

**REGULAR MEETING
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over
Zoom (See below for more details)**

3:30 P.M.

October 12, 2022

AGENDA (revised on October 07, 2022)

I. APPROVAL OF MINUTES

1. September 14, 2022

II. WORK SESSIONS

1. 67 Ridges Court
Jeffrey & Melissa Foy, Owners
Map 207, lot 59

III. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Major Impact
41 Pickering Avenue
Esthers Marina, LLC, Owner
Map 102, Lot 25

IV. OTHER BUSINESS

1. Update on Conservation Lands (non-public session)
2. CIP Funds Discussion
3. Standardizing Site Walks
4. Digital Wetland Delineation Requirements
5. Boundary Marker Signs

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_P0uxojiYR_W3XZrjMoHVZg

**MINUTES
CONSERVATION COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

3:30 P.M.

September 14, 2022

MEMBERS PRESENT: Chair Barbara McMillan; Vice-Chair Samantha Collins (via Zoom); Members Allison Tanner, Jessica Blasko, Lynn Vaccaro

MEMBERS ABSENT: Thaddeus Jankowski, Abigail Gindele

ALSO PRESENT: Peter Britz, Environmental Planner/Sustainability Coordinator

.....

Chair McMillan called the meeting to order at 3:45 p.m. Three members were present and two (Vice-Chair Collins and Ms. Blasko) were on Zoom, so there were not enough members physically present for a quorum at the time. Ms. Blasko physically joined the meeting at 4:20 p.m. Note that some items were not done in the agenda's sequence because those requiring a vote were pending until there was a quorum.

I. APPROVAL OF MINUTES

1. August 10, 2022

Ms. Blasko abstained from the vote. Ms. Tanner moved to **approve** the August 10 minutes as amended, seconded by Ms. Vaccaro. The motion **passed** unanimously, 4-0.

II. WETLAND CONDITIONAL USE PERMITS (NEW BUSINESS)

1. 124 Kensington Road
Neal L. Ouellett & Darlene L. Furbush- Ouellett Revocable Trust, Owners
Map 152, Lot 20

Project engineer Eric Weinrieb representing the applicant reviewed the petition. He said the large wetland system behind the home was mostly conservation and on Peter Loughlin's tree farm, noting that 81 percent of the lot was either wetland or wetland buffer and they proposed to replace the existing garage with an attached garage. He said the hardscape walkway and driveway will have permeable materials; the garage will move away from the wetland resource and 760 square of natural plantings will be added near the buffer; and the drip line will be made with stone drip edges. He pointed out that their submittal materials should have indicated that 59 square feet of additional impervious would be in the buffer area. He said the stormwater quality would be improved. He said Mr. Loughlin was in full support of the application.

Ms. Tanner asked if any trees were being cut down. Mr. Weinrieb said they did not intend to remove any specimen trees, noting that there was some shrubbery outside the buffer and an ornamental tree near the driveway. Ms. Vaccaro asked if there would be other treatment plans besides the stormwater plan. Mr. Weinrieb said there wouldn't because there were no bioretention areas and no concentration of runoff.

Chair McMillan asked if something could be written about the plantings and included in the deed. Mr. Weinrieb agreed that it should be documented to remind the owners that it's a natural area and needs to remain so. He said the stormwater management requirements should also be included. Ms. Tanner suggested placing signs in the area noting that it was a sensitive area, and it was further discussed and decided to place a few small signs on some trees indicating that it was a wetland resource area.

Ms. Blasko moved to **approve** the Conditional Use Permit with the following stipulations: 1) that there will be signage placed within the buffer or the wetland itself stating that this is an environmentally-sensitive wetland area, and 2) that the maintenance plan for the proposed porous pavement and plantings will be added to the plan and the deed.

Ms. Tanner seconded. The motion **passed** by unanimous vote, 5-0.

III. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Major Impact
41 Pickering Avenue
Esther's Marina, LLC, Owner
Map 102, Lot 25

Ms. Tanner moved to **postpone** the application to the October meeting, seconded by Vice-Chair Collins. The motion **passed** by unanimous vote, 5-0.

IV. OTHER BUSINESS

A. Sustainable Land Care Outreach and Ordinance Update and Discussion

Chair McMillan said the subcommittee met and had a presentation from an associate with the Dover Pesticide Free Group, who also put together a website for the commission. She said Kate Homet also put together a brochure. She said she spoke with Ms. Homet, Mr. Britz, and Ms. Vaccaro about having another subcommittee to review the brochure and get another draft out and that Ms. Homet would forward it to the larger committee. She said the audience would be people who wanted information about regulations associated with sustained land care. The commission discussed holding a meeting on October 19.

Ms. Tanner said she was concerned about tree cutting and losing carbon sequestration capability and suggested that it be included as an amendment to the Zoning Ordinance or site plan review regulations. She suggested this recommendation could be presented to the City Council or more appropriately incorporate into recommendations through the upcoming Climate Action Plan.

There was also discussion about a City-wide tree inventory.

B. Conservation Lands Update and Funding Discussion

Ms. Tanner asked if the commission had to provide justification for the conservation lands update as listed in the CIP (Capital Improvement Plan). Mr. Britz said that there was \$500,000 in the CIP. He suggested that if the commission wanted to continue to support this recommendation, they should state that they support it.

Ms. Blasko **moved** to give Chair McMillan the authority to write a letter on the commission's behalf to the City Council in support of keeping the \$500,000 in the CIP towards land conservation, seconded by Ms. Tanner. The motion **passed** unanimously.

C. New Hampshire Coastal Watershed Conservation Plan Workshop Dates

Ms. Vaccaro said she was part of the team and that Ms. Tanner had also signed up to attend the workshop. Mr. Britz said there were a few different dates and that the commissioners should decide who would attend which workshop so that there wasn't a quorum. Ms. Tanner noted that there was also a climate summit. Chair McMillan added that there was a stormwater funding workshop; Ms. Vaccaro said she could get more information on it for the commission.

The commission discussed whether a separate meeting was needed for the Conservation Lands Update and if it should be held at the end of a regular Conservation Commission meeting.

V. **ADJOURNMENT**

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Joann Breault
Acting Conservation Commission Recording Secretary



Memo

TO: Conservation Commission Members
FROM: Kate Homet, Associate Environmental Planner
Peter Britz, Environmental Planner
DATE: October 6, 2022
SUBJ: October 12, 2022 Conservation Commission Meeting

Site Address
67 Ridges Court
Jeffrey and Melissa Foy, Owners
Map 207, Lot 59 (LU-22-199)

Description:

Applicant is requesting a work session to go over an application that proposes a garage building addition and a driveway relocation to reach the new garage structure. The applicant has previously gone to the Zoning Board of Adjustment (ZBA) for a Front Setback relief which was denied. This plan represents changes made after that decision. The most recent plan shows an overall impervious surface reduction on the lot of 600 s.f. due to a reduction in pavement. Additionally, the applicant has proposed building construction where there is currently a paved parking area. This plan is currently in an application to the ZBA. The applicants would like the Conservation Commission feedback on the proposed placement of the addition and suggestions for tidal buffer enhancements.

1. The land is reasonably suited to the use activity or alteration.

Applicant is proposing to construct a detached garage in an area of existing impervious surface within the tidal wetland buffer. Applicant is proposing to reduce the site's overall impervious cover by 600 s.f. through the reduction of existing pavement.

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

Applicant is unable to move garage location outside of buffer area due to the Front Setback, of which it is already non-conforming.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

Application is work-session only and therefor has minimal information regarding wetland and buffer impacts. Please include complete characterization of wetland buffer and wetland impacts in future application.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

Current site plan reveals minimal to no vegetative impact as it will be constructing on site that is existing pavement.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

Applicant has proposed to work with the Conservation Commission on buffer enhancements or improvements within this work-session application. When the application is submitted for a recommendation for Wetland Conditional use the applicant should include all the wetland buffer enhancements in a landscape plan. The proposed structure will be located in an area of existing impervious surface within the buffer but it is not clear whether there will be excavation or fill in the area. Also, an additional structure will need enhanced stormwater planning and drainage control as it enters the wetland. The completed application should include details about how stormwater will be managed on the site.

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

The applicant has stated an interest in working with the Conservation Commission on wetland buffer enhancements they can make to improve the site. Given the work is proposed in the tidal wetland buffer the applicant should consider enhancements consistent with a living shoreline strategy per section 10.1017.26.

Recommendation: Staff recommends several items be put into the plans prior to the applicant's Wetland Conditional Use Permit application submission.

1. Location and area of all jurisdictional wetlands and wetland/tidal buffers
2. More detailed description of the fill and/or excavation requirements, construction activities, pavement removal, etc. for the construction of this proposed structure
3. Note on plans the locations and size of wetland and buffer impacts, both temporary and permanent
4. A landscape plan that shows existing trees being removed, landscaping changes, grade changes, fill extensions, rip rap, culverts and utilities
5. A description of the wetland buffer including vegetation type, invasive species, and the percent of the buffer that is paved or developed both currently and proposed.
6. This project is located within a tidal wetland buffer, therefore applicant should consider tidal buffer enhancements in keeping with Section 10.1017.26 regarding a living shoreline strategy.
7. Permanent wetland boundary markers shall be shown on the plan submitted and shall be installed during project construction according to Section 10.1018.40. These boundary markers must be purchased from the Planning Department and are supported by the Conservation Commission.
8. Applicant shall submit the digital wetland delineation file performed by a licensed wetland scientist for incorporation into the City GIS.
9. Please include any expected impacts from groundwater on proposed structure and indicate on the plans what the finished floor elevation of the garage structure will be.
10. Please ensure that all seasonal docking structures stay out of the tidal buffer zone.

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

28 September 2022

Conservation Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit
Tax Map 207, Lot 59
67 Ridges Court – Single Family Residence Addition
Portsmouth, New Hampshire**

Dear Commission Members:

On behalf of Jeffrey and Melissa Foy, Owners and Applicants, the accompanying **Site Plans** are hereby submitted for a **Work Session** for a future City of Portsmouth Wetland Conditional Use Permit Application. We hereby request that the Commission place us on the agenda for the October 12, 2022 Commission Meeting, in advance of our official submission. We would like feedback on the proposed project. The proposal will include:

- Proposed garage building addition
- Driveway relocation to the new garage door location
- Overall reduction in impervious surface
- Buffer enhancements (to be designed)

The plan proposes an overall reduction in impervious area on the property. Also an existing exterior parking area will be eliminated in favor of covered parking. We would like to work with the Conservation Commission on the potential buffer improvements. Your feedback is requested.

The Foy's have been working with Destefano Mangel Architects to plan this proposed addition. The current building is located 13.6 feet from the front property line; in a zone where a 30 foot front setback is required. Although the front setback requirement is reduced, under the Ordinance to an average adjacent setback of 19 feet, the best location for the addition is aligned with the existing front setback, to allow for continuity in the building connection. In this package is a plan which was submitted to the Portsmouth ZBA, however that plan was denied. We believe that the size and massing of the addition was an issue. Subsequently the Foy's have re-designed the addition and now propose a significantly smaller addition. This proposed addition is set back slightly from the existing front setback, but the addition will still require relief from the Zoning Board, which has been applied for. We also seek the Commission's feedback on the proposed placement of the addition.

The submission includes the following:

- Existing Conditions Plan C1 – The complete property survey, topography, and wetland delineation.
- Variance Plan C2 – The location, dimensions, and area of the proposed structure and the driveway location are shown. Impervious surface calculations are provided.
- Variance Plan C2 (DENIED) – The previous plan is included.
- Architectural Schematic Design Plans – The plans for the addition, including floor plans and elevations.

We look forward to the Commission's review of this submission and we will be in attendance at the meeting to answer any questions the Commission may have on the proposed project.

Respectfully submitted,

John Chagnon

John R. Chagnon
Project Engineer
Ambit Engineering, Inc.


$$1/8'' = 1'-0''$$

A diagram showing a circle with a horizontal line segment inside. The line segment is shaded gray and has a black outline. Above the circle, the letter 'N' is written.

D | M | A
DESTEFANO
MAUGEL
ARCHITECTS

SCHEMATIC DESIGN FOR
FOY RESIDENCE

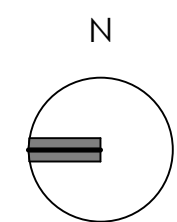
67 RIDGES CT
PORTSMOUTH, NH

FLOOR PLAN

1/8" = 1'-0"

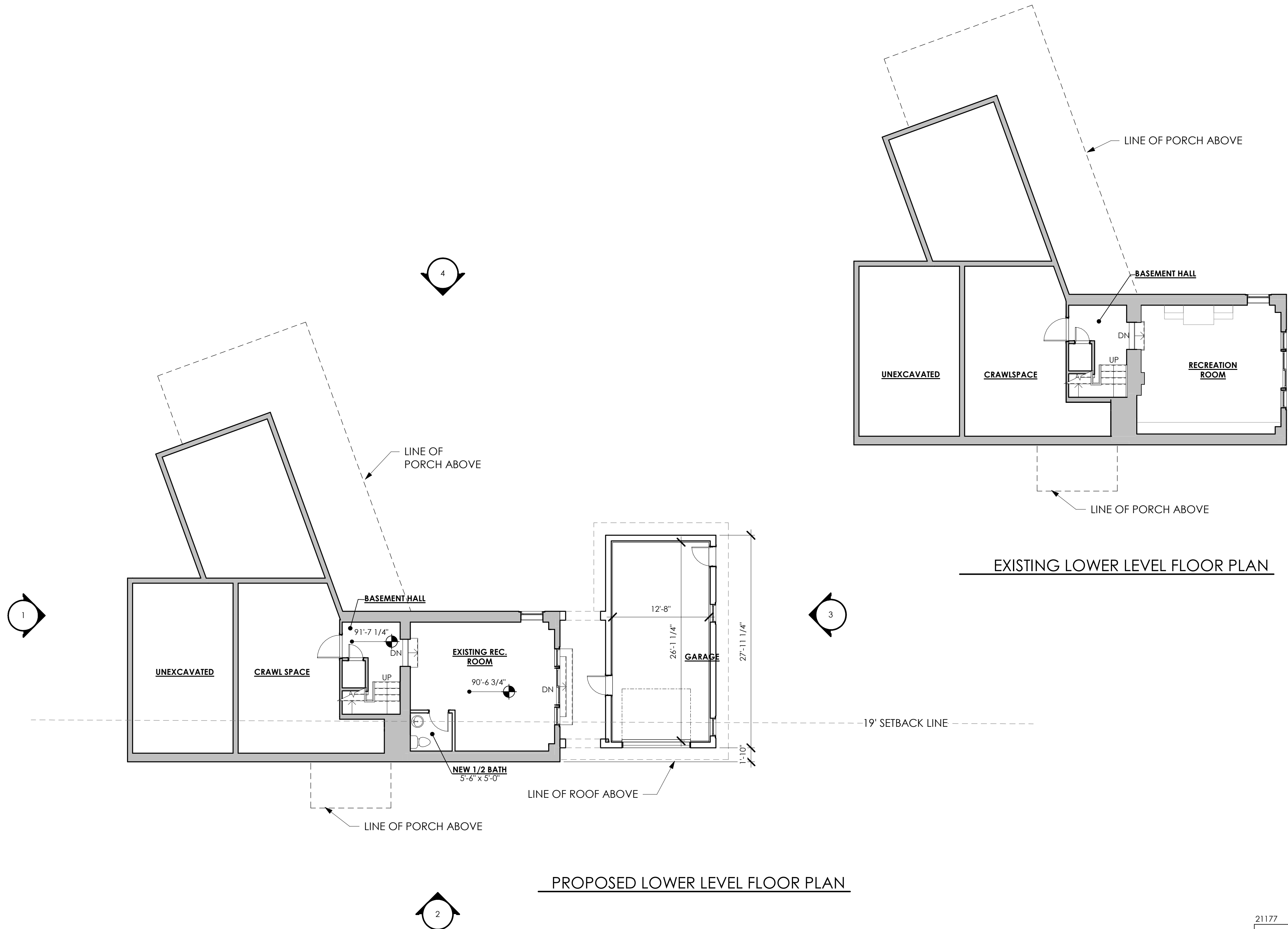
SEPTEMBER 28, 2022

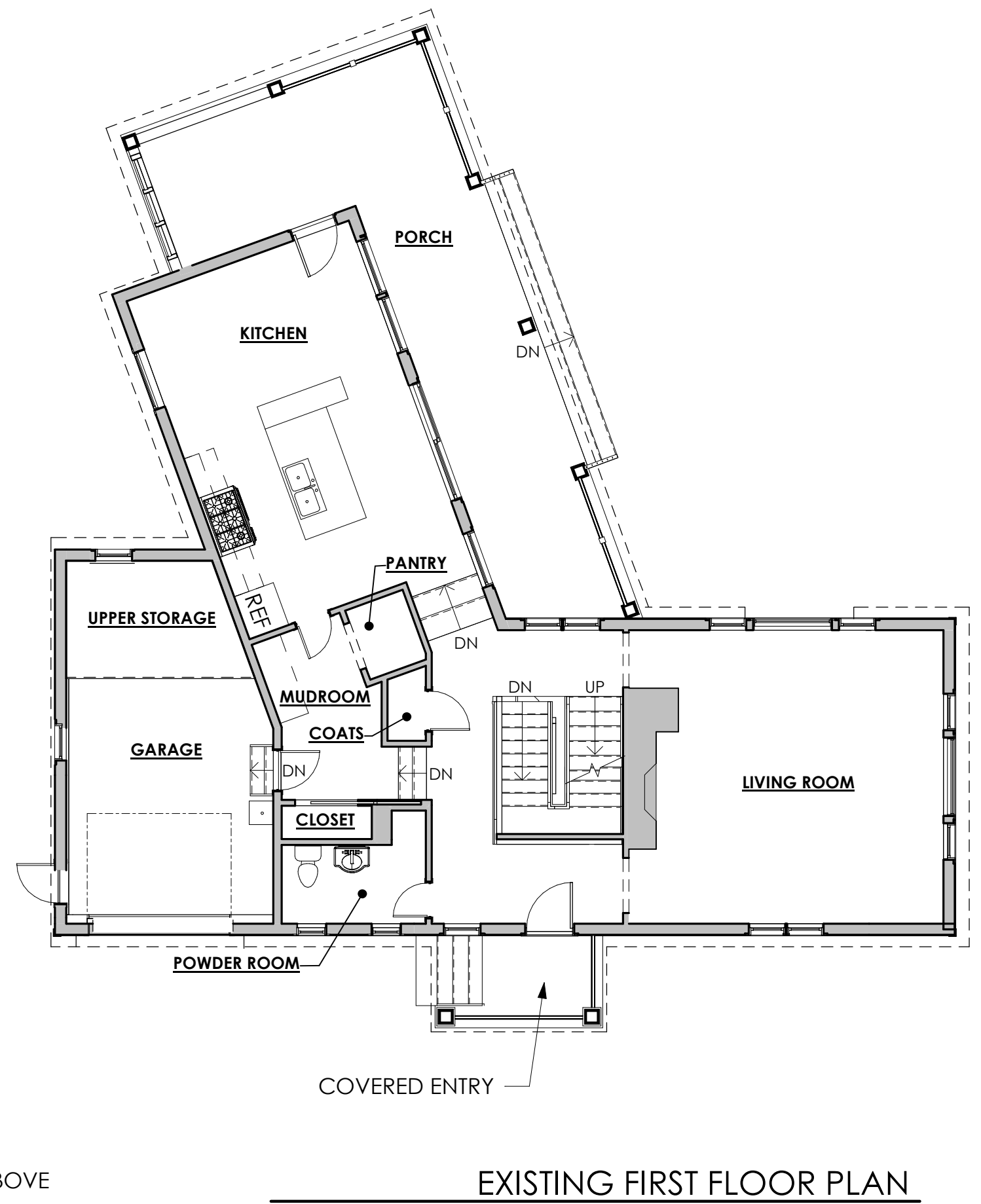
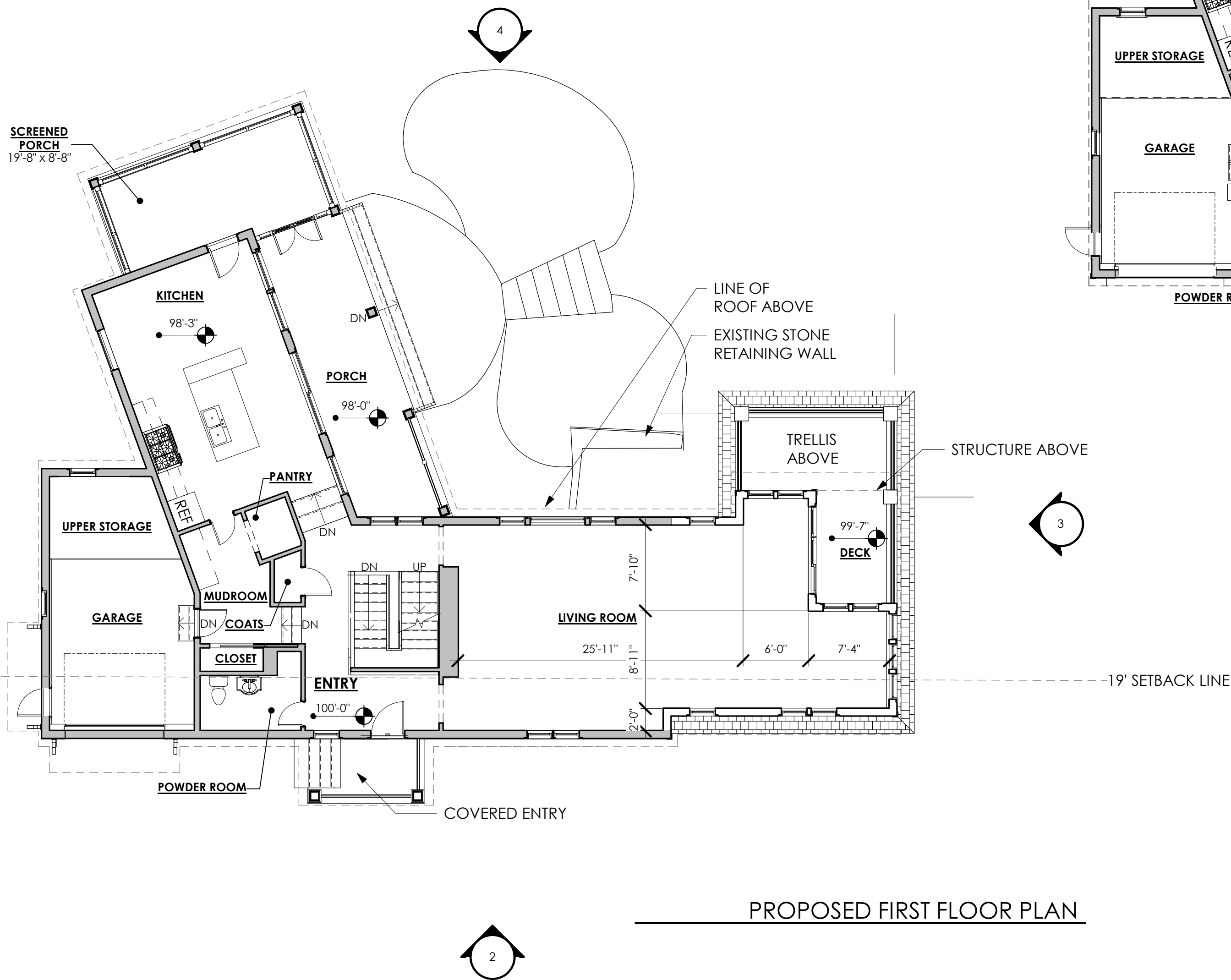
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D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

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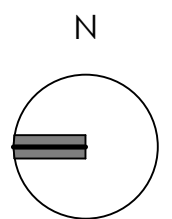




SCHEMATIC DESIGN FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

FLOOR PLAN
1/8" = 1'-0"

SEPTEMBER 28, 2022



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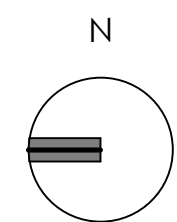
SCHEMATIC DESIGN FOR FOY RESIDENCE

67 RIDGES CT
PORTSMOUTH, NH

FLOOR PLAN

1/8" = 1'-0"

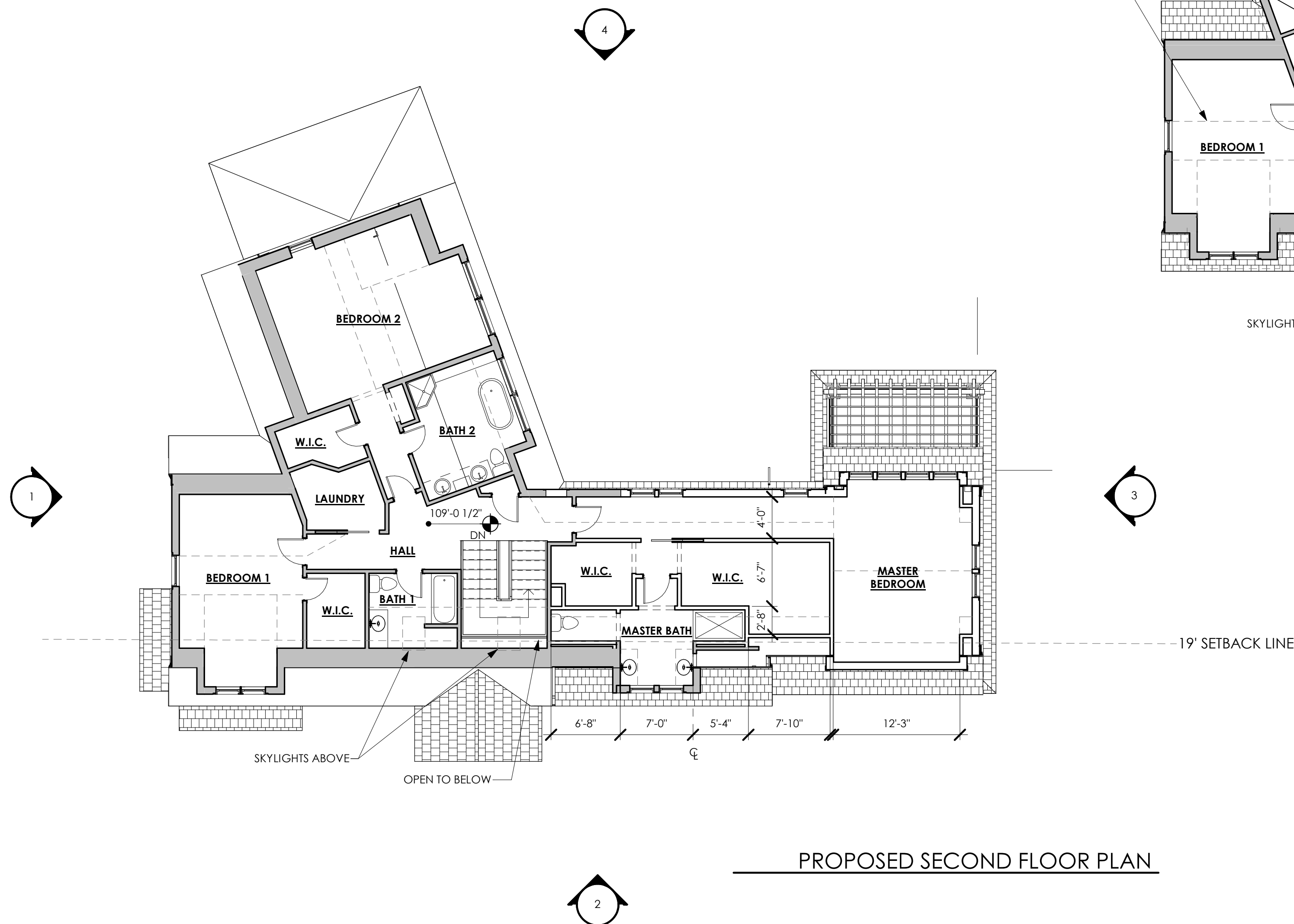
SEPTEMBER 28, 2022



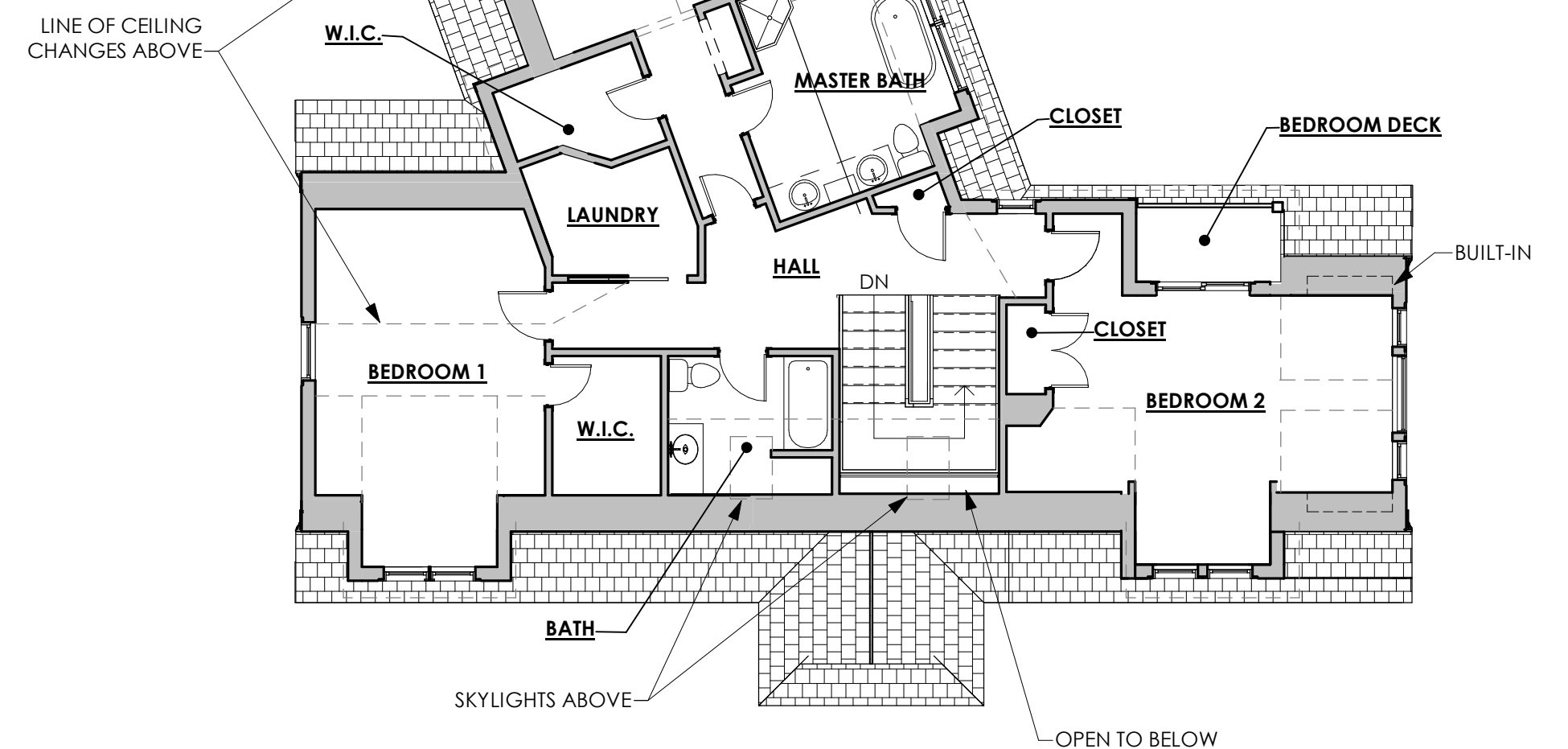
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PROPOSED SECOND FLOOR PLAN



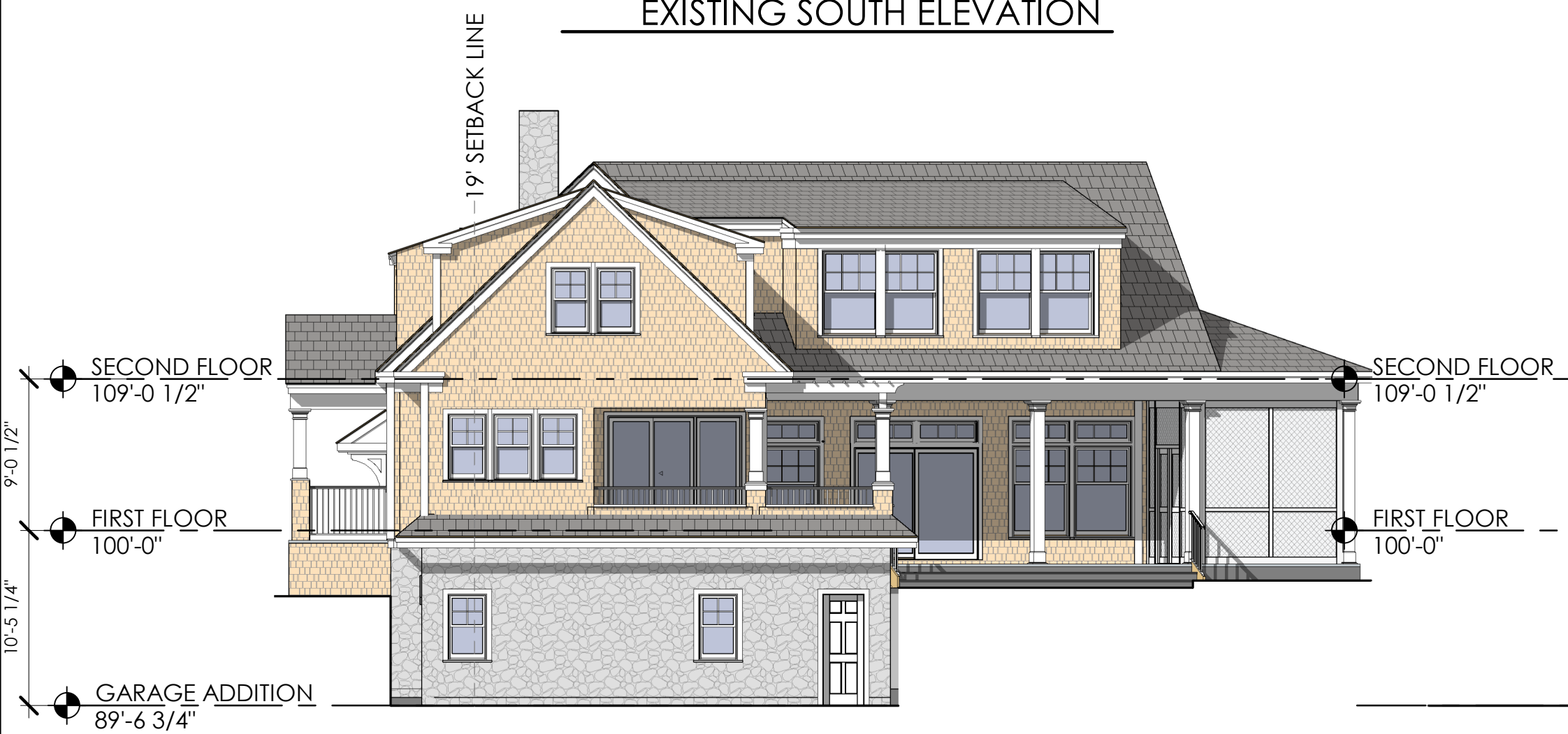
EXISTING SECOND FLOOR PLAN



EXISTING SOUTH ELEVATION



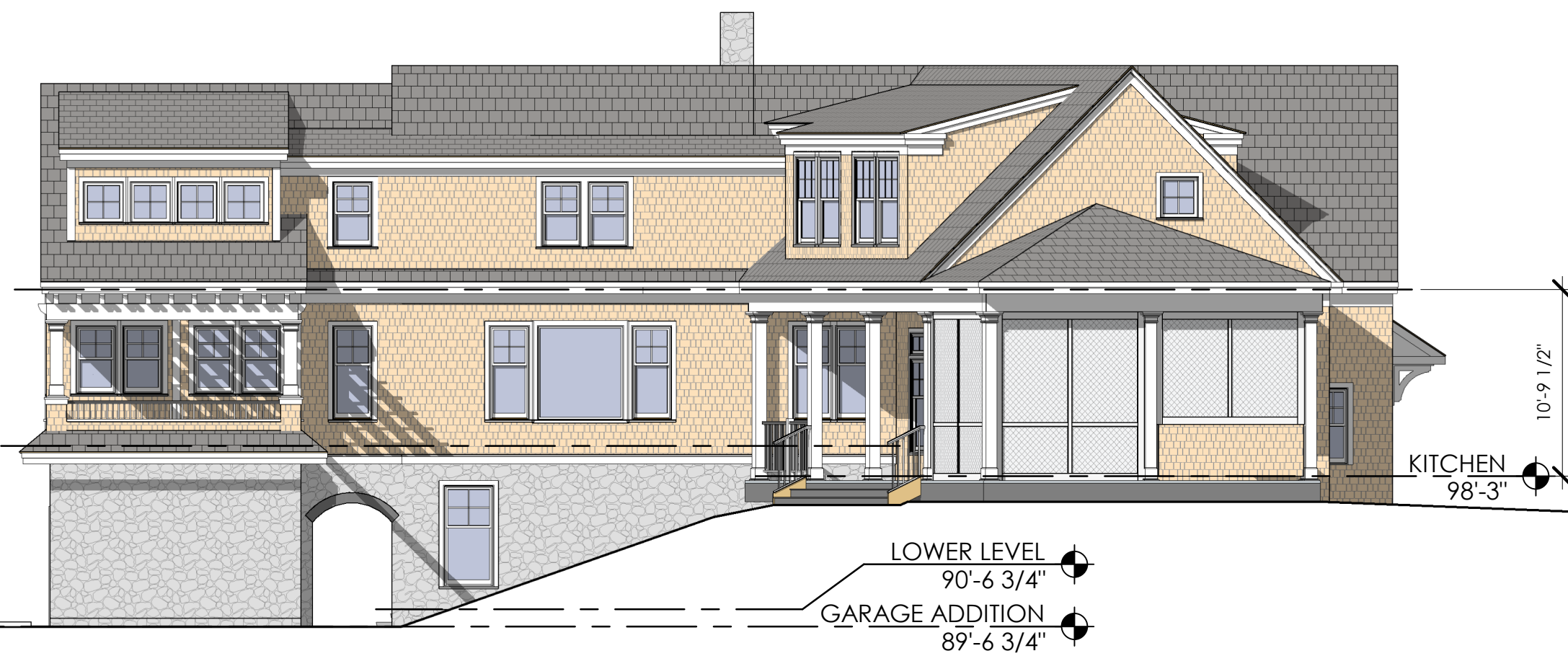
EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

3



PROPOSED EAST ELEVATION

1/8" = 1'-0"

4

SCHEMATIC DESIGN FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

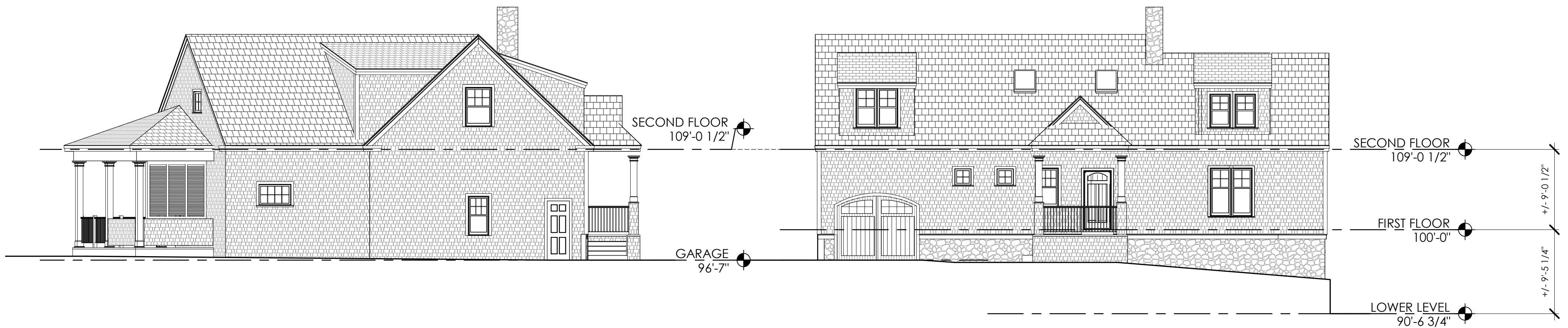
ELEVATIONS
1/8" = 1'-0"

SEPTEMBER 28, 2022

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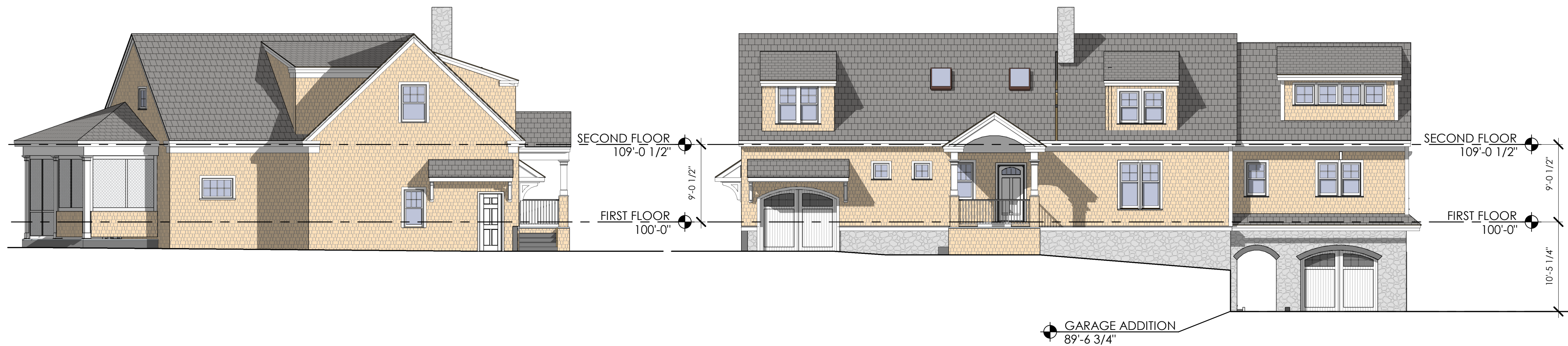
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EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION



PROPOSED NORTH ELEVATION 1
1/8" = 1'-0"

PROPOSED WEST ELEVATION 2
1/8" = 1'-0"

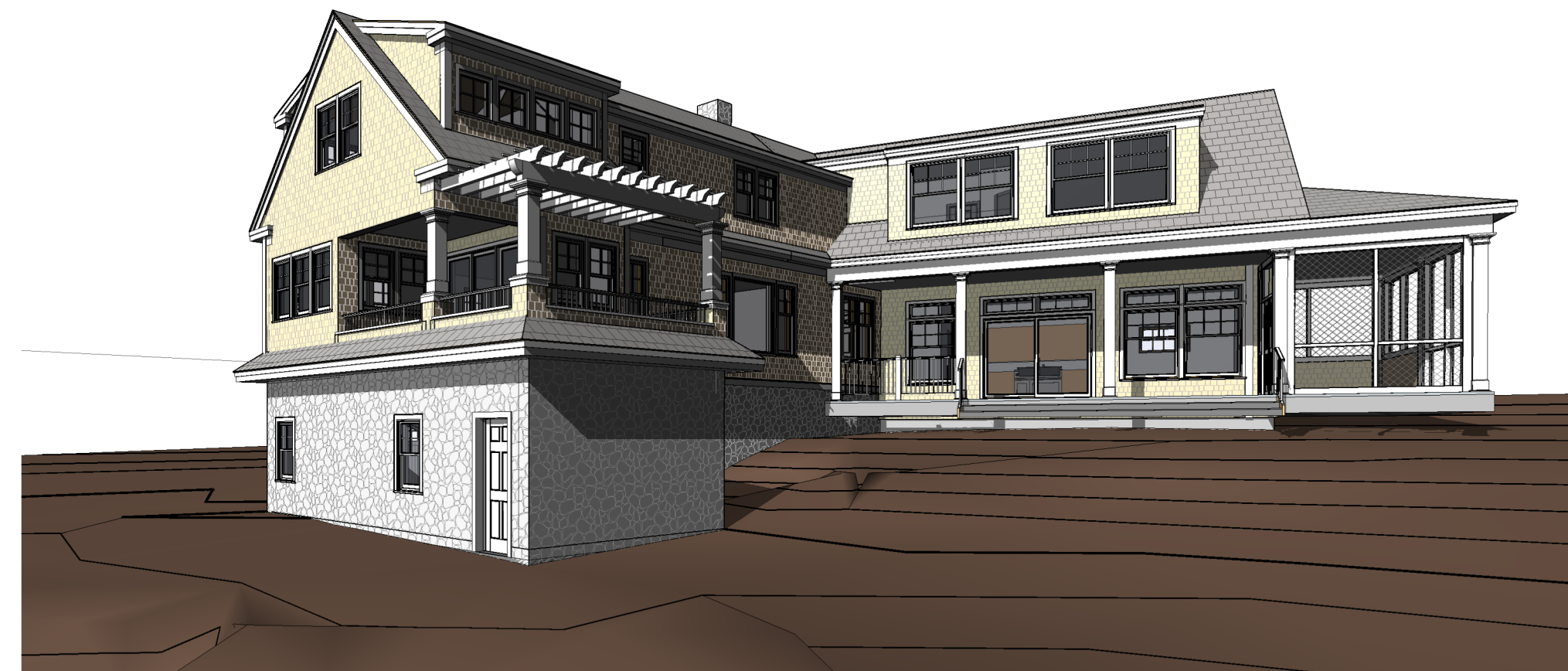
SCHEMATIC DESIGN FOR
FOY RESIDENCE
67 RIDGES CT
PORTSMOUTH, NH

ELEVATIONS
1/8" = 1'-0"

SEPTEMBER 28, 2022



PROPOSED FRONT VIEW

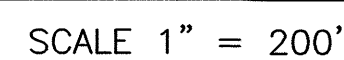


PROPOSED REAR PERSPECTIVE










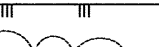







SCHEMATIC DESIGN FOR
FOY RESIDENCE
 67 RIDGES CT
 PORTSMOUTH, NH

PERSPECTIVES

SEPTEMBER 28, 2022



LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
---	BOUNDARY
---	BUILDING SETBACK
--- MHW ---	MEAN HIGH WATER LINE
--- HOTL ---	NHDES HIGHEST OBSERVABLE TIDE LINE
--- PSS ---	NHDES 50' PRIMARY STRUCTURE SETBACK
--- TBZ ---	NHDES 100' TIDAL BUFFER ZONE
--- NWB ---	NHDES 150' NATURAL WOODLAND BUFFER
--- SWQPA ---	NHDES 250' PROTECTED SHORELAND
--- FHZ ---	FEMA SPECIAL FLOOD HAZARD AREA LINE
● --- ●	OVERHEAD ELECTRIC/WIRES
100 --- 97x3	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	WELL
	METER (GAS, WATER, ELECTRIC)
 A-1	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

1) PROPOSED ADDITIONS, CHARLES MCLEOD, 67 RIDGES COURT PORTSMOUTH, NH, PROPOSED SITE PLAN. PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2002. NOT RECORDED.

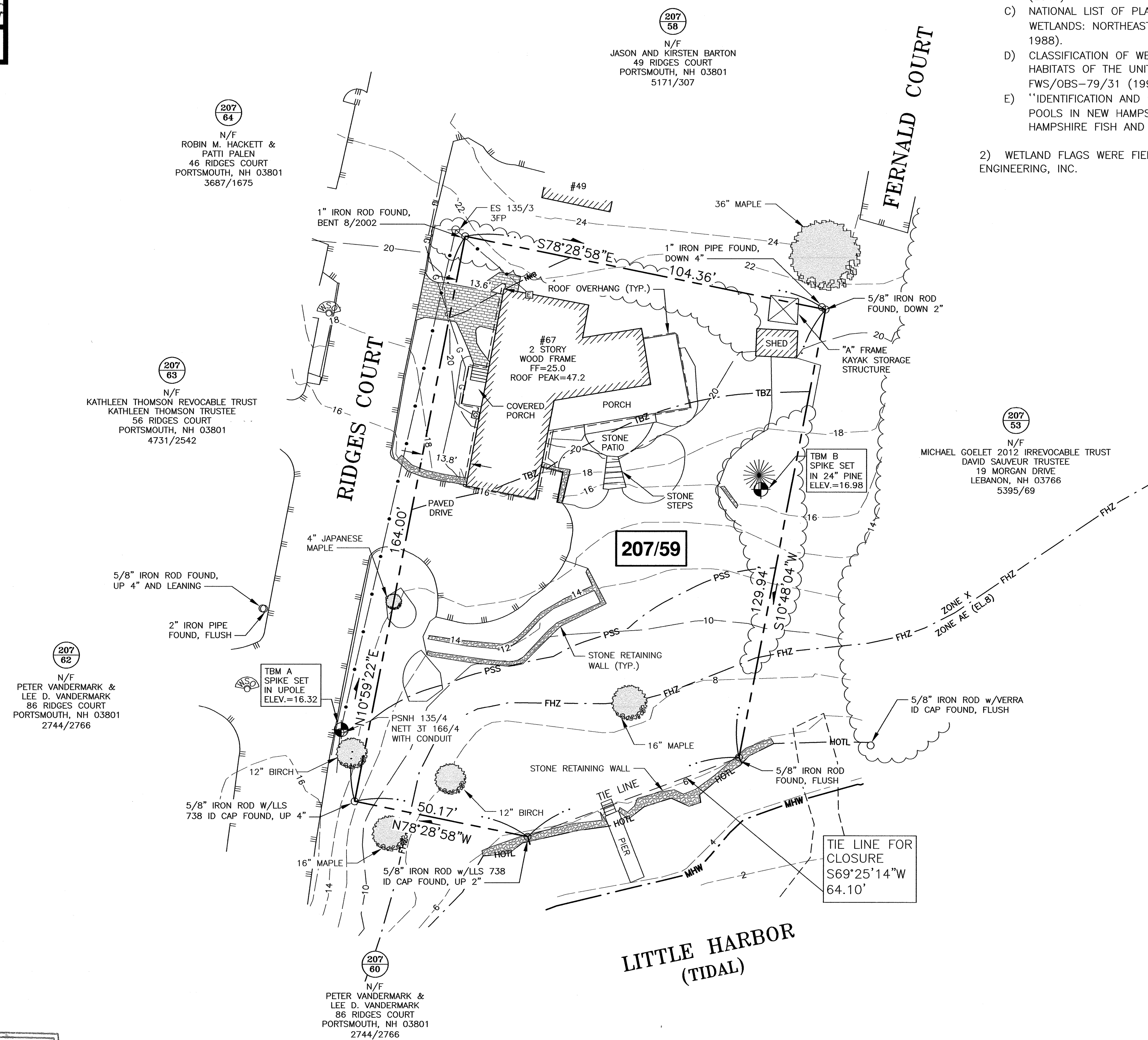
2) PLAN OF LOTS, RIENZI RIDGE. PREPARED BY JOHN W. DURGIN, DATED MARCH 1976. R.C.R.D. PLAN #0188.

WETLAND NOTES:

1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/1/20 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- A) 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: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

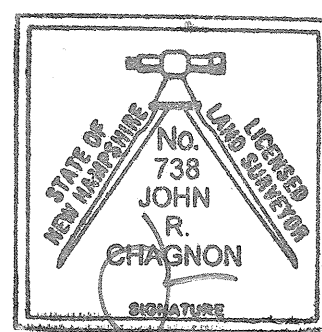
2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



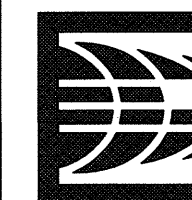
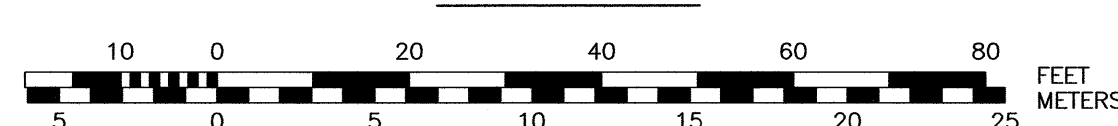
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."


JOHN R. CHAGNON, ILS

6.27.22
DATE



GRAPHIC SCALE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.

2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066

3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREA:
16,500± S.F. (PLAN REF. 1)
0.3788± ACRES (PLAN REF. 1)

5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 10 FEET
	REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	20%
MINIMUM OPEN SPACE:	40%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).

PROPOSED GARAGE
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

1	ADD FEMA FHZ	6/27/22
0	ISSUED FOR COMMENT	5/18/22
NO.	DESCRIPTION	DATE
REVISIONS		

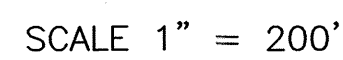


SCALE 1"=20'

MAY 2022

EXISTING CONDITIONS PLAN

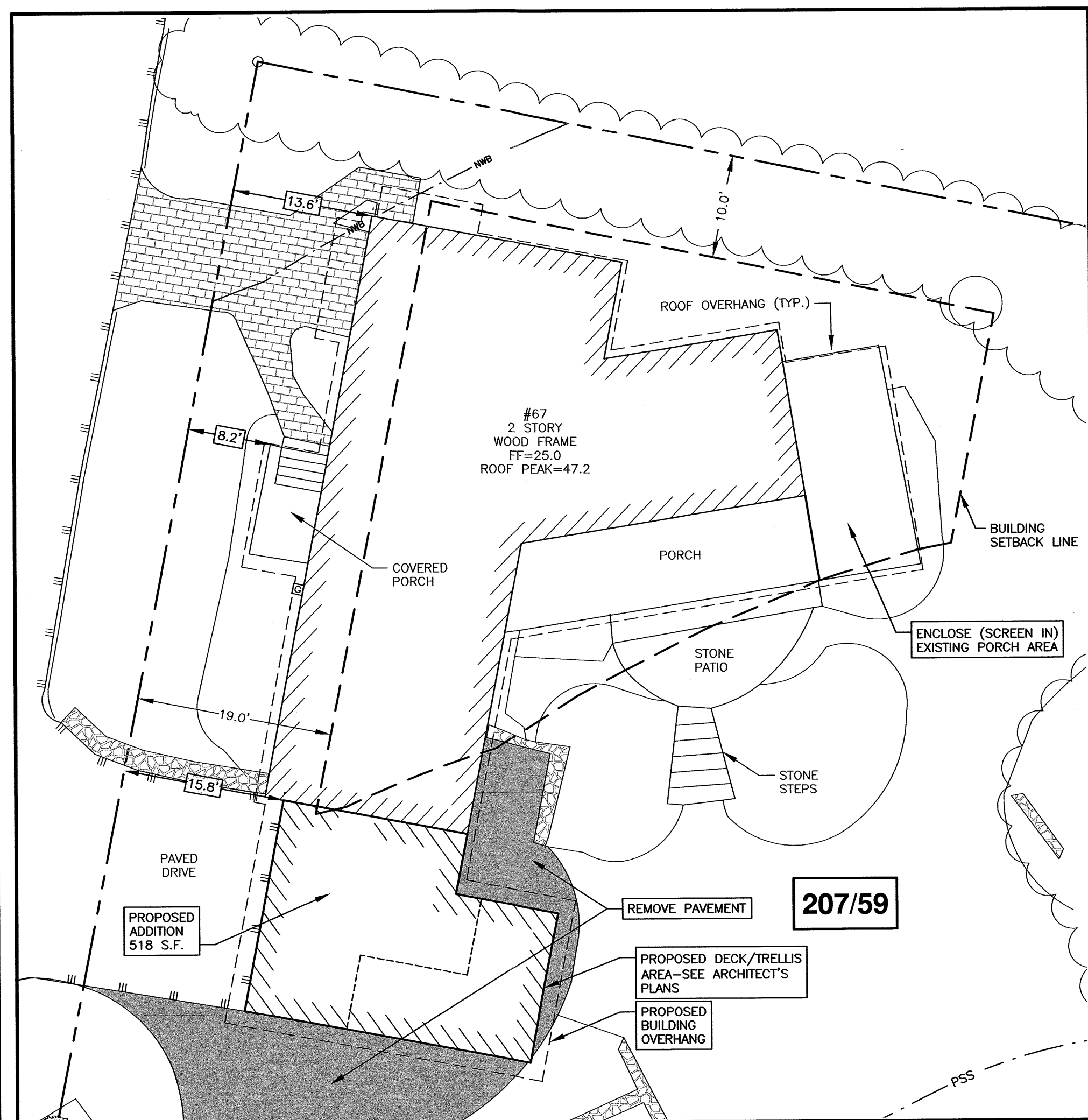
C1



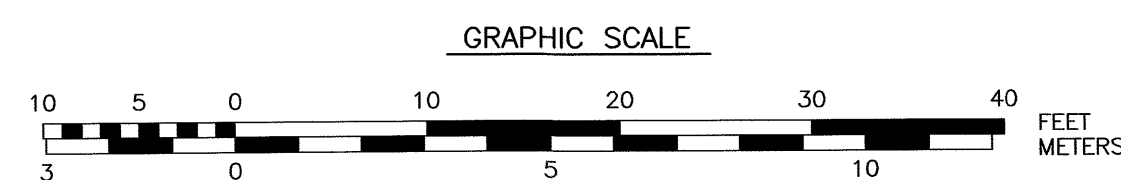
IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1,591	2,109
SHED	91	91
PORCHES	513	513
STAIRS	123	123
WALKWAYS	231	231
PAVEMENT	1452	334
RETAINING WALL	212	212
PATIO	109	109
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4389	3789
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	23.0%

IN ACCORDANCE WITH THE PORTSMOUTH ZONING ORDINANCE, ARTICLE 5, SECTION 10.516.10 FRONT YARD EXCEPTION FOR EXISTING ALIGNMENTS: THE AVERAGE FRONT SETBACK FOR LOT 207/59 IS 19'.

MAP/LOT	SETBACK (FT)	AVG
207/58	13	
207/57	25	
2	38	19

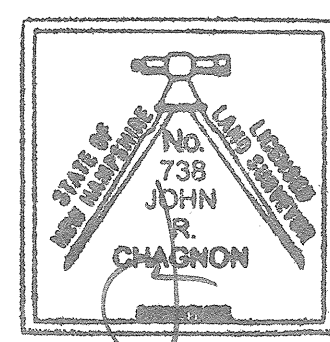


BUILDING DETAIL 1"=10'



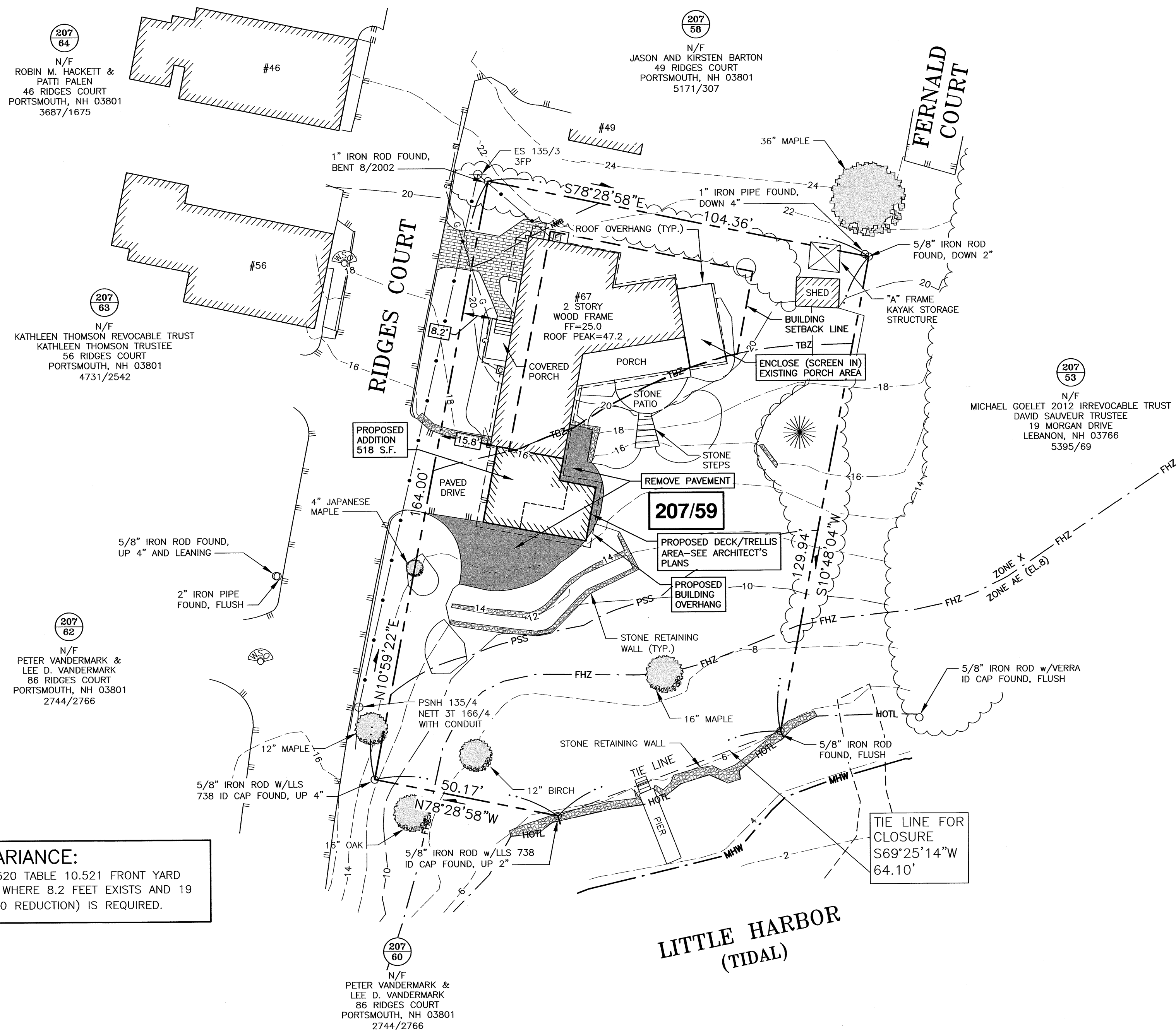
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

John R. Chagnon 9.28.22
JOHN R. CHAGNON, LLS DATE

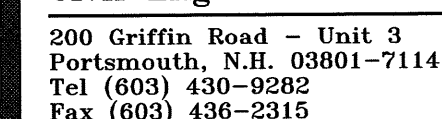
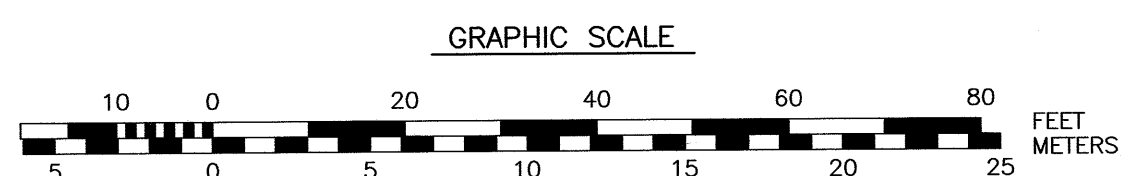


REQUESTED VARIANCE:

ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD
SETBACK OF 15.8 FEET WHERE 8.2 FEET EXISTS AND 19
FEET (SECTION 10.516.10 REDUCTION) IS REQUIRED.



**LITTLE HARBOR
(TIDAL)**



1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 59.

- 2) OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066
- 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD
HAZARD AREA ZONE AE (EL. 8) AS SHOWN ON FIRM PANEL
33015C0278F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
16,500± S.F. (PLAN REF. 1)
0.3788± ACRES (PLAN REF. 1)
- 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE B
(SRB) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 10 FEET
	REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM STRUCTURE COVERAGE:	20%
MINIMUM OPEN SPACE:	40%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED
ADDITION ON ASSESSOR'S MAP 207 LOT 59 IN THE CITY OF
PORTSMOUTH.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM
IS REDUNDANT RTN GNSS OBSERVATIONS ($\pm 0.2'$).
- 9) PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL
ARCHITECTS DATED SEPTEMBER 28, 2022.
- 10) OFF SITE STRUCTURE LOCATIONS BASED ON CITY
DATABASE LOCATIONS.

PROPOSED ADDITIONS
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	9/28/22
NO.	DESCRIPTION	DATE

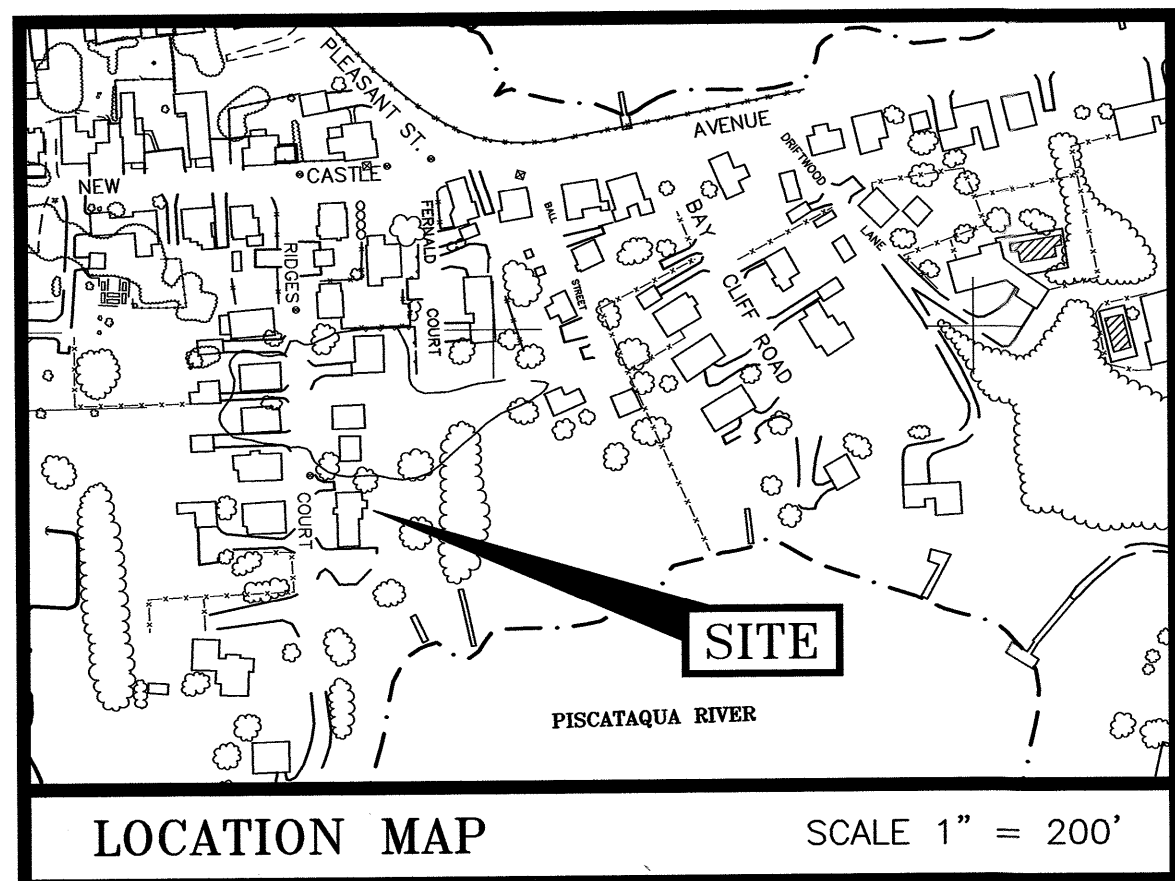
REVISIONS

SCALE 1"=20'

SEPTEMBER 2022

VARIANCE PLAN

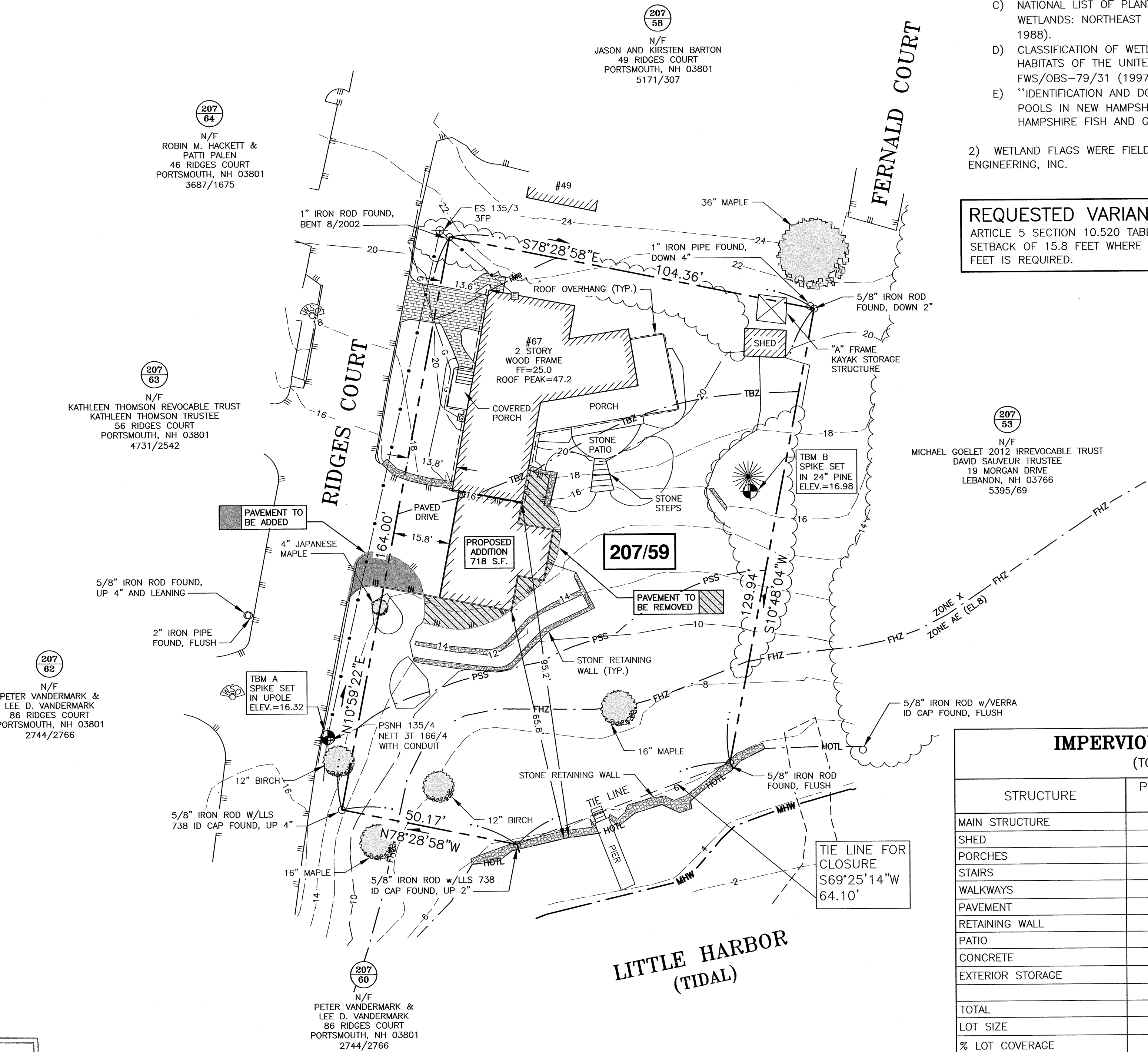
C2



PLAN REFERENCES:
1) PROPOSED ADDITIONS, CHARLES MCLEOD, 67 RIDGES COURT PORTSMOUTH, NH, PROPOSED SITE PLAN, PREPARED BY AMBIT ENGINEERING, INC. DATED SEPTEMBER 2002. NOT RECORDED.
2) PLAN OF LOTS, RIENZI RIDGE. PREPARED BY JOHN W. DURGIN. DATED MARCH 1976. R.C.R.D. PLAN #0188.

Variance Application - DENIED

- LEGEND:
- N/F
 - RP
 - RCRD
 - MAP 11 / LOT 21
 - RAILROAD SPIKE FOUND
 - IRON ROD/IRON PIPE FOUND
 - DRILL HOLE FOUND
 - STONE/CONCRETE BOUND FOUND
 - RAILROAD SPIKE SET
 - IRON ROD SET
 - DRILL HOLE SET
 - GRANITE BOUND SET
 - BOUNDARY
 - BUILDING SETBACK
 - MEAN HIGH WATER LINE
 - NHDES HIGHEST OBSERVABLE TIDE LINE
 - NHDES 50' PRIMARY STRUCTURE SETBACK
 - NHDES 100' TIDAL BUFFER ZONE
 - NHDES 150' NATURAL WOODLAND BUFFER
 - NHDES 250' PROTECTED SHORELAND
 - FEMA SPECIAL FLOOD HAZARD AREA LINE
 - OVERHEAD ELECTRIC/WIRES
 - CONTOUR
 - SPOT ELEVATION
 - EDGE OF PAVEMENT (EP)
 - WOODS / TREE LINE
 - UTILITY POLE (w/ GUY)
 - WELL
 - METER (GAS, WATER, ELECTRIC)
 - EDGE OF WETLAND FLAGGING
 - SWAMP / MARSH
 - ELEVATION
 - EDGE OF PAVEMENT
 - FINISHED FLOOR
 - INVERT
 - TEMPORARY BENCHMARK
 - TYPICAL
 - LANDSCAPED AREA



- WETLAND NOTES:
- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 7/1/20 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: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - "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.

REQUESTED VARIANCE:
ARTICLE 5 SECTION 10.520 TABLE 10.521 FRONT YARD SETBACK OF 15.8 FEET WHERE 13.6 FEET EXISTS AND 30 FEET IS REQUIRED.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:
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 - OWNERS OF RECORD:
JEFFREY M. & MELISSA FOY
4 FOX HOLLOW COURT
EAST KINGSTON, N.H. 03827
6325/1066
 - PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE JANUARY 29, 2021.
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0.3788± ACRES (PLAN REF. 1)
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 - DIMENSIONAL REQUIREMENTS:
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SIDE 10 FEET
REAR 30 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
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 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS (±0.2').
 - PROPOSED GARAGE FROM PLAN BY DESTEFANO MAGUEL ARCHITECTS DATED JUNE 14, 2022.

PROPOSED GARAGE
FOY RESIDENCE
67 RIDGES COURT
PORTSMOUTH, N.H.

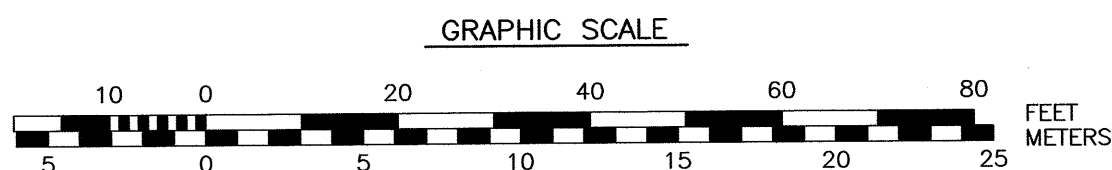
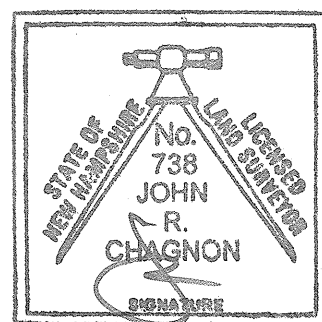
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PORCHES	513	513
STAIRS	123	123
WALKWAYS	231	231
PAVEMENT	1452	490
RETAINING WALL	212	212
PATIO	109	109
CONCRETE	17	17
EXTERIOR STORAGE	50	50
TOTAL	4389	4145
LOT SIZE	16,500	16,500
% LOT COVERAGE	26.6%	25.1%

PROPOSED BUILDING COVERAGE:
MAIN STRUCTURE: 2,309 S.F.
SHED: 91 S.F.
PORCHES: 513 S.F.
STAIRS: 123 S.F.
TOTAL: 3,036 S.F./18.4%

"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."

JOHN R. CHAGNON, LLS

DATE 6-27-22



SCALE 1"=20' JUNE 2022

VARIANCE PLAN C2



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

25 July 2022

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 102, Lot 25
41 Pickering Avenue
Portsmouth, New Hampshire**

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Major Impact Wetland Permit Application request to propose the addition of a "float wing" to an existing commercial tidal docking structure consisting of a 3' x 40' gangway and a 10' x 70' float totaling 820 sq. ft. of permanent impact to tidal wetlands.

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 float wing will be accessed using a gangway, eliminating the need to construct a new fixed pier supported by piles, reducing direct impacts to the tidal wetland resource, representing the least impacting alternative. 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 docking structure has been designed to provide boating access utilizing the natural grade of the dock location. There is no grading of the shoreline required to construct the dock. There will be no construction activity that will disturb the area adjacent to the use. All work will be performed from a crane barge at low tide. The barge floats into position and the float stop piles are driven by the crane equipped with a vibratory

hammer. This method eliminates any contact of construction equipment with the protected resource. Portions of the gangway and float (three float sections) are pre-fabricated off site and transported to the site via crane barge.

The construction sequence for the proposed structure are as follows:

- Mobilization of a crane barge, push boat, work skiff, materials and prefabricated components such as the gangway and floats to the site via the Piscataqua River.
- Mobilization of equipment trucks to the site.
- The barge will be positioned alongside the proposed location of the float and waterward of any emergent vegetation to minimize impacts.
- All work will be performed at low tide to minimize sedimentation.
- Float stop piles will be driven by a vibratory hammer eliminating any excavation for installation of the piles. Piles are driven to refusal.
- Once float stop installation is complete, the gangway and float are brought into position and installed.

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property.

Per Env-Wt 603.02(b), attached to this application you will find a plan set which depicts the existing lot, jurisdictional areas, all natural resources in the area, abutting parcels, existing structures, and proposed structures. Also included in this application are maps created in accordance with Env-Wt 603.03 and Env-Wt 603.05.

In order to complete the application package for this project, the DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(2) has been evaluated and addressed below.

(2) a. Contains any documented occurrences of protected species or habitat for such species, using the NHB DataCheck tool;

Attached to this application are the results of the NHB review and it was determined that Atlantic sturgeon (*Acipenser oxyrinchus*) and shortnose sturgeon (*Acipenser brevirostrum*) has the potential to occur within the project area. Ambit Engineering will coordinate with NHF & G regarding the protected species and comments will be forwarded to NH DES upon receipt.

(2) b. Is a bog;

Utilizing the NH DES WPPT, the subject property is not a bog, nor does it contain any portion of a bog.

(2) c. Is a floodplain wetland contiguous to a tier 3 or higher watercourse;

Utilizing the NH DES WPPT, the subject property does contain a floodplain wetland contiguous to a tier 3 or higher watercourse.

(2) d. Does the property contain a designated prime wetlands or a duly established 100-foot buffer; or
The property does not contain a prime wetland or duly established 100 foot buffer.

(2) e. Does the property contain a sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone;
The property does not contain a sand dune. The property does contain a tidal wetland and tidal waters.

The DES Wetlands Bureau rules in Chapter Env-Wt 306.05 (a)(4) and (a)(7) has been evaluated and addressed below.

(4) a. Is the subject property within LAC jurisdiction;
The property does not fall within an area of LAC jurisdiction.

(4) b. Does the subject property fall within or contain any areas that are subject to time of year restrictions under Env-Wt 307;
The property does not fall within or contain any areas that are subject to time of year restrictions.

(7) Does the project have potential to impact impaired waters, class A waters, or outstanding resource waters;
I do not believe the nature of the proposed project has the potential to impact an impaired water.

The DES Wetlands Bureau rules in Chapter Env-Wt 603.02 (e) & (f) have been evaluated and addressed below.

(e)(1) The project meets the standard conditions in Env-Wt 307;
The project meets the standard conditions in Env-Wt 307 as the proposed docking structure meets the standards of Env-Wq 1000, RSA 483-B and Env-Wq 1400. Sediment and erosion controls will also be used and maintained during the proposed construction ensuring protection of water quality on the site. Since the construction will be conducted during low tide conditions, it is not anticipated that there will be any impacts to fish or shellfish. Under Env-Wt 306.05 (a)(2)a. a NHB review has been performed to ensure there are no impacts to protected species or habitats of such species. The protection of Prime Wetlands or Duly-Established 100 foot buffers does not apply as none exist on or adjacent to the subject lot.

(e)(2) The project meets the approval criteria in Env-Wt 313.01;
The project meets the approval criteria in Env-Wt 313.01 as the project requires a functional assessment (attached), meets the avoidance and minimization requirements specified in Env-Wt 313.03, does require compensatory mitigation (see below), meets applicable conditions specified in Env-Wt 307 (above), meets project specific criteria listed in Env-Wt 600 (above), and the project is located entirely within the boundary of the applicants property.

(f)(1) The project design narrative as described in Env-Wt 603.06;
The project design narrative is provided above.

(f)(2) Design plans that meet the requirements of Env-Wt 603.07;
The design plans meet the above standard.

(f)(3) The water depth supporting information required by Env-Wt 603.08;
The design plans provide water depth information.

(f)(4) A statement regarding impact on navigation and passage required by Env-Wt 603.09.

The Permit Plan Set will be provided to the Pease Development Authority, Division of Ports and Harbors, for formal review and comment by the Harbormaster. That documentation will be provided to NH DES upon receipt.

In accordance with New Hampshire Administrative Rule Env-Wt 606.02(a) and 606.06(e), the marine contractor which will be constructing the proposed dock modification utilizes a vibratory hammer to install piles. The vibratory hammer uses vibration to install the pile in the marine sediment, instead of a standard hammer which uses a physical force to drive the pile, and subsequently a much greater noise impact. Using the vibratory hammer is the least impacting alternative to drive piles for dock construction.

The proposed pile locations for the dock which are located above the Mean Low Water (MLW) line will be installed at low tide. Installation during "the dry" greatly reduces the amount of noise that is transmitted into the water column, as no water will be present at the pile location.

The DES Wetlands Bureau rules in Chapter **Env-Wt 606.10 Commercial Tidal Docks: Marinas** has been evaluated and addressed below.

- (a) To avoid damage to the environment due to the leakage or spills of fuels, lubricants, waste products, or other pollutants, marinas shall be designed, constructed, and operated in compliance with all applicable provisions of:

- (1) RSA 146-A and Env-Or 300 relative to aboveground petroleum storage facilities;

The project proposes a "float wing" expansion to an existing commercial tidal docking structure. There is no proposal to provide aboveground petroleum storage, nor does any above ground petroleum storage exist under current conditions.

- (2) RSA 146-C and Env-Or 400 relative to underground storage facilities;

The project proposes a "float wing" expansion to an existing commercial tidal docking structure. There is no proposal to provide underground storage, nor does any underground storage exist under current conditions.

- (3) RSA 147-A and subtitle Env-Hw relative to hazardous waste management;

The project proposes a "float wing" expansion to an existing commercial tidal docking structure. The existing use does not generate and the proposed use will not transport or recycle any hazardous waste materials. The existing and proposed use of the property does not have a facility that performs mechanical repairs on vessels, abrasive blasting, painting and hull sanding that would generate a hazardous waste material.

- (4) RSA 483-B and Env-Wq 1400 relative to shoreland protection;

The project proposes a "float wing" expansion to an existing commercial tidal docking structure. I believe the proposal meets RSA 483-B and Env-Wq 1400 as the proposed float wing does not require any removal of vegetation in the 50' Waterfront Buffer and the 150' Natural Woodland Buffer, does not add any impervious surfaces to the property and does not add an accessory structure or any modified surfaces to the property.

- (5) RSA 485-A and Env-Wq 1700 relative to surface water quality;

The project proposes a “float wing” expansion to an existing commercial tidal docking structure. The existing and proposed use of the property does not generate any pollutants, does not include a wastewater treatment discharge, does not create a mechanism that would decrease dissolved oxygen levels in surface waters, does not create any need for benthic deposits, does not create a mechanism for oil and grease pollution (no existing or proposed mechanical repair facilities on site), does not create a mechanism for turbidity in surface waters, does not create a mechanism that would increase water temperature, does not have a source of nutrients on the property that would discharge in to surface waters, does not have a source of radioactive materials, does not have a mechanism to affect the pH of surface waters, does not have a mechanism to be detrimental to biological and aquatic communities and will not have an impact on human health.

- (6) RSA 485-A, RSA 485-C, and Env-Wq 401 relative to groundwater best management practices;

The project proposes a “float wing” expansion to an existing commercial tidal docking structure. The existing and proposed use of the property does not include the storage or transfer of any regulated substances, does not propose any facilities that would contain a floor drain, a work sink or a holding tank.

Attached to this application is a waiver request to Env-Wt 606.10 (c) (1) through (5) and Env-Wt 606.10 (d) (1) through (5).

Env-Wt 606.10 (e) has been evaluated and addressed below.

- (1) One or more structures on frontage, which shall meet the 20-foot property setbacks;

The existing tidal docking structure and the proposed “float wing” meets the 20 foot property setbacks from property line extended.

- (2) Resource limitations identified by the results of the CFA report;

There are no resource limitations that needed to be considered in the design location of the proposed “float wing”. Maps of eelgrass, shellfish habitat, highest ranked wildlife habitat and the NHB Data Check Results Letter (NHB:22-0920) are attached to this application. Coordination with NHF & G regarding the protected species and comments will be forwarded to NH DES upon receipt. The float system will be equipped with float stops which will serve to keep the float a minimum of 24’ off the substrate at low tide as required per Env-Wt 606.07 (h).

- (3) Water depths as documented in the CFA report and compliance with length and square footage requirements;

The proposed float wing does not extend to a distance that would provide water under the float at all tides. As a result, the float system will be equipped with float stops which will serve to keep the float a minimum of 24’ off the substrate at low tide as required per Env-Wt 606.07 (h). The float stops will serve to prevent mechanical and/or hydraulic damage to the substrate and therefore will maintain the current functions & values of the wetland resource (see attached CFA).

- (4) Compensatory mitigation for square footage of structural coverage below HOTL that exceeds 2,000 SF;

The project would require compensatory mitigation which is addressed per Env-Wt 605.04(a), as compensatory mitigation is required and the type of compensatory mitigation must be determined as specified in Env-Wt 801.03(a) or (b) which is addressed below.

- (5) Dock length limitations based on water depth information;

The proposed float wing does not extend to a distance that would provide water under the float at all tides, nor is the overall length greater than 200 feet.

- (6) Dock width and square footage limitations as described for residential tidal docks;

The project proposes a “float wing” expansion to an existing commercial tidal docking structure. The expansion does not include the construction of a new fixed wood pier yet utilizes the existing pier to attach a new gangway providing foot access to the new float. As described above, the structural coverage of all docking components below the HOTL therefore compensatory mitigation will be required and is addressed below.

Env-Wt 606.10 (f) has been evaluated and addressed below.

Finger floats shall be used instead of permanent structures where practicable.

The project proposes a “float wing” expansion to an existing commercial tidal docking structure which consists of a 3’ x 40’ gangway attached to the existing fixed wood pier leading to a 10’ x 70’ finger float.

In accordance with Env-Wt 605.04(a), as compensatory mitigation is required, the type of compensatory mitigation must be determined as specified in Env-Wt 801.03(a) or (b).

The resulting deck surface area of existing and proposed structures is 2,759 sq. ft. broken down as follows:

Existing Docking Structure: 1,939 sq. ft.

Proposed Float Wing: 820 sq. ft.

Total Proposed Docking Surface Area: 2,759 sq. ft.

Per Env-Wt 801.03 (a), on-site mitigation is not practicable as the entire lot is developed and no area exists that could provide mitigation. Per Env-Wt 801.03 (b), where on-site mitigation is not practicable, the local Conservation Commission may have a list of mitigation projects appropriate relative to fulfilling the applicants mitigation responsibility. An email requesting a list and/or a local mitigation project that would be appropriate was sent to Peter Britz, City of Portsmouth Environmental Planner/Sustainability Coordinator on July 21, 2022. Attached to this document is the email correspondence for your use.

Under Env-Wt 801.03 (b)(1), preservation of an aquatic resource buffer is not practicable as the entire lot is developed and opportunity to preserve a buffer does not exist. Under Env-Wt 801.03 (b)(2), restoration, enhancement or creation of wetlands on the property is not practicable as the entire lot is developed, contains structures and/or items directly appurtenant to the existing (and proposed) use and no vegetated buffer exists that could be enhanced along the shoreline of the property. Under Env-Wt 801.03 (b)(3), providing for an in-lieu fee payment is the only appropriate mitigation to off set proposed impacts and the owner/applicant would provide this payment upon receipt of the required amount from NH DES.

In accordance with Env-Wt 605.03 Impacts Requiring Mitigation, the required Compensatory Mitigation/Pre-application Mitigation Meeting was conducted on May 16, 2022 and was attended by Lori Sommer and Kristin Duclos, both staff members of NH DES.

Lastly, the proposed structure will use CCA (Chromated Copper Arsenate) treated lumber. The proposed piles will be CCA treated 12" diameter southern yellow pine. Attached to this application is a Safety Data Sheet for CCA treated wood. Per the data sheet, toxicity is limited to inhalation of wood dust originating from CCA treated lumber. Additionally, per the Safety Data Sheet, 12. Ecological Information (page 12) "The product is not classified as environmentally hazardous. However, this does exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment." The product is also insoluble in water. The marine contractor that will be constructing the proposed docking structure receives the timber piles and lumber pre-treated. The marine contractor does not treat the lumber, and therefore there is no risk of spilling the treatment chemical in or near resource areas.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.

17 March, 2021

To Whom It May Concern:

**RE: State of New Hampshire Department of Environmental Services
Application for proposed docking structure repair within the previously
developed 100' Tidal Buffer Zone and jurisdictional wetlands for Esther's
Marina, LLC at 41 Pickering Ave Portsmouth, NH 03801**


This letter is to inform the State of New Hampshire DES and the City of Portsmouth
in accordance with State Law that the following entities:

Riverside Marine Construction, Inc.
Ambit Engineering, Inc

are authorized to represent us as our agents in the approval process.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,



Esther's Marina, LLC
Esther Kennedy, Manager
41 Pickering Ave
Portsmouth, NH 03801



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: Esther's Marina, LLC

TOWN NAME: Portsmouth

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

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

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

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

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): Atlantic sturgeon (<i>Acipenser oxirinchus</i>), shortnose sturgeon (<i>Acipenser brevirostrum</i>) ○ NHB Project ID #: 22-0920 	<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"> • Name of Local River Management Advisory Committee (LAC): 	

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

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<ul style="list-style-type: none"> A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> N/A 	
For dredging projects, is the subject property contaminated? <ul style="list-style-type: none"> If yes, list contaminant: <input type="text"/> 	<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): <input type="text"/> N/A	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below. The project proposes the addition of a "float wing" to an existing commerical docking structure consisting of a 3' x 40' gangway and a 10' x 70' float totaling 820 sq. ft. of permanent impact to tidal wetland.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <input type="text"/> 41 Pickering Avenue	
TOWN/CITY: <input type="text"/> Portsmouth	
TAX MAP/BLOCK/LOT/UNIT: <input type="text"/> Map 102, Lot 25	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="text"/> Piscataqua River <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): <input type="text"/> X: 1,229,389.879° North	

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Y: 210,254.2706° 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: Esther's Marina

MAILING ADDRESS: 41 Pickering Avenue

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: esthersmarina@gmail.com

FAX:

PHONE: 603-828-3209

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/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface Water	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond						
	Docking - Lake / Pond						
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ						
	Docking - Tidal Water	820					
TOTAL		820					

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

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

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

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

Permanent and temporary (non-docking):		SF	×	\$0.40 =	\$	
Seasonal docking structure:		SF	×	\$2.00 =	\$	
Permanent docking structure:	820	SF	×	\$4.00 =	\$	3,280
Projects proposing shoreline structures (including docks) add \$400 =					\$	400
Total =					\$	3680

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

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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):

Steven Riker

PRINT NAME LEGIBLY:

Steven D. Riker

DATE:

7/25/2022

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:

PRINT NAME LEGIBLY:

TOWN/CITY:

DATE:

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

DIRECTIONS FOR APPLICANT:

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



COASTAL RESOURCE WORKSHEET

Water Division/Land Resources Management Wetlands Bureau

[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/ Env-Wt 600

APPLICANT LAST NAME, FIRST NAME, M.I.: Esther's Marina, LLC

Applicability: This worksheet may be used to present the information required for projects in coastal areas in addition to the information required for Lower-Scrutiny Approvals, Expedited Permits, and Standard Permits under Env-Wt 603.01.

Please refer to Env-Wt 605.03 for impacts requiring compensatory mitigation.

SECTION 1 - REQUIRED INFORMATION (Env-Wt 603.02; Env-Wt 603.06; Env-Wt 603.09)

The following information is required for projects in coastal areas.

Describe the purpose of the proposed project, including the overall goal of the project, the core project purpose including a concise description of the facilities and work that could impact jurisdictional areas, and the intended project outcome. Specifically identify all natural resource assets in the area proposed to be impacted and include maps created through a data screening in accordance with Env-Wt 603.03 (refer to Section 2) and Env-Wt 603.04 (refer to Section 3) as attachments.

The project proposes to expand an existing commercial tidal docking structure consisting of the addition of a 3' x 40' gangway and a 10' x 70' float attached to the existing fixed wood pier totaling 820 sq. ft. of permanent impact to tidal wetlands. The proposed tidal dock expansion will allow Esther's Marina LLC to expand the existing commercial business of renting kayaks to the general public to enjoy the adjacent Piscataqua River. Since the tidal dock expansion will serve to provide a water dependent function, practicable alternatives along the 210+/-feet of shoreline are reduced due to abutting properties with similar structures, maintaining a 20 foot setback to property lines extended and maintaining navigational access to adjacent and nearby properties. The proposed structure has been placed to provide the intended function and provide safe navigation to and from the proposed float location.

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For standard permit projects, provide:

- ☒ A Coastal Functional Assessment (CFA) report (refer to Section 3); and
- ☒ A vulnerability assessment (refer to Section 4).

Explain all recommended methods and other considerations to protect the natural resource assets during and as a result of project construction in accordance with Env-Wt 603.04, Env-Wt 311.07, and Env-Wt 313.

A Coastal Functional Assessment and a Coastal Vulnerability Assessment is attached to this application per Env-Wt 603.04. An Avoidance & Minimization Form is attached to this application, and also described in the attached narrative letter per Env-Wt 311.07 and Env-Wt 313.

Provide a narrative showing how the project meets the standard conditions in Env-Wt 307 and the approval criteria in Env-Wt 313.01.

The project plan set, specifically the Details-Sheet D1 includes all notes demonstrating compliance with Env-Wt 307 and Env-Wt 313.01.

Provide a project design narrative that includes the following:

- ☒ A discussion of how the proposed project:
 - Uses best management practices and standard conditions in Env-Wt 307;
 - Meets all avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
 - Meets approval criteria in Env-Wt 313.01;
 - Meets evaluation criteria in Env-Wt 313.01(c);
 - Meets CFA requirements in Env-Wt 603.04; and
 - Considers sea-level rise and potential flooding evaluated pursuant to Env-Wt 603.05;
- ☒ A construction sequence, erosion/siltation control methods to be used, and a dewatering plan; and
- ☒ A discussion of how the completed project will be maintained and managed.

The completed project will result in an attached gangway and associated float. Other than removal and re-installation for repair or maintenance, there is no maintenance or management of the tidal docking structure over its expected life span, which is 50-100 years.

- ☒ Provide design plans that meet the requirements of Env-Wt 603.07 (refer to Section 5);
- ☒ Provide water depth supporting information required by Env-Wt 603.08 (refer to Section 6); and
- ☒ For any major project that proposes to construct a structure in tidal waters/wetlands or to extend an existing structure seaward, provide a statement from the Pease Development Authority Division of Ports and Harbors ("DP&H") chief harbormaster, or designee, for the subject location relative to the proposed structure's impact on navigation. If the proposed structure might impede existing public passage along the subject shoreline on foot or by non-motorized watercraft, the applicant shall explain how the impediments have been minimized to the greatest extent practicable.

Review and comment by the Pease Development Authority will be provided to NH DES upon receipt.

SECTION 2 - DATA SCREENING (Env-Wt 603.03, in addition to Env-Wt 306.05)

Please use the Wetland Permit Planning Tool, or any other database or source, to indicate the presence of:

- ☒ Existing salt marsh and salt marsh migration pathways;
- ☒ Eelgrass beds;
- ☒ Documented shellfish sites;
- ☒ Projected sea-level rise; and
- ☒ 100-year floodplain.

Conduct data screening as described to identify documented essential fish habitat, and tides and currents that may be impacted by the proposed project, by using the following links:

- ☒ [National Oceanic and Atmospheric Administration \(NOAA\) Tides & Currents](#); and
- ☒ [NOAA Essential Fish Habitat Mapper](#).
- ☒ Verify or correct the information collected from the data screenings by conducting an on-site assessment of the subject property in accordance with Env-Wt 406 and Env-Wt 603.04.

SECTION 3 - COASTAL FUNCTIONAL ASSESSMENT/ AVOIDANCE AND MINIMIZATION (Env-Wt 603.04; Env-Wt 605.01; Env-Wt 605.02; Env-Wt 605.03)

Projects in coastal areas shall:

- ☒ Not impair the navigation, recreation, or commerce of the general public; and
- ☒ Minimize alterations in prevailing currents.

An applicant for a permit for work in or adjacent to tidal waters/wetlands or the tidal buffer zone shall demonstrate that the following have been avoided or minimized as required by Env-Wt 313.04:

- ☒ Adverse impacts to beach or tidal flat sediment replenishment;
- ☒ Adverse impacts to the movement of sediments along a shore;
- ☒ Adverse impacts on a tidal wetland's ability to dissipate wave energy and storm surge; and
- ☒ Adverse impacts of project runoff on salinity levels in tidal environments.

For standard permit applications submitted for minor or major projects:

- ☒ Attach a CFA based on the data screening information and on-site evaluation required by Env-Wt 603.03. The CFA for tidal wetlands or tidal waters shall be:
 - ☒ Performed by a qualified coastal professional; and
 - ☒ Completed using one of the following methods:
 - a. The US Army Corps of Engineers (USACE) Highway Methodology Workbook, dated 1993, together with the USACE New England District *Highway Methodology Workbook Supplement*, dated 1999; or
 - b. An alternative scientifically-supported method with cited reference and the reasons for the alternative method substantiated.

For any project that would impact tidal wetlands or tidal waters or associated sand dunes, the applicant shall:

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- ☐ Use the results of the CFA to select the location of the proposed project having the least impact to tidal wetlands, tidal waters or associated sand dunes;
- ☐ Design the proposed project to have the least impact to tidal wetlands, tidal waters or associated sand dunes;
- ☐ Where impact to wetland and other coastal resource functions is unavoidable, limit the project impacts to the least valuable functions, avoiding and minimizing impact to the highest and most valuable functions; and
- ☐ Include on-site minimization measures and construction management practices to protect coastal resource areas.

Projects in coastal areas shall use results of this CFA to:

- ☐ Minimize adverse impacts to finfish, shellfish, crustacea, and wildlife;
- ☐ Minimize disturbances to groundwater and surface water flow;
- ☐ Avoid impacts that could adversely affect fish habitat, wildlife habitat, or both; and
- ☐ Avoid impacts that might cause erosion to shoreline properties.

SECTION 4 - VULNERABILITY ASSESSMENT (Env-Wt 603.05)

Refer to the New Hampshire Coastal Flood Risk Summary Part 1: Science and New Hampshire Coastal Flood Risk Summary Part II: Guidance for Using Scientific Projections or other best available science to:

- a. Determine the time period over which the project is designed to serve;

A Coastal Vulnerability Assessment is attached to this application.

- b. Identify the project's relative risk tolerance to flooding and potential damage or loss likely to result from flooding to buildings, infrastructure, salt marshes, sand dunes and other valuable coastal resource areas;

See attached CVA

- c. Reference the projected sea-level rise (SLR) scenario that most closely matches the end of the project design life and the project's tolerance to risk or loss;

See attached CVA

- d. Identify areas of the proposed project site subject to flooding from SLR;

See attached CVA

- e. Identify areas currently located within the 100-year floodplain and subject to coastal flood risk;

See attached CVA

- f. Describe how the project design will consider and address the selected SLR scenario within the project design life, including in the design plans;

See attached CVA

- g. Where there are conflicts between the project's purpose and the vulnerability assessment results, schedule a pre-application meeting with the department to evaluate design alternatives, engineering approaches, and use of the best available science.

☐ Pre-application meeting date held: **N/A**

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SECTION 5 - DESIGN PLANS (Env-Wt 603.07, in addition to Env-Wt 311)

Submit design plans for the project in both plan and elevation views that clearly depict and identify all required elements:

- ☒ The plan view shall depict the following:
 - ☒ The engineering scale used, which shall be no larger than one inch equals 50 feet;
 - ☒ The location of tidal datum lines depicted as a line with the associated elevation noted, based on North American Vertical Datum of 1988 (NAVD 88), derived from https://tidesandcurrents.noaa.gov/datum_options.html, as described in Section 6.
 - ☒ An imaginary extension of property boundary lines into the waterbody and a 20-foot setback from those property line extensions;
 - ☒ The location of all special aquatic sites at or within 100 feet of the subject property;
 - ☒ Existing bank contours;
 - ☒ The name and license number, if applicable, of each individual responsible for the plan, including:
 - a. The agent for tidal docking structures who determined elevations represented on plans; and
 - b. The qualified coastal professional who completed the CFA report and located the identified resources on the plan; and
 - ☒ The location and dimensions of all existing and proposed structures and landscape features on the property;
 - ☒ Tidal datum(s) with associated elevations noted, based on NAVD 88; and
 - ☒ Location of all special aquatic sites within 100-feet of the property.
- ☒ The elevation view shall depict the following:
 - ☒ The nature and slope of the shoreline;
 - ☒ The location and dimensions of all proposed structures, including permanent piers, pilings, float stop structures, ramps, floats, and dolphins; and
 - ☒ Water depths depicted as a line with associated elevation at highest observable tide, mean high tide, and mean low tide, and the date and tide height when the depths were measured. Refer to Section 6 for more instructions regarding water depth supporting information.
- ☒ See specific design and plan requirements for certain types of coastal projects:
 - Overwater structures (Env-Wt 606);
 - Dredging activities (Env-Wt 607);
 - Tidal beach maintenance (Env-Wt 608);
 - Tidal shoreline stabilization (Env-Wt 609);
 - Protected tidal zone (Env-Wt 610);
 - Sand Dunes (Env-Wt 611).

SECTION 6 - WATER DEPTH SUPPORTING INFORMATION REQUIRED (Env-Wt 603.08)

Using current predicted NOAA tidal datum for the location, and tying field measurements to NAVD 88, field observations of at least 3 tide events, including at least one minus tide event, shall be located to document the range of the tide in the proposed location showing the following levels:

- ☒ Mean lower low water;
- ☒ Mean low water;
- ☒ Mean high water;
- ☒ Mean tide level;
- ☒ Mean higher high water;
- ☒ Highest observable tide line; and
- ☒ Predicted sea-level rise as identified in the vulnerability assessment in Env-Wt 603.05.

The following data shall be presented in the application project narrative to support how water depths were determined:

- ☒ The date, time of day, and weather conditions when water depths were recorded; and
- ☒ The name and license number of the licensed land surveyor who conducted the field measurements.
- ☐ For tidal stream crossing projects, provide water depth information to show how the tier 4 stream crossing is designed to meet Env-Wt 904.07(c) and (d), and for repair, rehabilitation or replacement of tier 4 stream crossings, demonstrate how the requirements of Env-Wt 904.09 are met.

SECTION 7 - GENERAL CRITERIA FOR TIDAL BEACHES, TIDAL SHORELINE, AND SAND DUNES (Env-Wt 604.01)

Any person proposing a project in or on a tidal beach, tidal shoreline, or sand dune, or any combination thereof, shall evaluate the proposed project based on:

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

New permanent impacts to sand dunes that provide coastal storm surge protection for protected species or habitat shall not be allowed except:

- ☐ To protect public safety; and
- ☐ Only if constructed by a state agency, coastal resiliency project, or for a federal homeland security project.

Projects in or on a tidal beach, tidal shoreline, or sand dune shall support integrated shoreline management that:

- ☒ Optimizes the natural function of the shoreline, including protection or restoration of habitat, water quality, and self-sustaining stability to flooding and storm surge; and
- ☒ Protects upland infrastructure from coastal hazards with a preference for living shorelines over hardened shoreline practices.

SECTION 8 - GENERAL CRITERIA FOR TIDAL BUFFER ZONES (Env-Wt 604.02)

The 100-foot statutory limit on the extent of the tidal buffer zone shall be measured horizontally. Any person proposing a project in or on an undeveloped tidal buffer zone shall evaluate the proposed project based on:

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in or on a tidal buffer zone shall preserve the self-sustaining ability of the buffer area to:

- ☒ Provide habitat values;
- ☒ Protect tidal environments from potential sources of pollution;
- ☒ Provide stability of the coastal shoreline; and
- ☒ Maintain existing buffers intact where the lot has disturbed area defined under RSA 483-B:4, IV.

SECTION 9 - GENERAL CRITERIA FOR TIDAL WATERS/WETLANDS (Env-Wt 604.03)

Except as allowed under Env-Wt 606, permanent new impacts to tidal wetlands shall be allowed only to protect public safety or homeland security. Evaluation of impacts to tidal wetlands and tidal waters shall be based on:

- ☒ The standard conditions in Env-Wt 307;
- ☒ The avoidance and minimization requirements in Env-Wt 311.07 and Env-Wt 313.03;
- ☒ The approval criteria in Env-Wt 313.01;
- ☒ The evaluation criteria in Env-Wt 313.05;
- ☒ The project specific criteria in Env-Wt 600;
- ☒ The CFA required by Env-Wt 603.04; and
- ☒ The vulnerability assessment required by Env-Wt 603.05.

Projects in tidal surface waters or tidal wetlands shall:

- ☒ Optimize the natural function of the tidal wetland, including protection or restoration of habitat, water quality, and self-sustaining stability to storm surge;
- ☒ Be designed with a preference for living shorelines over hardened stabilization practices; and
- ☒ Be limited to public infrastructure or restoration projects that are in the interest of the general public, including a road, a bridge, energy infrastructure, or a project that addresses predicted sea-level rise and coastal flood risk.

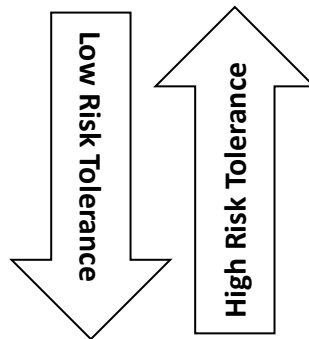
SECTION 10 – GUIDANCE

Your application must follow the New Hampshire Coastal Risk and Hazards Commission’s Guiding Principles or other best available science. Below are some of these guidance principles:

- Incorporate science-based coastal flood risk projections into planning;
- Apply risk tolerance* to assessment, planning, design and construction;
- Protect natural resources and public access;
- Create a bold vision, start immediately, and respond incrementally and opportunistically as projected coastal flood risks increase over time; and
- Consider the full suite of actions including effectiveness and consequences of actions.

*Risk tolerance is a project’s willingness to accept a higher or lower probability of flooding impacts. The diagram below gives examples of project with lower and higher risk tolerance:

Critical Infrastructures, historic sites, essential ecosystems, and high value assets typically have lower risk tolerance, and thus should be planned, designed, and constructed using higher coastal flood risk projections.



Sheds, pathways, and small docks typically have higher risk tolerance and thus may be planned, designed, and constructed using less protective coastal flood risk projections.



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION ATTACHMENT A: MINOR AND MAJOR PROJECTS



Water Division/Land Resources Management
Wetlands Bureau

[Check the Status of your Application](#)

RSA/ Rule: RSA 482-A/ Env-Wt 311.10; Env-Wt 313.01(a)(1); Env-Wt 313.03

APPLICANT LAST NAME, FIRST NAME, M.I.: Esther's Marina, LLC

Attachment A can be used to satisfy some of the additional requirements for minor and major projects regarding avoidance and minimization, as well as functional assessment.

PART I: AVOIDANCE AND MINIMIZATION

In accordance with Env-Wt 313.03(a), the Department shall not approve any alteration of any jurisdictional area unless the applicant demonstrates that the potential impacts to jurisdictional areas have been avoided to the maximum extent practicable and that any unavoidable impacts have been minimized, as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization.

SECTION I.I - ALTERNATIVES (Env-Wt 313.03(b)(1))

Describe how there is no practicable alternative that would have a less adverse impact on the area and environments under the Department's jurisdiction.

THE PROJECT PROPOSES TO EXPAND AN EXISTING TIDAL DOCKING STRUCTURE BY INSTALLING CONSISTING OF A 3' X 40' GANGWAY AND A 10' X 70' FLOAT WHICH WILL BE ATTACHED TO THE EXISTING FIXED WOOD PIER ON THE SUBJECT PROPERTY. IMPACTS FOR THE PROJECT TOTAL 820 SQ. FT. OF PERMANENT IMPACT TO TIDAL WETLANDS. SINCE THE PROPOSED TIDAL DOCK WILL SERVE TO PROVIDE A WATER DEPENDENT FUNCTION, PRACTICABLE ALTERNATIVES ALONG THE 210+/-FEET OF SHORELINE ARE LIMITED DUE TO SIMILAR STRUCTURES ON ABUTTING PROPERTIES, MAINTAINING A 20 FOOT SETBACK TO PROPERTY LINES EXTENDED AND MAINTAINING NAVIGATIONAL ACCESS TO ADJACENT AND NEARBY PROPERTIES.

lrn@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 I.II - MARSHES (Env-Wt 313.03(b)(2))

Describe how the project avoids and minimizes impacts to tidal marshes and non-tidal marshes where documented to provide sources of nutrients for finfish, crustacea, shellfish and wildlife of significant value.

The proposed location represents the least impacting alternative as there are no impacts to salt marshes to construct the proposed dock.

SECTION I.III – HYDROLOGIC CONNECTION (Env-Wt 313.03(b)(3))

Describe how the project maintains hydrologic connections between adjacent wetland or stream systems.

The proposed expansion components are installed over the tidal wetland further reducing permanent (or direct) impacts to the tidal wetland resource. The components 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.

SECTION I.IV - JURISDICTIONAL IMPACTS (Env-Wt 313.03(b)(4))

Describe how the project avoids and minimizes impacts to wetlands and other areas of jurisdiction under RSA 482-A, especially those in which there are exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of concern, or any combination thereof.

The project does not propose any impacts to exemplary natural communities or vernal pools. Per the NHB Review, shortnose sturgeon (*Acipenser brevirostrum*) and Atlantic sturgeon (*Acipenser oxyrinchus*) have been identified as sensitive species on or near the project site. Coordination with NHB and NHF & G in regards to the above protected species is expected and comments from those departments will be forwarded to NH DES upon receipt.

SECTION I.V - PUBLIC COMMERCE, NAVIGATION, OR RECREATION (Env-Wt 313.03(b)(5))

Describe how the project avoids and minimizes impacts that eliminate, depreciate or obstruct public commerce, navigation, or recreation.

The proposed project has been designed to not impede recreation, public commerce, and navigation. The docking structure does not extend into any federal or local navigation channel.

SECTION I.VI - FLOODPLAIN WETLANDS (Env-Wt 313.03(b)(6))

Describe how the project avoids and minimizes impacts to floodplain wetlands that provide flood storage.

The project does not propose any impacts to floodplain wetlands as the gangway is located above the water and the float will not result in any significant decrease in flood storage potential.

SECTION I.VII - RIVERINE FORESTED WETLAND SYSTEMS AND SCRUB-SHRUB –MARSH COMPLEXES (Env-Wt 313.03(b)(7))

Describe how the project avoids and minimizes impacts to natural riverine forested wetland systems and scrub-shrub – marsh complexes of high ecological integrity.

The project does not propose impacts to riverine forested wetland systems and scrub shrub marsh complexes.

SECTION I.VIII - DRINKING WATER SUPPLY AND GROUNDWATER AQUIFER LEVELS (Env-Wt 313.03(b)(8))

Describe how the project avoids and minimizes impacts to wetlands that would be detrimental to adjacent drinking water supply and groundwater aquifer levels.

The wetland resources associated with the project site are not hydrologically connected to a groundwater aquifer or drinking water supply.

SECTION I.IX - STREAM CHANNELS (Env-Wt 313.03(b)(9))

Describe how the project avoids and minimizes adverse impacts to stream channels and the ability of such channels to handle runoff of waters.

The project does not propose any impacts to stream channels.

PART II: FUNCTIONAL ASSESSMENT**REQUIREMENTS**

Ensure that project meets requirements of Env-Wt 311.10 regarding functional assessment (Env-Wt 311.04(j); Env-Wt 311.10).

FUNCTIONAL ASSESSMENT METHOD USED:

Wetland functions and values were assessed using the Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. 1999. The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach. U.S. Army Corps of Engineers. New England Division. 32pp. NAEPP-360-1-30a.

NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: STEVEN D. RIKER, CWS

DATE OF ASSESSMENT: JULY 21, 2022

Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: ☒

For minor or major projects requiring a standard permit without mitigation, the applicant shall submit a wetland evaluation report that includes completed checklists and information demonstrating the RELATIVE FUNCTIONS AND VALUES OF EACH WETLAND EVALUATED. Check this box to confirm that the application includes this information, if applicable: ☒

Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.



**AVOIDANCE AND MINIMIZATION
WRITTEN NARRATIVE**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/ Rule: RSA 482-A/ Env-Wt 311.04(j); Env-Wt 311.07; Env-Wt 313.01(a)(1),b; Env-Wt 313.01(c)

APPLICANT LAST NAME, FIRST NAME, M.I.: Esther's Marina, LLC

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

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

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

Yes. The project proposes to expand a tidal docking structure for boating access.

SECTION 2 - BUILDABLE LOT (Env-Wt 311.07(b)(1))

Does the proposed project require access through wetlands to reach a buildable lot or portion thereof?

No. This is not applicable.

SECTION 3 - AVAILABLE PROPERTY (Env-Wt 311.07(b)(2))

For any project that proposes permanent impacts of more than one acre or that proposes permanent impacts to a PRA, or both, are any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, that could be used to achieve the project's purpose without altering the functions and values of any jurisdictional area, in particular wetlands, streams, and PRAs?

Since the proposal includes the expansion of an existing tidal docking structure, providing a water dependent function, this is not applicable.

SECTION 4 - ALTERNATIVES (Env-Wt 311.07(b)(3))

Could alternative designs or techniques, such as different layouts, different construction sequencing, or alternative technologies be used to avoid impacts to jurisdictional areas or their functions and values on the subject property or on other property that is reasonably available to the applicant as described in the *Wetlands Best Management Practice Techniques for Avoidance and Minimization*?

The project proposes to expand an existing commercial tidal docking structure consisting of the addition of a 3' x 40' gangway and a 10' x 70' float attached to the existing fixed wood pier totaling 820 sq. ft. of permanent impact to tidal wetlands. The proposed tidal dock expansion will allow Esther's Marina LLC to expand the existing commercial business of renting kayaks to the general public to enjoy the adjacent Piscataqua River. Since the tidal dock expansion will serve to provide a water dependent function, practicable alternatives along the 210+/-feet of shoreline are reduced due to abutting properties with similar structures, maintaining a 20 foot setback to property lines extended and maintaining navigational access to adjacent and nearby properties. The proposed structure has been placed to provide the intended function and provide safe navigation to and from the proposed float location

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

How does the project conform to Env-Wt 311.10(c)? Please note that for a minimum impact project, the applicant may replace this explanation with a certification signed by a certified wetland scientist that the project is located and designed to minimize impacts to wetlands functions and values.

The proposed docking structure has been designed to reduce permanent impacts to the tidal wetland resource. The structure has been designed to allow the adjacent tidal resource to maintain its current functions and values. 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. As a result, The project will have no impact on the functions and values of the adjacent tidal wetland. A Wetland Functions and Values Assessment is attached to this application.



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

25 July 2022

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

**Re: Waiver Request
Tax Map 102, Lot 25
41 Pickering Avenue
Portsmouth, New Hampshire**

Dear Wetland Inspector:

This letter formally requests a waiver to rule **Env-Wt 606.10 Commercial Tidal Docks : Marinas** (c) (1) through (5) and Env-Wt 606.10 (d) (1) through (5) for the above referenced DES Wetland Application in regard to the property identified as 41 Pickering Avenue, Portsmouth, NH. The property is also identified on City of Portsmouth Tax Map 102 as Lot 25.

Property owner information is listed below:

Esther's Marina, LLC
41 Pickering Avenue
Portsmouth, NH 03801

Esther's Marina LLC is seeking a waiver to rule **Env-Wt 606.10 Commercial Tidal Docks : Marinas** (c) (1) through (5) and Env-Wt 606.10 (d) (1) through (5) specifically for the proposed expansion of the existing commercial tidal docking structure including the installation of a "float wing" consisting of a 3' x 40' gangway and a 10' x 70' float which will be attached to the existing fixed wood pier on the subject property.

Denial of this waiver request would not allow Esther's marina LLC the opportunity to maximize the use of their property within the local zoning laws and under the current DES rules. The proposed float wing meets the 20 foot setback requirement as defined under Env-Wt 307.13(a) and RSA 482-A:3, XIII(a). Approval of this waiver request would simply allow Esther's Marina LLC to expand the existing commercial business. The proposal does not include a change of land use on the property and therefore no adverse effect to the environment or natural resources of the state.

Granting this waiver request will not result in an adverse effect to the environment or the natural resources of the state, public health, or public safety; or have an impact on abutting properties that is more significant than that which would result from complying with the rule. The granting of this waiver request will allow Esther's Marina LLC to expand the existing commercial use on their property in which they have a right to do so, within the local zoning laws and DES rules.

Granting this waiver request is consistent with the intent and purpose of **Env-Wt 606.10 Commercial Tidal Docks : Marinas** (c) (1) through (5) and Env-Wt 606.10 (d) (1) through (5) as the requirements under Env-Wt 606.10 either do not apply to the proposed expansion, or the proposal simply does not drive the need to meet certain requirements under Env-Wt 606.10. Lastly, strict compliance with the rule would provide no benefit to the public, provide a hardship to the applicant as the applicant would not be able to re-develop their property, and also maintain or increase the value of the property. Items under Env-Wt 606.10 for which waivers are being sought are outlined below with a rationale specific to the proposed expansion.

Env-Wt 606.10 (c) (1) through (5) is addressed below:

The existing commercial docking structure currently provides dock space for a kayak rental operation and rental of slip spaces for boat owners on the property. The Existing Conditions Plan-Sheet C1 and NH DES Permit Plan-Sheet C2 clearly depict existing and proposed conditions as part of the application request. There is no proposed expansion of any structures located landward of the Highest Observable Tide Line, no change in impervious surface coverage on the lot and no proposed change in operations or use that would require a “master plan of operations”.

As mentioned above, the existing operation includes a kayak rental business. A small office space is located on the lot where customers from the general public can rent kayaks which are stored on site, launch them utilizing the existing commercial tidal docking structure and enjoy the surrounding tidal resources of the Piscataqua River via a kayak. The facility partially meets the NH DES definition of marina as it provides watercraft related services such as launching, storing and securing watercraft, but **does not provide** fueling, servicing or repair of watercraft.

Requiring an operational plan to expand an existing kayak business would provide no benefit to the public for reasons explained above and burden the owner applicant as typical “Marina” operations such as fueling, storing, repairing and washing of watercraft owned by members of the public and is not a current or proposed use of the property.

Requiring a spill response action plan would provide no benefit to the public and burden the owner applicant as the facility currently does not provide fueling and/or mechanical repair services, nor does it contain any underground or aboveground storage tanks that contain liquids that could spill.

Requiring a stormwater treatment plan would provide no benefit to the public and burden the owner applicant as the application does not propose any additional impervious surfaces on the subject lot which would result in an increase of volume or flow of stormwater.

Given the amount of shoreline frontage associated with the lot, abutting properties with similar uses, the 20 foot setback requirement as defined under Env-Wt 307.13(a) and RSA 482-A:3, XIII,(a) and the need to maintain navigational access to adjacent and nearby properties, I do not believe that the facility, specifically the docking use, could be expanded in the future.

Env-Wt 606.10 (d) (1) through (5) is addressed below:

Requiring a designated wash area, storm water run off and treatment design, a management plan for pump-out facilities, a management plan for abrasive blasting, painting and hull sanding and defining disposal methods for oil and other waste products would provide no benefit to the public, burden the owner applicant as the application simply does not propose any of the above listed functions & services and does not propose any additional impervious surfaces that would increase flow or volume of stormwater.

I believe this waiver request meets all requirements outlined in Env-Wt 204.01, Env-Wt 204.02, Env-Wt 204.03, and Env-Wt 204.04. As a result, I request that a waiver to rule Env-Wt 307.13 be granted for DES Wetland File # 2022-00820.

Sincerely,

A handwritten signature in black ink, appearing to be 'SR' with a stylized flourish.

Steven D. Riker, CWS

NH Certified Wetland Scientist/Wildlife Biologist/Permitting Specialist

Map by NH GRANIT



Legend

- ☐ State
☐ County
☐ City/Town

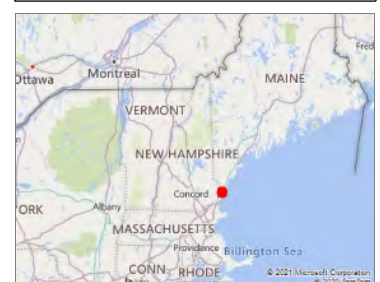
Map Scale 

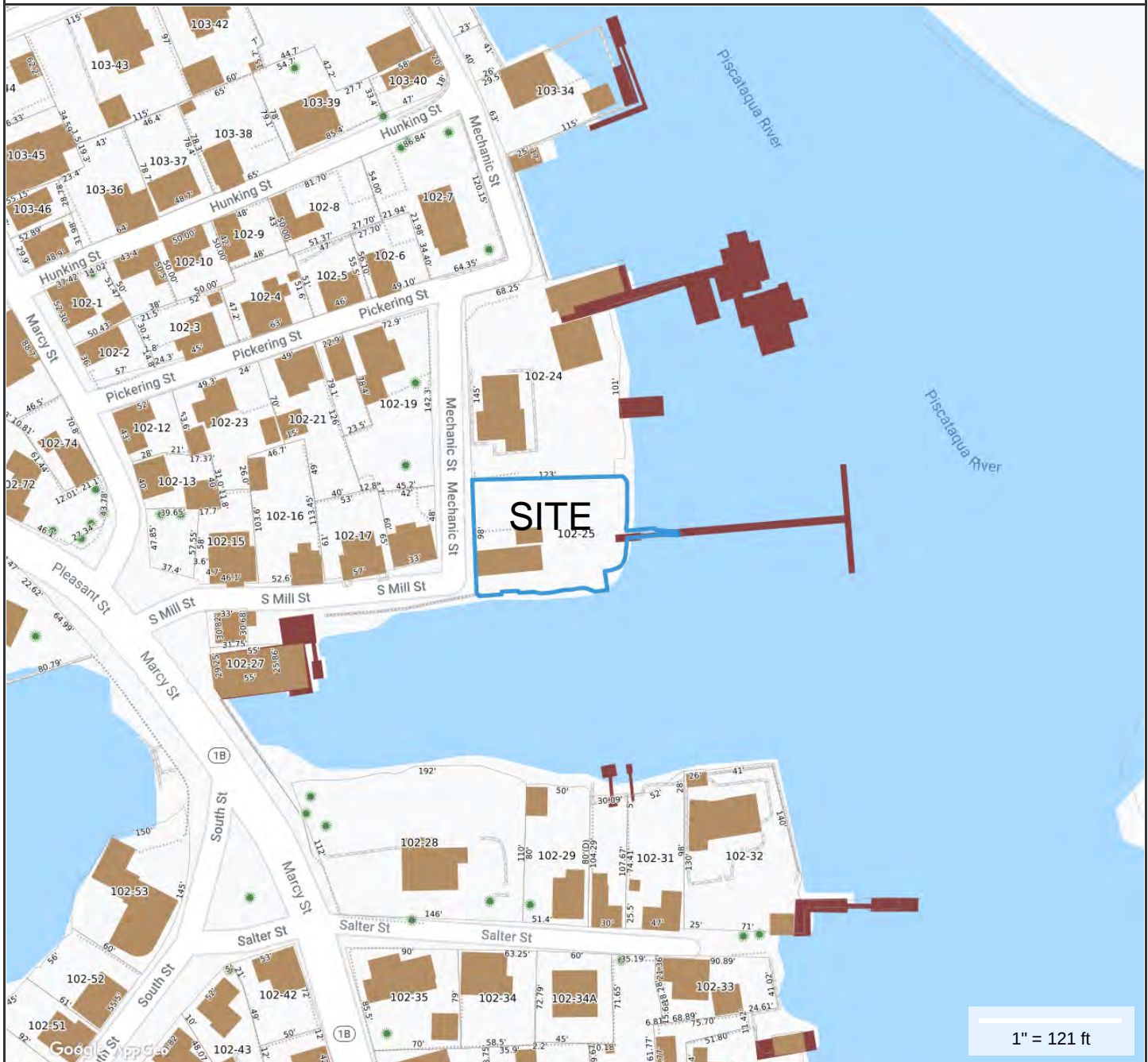
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Map Generated: 3/17/2021

Notes



**Property Information**

Property ID 0102-0025-0000
Location 41 PICKERING AVE
Owner ESTHERS MARINA 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

Esther's Marina
41 Pickering Avenue
Portsmouth, NH

Job # 3050.50

Applicant/Owner(s)

[illegible]

Engineer	Ambit Engineering Civil Engineers & Land Surveyors		200 Griffin Road, Unit #3	Portsmouth	NH	03801
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[illegible]



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

25 July 2022

GRN Realty Trust
Glenn & Robin Normandeau, Trustees
15 Pickering Avenue
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for the expansion of a tidal docking structure for Esther's Marina, LLC, 41 Pickering Avenue, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A, this letter is to inform you in accordance with State Law that a Wetlands Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact jurisdictional wetlands for the expansion of a tidal docking structure**, on behalf of your abutter, **Esther's Marina LLC**.

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Esther's Marina LLC** proposes a project that requires construction in tidal wetlands, a jurisdictional wetland area.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland and other jurisdictional impacts will be available for viewing during normal business hours at the office of the **Portsmouth** clerk, **Portsmouth city offices**, or once received by DES, at the offices of the DES Wetlands Bureau, (8 a.m. to 4 p.m.) (603) 271-2147. It is suggested that you call ahead to the appropriate office to ensure the application is available for review.

Please feel free to call if you have any questions or comments.

Sincerely,

Steven D. Riker
NH Certified Wetland Scientist – Permitting Specialist

CERTIFIED MAIL/Return Receipt Requested

7022 0410 0002 6015 7715

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
GRN REWY TRUST	
Street and Apt. No., or PO Box No.	
15 PICKERING AVE	
City, State, ZIP+4®	
PORTSMOUTH, NH 03801	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

3050.50



Site Photograph #1

May 2021



Site Photograph #2

May 2021



Site Photograph #3

May 2021



Site Photograph #4

May 2021



Site Photograph #5

April 2022



Site Photograph #6

April 2022



Site Photograph #7

April 2022



Site Photograph #8

April 2022



Site Photograph #9

April 2022



Site Photograph #10

April 2022



Site Photograph #11

April 2022



Site Photograph #12

April 2022



Site Photograph #13

April 2022

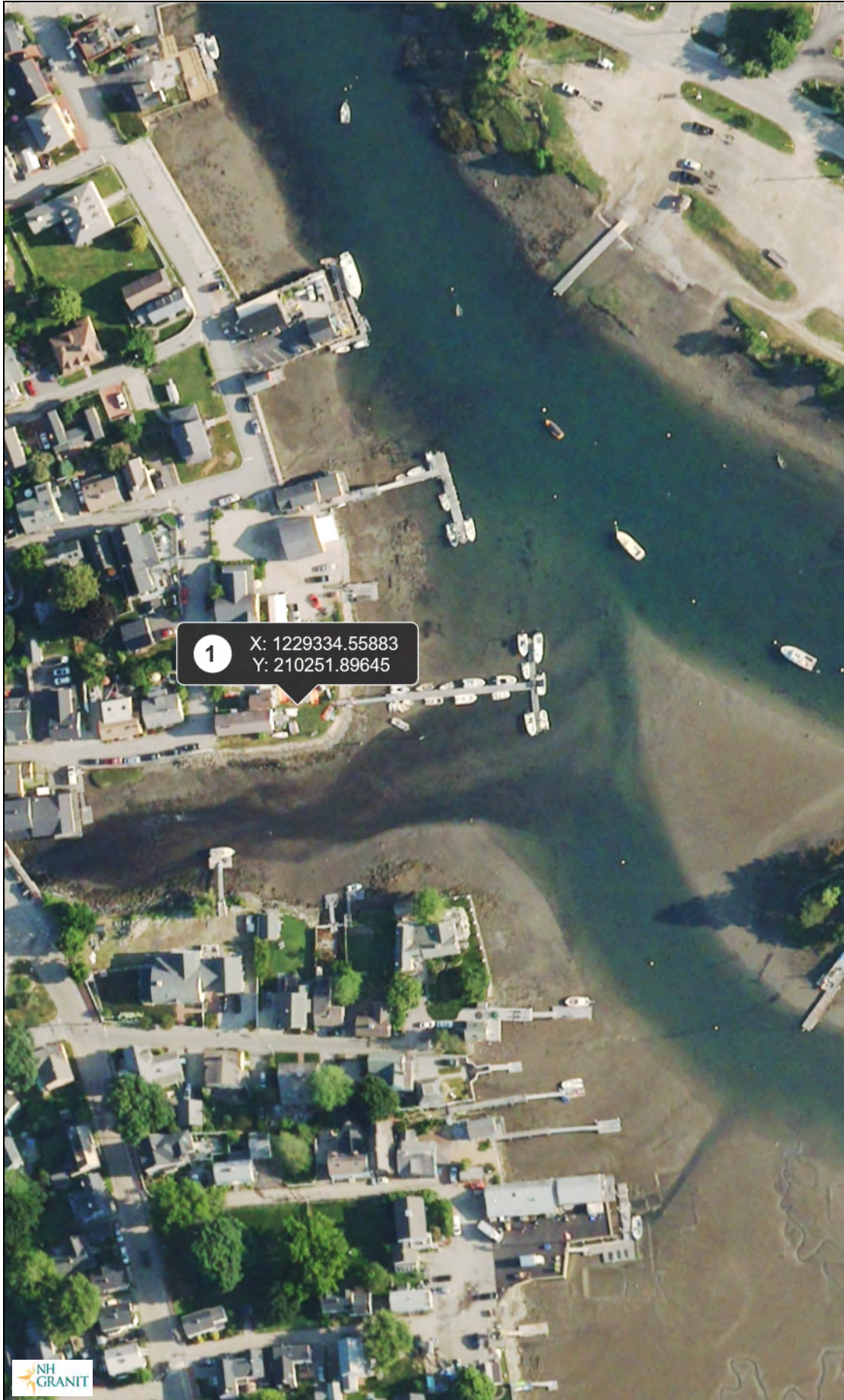


Site Photograph #14

April 2022



Map by NH GRANIT



Legend

- 2019
- Coastal 2019 1-foot RGB

Map Scale

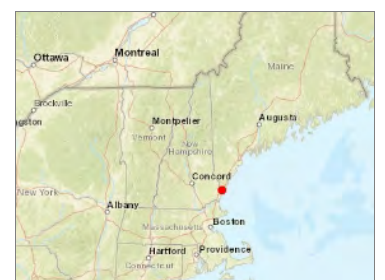
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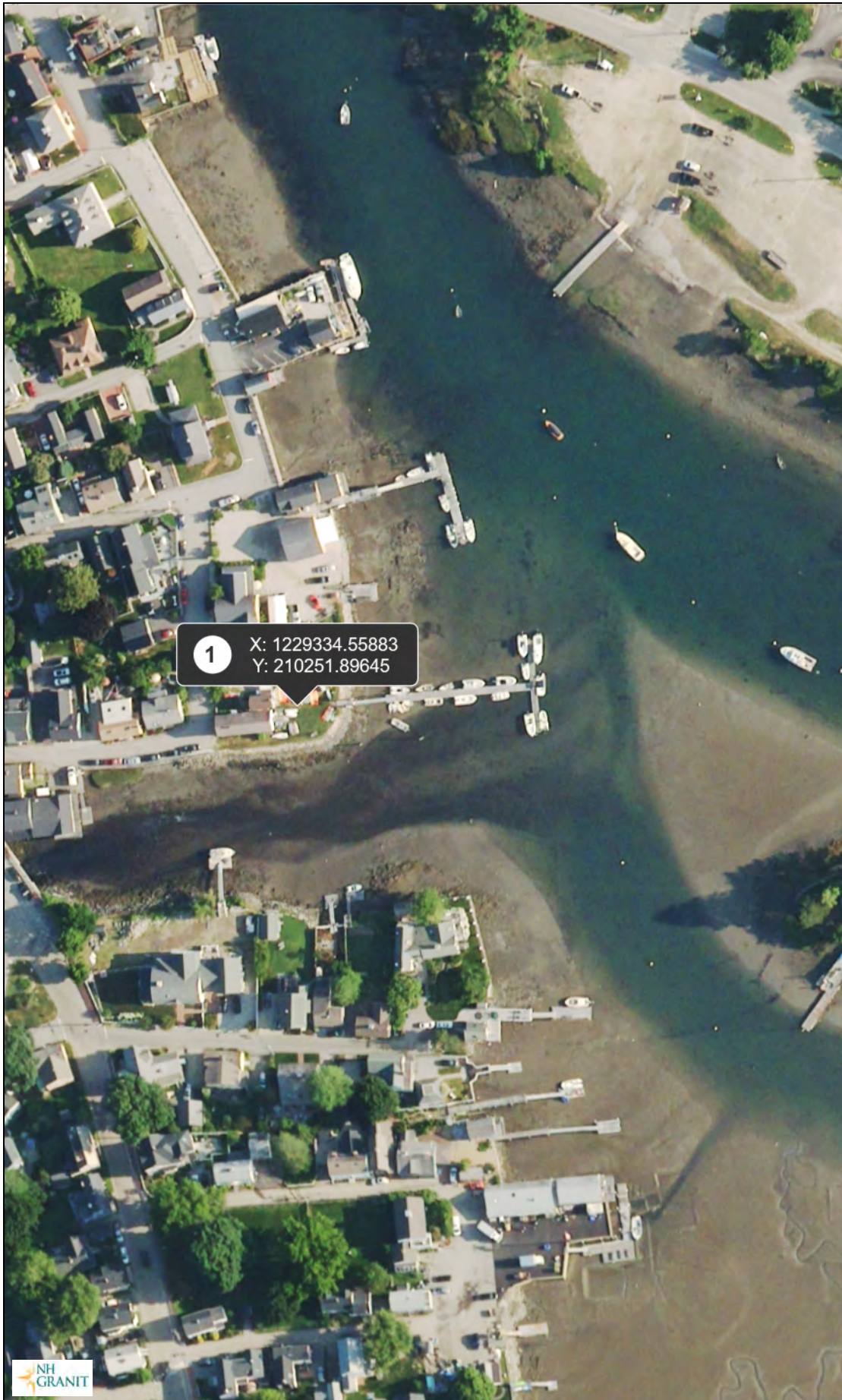


Notes

2019 Eelgrass



Map by NH GRANIT



Legend

Current Shellfish Beds

- Blue Mussel
- Oyster
- Razor Clam
- Softshell Clam
- Surf Clam

Coastal 2019 1-foot RGB

Map Scale

1: 1,624

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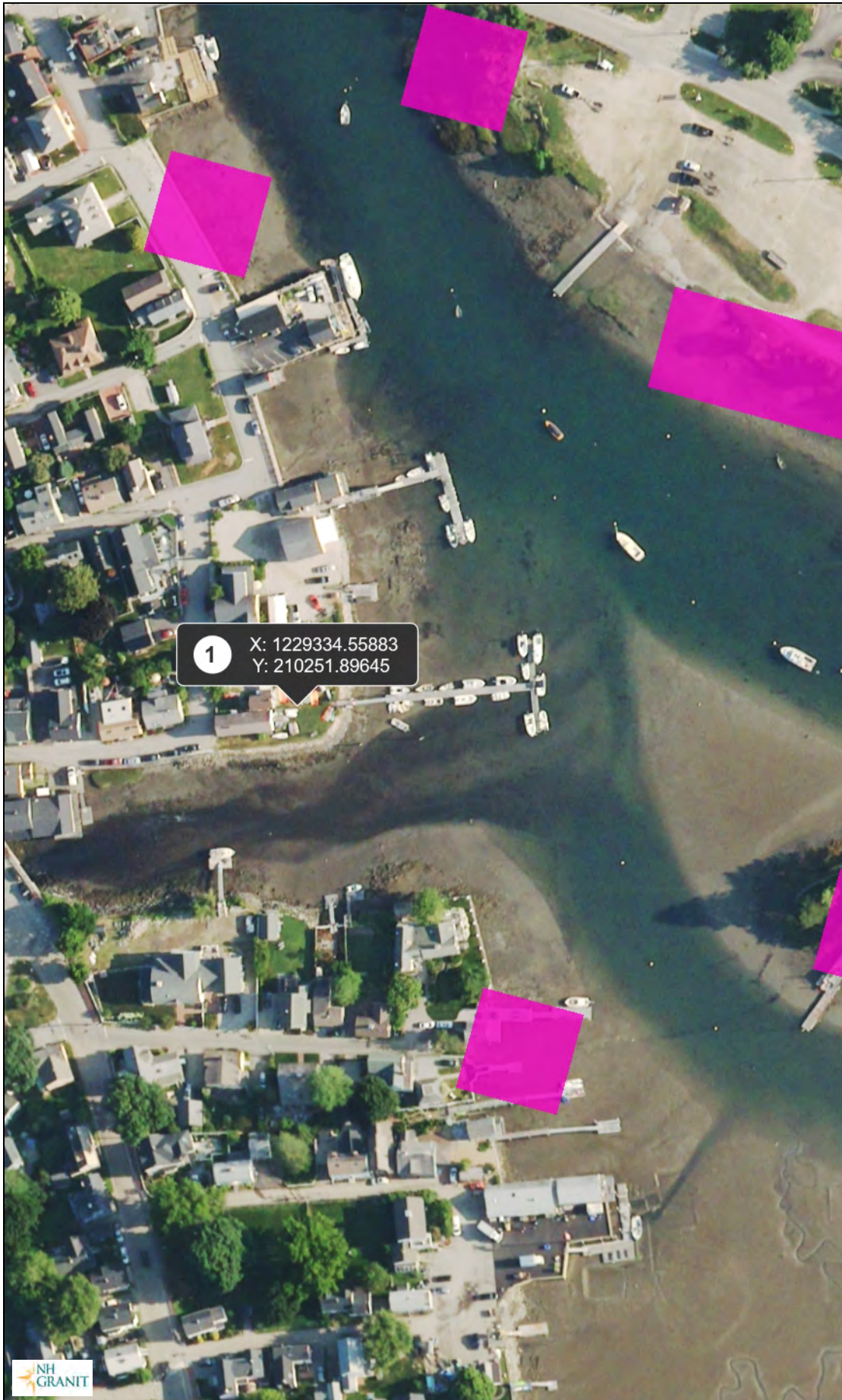
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Notes



Map by NH GRANIT



Legend

Highest Ranked Wildlife Hat

- Not Top Ranked
 - Highest Ranked Habitat in NH
 - Highest Ranked Habitat in Region
 - Supporting Landscape
- Coastal 2019 1-foot RGB

Map Scale

1: 1,624

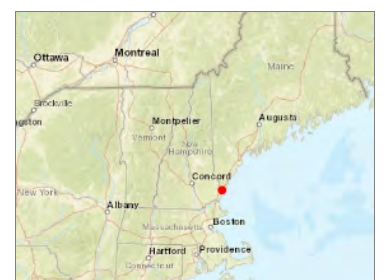
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Map Generated: 3/17/2021



Notes

2019 Eelgrass



EFH Mapper Report

EFH Data Notice

Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional fishery management councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

[Greater Atlantic Regional Office](#)

[Atlantic Highly Migratory Species Management Division](#)

Query Results

Degrees, Minutes, Seconds: Latitude = 43° 4' 26" N, Longitude = 71° 15' 1" W













Decimal Degrees: Latitude = 43.074, Longitude = -70.750























The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

*** WARNING ***

Please note under "Life Stage(s) Found at Location" the category "ALL" indicates that all life stages of that species share the same map and are designated at the queried location.

EFH



Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Flounder	Eggs Juvenile Larvae/Adult	New England	Amendment 14 to the Northeast Multispecies FMP
		Little Skate	Juvenile Adult	New England	Amendment 2 to the Northeast Skate Complex FMP
		Atlantic Herring	Juvenile Adult Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Cod	Larvae Adult Eggs	New England	Amendment 14 to the Northeast Multispecies FMP

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Pollock	Juvenile Eggs Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Red Hake	Adult Eggs/Larvae/Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Windowpane Flounder	Adult Larvae Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Winter Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Smooth Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		White Hake	Adult Eggs Juvenile	New England	Amendment 14 to the Northeast Multispecies FMP
		Thorny Skate	Juvenile	New England	Amendment 2 to the Northeast Skate Complex FMP
		Bluefin Tuna	Adult	Secretarial	Amendment 10 to the 2006 Consolidated HMS FMP: EFH
		Atlantic Mackerel	Eggs Larvae Juvenile	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Bluefish	Adult Juvenile	Mid-Atlantic	Bluefish
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11

Salmon EFH

No Pacific Salmon Essential Fish Habitat (EFH) were identified at the report location.

HAPCs

Link	Data Caveats	HAPC Name	Management Council
		Inshore 20m Juvenile Cod	New England

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.

****For links to all EFH text descriptions see the complete data inventory: [open data inventory -->](#)**

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.

****For links to all EFH text descriptions see the complete data inventory: [open data inventory -->](#)**

All spatial data is currently available for the Mid-Atlantic and New England councils,

Secretarial EFH,

Bigeye Sand Tiger Shark,

Bigeye Sixgill Shark,

Caribbean Sharpnose Shark,

Galapagos Shark,

Narrowtooth Shark,

Sevengill Shark,

Sixgill Shark,

Smooth Hammerhead Shark,

Smalltail Shark

BK3791PG2262

SHAINES & MCEACHERN
PROFESSIONAL ASSOCIATION
25 MAINEWOOD AVENUE
P. O. BOX 360
PORTSMOUTH, N.H. 03802-0360

054539

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James P. Marconi and Ann Marconi, of 41 Pickering Avenue, Portsmouth, New Hampshire, County of Rockingham

FOR CONSIDERATION PAID, grant to Esther's Marina, LLC, A New Hampshire Limited Liability Company with a place of business located at 41 Pickering Avenue, Portsmouth, New Hampshire 03801.

WITH WARRANTY COVENANTS all our right, title and interest in and to the following described premises:

A certain tract or parcel of land, with the buildings thereon, situate on the Easterly side of Pickering Avenue in Portsmouth, County of Rockingham and State of New Hampshire, and more particularly bounded and described as follows:

Northerly by land now or formerly of the heirs of Robert H. Green; Easterly by the Piscataqua River ninety-one (91) feet, more or less, Southerly by the outlet from the South Mill Pond, so-called, and Westerly by Pickering Avenue, formerly of Mechanics Street, Ninety-eight (98) feet, more or less.

Meaning and intending to convey the same premises conveyed to James P. Marconi and Ann Marconi by two Quitclaim deed(s) of Lorraine E. Marconi, each conveying separate half interests, dated December 15, 1987 and recorded in the Rockingham County Registry of Deeds at Book 2719, Page 1488 and the other being dated January 4, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2722, Page 1429.

We, James P. Marconi and Ann Marconi, hereby release to said Grantee all rights of homestead and other interests in the premises conveyed herein.

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

2002 JUN 27 AM 11:45

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
8 THOUSAND 6 HUNDRED AND 25 DOLLARS			
MO.	DAY	YR.	AMOUNT
06	27	02	546134 \$ 8625.00
VOID IF ALTERED			

This conveyance is made subject to all liens, easements, encumbrances and restrictions of record.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this 26 day of June, 2002.

[Signature]
Witness

[Signature]
Ann Marconi

[Signature]
Witness

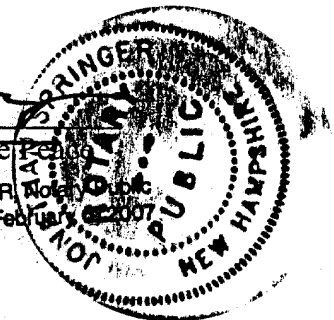
[Signature]
Ann Marconi for James P. Marconi
Pursuant to Portsmouth Family Division
Court Order dated August 21, 2001.
See Marconi v. Marconi
Rockingham County Superior Court
Docket # 2000-M-0037

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS

The foregoing instrument was acknowledged before me by Ann Marconi, Individually and by Ann Marconi, signing on behalf of James P. Marconi Pursuant to the Portsmouth Family Division court order of August 21, 2001 on this 26 day of June, 2002.

[Signature]
Notary Public/Justice of the Peace

JONATHAN S. SPRINGER, Notary Public
My Commission Expires February 28, 2007



Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

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

From: NHB Review, NH Natural Heritage Bureau

Date: 3/23/2022 (valid until 03/23/2023)

Re: Review by NH Natural Heritage Bureau

Permits: NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-0920

Town: Portsmouth

Location: 41 Pickering Avenue

Description: The project proposes the addition of a "float wing" to the existing commercial docking structure consisting of a 3' x 40' gangway and a 10' x 70' float.

cc: Kim Tuttle

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

Comments NHB: No Comments At This Time

F&G: Please describe timing and whether there will be any impacts to the bottom outside of the dry.

As of February 3, 2022, New Hampshire Fish and Game requirements for environmental review consultation have changed. To review the new rules, please go to <https://www.wildlife.state.nh.us/legislative/proposed-rules.html>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail. The NHB Datacheck results letter number needs to be included in the email subject line.

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects can be sent directly to kim.tuttle@wildlife.nh.gov.

Vertebrate species

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

State¹

T

Federal

T

Notes

Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

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

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

Shortnose Sturgeon (*Acipenser brevirostrum*) E E Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

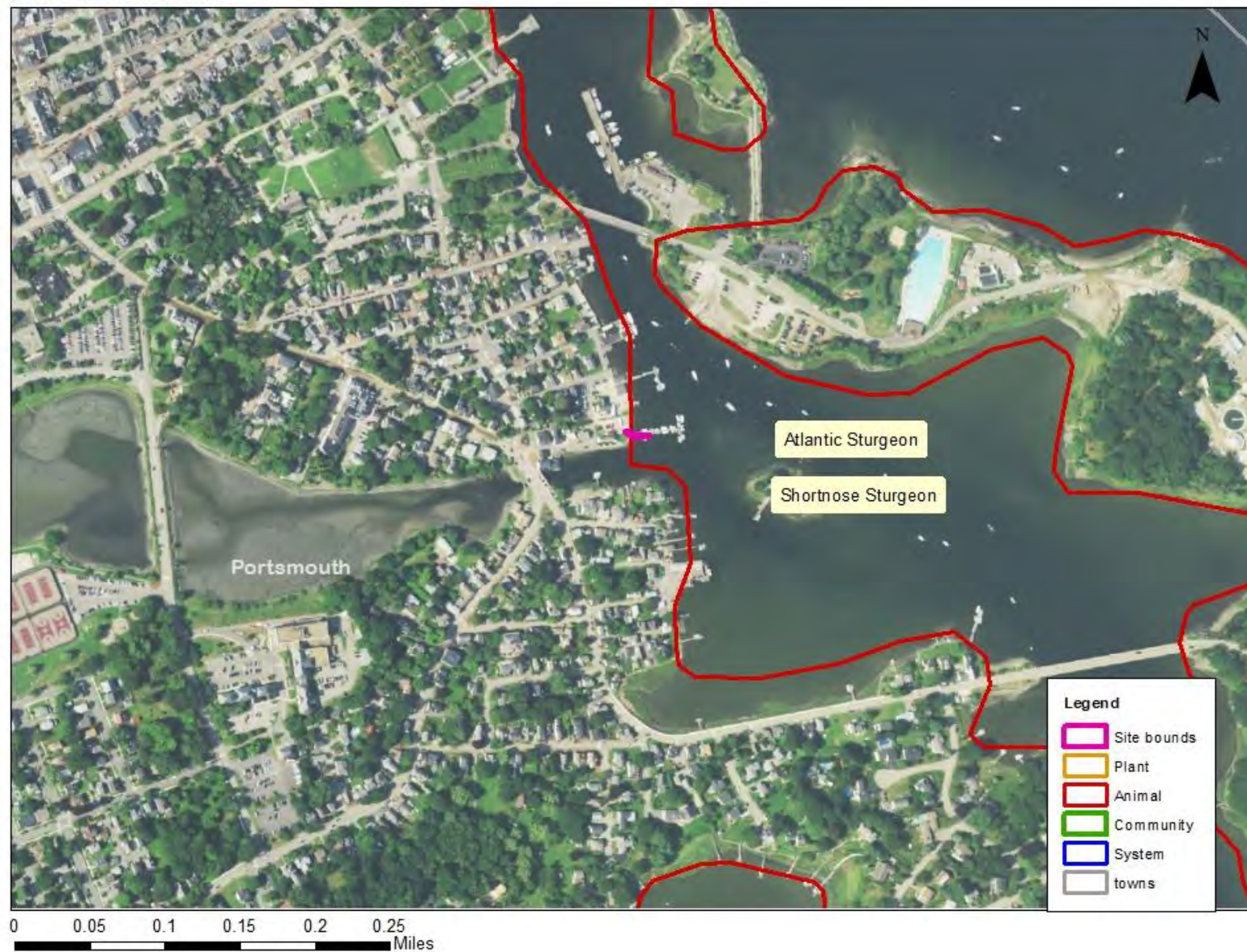
¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20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

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

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

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB22-0920



New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)**Legal Status**

Federal: Listed Threatened
State: Listed Threatened

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 1 individual, sex unknown, detected in the lower Piscataqua River. 2015: 1 individual, sex unknown, detected in Portsmouth Harbor. 2012: 1 individual, sex unknown, detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2012-06-02

Last reported: 2016-05-27

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)**Legal Status**

Federal: Listed Endangered
State: Listed Endangered

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 2 individuals, 1 female and 1 sex unknown, detected in Portsmouth Harbor and the lower Piscataqua River. 2015: 3 females and 2 other individuals, sex unknown detected in Portsmouth Harbor. 2014: 1 female detected moving from Portsmouth Harbor up the Piscataqua River to the mouth of the Cocheco River. 2012: 1 female detected in Little Bay. 2011: 1 female detected in Little Bay. 2010: 1 female detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2010-11-03

Last reported: 2016-10-20

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.



SAFETY DATA SHEET

1. Identification

Product identifier

CCA Treated Wood

Other means of identification

SDS number

92-KPC

Recommended use

Preservative Treated Wood for various weather protected and exterior uses.

Recommended restrictions

None known.

Manufacturer/Importer/Supplier/Distributor information

Company Name

Koppers Performance Chemicals Inc.

Address

1016 Everee Inn Rd., Griffin, GA 30224

Telephone number

770-233-4200

Contact person

Regulatory Manager, KPC Inc.

Emergency Telephone

CHEMTREC 1-800-424-9300

Number

E-mail

KPCmgrsds@koppers.com

2. Hazard(s) identification

Physical hazards

Not classified.

Health hazards

Carcinogenicity (Inhalation)

Category 1A

OSHA defined hazards

Combustible dust

Label elements



Signal word

Danger

Hazard statement

May cause cancer by inhalation. May form combustible dust concentrations in air.

Precautionary statement

Prevention

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Keep away from heat/sparks/open flames/hot surfaces. - No smoking. Keep container tightly closed. Wear protective gloves/protective clothing/eye protection/face protection. Prevent dust accumulation to minimize explosion hazard. Observe good industrial hygiene practices.

Response

If exposed or concerned: Get medical advice/attention. Take off contaminated clothing and wash before reuse. In case of fire: Use water fog, foam, carbon dioxide, dry chemical for extinction. Collect spillage.

Storage

Store away from incompatible materials.

Disposal

Dispose of contents/container in accordance with local/regional/national/international regulations.

Hazard(s) not otherwise classified (HNOC)

None known.

3. Composition/information on ingredients

Mixtures

Chemical name	CAS number	%
Arsenic Pentoxide	1303-28-2	<3
Copper Oxide	1317-39-1	<1.5
Trivalent Chromium	1308-38-9	<3.5
Wood	N/A	<85

Composition comments

All concentrations are in percent by weight unless ingredient is a gas. Gas concentrations are in percent by volume.

Components not listed are either non-hazardous or are below reportable limits.

Depending on the additives applied to the treating solution, this wood may also contain <1 % of mold inhibitors, <1% of a non-hazardous oil emulsion, and <% of a colorant.

4. First-aid measures**Inhalation**

Move to fresh air. If breathing is difficult, give oxygen. Get medical attention immediately. Some species may cause allergic respiratory reactions with asthma-like symptoms in sensitized individuals.

Skin contact

Remove contaminated clothing. Wash skin thoroughly with soap and water for several minutes. Prolonged contact with treated wood and/or treated wood dust, especially when freshly treated at the plant, may cause irritation to the skin. Abrasive handling or rubbing of the treated wood may increase skin irritation. Some wood species, regardless of treatment, may cause dermatitis or allergic skin reactions in sensitized individuals. In case of rashes, wounds or other skin disorders: Seek medical attention and bring along these instructions.

Eye contact

Do not rub eye. Immediately flush eye(s) with plenty of water. Remove any contact lenses and open eyelids wide apart. If irritation persists get medical attention.

Ingestion

Rinse mouth thoroughly if dust is ingested. Get medical attention if any discomfort continues.

Most important symptoms/effects, acute and delayed

Wood dust: May cause nasal dryness, irritation and mucostasis. Coughing, wheezing, sneezing, sinusitis and prolonged colds have also been reported. Depending on wood species may cause respiratory sensitization and/or irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. May cause eczema-like skin disorders (dermatitis). Airborne treated or untreated wood dust may cause nose, throat, or lung irritation and other respiratory effects.

Indication of immediate medical attention and special treatment needed

If one ounce of treated wood dust per 10 lbs. of body weight are ingested, acute arsenic intoxication is a possibility.

General information

Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves.

5. Fire-fighting measures**Suitable extinguishing media**

Water fog. Foam. Carbon dioxide (CO₂). Dry chemical powder. Apply extinguishing media carefully to avoid creating airborne dust.

Unsuitable extinguishing media

Do not use water jet as an extinguisher, as this will spread the fire.

Specific hazards arising from the chemical

Explosion hazard: Avoid generating dust; fine dust dispersed in air in sufficient concentrations and in the presence of an ignition source is a potential dust explosion hazard. Depending on moisture content, and more importantly, particle diameter and airborne concentration, wood dust in a contained area may explode in the presence of an ignition source. Wood dust may similarly deflagrate (combustion without detonation like an explosion) if ignited in an open or loosely contained area. An airborne concentration of 40 grams (40,000 mg) of dust per cubic meter of air is often used as the LEL for wood dusts. Reference NFPA Standards- 654 and 664 for guidance. Toxic vapors from wood and preservative may be given off in a fire. Ash will contain free arsenic and chromium and may be toxic.

Special protective equipment and precautions for firefighters

Self-contained breathing apparatus and full protective clothing must be worn in case of fire.

Fire fighting equipment/instructions

In case of fire and/or explosion do not breathe fumes. Move containers from fire area if you can do so without risk.

Specific methods

Use standard firefighting procedures and consider the hazards of other involved materials.

General fire hazards

May form combustible dust concentrations in air.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

Use only non-sparking tools. Keep unnecessary personnel away. Keep people away from and upwind of spill/leak. Dust deposits should not be allowed to accumulate on surfaces, as these may form an explosive mixture if they are released into the atmosphere in sufficient concentration. Wear appropriate protective equipment and clothing during clean-up. Ensure adequate ventilation. Local authorities should be advised if significant spillages cannot be contained. For personal protection, see section 8 of the SDS.

Methods and materials for containment and cleaning up

Eliminate all ignition sources (no smoking, flares, sparks, or flames in immediate area). Take precautionary measures against static discharge. Use only non-sparking tools. Avoid dispersal of dust in the air (i.e., clearing dust surfaces with compressed air). Stop the flow of material, if this is without risk.

Large Spills: Wet down with water and dike for later disposal. Shovel the material into waste container. Following product recovery, flush area with water.

Small Spills: Sweep up or vacuum up spillage and collect in suitable container for disposal.

Never return spills to original containers for re-use. For waste disposal, see section 13 of the SDS.

Environmental precautions

Avoid release to the environment. Prevent further leakage or spillage if safe to do so. Avoid discharge into drains, water courses or onto the ground. Inform appropriate managerial or supervisory personnel of all environmental releases.

7. Handling and storage

Precautions for safe handling

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Minimize dust generation and accumulation. Avoid significant deposits of material, especially on horizontal surfaces, which may become airborne and form combustible dust clouds and may contribute to secondary explosions. Routine housekeeping should be instituted to ensure that dusts do not accumulate on surfaces. Keep away from heat/sparks/open flames/hot surfaces. - No smoking. Explosion-proof general and local exhaust ventilation. Avoid prolonged exposure. Wear appropriate personal protective equipment. Avoid release to the environment. Do not burn preserved wood. Do not use preserved wood as Mulch. Observe good industrial hygiene practices.

Conditions for safe storage, including any incompatibilities

Keep away from heat, spark, open flames and other sources of ignition. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/personal protection

Occupational exposure limits

U.S. - OSHA

Components	Type	Value	Form
Wood Dust (CAS N/A)	PEL	5 mg/m ³	Respirable dust.
		15 mg/m ³	Total fraction.

US. OSHA Table Z-1 Limits for Air Contaminants (29 CFR 1910.1000)

Components	Type	Value
Trivalent Chromium (CAS 1308-38-9)	PEL	0.5 mg/m ³

ACGIH

Components	Type	Value	Form
Wood Dust (CAS N/A)	TWA	1 mg/m ³	Inhalable fraction.

US. ACGIH Threshold Limit Values

Components	Type	Value
Arsenic Pentoxide (CAS 1303-28-2)	TWA	0.01 mg/m ³
Trivalent Chromium (CAS 1308-38-9)	TWA	0.5 mg/m ³

US. NIOSH: Pocket Guide to Chemical Hazards

Components	Type	Value	Form
Arsenic Pentoxide (CAS 1303-28-2)	Ceiling	0.002 mg/m ³	

US. NIOSH: Pocket Guide to Chemical Hazards

Components	Type	Value	Form
Copper Oxide (CAS 1317-39-1)	TWA	1 mg/m ³	Dust and mist.
Trivalent Chromium (CAS 1308-38-9)	TWA	0.5 mg/m ³	
Wood Dust (CAS N/A)	TWA	1 mg/m ³	Dust.

Biological limit values

ACGIH Biological Exposure Indices

Components	Value	Determinant	Specimen	Sampling Time
Arsenic Pentoxide (CAS 1303-28-2)	35 µg/l	Inorganic arsenic, plus methylated metabolites, as As	Urine	*

* - For sampling details, please see the source document.

Appropriate engineering controls Explosion-proof general and local exhaust ventilation. Good general ventilation (typically 10 air changes per hour) should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level.

Individual protection measures, such as personal protective equipment

Eye/face protection Wear dust-resistant safety goggles with side shields where there is danger of eye contact.

Skin protection

Hand protection

When handling wood, wear leather or fabric gloves.

Other

Wear suitable protective clothing. Use of an impervious apron is recommended.

Respiratory protection

If engineering controls do not maintain airborne concentrations below recommended exposure limits (where applicable) or to an acceptable level (in countries where exposure limits have not been established), an approved respirator must be worn. Use a NIOSH-approved respirator if there is a potential for exposure to dust exceeding exposure limits (See 29 CFR 1910.134, respiratory protection standard).

Thermal hazards

Wear appropriate thermal protective clothing, when necessary.

General hygiene considerations

If wood dust contacts the skin, workers should wash the affected areas with soap and water. Clothing contaminated with wood dust should be removed, and provisions should be made for the safe removal of the chemical from the clothing. Persons laundering the clothes should be informed of the hazardous properties of wood dust. A worker who handles wood dust should thoroughly wash hands, forearms, and face with soap and water before eating, using tobacco products, using toilet facilities, applying cosmetics, or taking medication. Workers should not eat, drink, use tobacco products, apply cosmetics, or take medication in areas where wood dust is handled, or processed.

9. Physical and chemical properties

Appearance

Physical state	Solid.
Form	Solid.
Color	Yellow/green.

Odor Wood odor.

Odor threshold Not available.

pH Not applicable.

Melting point/freezing point Not available.

Initial boiling point and boiling range Not available.

Flash point Not available.

Evaporation rate Not available.

Flammability (solid, gas) Combustible solid.

Upper/lower flammability or explosive limits

Flammability limit - lower (%)	Not available.
Flammability limit - upper (%)	Not available.
Explosive limit - lower (%)	Not available.
Explosive limit - upper (%)	Not available.
Vapor pressure	Not applicable.
Vapor density	Not applicable.
Relative density	Not available.
Solubility(ies)	
Solubility (water)	Highly insoluble.
Partition coefficient (n-octanol/water)	Not available.
Auto-ignition temperature	Not available.
Decomposition temperature	Not available.
Viscosity	Not applicable.
Other information	
Density	As wood.

10. Stability and reactivity

Reactivity	The product is stable and non-reactive under normal conditions of use, storage and transport.
Chemical stability	Material is stable under normal conditions.
Possibility of hazardous reactions	No dangerous reaction known under conditions of normal use.
Conditions to avoid	Keep away from heat, sparks and open flame. Minimize dust generation and accumulation. Contact with incompatible materials.
Incompatible materials	Strong oxidizing agents.
Hazardous decomposition products	Toxic vapors from wood and preservative may be given off in a fire. Ash will contain free arsenic and chromium and may be toxic.

11. Toxicological information**Information on likely routes of exposure**

Inhalation	Wood dust, treated or untreated, is irritating to the nose, throat and lungs. Prolonged or repeated inhalation of wood dusts may cause respiratory irritation, recurrent bronchitis and prolonged colds. Some species may cause allergic respiratory reactions with asthma-like symptoms in sensitized individuals. Prolonged exposure to wood dusts by inhalation has been reported to be associated with nasal and paranasal cancer.
Skin contact	Handling may cause splinters. Prolonged contact with treated wood and/or treated wood dust, especially when freshly treated at the plant, may cause irritation to the skin. Abrasive handling or rubbing of the treated wood may increase skin irritation. Some wood species, regardless of treatment, may cause dermatitis or allergic skin reactions in sensitized individuals.
Eye contact	Dust may irritate the eyes.
Ingestion	Not likely, due to the form of the product. However, ingestion of dusts generated during working operations may cause nausea and vomiting. If one ounce of treated wood dust per 10 lbs. of body weight are ingested, acute arsenic intoxication is a possibility. Certain species of wood and their dusts may contain natural toxins, which can have adverse effects in humans.
Symptoms related to the physical, chemical and toxicological characteristics	Wood dust: May cause nasal dryness, irritation and mucostasis. Coughing, wheezing, sneezing, sinusitis and prolonged colds have also been reported. Depending on wood species may cause respiratory sensitization and/or irritation. Symptoms can include irritation, redness, scratching of the cornea, and tearing. May cause eczema-like skin disorders (dermatitis). Airborne treated or untreated wood dust may cause nose, throat, or lung irritation and other respiratory effects.

Information on toxicological effects

Acute toxicity	Not expected to be acutely toxic.
Skin corrosion/irritation	Dust may irritate skin.
Serious eye damage/eye irritation	Dust may irritate the eyes.

Respiratory or skin sensitization

ACGIH Sensitization

Wood (CAS N/A)

Dermal sensitization

Respiratory sensitization

Respiratory sensitization

Exposure to wood dusts can result in hypersensitivity,

Skin sensitization

Exposure to wood dust can result in the development of contact dermatitis. The primary irritant dermatitis resulting from skin contact with wood dusts consist of erythema, blistering, and sometimes erosion and secondary infections occur.

Germ cell mutagenicity

No component of this product present at levels greater than or equal to 0.1% is identified as a mutagen by OSHA.

Carcinogenicity

May cause cancer by inhalation.

This classification is based on an increased incidence of nasal and paranasal cancers in people exposed to wood dusts.

IARC Monographs. Overall Evaluation of Carcinogenicity

Arsenic Pentoxide (CAS 1303-28-2)

1 Carcinogenic to humans.

Trivalent Chromium (CAS 1308-38-9)

3 Not classifiable as to carcinogenicity to humans.

Wood (CAS N/A)

1 Carcinogenic to humans.

NTP Report on Carcinogens

Arsenic Pentoxide (CAS 1303-28-2)

Known To Be Human Carcinogen.

Wood Dust (CAS N/A)

Known To Be Human Carcinogen.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Arsenic Pentoxide (CAS 1303-28-2)

Cancer

Reproductive toxicity

This product is not expected to cause reproductive or developmental effects.

Specific target organ toxicity - single exposure

Not classified.

Specific target organ toxicity - repeated exposure

Not classified.

Aspiration hazard

Not likely, due to the form of the product.

Chronic effects

Chronic exposure to wood dusts can result in pneumonitis, and coughing, wheezing, fever and the other signs and symptoms associated with chronic bronchitis. Individuals with pre-existing disease in or a history of ailments involving the skin, kidney, liver, respiratory tract, eyes, or nervous system are at a greater than normal risk of developing adverse effects from woodworking operations with this product.

Further information

The effects of industrial exposure to the chrome-copper-arsenic preservative used to treat CCA wood has been evaluated in three independent epidemiology studies. In each case the authors concluded that workers exposed on a daily basis to these preservatives were at no increased risk of death or disease as a result of their exposure.

Recreational exposure to children using CCA treated wood playground equipment has been evaluated. The results of this study indicate that the amount of arsenic transferred from the wood surface to the child is within the normal variation of total arsenic exposure to children and that the maximum risks of skin cancer associated with the exposure approximates the skin cancer risk from the sunlight experienced during play periods. Leaf, stem, and fruit of grape plants grown adjacent to CCA treated wood poles did not take up preservative components from the poles above background levels (limit of detection 0.2 and 0.05 ppm for chrome and arsenic, respectively).

12. Ecological information

Ecotoxicity

The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Persistence and degradability

No data is available on the degradability of this product.

Bioaccumulative potential

No data available on bioaccumulation.

Mobility in soil

The product is insoluble in water.

Mobility in general

The product is not volatile but may be spread by dust-raising handling.

Other adverse effects

No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Do not allow this material to drain into sewers/water supplies. Do not contaminate ponds, waterways or ditches with chemical or used container. DO NOT BURN! Ash may be toxic and a hazardous waste; combustion vapors may be toxic. Dispose of contents/container in accordance with local/regional/national/international regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.

US RCRA Hazardous Waste P List: Reference

Arsenic Pentoxide (CAS 1303-28-2) P011

Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Empty containers should be taken to an approved waste handling site for recycling or disposal. Since emptied containers may retain product residue, follow label warnings even after container is emptied.

14. Transport information

DOT

Not regulated as dangerous goods.

IATA

Not regulated as dangerous goods.

IMDG

Not regulated as dangerous goods.

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code Not applicable.

15. Regulatory information

US federal regulations	This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200. All components are listed on or exempt from the U.S. EPA TSCA Inventory List.
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TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Arsenic Pentoxide (CAS 1303-28-2)	Cancer Liver Skin Respiratory irritation Nervous system Acute toxicity
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CERCLA Hazardous Substance List (40 CFR 302.4)

Arsenic Pentoxide (CAS 1303-28-2)	LISTED
Copper Oxide (CAS 1317-39-1)	LISTED
Trivalent Chromium (CAS 1308-38-9)	LISTED

Superfund Amendments and Reauthorization Act of 1986 (SARA)

Hazard categories	Immediate Hazard - No Delayed Hazard - Yes Fire Hazard - Yes Pressure Hazard - No Reactivity Hazard - No
--------------------------	--

SARA 302 Extremely hazardous substance

Chemical name	CAS number	Reportable quantity (pounds)	Threshold planning quantity (pounds)	Threshold planning quantity, lower value (pounds)	Threshold planning quantity, upper value (pounds)
Arsenic Pentoxide	1303-28-2	1		100	10000

SARA 311/312 Hazardous chemical Yes

SARA 313 (TRI reporting)

Chemical name	CAS number	% by wt.
Arsenic Pentoxide	1303-28-2	<3
Copper Oxide	1317-39-1	<1.5
Trivalent Chromium	1308-38-9	<3.5

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List

Arsenic Pentoxide (CAS 1303-28-2)
Trivalent Chromium (CAS 1308-38-9)

Clean Air Act (CAA) Section 112(r) Accidental Release Prevention (40 CFR 68.130)

Not regulated.

Safe Drinking Water Act (SDWA) Not regulated.

US state regulations

US. Massachusetts RTK - Substance List

Arsenic Pentoxide (CAS 1303-28-2)
Trivalent Chromium (CAS 1308-38-9)

US. New Jersey Worker and Community Right-to-Know Act

Arsenic Pentoxide (CAS 1303-28-2)
Copper Oxide (CAS 1317-39-1)
Trivalent Chromium (CAS 1308-38-9)
Wood Dust (CAS N/A)

US. Pennsylvania Worker and Community Right-to-Know Law

Arsenic Pentoxide (CAS 1303-28-2)
Trivalent Chromium (CAS 1308-38-9)
Wood Dust (CAS N/A)

US. Rhode Island RTK

Arsenic Pentoxide (CAS 1303-28-2)
Copper Oxide (CAS 1317-39-1)
Trivalent Chromium (CAS 1308-38-9)

US. California Proposition 65

WARNING: This product contains a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

US - California Proposition 65 - Carcinogens & Reproductive Toxicity (CRT): Listed substance

Wood Dust (CAS N/A)

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates this product complies with the inventory requirements administered by the governing country(s).

A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 05-April-2015
Revision date 01-June-2015
Version # 02

Further information

HMIS® is a registered trade and service mark of the NPCA.
E - Safety Glasses, Gloves, Dust Respirator

PERCENTAGE OF HAZARDOUS INGREDIENTS COMPONENT %:

0.25 pcf

Arsenic Pentoxide 0.3%, Copper Oxide 0.15%, Chromium Trioxide 0.4%, Wood Dust* 84.28%

0.4 pcf

Arsenic Pentoxide 0.4%, Copper Oxide 0.2%, Chromium Trioxide 0.6%, Wood Dust* 83.98%

0.6 pcf

Arsenic Pentoxide 0.6%, Copper Oxide 0.3%, Chromium Trioxide 0.9%, Wood Dust* 83.47%

1.0 pcf

Arsenic Pentoxide 1.0%, Copper Oxide 0.6%, Chromium Trioxide 1.4%, Wood Dust* 82.45%

2.5 pcf

Arsenic Pentoxide 2.6%, Copper Oxide 1.3%, Chromium Trioxide 3.3%, Wood Dust* 78.88%

* This represents the maximum amount of wood dust that could be generated if the wood was completely machined.

The above percentages are based on the applicable retention, a wood density of 32 pcf., and a moisture content of 15%, the above values may vary due to the variability of treatment and the natural variability of wood.

HMIS® ratings

Health: 1*

Flammability: 1

Physical hazard: 0

Personal protection: E

NFPA ratings



Disclaimer

Koppers Performance Chemicals Inc. cannot anticipate all conditions under which this information and its product, or the products of other manufacturers in combination with its product, may be used. It is the user's responsibility to ensure safe conditions for handling, storage and disposal of the product, and to assume liability for loss, injury, damage or expense due to improper use. The information in the sheet was written based on the best knowledge and experience currently available.

Coastal Vulnerability Assessment

Prepared for:

**Esther's Marina LLC
41 Pickering Avenue
Portsmouth, New Hampshire 03801**

Prepared By:

**Ambit Engineering, Inc
200 Griffin, Unit 3
Portsmouth, New Hampshire 03801**



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

Introduction

This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Wetland Permit Application for the construction of a tidal dock expansion including the addition of a 3' x 40' gangway and a 10' x 70' float at 41 Pickering Avenue, Portsmouth, NH (herein referred to as "project site"). The project site is located on the eastern side of Pickering Avenue, to the east of the terminal end of South Mill Street and to the west of the Piscataqua River. The surrounding land use is residential/commercial with similar docking structures.

Methods

On February 18, 2021, Steven D. Riker, CWS from Ambit Engineering, Inc. conducted a site visit to evaluate coastal characteristics of the project site, as well as the functions and values of the tidal wetland area (see attached Coastal Functions and Values assessment). This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hampshire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein referred to as Guidance Document).

Part 1.1 – Project Type

This project proposes the construction of a tidal dock expansion on a lot adjacent to the Piscataqua River. The purpose for the expansion is to provide Esther's Marina LLC with expanded and improved dockage and water access for an existing kayak rental business. For more details regarding construction of the docking structure and construction sequences; please refer to the NH DES Wetlands Bureau Application Letter to the Wetlands Inspector and attached NHDES Permit Plan – C2 and Detail Sheet D1.

Part 1.2 – Project Location

The project location 41 Pickering Avenue, Portsmouth, NH, Tax Map 102, Lot 25 and consists of 11,650 sq. ft. of upland and 205 +/- of shoreline frontage along the Piscataqua River. Access to the project site will be from Pickering Avenue for the staging of equipment, and the Piscataqua River for the staging of the barge to be used for deck, dock and pile installation.

Part 1.3 – Timeline for Desired Useful Life

The desired useful life for this project is considered to be 2100 (50-100 years) due to the fact that the tidal dock expansion are structures that have a life expectancy of approximately 50-75 years.

2.1 – Project Risk Tolerance

The proposed project is considered to have a high-risk tolerance considering that the structures have a relatively low cost, are relatively easy to modify, propose little to no implications on public function and/or safety; and has relatively low sensitivity to inundation, as the decks and dock floats are designed to withstand fluctuating tidal conditions including storm surge.


2.2 – Risk Tolerance of Important Access and Service Areas

The risk tolerance of surrounding access and service areas is not applicable to this project, as the project occurs on private property, with existing tidal dock and proposed dock expansion are being accessed by foot from the subject property.

3.1 – Relative Sea Level Rise Scenario (RSLs)

Based on Table 3 in the Guidance Document (see table below), the RSLs for this project (based on the previously determined high risk tolerance) is considered to be on the lower magnitude, and higher probability. The following table depicts the probable sea level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Docking structure & Stone Revetment	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) <i>Compared to the sea level in the year 2000</i>			
	Lower magnitude Higher probability			Higher magnitude Lower probability
2030	0.7	0.9	1.0	1.1
2050	1.3	1.6	2.0	2.3
2100	2.9	3.8	5.3	6.2
2150	4.6	6.4	9.9	11.7

*Added by Ambit Engineering, Inc. based on the application of the Guidance Document towards our project.

3.2 – RSLR Impacts to the Project Evaluation

Please see the attached Figure 1 – Projected SLR's; which depicts the project site and relevant Highest Observable Tide Line (HOTL), MHHW, and the projected SLR's for the year 2100. Relative to surrounding topography and considering the High Risk Tolerance of this project; it is not expected the projected RSLR for this project needs to be a strong consideration. The tidal dock expansion will consist of attachment of the proposed gangway to the existing fixed wood pier, which is located at elevation 11.3. The projected sea level rise in year 2100 is 2.9 feet resulting in future Mean High Water (MHHW) elevation of 11.3 feet. MHHW and projected SLR is depicted in the profile view on Details-Sheet D1 in relation to the proposed dock elevation.

3.3 – Other Factors

Other factors were evaluated in conjunction with RSLR including surface water levels, groundwater levels, and current velocities which will increase with sediment erosion and deposition, which will also change. The project's position in the landscape was also considered relative to other infrastructure. The closest surface water to the project site is the adjacent Piscataqua River, projections of RSLR of which have already been depicted and discussed. There are no current restrictions on the project site or associated with the proposed project. Mean High Water (MHHW) associated with the project site is located approximately at elevation 8.43. Considering a 2.9 foot RSLR in the year 2100 resulting in an elevation of 11.3, and the existing fixed wood pier at elevation 11.3, the structure will function as intended throughout the expected useful life of the property they will serve, simply by the means in which they are constructed.

4.1 – RSLR and Coastal Storms

Due to the project site location being immediately adjacent to the Piscataqua River, it is anticipated that RSLR and storm surge on the proposed project site will be comparable to adjacent properties with similar docking structures. Considering the high risk tolerance of this project, it is not

anticipated that this project has a significant level of vulnerability to RSLR and coastal storms given the method in which the proposed structures will be constructed.

4.2 – Other Factors

Other factors such as surface water levels, groundwater levels, wind and current velocities have been considered. Considering the high risk tolerance of this project, it is not anticipated that this project has a significant level of vulnerability to groundwater levels, wind and current velocities given the method in which the proposed structures will be constructed.

5.1 – Projected RSL-Induced Groundwater Rise

Based on the Sea-Level Rise Mapper, there is projected groundwater rise associated with RSLR on the project site, however given that the project provides structure that will be pile supported over water, we do not believe groundwater rise should be a strong consideration.

5.2 – Projected Groundwater Depth at the Project Location

Based on knowledge of the site and soil morphology of the site, groundwater depth (Estimated Seasonal High Water Table) is between 25-35” below the soil surface.

6.1 – Best Available Precipitation Estimates

Please see the attached Extreme Precipitation Tables from the Northeast Regional Climate Center.

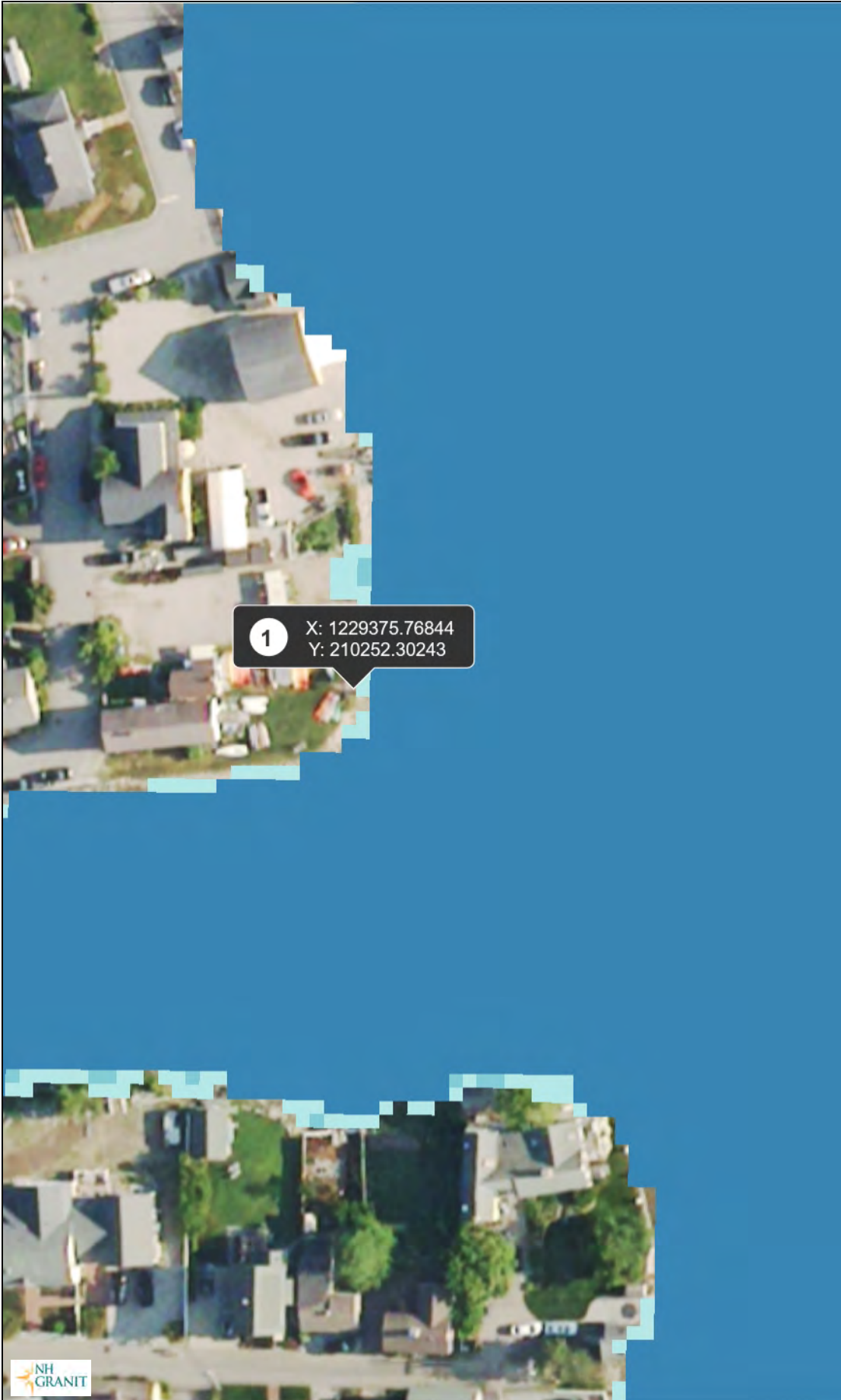
7.1 – Cumulative Coastal Flood Risk to the Project

Based on the high risk tolerance of this project combined with all other factors including RSLR, coastal storms, RSLR-induced groundwater rise, extreme precipitation and/or freshwater flooding occurring together; this project is not considered to be at high risk from coastal flooding.

7.2 – Possible Actions to Mitigate Coastal Flood Risk

Given the high risk tolerance of the proposed project, it is not anticipated that it is necessary to mitigate for coastal flood risk beyond what has already been incorporated into the design plan for the docking structure. The projected SLR scenario through 2100 is 2.9’ (See profile view on Sheet D1), and the proposed docking structure has been designed to account for this projection.

Map by NH GRANIT



Legend

MHHW + 1-ft SLR

0 - 2

2 - 4

 4 - 6

6 - 8

■ 8 - 10

Coastal 2019 1-foot RGB

Map Scale

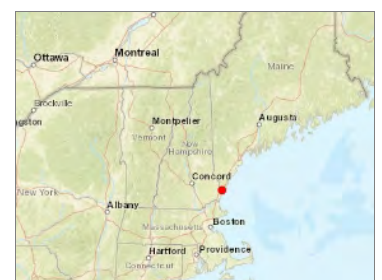
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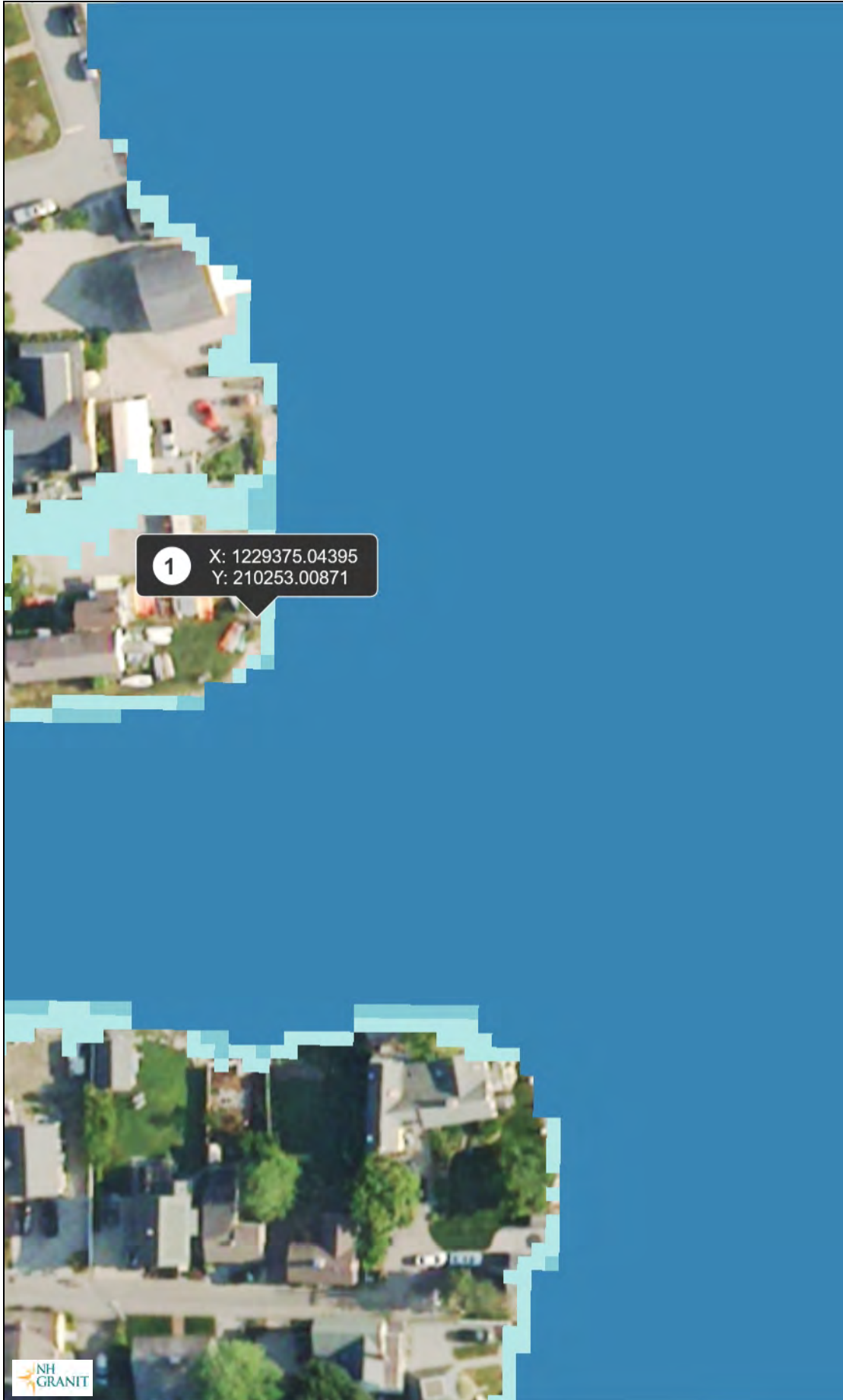
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Map Generated: 7/21/2022

Notes



Map by NH GRANIT



Legend

MHHW + 2-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

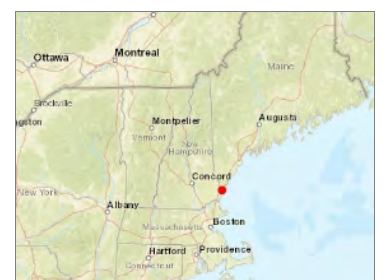
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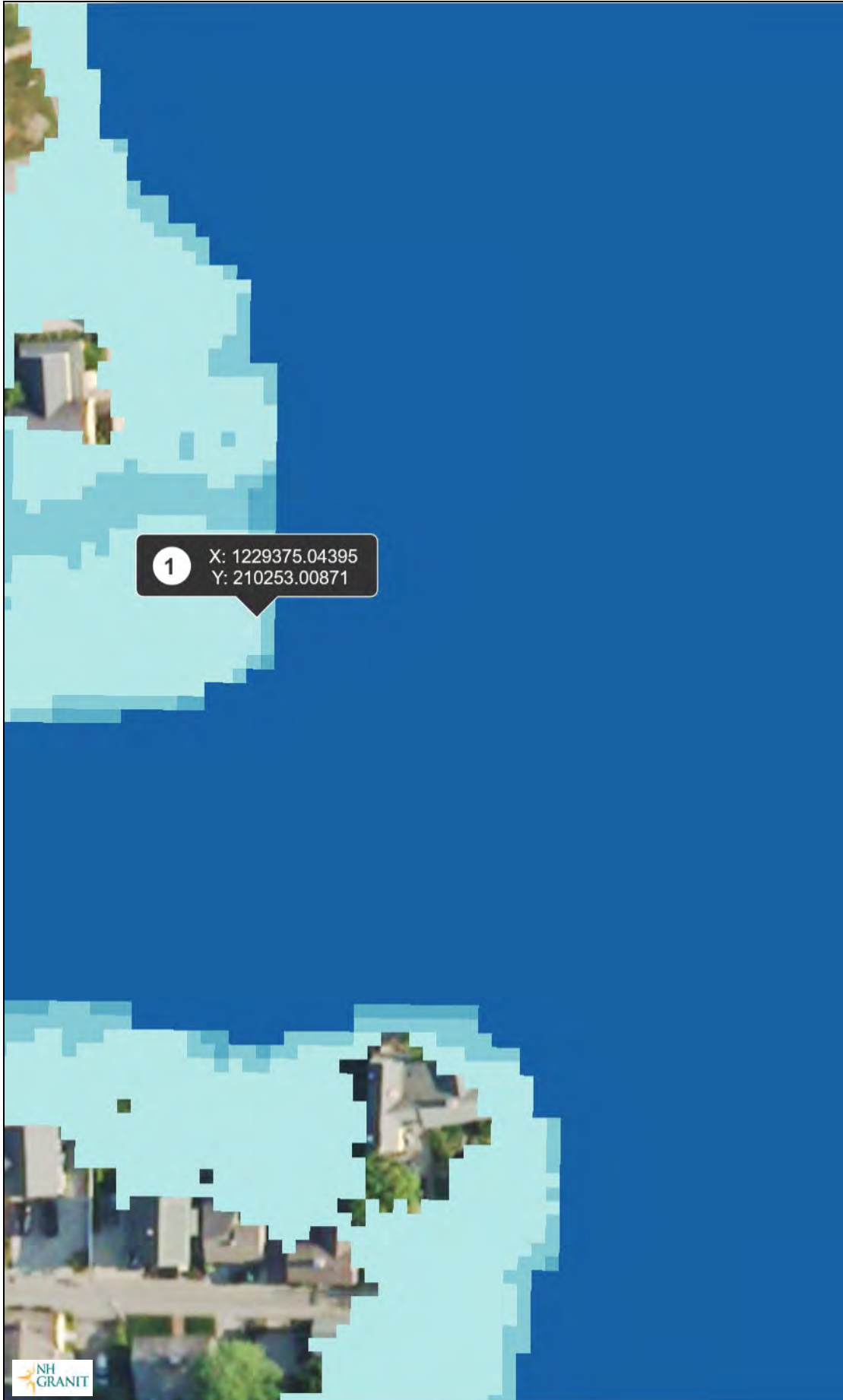
Map Generated: 7/21/2022



Notes



Map by NH GRANIT



Legend

MHHW + 4-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

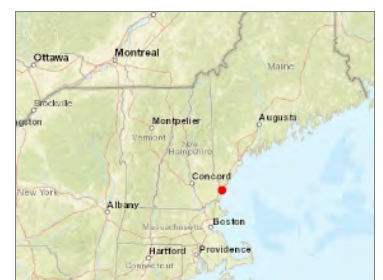
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Notes



Map by NH GRANIT



Legend

MHHW + 6-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

1: 812

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Notes



Map by NH GRANIT



Legend

MHHW + 8-ft SLR

- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +

Coastal 2019 1-foot RGB

Map Scale

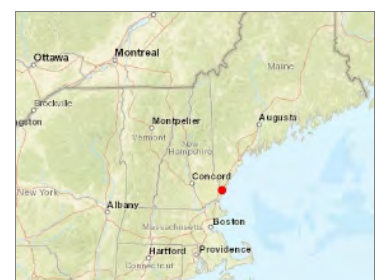
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Map Generated: 7/21/2022



Notes



Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	
Location	
Longitude	70.745 degrees West
Latitude	43.071 degrees North
Elevation	0 feet
Date/Time	Tue, 21 Jan 2020 12:37:30 -0500

Precipitation estimates multiplied by 1.15 are listed below:

1-yr: 3.06
2-yr: 3.69
10-yr: 5.59
50-yr: 8.49

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.26	0.40	0.50	0.65	0.81	1.04	1yr	0.70	0.98	1.21	1.56	2.03	2.66	2.92	1yr	2.35	2.81	3.22	3.94	4.55	1yr
2yr	0.32	0.50	0.62	0.81	1.02	1.30	2yr	0.88	1.18	1.52	1.94	2.49	3.21	3.57	2yr	2.84	3.43	3.94	4.68	5.33	2yr
5yr	0.37	0.58	0.73	0.98	1.25	1.61	5yr	1.08	1.47	1.89	2.43	3.14	4.07	4.58	5yr	3.60	4.40	5.04	5.94	6.70	5yr
10yr	0.41	0.65	0.82	1.12	1.45	1.89	10yr	1.25	1.73	2.23	2.90	3.75	4.86	5.53	10yr	4.30	5.32	6.09	7.11	7.98	10yr
25yr	0.48	0.76	0.97	1.34	1.78	2.34	25yr	1.54	2.15	2.78	3.64	4.74	6.17	7.10	25yr	5.46	6.83	7.81	9.02	10.05	25yr
50yr	0.54	0.86	1.10	1.54	2.08	2.77	50yr	1.79	2.53	3.30	4.33	5.67	7.38	8.58	50yr	6.54	8.25	9.43	10.81	11.97	50yr
100yr	0.60	0.97	1.25	1.78	2.43	3.27	100yr	2.09	2.99	3.92	5.17	6.77	8.85	10.37	100yr	7.83	9.98	11.39	12.96	14.26	100yr
200yr	0.68	1.11	1.43	2.05	2.84	3.85	200yr	2.45	3.53	4.63	6.14	8.09	10.60	12.54	200yr	9.38	12.06	13.76	15.54	17.00	200yr
500yr	0.80	1.32	1.72	2.50	3.50	4.79	500yr	3.02	4.40	5.79	7.72	10.23	13.47	16.13	500yr	11.92	15.51	17.68	19.77	21.47	500yr

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.23	0.36	0.44	0.59	0.72	0.88	1yr	0.62	0.86	0.93	1.33	1.69	2.25	2.48	1yr	1.99	2.38	2.87	3.20	3.91	1yr
2yr	0.31	0.49	0.60	0.81	1.00	1.19	2yr	0.86	1.16	1.37	1.82	2.33	3.06	3.45	2yr	2.71	3.32	3.82	4.55	5.09	2yr
5yr	0.35	0.54	0.67	0.92	1.17	1.40	5yr	1.01	1.37	1.61	2.11	2.73	3.78	4.18	5yr	3.35	4.02	4.72	5.53	6.23	5yr
10yr	0.39	0.59	0.73	1.03	1.33	1.60	10yr	1.14	1.56	1.80	2.38	3.05	4.36	4.85	10yr	3.86	4.66	5.43	6.40	7.18	10yr
25yr	0.44	0.67	0.83	1.19	1.56	1.90	25yr	1.35	1.86	2.10	2.75	3.52	4.74	5.87	25yr	4.20	5.64	6.62	7.77	8.66	25yr
50yr	0.48	0.73	0.91	1.31	1.76	2.16	50yr	1.52	2.12	2.34	3.06	3.91	5.36	6.76	50yr	4.75	6.50	7.69	9.01	9.99	50yr
100yr	0.53	0.81	1.01	1.46	2.01	2.46	100yr	1.73	2.41	2.62	3.40	4.32	6.03	7.80	100yr	5.34	7.50	8.92	10.47	11.53	100yr
200yr	0.59	0.89	1.13	1.63	2.27	2.81	200yr	1.96	2.75	2.93	3.76	4.76	6.77	8.99	200yr	5.99	8.64	10.34	12.17	13.33	200yr
500yr	0.68	1.02	1.31	1.90	2.70	3.36	500yr	2.33	3.28	3.41	4.28	5.40	7.89	10.84	500yr	6.99	10.43	12.56	14.89	16.15	500yr

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.29	0.44	0.54	0.72	0.89	1.09	1yr	0.77	1.06	1.26	1.74	2.20	2.97	3.17	1yr	2.63	3.05	3.58	4.37	5.04	1yr
2yr	0.34	0.52	0.64	0.87	1.07	1.27	2yr	0.92	1.24	1.48	1.96	2.52	3.42	3.71	2yr	3.03	3.57	4.10	4.84	5.62	2yr
5yr	0.40	0.62	0.77	1.05	1.34	1.62	5yr	1.15	1.59	1.89	2.54	3.26	4.34	4.97	5yr	3.84	4.78	5.38	6.39	7.17	5yr
10yr	0.47	0.72	0.89	1.25	1.61	1.98	10yr	1.39	1.94	2.29	3.11	3.97	5.34	6.22	10yr	4.72	5.98	6.84	7.86	8.77	10yr
25yr	0.58	0.88	1.09	1.56	2.05	2.58	25yr	1.77	2.52	2.96	4.08	5.17	7.74	8.37	25yr	6.85	8.05	9.20	10.36	11.43	25yr
50yr	0.67	1.03	1.28	1.84	2.47	3.14	50yr	2.13	3.07	3.61	5.02	6.35	9.69	10.50	50yr	8.57	10.10	11.51	12.76	13.99	50yr
100yr	0.79	1.20	1.50	2.17	2.98	3.83	100yr	2.57	3.74	4.39	6.18	7.81	12.11	13.17	100yr	10.72	12.66	14.41	15.74	17.13	100yr
200yr	0.93	1.40	1.77	2.57	3.58	4.68	200yr	3.09	4.57	5.36	7.61	9.61	15.19	16.53	200yr	13.44	15.89	18.08	19.41	20.97	200yr
500yr	1.16	1.72	2.21	3.21	4.57	6.07	500yr	3.94	5.94	6.96	10.07	12.67	20.50	22.33	500yr	18.14	21.48	24.39	25.60	27.40	500yr

Wetland Functions and Values Assessment

Prepared for:

**Esther's Marina, LLC
41 Pickering Avenue
Portsmouth, New Hampshire 03801**

Prepared By:

**Ambit Engineering, Inc
200 Griffin, Unit 3
Portsmouth, New Hampshire 03801**



Date: July 21, 2021

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Appendix C	NH Natural Heritage Bureau Letter

INTRODUCTION

The applicant is proposing the construction of tidal dock expansion at 41 Pickering Avenue, Portsmouth, New Hampshire. The project site is identified on Portsmouth Tax Map 102 as Lot 25 and is approximately 11,650 sq. ft. in size. As currently designed, the proposed project would require impacts to tidal wetlands associated within the Piscataqua River.

The purpose of this report is to present the existing functions and values of the tidal wetlands and to assess any impacts the proposed project may have on their ability to continue to perform these functions and values. The tidal wetlands being impacted were assessed with consideration to their association with the Piscataqua River and the larger marine ecosystem and was not limited to the tidal wetlands immediately on-site.

METHODS

DATA COLLECTION

The tidal wetlands associated with this project area were identified and characterized through field survey and review of existing information. Ambit Engineering, Inc. (Ambit) conducted a site visit in February of 2021 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, Ambit contacted the New Hampshire Natural Heritage Bureau (NHB) regarding existing information of documented rare species or natural communities within the vicinity of the project site.

WETLAND FUNCTIONS AND VALUES ASSESSMENT

Ambit assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential affects the proposed project may have on their ability to continue to provide those functions and values. Wetland functions and values were assessed using the *Highway Methodology Workbook, Wetland Functions and Values: A Descriptive Approach*.¹ This method bases function and value determinations on the presence or absence of specific criteria for each of the 13 wetland functions and values (see definitions below). These criteria are assessed through direct field observations and a review of existing resource maps and databases. As part of the evaluation, the most important functions and values associated with the on-site wetlands are identified. In addition, the ecological integrity of the wetlands is evaluated based on the existing levels of disturbance and the overall significance of the wetlands within the local watershed.

- ° **Groundwater Interchange (Recharge/Discharge)**

This function considers the potential for the project area wetlands to serve as groundwater recharge and/or discharge areas. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

- ° **Floodwater Alteration (Storage and Desynchronization)**

This function considers the effectiveness of the wetlands in reducing flood damage by attenuating floodwaters for prolonged periods following precipitation and snow melt events.

- ° **Fish and Shellfish Habitat**

This function considers the effectiveness of seasonally or permanently flooded areas within the subject wetlands for their ability to provide fish and shellfish habitat.

- ° **Sediment/Toxicant Retention**

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland to function as a trap for sediments, toxicants, or pathogens, and is generally related to factors such as the type of soils, the density of vegetation, and the position in the landscape.

- ° **Nutrient Removal/Retention/Transformation**

This wetland function relates to the effectiveness of the wetland to prevent or reduce the adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

¹ U.S. Army Corps of Engineers. 1999. *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach*. U.S. Army Corps of Engineers. New England Division. 32pp. NAEPP-360-1-30a.

- ° **Production Export (Nutrient)**

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

- ° **Sediment/Shoreline Stabilization**

This function considers the effectiveness of a wetland to stabilize stream banks and shorelines against erosion, primarily through the presence of persistent, well-rooted vegetation.

- ° **Wildlife Habitat**

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

- ° **Recreation (Consumptive and Non-Consumptive)**

This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities.

- ° **Educational/Scientific Value**

This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

- ° **Uniqueness/Heritage**

This value relates to the effectiveness of the wetland or its associated water bodies to provide certain special values such as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

- ° **Visual Quality/Aesthetics**

This value relates to the visual and aesthetic qualities of the wetland.

- ° **Endangered Species Habitat**

This value considers the suitability of the wetland to support threatened or endangered species.

FUNCTIONS AND VALUES ASSESSMENT

Results of the wetland functions and values assessment are presented below. This assessment includes a discussion of potential changes to existing wetland functions and values that may occur as a result of the proposed project:

Groundwater Interchange (Recharge/Discharge)

Because there is no identified sand and gravel aquifer underlying the project area, and the wetlands are not underlain by sands or gravel, it is unlikely that significant groundwater recharge is occurring within the tidal wetlands.

Floodwater Alteration (Storage and Desynchronization)

The tidal wetlands associated with the Piscataqua River receive floodwaters from the surrounding watershed and connected waterways; therefore, is considered a principal function considering the large size of the combined waterways.

Fish and Shellfish Habitat

The tidal wetland does provide fish and shellfish habitat, is associated with the Piscataqua River and the Atlantic Ocean; therefore, is considered a principal function.

Sediment/Toxicant Retention

The tidal wetland and greater marine wetland system associated with the Piscataqua River contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Nutrient Removal/Retention/Transformation

The tidal wetland and greater marine wetland system associated with the Piscataqua River contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Production Export (Nutrient)

Production export is a wetland function that typically occurs in the form of nutrient or biomass transport via watercourses, foraging by wildlife species, and removal of timber and other natural products. Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fisheries opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.

Sediment/Shoreline Stabilization

Due to the tidal nature and wave action of this wetland; sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat

The greater tidal wetland and the Piscataqua River provide a variety of coastal and marine habitats, therefore would be considered a principal function.

Recreation (Consumptive and Non-Consumptive)

The greater tidal wetland and the Piscataqua River provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.

Education/Scientific Value

The greater tidal wetland and the Piscataqua River are part of a larger marine ecosystem with multiple areas of public access making this a principal value.

Uniqueness/Heritage

The tidal wetland and the Piscataqua River are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with the Piscataqua River and the surrounding areas making this a principal value.

Visual Quality/Aesthetics

The Piscataqua River provides aesthetically pleasing coastal views that are viewable from surrounding uplands as well as from the water, making this a principal function.

Endangered Species Habitat

An online inquiry with the NHB resulted in the potential for Atlantic sturgeon (*Acipenser oxyrinchus*), and short nose sturgeon (*Acipenser brevirostrum*) to potentially occur near the project area. Ambit Engineering will provide specific project information to NHF & G and comments/recommendations will be provided to NH DES upon receipt.

PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Major Impact Wetland Permit Application request to propose 820 sq. ft. of permanent impact to tidal wetland for the installation of a tidal dock expansion along 210+/- feet of frontage along the Piscataqua River.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland is part of a larger marine system and provides eleven principal functions and values when evaluated as a whole. These functions and values include: floodflow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics. While the entire marine system provides these principal functions and values, the proposed impacts associated with the dock modification will not have any effect on its ability to continue to provide them.

The proposed impacts have been minimized to the greatest extent practicable, while allowing reasonable use of the property. The proposed structures will be constructed on piles within the tidal wetland further reducing permanent impacts. The structures will not contribute to additional storm water or pollution. It is

anticipated that there will be no effect on any fish or wildlife species that currently use the site for food, cover, and/or habitat. The 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 structures have been designed to provide expanded use of the property and the business that is located on site. There is no grading of the shoreline required to construct the expansion. There will be no construction activity that will disturb the area adjacent to the use. All work will be performed from a crane barge at low tide. The barge floats into position and the crane will lower the proposed gangway and floats into position which are then fastened. This method eliminates any contact of construction equipment with the protected resource. Portions of the structures will be pre-fabricated off site and transported to the site via crane barge.













Based on our assessment of the current functions and values and the proposed structures; it is our belief that the proposed project will have no significant impact on the tidal wetlands or greater marine systems ability to continue to provide their functions and values.

APPENDIX A

WETLAND FUNCTION - VALUE EVALUATION FORM

Wetland Function – Value Evaluation Form

Wetland Description: Wetland A is a tidal wetland associated with the Piscataqua River.	File number: 3050.50	
	Wetland identifier: Wetland A	
	Latitude: X: 1,229,389.87	Longitude: Y: 210,254.
	Preparer(s): Ambit Engineering, Inc.	
	200 Griffin Road	
	Date: February 18, 2021	

Function/Value	Capability Y N		Summary	Principal Yes/No
 Groundwater Recharge/Discharge		X	This wetland does not possess the characteristics needed to provide this function as there are no identified underlying sand or gravel aquifers.	—
 Floodwater Alteration	X		The tidal wetland and the Piscataqua River do receive floodwater from the surrounding watershed and connected waterways; therefore, this would be considered a principal function.	Y
 Fish and Shellfish Habitat	X		The tidal wetland and the Piscataqua River are part of a larger coastal marine system and provide both fish and shellfish habitat. This is considered a Principal Function.	Y
 Sediment/Toxicant Retention	X		The greater tidal wetland contains dense vegetation and a source of sediments and toxicants, therefore a principal function.	Y
 Nutrient Removal	X		The greater tidal wetland contains dense vegetation and a source of nutrients, therefore a principal function.	Y
 Production Export	X		Because the tidal wetland provides fish and wildlife habitat, commercial and recreational fishing opportunities, and nutrients are transferred over several trophic levels in the marine ecosystem, this is considered a principal function.	Y
 Sediment/Shoreline Stabilization	X		Due to the tidal nature and wave action of this wetland; sediment/shoreline stabilization is considered a principal function.	Y
 Wildlife Habitat	X		The greater tidal wetland and the Piscataqua River provides a variety of coastal and marine habitat, therefore would be considered a principal function.	Y
 Recreation	X		The greater tidal wetland provides a variety of consumptive and non-consumptive recreational opportunities including hunting, fishing and bird watching; therefore, would be considered a principal function.	Y
 Education/Scientific Value	X		The tidal wetland and the Piscataqua River are part of a larger marine ecosystem with multiple areas of public access making this a principal value.	Y
 Uniqueness/Heritage	X		The tidal wetland and the Piscataqua River are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with the Piscataqua River and the surrounding areas making this a principal value.	Y
 Visual Quality/Aesthetics	X		The Piscataqua River provides aesthetically pleasing coastal views that are viewed from surrounding uplands as well as from the water, making this a principal function.	Y
ES Endangered Species Habitat	X		An online inquiry with the NH Natural Heritage Bureau resulted in an occurrence of a sensitive species near the project area. Ambit Engineering will coordinate with NHB and NHF & G and will forward comment to NH DES upon receipt.	—
Other				

Notes:

* Attach list of considerations.

APPENDIX B

PHOTO LOG

Site Photograph #1

May 2021



Site Photograph #2

May 2021



Site Photograph #3

May 2021



Site Photograph #4

May 2021



Site Photograph #5

April 2022



Site Photograph #6

April 2022



Site Photograph #7

April 2022



Site Photograph #8

April 2022



Site Photograph #9

April 2022



Site Photograph #10

April 2022



Site Photograph #11

April 2022



Site Photograph #12

April 2022



Site Photograph #13

April 2022



Site Photograph #14

April 2022



APPENDIX C

NEW HAMPSHIRE NATURAL HERITAGE BUREAU CORRESPONDENCE

Memo

NH Natural Heritage Bureau NHB DataCheck Results Letter

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

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

From: NHB Review, NH Natural Heritage Bureau

Date: 3/23/2022 (valid until 03/23/2023)

Re: Review by NH Natural Heritage Bureau

Permits: NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB22-0920

Town: Portsmouth

Location: 41 Pickering Avenue

Description: The project proposes the addition of a "float wing" to the existing commercial docking structure consisting of a 3' x 40' gangway and a 10' x 70' float.

cc: Kim Tuttle

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

Comments NHB: No Comments At This Time

F&G: Please describe timing and whether there will be any impacts to the bottom outside of the dry.

As of February 3, 2022, New Hampshire Fish and Game requirements for environmental review consultation have changed. To review the new rules, please go to <https://www.wildlife.state.nh.us/legislative/proposed-rules.html>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail. The NHB Datacheck results letter number needs to be included in the email subject line.

The requirements for consultation (Fis 1004) shall not apply to the following: statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule. Review requests for these projects can be sent directly to kim.tuttle@wildlife.nh.gov.

Vertebrate species

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

State¹

T

Federal

T

Notes

Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

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

Please note: portions of this document are confidential.

Maps and NHB record pages are confidential and should be redacted from public documents.

Shortnose Sturgeon (*Acipenser brevirostrum*) E E Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see below).

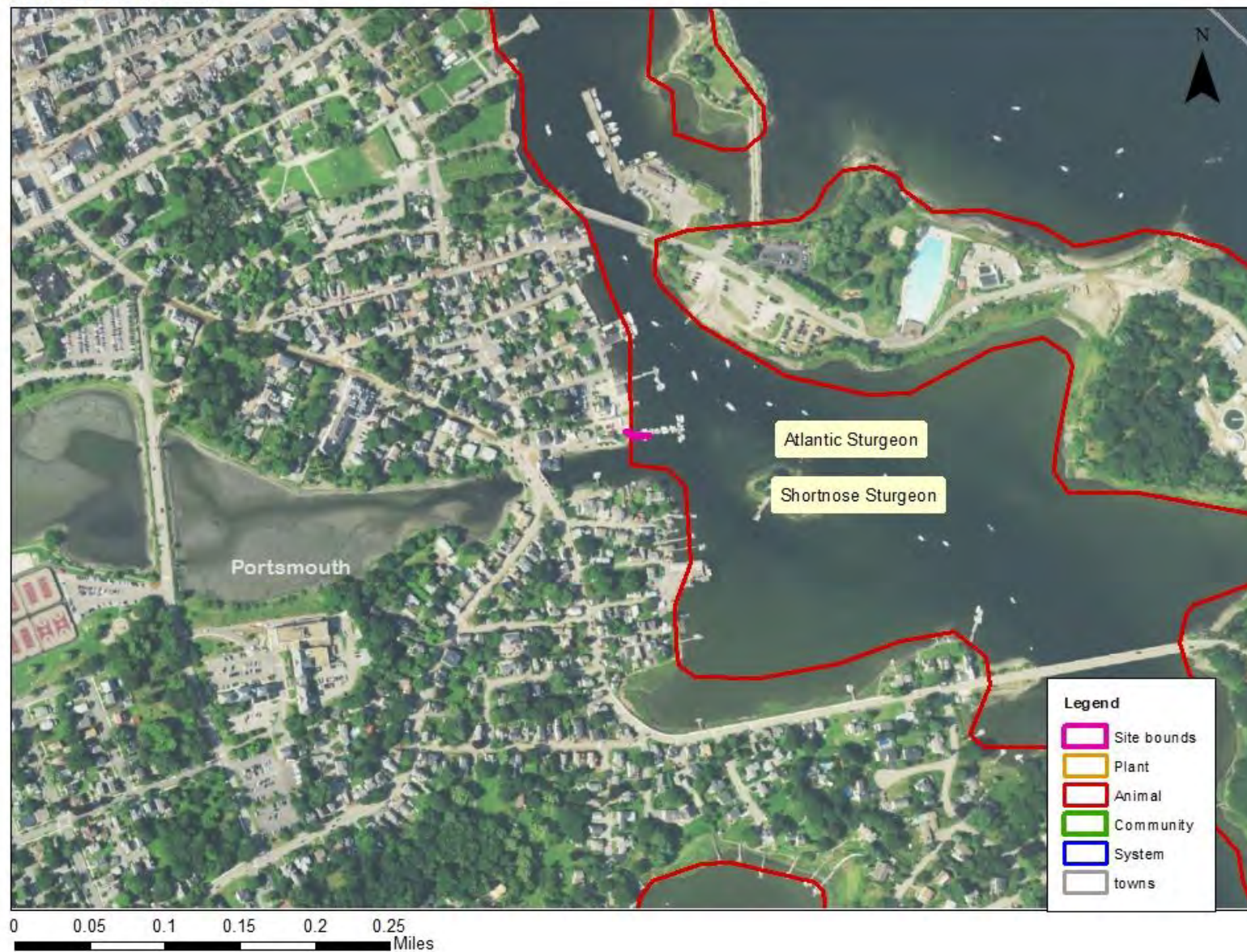
¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20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

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

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

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB22-0920



New Hampshire Natural Heritage Bureau - Animal Record

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)**Legal Status**

Federal: Listed Threatened
State: Listed Threatened

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 1 individual, sex unknown, detected in the lower Piscataqua River. 2015: 1 individual, sex unknown, detected in Portsmouth Harbor. 2012: 1 individual, sex unknown, detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2012-06-02

Last reported: 2016-05-27

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.

New Hampshire Natural Heritage Bureau - Animal Record

Shortnose Sturgeon (*Acipenser brevirostrum*)**Legal Status**

Federal: Listed Endangered
State: Listed Endangered

Conservation Status

Global: Rare or uncommon
State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2016: 2 individuals, 1 female and 1 sex unknown, detected in Portsmouth Harbor and the lower Piscataqua River. 2015: 3 females and 2 other individuals, sex unknown detected in Portsmouth Harbor. 2014: 1 female detected moving from Portsmouth Harbor up the Piscataqua River to the mouth of the Cocheco River. 2012: 1 female detected in Little Bay. 2011: 1 female detected in Little Bay. 2010: 1 female detected in Little Bay.

General Area: 2016: Tidal waters in Portsmouth Harbor, Little Bay, and the Piscataqua River.

General Comments: --

Management: --

Comments:

Location

Survey Site Name: Piscataqua River

Managed By:

County:

Town(s): Out-Of-State

Size: 7749.3 acres

Elevation:

Precision: Within 1.5 miles of the area indicated on the map (location information is vague or uncertain).

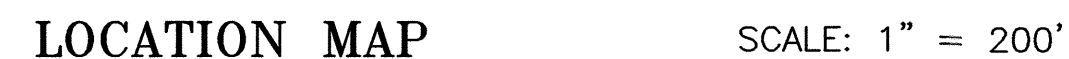
Directions: 2016: Tidal waters of Portsmouth Harbor, Little Bay, and the Piscataqua River.

Dates documented

First reported: 2010-11-03

Last reported: 2016-10-20

The U.S. Fish & Wildlife Service has jurisdiction over Federally listed species. Please contact them at 70 Commercial Street, Suite 300, Concord NH 03301 or at (603) 223-2541.



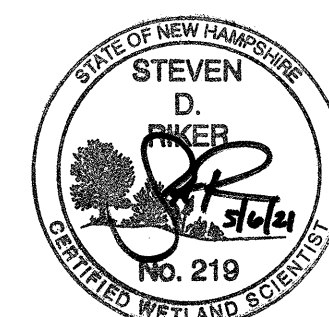
1) STANDARD BOUNDARY SURVEY TAX MAP 102 - LOT 25 ESTHER'S MARINA, LLC, 41 PICKERING AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED MARCH 2011, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED

- A) 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: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
- B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
- C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
- E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

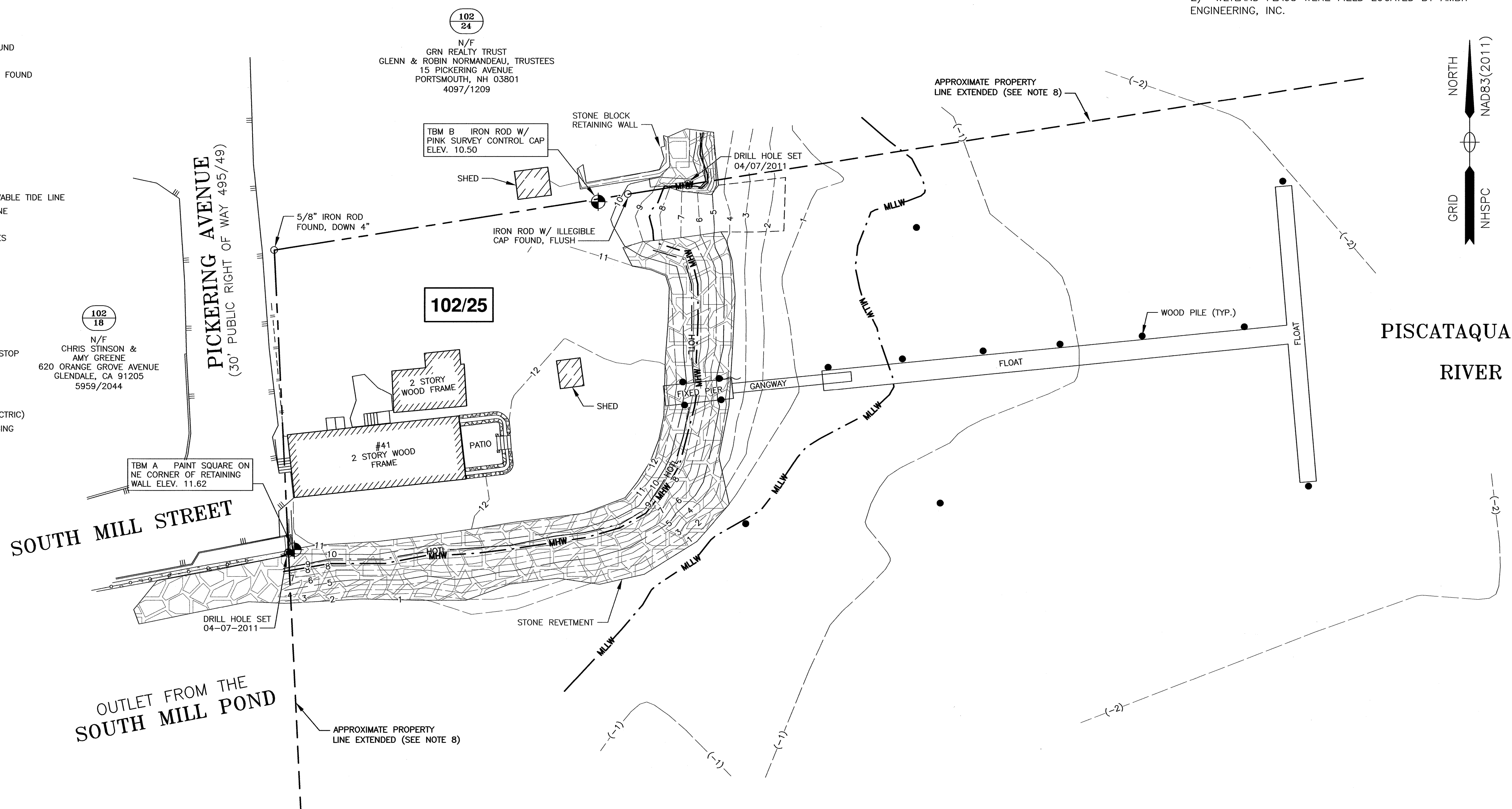
ESTHER'S MARINA
41 PICKERING AVENUE
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	5/6/21
NO.	DESCRIPTION	DATE
REVISIONS		

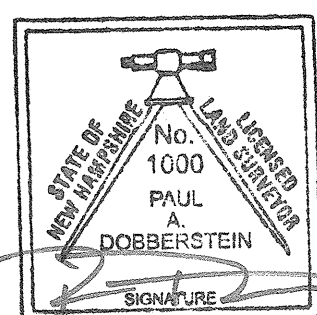


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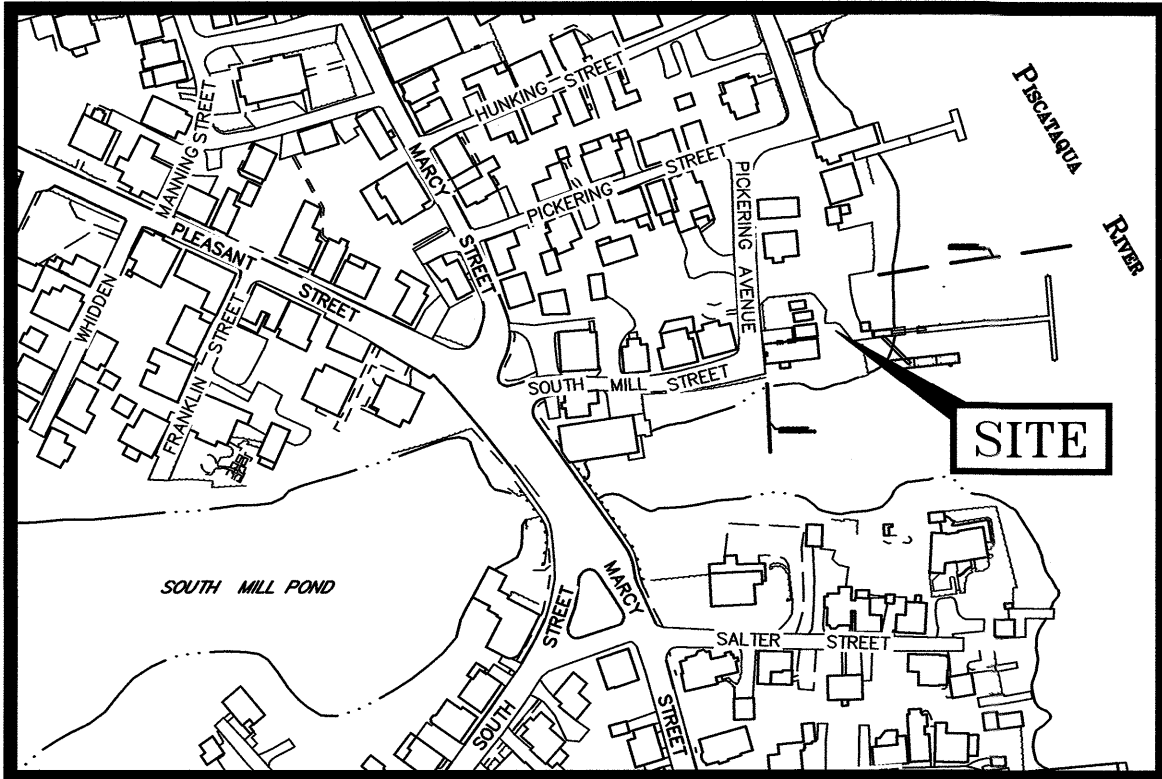
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	IRON PIPE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
---	BOUNDARY
---	BUILDING SETBACK
--- MHW ---	MEAN HIGH WATER LINE
--- MLW ---	MEAN LOW WATER LINE
--- HTL ---	NH DS HIGHEST OBSERVABLE TIDE LINE
---	FRESHWATER WETLAND LINE
--- WB ---	WETLAND BUFFER LINE
---	OVERHEAD ELECTRIC WIRES
100 97x3	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
	GATE VALVE
	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
	ELEVATION
EL	EDGE OF PAVEMENT
EP	FINISHED FLOOR
FF	INVERT
INV.	TEMPORARY BENCHMARK
TBM	TYPICAL
TYP.	LANDSCAPED AREA
LSA	



5/6/2021
DATE



10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS



LOCATION MAP

SCALE: 1" = 200'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	BOUNDARY
○	BUILDING SETBACK
○	MEAN HIGH WATER LINE
○	MEAN LOW WATER LINE
○	NH DES HIGHEST OBSERVABLE TIDE LINE
○	FRESHWATER WETLAND LINE
○	WETLAND BUFFER LINE
○	OVERHEAD ELECTRIC/WIRES
○	CONTOUR
○	SPOT ELEVATION
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
○	GAS SHUT OFF
○	WATER SHUT OFF/CURB STOP
○	GATE VALVE
○	HYDRANT
○	METER (GAS, WATER, ELECTRIC)
○	EDGE OF WETLAND FLAGGING
○	SWAMP / MARSH
○	ELEVATION
○	EDGE OF PAVEMENT
○	FINISHED FLOOR
○	INVERT
○	TEMPORARY BENCHMARK
○	TYPICAL
○	LANDSCAPED AREA

SOUTH MILL STREET

OUTLET FROM THE SOUTH MILL POND

PICKERING AVENUE
(30' PUBLIC RIGHT OF WAY 495/49)

TBM A PAINT SQUARE ON NE CORNER OF RETAINING WALL ELEV. 11.62

102/25

102/24

N/F
GRN REALTY TRUST
GLENN & ROBIN NORMANDEAU, TRUSTEES
15 PICKERING AVENUE
PORTSMOUTH, NH 03801
4097/1209

TBM B IRON ROD W/ PINK SURVEY CONTROL CAP ELEV. 10.50

5/8" IRON ROD FOUND, DOWN 4"

IRON ROD W/ ILLEGIBLE CAP FOUND, FLUSH

2 STORY WOOD FRAME

#41 2 STORY WOOD FRAME

PATIO

SHED

EXISTING FIXED PIER

PROPOSED 3'X40' GANGWAY

EXISTING GANGWAY

EXISTING FLOAT

PROPOSED FLOAT STOPS

EXISTING WOOD PILE (TYP.)

PROPOSED 10'X70' FLOAT

EXISTING WOOD PILE W/ PROPOSED U-BOLT (TYP.)

STONE REVETMENT

DRILL HOLE SET 04-07-2011

APPROXIMATE PROPERTY LINE EXTENDED (SEE NOTE 8)

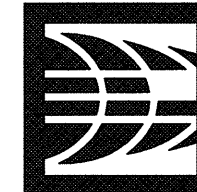
SEQUENCE OF CONSTRUCTION

- 1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, 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 EMERGENT VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) PILINGS WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILINGS. PILING ARE DRIVEN TO REFUSAL.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 2/18/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) 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: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.

- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

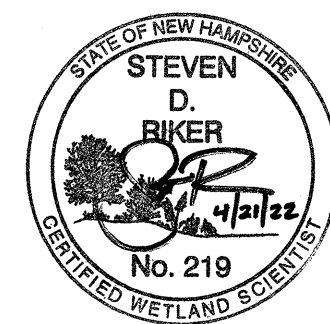
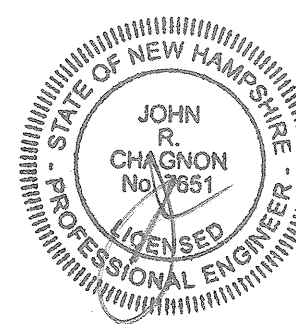
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 102 AS LOT 25.
- 2) OWNER OF RECORD:
ESTHER'S MARINA, LLC
41 PICKERING AVENUE
PORTSMOUTH, NH 03801
3791/2262
- 3) PARCEL IS IN A SPECIAL FLOOD HAZARD ZONE AREA (ZONE AE, EL. 8) AS SHOWN ON FIRM PANEL 33015C0278F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA (TO MEAN HIGH WATER):
11,650 S.F. ±
0.2675 ACRES ±
- 5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS DISTRICT (WB) AND THE HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 20,000 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT 30 FEET
SIDE 30 FEET
REAR 20 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: 20%
- 7) VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS. TRANSFORMATION FROM NAVD88 TO MLLW REFERENCED TO NOAA STATION 8419870, SEAVEY ISLAND, PORTSMOUTH HARBOR. MLLW BEING 4.62' LOWER THAN 0 NAVD88.
- 8) 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.
- 9) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DOCK EXPANSION ASSOCIATED WITH THE EXISTING TIDAL DOCKING STRUCTURE ON A PORTION OF MAP 102 LOT 25 IN PORTSMOUTH.

ESTHER'S MARINA
41 PICKERING AVENUE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/14/22
REVISIONS		



SCALE: 1" = 20' APRIL 2022

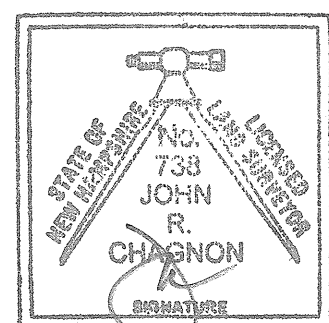
NHDES PERMIT
PLAN

C2

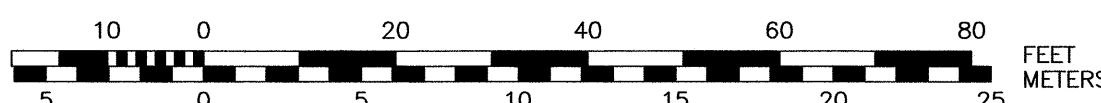
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS #738

DATE 4.14.22



GRAPHIC SCALE



SEQUENCE OF CONSTRUCTION

- 1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SKIFF, 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 EMERGENT VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE SUB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SKIFF TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) PILINGS WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILINGS. PILING ARE DRIVEN TO REFUSAL.
- 7) PILINGS 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 CORPS AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACE AND AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

- UNLESS SPECIFICALLY AUTHORIZED USACE AND 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 SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CORDOROY 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 NOVEMBER 15TH - MARCH 15TH, 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 II-IV ABOVE:
- I. IN-WATER NOISE LEVELS SHALL NOT $>187dB$ SEL RE L_{pA} OR $206dB$ PEAK RE L_{pA} AT A DISTANCE ≥ 10 FEET FROM THE PILE BEING INSTALLED, AND
 - II. IN-WATER NOISE LEVELS $>155dB$ PEAK RE L_{pA} 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 L_{pA}) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

- I. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- II. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- III. 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.
- IV. 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 MANAGEMENT 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 TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MACFUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMF'S WEBSITE AT: WWW.NERO.NOAA.GOV/HCD.

STORAGE OF SEASONAL STRUCTURES.

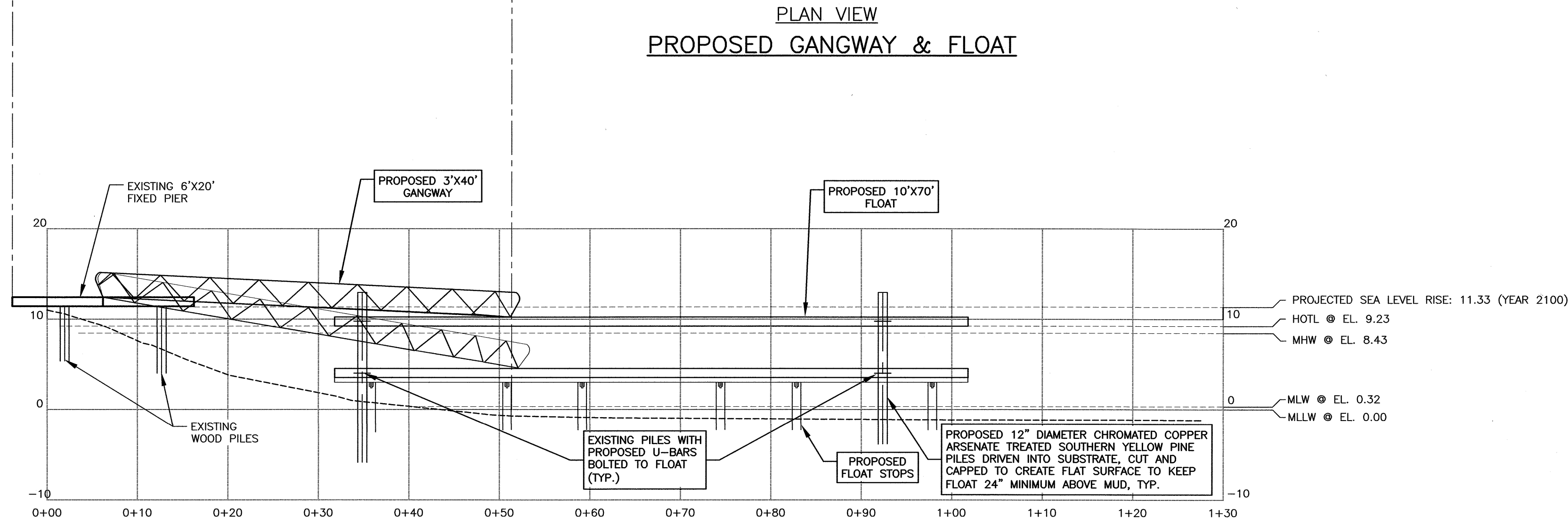
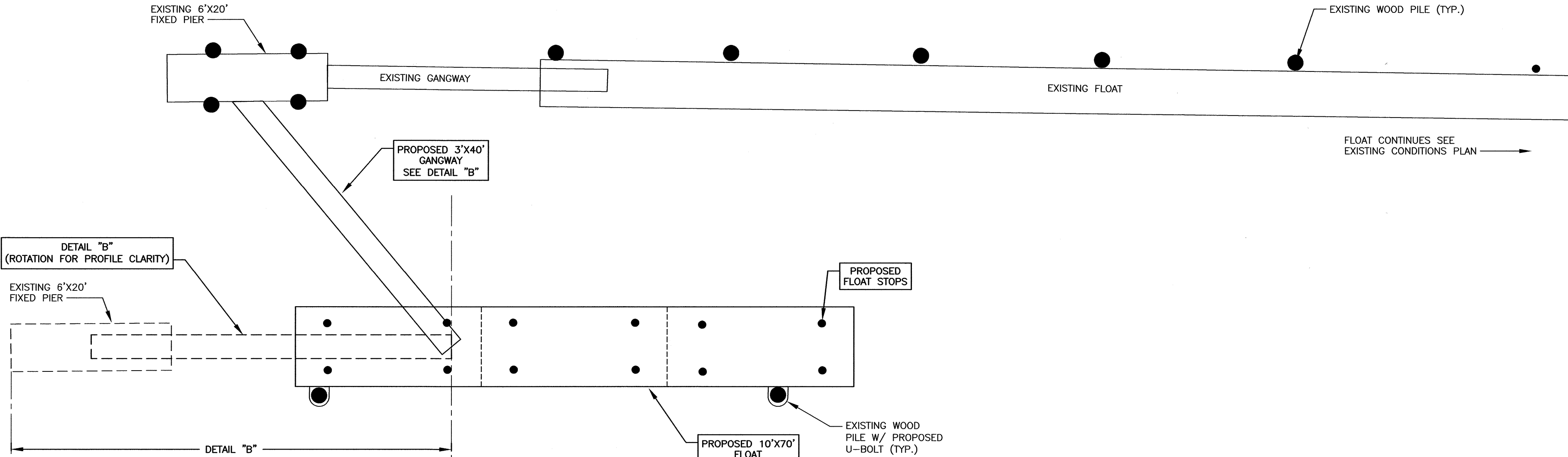
COASTAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, ETC., THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION, LOCATED ABOVE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NOT IN TIDAL WETLANDS. THESE SEASONAL STRUCTURES 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 MHW.

ENVIRONMENTAL FUNCTIONS AND VALUES

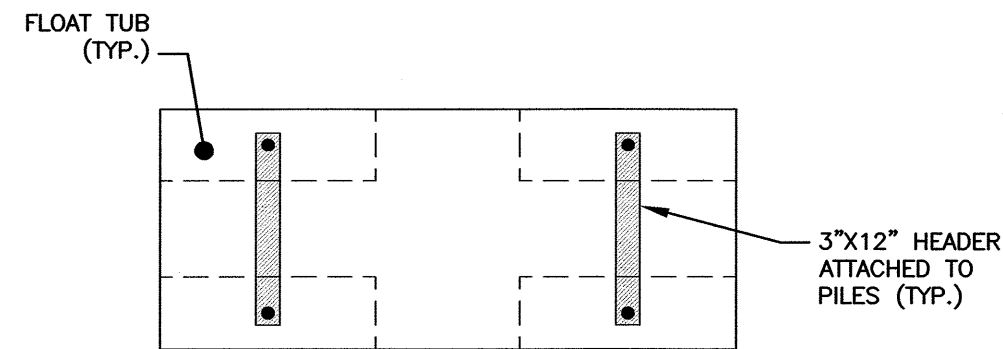
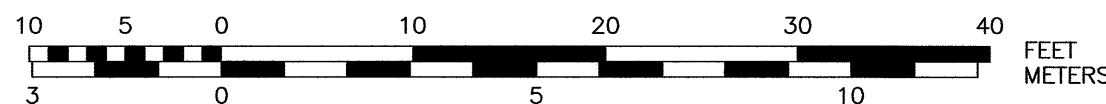
THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PROHIBIT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED 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/](http://WWW.NAE.USACE.ARMY.MIL/REGULATORY/) FOR CONTROL METHODS.

INSPECTIONS

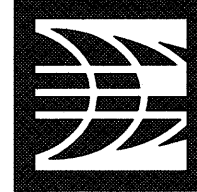
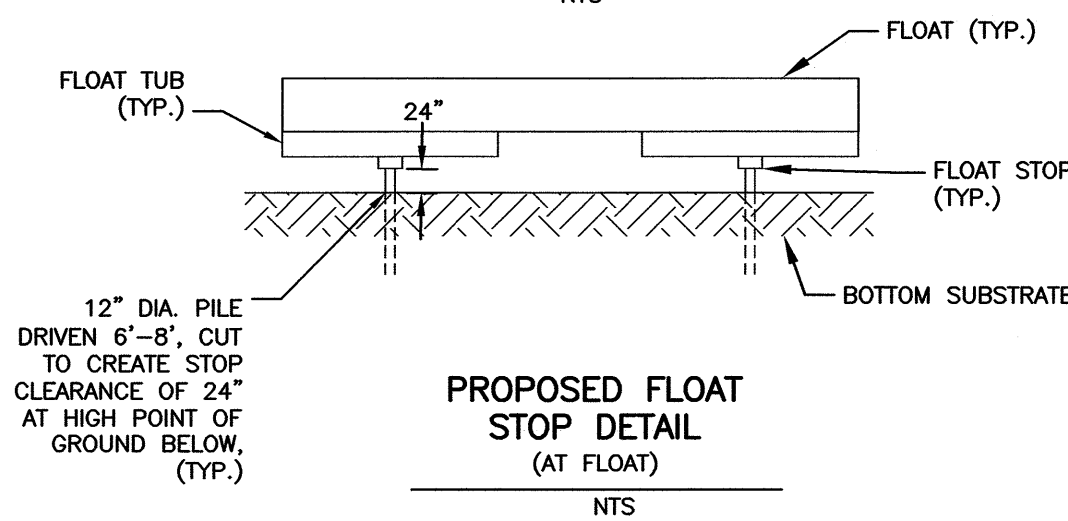
THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS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



GRAPHIC SCALE



PROPOSED FLOAT STOPS



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel: (603) 430-9282
Fax: (603) 436-2315

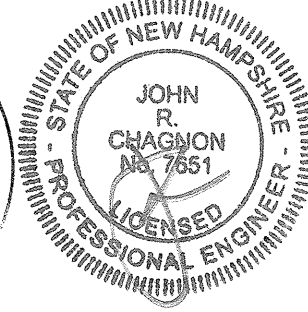
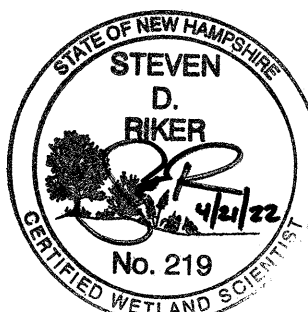
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
- 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 12 AS DEPICTED ON PROPOSED DOCK ELEVATION. ALSO NOTE TIME OF YEAR AND NOISE RESTRICTIONS FOR DRIVING OF PILES.
- 5) VERTICAL DATUM: MEAN LOWER LOW WATER (MLLW). BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS. TRANSFORMATION FROM NAVD88 TO MLLW REFERENCED TO NOAA STATION 8419870, SEAVEY ISLAND, PORTSMOUTH HARBOR. MLLW BEING 4.62' LOWER THAN 0 NAVD88.

ESTHER'S MARINA 41 PICKERING AVENUE PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	4/14/22
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1" = 10'

APRIL 2022

DETAILS

D1



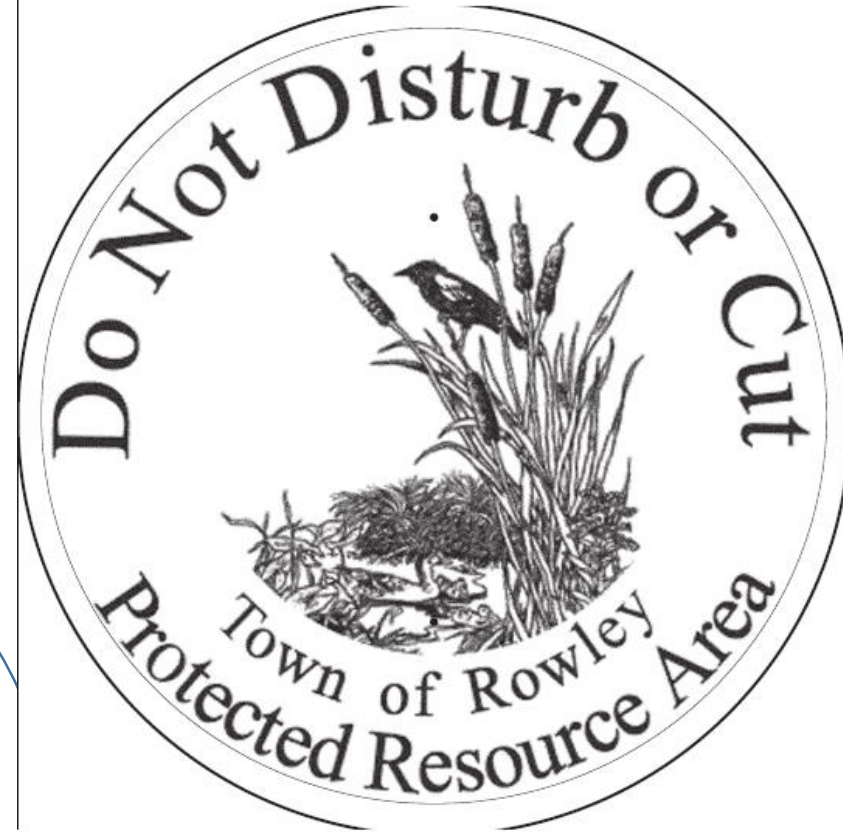


ROWLEY 1 ORDER#158409 4.312" X 4.125" 100% 1X LLW
PLATE SIZE 4.00" DIA. DIE#274



Portsmouth sign layouts

- Preferred image/logo?
- “Do not disturb or cut”
- “Protected Wetland Area” or “Wetland Protection Area”
- “City of Portsmouth Conservation Commission”



SENSITIVE
WETLAND AREA



City of Portsmouth
Conservation Commission



Capital Improvement Program FY24-29

Project Suggestion Form

Please use this form if you have a project to recommend for consideration in the FY24 – FY29 Capital Improvement Program. All forms are due by **Friday, September 30th**.

As used in the CIP, a capital improvement project is defined as a major fiscal expenditure that falls into one or more of the following categories:

- ✓ Land acquisition; (*i.e. a new park area*)
- ✓ Construction or expansion of a public facility, street, utility or public infrastructure; (*i.e. a new sidewalk or new pickleball court*)
- ✓ Rehabilitation of a public facility or public infrastructure provided the cost is \$50,000 or more; (*i.e. improvements to the outdoor pool*)
- ✓ Design work or planning study related to a capital project or implementation of the Master Plan; (*i.e. recreation needs study*)
- ✓ Any item or piece of equipment, non-vehicular in nature, that costs more than \$50,000 and has a life expectancy of 5 or more years; or
- ✓ Replacement and purchase of vehicles which have a life expectancy of more than 5 years or cost more than \$50,000.

- **Name** (please print) Ted Jankowski
- **Address** 27 Franklin St., Portsmouth, NH
- **Contact Information** (phone and/or email) thaddeusjj@gmail.com
- **What type of project do you propose** (*i.e. Sidewalk re-pavement*):
Property Acquisition Fund
- **Where would the work be located?**
Citywide
- **Additional Detail/Background (if needed) for this project:**
In the CIP, policy makers should set aside 1% (\$1.3 million in FY24) of the budget annually for the purpose of land conservation and open space protection. We should be prepared to quickly purchase new properties that are contiguous with our existing conservation areas. The one thing that there is no more of is land. Additionally, we should be ready to protect our core downtown open spaces, which today are parking lots, by obtaining voluntary first rights of refusal from current land owners. For instance, an example is the TD Bank lot next to the Old South Church. Wouldn't it be better for the city to put a future pocket park there instead of a 70 foot tall development built curbline to curbline?

Please fill out and return by September 30th.

- Email: CIP@cityofportsmouth.com
- Mail/Carry in to: Planning Department ,3rd Floor City Hall, 1 Junkins Ave, Portsmouth, NH 03801

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- ✓ Design work or planning study related to a capital project or implementation of the Master Plan; *(i.e. recreation needs study)*
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- **Name** (please print) Ted Jankowski
- **Address** 27 Franklin St., Portsmouth, NH
- **Contact Information** (phone and/or email) thaddeusjj@gmail.com

- **What type of project do you propose** *(i.e. Sidewalk re-pavement):*
Transition to all electric lawn mowers, leaf blowers, and maintenance equipment
- **Where would the work be located?**
Citywide
- **Additional Detail/Background (if needed) for this project:**
In the CIP the city should include funding of \$500,000 per year for the transition of gas powered maintenance equipment to all electric, in the both city and school departments.

Please fill out and return by September 30th.

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- ✓ Design work or planning study related to a capital project or implementation of the Master Plan; (*i.e. recreation needs study*)
- ✓ Any item or piece of equipment, non-vehicular in nature, that costs more than \$50,000 and has a life expectancy of 5 or more years; or
- ✓ Replacement and purchase of vehicles which have a life expectancy of more than 5 years or cost more than \$50,000.

- **Name** (please print) Ted Jankowski
- **Address** 27 Franklin St., Portsmouth, NH
- **Contact Information** (phone and/or email) thaddeusjj@gmail.com
- **What type of project do you propose** (*i.e. Sidewalk re-pavement*):
Deep tine aerator
- **Where would the work be located?**
Citywide
- **Additional Detail/Background (if needed) for this project:**
In the CIP the city should include funding of \$42,000 in FY24 for a deep tine aerator to help the DPW to efficiently aerate our parks and playing fields. Deep tine aeration allows oxygen and water to reach the roots of plants and grasses allowing them to thrive and grow. You may have noticed that many of our parks and playgrounds have become hard and impacted. Last year the DPW received a quote for \$42,151 for a deep tine aerator, and I urge the city to support this needed machine and add it to the CIP.

Please fill out and return by September 30th.

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- Mail/Carry in to: Planning Department ,3rd Floor City Hall, 1 Junkins Ave, Portsmouth, NH 03801

Capital Improvement Program FY24-29

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- ✓ Any item or piece of equipment, non-vehicular in nature, that costs more than \$50,000 and has a life expectancy of 5 or more years; or
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- **Name** (please print) Ted Jankowski
- **Address** 27 Franklin St., Portsmouth, NH
- **Contact Information** (phone and/or email) thaddeusjj@gmail.com
- **What type of project do you propose** *(i.e. Sidewalk re-pavement):*
Industrial size steam weeder to kill weeds without chemicals, and to sanitize the sidewalks, etc..
- **Where would the work be located?**
Citywide
- **Additional Detail/Background (if needed) for this project:**
The city should include funding of \$225,000 in FY24 for a commercial grade steamer that can kills weeds without chemicals, remove graffiti, sanitize anything (sidewalks, playground equipment, etc.), can unfreeze manhole covers, and is a year round tool. Please see this one link
<http://www.weedtechnic.com> as an example of one European manufactor. While there are currently no US manufactors, there are also US contractors that have bought the machines and could provide the service. However, I would support city staff doing the work. I urge the city to support this chemical free machine and add it to the CIP for FY24

Please fill out and return by September 30th.

- Email: CIP@cityofportsmouth.com
- Mail/Carry in to: Planning Department ,3rd Floor City Hall, 1 Junkins Ave, Portsmouth, NH 03801



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 29, 2022

NH DEPT OF NATURAL AND CULTURAL RESOURCES (DNCR)
C/O SETH PRESCOTT
172 PEMBROKE RD
CONCORD NH 03301



Re: Request for More Information – Expedited Minimum Impact Project Permit Application (RSA 482-A)
NHDES File Number: 2022-02376
Subject Property: 375 Little Harbor Rd, Portsmouth, Tax Map #203, Lot #4

Dear Applicant:

On September 29, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Expedited Minimum Impact Project Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. In order for this project to qualify as a minimum impact shoreline stabilization project in accordance with Env-Wt 609.10(a), all of the conditions identified in Env-Wt 609.10(b) must be met. Please provide the following as a part of the response to this letter:
 - a. In accordance with Env-Wt 609.10(b)(1), before submitting an application, the applicant shall meet with department staff to discuss the proposed project to ensure the proposed work will not exceed minimum impact limits. Please provide the date you met with department staff prior to submitting the application. Include meeting minutes identifying the NHDES staff and other parties in attendance, as well as meeting notes and details summarizing the content of the meeting.
 - b. The Natural Heritage Bureau (NHB) Datacheck results (NHB21-2853) indicate the presence of multiple threatened and endangered plant and animal species, and exemplary natural communities located within the project vicinity. Please complete the project specific coordination as required in accordance with Env-Wt 609.10(b)(2) with the NH Fish and Game Department (NHF&G) for the identified animal species and with the NHB for the identified plant species and exemplary natural communities and provide copies of all correspondence to the NHDES Wetlands Bureau as a part of the response to this letter.
 - c. The photographs submitted with the application indicate that the southern portion of the project area appears to be a rip-rap retaining wall. As required in Env-Wt 609.10(b)(3), either provide documentation demonstrating that a legal vertical retaining wall previously existed at this location and revise the plans to include the location, configuration, construction type, and dimensions of the existing retaining wall, or revise the plans to repair the existing rip-rap slope in this location and include the all additional information required in Env-Wt 609.08 for repair of existing rip rap as a part of the response to this letter.
 - d. Please provide documentation demonstrating that the retaining wall proposed to be replaced in-kind is an existing legal structure as defined in Env-Wt 102, as required in accordance with Env-Wt 609.10(b)(7).

If the information as identified above cannot be fully provided, then this project will not qualify as a minimum impact project and a new standard application will need to be submitted in accordance with Env-Wt 609.11(a).

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

2. The vulnerability assessment submitted with the application references methods that have not been approved by the department for use in modeling. Please provide a revised vulnerability assessment prepared in accordance with Env-Wt 603.05 and make any adjustments to the proposed plans as required as a result of the updated assessment.
3. Please provide the complete results of the Natural Heritage Bureau of the NH DNCR (NHB) Datacheck (NHB21-2853) as required in accordance with Env-Wt 310.01(b)(8). As of the date of this letter, NHDES is in receipt of only the first page of this report.
4. Revise the plans to show the impact of the proposed activity on jurisdictional areas, including an overview of the property and proposed impact areas in relation to property lines as required in accordance with Env-Wt 310.01(c)(5)(a).
5. Revise the plans to include the dimensions of the existing and proposed structures including the retaining wall and all other relevant features necessary to clearly define the project as required in accordance with Env-Wt 310.01(c)(5)(c).
6. The application states work will be required within the tidal buffer zone and other tidal resources for wall repair and construction equipment access. In accordance with Env-Wt 310.01(c)(4), Env-Wt 310.01(c)(5)(a), and Env-Wt 610.04(d), revise the plans to show the precise location of all proposed permanent and temporary impacts to jurisdictional areas and label with the square footage of impact of each area.
7. As required in accordance with Env-Wt 603.07(b)(2), please revise the plan view to depict the location of all tidal datum lines depicted as a line with the associated elevation noted, based on NAVD 88, as described in Env-Wt 603.08.
8. Revise the project narrative to provide the date, time of day, and weather conditions when water depths were recorded, and the name and license number of the licensed land surveyor who conducted the field measurements to support how water depths were determined as required in accordance with Env-Wt 603.08(b).
9. Revise the elevational view of the plans to depict the highest observable tide, mean high tide, and mean low tide water depths as a line with associated elevation and the date and tide height when the depths were measured as required in accordance with Env-Wt 603.07(c)(3).
10. Revise the elevational view plan to depict the nature and slope of the existing shoreline in accordance with Env-Wt 603.07(c)(1). Please note that multiple cross sections may be required if the existing shoreline conditions vary across the length of the project.
11. The elevation plan view includes the note "wall stone is schematic only and is not meant to represent actual wall construction details." Revise the plans to provide cross-section and plan views of the proposed installation and plans that clearly show the relationship of the project to fixed points of reference, abutting properties, and features of the natural shoreline as required in accordance with Env-Wt 609.09(b)(2). Please note that multiple cross sections may be required if the proposed wall dimensions will vary across the length of the project.
12. Pursuant to Env-Wt 306.05(a)(1), Env-Wt 603.07(b)(6)b., and in accordance with Env-Wt 406.02 and RSA 310-A:78, revise the plan to provide the name and license number of the certified wetland scientist who located the identified resources for this project as well as the date that the wetland delineation for this project was performed and the means and methods utilized to delineate the wetlands. Additionally, please revise the plans prepared by Civilworks New England, to include a note that identifies this information as well as the stamp and signature of the certified wetland scientist responsible for the delineation as required in accordance with RSA 310-A:78.
13. The plans indicate that there will be plantings within the protected tidal zone. Revise the plans to include a plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and Latin names and common names of proposed species as required in accordance with Env-Wt 610.04(f).

14. Revise the plan to depict the location of the 100-year flood boundary zone, and water elevation as shown on the applicable Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map in accordance with Env-Wt 310.01(c)(5)(I) and Env-Wt 610.04(b).
15. The plans indicate that the proposed erosion and sedimentation controls will be installed below the mean highwater line. Please revise the plans to include revised erosion and sedimentation control methods that are appropriate to the site conditions in accordance with Env-Wt 603.06(b) and Env-Wt 310.01(c)(5)(h).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 28, 2022), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Based on NHDES review your project has impacts to tidal wetlands. To ensure that you obtain permitting under the Clean Water Act, please contact the U.S. Army Corps of Engineers (USACE) at 1-978-318-8832, 1-978-318-8295, or by email at cenae-r-nh@usace.army.mil to see if additional mitigation may be required from the USACE.

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

cc: Portsmouth Municipal Clerk/Conservation Commission
Civilworks New England, c/o Duncan Mellor



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 20, 2022

PORTSMOUTH MUNICIPAL CLERK/CONSERVATION COMMISSION
1 JUNKINS AVE
PORTSMOUTH NH 03801



Re: Received Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2022-02721
Subject Property: 70 Pleasant Point Dr, Portsmouth, Tax Map #207, Lot #15

Dear Sir or Madam:

On September 20, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). On September 20, 2022, the NHDES determined the Application was administratively complete in accordance with RSA 482-A:3, XIV. *Please note this letter is **not** a permit or authorization to begin work.*

Pursuant to RSA 482-A:11, III, if notification by a local conservation commission, local river management advisory committee, or the New Hampshire Rivers Council pursuant to this paragraph is not received by the department within 14 days (**September 30, 2022**) following the date the notice is filed with the municipal clerk, the department shall not suspend its normal action, but shall proceed as if no notification has been made. Please include the NHDES file number on the written notification.

Please provide a copy of this letter to all local level departments, boards, and commissions. Pursuant to current state laws and regulations, the NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project. These issues must be addressed at the local level.

If you have any questions, please contact the Wetlands Bureau at (603) 271-2147.

Sincerely,

Brandy Holmes
Application Receipt Center, Wetlands Bureau
Land Resources Management, Water Division

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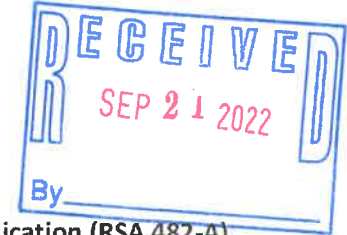


The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 16, 2022



ESTHER'S MARINA
41 PICKERING AVE
PORTSMOUTH NH 03801

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2022-02197
Subject Property: 41 Pickering Ave, Portsmouth, Tax Map #102, Lot #25

Dear Applicant:

On September 16, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, the NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. The application narrative indicates that the total surface area of the existing and proposed docking structures will exceed 2,000 square feet and will therefore require mitigation in accordance with Env-Wt 313.04(a) and Env-Wt 605.03(a). Please submit a compensatory mitigation proposal that includes all information required in accordance with Env-Wt 312.04 as a part of the response to this letter. Additionally, please note that for an applicant who has determined that permittee-responsible mitigation is not feasible as specified in Env-Wt 801.03, on-site mitigation is not practicable and the municipality does not have a list of local mitigation projects, or none of the projects on the list are appropriate mitigation for the proposed project, please provide an explanation and documentation for the items in Env-Wt 605.04(c)(1) through (5) as required in accordance with Env-Wt 605.04(c) as well as the information required by Env-Wt 803 and a preliminary estimate of the in-lieu mitigation payment required in accordance with Env-Wt 312.04(f) as a part of the mitigation proposal. Please contact NHDES Mitigation Coordinator, Lori Sommer, at lori.sommer@des.nh.gov or at (603) 271-4059, to confirm any in-lieu fee calculations and include a copy of all correspondence as a part of the response to this letter.
2. The application narrative references email correspondence dated July 21, 2022, with Peter Britz, the City of Portsmouth environmental planner/sustainability coordinator that was to be attached to the application, however a copy of that correspondence was not included in the application. Please provide a copy of that email correspondence as a part of the mitigation proposal required in accordance with Env-Wt 312.04 and in accordance with Env-Wt 605.04.
3. As this project involves expanding an existing marina that goes beyond replacement in-kind, please provide a master plan of operations that includes the following in accordance with Env-Wt 606.10(c):
 - a. The existing or proposed operational conditions, which describe how the facility currently meets the definition of marina, as well as a description of services or activities that exceed the definition, such as use of slips for aquaculture. To this effect, please describe the specific use of the existing tidal dock and whether the primary use of this existing dock will change as a part of this application, and describe the primary use and function for the proposed tidal dock expansion.
 - b. Revise the plans to identify all permanent and seasonal structures in the plan view, including docking structures, boat ramps, boat haul out locations, and marine rails or other structures that are in the water or within the tidal buffer zone, or both. This includes all existing and proposed shoreline structures.

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- c. An operational plan for management of seasonal structures, including methods and timing of installation and removal and storage locations.
- d. A spill response action plan.
- e. A stormwater treatment plan.
- f. A consideration of expansion statement that addresses whether the facility is at capacity or has the physical space to expand operations in the future.

NHDES acknowledges that a waiver request was received for these items, however, NHDES cannot grant these waiver requests at this time as this information is crucial to fully assess the project impacts and the waiver request does not provide sufficient information for NHDES to render a decision at this time. Additionally, the waiver request submitted appears to reference a different rule and application by ending with the following statement "As a result, I request a waiver to Rule 307.13 be granted for DES file #2022-00820."

4. To demonstrate that the proposed marina expansion has been designed to comply with the requirements identified in Env-Wt 606.10(a), please address the following as a part of the response to this letter in accordance with Env-Wt 606.10(d):

- a. Revise the plans to identify any designated wash areas with wash-water containment and treatment for all forms of vessel cleaning.
- b. Revise the plans to include storm water runoff and treatment designs.
- c. Revise the plans to include the location of and a management plan for one or more pump-out facilities.
- d. Revise the plans to include the location of and a management plan for abrasive blasting, painting, and hull sanding.
- e. Revise the plans to include the location of and a disposal method for oil and other waste products.

For example, indicate where on the site excess water contained in kayaks removed from the river is released and what stormwater runoff and treatment designs are in place to protect water quality in accordance with Env-Wt 307.03. Please indicate if any aspect of this request is not applicable to the existing and proposed uses of this marina in the response to this letter. Additionally, please note that if the information in this request is provided, then the waiver request for Rule Env-Wt 610(d)(1) through (5) as submitted by the applicant on July 29, 2022, will not be required.

- 5. Env-Wt 606.10(d) requires that marinas must adhere to the applicable design and dimension standards for residential tidal docks. Please revise the plans to clarify that the proposed ramp and float portions of the proposed tidal dock shall be seasonal and removed from the water during the non-boating season in accordance with Env-Wt 606.06(b).
- 6. Env-Wt 606.10(d) requires that marinas must adhere to the applicable design and dimension standards for residential tidal docks. Please revise the plans to include a note stating that all float stops shall be marked with buoys to avoid being hazards to navigation when ramps and floats are removed for the season in accordance with Env-Wt 606.07(i).
- 7. Env-Wt 606.10(d) requires that marinas must adhere to the applicable design and dimension standards for residential tidal docks. Please provide documentation supporting that the proposed structure shall not extend across 25% or more of the waterway width at mean low water in accordance with Env-Wt 606.06(g).
- 8. Env-Wt 606.10(d) requires that marinas must adhere to the applicable design and dimension standards for residential tidal docks and Env-Wt 606.10(e)(6) requires that the density of coverage over public trust lands by structures constructed within tidal resources shall be limited, in part, by the dock width and square footage limitations as described for residential tidal docks. As proposed, the project does not meet these design requirements as the existing and proposed floats for this project exceed the square footage limitations described in Env-Wt 606.07(f). If the applicant wishes to exceed the float square footage limitations described in Env-Wt 606.07(f), please revise the plans to provide the minimum float size required to serve the primary function of the proposed dock expansion in accordance with the avoidance and minimization criteria in Env-Wt 311.07, Env-Wt 313.03, Env-Wt 603.04, Env-Wt 605.01, and Env-Wt 606.02, and submit a completed Wetlands Rules Waiver

Request Form for the applicable rule along with any additional supporting documentation as required in accordance with Env-Wt 204.

9. Please revise the plans to show the locations and dimensions of all existing shoreline structures on the subject property in accordance with Env-Wt 606.04(a)(2).
10. In accordance with Env-Wt 307.13(a) and RSA 482-A:3, XIII(a), all boat docking facilities must be at least 20 feet from the abutting property line. Please revise the plans to show the 20-foot setback from the imaginary extension of property boundary lines as required in accordance with Env-Wt 603.07(b)(3).
11. In accordance with Env-Wt 311.05(a)(16), please revise the plans to provide the location of the 100-year flood boundary zone and water elevation as shown on the applicable FEMA Flood Insurance Rate Map.
12. To demonstrate compliance with Env-Wt 606.10(a) for marina construction or expansion projects, please provide the department with evidence of compliance with the Marina BMPs in accordance with Env-Wt 606.10(b).
13. Please provide documentation supporting that the proposed expansion of this existing commercial tidal dock will obtain any approvals required under applicable lawfully-enacted local land use requirements in accordance with Env-Wt 606.08.
14. As this project involves a proposal to redevelop an existing marina, please provide documentation that all functions of the marina shall be retained, provided that if the business function is abandoned or otherwise lost, the property shall be subject to removal to a level compliant with the residential or commercial transient access standard in accordance with Env-Wt 606.10(g).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 15, 2022), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

cc: Portsmouth Municipal Clerk/Conservation Commission
Ambit Engineering, Inc., c/o Steven D. Riker
ec: NHDES Mitigation Coordinator, c/o Lori Sommer



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 16, 2022



KATARA LLC
274 MILLER AVE
PORTSMOUTH NH 03801

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2022-01875
Subject Property: 70 Pleasant Point Dr, Portsmouth, Tax Map #207, Lot #15

Dear Applicant:

On September 16, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, the NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. The Natural Heritage Bureau (NHB) Datacheck results (NHB22-1430) indicate the presence of threatened and endangered plant and animal species, and exemplary natural communities located within the project vicinity. In accordance with Env-Wt 311.01(b)(1) and Env-Wt 311.06(g), please coordinate with the NH Fish and Game Department (NHF&G) for specific project coordination on animal species and complete the specific project coordination for the exemplary natural communities with the NHB. Please provide copies of all correspondence with the NHB and NHF&G to the NHDES Wetlands Bureau as a part of the response to this letter.
2. The results of the federal Endangered Species Act Project Review IPaC report (Project Code: 2022-0057420) provided with the application identifies multiple threatened or endangered species within the vicinity of the project, including a species with proposed critical habitat. To ensure that the proposed project will not jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or designated or proposed critical habitat under the the Federal Endangered Species Act, 16 U.S.C. §1531 et seq, in accordance with Env-Wt 307.06(a), please coordinate with the US Fish and Wildlife Service to determine any potential impacts to the species identified within the vicinity of the project and provide copies of all correspondence to the NHDES Wetlands Bureau as a part of the response to this letter in accordance with Env-Wt 311.06(j).
3. The application and screening layers indicate that a portion of this property is located within the duly-established 100-foot prime wetland buffer of Portsmouth Prime Wetland 61B. Please revise plans to show the limits of the duly-established 100-foot prime wetland buffer in accordance with Env-Wt 311.05(a)(13) and identify the square footage of any permanent impacts taking place within this resource.

Please note that the duly-established 100-foot prime wetland buffer is considered a priority resource area (PRA) in accordance with Env-Wt 103.66 and Env-Wt 306.05(a)(2)d, and if any permanent impacts will be taking place within the duly-established 100-foot prime wetland buffer, additional mitigation may be required in accordance with Env-Wt 313.04(a) for permanent impacts to a PRA. Please contact NHDES Mitigation Coordinator, Lori Sommer, at lori.sommer@des.nh.gov or at (603) 271-4059, to discuss potential mitigation options and include a copy of all correspondence as a part of the response to this letter.

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4. Compensatory mitigation is required for this project in accordance with Env-Wt 605.03(a) as permanent impacts within the previously developed tidal buffer zone are greater than 10,000 square feet. Please contact NHDES Mitigation Coordinator, Lori Sommer, at lori.sommer@des.nh.gov or at (603) 271-4059, to discuss potential mitigation options and include a copy of all correspondence as a part of the response to this letter. In addition, provide all information required pursuant to Env-Wt 311.08 and Env-Wt 605.04, including the type of mitigation proposed by the applicant and a complete compensatory mitigation proposal that includes all information required in accordance with Env-Wt 312.04. Additionally, please note that a mitigation pre-application meeting may be required in accordance with Env-Wt 311.02(d).
5. The proposed regrading within the 100-foot upland tidal buffer zone as well as the installation of what appears to be an outlet for a proposed pipe with outlet protection identified on plan sheet EX-02 (Site Development Plans), meets the definition of a permanent impact as defined by Env-Wt 103.55. In accordance with Env-Wt 311.04(g) and Env-Wt 311.05(a)(18), please revise the plans and impact calculations on the application form to include the additional square footage of permanent impact for all locations where the original grades of the site shall be altered or permanent structures will be installed as a result of this project. Additionally, please revise the plans to provide lightly shaded or stippled areas showing the updated limits of all temporary and permanent impacts in jurisdictional areas that have been labeled with the square footage of impact in accordance with Env-Wt 311.05(a)(18).
6. The site development plans (Sheet Ex-02) shows a proposed pipe that will directly discharge into the Piscataqua River. In accordance with Env-Wt 307.03(a), please provide documentation supporting that the proposed activity will not degrade water quality in violation of the water quality standards specified in RSA 485-A:8 or Env-Wq 1700, and that the structure will be designed and constructed to prevent the release of surface runoff across exposed soils as required by RSA 483-B:9, V(d)(2).
7. Please provide an existing conditions plan that shows all existing structures, conditions, and landscape features on the property in accordance with Env-Wt 311.09(c), Env-Wt 603.07(b)(7), and Env-Wt 610.04(d).
8. In accordance with Env-Wt 311.05(a)(14), revise the plan sheets to provide the name and professional license number of the individual responsible for the delineation of jurisdictional areas, including but not limited to wetlands, streams, and vernal pools on the property, if other than the individual identified as being responsible for the plan in accordance with Env-Wt 311.05(a)(5) and Env-Wt 603.07(b)(6).
9. Please revise the plan sheet(s) depicting wetland boundaries to include notes that specify the date(s) on which the wetlands delineation was performed, and the method of delineation, in accordance with Env-Wt 311.05(b)(5).
10. If the plans were prepared by the certified wetland scientist (CWS) responsible for the delineation, then revise the plans to include their CWS stamp as required in accordance with Env-Wt 311.05(b)(2). However, if the plans were not prepared by a certified wetland scientist, then the application must be accompanied by a report that includes an existing conditions plan that has been prepared and stamped by a certified wetland scientist in accordance with Env-Wt 311.05(b)(3). Please provide this information as a part of the response to this letter.
11. In accordance with Env-Wt 311.05(a)(16) and Env-Wt 610.04(b), please revise the plans to provide the location of the 100-year flood boundary zone and water elevation as shown on the applicable FEMA Flood Insurance Rate Map.
12. In order to maintain compliance with the applicable requirements of RSA 483-B and Env-Wq 1400 as required per Rule Env-Wt 307.07, and in accordance with Env-Wt 610.06, since this project involves impacts within the waterfront buffer, please revise the plans to include the following as required pursuant to Env-Wq 1406.10(f):
 - a. The location and diameter of all existing trees and saplings, at least up to that which is sufficient to meet the point requirement specified in RSA 483-B:9, V(a)(2).

- b. A designation of the trees to be cut during the project, if any, including:
 - i. The diameter of all trees and saplings at 4-½ feet from the ground.
 - ii. The names of the existing species, using either the scientific names or common names.
- 13. In order to maintain compliance with the applicable requirements of RSA 483-B and Env-Wq 1400 as required per Rule Env-Wt 307.07, please revise the plans of the proposed plantings within the waterfront buffer to show the proposed location(s) and Latin names and common names of all proposed species to be planted within the waterfront buffer in accordance with Env-Wt 610.04(f) and Env-Wq 1406.09(m).
- 14. The plans identify four unique pervious surfaces including the driveway, patio terrace, circular permeable patio within the waterfront buffer, and the patio adjacent to the driveway, however, the plans only provide a single cross section for pervious pavers and does not include specifications of how those surfaces will be maintained. In order to maintain compliance with the applicable requirements of RSA 483-B and Env-Wq 1400 as required per Rule Env-Wt 307.07, please provide the locations, square footage and cross-sections of all pervious technologies proposed and a plan with specifications of how those surfaces will be maintained as required by Env-Wt 610.04(j) and Env-Wq 1406.10(e). Please note that these specifications must include general product specifications, installation specifications, and a maintenance plan to clearly define the proposed project in accordance with Env-Wt 610.04(j) and Env-Wq 1406.09(g).

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by the NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 15, 2022), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Pursuant to RSA 482-A:3, XIV(a)(3), the NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

cc: Portsmouth Municipal Clerk/Conservation Commission
TF Moran, Inc., c/o Jason R. Aube
ec: NHDES Mitigation Program, c/o Lori Sommer



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

**NEW
HAMPSHIRE
200**

**GOVERNING BODY NOTIFICATION FOR
PRIME WETLAND BUFFER WAIVER REQUEST**



September 16, 2022

City of Portsmouth
Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

TFM Project # 47307.01

**RE: NHDES Wetlands Permit Application, 70 Pleasant Point Drive, Portsmouth, Tax Map/ Lot:
LU-22-112**

To Whom It May Be Concerned:

This letter is to inform you that a Prime Wetland Buffer Waiver Request will be filed with the NH Department of Environmental Services (NHDES). Under NH Wetlands Law, RSA 482-A:11, IV(c) impacts proposed within a Duly Established 100-Foot Prime Wetland Buffer require a waiver from NHDES.

A copy of the complete NHDES Wetlands Permit Application has already been filed with the City of Portsmouth. This project has also been reviewed and approved by the City of Portsmouth Conservation Commission and Planning Board. The application, including the plans that depict the proposed impact area, are available for viewing at the City of Portsmouth Clerk's Office.

Sincerely,
TFMoran, Inc.

Jay Aube, CWS
Environmental Permitting Specialist

cc: NHDES Wetlands Bureau

JRA/sdr



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 06, 2022



DUBE PLUS CONSTRUCTION
C/O THOMAS DUBE
10 BRICKETTS MILL RD
HAMPSTEAD NH 03841

Re: Approved Standard Dredge and Fill Wetlands Waiver for Required Payment to Aquatic Resource Mitigation Fund (RSA 482-A)
NHDES File Number: 2020-02830
Subject Property: Patricia Dr, Portsmouth, Tax Map #283, Lot #11

Dear Applicant:

On September 06, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application to Permanently impact 2,575 square feet within the duly-established 100-foot prime wetland buffer to remove impervious surface and to improve stormwater management infrastructure. In addition, temporarily impact 4,283 square feet within a duly-established 100-foot prime wetland buffer to improve an existing roadway for access to buildable upland for a 2-lot residential subdivision. Approve waiver request received 9/2/2022 for a one-time payment of \$14,576.76 into the Aquatic Resource Mitigation (ARM) Fund, to be provided by 12/31/2022.

This approval is contingent on the following conditions being met:

1. AMENDED: All work shall be done in accordance with the approved plans dated September 23, 2020 and revised through February 12, 2021, by N.H. Land Consultants, last received by the NH Department of Environmental Services (NHDES) on August 17, 2021, per Env-Wt 307.16 and 524.05(b).
2. AMENDED: The permit is contingent on submittal of a check in the amount of \$14,576.76 to the Aquatic Resource Mitigation Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30.
3. AMENDED: In accordance with Env-Wt 807.01(b), the payment shall be received by NHDES by December 31, 2022 or NHDES will deny the application.
4. The permittee shall submit a construction notice with the department at least 48 hours prior to commencing work, per Env-Wt 524.05(a).
5. Jurisdictional areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation, in accordance with Env-Wt 307.12(i).
6. Limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized, per Env-Wt 307.11(b).
7. Temporary impact areas restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species during the first full growing season following the completion of construction; and a remediation plan shall be submitted to the department that proposes measures to be taken to eradicate nuisance species during this same period, in accordance with Env-Wt 307.12(g).
8. Water quality control measures shall be comprised of wildlife-friendly erosion control materials per Env-Wt 307.03(c).
9. Fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in

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which it is used, per Env-Wt 307.11(a).

10. Slopes shall be immediately stabilized by a method specified in Env-Wq 1506 or Env-Wq 1508, as applicable, to prevent erosion into adjacent wetlands or surface waters, per Env-Wt 307.11(c).

11. All exposed soils and other fills shall be permanently stabilized within 3 days following final grading, per Env-Wt 307.03(e).

12. Prior to construction, any heavy machinery shall be inspected for and cleaned of all vegetative matter by a method and in a location that prevents the spread of the vegetative matter to jurisdictional areas, per Env-Wt 307.05(a).

13. Any sediment collected by water quality control measures shall be removed with sufficient frequency to prevent the discharge of sediment; and placed in an upland location in a manner that prevents its erosion into a surface water or wetland, per Env-Wt 307.03(d).

14. 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, per Env-Wt 307.03(g)(1).

15. 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, per Env-Wt 307.03(g)(3) and (4).

16. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700; ambient groundwater quality standards established under RSA 485-C; limitations on activities in a sanitary protective area established under Env-Dw 302.10 or Env-Dw 305.10; or any provision of RSA 485-A, Env-Wq 1000, RSA 483-B, or Env-Wq 1400 that protects water quality, per Env-Wt 307.03(a).

This approval is based on the following findings:

1. This is classified as a major impact project per Rule Env-Wt 524.06(d)(2), as the project is located within a duly-established 100-foot prime wetland buffer (priority resource area), thereby meets the requirements for major impact classification specified in Env-Wt 407.

2. Per Rule Env-Wt 704.02, the applicant has demonstrated, by clear and convincing evidence as required by RSA 482-A:11, IV(a), that the criteria in RSA 482-A:11, IV(a) are met, namely that the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1.

3. 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.

4. The residential development project meets the all of the approval criteria established in Env-Wt 524.02.

5. Per Rule Env-Wt 311.01(b), the applicant coordinated with the Natural Heritage Bureau (NHB) to determine how to avoid and minimize project-related impacts on protected plant species (NHB20-2539).

6. Per Rule Env-Wt 313.01(a)(2), all applicable conditions specified in Env-Wt 307 have been met.

7. Per Rule Env-Wt 313.01(a)(4), all project-specific criteria established in Env-Wt 524 have been met.

8. 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' based on documentation that the proposed dredge and fill activity will be located entirely within the boundary of the applicant's property interest and will not result in any observable change in off-site surface water levels or flows.

9. Per Rule Env-Wt 313.03(a), 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.

10. The applicant has demonstrated specifically that each factor listed in Env-Wt 313.03(b) has been considered in the design of the proposed minor project.

11. AMENDED: Pursuant to RSA 482-A:11 IV.(a), the proposed project, either alone or in conjunction with other human activity, will not result in the significant net loss of any of the values set forth in RSA 482-A:1.

12. AMENDED: An amendment request was received by NHDES on July 30, 2021 and has been approved.

13. AMENDED: In accordance with RSA-482-A:3, XIV.(e), the amendment proposed less than 20% of the previously approved area of the permitted fill or dredge area. The amendment addressed the removal of invasive species which have expanded relatively to the original survey.

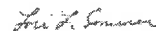
14. AMENDED: Per Rule Env-Wt 313.04(a)(1), compensatory mitigation is required for permanent impacts within a duly-established prime wetland buffer.
15. AMENDED: The applicant is offering an in-lieu mitigation payment as specified in RSA 482-A:30 as permittee-responsible compensatory mitigation is not practicable or appropriate for the applicant's project, per Rule Env-Wt 801.03(b).
16. AMENDED: The payment into the ARM fund shall be deposited in the NHDES fund for the Salmon Falls / Piscataqua River watershed per RSA 482-A:29.
17. AMENDED: The department has accepted the proposal for an in-lieu mitigation payment, and the mitigation type or combination of mitigation types listed in Rule Env-Wt 803.08(a) Table 800-1 that are available in the same watershed as the impacts for compensating jurisdictional area losses are not practicable, per Rule Env-Wt 803.10(e).

Pursuant to RSA 482-A:28, **this approval is contingent on receipt of a one-time in-lieu mitigation payment of \$14,576.76 to the NHDES Aquatic Resource Mitigation (ARM) Fund.** If NHDES has not received the in-lieu mitigation payment by December 31, 2022, NHDES will deny the application. Please include a copy of this letter with the payment.

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Env-WtC 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, September 06, 2022.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://nhec.nh.gov/wetlands/index.htm>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-6072.

If you have any questions, please contact me directly at lori.sommer@des.nh.gov or (603) 271-4059.

Sincerely,



Lori L. Sommer
Wetland Mitigation Coordinator, Wetlands Bureau
Land Resources Management, Water Division

cc: Property Owner
Agent
Municipal Clerk/Conservation Commission
Local River Advisory Committee
ec: NHDES Rivers Program

Conservation Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

September 28, 2022

City Councilors
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Portsmouth CIP Request

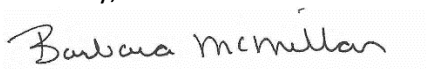
Dear Council Members;

At the September 14, 2022 Portsmouth Conservation Commission meeting, the commission voted to request a \$500,000 land acquisition item in the FY 2023 - FY28 CIP be funded for the purchase of conservation lands and/or easements. Funding was removed for this item in last year's CIP and the conservation commission requests funding for the next 5 years starting this year. For the last several years, the conservation commission has worked closely with city staff to identify and prioritize undeveloped properties that follow recommendations from the Open Space Plan (2020). The Open Space Plan is a comprehensive plan following the Portsmouth Public Undeveloped Lands Assessment (PULA) study (2010), and included a public process to research and prioritize additional undeveloped land for protection, provide land stewardship guidance for existing open space lands, and identify opportunities to expand connectivity between existing open space assets, neighborhoods and trails. The Plan also considers integration of climate resiliency objectives as they relate to open space. Having funds available to respond to conservation land opportunities as they become available is crucial to implementing the plan and conservation commission and city staff follow-up research and planning. As a sustainable community, there are many additional benefits to securing these funds for conservation lands.

- Preserving open space has been one of the primary concerns of the citizens of Portsmouth and is prominent in the Master Plan.
- Open space provides a balance for increasing density of development and urbanization occurring in Portsmouth.
- Purchasing land for conservation is the only sure method to permanently preserve land for future generations.
- Limited existing Current Use conservation funds can be leveraged along with potential grant funding.
- Conserved land can improve air and water quality, provide habitat that supports biodiversity and support reductions in greenhouse gases.
- Maintaining this line item in the CIP is an action that this council can take to keep our environment healthy and sustainable for residents of Portsmouth now and in the future.

Please do not hesitate to contact me with questions.

Sincerely,



Barbara McMillan, Chair
On behalf of the Conservation Commission