

**REGULAR MEETING  
CONSERVATION COMMISSION  
1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**3:30 P.M.**

**March 08, 2023**

**AGENDA (revised on March 03, 2023)**

**I. APPROVAL OF MINUTES**

1. February 01, 2023

**II. CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)**

1. 96 Buckminster Way  
Crystal & Aaron Nersesian, Owners  
Map 282, Lot 6-7
2. 86 New Castle Avenue  
Jacob Sullivan & Margaret Goodlander, Owners  
Map 207, Lot 70

**III. COMMITTEE AND PROJECT UPDATES**

**IV. OTHER BUSINESS**

**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\\_Kcc8fWYXSOKgfWi00gzfVQ](https://us06web.zoom.us/webinar/register/WN_Kcc8fWYXSOKgfWi00gzfVQ)

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

**3:30 P.M.**

**February 08, 2023**

**MEMBERS PRESENT:** Chair Barbara McMillan; Vice Chair Samantha Collins; Members; Allison Tanner, Jessica Blasko, Thaddeus Jankowski, Lynn Vaccaro, Stewart Sheppard and Alternates; Abigail Gindele and Brian Gibb

**MEMBERS ABSENT:**

**ALSO PRESENT:** Peter Britz, Director of Planning & Sustainability; Kate Homet, Associate Environmental Planner

\*Items in brackets [] denoted as timestamps

The meeting began at 3:31 p.m.

**I. ELECTION OF OFFICERS**

1. Chair/ Vice-Chair

[2:25] Mr. Britz gave an overview of how the election process goes and noted that alternates were not allowed to vote.

[3:51] Ms. Tanner made a motion to elect Samantha Collins as Chair and Barbara McMillan as Vice Chair. The motion was seconded by Ms. Blasko.

[7:35] The motion passed unanimously with two alternates not voting.

[4:35] Vice Chair Collins spoke of the length of her time on this board and her previous education and career background in the environmental field and her enjoyment of her role on this Commission.

[6:05] Chair McMillan spoke on her background working with the State on environmental issues and her interests in staying active in the role as vice chair.

[7:55] Mr. Jankowski inquired on whether or not a meeting would have been required last month. Mr. Britz responded that it has been typical in the past that if no applications are on the agenda then no meeting would occur. In the future we can poll the Commission on whether or not to meet.

## **II. APPROVAL OF MINUTES**

1. December 14, 2022

[11:26] Ms. Tanner made a motion to approve the minutes with the following amendment:

1. Stewart Sheppard should be listed as absent, not both absent and present.

Ms. Blasko seconded the motion, the motion passed unanimously.

## **III. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)**

1. Minor Impact  
393 New Castle Avenue  
David Sinclair & Nicole Guisto, Owners  
Map 207, Lot 5

[12:33] Steve Riker of Ambit Engineering came to present this application. He noted that there was a site walk last Wednesday for the Commission. He continued to give a brief overview of the site and the proposed changes including a driveway expansion and reconfiguration using porous pavement and a reconfiguration of utility wires and sewer that will involve trenching.

[17:28] Ms. Tanner asked for clarification on where it said there would be an extension of the docking structure which Mr. Riker noted was a typo. The degradation on the slope was also brought up and the implementation of plantings should be included to help with that. Ms. Gindele noted that plantings should be considered for most of the property edge to wrap around the slope. Ms. Blasko wanted to ensure that the property owner and tenants would be made aware of the maintenance needs of the porous pavement, putting the maintenance requirements into the deed might serve them better than just adding the instructions into the plan set. All plantings to be dug up for the driveway expansion will be replaced. The permeability of the soil was brought up, a test pit was done which showed that the estimated mean high water table was 32 inches which is suitable for permeable pavement.

[24:40] Ms. Tanner made a motion to recommend approval with following stipulations:

1. Plantings should be added to the eastern side of the property to stabilize the bank;
2. A maintenance plan should be added for the porous surfaces.

Ms. Blasko seconded the motion. The motion passed unanimously.

2. Standard Dredge and Fill  
227 Market Street  
227 Market Street, LLC, Owner  
Map 119, Lot 6

[26:08] Neil Hansen of Tighe & Bond and Joe McNamee of Granite State Minerals came to present this application. Mr. Hansen gave a brief description of the project which includes stormwater treatment upgrades (a stormwater filtration unit with an outlet to the Piscataqua River and the replacement of two mooring bollards).

[30:08] Ms. Tanner asked if there was a maintenance plan for the Contech filtration device. This will be included as a supplemental document for their NHDES application.

[31:02] Chair McMillan asked for a timeline of the construction. Mr. Hansen noted that the site would need to be mostly emptied in order to start which the current winter stockpile of salt impedes. They are still working on configuring a start date. Mr. Jankowski asked about the capacity of the new bollards which will be able to hold 100 tons. Chair McMillan inquired whether the EPA cares about the source of stormwater on the site and the associated potential contaminants in it. Mr. Hansen noted that much of the testing captures this information and on-site regulations minimize additional contamination.

[35:20] Ms. Blasko made a motion to recommend approval of the application with the following stipulations:

1. A maintenance plan should be included for the Contech device.
2. All materials disturbed while installing the Contech filter should be properly disposed of.

Ms. Tanner seconded the motion. The vote was unanimous.

3. Standard Dredge and Fill  
105 Bartlett Street  
Iron Horse Properties, LLC, Owner  
Map 157, Lots 1 & 2, Map 164, Lots 1 & 4-2

[9:14] Chair McMillan noted that 105 Bartlett Street had requested to postpone their application to next month.

[9:43] Ms. Blasko made a motion to postpone the application for 105 Bartlett Street until the March 2023 meeting at the request of the applicant. Ms. Tanner seconded the motion. The motion passed unanimously.

#### **IV. OTHER BUSINESS**

[37:46] Chair McMillan introduced Stewart Sheppard who was not in attendance for the last meeting.

[38:10] Ms. Blasko introduced an Earth Day kickoff event which is being done in collaboration with the library which will be on April 21st from 4-7 p.m. Non-profit organizations and City groups/departments/committees will be there to table and be a part of the event. Ms. Blasko invited the Commission and its members the opportunity to table there if they wanted to represent the Conservation Commission's interests.

[46:15] Chair McMillan brought up the City Annual Report and will be putting together a few paragraphs to draft that will be submitted for an update on the Conservation Commission.

[46:49] Mr. Jankowski gave an update on the Organic Land Care Subcommittee website draft. The designer is currently waiting on City feedback on the proposed draft and is waiting to move forward with publishing on the website. Once published, this site could be shared at the upcoming Earth Day event mentioned previously.

[48:46] Chair McMillan mentioned that she gave a brief update at the City Council meeting where she mentioned the Commission's CIP funding needs. She also was invited to a Governance Committee meeting to talk more about a potential Parks Committee. The meeting is Monday and she will report back on the meeting and the potential for the role of the Conservation Commission.

[49:46] Chair McMillan brought up that a letter was submitted from the Chair to the City Council asking for permission to move forward with discussing and creating a work group around zoning ordinance changes for the environmental protection section which they approved of. This will turn into formalized amendments that will eventually be supported by the Land Use Committee and then City Council. The work group will meet with staff initially to get started and can then work their way into work sessions with the Commission.

[58:00] Mr. Jankowski left the meeting.

[59:27] Ms. Tanner asked if staff could request the 105 Bartlett applicants showcase the changes between their current proposal and their 2021 approvals when they do come back next month.

[1:00:07] A discussion commenced on when you should and should not recuse yourself from deliberating and voting on an application.

[1:02:24] Mr. Britz announced that the City Council officially accepted the Moose Plate Grant for \$20,000 to delineate updates to the City's wetland boundaries and buffers. It was noted that a list should be compiled of locations across the City that are known to be wetlands but not accurately delineated, if delineated at all.

## **V. ADJOURNMENT**

[1:06:31] Ms. Tanner made a motion to adjourn. Ms. Blasko seconded the motion.

The meeting adjourned at 4:35 p.m.

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# Memo

TO: Conservation Commission Members  
FROM: Peter Britz, Environmental Planner  
Kate Homet, Associate Environmental Planner  
DATE: February 23, 2023  
SUBJ: March 8, 2023 Conservation Commission Meeting

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**Site Address**  
**96 Buckminster Way**  
**Crystal and Aaron Nersesian, Owners**  
**Assessor Map 282, Lot 6-7**  
**(LU-23-19)**

## Description:

Applicant is requesting a wetland conditional use permit to install a new shed on their property. The proposed shed would be located completely within the 100' wetland buffer and adjacent to the existing driveway.

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

Applicant is proposing to construct a new 12' x 16' shed that will be placed on a crushed stone base off the ground sitting on concrete blocks. This will allow for infiltration of stormwater from the shed below the footprint area of the shed. Most of this parcel is located within a 100' wetland buffer.

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

The majority of the parcel that is located at or behind the principal structure is within the 100' wetland buffer, leaving no real alternative location outside of the buffer. The large size of the shed does not allow for a safer alternative location on the property.

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

The shed placement on concrete blocks above a crushed stone base will help to reduce impervious impacts from the shed roof by allowing for greater infiltration of stormwater.

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

Proposal does not indicate any removal of trees or vegetation, only placement of crushed stone as fill.

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

Given the nature of the project, significant impacts are not expected. Applicant should consider including native buffer plantings on the property to help offset the impacts from the 192 s.f. impact of the shed.

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

Applicant is not proposing any disturbance or changes to the 25' vegetated buffer strip.

**Recommendation:** Staff recommends approval of this application with the following stipulation:

1. Please confirm the area and size of the crushed stone base.
2. Consider planting native buffer plantings on the property to offset the impervious addition of the shed.
3. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

**Site Address**  
**86 New Castle Avenue**  
**Margaret Goodlander and Jacob Sullivan, Owners**  
**Assessor Map 207, Lot 70**  
**(LU-23-20)**

Description:

Applicant is proposing a 405 square foot addition and a 630 square foot pervious paver patio and walkways located where existing lawn and landscaped areas currently exist.

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

The overall project is an addition to the existing principal structure and new pervious pavers all within the wetland buffer. The small size of the addition and the inclusion of the porous pavers appears to be reasonable for the site.

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

The existing project is to expand the footprint of the interior living space where a deck currently exists. Given they are utilizing an existing footprint the location is the best alternative.

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

The proposed project represents a small new impact of impervious surface, but the applicant is adding landscaping and porous pavers to the site which will reduce any overall impact. The landscaping will include mulch and plantings – more details are necessary on the types of plantings.

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

There is no impact to the woodland and the only natural vegetation will be removal of some lawn and landscaped areas which are fairly small and will be replaced by porous pavers and new landscaping.

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



Overall, the applicant has provided an alternative with a small impact to the wetland buffer.

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

The proposal includes a plan with native landscaping and porous paver buffer.

**Recommendation:** Staff recommends approval of this application with two stipulations

1. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.
2. The applicant shall provide plantings to be shown on a wetland buffer enhancement plan as per section 10.1017.25.

Aaron Nersesian  
96 Buckminster Way  
Portsmouth NH 03801  
desird97@gmail.com  
603.765.5555

To whom it may concern:

I am looking to construct a small utility shed at the end of my driveway. Approximate size will be 12 ft X 16 ft, which a max height of approximately 10 feet. The structure will be placed on crushed stone, with concrete blocks to keep it off the ground. We will NOT be using a permanent concrete pad.

Based on the Map Geo drawing I attached, we are about 40+ feet away from the nearest wetland, and approximately 30 feet from my neighbors property line. Unfortunately, due to the lack of flat ground and the abundance of trees that surround the area, there is no other option for a shed of this size anywhere else on the property.

Appreciate your understanding, and look forward to a quick decision.

Thank you,

Aaron Nersesian





## **12'x16' Garage Shed Plan**

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This perfectly designed plan will guide you through the entire process of building your very own shed for any backyard or garden.



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Features	Free plan	Premium edition
Steps count	12	33
Illustrations for Each Step	✓	✓
Print Ready	✓	✓
Step By Step Instructions	✓	✓
Full Materials and Cuttings List	✗	✓
Additional Illustrations	✗	✓
Additional Blueprints	✗	✓
Tools List	✗	✓
Fastening Elements List	✗	✓
Technical Support	✗	✓

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# 12' x 16' Garage Shed Material List

## Site Preparation

- Concrete
- Bricks

## Bottom Frame

- Pressure-Treated Lumber
- Plywood

## Wall Frames

- Pressure-Treated Lumber

## Shed's Roof

- Pressure-Treated Lumber
- Pressure-Treated Board
- Plywood
- Building paper
- Asphalt shingles
- Metal drip edge

## Shed's Door

- Pressure-Treated Lumber
- Wood siding boards
- Plywood

## Fasteners & Hardware

- Door hinges
- Door pulls
- Surface bolt
- Window lock
- Wood square louver gable vent
- Galvanized nails
- Wood screws

## Shed's Window

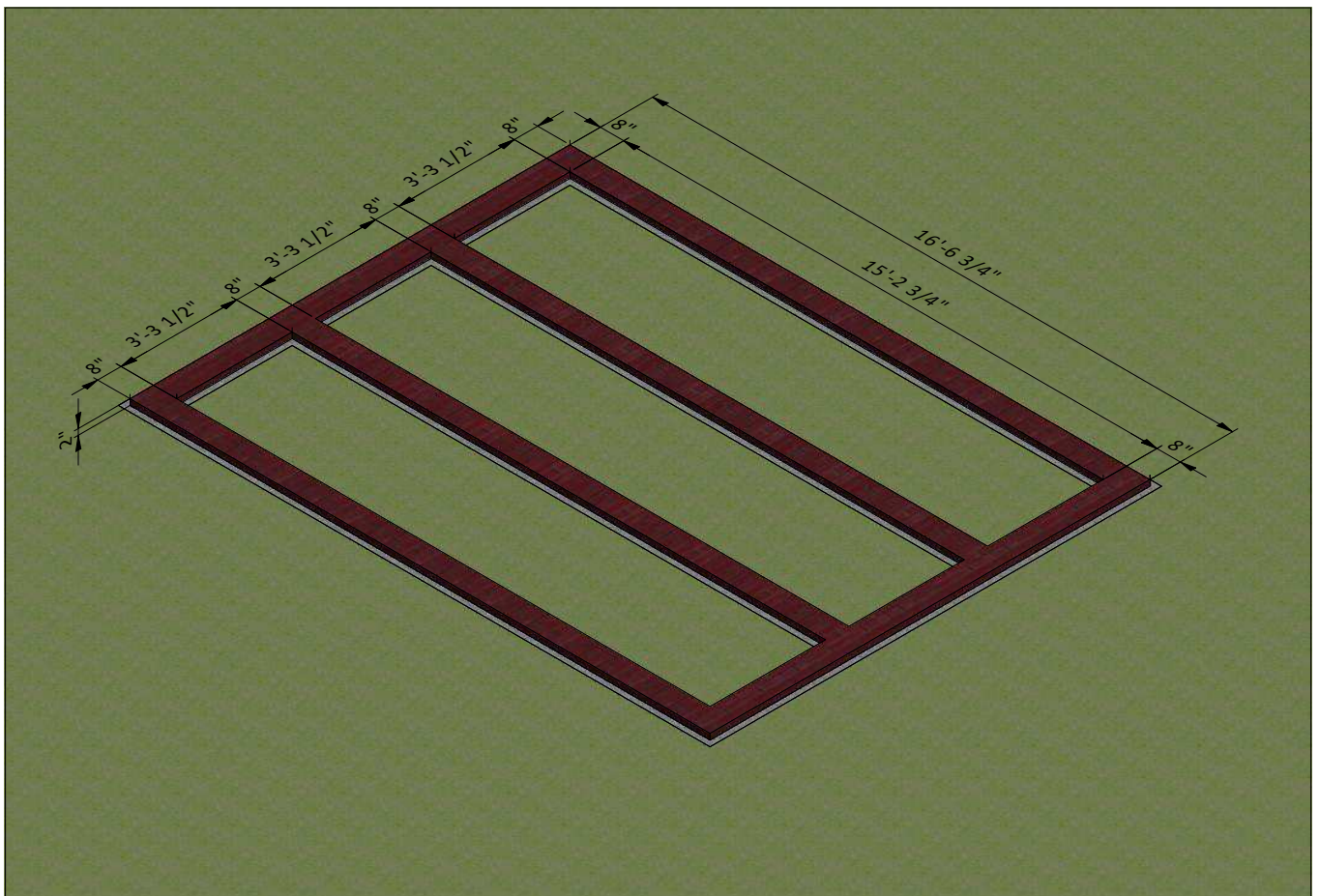
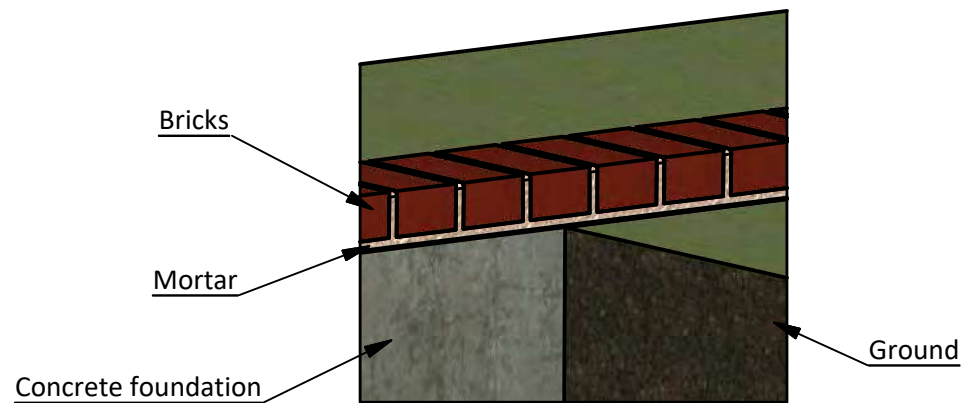
- Pressure-Treated Lumber
- Window beading
- Glass

## STEP 1

# Foundation Preparation

**1.1** Fill the trenches to ground level with concrete and let cure, or harden. Since curing times vary between brands, read the packaging for recommended curing times.

**1.2** Once the concrete has cured, use standard-sized bricks and lay them across the foundation. You will need roughly 225 bricks for this step.



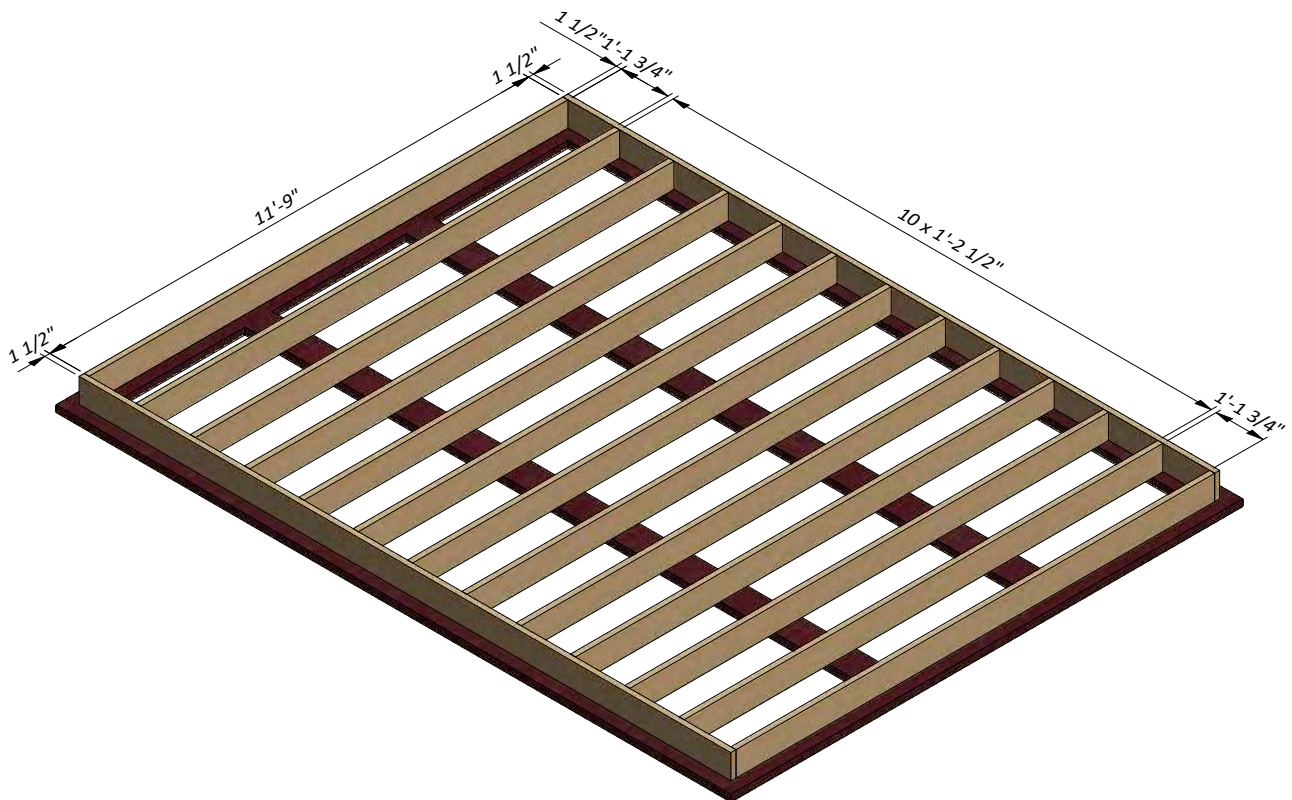
## STEP 2

### Framing the Floor

**2.1** Assemble the frame using  $1\frac{1}{2}$ " x  $7\frac{1}{4}$ " pressure-treated lumber. You will need eleven boards cut to 11'-9" that will be the joist.

**2.2** Secure the beams with 8x5" wood screws.

**2.3** Using a speed square or carpenter's square, check the corners to make sure they are 90°.





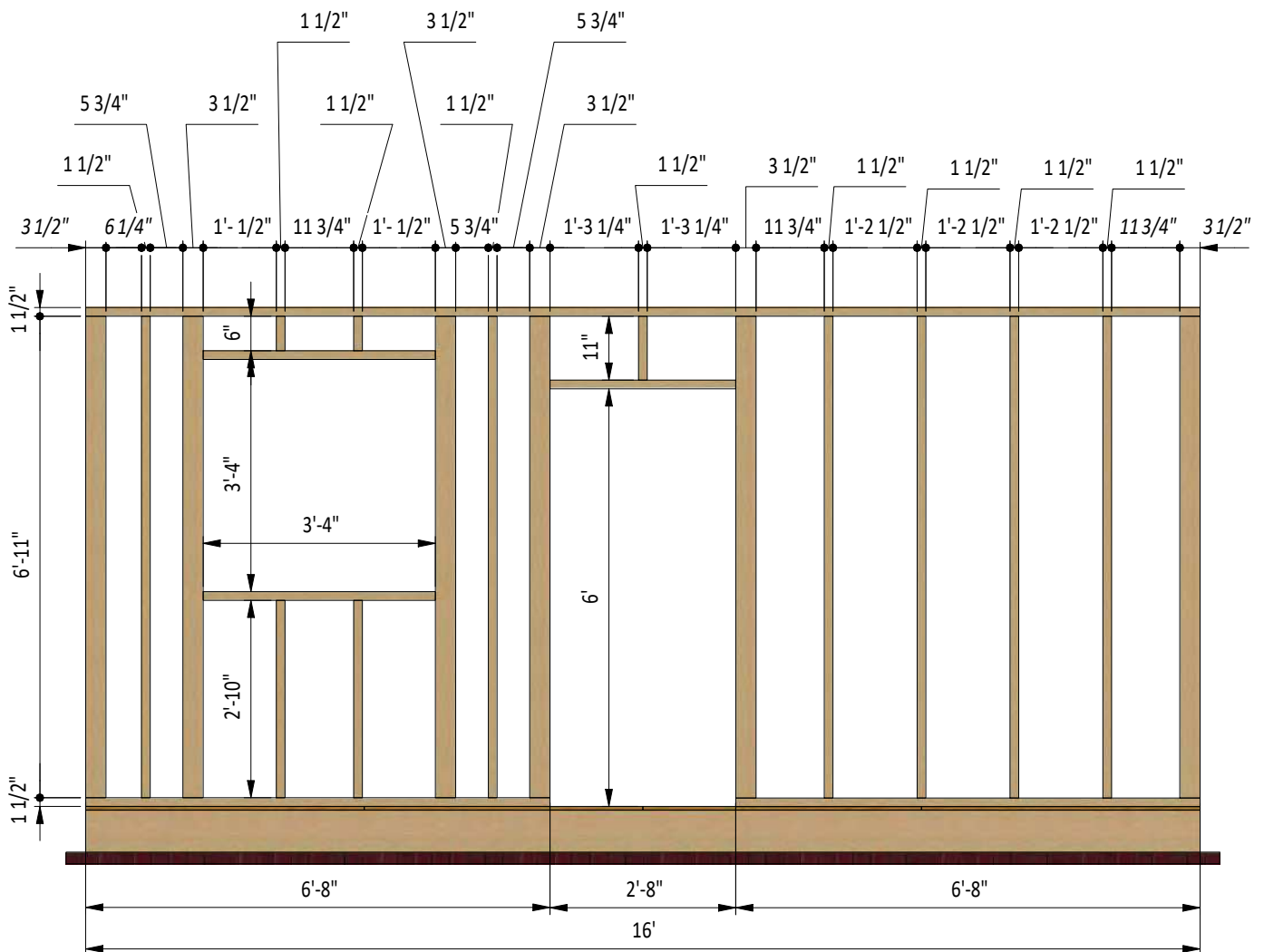
## STEP 3

### Assemble Front Wall Frame

**3.1** Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct front wall frame using the drawing below as a reference. You will need one board cut to 11" and two boards cut to 6" that will be the cripple studs, one board cut to 2'-8" that will be the door header, two boards cut to 3'-4" that will be the window header and rough sill, twelve boards cut to 6'-11" and two boards to 2'-10" that will be the studs, two boards cut to 6'-8" that will be the bottom plates and one board cut to 16' that will be the top plate.

**3.2** Connect the beams with 2x3" and 2x5" wood screws.

**3.3** Using a speed square or carpenter's square, check the corners to make sure they are 90°.



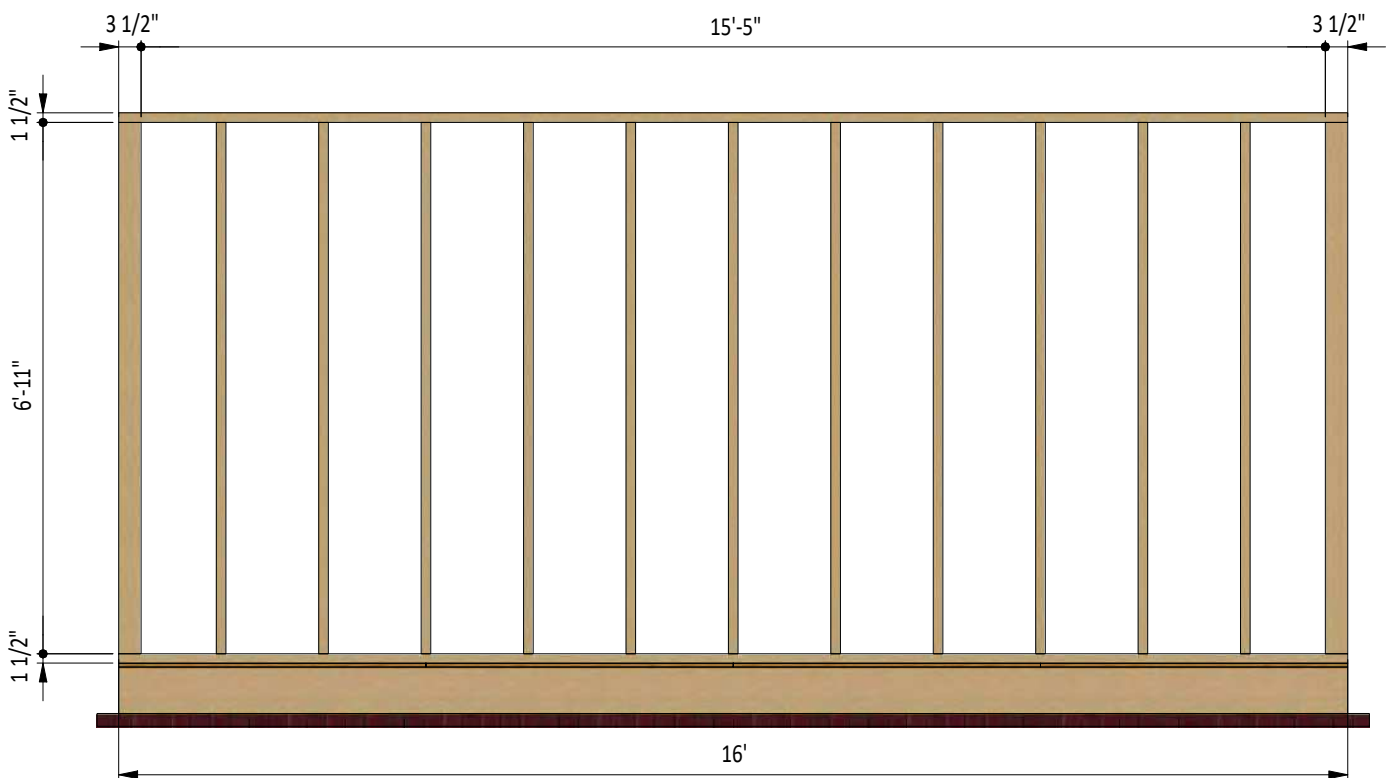
## STEP 4

### Assemble Back Wall Frame

**4.1** Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct back wall frame using the drawing below as a reference. You will need thirteen boards cut to 6'-11" that will be the studs and two boards cut to 16' that will be the top and bottom plates.

**4.2** Connect the beams with 2x3" wood screws.

**4.3** Using a speed square or carpenter's square, check the corners to make sure they are 90°.



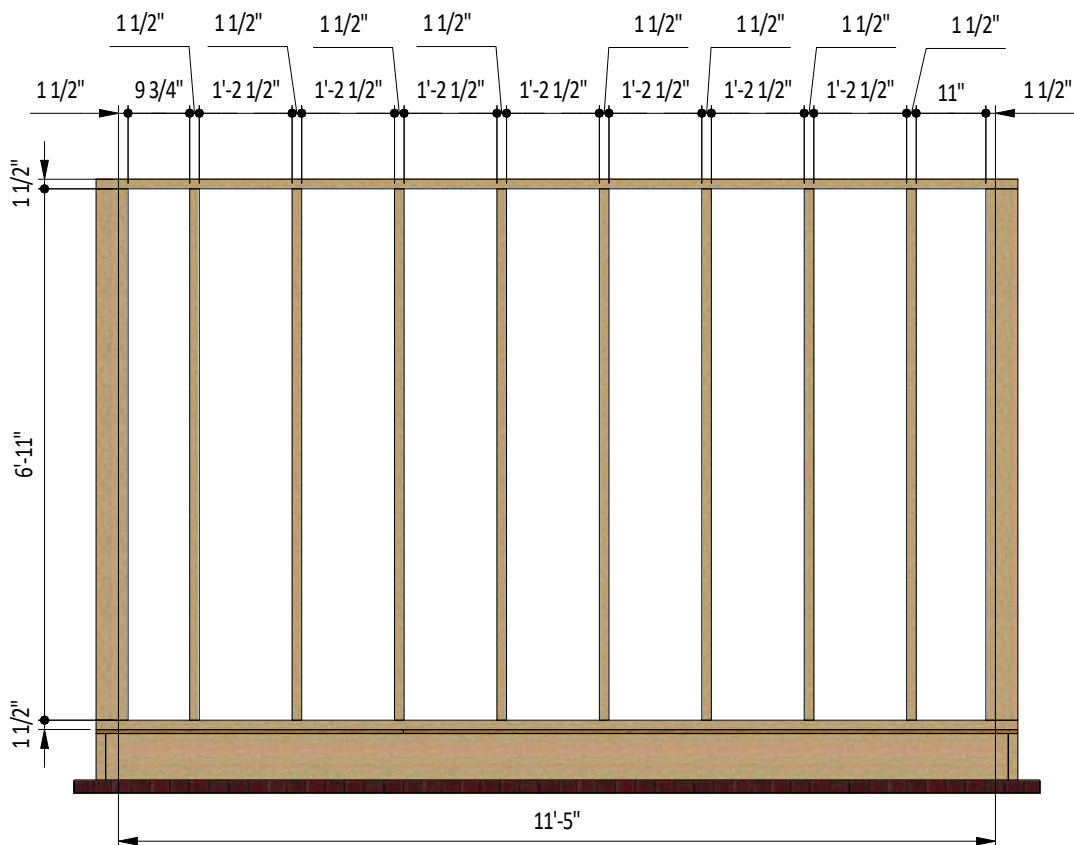
## STEP 5

### Assemble Right Wall Frame

**5.1** Using 1 1/2" x 3 1/2" pressure-treated lumber, construct the right wall frame using the drawing below as a reference. You will need ten studs cut to 6'-11" that will be the studs and two boards cut to 11'-5" that will be the top and bottom plates.

**5.2** Connect the beams with 2x3" wood screws.

**5.3** Using a speed square or carpenter's square, check the corners to make sure they are 90°.



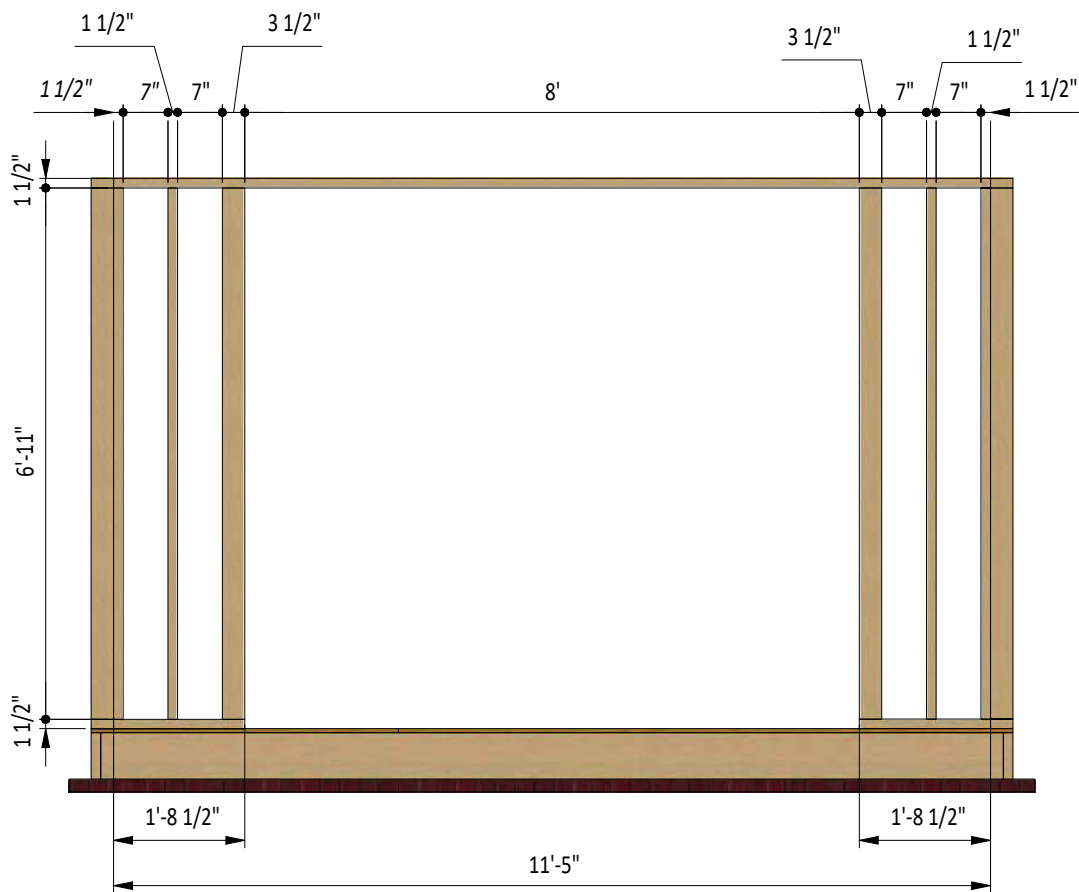
## STEP 6

### Assemble Left Wall Frame

**6.1** Using 1 1/2" x 3 1/2" and 3 1/2" x 3 1/2" pressure-treated lumber, construct the left wall frame using the drawing below as a reference. You will need six boards cut to 6'-11" that will be the studs, two boards cut to 1'-8 1/2" that will be the bottom plates and one board cut to 11'-5" that will be the top plate.

**6.2** Connect the beams with 2x3" wood screws.

**6.3** Using a speed square or carpenter's square, check the corners to make sure they are 90°.



## STEP 7

### Assemble the Roof Frame

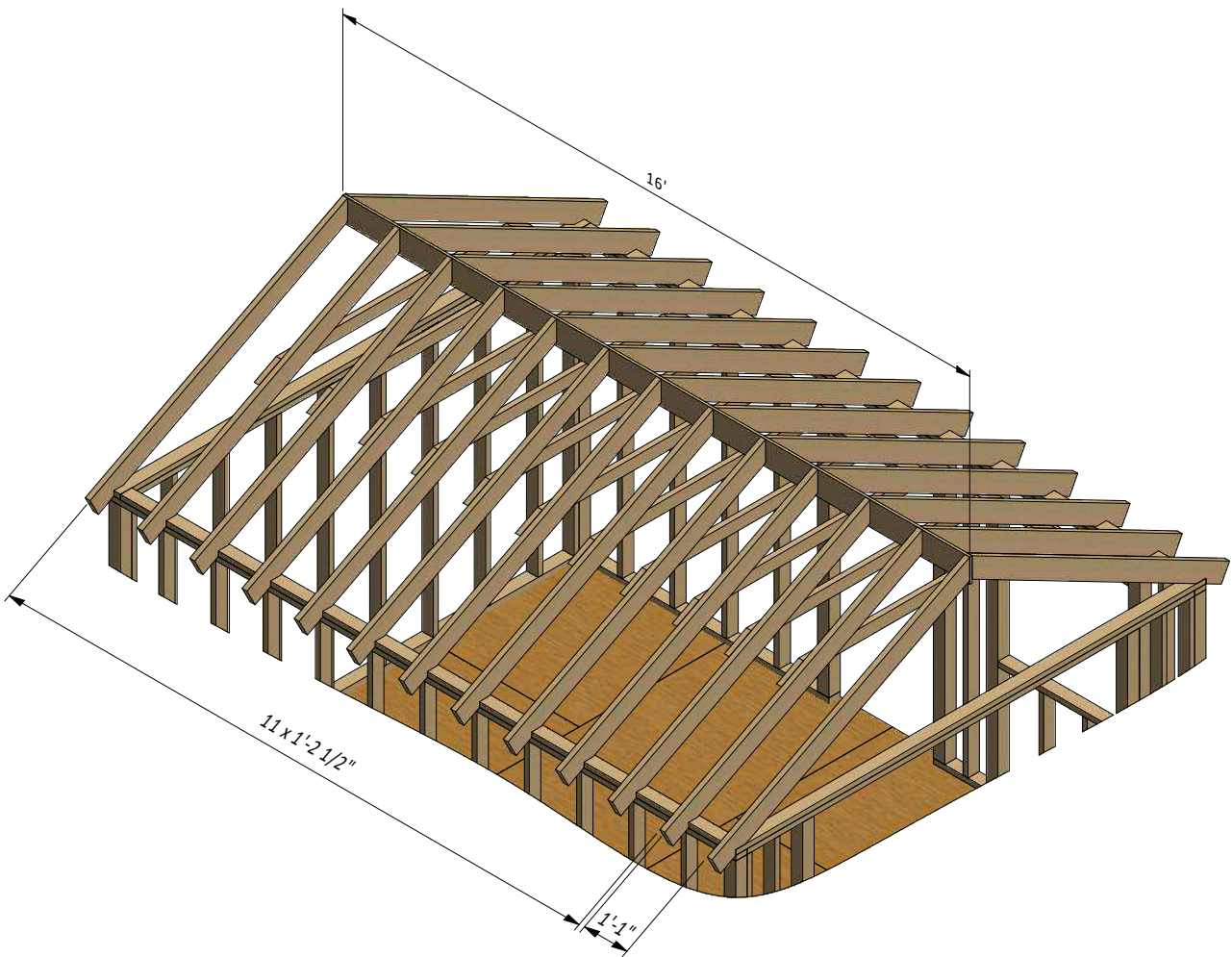
**7.1** Using 1 1/2 " x 5 1/2 " pressure-treated lumber, cut twenty six rafters 7'-4 3/4" long according to the drawing below.

**7.2** Using 1 1/2 " x 3 1/2 " pressure-treated lumber, cut eleven collar ties 7' long according to the drawing below.

**7.3** Using 3/4 " x 7 1/4 " pressure-treated board, cut the ridge board 16' long according the illustration below.

**7.4** While still on the ground assemble the ridge board along with the leftmost and rightmost rafters. Lift this construction and connect it on the top frame. Install the rest rafters to the ridge board one by one.

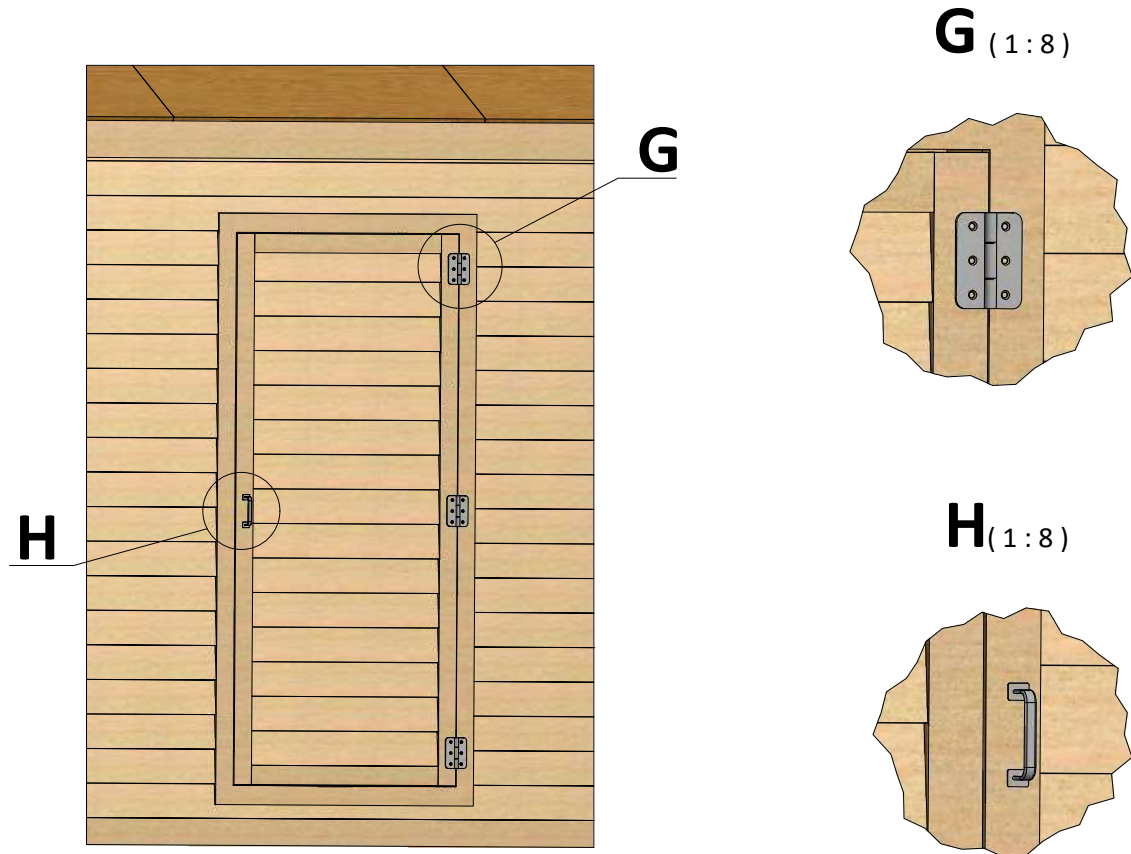
**7.5** Connect the beams with 2x3" wood screws.



## STEP 8

### Assemble and Install Shed Door

- 8.1** Build the door frame for the shed using 1 1/2" x 3 1/2" pressure-treated lumber and secure with 5" wood screws. You will need two boards cut to 5'-11 3/4" that will be the vertical girts and two boards cut to 2'-3/4" that will be the horizontal girts.
- 8.2** Prepare the 5/8" plywood sheet with dimensions 2'-7 3/4" x 5'-11 3/4" for the door according to the drawing.
- 8.3** Use 3/4" x 2 1/2" pressure-treated lumber for the door trim and fasten with 2" wood screws. You will need two boards cut to 2'-2 3/4" and two boards cut to 5'-11 3/4".
- 8.4** Using 1/4" x 3/4" pressure-treated lumber, cut and install a starter course 2'-2 3/4" long.
- 8.5** For the exterior siding on the door, use 1/2" x 6" wood siding boards and the illustration below as a reference.
- 8.6** Assemble siding shields with 2" galvanized nails.
- 8.7** Install three 3" door hinges using 6x1" wood screws. Finish the doors installation by attaching 6" door pull (see nodes **G**, **H**).



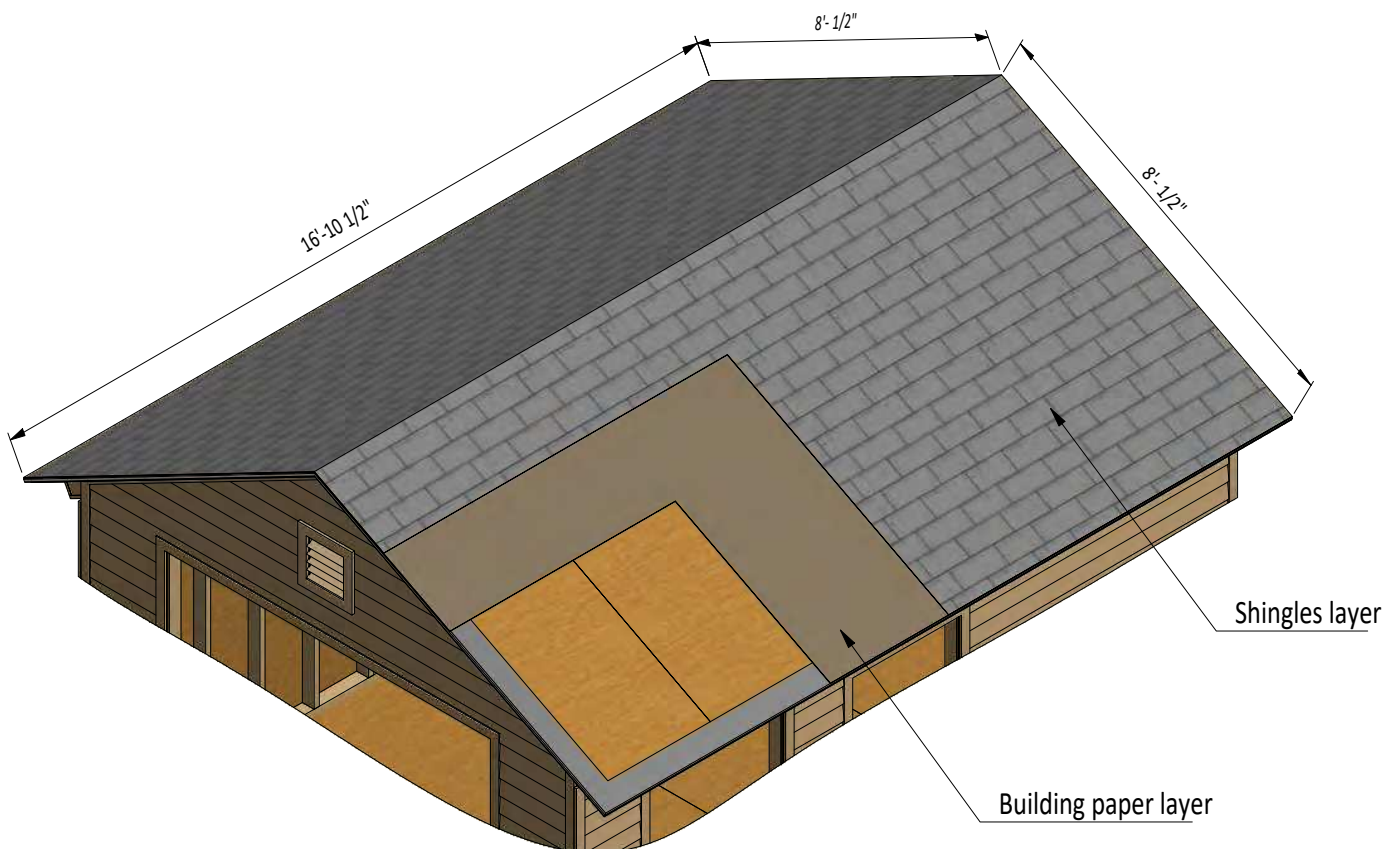
## STEP 9

# Roof Sheathing Installation

9.1 You will need 270 Sq Ft of building paper and asphalt shingle roofing.

9.2 Cover the plywood and drip edge with building paper. Try to install sheets with 1" overlapping. Use 2" nails to secure the sheets.

9.3 Install asphalt shingle roofing using an industrial stapler.



## STEP 10

### Window Installation for the Front Wall

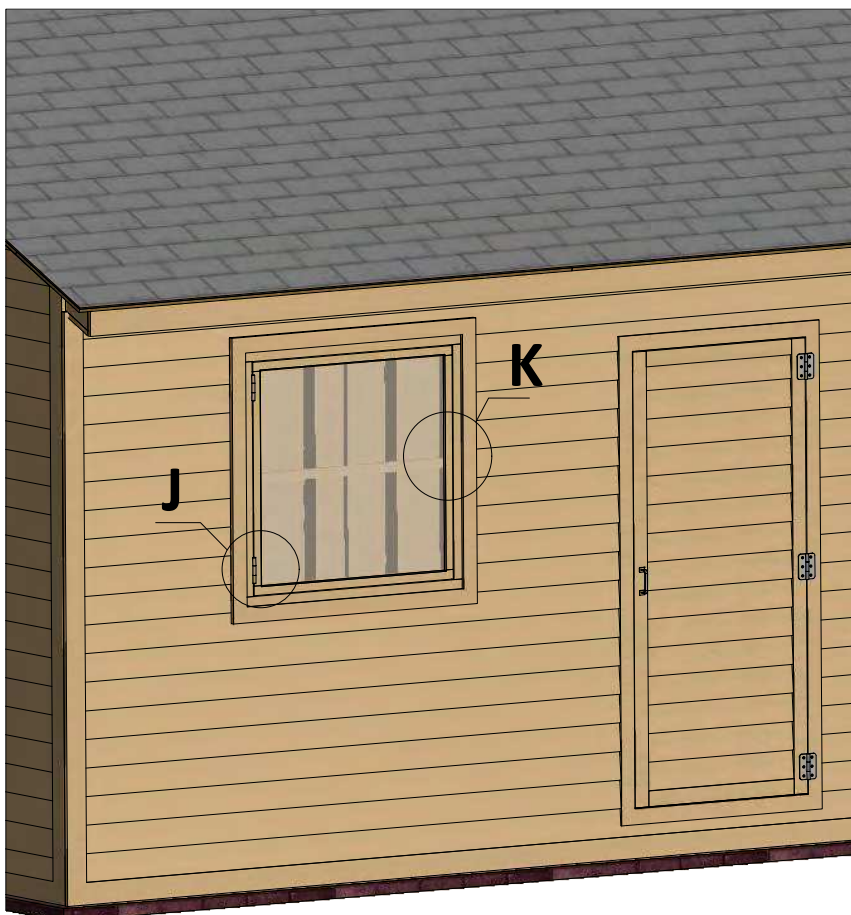
**10.1** Using 1 1/2" x 2 1/2" pressure-treated lumber, assemble the outer frame for the window as shown in the drawing below. You will need two boards cut to 3'-1" that will be the vertical girts and two boards cut to 3'-4" that will be the horizontal girts. Additionally, add vertical 2'-11 1/2" long and horizontal 3'-1" long supports using 3/4" x 1" lumber and cut the recesses for the window hinges.

**10.2** Use 1 1/2" x 1 1/2" pressure-treated material to make the inner frame and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" that will be the vertical girts and two boards cut to 3'-3/4" that will be the horizontal girts.

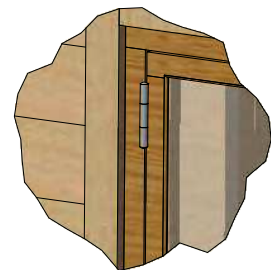
**10.3** Use 1 1/4" x 1 1/2" pressure-treated material to make the inner frame supports and secure with 3" wood screws. You will need two boards cut to 2'-9 3/4" and mill a recess for interconnection.

**10.4** Prepare and install glass into inner frame groove and fasten it by window beading from four sides. Use 1/2" galvanized nails.

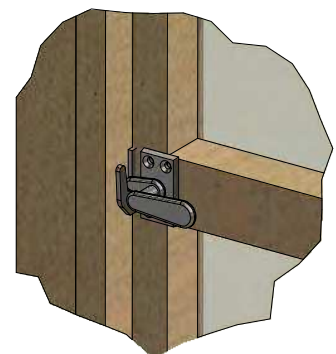
**10.5** Install two hinges (3") with 6x1" wood screws and assemble the window. Install a lock on the inner side of the window (see nodes J, K)



**J** (1:12)



**K** (1:4)



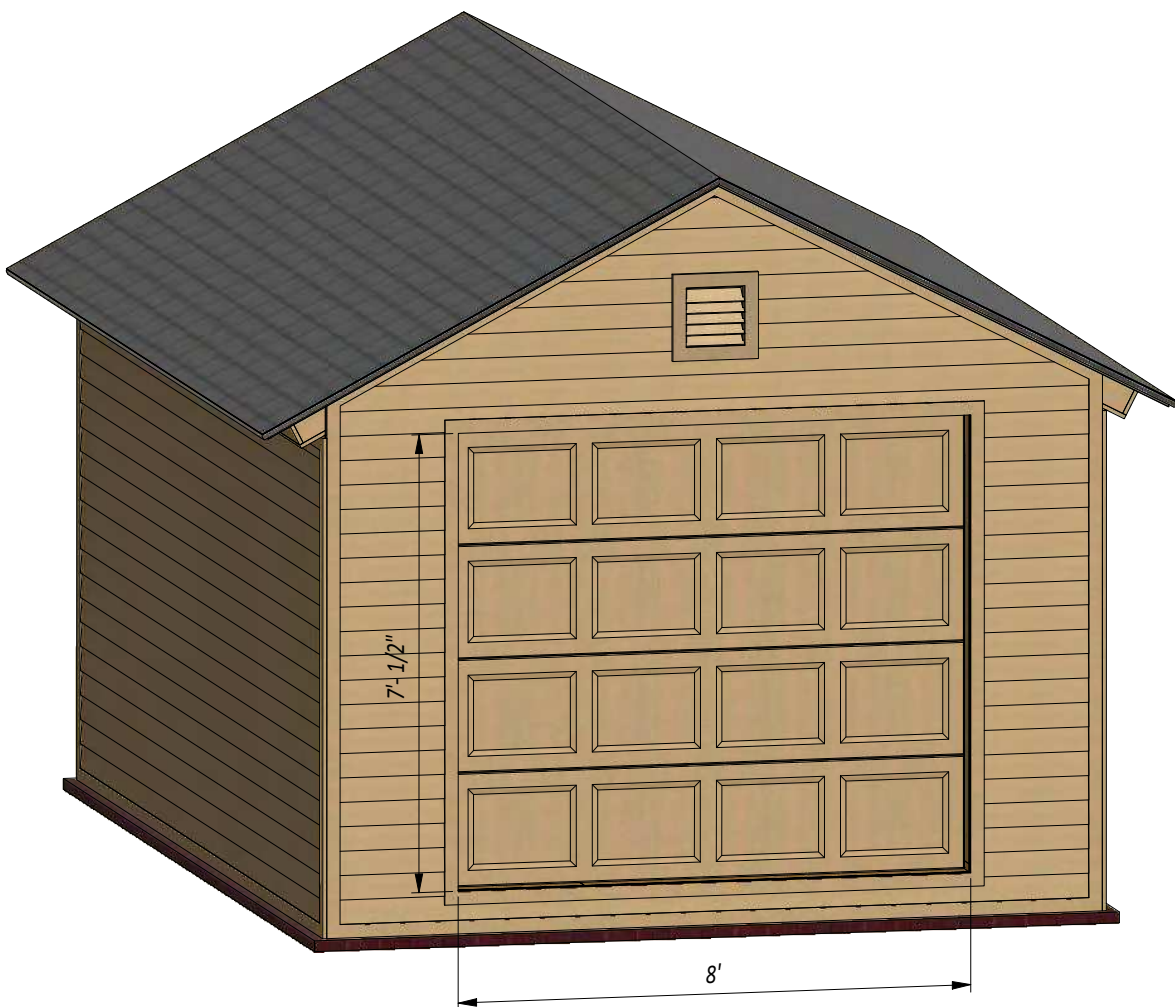


## STEP 11

### Assemble and Install Lifting Garage Door

**11.1** As an alternative to a simple swing gate, you can install a lifting garage door. Before ordering, make sure that the width of the opening corresponds to the width of the gate.

**11.2** Install all elements of the gate according to the instructions with self-tapping screws to the beams of the walls and roof.



## STEP 12

### Assemble and Install Door Ramp

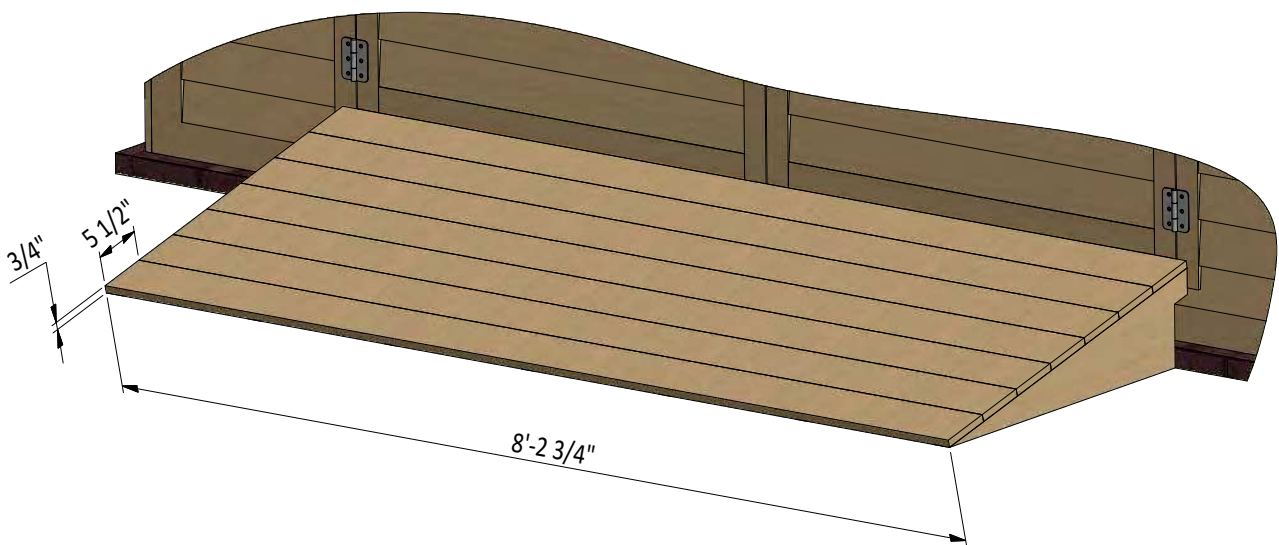
**12.1** Assemble the seven door ramp frames from pressure-treated lumber and secure with 3" and 5" wood screws. For each frame you will need one 1 1/2" x 1 1/2" board cut to 1'-9 1/2"; one 1 1/2" x 2 1/2" board cut to 3'-2 1/2" and one 1 1/2" x 3 1/2" board cut to 6 1/4".

**12.2** Connect and secure all frames using one 1 1/2" x 2 1/2" board 8'-1 1/2" long and 3" wood screws.

**12.3** Using 3/4" x 5 1/2" pressure-treated lumber, prepare seven boards 8'-2 3/4" long and install with 2" wood screws to the frames.

**12.4** Cut two 5/8" plywood sheets with dimensions 9 1/4" x 3'-1 1/4" for the sides.

**12.5** Assemble siding shields with 2" galvanized nails.



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This perfectly designed plan will guide you through the entire process of building your very own shed for any backyard or garden.



Check out the benefits you would get with our **premium edition**:

Features	Free plan	Premium edition
Steps count	12	33
Illustrations for Each Step	✓	✓
Print Ready	✓	✓
Step By Step Instructions	✓	✓
Full Materials and Cuttings List	✗	✓
Additional Illustrations	✗	✓
Additional Blueprints	✗	✓
Tools List	✗	✓
Fastening Elements List	✗	✓
Technical Support	✗	✓

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Maggie Goodlander and Jake Sullivan  
86 New Castle Avenue  
Portsmouth, New Hampshire  
03801

March 26, 2019

To Whom It May Concern,

We hereby authorize West Environmental to act as our agent for this application.

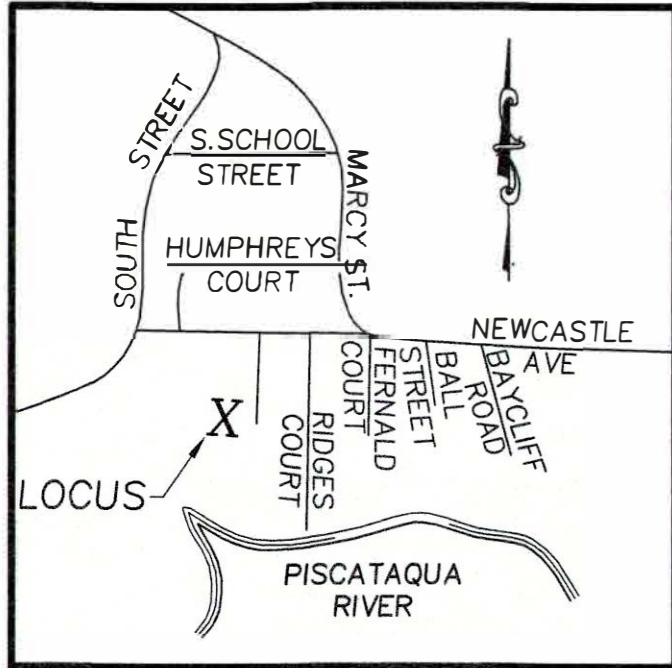
Respectfully,



Jake Sullivan



Maggie Goodlander



**NOTES:**

- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THIS PARCEL LIES PARTIALLY WITHIN AN AE (ELEVATION 8) FLOOD ZONE, SEE F.I.R.M. COMMUNITY PANEL 33015C 0259 F DATE JANUARY 29, 2021.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. OF 1988.

**PLAN REFERENCE**

"PLAN OF LAND FOR WILLIAM M. & LOIS CYNEWSKI, DOROTHEA E. MARCONI, ROLAND ROUTHIER & MARY ANN MARCONI AND EDWARD F. & LOUISE D. SMITH BRACKETT ROAD / NEW CASTLE AVE"  
SCALE: 1"=40 DATE: JANUARY 27, 1988  
BY: RICHARD P. MILLETTE AND ASSOCIATES D-17724

**RECORD OWNERS**

(207/70)  
JACOB SULLIVAN & MARGARET GOODLANDER  
86 NEW CASTLE AVENUE  
PORTSMOUTH, NH 03801  
BK. 5960 PG. 2666  
37,536 S.F.  
0.86 ACRES  
AREA WITHIN OLD PAPER STREET  
7,000 S.F.  
0.16 ACRES  
EXISTING SEALED SURFACE  
4,258 S.F.  
9.5%

LOCUS MAP  
NOT TO SCALE

**ZONING DISTRICT**

**SRB**

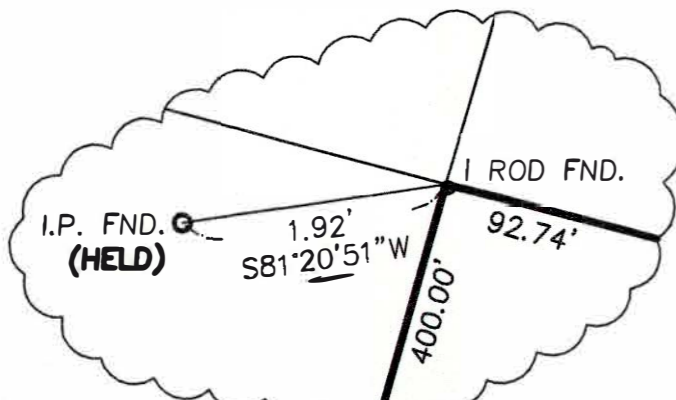
**MINIMUM REQUIREMENTS**

AREA 15,000 S.F.  
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.  
MIN. OPEN SPACE 40%  
MAX. BUILDING COVERAGE 20%  
MAX. HEIGHT 35'/30'  
FRONTAGE 100'

**BUILDING SETBACKS**

FRONT 30' \*  
SIDE 10' \*  
REAR 30' \*

\* AS PER THE CITY OF PORTSMOUTH THIS LOT (MAP 207, LOT 70) DOES NOT HAVE FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF WAY AND THEREFOR IS SUBJECT TO SIDE YARD SETBACKS ON ALL SIDES.

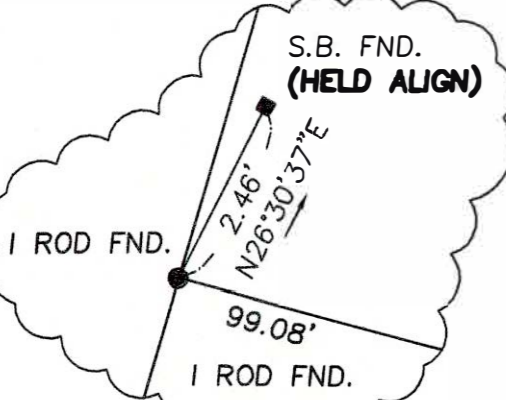


**DETAIL**  
NOT TO SCALE

**RIGHT OF WAY NOTE:**

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7855 PLAN, THE LOTS ACROSS THE PAPER STREET CLAIM TO THE MIDDLE OF THE STREET. OWNERSHIP BY REVERSION OF THE UNDEVELOPED STREET"

(101/33)  
N/F  
TIMOTHY & ALEXANDRA LIETO  
50 NEW CASTLE AVE  
PORTSMOUTH, NH 03801  
BK. 5901 PG. 2097



**DETAIL**  
NOT TO SCALE

BRACKETT ROAD

WETLANDS DELINEATION BY  
WEST ENVIRONMENTAL  
48 STEVENS HILLROAD  
NOTTINGHAM, NH 03290

IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AS REQUIRED BY THE DES WETLANDS BUREAU.

**UTILITIES NOTE**

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC., ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.

**LEGEND**

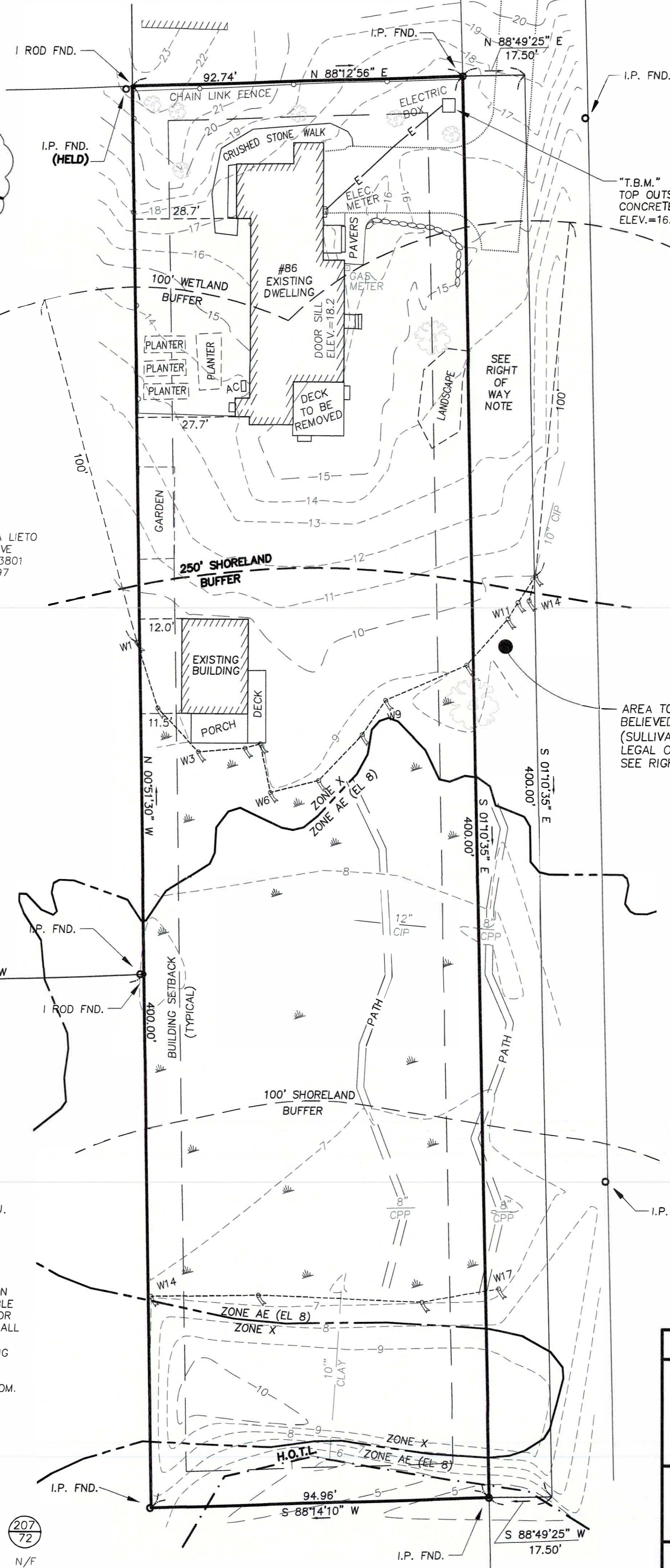
- S.B. STONE BOUND
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- UTILITY POLE
- E — UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- CHAIN LINK FENCE
- W1 WETLAND FLAG
- WETLAND
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE

(207/72)  
N/F  
DANIEL & SHEA COOK  
308 THONTON STREET  
PORTSMOUTH, NH 03801  
BK. 5860 PG. 2754

NEW CASTLE AVENUE

EXISTING OPEN SPACE 90.4%  
EXISTING BUILDING COVERAGE 5.9%  
AVERAGE GRADE ELEV.=16.4  
RIDGE ELEV.=36.9  
EAVE ELEV.=24.8  
MEAN ROOF ELEV.=30.8  
EXISTING MEAN ROOF HEIGHT = 14.4'

(101/31)  
N/F  
NBO/TDK FAMILY TRUST FUND B  
70 NEW CASTLE AVE  
PORTSMOUTH, NH 03801  
BK. 5341 PG. 2689



(101/30)  
N/F  
88 NECASTLE AVENUE TRUST  
88 NEW CASTLE AVE  
PORTSMOUTH, NH 03801  
BK. 6014 PG. 0459

(207/67)  
N/F  
KOLET ALKER FAMILY TRUST  
45 GARDNER STREET  
PORTSMOUTH, NH 03801  
BK. 6452 PG. 82

(207/66)  
N/F  
ANGELA MARIE BORGES  
34 RIDGES COURT  
PORTSMOUTH, NH 03801  
BK. 6039 PG. 2255

(207/68)  
N/F  
KATHLEEN Y. THOMSON REV. TRUST  
56 RIDGES COURT  
PORTSMOUTH, NH 03801  
BK. 5938 PG. 2320

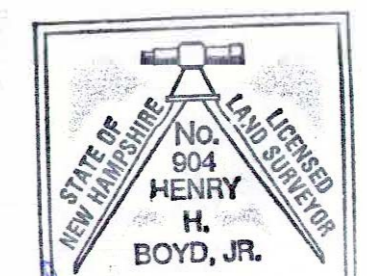
(207/69)  
N/F  
KATHLEEN Y. THOMSON REV. TRUST  
56 RIDGES COURT  
PORTSMOUTH, NH 03801  
BK. 5938 PG. 2322

AREA TO OLD PAPER STREET BELIEVED TO BE OWNED IN FEE (SULLIVAN & GOODLANDER). LEGAL OPINION IS BEING SOUGHT. SEE RIGHT OF WAY NOTE

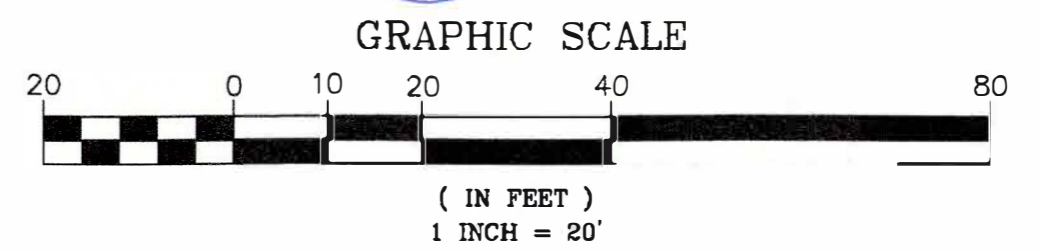
(207/63)  
N/F  
KATHLEEN Y. THOMSON REV. TRUST 2006  
56 RIDGES COURT  
PORTSMOUTH, NH 03801  
BK. 4731 PG. 2542

(207/62)  
N/F  
PETER & LEE VANDERMARK  
86 RIDGES COURT  
PORTSMOUTH, NH 03801  
BK. 2744 PG. 2766

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN JANUARY OF 2019 AND JANUARY OF 2023.  
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR DATE 01-26-2023



**EXISTING CONDITIONS**

PLAT OF LAND  
IN  
PORTSMOUTH, NH

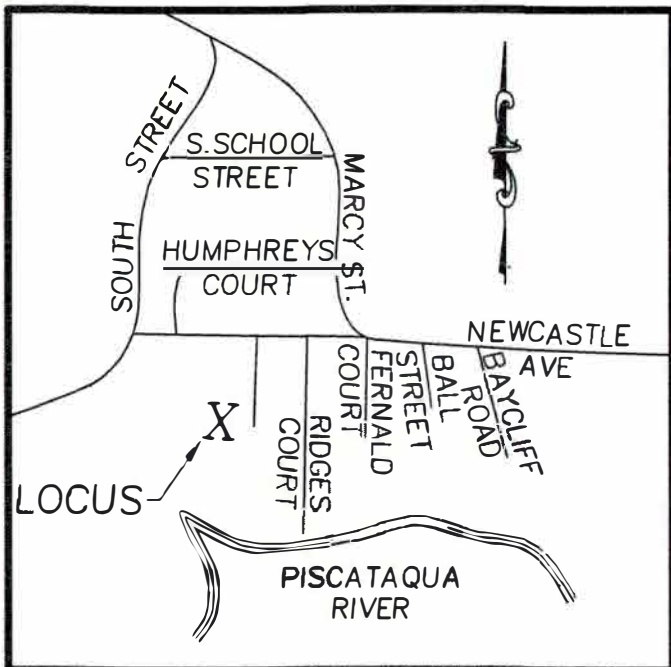
SHOWING  
PROPOSED ADDITION  
AT 86 NEW CASTLE AVENUE  
(ASSESSORS MAP 207 LOT 70)

RECORD OWNERS  
**JACOB SULLIVAN & MARGARET GOODLANDER**  
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

**MILLENNIUM ENGINEERING INC.**  
ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE: (603) 778-0528 FAX: (603) 772-0689 WWW.MEI-NH.COM

SCALE: 1"=20' DRWN. BY: P.D.B. PROJECT: E192257  
DATE: JAN. 26, 2023 CHKD. BY: H.H.B. SHEET: 1 OF 3

PISCATAQUA RIVER



**WETLANDS DELINEATION BY  
WEST ENVIRONMENTAL  
48 STEVENS HILLROAD  
NOTTINGHAM, NH 03290**

IN ACCORDANCE WITH THE 1987 CORPS OF  
ENGINEERS WETLANDS DELINEATION MANUAL,  
AS REQUIRED BY THE DES WETLANDS BUREAU.

**NEW CASTLE AVENUE**

**RECORD OWNERS**

207  
70

JACOB SULLIVAN &  
MARGARET GOODLANDER  
86 NEW CASTLE AVENUE  
PORTSMOUTH, NH 03801  
BK. 5960 PG. 2666  
37,536 S.F.  
0.86 ACRES  
AREA WITHIN OLD PAPER STREET  
7,000 S.F.  
0.16 ACRES  
EXISTING SEALED SURFACE  
4,258 S.F.  
9.5%

LOCUS MAP  
NOT TO SCALE

**ZONING DISTRICT  
SRB**

**MINIMUM REQUIREMENTS**

AREA 15,000 S.F.  
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.  
MIN. OPEN SPACE 40%  
MAX. BUILDING COVERAGE 20%  
MAX. HEIGHT 35'/30'  
FRONTAGE 100'

**BUILDING SETBACKS**

FRONT 30'  
SIDE 10'  
REAR 30'

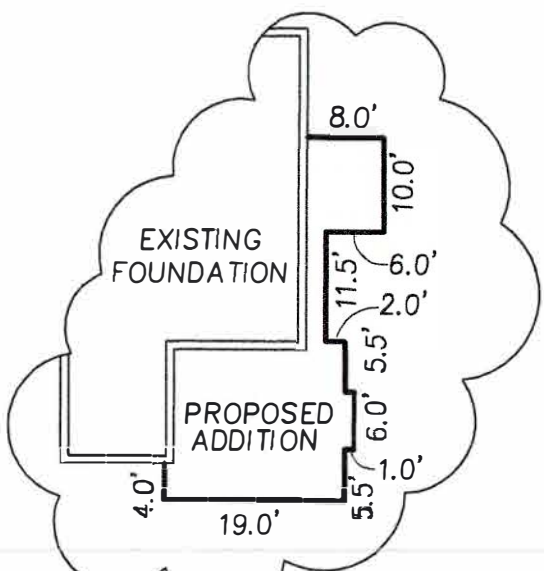
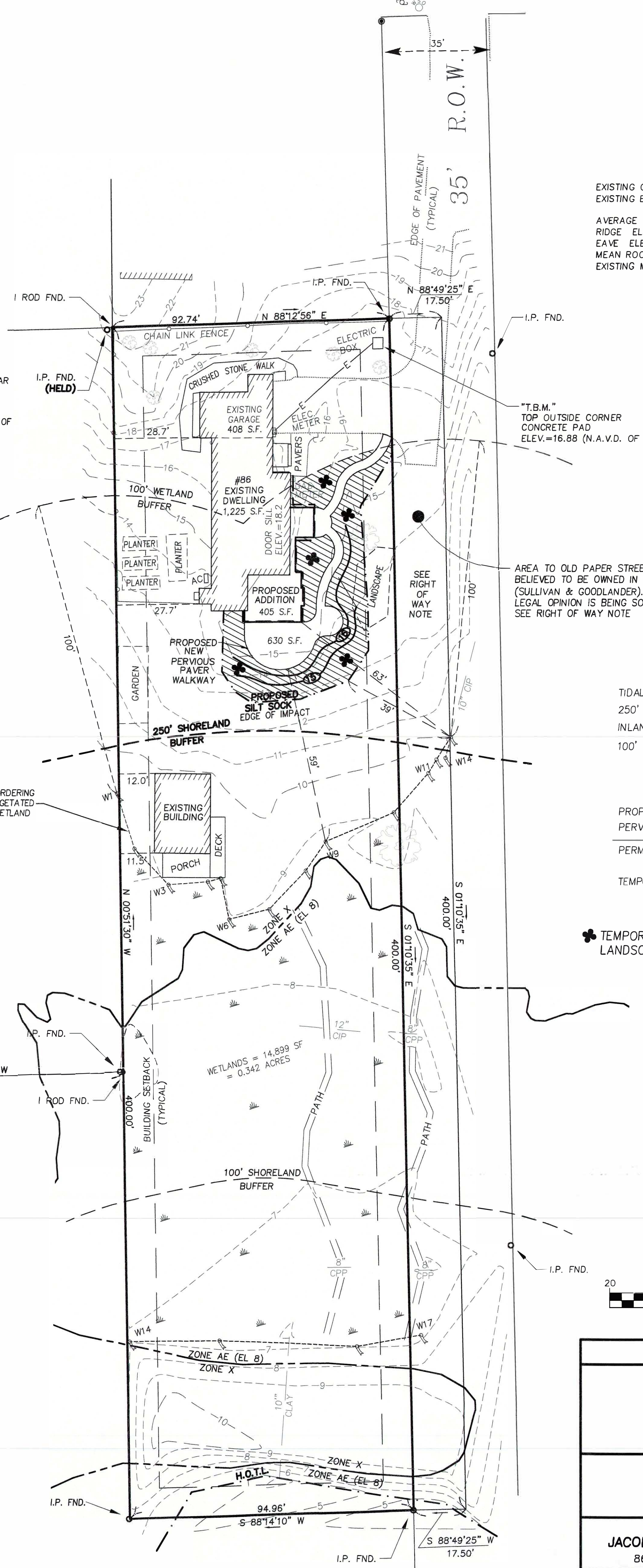
\*AS PER THE CITY OF PORTSMOUTH  
THIS LOT (MAP 207, LOT 70) DOES NOT HAVE  
FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF  
WAY AND THEREFOR IS SUBJECT TO SIDE YARD  
SETBACKS ON ALL SIDES.

**RIGHT OF WAY NOTE:**

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR  
THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS  
SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7855  
PLAN, THE LOTS ACROSS THE PAPER STREET CLAIM TO  
THE MIDDLE OF THE STREET. OWNERSHIP BY REVERSION OF  
THE UNDEVELOPED STREET"

EXISTING OPEN SPACE 90.4%  
EXISTING BUILDING COVERAGE 5.9%

AVERAGE GRADE ELEV.=16.4  
RIDGE ELEV.=36.9  
EAVE ELEV.=24.8  
MEAN ROOF ELEV.=30.8  
EXISTING MEAN ROOF HEIGHT = 14.4'



**PROPOSED ADDITION  
DIMENSION DETAIL**

**BRACKETT ROAD**

**EXISTING WETLAND  
AND BUFFER AREAS  
ON LOT**

TIDAL WETLAND 687 S.F.  
250' SHORELAND BUFFER 11,844 S.F.  
INLAND WETLAND 15,044 S.F.  
100' INLAND BUFFER 11,844 S.F.

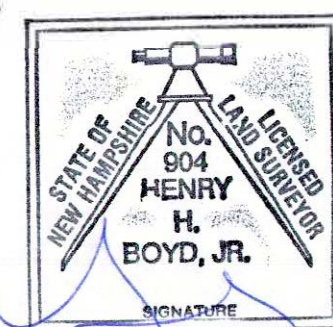
**PROPOSED IMPACT  
AREAS**

PROPOSED ADDITION 405 S.F.  
PERVIOUS PAVERS + 630 S.F.  
PERMANENT NEW IMPACT 1,035 S.F.  
TEMPORARY IMPACT 1,729 S.F.

TEMPORARY IMPACT AREAS ARE TO BE  
LANDSCAPED WITH MULCH AND PLANTINGS.

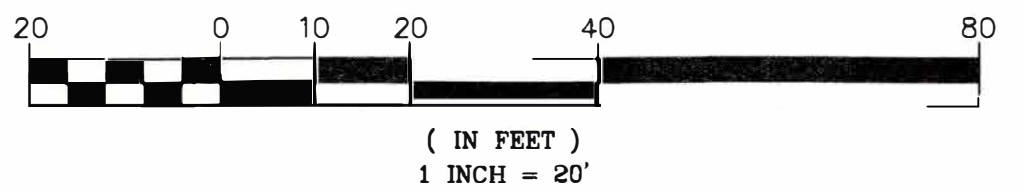
I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE  
ON THE GROUND BETWEEN JANUARY OF 2019  
AND JANUARY OF 2023.

THAT THIS SURVEY CONFORMS TO THE  
REQUIREMENTS FOR ACCURACY FOR



01-26-2023  
DATE

**GRAPHIC SCALE**



**LEGEND**

- S.B. STONE BOUND
- I.P. IRON PIPE
- I ROD IRON ROD FOUND
- ○ ASSESSORS MAP AND PARCEL
- UTILITY POLE
- UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- CHAIN LINK FENCE
- W1 WETLAND FLAG
- WETLAND
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE
- TEMPORARY IMPACT AREA

**PROPOSED CONDITIONS**

**PLAT OF LAND  
IN  
PORTSMOUTH, NH**

SHOWING  
**PROPOSED ADDITION  
AT 86 NEW CASTLE AVENUE  
(ASSESSORS MAP 207 LOT 70)**

**RECORD OWNERS**

**JACOB SULLIVAN & MARGARET GOODLANDER**  
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

**MILLENNIUM ENGINEERING INC.**  
ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=20'  
DATE: JAN. 26, 2023 DRWN. BY: P.D.B. PROJECT: E192257  
CHKD. BY: H.H.B. SHEET: 2 OF 3

**PISCATAQUA RIVER**

# PERMEABLES

OPENWORK, PERMEABLE DRAINWAYS & PAVES



**PHYSICAL AND GEOMETRICAL CHARACTERISTICS - PAVERS**

PERMEABLES		TECHO-BLOC	
Compression strength	500 lbf/ft <sup>2</sup> (230 kPa) min.	68 kPa (1,700 lbf/ft <sup>2</sup> ) min.	
Water absorption	3.5%	5.5% max.	
Water permeability	100% (per inch)	100% (per inch)	
Water absorption (at 28 days)	225 g/ft <sup>2</sup> at 49°C (250 g/ft <sup>2</sup> at 90°C)	225 g/ft <sup>2</sup> at 49°C (250 g/ft <sup>2</sup> at 90°C)	
Water absorption (at 49°C)	300 g/ft <sup>2</sup> at 49°C	300 g/ft <sup>2</sup> at 49°C	
Dimensional tolerance	Length tolerance: ±1.0 mm (0.039 in.) Width tolerance: ±1.0 mm (0.039 in.) Thickness: ±0.5 mm (0.019 in.)	Length tolerance: ±1.0 mm (0.039 in.) Width tolerance: ±1.0 mm (0.039 in.) Thickness: ±0.5 mm (0.019 in.)	

Note: Dimensional tolerance prior to the application of additional finishes.

## Installation guide

SEGMENTAL PERMEABLE PAVEMENT

### INSTALLATION OUTLINE

#### 01. DRAIN COLLECTION

- Determine the size, slope, and finished use of finished areas (i.e. residential driveway, driveway, parking lot, etc.).
- Document existing conditions (i.e. finished, existing, drainage problems, etc. conditions etc.).
- Ensure proper drainage and retention at the curb and edge of the driveway.
- Ensure proper drainage and retention at the curb and edge of the driveway.
- Ensure proper drainage and retention at the curb and edge of the driveway.
- Ensure proper drainage and retention at the curb and edge of the driveway.
- Ensure proper drainage and retention at the curb and edge of the driveway.
- Ensure proper drainage and retention at the curb and edge of the driveway.

#### 02. GEOTEXTILE, IMPERMEABLE LINERS, AND DRAIN PIPES

- Use the geotextile specified and install it according to project specifications. The use of a woven geotextile with a woven fabric on the bottom and holes of the soil sub-grade. Ensure size matches in the geotextile and feature.
- Use the impermeable liner specified and install it according to project specifications. The use of a woven geotextile with a woven fabric on the bottom and holes of the soil sub-grade. Ensure size matches in the geotextile and feature.
- Use the impermeable liner specified and install it according to project specifications. The use of a woven geotextile with a woven fabric on the bottom and holes of the soil sub-grade. Ensure size matches in the geotextile and feature.
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- Use the impermeable liner specified and install it according to project specifications. The use of a woven geotextile with a woven fabric on the bottom and holes of the soil sub-grade. Ensure size matches in the geotextile and feature.

techo-bloc.com

### Installation guide

TYPICAL APPLICATION USAGE

SECTOR	TYPICAL APPLICATIONS	PERMEABLE PAVERS
COMMERCIAL	<ol style="list-style-type: none"> <li>Light traffic (e.g. walkways, parking lots, etc.)</li> <li>Medium traffic (e.g. parking lots, etc.)</li> <li>Heavy traffic (e.g. parking lots, etc.)</li> <li>Very heavy traffic (e.g. parking lots, etc.)</li> </ol>	<ul style="list-style-type: none"> <li>-Vialla</li> <li>-BlaBlau</li> <li>-MIO</li> <li>-Rosa</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> </ul>
		<ul style="list-style-type: none"> <li>-Vialla</li> <li>-BlaBlau</li> <li>-MIO</li> <li>-Rosa</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> </ul>
RESIDENTIAL	<ol style="list-style-type: none"> <li>Light traffic (e.g. walkways, etc.)</li> <li>Medium traffic (e.g. parking lots, etc.)</li> <li>Heavy traffic (e.g. parking lots, etc.)</li> <li>Very heavy traffic (e.g. parking lots, etc.)</li> </ol>	<ul style="list-style-type: none"> <li>-Vialla</li> <li>-BlaBlau</li> <li>-MIO</li> <li>-Rosa</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> <li>-Wahli</li> </ul>

techo-bloc.com

### Installation guide

INFILTRATION CHART

PERMEABLE PAVERS	PERCENT OF SURFACE OPENING (%)	JOINT WIDTH (mm)	INFILTRATION RATE (mm/hr)
ACTIVIA	Variable	Variable	983 L/Hr (27,227 mm <sup>3</sup> /Hr)
BlaBlau	3.0	Variable	370 L/Hr (10,442 mm <sup>3</sup> /Hr)
MIO	3.0	Variable	370 L/Hr (10,442 mm <sup>3</sup> /Hr)
Rosa	3.0	Variable	370 L/Hr (10,442 mm <sup>3</sup> /Hr)
Wahli	5.0	Variable	600 L/Hr (16,867 mm <sup>3</sup> /Hr)
Wahli	5.0	Variable	600 L/Hr (16,867 mm <sup>3</sup> /Hr)
Wahli	5.0	Variable	600 L/Hr (16,867 mm <sup>3</sup> /Hr)
Wahli	5.0	Variable	600 L/Hr (16,867 mm <sup>3</sup> /Hr)
Wahli	5.0	Variable	600 L/Hr (16,867 mm <sup>3</sup> /Hr)

OTHER PERMEABLE POSSIBILITIES

techo-bloc.com

## Installation guide

### SEGMENTAL PERMEABLE PAVEMENT

Typical cross section

- Prepare the subgrade
- Install the geotextile
- Install the impermeable liner
- Install the drainage pipes
- Install the pavers
- Install the aggregate
- Install the topsoil
- Plant the vegetation
- Maintain the pavement
- Inspect the pavement

## Installation guide

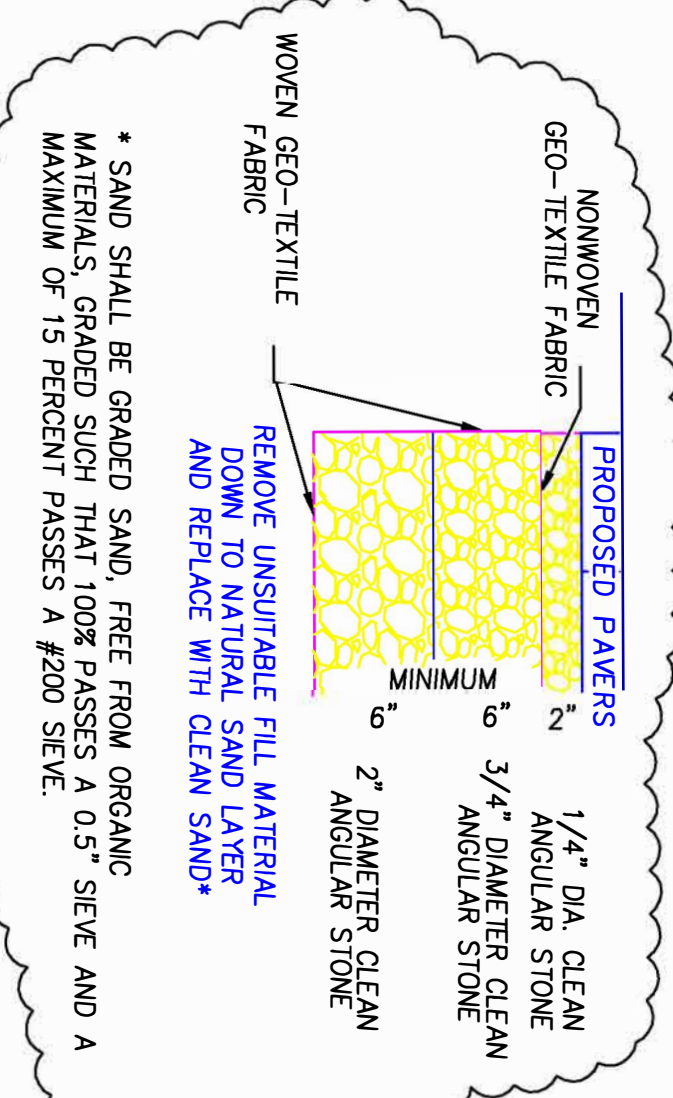
### SEGMENTAL PERMEABLE PAVEMENT - PARTIAL INFILTRATION

Typical cross section

- Prepare the subgrade
- Install the geotextile
- Install the impermeable liner
- Install the drainage pipes
- Install the pavers
- Install the aggregate
- Install the topsoil
- Plant the vegetation
- Maintain the pavement
- Inspect the pavement

### PAVER MAINTENANCE NOTE

REGULAR CLEANING WILL HELP MAINTAIN A HIGH ENOUGH SURFACE INFILTRATION RATE TO SOAK THROUGH THE JOINTS. AT LEAST ONE INSPECTION AND CLEANING SHOULD BE PERFORMED DURING THE FIRST YEAR OF SERVICE AND THEREAFTER AS REQUIRED. CLEANING IS RECOMMENDED WHEN THE SURFACE INFILTRATION RATE IS LESS THAN 98% / HR OR 99% CLEANING CAN BE DONE WITH A VACUUM ADJUSTED TO MINIMIZE THE REMOVAL OF JOINT MATERIAL. IN WINTER, SNOW REMOVAL CAN BE DONE AS FOR ANY OTHER TYPE OF PAVING, BUT IT IS STILL RECOMMENDED THAT SNOW REMOVAL BLADES BE COVERED WITH A PROTECTIVE COATING AND RAISED 1" SEGMENTAL PERMEABLE PAVEMENT REQUIRE LESS DE-ICING MATERIAL THAN CONVENTIONAL PAVEMENT. SINCE MELTED WATER DOES NOT ACCUMULATE, IT WILL NOT RE-FREEZE ON THE SURFACE. IT IS NOT RECOMMENDED TO SPREAD SAND FOR TRACTION, AS THIS MAY CLOG THE JOINTS. INSTEAD, SPREAD THE SAME AGGREGATE USED FOR FILLING JOINTS.



### "TECHO-BLOC" PERVIOUS PAVEMENT DETAIL NOT TO SCALE

## PERMEABLE PAVEMENT

### PLAT OF LAND IN PORTSMOUTH, NH

SHOWING PROPOSED ADDITION AT 86 NEWCASTLE AVENUE (ASSESSORS MAP 207 LOT 70)

RECORD OWNERS

JACOB SULLIVAN & MARGARET GOODLANDER

86 NEWCASTLE AVENUE PORTSMOUTH, NH 03801

MILLENNIUM ENGINEERING INC. ENGINEERS AND LAND SURVEYORS

P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833

PHONE:(603)778-0528 FAX:(603)772-0689 WWW.ME-INC.COM

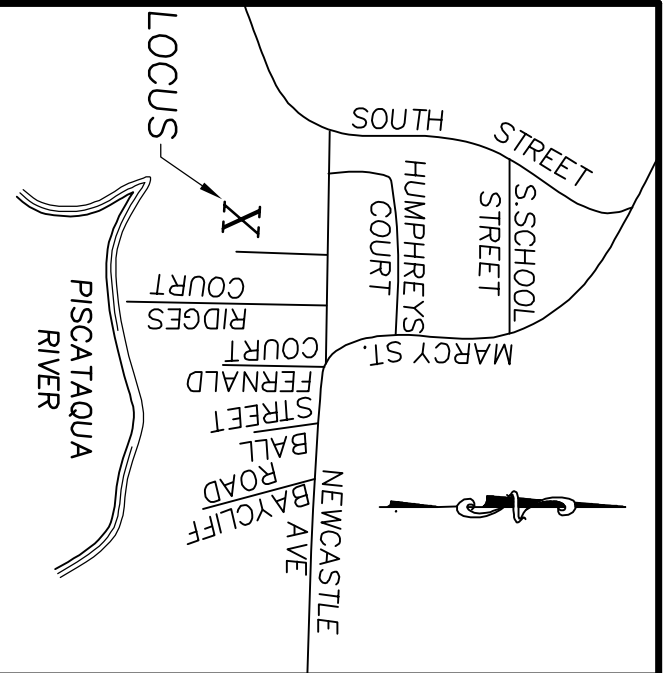
SCALE: 1"=20'

DRWN. BY: P.D.B. PROJECT: ET192257

CHKD. BY: H.H.B. SHEET: 3 OF 3

DATE: JAN. 26, 2023





WETLANDS DELINEATION BY  
WEST ENVIRONMENTAL  
48 STEVENS HILLROAD  
NOTTINGHAM, NH 03290

**NEW CASTLE AVENUE**

**RECORD OWNERS**  
JACOB SULLIVAN &  
MARGARET GOODLANDER  
911 STATE ST  
PORTSMOUTH, NH 03801  
BK. 5960 PG. 2666  
37,536 S.F.  
0.86 ACRES  
AREA WITHIN OLD PAPER STREET  
7,000 S.F.  
0.16 ACRES  
EXISTING SEALED SURFACE  
4,258 S.F.  
9.5%

**ZONING DISTRICT**  
**SRB**

**MINIMUM REQUIREMENTS**  
AREA 15,000 S.F.  
MIN. LOT AREA/DWELLING UNIT 15,000 S.F.  
MIN. OPEN SPACE 40%  
MAX. BUILDING COVERAGE 20%  
MAX. HEIGHT 35' / 30'  
FRONTAGE 100'

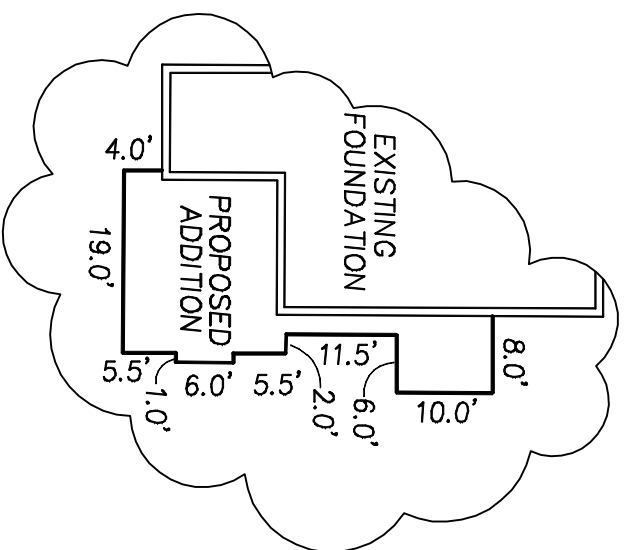
**BUILDING SETBACKS**

FRONT 30'  
SIDE 10'  
REAR 10'

\*AS PER THE CITY OF PORTSMOUTH THIS LOT (MAP 207, LOT 70) DOES NOT HAVE FRONTAGE ON AN ACCEPTED STREET OR RIGHT OF WAY AND THEREFOR IS SUBJECT TO SIDE YARD SETBACKS ON ALL SIDES.

**RIGHT OF WAY NOTE:**

AS PER THE CITY OF PORTSMOUTH - "IT DOESN'T APPEAR THAT THE PAPER STREET WAS EVER ACCEPTED. IT WAS SUBDIVIDED 1914 (PLAN D-0188). THEN IN THE D-7855 PLAN, THE LOTS AGROSS THE PAPER STREET CLAIM TO THE MIDDLE OF THE STREET. OWNERSHIP BY REVERSION OF THE UNDEVELOPED STREET."



**PROPOSED ADDITION DIMENSION DETAIL**

EXISTING OPEN SPACE 90.4%  
EXISTING BUILDING COVERAGE 5.9%  
AVERAGE GRADE ELEV.=16.4  
RIDGE ELEV.=36.9  
EAVE ELEV.=24.8  
MEAN ROOF ELEV.=30.8  
EXISTING MEAN ROOF HEIGHT = 14.4'

"T.B.M."  
TOP OUTSIDE CORNER  
CONCRETE PAD  
ELEV.=16.88 (N.A. V.D. OF 1988)

AREA TO OLD PAPER STREET  
BELIEVED TO BE OWNED IN FEE  
(SULLIVAN & GOODLANDER).  
LEGAL OPINION IS BEING SOUGHT.  
SEE RIGHT OF WAY NOTE

**EXISTING WETLAND  
AND BUFFER AREAS  
ON LOT**

TIDAL WETLAND	687 S.F.
250' SHORELAND BUFFER	11,844 S.F.
INLAND WETLAND	15,044 S.F.
100' INLAND BUFFER	11,844 S.F.

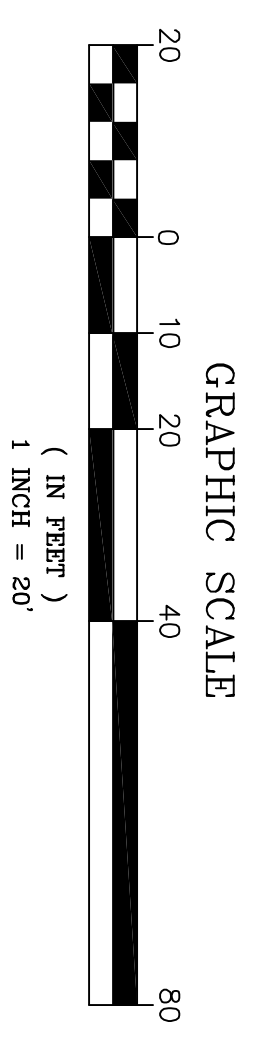
**PROPOSED IMPACT  
AREAS**

PROPOSED ADDITION	405 S.F.
PERVIOUS PAVERS	+ 630 S.F.
PERMANENT NEW IMPACT	1,035 S.F.
TEMPORARY IMPACT	1,729 S.F.

☼ TEMPORARY IMPACT AREAS ARE TO BE LANDSCAPED WITH MULCH AND PLANTINGS.

I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE  
ON THE GROUND BETWEEN JANUARY OF 2019  
AND JANUARY OF 2023.  
THAT THIS SURVEY CONFORMS TO THE  
REQUIREMENTS FOR ACCURACY FOR

LICENSED LAND SURVEYOR DATE



**PROPOSED CONDITIONS**

**PLAT OF LAND**  
IN  
**PORTSMOUTH, NH**

SHOWING  
**PROPOSED ADDITION**  
**AT 86 NEW CASTLE AVENUE**  
(ASSESSORS MAP 207 LOT 70)

RECORD OWNERS  
**JACOB SULLIVAN & MARGARET GOODLANDER**  
86 NEW CASTLE AVENUE PORTSMOUTH, NH 03801

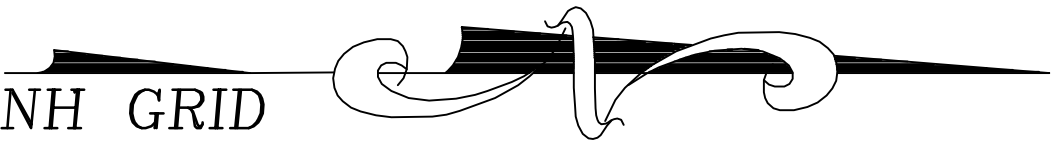
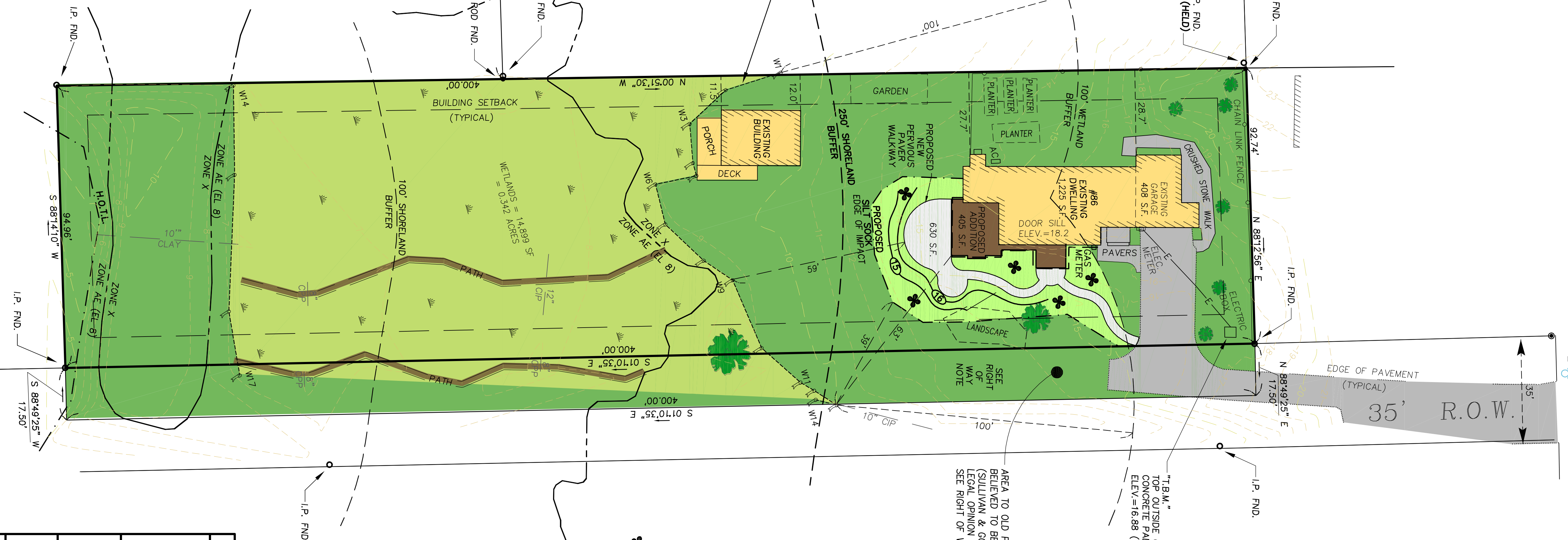
**MILLENNIUM ENGINEERING INC.**  
ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM  
SCALE: 1"=20'  
DATE: JAN. 26, 2023  
DRAWN BY: P.D.B. PROJECT: ET192257  
CHKD. BY: H.H.B. SHEET: 2 OF 2

**PISCATAQUA RIVER**

**BRACKETT ROAD**

**LEGEND**

- S.B. BOUND
- I.P. IRON PIPE
- I ROD FOUND
- E— UTILITY POLE
- U— UNDERGROUND ELECTRIC (APPROXIMATE LOCATION)
- C— CHAIN LINK FENCE
- W— WETLAND FLAG
- WETLAND
- WETLAND AND PARCEL ASSESSORS MAP
- H.O.T.L. HIGHEST OBSERVABLE TIDE LINE
- TEMPORARY IMPACT AREA



# WEST ENVIRONMENTAL INC.



48 Stevens Hill Road, Nottingham, NH 03290  
603-734-4298 ♦ mark@westenv.net

Jake Sullivan  
86 New Castle Ave  
Portsmouth, NH 03801

February 16, 2023

**RE: Wetland Conditional Use Permit for 86 New Castle Ave Portsmouth, NH**  
**SUBJ: Wetland Impact Assessment Report**

Dear Jake:

West Environmental, Inc. (WEI) reconfirmed the wetlands on the above referenced property on December 15, 2022. WEI originally flagged the inland and tidal wetland boundaries on your property on January 15, 2019. The wetlands were delineated according to the following standards:

- **US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987).**
- **Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (2012).**
- **National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service (May 1988).**
- **Code of Administrative Rules. Wetlands Board, State of New Hampshire (Current).**

We evaluated soil probes and plant communities to determine the edge of wetland. The inland wetland is a ditched wet meadow with areas of scrub-shrub that drains into the tidal wetland through a culvert under a berm. This area was dominated by wetland dependent plant species and hydric soils. There are paths with culverts through this wetland to the berm. There is some invasive purple loosestrife plants present but the wet meadow is dominated by grasses, sedges and wildflowers. Shrub species observed include silky dogwood, buttonbush, and northern arrowwood. There are a few invasive multiflora rose present in this wetland. The soils are silt loams under-laid by clay. There is a very small pond in the wetland that drains into the ditch system.

We have attached updated photo documentation of the wetlands and the inland upland buffer zone where the proposed addition and patio are planned.

## **Wetland Function**

The wetland was evaluated utilizing a wetland assessment methodology developed by the US Army Corps of Engineers New England Divisions Highway Methodology Workbook Supplement. This evaluation is based on collection of data on the physical characteristics of the wetland through field inspections, research of existing information and best professional judgment. This methodology provides a better understanding of the physical characteristics of each wetland for both its functions and values.

The physical features were evaluated to determine if a function is present. The wetland is then evaluated to determine if the function present is a principal function of that wetland based on comparison to other wetlands in the region and using professional judgment. This assessment evaluated the following wetland functions:

- **Groundwater Recharge/Discharge** – *This function includes the ability of a wetland to provide recharge of surface water into the ground and/or discharge groundwater into surface waters.*

This wetland has dense soils that do not allow for groundwater recharge.

- **Flood-flow Alteration** – *This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.*

This wetland provides some flood storage, but the ditching reduces the effectiveness of this function.

**Sediment/Toxicant/Pathogen Retention** – *The presence of this function reduces or prevents degradation of water quality because the wetland acts as a trap for sediments, toxicants or pathogens.*

This wetland provides some of this function, but the ditching reduces the resident time of stormwater in this wetland.

- **Nutrient Removal/Retention Transformation** – *This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering surface waters or aquifers.*

The lack of organic soils and shallow or deep marsh habitat limit this function.

- **Product Export** – *This function relates to the effectiveness of the wetland to produce food or usable products for human or other living organisms.*

This function is provided to a small degree by the fruit bearing shrubs in this wetland

- **Sediment/Shoreline Stabilization** – *This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.*

This function is present in the form of stable wet meadow banks along the ditched stream.

- **Wildlife Habitat** – *This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with the wetland and the wetland edge (includes resident and migratory species).*

Due to the location in a residential setting this function is moderate to low. The presence of the small stream and proximity to tidal wetlands prevent it from lower function.

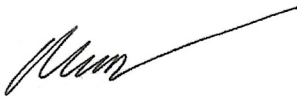
**100-foot Wetland Buffer Impacts**

There are no direct wetland impacts associated with this project. The impacts to 100-foot inland wetland buffer include 405 SF of house addition most of which is located over an existing deck and 630 SF of pervious pavers for a patio and walkways located over lawn and landscaped areas. There are 1,729 SF of temporary impacts to lawn and landscaped areas most of which will be planted with native flowers and shrubs.

The closest temporary impacts are 39 feet away from the wetland. The closest permanent impacts are 59 feet away for the pervious patio and 63 feet for the addition. The proposed landscaping plan will re-establish a vegetated buffer to the wetland in addition to the trees and shrubs that will remain in the buffer. These activities will not have a significant impact to the functions of the wetland due to the nature of the landscaped impact areas, the distance to the resource area and the installation of a pervious patio.

This completes our report and we hope that it meets your needs. Please call our office if you have any questions or require additional information.

Sincerely,  
West Environmental, Inc.



Mark C. West,  
NH Certified Wetland Scientist #10

Cc: Betty Tamposi  
Lafe Covill  
Preston Brown



1. Looking south towards the wetland from the proposed terrace location with the studio on the right.



2. Looking north towards the house from the berm across the wet meadow.



3. Looking west at the deck where the addition is proposed. The temporary impacts will start on the far side of the landscape bed in the foreground.



4. A close up of the deck where the addition is proposed.



5. Looking west at the front door where the new entrance is proposed and new landscaping.



6. Looking northeast at the proposed location of the new patio.

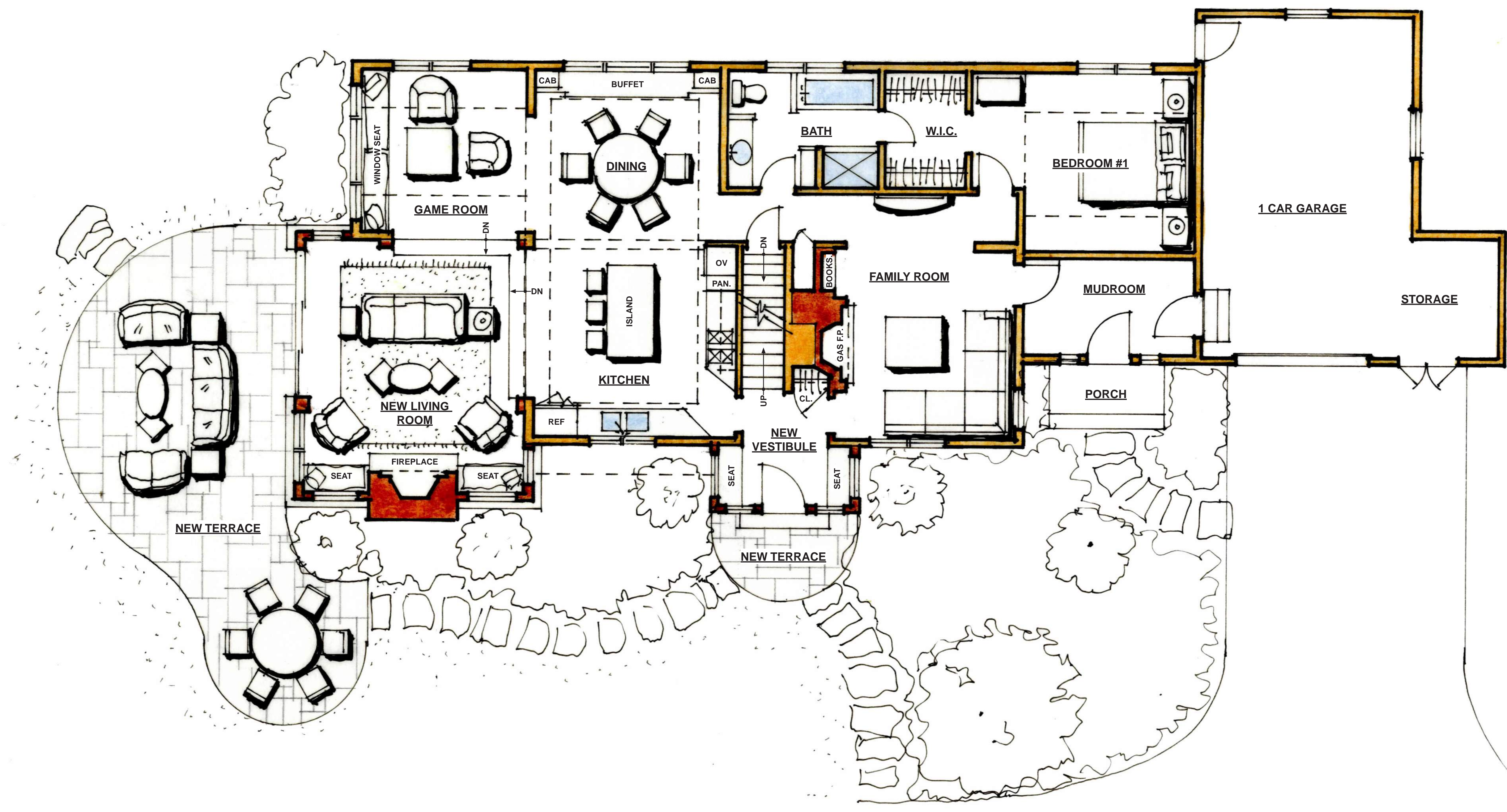
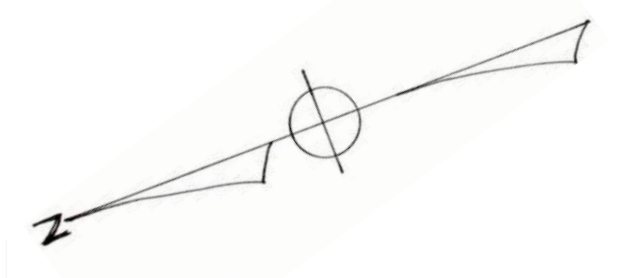


7. This is a view of the berm between the inland wetland and the tidal wetland on the left.



8. Looking south at the salt marsh at high tide. The proposed addition and patio area 260 feet from the tidal wetland.

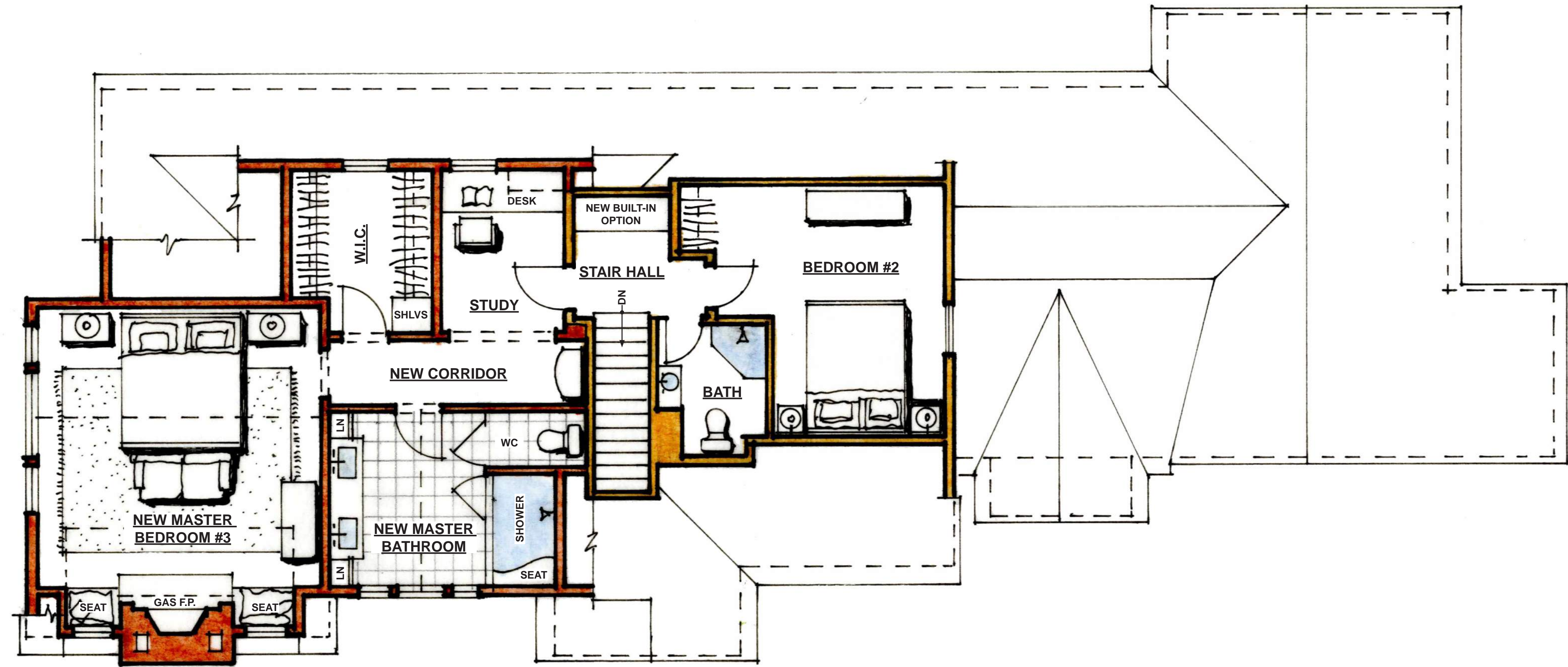
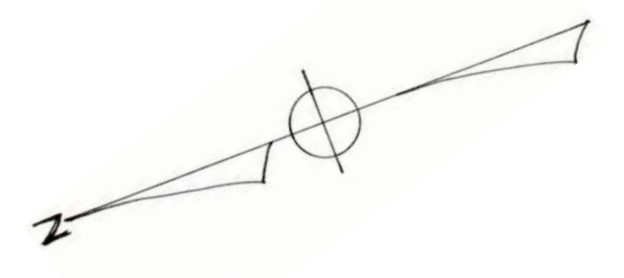




**CONCEPTUAL FIRST FLOOR PLAN (OPTION #1)**

1/4" = 1'-0"

OPTION #1	
<b>NEW LIVING SPACE</b>	
FIRST FLOOR	333 sq. ft.
SECOND FLOOR	583 sq. ft.
	<b>916 sq. ft.</b>



**CONCEPTUAL SECOND FLOOR PLAN (OPTION #1)**  
 1/4" = 1'-0"

OPTION #1	
<b>NEW LIVING SPACE</b>	
FIRST FLOOR	333 sq. ft.
SECOND FLOOR	583 sq. ft.
	<b>916 sq. ft.</b>



**CONCEPTUAL ENTRY PERSPECTIVE (OPTION #2)**  
NOT TO SCALE

SULLIVAN /GOODLANDER - ADDITION / RENOVATION

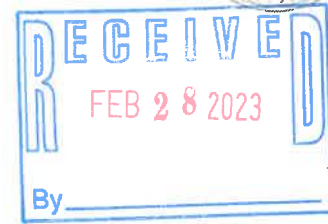


The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

February 22, 2023



DAVID A SINCLAIR  
765 MIDDLE ST  
PORTSMOUTH NH 03801

**Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)  
NHDES File Number: 2023-00064  
Subject Property: 393 New Castle Ave, Portsmouth, Tax Map #207, Lot #5**

Dear Applicant:

On February 22, 2023, 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, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. The plans indicate that a portion of the proposed impacts will be taking place within 10 feet of the shared property line with Portsmouth Tax Map #207, Lot #4. As a part of the response to this letter, please provide written consent from all abutting property owners where impacts within the tidal buffer zone will occur within 10 feet of the shared property line as required in accordance with Env-Wt 307.13(d).
2. Please provide copies of the written follow-up communications such as additional memos or email communications with the Natural Heritage Bureau (NHB) and the NH Fish and Game Department (NHF&G) regarding the threatened or endangered plant and animal species located within the vicinity of the project as identified in the NHB DataCheck (NHB ID: NHB22-2537) in accordance with Env-Wt 311.06(g), and make any necessary changes to the application and plans to include all recommendations made by NHB and NHF&G in accordance with Env-Wt 311.01(b).
3. The project description in the NHB DataCheck (NHB ID: NHB22-2537) states “[t]his project proposes an extension of the existing tidal docking structure,” which does not match the impacts proposed as a part of this application. Please address this discrepancy.
4. A portion of the 2,247 square feet (SF) of permanent impact for the proposed pervious pavement identified on plan sheet C2 takes place outside of the 100-foot tidal buffer zone. Please revise the plans to distinguish between the square footage of proposed impacts within the 100-foot tidal buffer zone from those taking place within the protected shoreland in accordance with Env-Wt 311.05(a)(18), Env-Wt 603.07(b)(7), and Env-Wt 610.04(d). Additionally, please note that a separate shoreland permit application will be required to permit those impacts within the protected shoreland that occur outside of the 100-foot tidal buffer zone.
5. Please revise the plan details on Sheet D1 to include specifications for how the two proposed pervious surfaces will be maintained in accordance with Env-Wt 610.04(j) and Env-Wq 1406.10(e).

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 April 23, 2023), 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.

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

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

File Number: 2023-00064

February 22, 2023

Page 2 of 2

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](mailto: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

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

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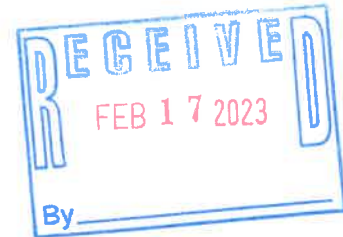
The State of New Hampshire  
**Department of Environmental Services**



**Robert R. Scott, Commissioner**

January 23, 2023

EVERSOURCE ENERGY  
C/O KURT NELSON  
13 LEGENDS DR  
HOOKSETT NH 03106



**Re: Utility Statutory Permit-by-Notification (RSA 482-A)**  
**NHDES File Number: 2022-03496**  
**Project Location: Portsmouth, Tax Map #ROW, Lot #ROW**

Dear Applicant:

On December 30, 2022, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau received the above-referenced Utility Statutory Permit-by-Notification (Utility SPN) for vegetation maintenance within ROW. On January 20, 2023, NHDES determined that the Utility SPN was administratively complete and that the project, as described, met the criteria for a Utility SPN. Pursuant to RSA 482-A:3, XV and Rules Env-Wt 100-900, work may commence in accordance with the conditions listed below:

1. All work shall be done to protect water quality, minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface water and wetlands using the techniques in the "Best Management Practices Manual, Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire" published by the New Hampshire Department of Natural & Cultural Resources (Utility BMPs), per Env-Wt 307.03 and Env-Wt 521.05(c).
2. Any work done in shoreland covered by RSA 483-B, the Shoreland Water Quality Protection Act, shall comply with all applicable conditions established therein (Env-Wt 308.08(b)).
3. The project shall not include establishing new access roads or installing permanent stream or wetland crossings per Env-Wt 521.06(a)(2).
4. The project shall avoid and minimize impacts over, in, or upon organic soils, per Env-Wt 521.05(a).
5. Timber mats shall be placed in the wetland from the upland or from equipment positioned on swamp mats if working within a wetland; be installed, used, and removed to minimize impacts to wetland areas; and be installed with adequate erosion and sediment controls at approaches to the mats to promote a smooth transition to, and minimize sediment tracking onto, the mats, per Env-Wt 307.15(e).
6. Timber mats shall be properly installed, not dragged into position, and removed immediately upon the completion of work, per Env-Wt 307.11(k).
7. Timber mats shall be removed as soon as the work is complete and, in no case, left in place longer than one growing season, per Env-Wt 521.05(e).
8. If the project is in a Priority Resource Area and has impacts that cannot be addressed through the recommendations by the Natural Heritage Bureau, New Hampshire Fish & Game Department, and NHDES then a Standard Dredge and Fill Wetlands Permit will be required per Env-Wt 307.16 and Env-Wt 521.06(c).

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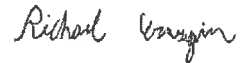
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

File # 2022-03496  
January 23, 2023  
Page 2 of 2

This authorization is valid for one year from the date of this letter, or through January 20, 2024. This activity is assigned to Utility SPN 2022-03496.

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

Sincerely,



Richard G. Erasquin  
Notification Specialist, Wetlands Bureau  
Land Resources Management, Water Division

cc: Conor Madison - GZA  
Municipal Clerk/Conservation Commission



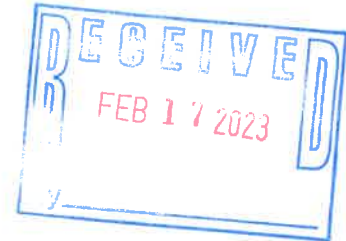
The State of New Hampshire  
**Department of Environmental Services**

**Robert R. Scott, Commissioner**



January 23, 2023

EVERSOURCE ENERGY  
C/O KURT NELSON  
13 LEGENDS DR  
HOOKSETT NH 03106



**Re: Utility Statutory Permit-by-Notification (RSA 482-A)**  
**NHDES File Number: 2022-03496**  
**Project Location: Portsmouth, Tax Map #ROW, Lot #ROW**

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3. The project shall not include establishing new access roads or installing permanent stream or wetland crossings per Env-Wt 521.06(a)(2).
4. The project shall avoid and minimize impacts over, in, or upon organic soils, per Env-Wt 521.05(a).
5. Timber mats shall be placed in the wetland from the upland or from equipment positioned on swamp mats if working within a wetland; be installed, used, and removed to minimize impacts to wetland areas; and be installed with adequate erosion and sediment controls at approaches to the mats to promote a smooth transition to, and minimize sediment tracking onto, the mats, per Env-Wt 307.15(e).
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8. If the project is in a Priority Resource Area and has impacts that cannot be addressed through the recommendations by the Natural Heritage Bureau, New Hampshire Fish & Game Department, and NHDES then a Standard Dredge and Fill Wetlands Permit will be required per Env-Wt 307.16 and Env-Wt 521.06(c).

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TDD Access: Relay NH 1 (800) 735-2964



File # 2022-03496

January 23, 2023

Page 2 of 2

This authorization is valid for one year from the date of this letter, or through January 20, 2024. This activity is assigned to Utility SPN 2022-03496.

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

Sincerely,



Richard G. Erasquin  
Notification Specialist, Wetlands Bureau  
Land Resources Management, Water Division

cc: Conor Madison - GZA  
Municipal Clerk/Conservation Commission



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



Robert R. Scott, Commissioner

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**WETLANDS AND NON-SITE SPECIFIC PERMIT 2017-02662**

**NOTE CONDITIONS**

**PERMITTEE:**           **STEPHEN H. ROBERTS, ESQ., TRUSTEE OF THE ADL 325 LITTLE HARBOR RD TRST**  
**127 PARROTT AVE**  
**PORTSMOUTH NH 03801**

**PROJECT LOCATION:**   **325 LITTLE HARBOR ROAD, PORTSMOUTH**  
**TAX MAP #205, LOT #2**

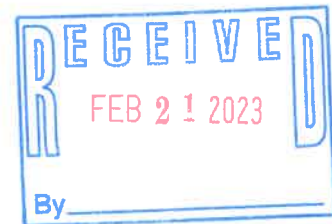
**WATERBODY:**         **PISCATAQUA RIVER**

**AMENDMENT DATE:**   **FEBRUARY 08, 2023**

**TIME EXTENSION DATE:** **AUGUST 02, 2022**

**ORIGINAL APPROVAL DATE:** **FEBRUARY 15, 2018**

**EXPIRATION DATE:** **FEBRUARY 15, 2028**



---

Based upon review of permit application 2017-02662 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

**PERMIT DESCRIPTION:**

Impact a total of 182,613 square feet of previously developed upland tidal buffer zone to replace an existing primary dwelling, construct a garage, construct a shed, remove two existing structures, renovate a carriage house, construct a pool with pool house and patio, construct a tennis court, replace a failing septic system, replace and reconfigure an existing paved driveway with permeable paver driveway, repair existing retaining wall, add native buffer plantings, construct a barn chimney and planter, install underground stormwater pipe, construct retaining wall, add sewer service to boat house, install utilities, landscaping and associated grading.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:**

1. AMENDED: All work shall be in accordance with plans by TF Moran and MSC a division of TF Moran dated September 29, 2021, and revised through September 23, 2022 as received by the NH Department of Environmental Services (NHDES) on January 3, 2023.
2. Not less than 5 state business days prior to starting work authorized by this permit, the permitted shall notify the NHDES Wetlands Bureau and the Portsmouth Conservation Commission in writing of the date on which work under this permit is expected to start.
3. This permit is not valid unless a Shoreland Water Quality Protection permit or other method of compliance with RSA 483-B and administrative rule Env-Wq 1400 is achieved.
4. This permit is not valid unless a septic system construction approval or other compliance with RSA 485-A:29-44 and administrative rule Env-Wq 1000 is achieved.
5. Any further alteration of areas on this property that are subject to RSA 482-A and RSA 483-B jurisdiction will require a new application and further permitting.

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6. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and administrative rules Env-Wq 1400 during and after construction.
7. All work involving the repair of the retaining wall and construction of the infiltration trench shall be conducted during low tide.
8. The native buffer planting areas shall not be manicured and allowed to naturalize over time.
9. A post-construction report, prepared by a qualified professional, documenting status of the buffer planting areas, including photographs, shall be submitted to the NHDES Wetlands Bureau within 60 days of the completion of construction.
10. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.
11. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
12. Appropriate siltation, erosion and turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
13. Only five (5) trees within the waterfront buffer shall be cut as designated on the approved plans.
14. This permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V, (a)(2)(D)(iv).
15. No more than 6.8 % of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from NHDES.
16. Erosion control products shall be installed per manufacturers recommended specifications.
17. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
18. Any fill used shall be clean sand, gravel, rock, or other suitable material.
19. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
20. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
21. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
22. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:**

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.

7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



David Price  
East Region Supervisor, Wetlands Bureau  
Land Resources Management, Water Division

**THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).**

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PERMITTEE SIGNATURE (required)

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PRINCIPAL CONTRACTOR SIGNATURE (required)





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

Robert R. Scott, Commissioner



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**WETLANDS AND NON-SITE SPECIFIC PERMIT 2017-02662**

**NOTE CONDITIONS**

**PERMITTEE:** STEPHEN H. ROBERTS, ESQ., TRUSTEE OF THE ADL 325 LITTLE HARBOR RD TRST  
127 PARROTT AVE  
PORTSMOUTH NH 03801

**PROJECT LOCATION:** 325 LITTLE HARBOR ROAD, PORTSMOUTH  
TAX MAP #205, LOT #2

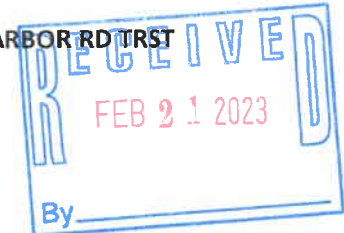
**WATERBODY:** PISCATAQUA RIVER

**AMENDMENT DATE:** FEBRUARY 08, 2023

**TIME EXTENSION DATE:** AUGUST 02, 2022

**ORIGINAL APPROVAL DATE:** FEBRUARY 15, 2018

**EXPIRATION DATE:** FEBRUARY 15, 2028



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Based upon review of permit application 2017-02662 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

**PERMIT DESCRIPTION:**

Impact a total of 182,613 square feet of previously developed upland tidal buffer zone to replace an existing primary dwelling, construct a garage, construct a shed, remove two existing structures, renovate a carriage house, construct a pool with pool house and patio, construct a tennis court, replace a failing septic system, replace and reconfigure an existing paved driveway with permeable paver driveway, repair existing retaining wall, add native buffer plantings, construct a barn chimney and planter, install underground stormwater pipe, construct retaining wall, add sewer service to boat house, install utilities, landscaping and associated grading.

**THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:**

1. **AMENDED:** All work shall be in accordance with plans by TF Moran and MSC a division of TF Moran dated September 29, 2021, and revised through September 23, 2022 as received by the NH Department of Environmental Services (NHDES) on January 3, 2023.
2. Not less than 5 state business days prior to starting work authorized by this permit, the permitted shall notify the NHDES Wetlands Bureau and the Portsmouth Conservation Commission in writing of the date on which work under this permit is expected to start.
3. This permit is not valid unless a Shoreland Water Quality Protection permit or other method of compliance with RSA 483-B and administrative rule Env-Wq 1400 is achieved.
4. This permit is not valid unless a septic system construction approval or other compliance with RSA 485-A:29-44 and administrative rule Env-Wq 1000 is achieved.
5. Any further alteration of areas on this property that are subject to RSA 482-A and RSA 483-B jurisdiction will require a new application and further permitting.

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

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

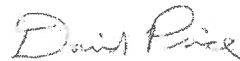
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9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
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APPROVED:



David Price  
East Region Supervisor, Wetlands Bureau  
Land Resources Management, Water Division

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\_\_\_\_\_  
PERMITTEE SIGNATURE (required)

\_\_\_\_\_  
PRINCIPAL CONTRACTOR SIGNATURE (required)



