The State of New Hampshire JUL 25'18 AM10:00 DAS

Department of Environmental Services

Robert R. Scott, Commissioner

Sam 53

July 25, 2018

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

REQUESTED ACTION

Approve Michael R. Clark's request to perform the following work on Sagamore Creek, in Portsmouth. File # 2018-00474. This project will not have significant impact on or adversely affect the values of Sagamore Creek.

Impact 2,008 square feet within the previously developed upland tidal buffer zone for permanent grading, landscaping and structure construction associated with redevelopment of a single family residential property. Additionally, temporarily impact 1,754 square feet for construction access and staging. The project also includes reconstruction of an existing tidal docking structure consisting of 73 square feet of impact landward of the highest observable tide line to reconstruct a 4 foot x 30 foot pier and 490 square feet within tidal wetland to construct a 3 foot x 30 foot ramp connected to two 10 foot x 20 foot floats, with an overall structure length seaward of the highest observable tide line of 40 feet to provide two boat slips on 404 feet of shoreline frontage on Sagamore Creek, in Portsmouth.

The New Hampshire Department of Environmental Services (NHDES) imposed the following conditions as part of this approval:

1. All work shall be in accordance with plans by MSC, A Division of TF Moran, Inc., dated February 21, 2018 and revised through May 18, 2018, and received by the New Hampshire Department of Environmental Services (NHDES) on June 22, 2018.
2. This permit shall not be valid until it is recorded at the Rockingham County Registry of Deeds office by the permittee. A copy of the recorded permit shall be submitted to the NHDES Wetlands Bureau prior to the commencement of construction.
3. No less than five state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau and the local conservation commission in writing of the date on which work under this permit is expected to start.
4. The height of the pier's decking over the surface of the tidal marsh at mean high tide shall equal the width of the decking. Decking shall have 3/4-inch spacing between the decking planks.
5. The seasonal structures, including but not limited to the gangway and floats, shall be removed during the non-boating season and stored on the existing pier or in an upland location.
6. Construction of the dock shall occur from land, or from a barge and crane if land-based construction is not feasible, to reduce potential impacts to the salt marsh and intertidal zone.
7. Pile driving or pile removal work shall be done during low tide.
8. Pilings to be removed shall be cut level with the substrate rather than pulled, in order to limit the creation of turbidity.
9. All work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.

10. All work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.
11. All construction-related debris shall be properly disposed of outside of the areas subject to RSA 482-A.
12. No more than 23% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from the NHDES.
13. Native vegetation within an area of at least 7,292 square feet within the Natural Woodland Buffer located between 50 and 150 feet landward of the reference line shall be retained in an unaltered state in order to comply with RSA 483-B:9, V, (b), (2).
14. This permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V, (a)(2)(D)(iv).
15. Any further alteration of areas on this property that are within the jurisdiction of the NHDES Wetlands/Shoreland Bureau will require further permitting by the Bureau.
16. All activities conducted in association with the completion of this project shall be conducted in a manner that complies with applicable criteria of New Hampshire Code of Administrative Rules Chapter Env-Wq 1400 and RSA 483-B during and after construction.
17. No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant, which includes all of their cultivars and varieties listed in Table 3800.1 of the New Hampshire prohibited invasive species list (Agr 3802.01).
18. To prevent the import or export of invasive plant species to and from the site, the permittee's contractor(s) shall clean all soils and vegetation from construction equipment and matting before such equipment is moved to or from the site.
19. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain in place until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
20. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
21. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.
22. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
23. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
24. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
25. Within three days of final grading or temporary suspension of work in an area that is adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.

EXPLANATION

The NHDES Wetlands Bureau approved this project on June 25, 2018. NHDES supported its decision with the following findings:

1. This is a Major Project per Administrative Rule Env-Wt 303.02(a), projects in sand dunes, tidal wetlands, or bogs, except for the repair of existing structures pursuant to Env-Wt 303.04(v).
2. The need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01. The property is under new ownership and is being redeveloped. The existing docking structure is in disrepair and is in a non-conforming location and configuration. The proposed dock will meet current standards.

3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03.
4. The dock is the minimum length necessary to provide full tide access at mean lower low water at this location and to a water depth which will prevent the float and vessel from sitting on the mud at low tide.
5. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a) and (c), Requirements for Application Evaluation, has been considered in the design of the project.
6. NH Natural Heritage Bureau (NHB) report submitted with the application package (NHB18-0311) identified the potential to impact several natural communities and state-endangered plant species.
7. In correspondence dated March 30, 2018 NHB coordinated with the applicant and ultimately stated that there were "no additional concerns" with the proposed project regarding special natural communities or endangered plant species.
8. In correspondence dated June 01, 2018, the Pease Development Authority, Division of Ports and Harbors determined that the project would not have any negative effect on navigation in the channel.
9. This dock is consistent with other tidal dock facility approvals in the seacoast.
10. NHDES staff field inspection on June 21, 2018 found that plans accurately reflect field conditions and that the proposed design will not obstruct near-shore navigation.
11. No comments of concern were received by the NHDES from abutters or local governing organizations.
12. The project will result in a net increase of approximately 10% of impervious surface area within the protected shoreland of the subject property.
13. In correspondence dated March 29, 2018, signed authorization was obtained from the abutting property owner (map/lot: 224/10-014) for impacts to occur within 20 feet of their property boundary.
14. A NHDES Shoreland permit has been obtained for impacts landward of the tidal buffer zone within the Protected Shoreland (NHDES File #: 2018-00477).
15. In accordance with RSA 482-A:8, NHDES finds that the requirements for a public hearing do not apply as the permitted project is not of substantial public interest, and will not have a significant impact on or adversely affect the values of the estuarine resource, as identified under RSA 482-A:1.

Application file documents are being forwarded to the Governor and 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 submit this request for your consideration.

Robert R. Scott
Commissioner

NHDES-W-06-012

WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

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

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

RECEIVED [illegible] 2018 NHDES LAND RESOURCES MANAGEMENT	COMPLETE Administrative FEB 2[illegible] 2018	Administrative Use Only	File No. 2018-00[illegible] Check No. 00[illegible]313 Amount [illegible] Initials [illegible]

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

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

2. MITIGATION REQUIREMENT:
If mitigation is required a Mitigation Pre-Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the Determine if Mitigation is Required Frequently Asked Question.

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

☒ N/A - Mitigation is not required

3. PROJECT LOCATION:
Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: 175 Gosport Road		TOWN/CITY: Portsmouth	
TAX MAP: 224	BLOCK: -	LOT: 1	UNIT: -
USGS TOPO MAP WATERBODY NAME: Sagamore Creek ☐ NA		STREAM WATERSHED SIZE: 31048.6 ac ☒ NA	
LOCATION COORDINATES (If known):		☐ Latitude/Longitude ☐ UTM ☐ State Plane	

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

Demolition of existing pool house and pool area, construction of new pool house, pool, garage, retaining wall and expansion of driveway to accommodate new structures, reconstruction of a failing timber retaining wall and removal and reconstruction of a seasonal tidal dock.

5. SHORELINE FRONTAGE:

☐ NA This does not have shoreline frontage. SHORELINE FRONTAGE: 404'

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

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:
Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	☐ YES ☒ NO	___	☐ APPROVED ☐ PENDING ☐ DENIED
Individual Sewerage Disposal per RSA 485-A:2	☐ YES ☒ NO	___	☐ APPROVED ☐ PENDING ☐ DENIED
Subdivision Approval Per RSA 485-A	☐ YES ☒ NO	___	☐ APPROVED ☐ PENDING ☐ DENIED
Shoreland Permit Per RSA 483-B	☒ YES ☐ NO	___	☐ APPROVED ☒ PENDING ☐ DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 18 - 0311

b. ☐ Designated River the project is in ¼ miles of: ____________________; and date a copy of the application was sent to the Local River Management Advisory Committee: Month: __ Day: __ Year: ___

☒ N/A

8. APPLICANT INFORMATION (desired permit holder)

LAST NAME, FIRST NAME, M.I.: Clark, Michael M	
TRUST / COMPANY NAME:	MAILING ADDRESS: [redacted]
TOWN/CITY: Portsmouth	STATE: NH / ZIP CODE: 03801
EMAIL or FAX: [redacted]	PHONE: [redacted]

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

9. PROPERTY OWNER INFORMATION (if different than applicant)

LAST NAME, FIRST NAME, M.I.: same	
TRUST / COMPANY NAME:	MAILING ADDRESS:
TOWN/CITY:	STATE: / ZIP CODE:
EMAIL or FAX:	PHONE:

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

10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: Colwell, Corey	COMPANY NAME: MSC: A division of TF Moran
MAILING ADDRESS: 170 Commerce Way, #102	
TOWN/CITY: Portsmouth	STATE: NH / ZIP CODE: 03801
EMAIL or FAX: ccolwell@tfmoran.com	PHONE: 603-431-2222

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

11. PROPERTY OWNER SIGNATURE

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

By signing the application, I am certifying that:

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

[signature]	Michael R. Clark	2/20/2019
Property Owner Signature	Print name legibly	Date

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

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

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

	Print name legibly	Date

DIRECTIONS FOR CONSERVATION COMMISSION:

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

13. TOWN / CITY CLERK SIGNATURE

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

Town/City Clerk Signature	Print name legibly	Town/City	Date
Kelli L Barnaby	Kelli L Barnaby	Portsmouth	2-22-18

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3 I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

14 IMPACT AREA

For each jurisdictional area that will be/has been impacted, provide square footage, if applicable, linear feet of impact.
Permanent impacts that will remain after the project is complete.
Temporary impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland		☐ ATF		☐ ATF
Scrub-shrub wetland		☐ ATF		☐ ATF
Emergent wetland		☐ ATF		☐ ATF
Wet meadow		☐ ATF		☐ ATF
Intermittent stream		☐ ATF		☐ ATF
Perennial Stream / River	/	☐ ATF	/	☐ ATF
Lake / Pond	/	☐ ATF	/	☐ ATF
Bank - Intermittent stream	/	☐ ATF	/	☐ ATF
Bank - Perennial stream / River	/	☐ ATF	/	☐ ATF
Bank - Lake / Pond	/	☐ ATF	/	☐ ATF
Tidal water	/	☐ ATF	/	☐ ATF
Salt marsh		☐ ATF		☐ ATF
Sand dune		☐ ATF		☐ ATF
Prime wetland		☐ ATF		☐ ATF
Prime wetland buffer		☐ ATF		☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)		☐ ATF		☐ ATF
Previously-developed upland in TBZ	1,338	☐ ATF	3,504	☐ ATF
Docking - Lake / Pond		☐ ATF		☐ ATF
Docking - River		☐ ATF		☐ ATF
Docking - Tidal Water	808	☐ ATF		☐ ATF
Vernal Pool		☐ ATF		☐ ATF
TOTAL	2,146 /		3,504 /	

15 APPLICATION FEE (See the Instructions & Required Attachments document for further instruction)

☐ Minimum Impact Fee: Flat fee of $ 200

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

Permanent and Temporary (non-docking)	4,842 sq. ft.	X	$0.20 =	$ 968.40
Temporary (seasonal) docking structure:	808 sq. ft.	X	$1.00 =	$ 808.00
Permanent docking structure:	sq. ft.	X	$2.00 =	$
Projects proposing shoreline structures (including docks) add $200			=	$
			Total =	$
The Application Fee is the above calculated Total or $200, whichever is greater =				$ 1776.40

ELWYN RD
OSIORIS POINT RD
COSPORT RD
COSPORT RD
OSIORIS POINT RD
OSIORIS POINT RD

TAX MAP 224 LOT 1

USGS MAP

175 GOSPORT ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
MICHAEL CLARK

SCALE: 1" = 1 MILE   FEBRUARY 6, 2018

TFM
MSC
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

47099.02

Memo

NH NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: Andrew Gray, TF Moran
170 Commerce Way, Suite #102
Portsmouth, NH 03801

From: Amy Lamb, NH Natural Heritage Bureau
Date: 1/31/2018 (valid for one year from this date)
Re: Review by NH Natural Heritage Bureau
NHB File ID: NHB18-0311 Town: Portsmouth Location: Tax Maps: Map 224, Lot 1
Description: Demolition of existing pool house and pool area, construction of new pool house, pool, garage and expansion of driveway to accommodate new structures.

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

Comments: Please send NHB information about where the proposed structures will be placed and associated work will occur. This property is adjacent to a sensitive area.

Natural Community	State	Federal	Notes
High salt marsh	–	–	Threats to these communities 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) and increased input of nutrients and pollutants in storm runoff.
Intertidal flat	–	–	Threats to these communities 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) and increased input of nutrients and pollutants in storm runoff.
Low salt marsh	–	–	Threats to these communities 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) and increased input of nutrients and pollutants in storm runoff.
Salt marsh system	–	–	Threats are primarily changes to the hydrology of the system, introduction of invasive species, and increased input of nutrients and pollutants.

Plant species	State	Federal	Notes
dwarf glasswort (*Salicornia bigelovii*)*	E	–	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

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

Memo

NH Natural Heritage Bureau
NHB Datacheck Results Letter

			flat, activities that eliminate plants, and increased input of nutrients and pollutants in storm runoff.
tundra alkali grass (*Puccinellia pumila*)*	E	--	Primarily vulnerable to changes to the hydrology of its habitat, especially alterations that change water levels. It may also be susceptible to increased pollutants and nutrients carried in stormwater runoff.

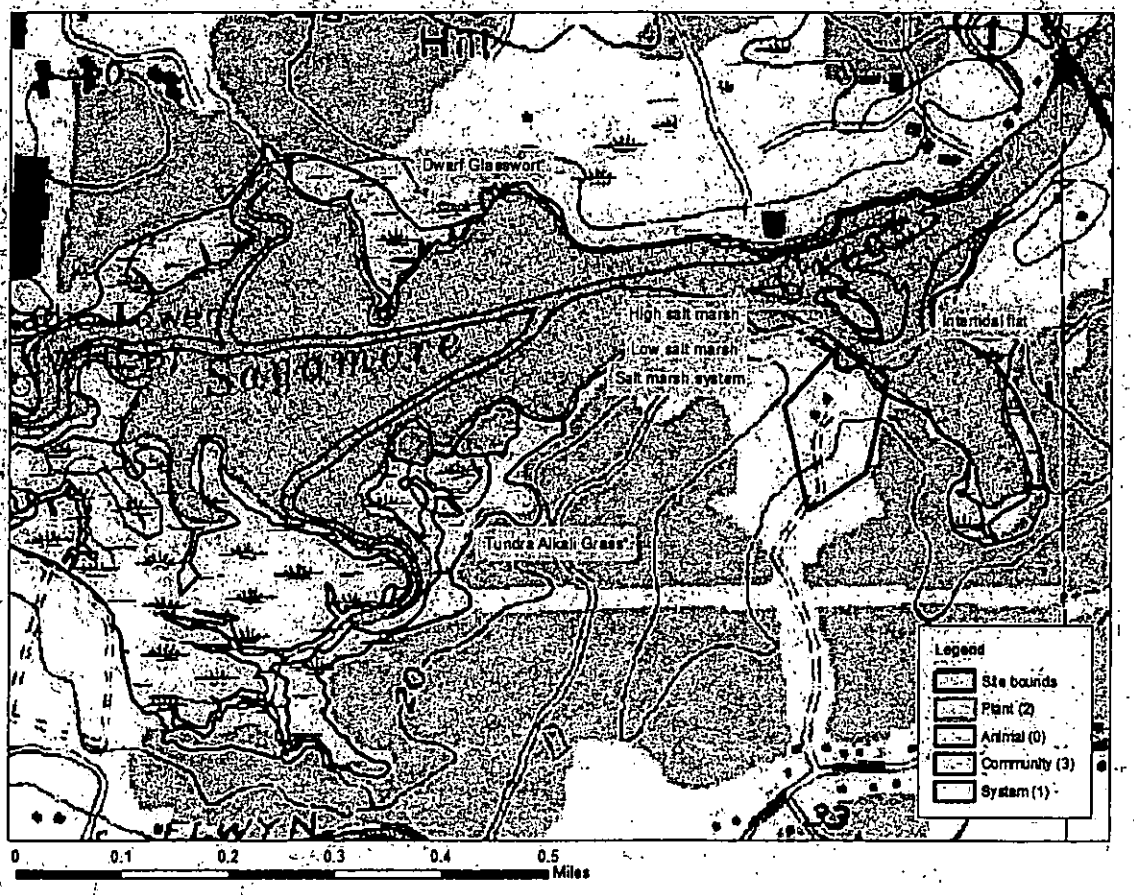
[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than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

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

NHB18-0311


Dwarf Glasswort
High salt marsh
Low salt marsh
Salt marsh system
Intertidal flat
Tundra Alkali Grass
Legend
Site bounds
Plant (2)
Animal (0)
Community (3)
System (1)
0
0.1
0.2
0.3
0.4
0.5
Miles

New Hampshire Natural Heritage Bureau - Community Record

High salt marsh

Legal Status	Conservation Status
Federal: Not listed	Global: Not ranked (need more information)
State: Not listed	State: Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank:

Detailed Description: 2006: Observed and photographed ***high salt marsh*** as the dominant community in the Sagamore Creek estuary.1997: Dominated by the perennial grass *Spartina patens* (salt-meadow cord-grass). Covered more area than the ***low salt marsh***. This zone had the highest species richness within the high marsh and included *Solidago sempervirens* (seaside goldenrod), *Festuca rubra* (red fescue), *Hierochloe odorata* (sweet grass), *Elyrigia repens* (quack-grass), *Ligusticum scothicum* (Scotch lovage), *Panicum virgatum* (switch-grass), *Aster novi-belgii* (New York aster), *Teucrium canadensis* (germander), *Sanguisorba canadensis* (Canadian burnet), *Spartina pectinata* (fresh-water cord-grass), *Carex hormathodes* (necklace sedge), and *Juncus arcticus* var. *littoralis* (shore rush). *Distichlis spicata* mixed with *S. patens*, growing at similar elevations on the high marsh or dominated in of the wetter, more poorly drained areas with *Triglochin maritimum* (arrow-grass). Some of these *Triglochin* (forb) pannes supported large numbers of the rare plants *Agalinis maritima* (salt-marsh gerardia) and *Salicornia bigelovii* (dwarf glasswort). *Spartina alterniflora* (short form) pannes occurred on less firm peat soils and appeared to be somewhat deeper, often larger, and saturated or flooded for longer periods than forb pannes.

General Area: 1997: Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** occurred landward of the ***high salt marsh***. ***Low salt marsh***, ***tidal creek bottoms***, a ***saline/brackish intertidal flat***, and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occur toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).

General Comments:
Management Comments:

Location

Survey Site Name: Sagamore Creek
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres Elevation: 4 feet

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

Directions: Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh along Sagamore Creek, and east through adjacent upland forest to more trails leading to the eastern side of the salt marsh. The western side of the marsh can be accessed from the Episcopal Church near the southeast edge along Rte. 1. The Rte. 1 bridge crosses the creek at the western edge of the salt marsh (the marsh continues on the western side of the bridge but it has been heavily ditched there and is not exemplary).

NHB18-0311 EOCODE: CE00000004*029*NH

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

New Hampshire Natural Heritage Bureau - Community Record

Intertidal flat

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

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

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank:

Detailed Description: 2006: Mudflats observed and photographed at low-mid tide.1997: No details.
General Area: 1997: Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and ***high*** and ***low salt marshes*** occur landward of the flats. ***Tidal creek bottoms*** and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occur toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).
General Comments: 1997: Intertidal sand and mud flats are gently sloping, sparsely vegetated, habitats. The substrate, exposed completely at extra low spring tide, ranges in composition from sands to muds and silts. Benthic diatoms and other microalgae occurring in this environment are important contributors to the primary productivity of the total estuarine system (Sickley 1989). Macroalgae is typically uncommon across the exposed substrate. Characteristic invertebrates found in New Hampshire's intertidal mudflats include polychaete worms (including *Nereis virens*, *Nephtys caeca*, *Clymenella torquata*, and *Scoloplos* spp.) and mollusks (including soft-shelled clam [*Mya arenaria*], Baltic Macoma [*Macoma balthica*], gem shell [*Gemma gemma*], and swamp Hydrobia [*Hydrobia minuta*]) (NAI 1973). Arthropods are also well represented and include green crabs (*Carcinus maenus*), rock crabs (*Cancer irroratus*), flat-clawed hermit crabs (*Pagurus pollicaris*), and horseshoe crabs (*Limulus polyphemis*). During the diurnal (twice daily) tidal flooding, several species of fish and other aquatic species feed on the benthos and epibenthic algae. This community also provides important foraging habitat for shorebirds and other animals when the intertidal flat is exposed. The diverse variety of primary foods (microalgae, phytoplankton, and detritus) available to consumers supports the high productivity found on intertidal flats. The substrate is composed of sand or silt and clay rich in organic matter. Vascular plants are sparse to more typically absent.
Management Comments:

Location

Survey Site Name: Sagamore Creek
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 88.5 acres
Elevation:

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

Directions: Occurs between estuarine marshes or other coastal communities landward and subtidal communities seaward and includes tidal creek channels exposed at low tide. Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh. Salt marsh can also

be accessed from the Rte. 1 bridge on the western side.

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

New Hampshire Natural Heritage Bureau - Community Record

Low salt marsh

Legal Status		Conservation Status	
Federal:	Not listed	Global:	Not ranked (need more information)
State:	Not listed	State:	Rare or uncommon

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank:

Detailed Description: 2006: Observed and photographed along the edges of tidal creeks and along the lower fringes of the much more dominant ***high salt marsh*** community.1997: *Spartina alterniflora* (smooth cord-grass) dominates. The band of *S. alterniflora*, reaching heights of 4-6 feet, generally was restricted to a narrow fringe along ditches, tidal creeks, and margins of Sagamore Creek.

General Area: 1997: The transition between ***high*** and ***low salt marsh*** occurred approximately at the mean high water mark; ***high salt marsh*** stretched landward from mean high water to the upper reaches of spring tides. Sagamore Creek is a relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and a ***high salt marsh*** occurred landward of the ***low salt marsh***. ***Tidal creek bottoms***, a ***saline/brackish intertidal flat***, and an undifferentiated ***saline/brackish subtidal channel/bay bottom*** occurred toward the channel. A population of *Puccinellia paupercula* var. *alaskana* (Alaskan goose-grass) was found on the cobbly shore of one of two "salt-marsh islands" in the estuary. These islands were covered by ***hemlock-beech-oak-pine forest***. Moderate residential and commercial development occurs particularly around the western lobe where Rte. 1 crosses the estuary. Estuarine tidal flow was evaluated as adequate for the salt marsh west of Rte. 1 and unaffected for the remainder of the marsh (USDA Soil Conservation Service 1994).

General Comments: 1997: The ***low salt marsh*** has more frequent tidal flooding, lower soil oxygen, and reduced soil salinity compared to the ***high salt marsh***. *S. alterniflora* dominated the physically stressful low marsh due to its ability to oxygenate its roots and rhizosphere.

Management Comments:

Location

Survey Site Name: Sagamore Creek
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres Elevation: 4 feet

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

Directions: Occurs between mean sea level and mean high tide. Park at Urban Forestry Center on Elwyn Road. Trails lead from here down to the southern edge of the salt marsh along Sagamore Creek, and east through adjacent upland forest to more trails leading to the eastern side of the salt marsh. The western side of the marsh can be accessed from the Episcopal Church near the southeast edge along Rte. 1. The Rte. 1 bridge crosses the creek at the western edge of the salt marsh (the marsh continues on the western side of the bridge but it has been heavily ditched there and is not exemplary).

Dates documented

First reported: 1997-06-18 Last reported: 2006-05-24

New Hampshire Natural Heritage Bureau - System Record

Salt marsh system

Legal Status
Federal: Not listed
State: Not listed

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

Description at this Location
Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank:

Detailed Description: A relatively diverse, sizable, and significant estuary supporting good quality estuarine habitat. Three small, fair quality ***brackish marshes*** and a ***high salt marsh*** occur landward of the ***low salt marsh***.
General Area: 2006: Borders intertidal flats and a subtidal system.
General Comments:
Management Comments:

Location
Survey Site Name: Sagamore Creek
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 64.4 acres
Elevation:

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

Directions: Sagamore Creek east of Rte. 1.

Dates documented
First reported: 1997-06-18
Last reported: 2007-10-17

New Hampshire Natural Heritage Bureau - Plant Record

dwarf glasswort (*Salicornia bigelovii*)

Legal Status	Conservation Status
Federal: Not listed	Global: Demonstrably widespread, abundant, and secure
State: Listed Endangered	State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Historical records only - current condition unknown.
Comments on Rank:

Detailed Description: 1997: More than 3,000 plants on north shore, and 200-400 on the south shore. 1983: (North of Urban Forestry Center) 20 by 20 foot area. Old (last years) inflorescences with new growth, ca. 2 cm in height, none flowering. Specimen at UNH. 1973: (North shore) ca. 101-1000 plants with seeds dispersing. Specimen S.N. at NHA.

General Area: 1997: Triglochin forb pannes on the ***high salt marsh***. Associated dominants were *Triglochin maritimum* (arrow-grass), *Distichlis spicata* (spike-grass), *Spartina alterniflora* (smooth cord- grass), and S. patens (salt-meadow cord-grass). *Salicornia europaea* (common glasswort) also present. 1973: 0-10 feet, flat, full sun, wet mud, surrounded by Spartina (cord-grass) species. In salt marsh. Marsh pannes on green.

General Comments: This occurrence may have been impacted by 1995/96 Dept. of Transportation bridge replacement project. Several colonies (1983) Coastal Zone Report, Bertrand and Dunlop (1983); F.D. Richardson, NH Water Resources Board (1973).

Management Comments:

Location

Survey Site Name: Sagamore Creek
Managed By: Sagamore Creek Land

County: Rockingham
Town(s): Portsmouth
Size: 14.8 acres Elevation: 10 feet

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

Directions: Three known sites: (1) Rte 1 and Sagamore Creek, south of Sagamore Creek and east of Rte 1. Wet panne about 30 yards from Rte 1 between 2 telephone poles. Just above State of NH Urban Forestry Center; (2) north shore of Sagamore Creek on either side of small tributary, southwest of Sagamore Hill; (3) south shore of Sagamore Creek ca. 0.5 miles ESE of Rte 1 bridge.

Dates documented

First reported: 1973 Last reported: 1997-06-18

New Hampshire Natural Heritage Bureau - Plant Record

tundra alkali grass (*Puccinellia pumila*)

Legal Status		Conservation Status	
Federal:	Not listed	Global:	Demonstrably widespread, abundant, and secure
State:	Listed Endangered	State:	Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Historical records only - current condition unknown.
Comments on Rank:

Detailed Description: 1997: Ca. 50-100 ramets observed, all in flower, of normal vigor.
General Area: 1997: Salt marsh community. Associated species include *Suaeda linearis* (southern sea-blite) and *Plantago maritima* var. *juncoides* (salt marsh plantain).
General Comments:
Management Comments:

Location

Survey Site Name: Urban Forestry Center
Managed By: Urban Forestry Center

County: Rockingham
Town(s): Portsmouth
Size: 2.8 acres Elevation: 10 feet

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

Directions: [From Portsmouth, take Rte. 1 south. After crossing Sagamore Creek, turn left on Elwyn Road.] Park at Urban Forestry Center on the left. Population is at NE corner of east island.

Dates documented

First reported: 1997-06-18 Last reported: 1997-06-18

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

Michael Clark
175 Gosport Road
Portsmouth, NH 03801

Date: **February 12, 2018**
Project #: **47099.02**

Assessors Map Map	Lot	Abutter Name	Mailing Address
LOCUS 224	1	175 GOSPORT ROAD, LLC	175 GOSPORT RD PORTSMOUTH, NH 03801
224	10-14	DENNIS D. & SHARON S. DONNERMEYER REVOCABLE TRUST 07	[redacted] PORTSMOUTH, NH 03801
224	10-15	JOSEPH T. ERRICO	[redacted] PORTSMOUTH, NH 03801
224	10-17	MARK MCVEIGH & AMY FEDERICO	[redacted] CHARLESTOWN, MA 02129
224	10-18	FRANCIS JEFFREY LONDRES & CAROLYN LOUISE MANNERING	[redacted] PORTSMOUTH, NH 03801
223	25B	CITY OF PORTSMOUTH	1 JUNKINS AVENUE PORTSMOUTH, NH 03801
227	1	ELKS of PORTSMOUTH LODGE # 97	PO BOX 143 PORTSMOUTH, NH 03802
227	2	CITY OF PORTSMOUTH	SAME AS MAP 223 LOT 25B

Civil Engineers / Surveyor	MSC, a division of TFMoran, Inc. 170 Commerce Way – Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist	
Architect	

SITE RENOVATION PLANS

MICHAEL CLARK

175 GOSPORT ROAD
PORTSMOUTH, NEW HAMPSHIRE

FEBRUARY 21, 2018
(LAST REVISED 5/18/2018)

GENERAL INFORMATION

OWNER/APPLICANT
MAP 224 LOT 1
MICHAEL CLARK
[redacted]
PORTSMOUTH, NH 03801

RESOURCE LIST
PLANNING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
(603) 610-7216
JULIET WALKER, PLANNING DIRECTOR

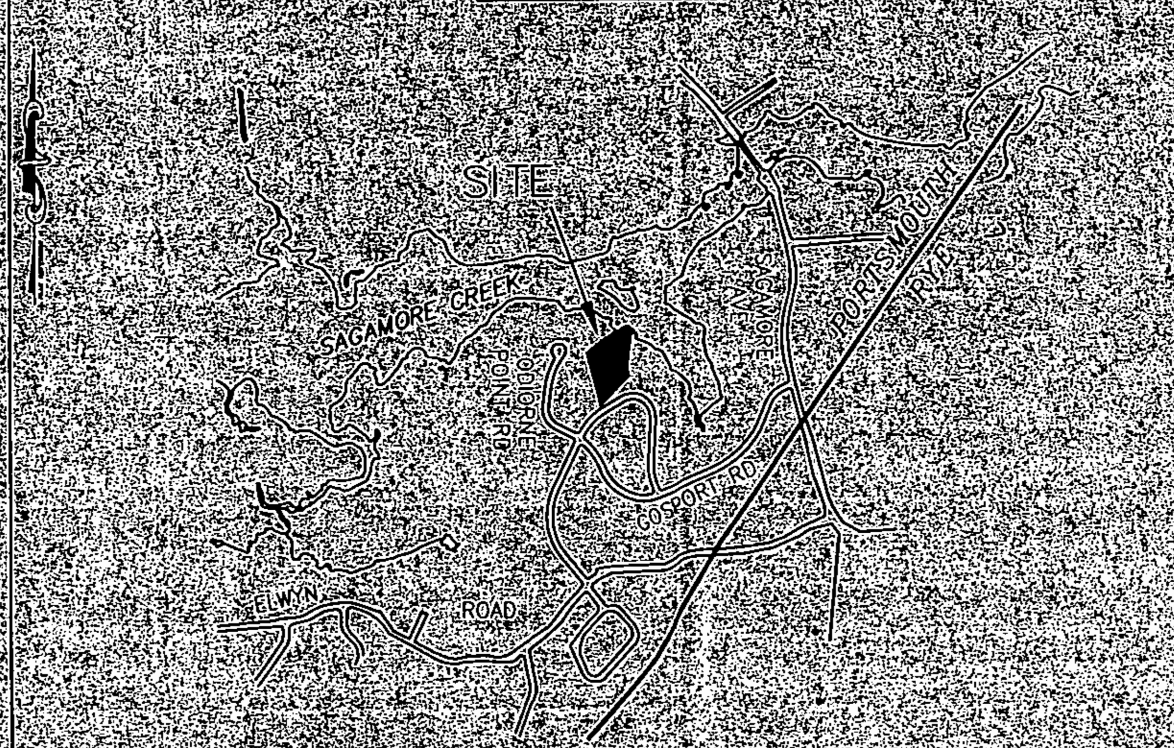
INDEX OF SHEETS

SHEET	SHEET TITLE
C-0	COVER SHEET
C-1	EXISTING FEATURES PLAN
C-2	SITE PLAN
C-3	WETLAND/SHORELAND IMPACTS PLAN
C-4	GRADING, EROSION & SEDIMENT CONTROL PLAN
C-5	DETAILS SHEET
C-6	LANDSCAPING PLAN
C-7	LANDSCAPE DETAILS SHEET

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
CITY OF PORTSMOUTH CONDITIONAL USE PERMIT		PENDING	
NHDES SHORELAND PERMIT		PENDING	
NHDES WETLANDS PERMIT		PENDING	

VICINITY PLAN



TFM MSC
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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www.tfmoran.com

Received By DES
06-22-18

TAX MAP 224 LOT 1
SITE RENOVATION PLANS
175 GOSPORT ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
MICHAEL CLARK
FEBRUARY 21, 2018

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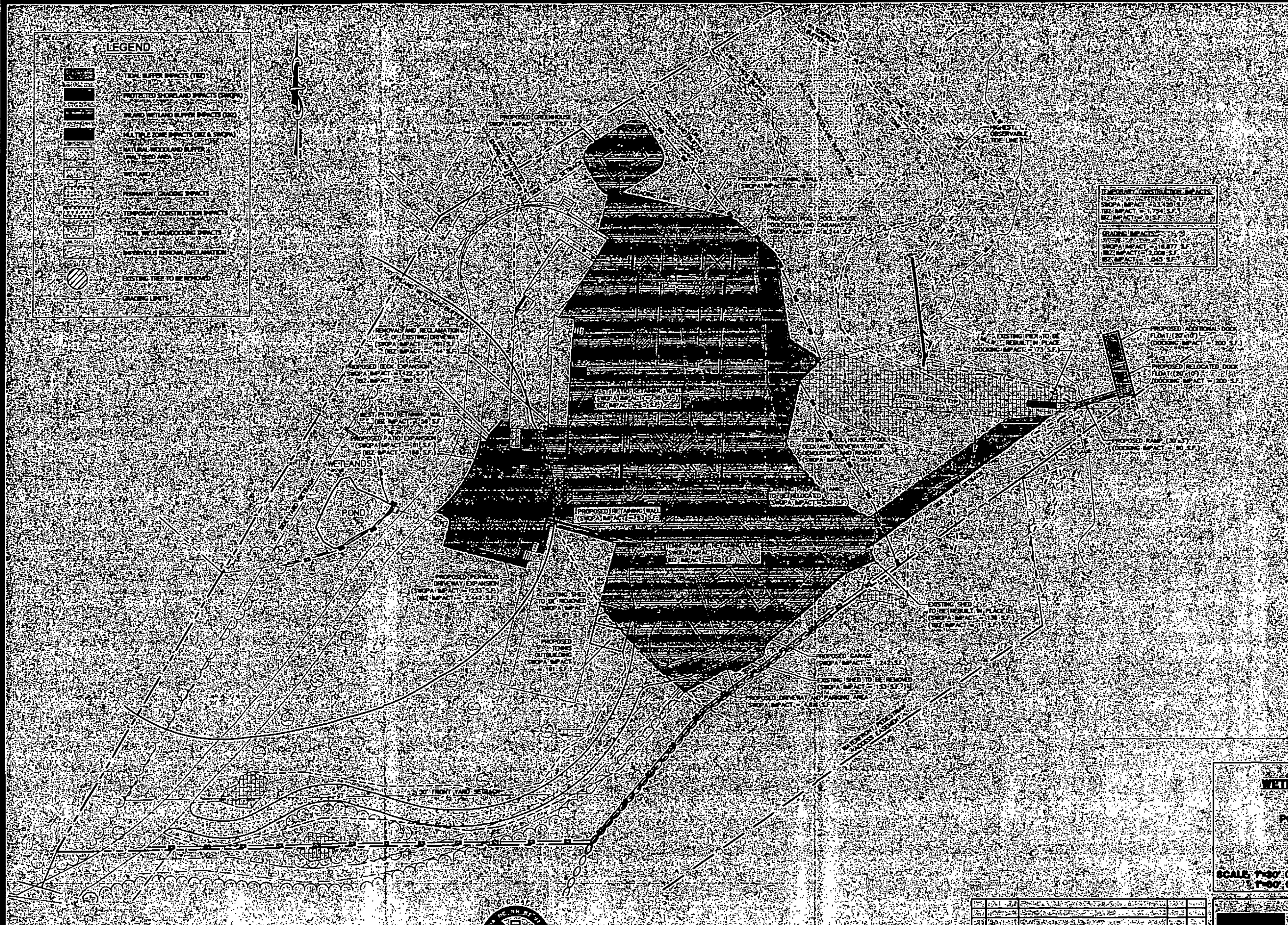
FILE	DR	A.J.C.	FB		
47099.02	CK	J.C.C.	CADFILE		C-0



IMPERVIOUS IMPACT AREA TABLE

TOTAL EXISTING IMPERVIOUS AREA WITHIN 250' SHORELAND BUFFER	12,468 S.F. (12.8%)
TOTAL PROPOSED IMPERVIOUS AREA WITHIN 250' SHORELAND BUFFER (PERMANENT IMPACT)	22,233 S.F. (22.8%)

IMPACT AREA TABLE IN SHORELAND BUFFER (100'-250')

STRUCTURES AND DECKS	11,485 S.F.
DRIVEWAYS AND PARKING	5,570 S.F.
WALLS & UTILITIES	387 S.F.
PERMANENT GRADING IMPACTS	16,877 S.F.
TEMPORARY CONSTRUCTION IMPACTS	3,420 S.F.
TOTAL IMPACT AREA WITHIN 250' SHORELAND BUFFER	38,422 S.F.

IMPACT AREA TABLE WITHIN 100' TIDAL WETLANDS BUFFER

STRUCTURES AND DECKS	11 S.F.
DRIVEWAYS AND PARKING	0 S.F.
WALLS, DOCK, UTILITIES, RAMPS	563 S.F.
PERMANENT GRADING IMPACTS	2,008 S.F.
TEMPORARY CONSTRUCTION IMPACTS	1,794 S.F.
TOTAL IMPACT AREA WITHIN 100' TIDAL WETLANDS BUFFER	4,3[illegible] S.F.

IMPACT AREA TABLE WITHIN 100' INLAND WETLANDS BUFFER

STRUCTURES AND DECKS	546 S.F.
DRIVEWAYS AND PARKING	2,586 S.F.
WALLS	82 S.F.
PERMANENT GRADING IMPACTS	1,045 S.F.
TEMPORARY CONSTRUCTION IMPACTS	0 S.F.
TOTAL IMPACT AREA WITHIN 100' INLAND WETLANDS BUFFER	4,259 S.F.

TAX MAP 224 LOT 1

WETLAND/SHORELAND IMPACTS PLAN

175 GOSPORT ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
MICHAEL CLARK

SCALE: 1"=30' (22x34)
1"=60' (11x17)

FEBRUARY 21, 2018

REV.	DATE	DESCRIPTION	DR	CK
3	5/10/18	MOVED POOL HOUSE LOCATION	AJD	JCC
2	4/5/18	NO REVISIONS THIS SHEET	AJD	RH
1	3/28/18	REVISE PER CONSERVATION COMMISSION COMMENTS	AJD	JCC

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FILE 47099.02 DR A.J.G. CK J.C.C.

C-3

DOCK PROFILE

GRADING NOTES

1. SEE COVER SHEET C-0 FOR LISTING OF ALL OTHER DRAWINGS.
2. THESE PLANS, INCLUDING NOTES, ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING. DO NOT USE FOR CONSTRUCTION OR BIDDING.
3. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER AND MULCH.
4. MANHOLE RING WILL NEED TO BE LOWERED. MAINTAIN 18" SOIL COVER OVER HDPE DRAIN PIPE.
5. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
95%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLOPE STABILITY DURING CONSTRUCTION.
7. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
8. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
9. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDINGS.
8. COORDINATE WITH ARCHITECTURAL PLANS FOR SIZE AND LOCATION OF ALL BUILDING SERVICES.
9. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
11. ALL SLOPES STEEPER THAN 4:1 AND THE BIOSWALE EXTENTS SHALL HAVE JUTE MATTING INSTALLED AFTER FINAL GRADING.

TAX MAP 224 LOT 1

GRADING, EROSION & SEDIMENT CONTROL PLAN

175 GOSPORT ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY
MICHAEL CLARK

SCALE: 1"=30' (22x34)
1"=60' (11x17)

FEBRUARY 21, 2018

REV.	DATE	DESCRIPTION	DR	CK
3	5/18/18	MOVED POOL HOUSE LOCATION, REMOVED RAIN GARDEN	AJG	JPL
2	4/5/18	NO REVISIONS THIS SHEET	AJG	BH
1	3/28/18	REVISE PER CONSERVATION COMMISSION COMMENTS	AJG	JCC

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FILE 47099.02 DR A.J.G. FB CK J.P.L.

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