



The State of New Hampshire  
**Department of Environmental Services**

**Robert R. Scott, Commissioner**



Sam

69

September 13, 2021

His Excellency, Governor Christopher T. Sununu  
and The Honorable Council  
State House  
Concord, NH 03301

SEP15'21 AM10:11 RCVD

**REQUESTED ACTION**

Approve 120-0 Wild Rose Lane, LLC's request to perform work on Piscataqua River in Portsmouth as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-00641. This project will not have significant impact on, or adversely affect, the values of the Piscataqua River.

Impact 1,420 square feet of tidal wetland and 120 square feet of previously-developed upland tidal buffer zone to construct a tidal docking structure consisting of a 6 foot by 20 foot access way to a 6 foot by 150 foot fixed pier connected to a 3 foot by 40 foot ramp connected to a 10 foot by 40 foot float. The overall structure length, seaward of the highest observable tide line, is 200 feet, providing two slips on 508 feet of frontage along the Piscataqua River. Comments on the project from the Portsmouth Conservation Commission are attached.

The NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans dated January 2021, revised through July 26, 2021, by Ambit Engineering Inc., and last received by the NH Department of Environmental Services (NHDES) on July 27, 2021, in accordance with Env-Wt 307.16.
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. The ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season, in accordance with Env-Wt 606.06(b).
4. All work shall be done at low tide, in the dry, when the work area is fully exposed, in accordance with Env-Wt 609.10(b)(4).
5. Tidal docking installation shall be done by barge or upland to prevent the driving of construction equipment in or through tidal waters/wetlands or on the bottom of the inter-tidal zone, in accordance with Env-Wt 606.05(b).
6. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
7. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).

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

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

8. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.
9. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
10. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.

#### EXPLANATION

The NHDES approved this project on August 04, 2021. The NHDES supported its decision with the following findings:

1. This is classified as a major project per Rule Env-Wt 606.17(a)(1), for all new overwater structure construction in tidal waters/wetlands.
2. Per Rule Env-Wt 306.05, the applicant has addressed all of the required planning items that are used to determine the appropriate impact classification of a project and the type of approval required.
3. Per Rule Env-Wt 311.01(b), the applicant coordinated with the NH Fish and Game Department and the Natural Heritage Bureau to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat.
4. Per Rule Env-Wt 313.01(a)(2), all applicable conditions specified in Env-Wt 307 have been met.
5. Per Rule Env-Wt 313.01(a)(3), all resource and project-specific criteria established in Env-Wt 600 have been met.
6. Per Rule Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, this permit for work to dredge or fill will not 'infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners'.
7. Per Rule Env-Wt 313.03(a) and (b), the applicant has demonstrated that potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized.
8. Per Rule Env-Wt 603.09, the applicant obtained a statement, dated March 30, 2021, from the Pease Development Authority, Division of Ports and Harbors regarding the projects impact on navigation and passage.
9. The residential tidal dock project meets the criteria listed in Rule Env-Wt 606.06(a) and (b).
10. Per Rule Env-Wt 606.06(e), the location, design, and method of construction for a proposed residential tidal dock has been based on the results of the coastal functional assessment (CFA), is the least environmentally-impacting practicable alternative, has been certified by a professional engineer as having sufficient structural integrity based on the results of the vulnerability assessment, and will not impede the passage of non-motorized watercraft to a degree that a reasonable person would find objectionable.

His Excellency, Governor Christopher T. Sununu  
and The Honorable Council  
Page 3 of 3

11. Per Rule Env-Wt 202.01(b) and as required by RSA 482-A:8, the NHDES finds that the requirements for a public hearing do not apply as the project will not have a significant environmental impact, as defined in New Hampshire Administrative Rule Env-Wt 104.19, on the resources protected by RSA 482-A, or, is not of substantial public interest, as defined in New Hampshire Administrative Rule Env-Wt 104.32.

Application file documents are being forwarded to the Governor and the Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3, II(a), as it is a major project in public waters of the state.

We respectfully request your approval of this item.

  
\_\_\_\_\_  
Robert R. Scott  
Commissioner



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



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

APPLICANT'S NAME: 120-0 Wild Rose Lane LLCTOWN NAME: Portsmouth

<b>RECEIVED</b> Administrative MAR 12 2021 Only NHDES LAND RESOURCES MANAGEMENT	<b>COMPLETE</b> Use MAR 12 2021	Administrative Use Only	File No: <u>2021-00641</u>
			Check No: <u>3768</u>
			Amount: <u>\$5,776.00</u>
			Initials: <u>RV</u>

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

**SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))**

Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat?               <ul style="list-style-type: none"> <li>If yes, species or habitat name(s): <u>marsh elder (Iva frutescens), Atlantic sturgeon (Acipenser oxyrinchus), shortnose sturgeon (Acipenser brevirostrum)</u></li> <li>NHB Project ID #: <u>20-3570</u></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC): <u>None</u></li> </ul>	

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

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

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

<ul style="list-style-type: none"> <li>A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: N/A</li> </ul>	
For dredging projects, is the subject property contaminated? <ul style="list-style-type: none"> <li>If yes, list contaminant: <input type="text"/></li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	
<b>SECTION 2 - PROJECT DESCRIPTION (Env. Wt. 311.04(i))</b> Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached", please use the space provided below.	
The project proposes 1,484 sq. ft. of permanent impact to tidal wetland and 120 sq. ft. of impact to the previously developed 100' Tidal Buffer Zone for the construction of a tidal docking structure including a 6' x 20' accessway, a 6' x 150' fixed pier, a 3' x 40' gangway, and a 10' x 40' float (overall structure length 200') providing two slips on 508 +/- feet of frontage along the Piscataqua River. The permanent impact also includes 64 sq. ft. of the use of four (4) concrete moorings.	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 60 Pleasant Point Drive	
TOWN/CITY: Portsmouth	
TAX MAP/BLOCK/LOT/UNIT: Map 207, Lot 13	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River	
<input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): X: 1,231,031.9381° North	

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

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

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Y: 208,527,6659° West

**SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))**

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: 120-0 Wild Rose Lane LLC

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

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

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

LAST NAME, FIRST NAME, M.I.: Riker, Steven D.

COMPANY NAME: Ambit Engineering, Inc.

MAILING ADDRESS: 200 Griffin Road, Unit 3

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: sdr@ambitengineering.com

FAX:

PHONE: 603-430-9282

ELECTRONIC COMMUNICATION: By initialing here: *SR*, I hereby authorize NHDES to communicate all matters relative to this application electronically.**SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))**

If the owner is a trust or a company, then complete with the trust or company information.

☒ Same as applicant

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

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

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

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

Please see attached narrative.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

**SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)**

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

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

☒ N/A - Mitigation is not required

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

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

☒ N/A - Compensatory mitigation is not required

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	120		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water	1,484		<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>		1,604					

**SECTION 12 - APPLICATION FEE (RSA 482-A:3, 1)**

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

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

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

Permanent and temporary (non-docking):	520 SF	x \$0.40 =	\$ 208
Seasonal docking structure:	520 SF	x \$2.00 =	\$ 1040
Permanent docking structure:	1,084 SF	x \$4.00 =	\$ 4336
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
		Total =	\$ 5776
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 5776			

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

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

www.des.nh.gov



**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**

Indicate the project classification.

☐ Minimum Impact Project☐ Minor Project☒ Major Project**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials:

SR

To the best of the signer's knowledge and belief, all required notifications have been provided.

Initials:

SR

The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.

Initials:

SR

The signer understands that:

- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
  1. Deny the application.
  2. Revoke any approval that is granted based on the information.
  3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
- The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
- The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.

Initials:

SR

If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER):

PRINT NAME LEGIBLY:

DATE:

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):

PRINT NAME LEGIBLY:

DATE:

SIGNATURE (AGENT, IF APPLICABLE):

PRINT NAME LEGIBLY:

Steven D. Riker

DATE:

3/9/2021

**SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))**

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:

Kevin J. Barnaby

PRINT NAME LEGIBLY:

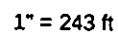
Kevin L. Barnaby

TOWN/CITY:

Portsmouth

DATE:

March 9, 2021



Property ID 0207-0013-0000  
Location 60 PLEASANT POINT DR  
Owner 120-0 WILD ROSE LANE LLC

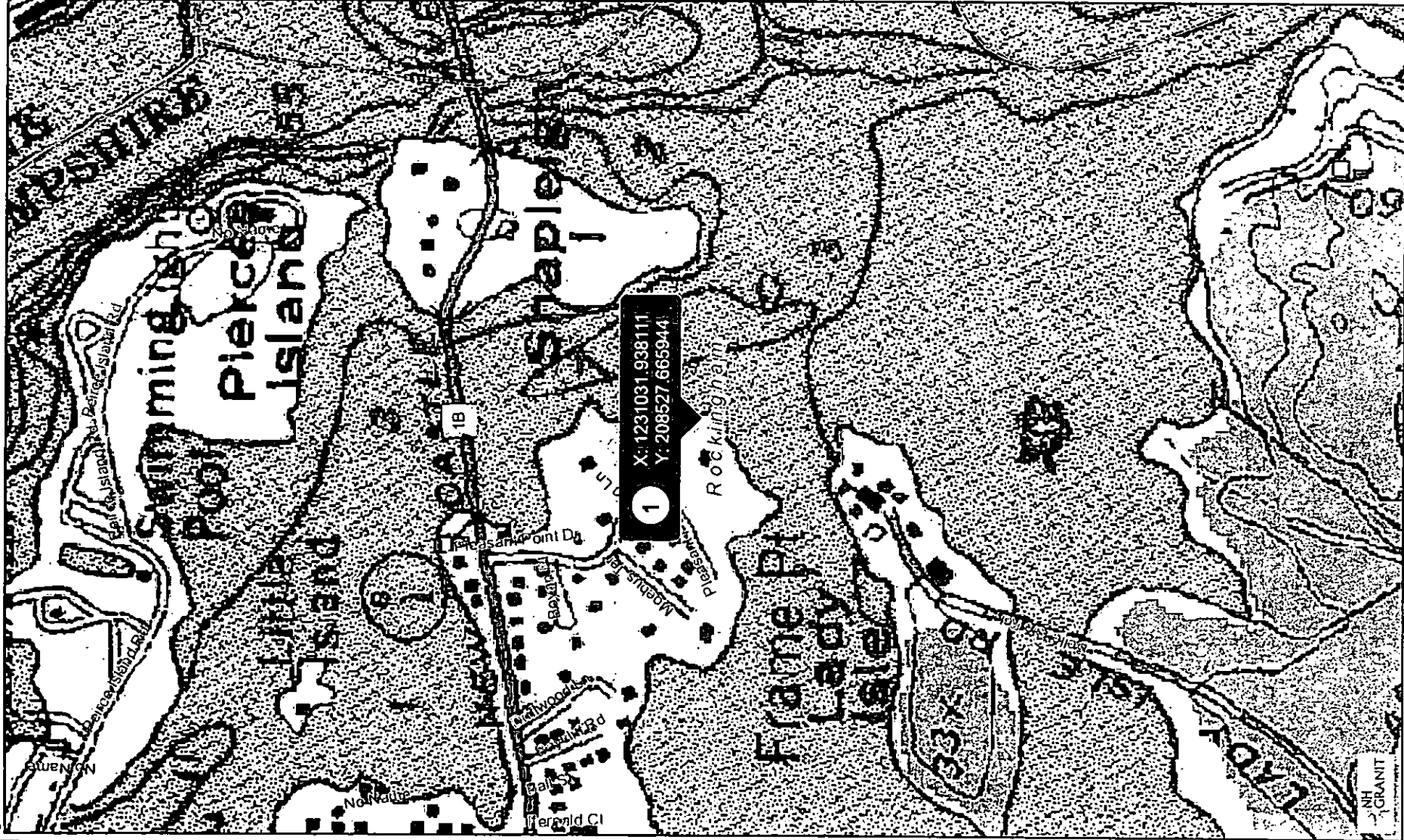


MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

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

# Map by NH GRANIT



## Legend

- State
- County
- City/Town

Map Scale

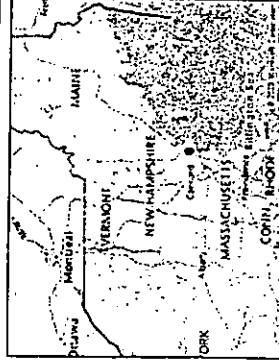
1: 6,494

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Map Generated: 12/9/2020



## Notes





The State of New Hampshire  
**Department of Environmental  
Services**

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**Robert R. Scott, Commissioner**

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources, NHB. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Pamela G. Monroe, Legal Unit Administrator, NH Department of Environmental Services, at: [pamela.g.monroe@des.nh.gov](mailto:pamela.g.monroe@des.nh.gov), or (603) 271-3137.

**Memo**

**NH Dept. of Environmental Services review**



NH Natural Heritage Bureau  
HB Datacheck Results Letter

To: John Chagnon, Ambit Engineering, Inc.  
200 Griffin Road  
Unit 3  
Portsmouth, NH 03801

From: Amy Lamb, NH Natural Heritage Bureau

Date: 12/7/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: NHB20-3570

Town: Portsmouth

Location: Tax Maps: Map 207, Lot 13

Description: The project proposes a tidal docking structure to provide recreational boating access to the Piscataqua River.

cc: Kim Tuttle

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

Comments: Please send NHB a site plan detailing any areas where marsh elder has been documented. Please send site photos if available.

Please contact the NH Fish & Game Department to address wildlife concerns.

**Plant species**

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

**Vertebrate species**

	State <sup>1</sup>	Federal	Notes
Atlantic Sturgeon ( <i>Acipenser oxyrinchus</i> )	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).
Shortnose Sturgeon ( <i>Acipenser brevirostrum</i> )	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

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

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

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

Department of Natural and Cultural Resources  
Division of Forests and Lands  
(603) 271-2214 fax: 271-6488

DNCR/NHB  
172 Pembroke Rd.  
Concord, NH 03301



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## CONSERVATION COMMISSION

April 22, 2021

TO: DES Wetlands – Coastal Region  
222 International Drive, Suite 175  
Portsmouth, NH 03801

Attn: Permit Coordinator

RE: Standard Dredge and Fill Application

MEETING DATE: April 14, 2021

CONSTRUCTION SITE: 60 Pleasant Point Drive

☐ This Commission recommends approval of the cited project.

☒ This Commission requests the statutory 40-day delay in order to allow for further investigation of the project. (See below)

☐ This Commission recommends denial of the cited project for the reasons.

☐ Other

After due deliberation, The Conservation Commission voted <sup>(5-0) PS</sup> ~~(4-0)~~, to recommend **postponement** of the application to the State Wetlands Bureau.

FOR THE COMMISSION:

Sincerely,

Barbara McMillan, Chairman  
Conservation Commission

cc: Peter Britz, Environment Planner/Sustainability Coordinator  
Steven Riker, CWS, Ambit Engineering

Conservation Commission Arch x Conservation Commission Arch x +

cityofportsmouth.com

Apps Gmail YouTube Maps Cisco Webex Meet... New Tab NHDES.GOVQUIUS Webex

City of PORTSMOUTH NH | PLANNING DEPARTMENT

Boards Land Use & Zoning Plans & Reports Initiatives Resources Staff Map Geo



## Conservation Commission

Zoom Meeting Instructions Due to the current state of emergency related to COVID-19, this meeting will be live broadcast over Zoom and will also be re-broadcast on the City...

### Attachments:

Agenda, 500 Market Street- CUP,  
500 Market Street- NHDES Application,  
1 Raynes Avenue, 31 Raynes Avenue and 203  
Maplewood Avenue,  
60 Pleasant Point Drive- NHDES Application,  
U.S. Route 1 Bypass- NHDES Application,  
Shearwater Drive (at the Intersection of  
Portsmouth Boulevard and Market Street),  
Sarah Mildred Long Bridge- NHDES Application ,  
Staff Report, Public Comment, Video, Action Sheet

+ Add to Your Calendar

3:30 PM

ZOOM Meeting

More Info >

39



**AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS**  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

9 March 2021

Wetland Inspector  
New Hampshire Department of Environmental Services  
Wetlands Bureau  
29 Hazen Drive / P.O. Box 95  
Concord, New Hampshire 03302

**Re: NHDES Major Impact Wetland Permit Application**  
**Tax Map 207, Lot 13**  
**60 Pleasant Point Drive**  
**Portsmouth, New Hampshire**

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Major Impact Wetland Permit Application request to permit 1,484 sq. ft. of permanent impact to tidal wetland and 120 sq. ft. of permanent impact to the previously developed 100' Tidal Buffer Zone for the construction of a tidal docking structure including a 6' x 20' accessway, a 6' x 150' fixed pier, a 3' x 40' gangway and a 10' x 40' float (overall structure length 200') providing two slips on 508+/- feet of frontage along the Piscataqua River-back channel. The permanent impact also includes 64 sq. ft. for the use of four (4) concrete moorings to secure the float.

Attached to this application you will find a "NH DES Dock Permit Plan-C2" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and permanent impact areas.

Per Env-Wt 306.05, Certified Wetland Scientist Steve Riker from Ambit Engineering, Inc. classified all jurisdictional areas and identified the predominant functions off all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ, as well the beginning of Tidal Wetland on the attached plan set. Attached to this application is a Wetland Functions and Values Assessment and Coastal Vulnerability Assessment summarizing these functions; as this project is subject to the requirements of Env-Wt 603.04 and Env-Wt 603.05.

The proposed structure will be constructed on piles within the tidal wetland further reducing permanent impacts to the tidal wetland resource. The project will have no impact on the functions and values of the adjacent tidal wetland. The docking structure has been designed to allow the adjacent tidal resource to maintain its current functions and values. The docking structure will not contribute to additional storm water or pollution. It is anticipated that there will be no affect on any fish and wildlife species that currently use the site for food, cover, and/or habitat. The tidal docking structure will not impede tidal flow or alter hydrology, it will not deter use by wildlife species that currently use the wetland area, and it will not impede any migrational fish movement. The float and gangway will be temporary docking structures and will be removed during winter months as to not interfere with ice floe.





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



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

APPLICANT'S NAME: 20-0 Wild Rose Lane LLCTOWN NAME: Portsmouth

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

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

**SECTION 1: REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))**  
Please use the Wetland Permit Planning Tool (WPPN), the Natural Heritage Bureau (NHB) Data Check Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat? <ul style="list-style-type: none"> <li>If yes, species or habitat name(s): <u>marsh reed (Iva frutescens), Atlantic sturgeon (Acipenser oxyrinchus), shortnose sturgeon (Acipenser brevirostrum)</u></li> <li>NHB Project ID #: <u>20-3570</u></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Name of Local River Management Advisory Committee (LAC): <u></u>	

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

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

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

1. The applicant shall follow NOFA standards in the maintenance of the area between the decks and the waterline.
  2. That applicant shall consider other salt tolerable plantings other than grass for planting along the area between the decks and the waterline.
  3. That any treatment to the decks (i.e. bleaching) be done in a way to prevent overspray or contamination of soil or water.
  4. The applicant shall use composite decking.
3. 1 Raynes Avenue, 31 Ryanes Avenue, & 203 Maplewood Avenue  
One Raynes Ave, LLC, 31 Raynes Ave, LLC, & 203 Maplewood Ave, LLC, Owners  
Assessor Map123, Lots 10, 12, 13, 14

*After due deliberation, the Commission voted to postpone the Wetland Conditional Use Permit Application to the June 09, 2021 meeting.*

4. 145 Lang Road  
Arbor View & the Pines, LLC, Owner  
Assessor Map 287, Lot 1  
**(Request to Postpone)**

*At the applicant's request, the Commission voted to postpone the Wetland Condition Use Permit Application to the June 09, 2021 meeting.*

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### III. STATE WETLANDS BUREAU PERMIT APPLICATIONS (OLD BUSINESS)

1. 375 Banfield Road  
Banfield Realty, LLC, Owner  
Assessor Map 266, Lot 7  
**(Request to Postpone)**

*At the applicant's request, the Commission voted to recommend postponement of the Standard, Dredge, and Fill Application to the State Wetlands Bureau to the June 09, 2021 meeting.*

2. 60 Pleasant Point Drive  
120-0 Wild Rose Lane, LLC, Owner  
Assessor Map 207, Lot 13

*After due deliberation, the Commission voted to recommend approval of the Minimum Impact Application to the State Wetlands Bureau with the following stipulations:*

1. The applicant shall remove the brush pile from the 100 ft. buffer.
2. There shall be no lighting or use of the dock other for boating purposes.

# **ABUTTER'S LIST**

JN 3050.37

**Client:** 120-0 Wild Rose Lane, LLC

**Project Address:** 60 Pleasant Point Drive, Portsmouth, NH

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
207	14	Jonathan & Kimberly W. Levy Family Trust			
		Jonathan & Kimberly W. Levy Trustees			
207	12	James M. McSharry Revocable Trust			
		James M. McSharry Trustee			

## SEQUENCE OF CONSTRUCTION

- 1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SHIP, MATERIALS AND PREFABRICATED COMPONENTS SUCH AS THE GANGWAY AND FLOAT TO THE SITE VIA APPROVED ACCESS.
- 2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
- 3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE NEW DOCK AND WATERWARD OF ANY EMERGENCY VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SHIP TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) PILING WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILING. PILING ARE DRIVEN TO REFUSAL.
- 7) PILING ARE CUT AND BEAM CAPS ARE INSTALLED AND THE SUPER STRUCTURE OF THE PIER IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY THE CRANE.
- 8) ONCE THE PIER IS COMPLETE, THE GANGWAY AND FLOAT ARE BROUGHT INTO POSITION AND INSTALLED.

## DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

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

## HEAVY EQUIPMENT IN FRESH WATER WETLANDS

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

## TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

- I. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 8TH - APR. 9TH, OR
  - II. MUST BE DRILLED AND PINNED TO LEDGE, OR
  - III. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
  - IV. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING: WOOD PILES OF ANY SIZE, CONCRETE PILES 18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS 3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.
- FOR IN-WATER ABOVE:
- I. IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE W/P OR 206dB PEAK RE W/P AT A DISTANCE >10M FROM THE PILE BEING INSTALLED, AND
  - II. IN-WATER NOISE LEVELS >155dB PEAK RE W/P SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12 HOUR RECOVERY PERIOD (I.E., IN-WATER NOISE BELOW 155dB PEAK RE W/P) MUST BE PROVIDED BETWEEN WORK DAYS.

## WORK SITE RESTORATION

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

## SEDIMENTATION AND EROSION CONTROL

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

## SPAWNING AREAS

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL PHASES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFT FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT: [www.nmfs.gov/nmfs/conservation/management/act/](http://www.nmfs.gov/nmfs/conservation/management/act/).

## STORAGE OF SEASONAL STRUCTURES

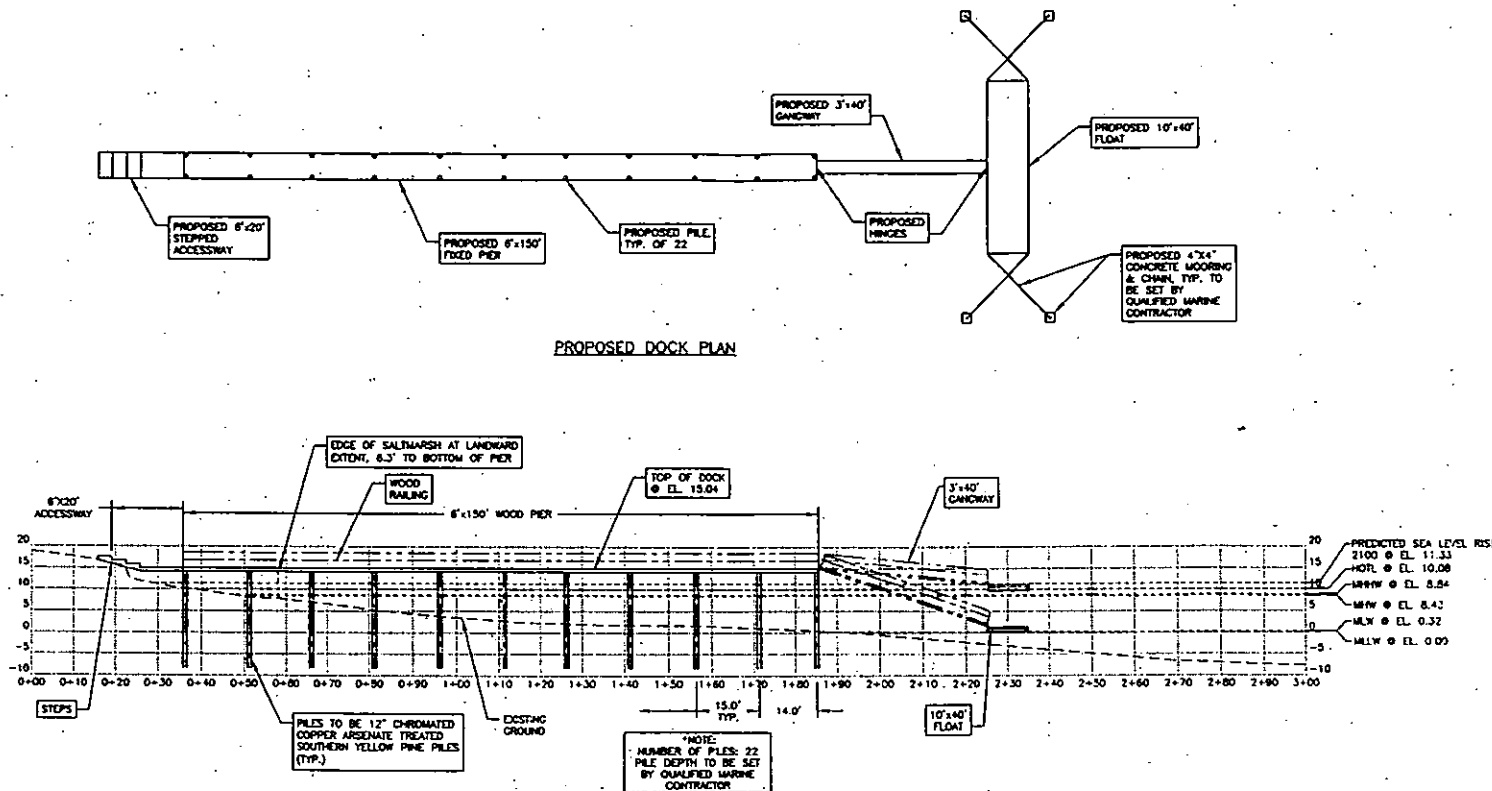
COASTAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, ETC., THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION, LOCATED ABOVE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NOT IN TIDAL WETLANDS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS SEAWARD OF HOTL. THIS IS INTENDED TO PREVENT STRUCTURES FROM BEING STORED ON THE MARSH SUBSTRATE AND THE SUBSTRATE SEAWARD OF MHF.

## ENVIRONMENTAL FUNCTIONS AND VALUES

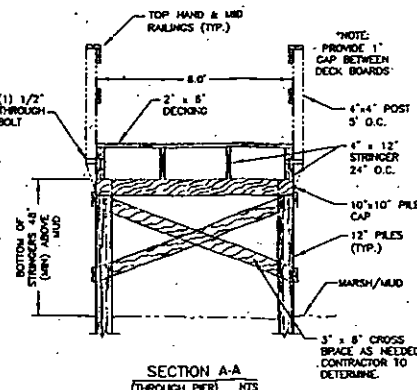
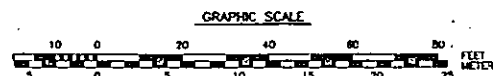
THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PREVENT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT <http://www.nae.usace.army.mil/regulatory/> FOR CONTROL METHODS.

## INSPECTIONS

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



PROPOSED DOCK ELEVATION  
PROPOSED PIER, GANGWAY & FLOAT w/PILES



PROPOSED PIER DETAIL

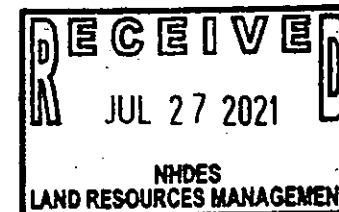


**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
208 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-8282  
Fax (603) 430-2113



## NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DGS SAFE AT 1-888-DG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE 'NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) NUMBER OF PILES TO BE DRIVEN FOR DOCKING STRUCTURE NOT TO EXCEED 22 AS DEPICTED ON PROPOSED DOCK ELEVATION. ALSO NOTE TIME OF YEAR AND NOISE RESTRICTIONS FOR DRIVING OF PILES.



TIDAL DOCKING STRUCTURE  
MORRIS RESIDENCE  
60 PLEASANT POINT DRIVE  
PORTSMOUTH, N.H.

2	RAISE PIER ELEVATION	7/26/21
1	MOORING BLOCKS, STRINGERS	2/4/21
0	ISSUED FOR COMMENT	1/28/21
NO.	DESCRIPTION	DATE

## REVISIONS



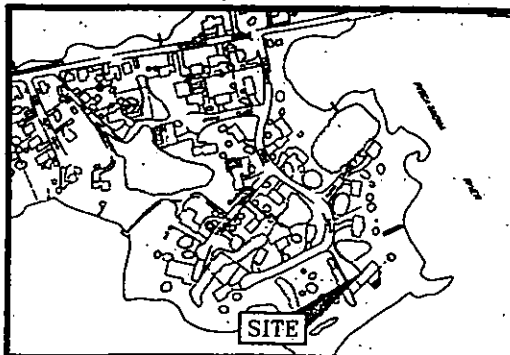
SCALE 1"=20'

JANUARY 2021

DOCK  
DETAILS

D1





LOCATION MAP

SCALE 1"=300'

## LEGEND:

N/F	NOT OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY RECORD OF DEEDS
MAP 11 / LOT 21	
WCH RCD/IRON PIPE FOUND	APPROXIMATE BOUNDARY
WCH RCD/IRON PIPE FOUND	MEAN LOWER LOW WATER
WCH RCD/IRON PIPE FOUND	MEAN LOW WATER LINE
WCH RCD/IRON PIPE FOUND	MEAN SEA LEVEL
WCH RCD/IRON PIPE FOUND	MEAN HIGH WATER LINE
WCH RCD/IRON PIPE FOUND	NH DES HIGHEST OBSERVABLE TIDE LINE
WCH RCD/IRON PIPE FOUND	NH DES 50' PRIMARY STRUCTURE SETBACK
WCH RCD/IRON PIPE FOUND	NH DES 100' TIDAL SETBACK
WCH RCD/IRON PIPE FOUND	CONTOUR
WCH RCD/IRON PIPE FOUND	SPOT ELEVATION
WCH RCD/IRON PIPE FOUND	EDGE OF PAVEMENT (CP)
WCH RCD/IRON PIPE FOUND	WOODS / TREE LINE
WCH RCD/IRON PIPE FOUND	SALT MARSH
WCH RCD/IRON PIPE FOUND	ELEVATION
WCH RCD/IRON PIPE FOUND	FINISHED FLOOR
WCH RCD/IRON PIPE FOUND	INVERT
WCH RCD/IRON PIPE FOUND	TEMPORARY BOUNDARY
WCH RCD/IRON PIPE FOUND	TYPICAL
WCH RCD/IRON PIPE FOUND	UNSCAPED AREA

## WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIVER, CWS ON 12/10/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USCA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPOC WETLANDS WORK GROUP (2019).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1983).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1977).
  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

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

PAUL A. DOBERSTERN, LLS

DATE



THE CHRISTOPHER J. BROWN REVOCABLE TRUST OF 2000  
CHRISTOPHER J. BROWN, TRUSTEE  
THE CYNTHIA J. BROWN REVOCABLE TRUST OF 2000  
CYNTHIA J. BROWN, TRUSTEE

JAMES M. MCHENRY REVOCABLE TRUST  
JAMES M. MCHENRY, TRUSTEE

EXISTING GARDEN  
EXISTING FLOW  
EXISTING WOOD PIER  
APPROXIMATE PROPERTY LINE EXTENDED, SEE NOTE 9

## PLAN REFERENCES:

- PLAN OF LOTS NEWCASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. WOBLES & HENRY C. SMYK, PREPARED BY JOHN W. DUPON, DATED OCTOBER 1932, R.C.R.D. PLAN #02180-B
- EXISTING CONDITIONS PLAN, PLEASANT POINT DRIVE, ASSESSOR'S PARCEL 207-014, PORTSMOUTH, NEW HAMPSHIRE FOR JOAN S. WALDRON & KIMBERLY WALDRON LEVY, PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED JULY 11, 2005, FINAL REVISION DATE MAY 9, 2007, NOT RECORDED.
- GOODLANDER RESIDENCE, 50 PLEASANT POINT DRIVE, PORTSMOUTH, N.H. EXISTING CONDITIONS SITE PLAN, PREPARED BY AMBIT ENGINEERING, INC. DATED AUGUST 2018, FINAL REVISION DATE SEPTEMBER 24, 2018, NOT RECORDED.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Gristle Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel: (603) 436-9232  
Fax: (603) 436-2315



## NOTES:

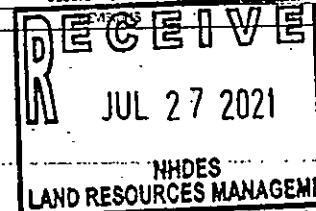
- PARCEL 5 SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 13
- OWNERS OF RECORD:  
120-0 WILD ROSE LANE, LLC  
8174/1450
- A PORTION OF THE PARCEL IS LOCATED BY A SPECIAL FLOOD HAZARD AREA ZONE (AE EL.9), AS SHOWN ON FIRM PANEL 3301500278E, EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:  
1.164 ACRES (PER ASSESSOR)
- PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- QUANTIFICATION OF MEASUREMENTS:

MIN. LOT AREA	15,000 S.F.
FRONTAGE	100 FEET
LOT DEPTH	120 FEET
SETBACKS:	
FRONT	20 FEET
SIDE	10 FEET
REAR	20 FEET
MINIMUM STRUCTURE HEIGHT	35 FEET
MINIMUM STRUCTURE COVERAGE	20%
MINIMUM OPEN SPACE	40%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 207 LOT 13 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS MEAN LOW LOW WATER (MLLW) BASED ON VERTICAL DATUM IS REDUNDANT WITH CROSS OBSERVATIONS. REDUCTION FROM NAVD83 TO MLLW BASED ON NOAA STATION 2419970 - SEAVEY ISLAND, PORTSMOUTH HARBOR.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AS SHOWN ARE BASED ON THE REFERENCE PLAN LISTED HEREON. NO DEED RESEARCH OR BOUNDARY DETERMINATION WAS MADE TO CONFIRM OR REFUTE MATTERS SHOWN ON SAID PLANS FOR THE PURPOSES OF THIS PLAN. EASEMENTS, RESERVATIONS, ETC. THAT MAY EXIST ARE NOT SHOWN OR NOTED HEREON.

**TIDAL DOCKING STRUCTURE  
MORRIS RESIDENCE  
60 PLEASANT POINT DRIVE  
PORTSMOUTH, N.H.**

ISSUED FOR COMMENT 1/20/21

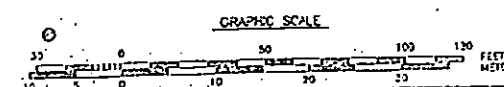
NO. DESCRIPTION DATE



SCALE 1"=30' JANUARY 2021

EXISTING CONDITIONS  
PLAN

C1



FB 235 &amp; PG 30

3050.37