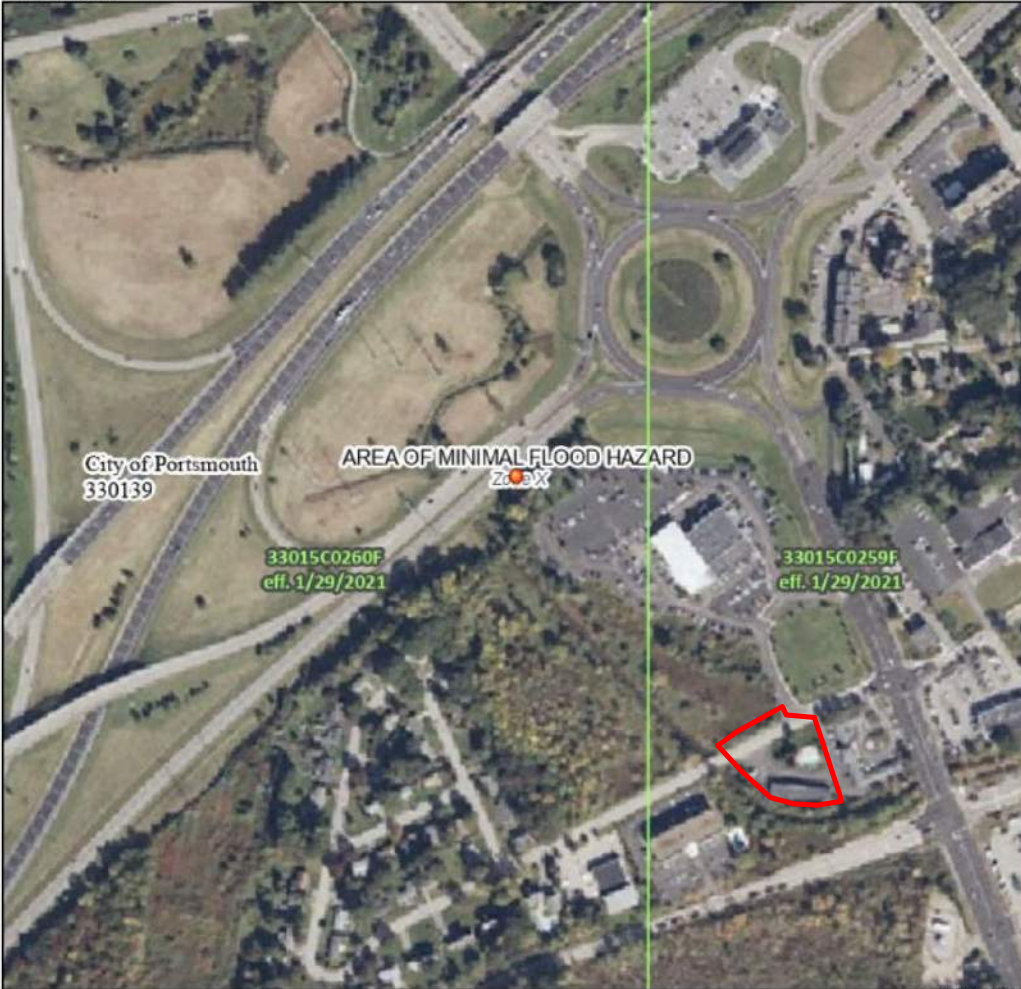
National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, X, AR |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| OTHER FEATURES | | Limit of Study |
| | | Jurisdiction Boundary |
| OTHER FEATURES | | Coastal Transect Baseline |
| | | Profile Baseline |
| OTHER FEATURES | | Hydrographic Feature |
| | | Digital Data Available |
| OTHER FEATURES | | No Digital Data Available |
| | | Unmapped |



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023



FIGURE 3
New Leaf
Portsmouth NH
FEMA Map

Weston & Sampson

- Legend**
- Wetland Flags
 - Ordinary High Water
 - Top of Bank
 - Wetland
 - Investigation Area
 - NH DOT Roads
 - Parcels
 - Designated_Rivers
 - Approx Designated River Corridor
- USGS NH 2021\\2022 6-inch Orthophotos (RGB)**
- RGB**
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



FIGURE 4.1

New Leaf
Portsmouth NH

Designated River Map

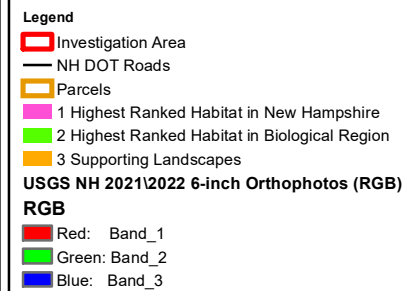
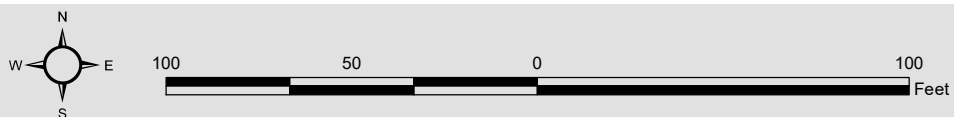


FIGURE 4.2
New Leaf
Portsmouth NH

Wildlife Action Plan
Highest Rank Habitat Map



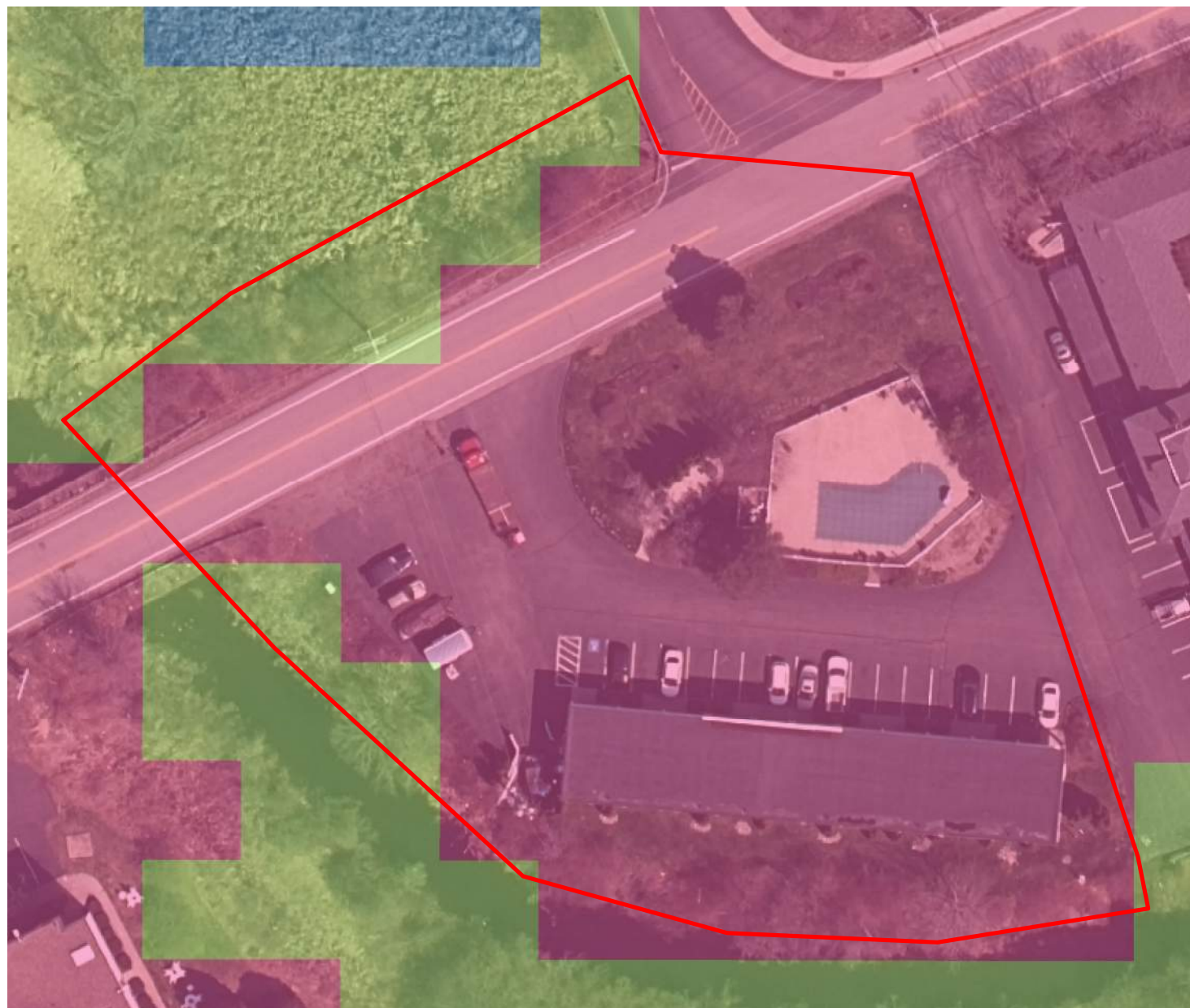
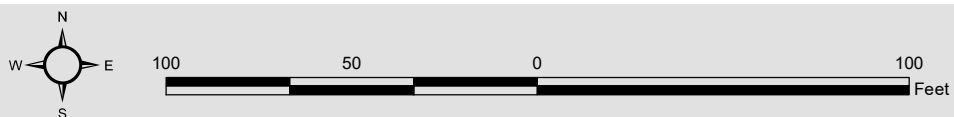
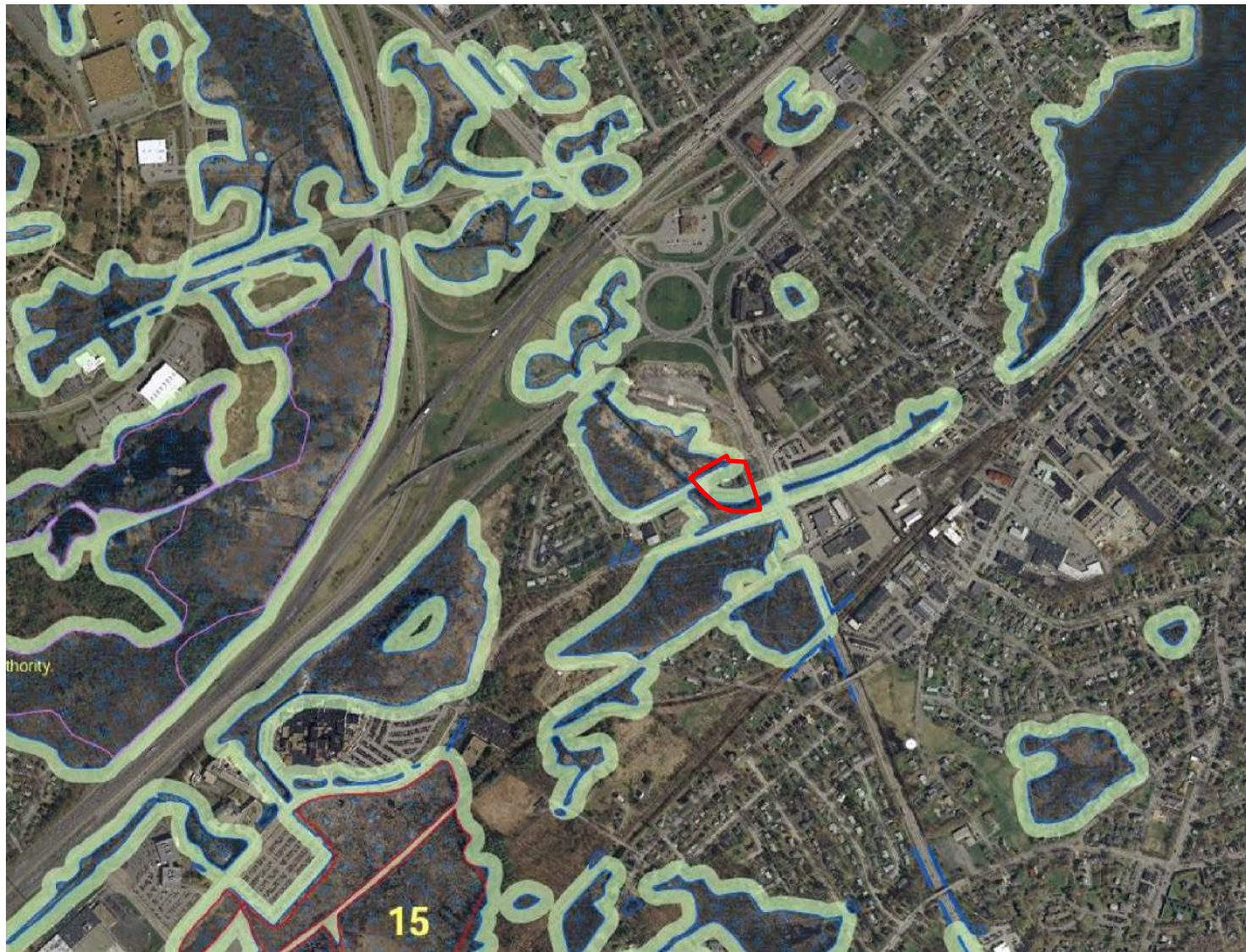


FIGURE 4.3
New Leaf
Portsmouth NH

Wildlife Action Plan
Habitat Land Cover Map





Legend

-  Investigation Area
-  Wetlands
-  100ft Wetlands Buffer
-  Prime Wetlands- Portsmouth
-  Prime Wetlands Eligible- Pease
-  Parcels

FIGURE 4.4

New Leaf
Portsmouth NH

Prime Wetland Map

Weston & SampsonSM



APPENDIX A

ACOE Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Coakley Road City/County: Portsmouth Sampling Date: 5/16/2025
Applicant/Owner: New Leaf State: NH Sampling Point: WET A WET
Investigator(s): Devin Herrick, CWS Section, Township, Range: _____
Landform (hillside, terrace, etc.): roadside Local relief (concave, convex, none): concave Slope (%): 0-3
Subregion (LRR or MLRA): LRR R Lat: 43.069731 Long: -70.780383 Datum: WGS84
Soil Map Unit Name: Scitico NWI classification: PEM1

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present? Yes <u>X</u> No _____ | Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____ |
| Hydric Soil Present? Yes <u>X</u> No _____ | |
| Wetland Hydrology Present? Yes <u>X</u> No _____ | |
| Remarks: (Explain alternative procedures here or in a separate report.) | |

HYDROLOGY

| Wetland Hydrology Indicators: | | Secondary Indicators (minimum of two required) |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Primary Indicators (minimum of one is required; check all that apply) | | _____ Surface Soil Cracks (B6) |
| <u>X</u> Surface Water (A1) | _____ Water-Stained Leaves (B9) | _____ Drainage Patterns (B10) |
| _____ High Water Table (A2) | _____ Aquatic Fauna (B13) | _____ Moss Trim Lines (B16) |
| <u>X</u> Saturation (A3) | _____ Marl Deposits (B15) | _____ Dry-Season Water Table (C2) |
| _____ Water Marks (B1) | _____ Hydrogen Sulfide Odor (C1) | _____ Crayfish Burrows (C8) |
| _____ Sediment Deposits (B2) | _____ Oxidized Rhizospheres on Living Roots (C3) | _____ Saturation Visible on Aerial Imagery (C9) |
| _____ Drift Deposits (B3) | _____ Presence of Reduced Iron (C4) | _____ Stunted or Stressed Plants (D1) |
| _____ Algal Mat or Crust (B4) | _____ Recent Iron Reduction in Tilled Soils (C6) | _____ Geomorphic Position (D2) |
| _____ Iron Deposits (B5) | _____ Thin Muck Surface (C7) | _____ Shallow Aquitard (D3) |
| _____ Inundation Visible on Aerial Imagery (B7) | _____ Other (Explain in Remarks) | _____ Microtopographic Relief (D4) |
| _____ Sparsely Vegetated Concave Surface (B8) | | _____ FAC-Neutral Test (D5) |
| Field Observations: | | Wetland Hydrology Present? Yes <u>X</u> No _____ |
| Surface Water Present? Yes <u>X</u> No _____ | Depth (inches): <u>1</u> | |
| Water Table Present? Yes _____ No <u>X</u> | Depth (inches): _____ | |
| Saturation Present? Yes <u>X</u> No _____ | Depth (inches): <u>0</u> | |
| (includes capillary fringe) | | |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | | |
| Remarks: | | |

VEGETATION – Use scientific names of plants.

 Sampling Point: WET A WET

| Tree Stratum (Plot size: <u>30 ft radius</u>) | Absolute % Cover | Dominant Species? | Indicator Status | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------|--------------------|-------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|------------------------|------------------|-----------------------|-----------------|----------------------|----------------|-----------------------|----------------|----------------------|----------------|---------------------------|--------------------|--------------------------------------|--|
| 1. _____ | _____ | _____ | _____ | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) | | | | | | | | | | | | | | | | |
| 2. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>100</u></td> <td>x 1 = <u>100</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>105</u></td> <td>(A) <u>110</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.05</u></td> </tr> </table> | Total % Cover of: | Multiply by: | OBL species <u>100</u> | x 1 = <u>100</u> | FACW species <u>5</u> | x 2 = <u>10</u> | FAC species <u>0</u> | x 3 = <u>0</u> | FACU species <u>0</u> | x 4 = <u>0</u> | UPL species <u>0</u> | x 5 = <u>0</u> | Column Totals: <u>105</u> | (A) <u>110</u> (B) | Prevalence Index = B/A = <u>1.05</u> | |
| Total % Cover of: | Multiply by: | | | | | | | | | | | | | | | | | | | |
| OBL species <u>100</u> | x 1 = <u>100</u> | | | | | | | | | | | | | | | | | | | |
| FACW species <u>5</u> | x 2 = <u>10</u> | | | | | | | | | | | | | | | | | | | |
| FAC species <u>0</u> | x 3 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| FACU species <u>0</u> | x 4 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| UPL species <u>0</u> | x 5 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| Column Totals: <u>105</u> | (A) <u>110</u> (B) | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = <u>1.05</u> | | | | | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: <u>15 ft radius</u>) | | | | | | | | | | | | | | | | | | | | |
| 1. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 2. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> X </u> 2 - Dominance Test is >50% <u> X </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: <u>5 ft radius</u>) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Spiraea latifolia</u> | <u>5</u> | <u>No</u> | <u>FACW</u> | | | | | | | | | | | | | | | | | |
| 2. <u>Typha latifolia</u> | <u>100</u> | <u>Yes</u> | <u>OBL</u> | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 8. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 9. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 10. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 11. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 12. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height. | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | |
| 1. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 2. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| _____ = Total Cover | | | | | | | | | | | | | | | | | | | | |

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WET A WET

[illegible]

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Coakley Road City/County: Portsmouth Sampling Date: 5/16/2025
Applicant/Owner: New Leaf State: NH Sampling Point: WET A UP
Investigator(s): Devin Herrick, CWS Section, Township, Range: _____
Landform (hillside, terrace, etc.): roadside Local relief (concave, convex, none): concave Slope (%): 0-3
Subregion (LRR or MLRA): LRR R Lat: 43.069731 Long: -70.780383 Datum: WGS84
Soil Map Unit Name: Scitico NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

| | |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present? Yes _____ No <u>X</u> | Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____ |
| Hydric Soil Present? Yes _____ No <u>X</u> | |
| Wetland Hydrology Present? Yes _____ No <u>X</u> | |
| Remarks: (Explain alternative procedures here or in a separate report.) | |

HYDROLOGY

| | | | |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------|--|
| Wetland Hydrology Indicators: | | Secondary Indicators (minimum of two required) | |
| Primary Indicators (minimum of one is required; check all that apply) | | | |
| <input type="checkbox"/> Surface Water (A1) | <input type="checkbox"/> Water-Stained Leaves (B9) | <input type="checkbox"/> Surface Soil Cracks (B6) | |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Aquatic Fauna (B13) | <input type="checkbox"/> Drainage Patterns (B10) | |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Marl Deposits (B15) | <input type="checkbox"/> Moss Trim Lines (B16) | |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Dry-Season Water Table (C2) | |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8) | |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Presence of Reduced Iron (C4) | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) | |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) | |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Thin Muck Surface (C7) | <input type="checkbox"/> Geomorphic Position (D2) | |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks) | <input type="checkbox"/> Shallow Aquitard (D3) | |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | | <input type="checkbox"/> Microtopographic Relief (D4) | |
| | | <input type="checkbox"/> FAC-Neutral Test (D5) | |
| Field Observations: | | Wetland Hydrology Present? Yes _____ No <u>X</u> | |
| Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ | | | |
| Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ | | | |
| Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe) | | | |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: | | | |
| Remarks: | | | |

VEGETATION – Use scientific names of plants.

 Sampling Point: WET A UP

| Tree Stratum (Plot size: <u>30 ft radius</u>) | Absolute % Cover | Dominant Species? | Indicator Status | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------|------------------|-------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|----------------------|----------------|------------------------|-----------------|-----------------------|-----------------|------------------------|-----------------|----------------------|-----------------|------------------------------|----------------|--------------------------------------|--|
| 1. _____ | _____ | _____ | _____ | Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B) | | | | | | | | | | | | | | | | |
| 2. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| | | | =Total Cover | Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>11</u></td> <td>x 2 = <u>22</u></td> </tr> <tr> <td>FAC species <u>26</u></td> <td>x 3 = <u>78</u></td> </tr> <tr> <td>FACU species <u>15</u></td> <td>x 4 = <u>60</u></td> </tr> <tr> <td>UPL species <u>5</u></td> <td>x 5 = <u>25</u></td> </tr> <tr> <td>Column Totals: <u>57</u> (A)</td> <td><u>185</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.25</u></td> </tr> </table> | Total % Cover of: | Multiply by: | OBL species <u>0</u> | x 1 = <u>0</u> | FACW species <u>11</u> | x 2 = <u>22</u> | FAC species <u>26</u> | x 3 = <u>78</u> | FACU species <u>15</u> | x 4 = <u>60</u> | UPL species <u>5</u> | x 5 = <u>25</u> | Column Totals: <u>57</u> (A) | <u>185</u> (B) | Prevalence Index = B/A = <u>3.25</u> | |
| Total % Cover of: | Multiply by: | | | | | | | | | | | | | | | | | | | |
| OBL species <u>0</u> | x 1 = <u>0</u> | | | | | | | | | | | | | | | | | | | |
| FACW species <u>11</u> | x 2 = <u>22</u> | | | | | | | | | | | | | | | | | | | |
| FAC species <u>26</u> | x 3 = <u>78</u> | | | | | | | | | | | | | | | | | | | |
| FACU species <u>15</u> | x 4 = <u>60</u> | | | | | | | | | | | | | | | | | | | |
| UPL species <u>5</u> | x 5 = <u>25</u> | | | | | | | | | | | | | | | | | | | |
| Column Totals: <u>57</u> (A) | <u>185</u> (B) | | | | | | | | | | | | | | | | | | | |
| Prevalence Index = B/A = <u>3.25</u> | | | | | | | | | | | | | | | | | | | | |
| Sapling/Shrub Stratum (Plot size: <u>15 ft radius</u>) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Frangula alnus</u> | <u>1</u> | <u>No</u> | <u>FAC</u> | | | | | | | | | | | | | | | | | |
| 2. <u>Spiraea latifolia</u> | <u>10</u> | <u>Yes</u> | <u>FACW</u> | | | | | | | | | | | | | | | | | |
| 3. <u>Cornus sericea</u> | <u>1</u> | <u>No</u> | <u>FACW</u> | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| | | | =Total Cover | | | | | | | | | | | | | | | | | |
| Herb Stratum (Plot size: <u>5 ft radius</u>) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Solidago canadensis</u> | <u>15</u> | <u>Yes</u> | <u>FACU</u> | | | | | | | | | | | | | | | | | |
| 2. <u>Equisetum arvense</u> | <u>25</u> | <u>Yes</u> | <u>FAC</u> | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 5. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 6. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 7. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 8. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 9. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 10. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 11. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 12. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| | | | =Total Cover | | | | | | | | | | | | | | | | | |
| Woody Vine Stratum (Plot size: _____) | | | | | | | | | | | | | | | | | | | | |
| 1. <u>Celastrus orbiculatus</u> | <u>5</u> | <u>Yes</u> | <u>UPL</u> | | | | | | | | | | | | | | | | | |
| 2. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 3. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| 4. _____ | _____ | _____ | _____ | | | | | | | | | | | | | | | | | |
| | | | =Total Cover | | | | | | | | | | | | | | | | | |

Remarks: (Include photo numbers here or on a separate sheet.)

Hydrophytic Vegetation Present? Yes No X

SOIL

Sampling Point: WET A UP

[illegible]

APPENDIX B

Site Photographs



Photo 1: TOB-A Series



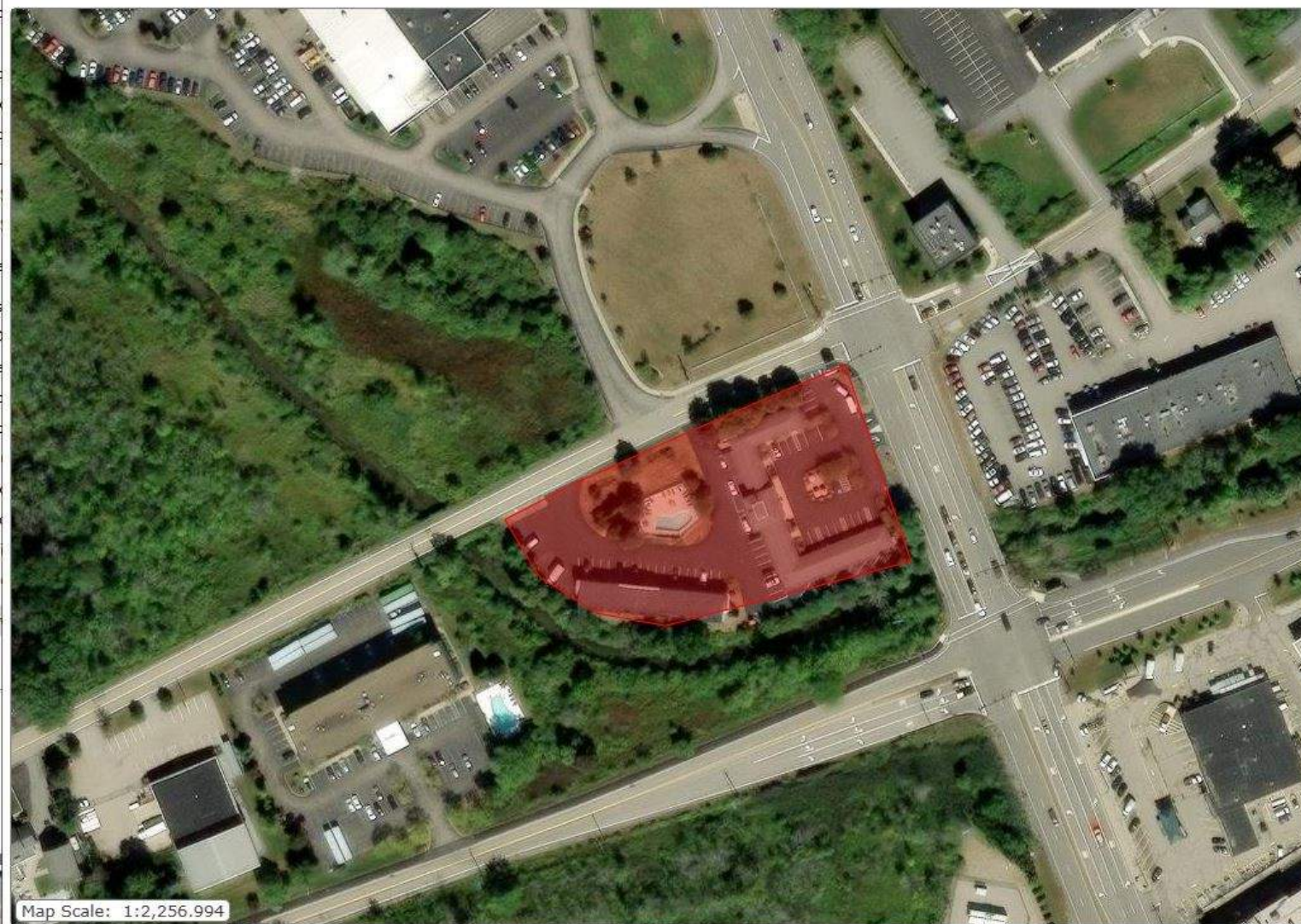
Photo 2: WET-A Series

APPENDIX C

NHB Datacheck Forms



NHB DataCheck Tool: Project Mapping



[Click Here to Show Instructions](#)

Base Map:

Map mode: ☐ Navigation
☒ Drawing (polygons)

Map one or more polygons that outline the entire area that could be disturbed by your project, including temporary disturbances such as construction-vehicle staging areas.

[Add Shapefile](#)

| ID | AREA |
|------------------|-----------|
| 1 | 1.8 acres |
| Total: 1.8 acres | |

Once you have accurately mapped your project boundaries you may submit them for a DataCheck.

[DataCheck](#)

Results: Potential Impacts

There are NHB records in the vicinity of the area(s) you mapped.

[Back](#) [Next](#) [Cancel](#)

Attachment G - Abutter List

Attachement G - Abutters List

| Abutters | Street Address | Owner Name | Owner Address | Map - Lot | Zoning District |
|-----------------|-----------------------|---------------------------------------------------------------|----------------------------------------------------|------------------|------------------------|
| 35509 | 549 US ROUTE 1 BYP | MEADOWBROOK INN CORP C/O PORTSMOUTH CHEVROLET | 549 ROUTE 1 BYPASS, PORTSMOUTH, NH 03801 | 0234-0051-0000 | G1 |
| 35513 | 650 BORTHWICK AVE | NAVEESHA HOSPITALITY LLC | 110 HARTWELL AVE SUITE 300, LEXINGTON, MA 02421 | 0234-0007-0006 | G1 |
| 35275 | 185 COTTAGE ST | AER RE LLC | PO BOX 93, RYE BEACH, NH 03871 | 0174-0014-0000 | G1 |
| 37643 | 500 US ROUTE 1 BYP | HOLLOWAY P J 2002 REV TR (50% INT) HOLLOWAY PAUL J TRUSTEE | 500 US ROUTE 1 BYPASS, PORTSMOUTH, NH 03801 | 0173-0009-0000 | G1 |