REGULAR MEETING
CONSERVATION COMMISSION

1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CAHMBERS

4:00 P.M. **December 11, 2024**

AGENDA

I. APPROVAL OF MINUTES

1. (November minutes will be available at the January meeting)

II. WORK SESSION

1. 224 Cate Street

III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)

1. 39 Dearborn Street
   Shawn & Michiyo Bardong, Owners
   Assessor Map 140 Lot 3

IV. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (PEASE DEVELOPMENT AUTHORITY)

1. Pease Wetland Conditional Use Permit
   282 Corporate Drive
   Shaines & McEachern Company
   Assessor Map 315 Lot 2

V. STATE WETLAND BUREAU APPLICATIONS (OLD BUSINESS)

1. Dredge and Fill - Minor Impact
   913 Sagamore Avenue
   Hogswave LLC, Owner
   Assessor Map 223 Lot 27

VI. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)

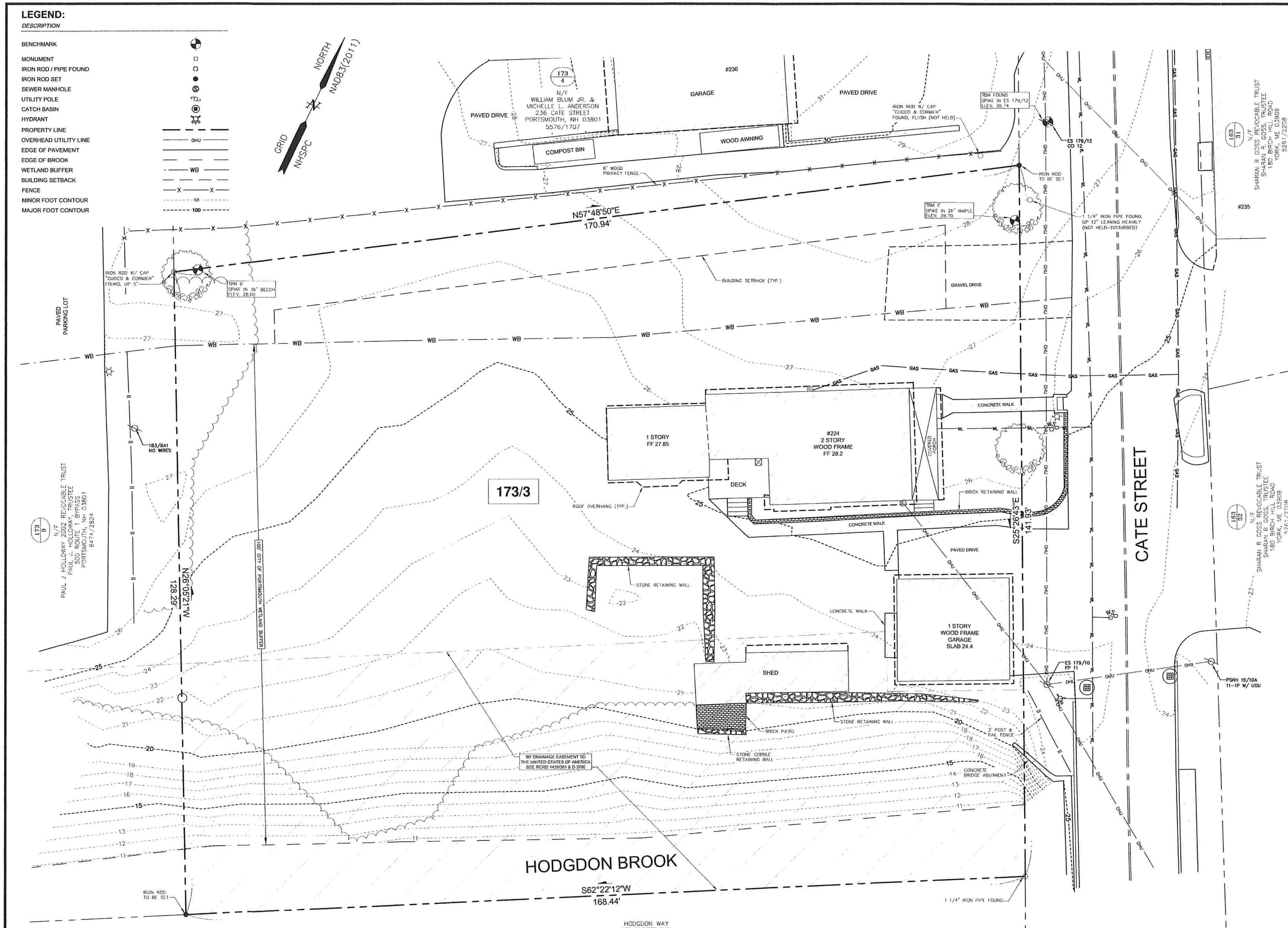
1. Dredge and Fill – Minor Impact
   282 Corporate Drive
   Shaines & McEachern Company

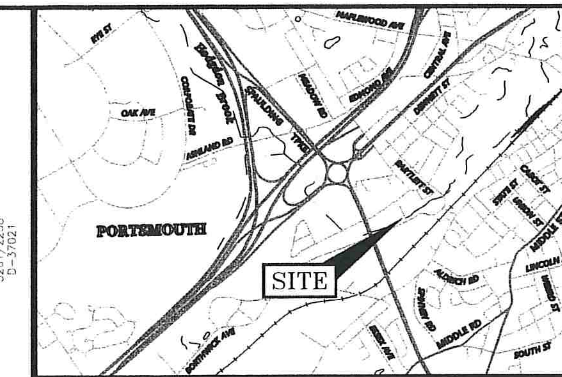
VII. OTHER BUSINESS

VIII. 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_Xa4dhVDZTQmUmRUu21Ec7g





LOCATION MAP SCALE: 1" = 2000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 173 AS LOT 3.
2. OWNER OF RECORD:
   JESSE WARREN ANDERSON
   3 DEAN DRIVE
   DOVER, NH 03801
   5576/1707
3. PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2005.
4. EXISTING LOT AREA:
   22,847 S.F.
   0.5245 ACRES
5. PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
6. DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	7,500 S.F.
FRONTAGE:	100 FEET
SETBACKS:	
FRONT	15 FEET
SIDE	10 FEET
REAR	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	25%
MINIMUM OPEN SPACE:	30%

7. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 173 LOT 3 IN THE CITY OF PORTSMOUTH, N.H..
8. VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
9. PARCEL IS BURDENED BY A DRAINAGE EASEMENT FOR THE BENEFIT OF THE UNITED STATES OF AMERICA, AS DESCRIBED IN RCRD 1428/361 AND SHOWN HEREON.
10. 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.
11. ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.

PLAN REFERENCES:

1. PLAN OF A LOT OF LAND BELONGING TO FRANK JONES PORTSMOUTH, N.H., SCALE: 25 FEET TO AN INCH, DATED MAY 1901, RCRD PLAN #00203
2. PLAN OF A LOT OF LAND BELONGING TO FRANK JONES PORTSMOUTH, N.H., PART OF WOODBURY FARM, SCALE: 40 FEET TO AN INCH, DATED: JULY 1901, PREPARED BY: A.C HOYT, SURVEYOR, RCRD PLAN# 00223.
3. SUBDIVISION OF LAND HEIRS OF CORNELIUS COAKLEY PORTSMOUTH. N.H., SCALE: 1" = 40', DATED: APRIL 25, 1973, PREPARED BY: MCKENNA ASSOCIATES, RCRD D-3790
4. LOT LINE REVISION PORTSMOUTH, N.H FOR : MICHAEL A. PAGANO, SCALE 1 INCH = 10 FEET, DATED: JUNE 26, 1981 PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. , RCRD D-10278.
5. PLAN OF LAND FOR JOSEPH J. O'BRIEN JR. & SR., CATE STREET / ROUTE 1 BYPASS, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: NOVEMBER 17, 1988, PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-19110
6. LOT LINE RELOCATION PLAN FOR U-HAUL REAL ESTATE COMPANY AND FRANCIS J. COSTELLO, CATE STREET / ROUTE 1 BYPASS, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H., SCALE: 1" = 50', DATED: MAY 25, 1995, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, RCRD D-24912.
7. STANDARD BOUNDARY SURVEY AND SUBDIVISION PLAN OF LAND LOT 8, TAX MAP 173, 160 COTTAGE STREET PORTSMOUTH, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, SCALE 1" = 20', DATED 4-16-01, PREPARED BY: CIVILWORKS, RCRD D-28981
8. LOT LINE ADJUSTMENT PLAN FOR LAND OWNED BY SHARAN R. GOSS REVOCABLE TRUST KNOWN AS TAX MAP 163 LOT 31 & 32 LOCATED ALONG #201 & 235 CATE STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. SCALE 1" = 20', DATED: JULY 28, 2011, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC., RCRD D-37021
9. PLAN OF LAND, LAND OF PORTSMOUTH LAND ACQUISITIONS, LLC, TAX MAP 163, LOTS 33 & 34, TAX MAP 165, LOT 2, TAX MAP 172, LOT 1, TAX MAP 173, LOT 2, CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE, SCALE 1 INCH = 50 FT., DATED: OCTOBER 2018, PREPARED BY: DOUCET SURVEY, INC., RCRD D-41129.
10. SUBDIVISION & EASEMENT PLAN FOR CATE STREET DEVELOPMENT LLC OF TAX MAP 163, LOTS 33 & 34, TAX MAP 165, LOT 2, TAX MAP 172, LOT 1, TAX MAP 173, LOT 2, CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE. SCALE 1 INCH = 50 FT., DATED: JULY 3, 2019, PREPARED BY: DOUCET SURVEY LLC, RCRD D-42451.
11. PROPERTY SURVEY LOCATED AT: 267 CATE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, FOR: WILLIAM H. LOMAS, SCALE: 1" = 10', DATED: 5/15/2023, PREPARED BY STONEWALL SURVEYING, RCRD D-43914.
12. BOUNDARY PLAN OF LAND PREPARED FOR WILLIAM BLUM, JR. & MICHELLE ANDERSON, TAX MAP 173, LOT NO. 4, 236 CATE STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED: OCTOBER 16, 2024, PREPARED BY McENEANEY SURVEY ASSOCIATES, NOT RECORDED.

"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."

PHILLIP A. YETMAN, LLS — DATE 10/18/2024

No. 1122 PHILLIP A. YETMAN

GRAPHIC SCALE
10 0 5 10 20 30
(IN FEET)
1 inch = 10 ft.

REV.	DATE	DESCRIPTION	BY	CHK
-	10/18/24	ISSUED FOR COMMENT	CSA	PAY

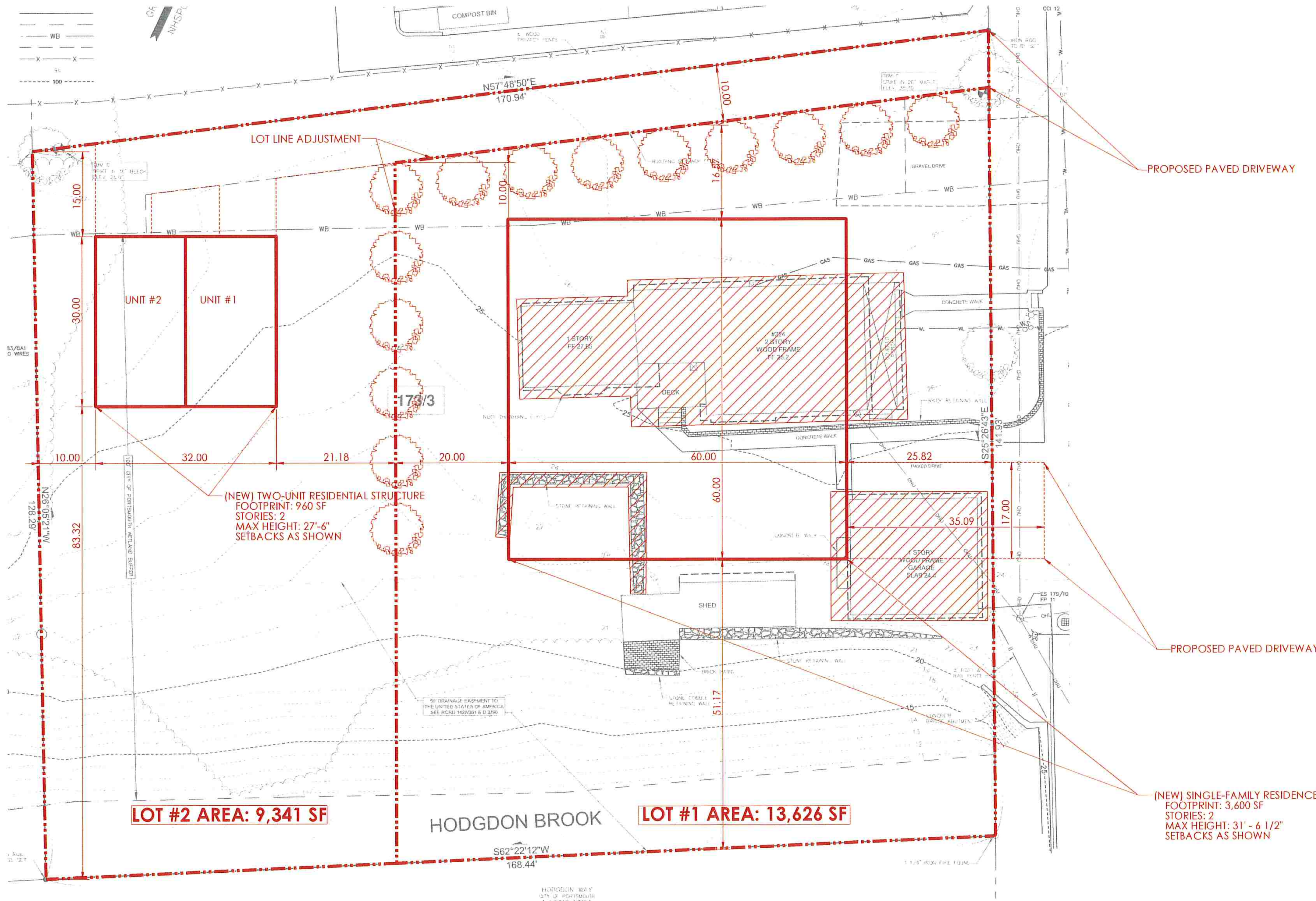
DRAWING ISSUE STATUS
SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 GRIFFIN ROAD
UNIT #14
PORTSMOUTH, NH 03801
603.430.9282

PROJECT
ANDERSON RESIDENCE
224 CATE STREET, PORTSMOUTH, NH

TITLE
EXISTING CONDITIONS SURVEY

DATE	SCALE	
SEPTEMBER 2024	1" = 10'	
DRAWN BY	DESIGNED BY	CHECKED BY
CSA	—	PAY
PROJECT No	FIELD BOOK & PAGE	
5010480.001	FB 480 PG 1	
DRAWING No	REV	
V101	-	


LOT LINE ADJUSTMENT
PROPOSED PAVED DRIVEWAY
N57°48'50"E
170.94'
UNIT #2
UNIT #1
173/3
(NEW) TWO-UNIT RESIDENTIAL STRUCTURE
FOOTPRINT: 960 SF
STORIES: 2
MAX HEIGHT: 27'-6"
SETBACKS AS SHOWN
PROPOSED PAVED DRIVEWAY
(NEW) SINGLE-FAMILY RESIDENCE
FOOTPRINT: 3,600 SF
STORIES: 2
MAX HEIGHT: 31' - 6 1/2"
SETBACKS AS SHOWN
LOT #2 AREA: 9,341 SF
LOT #1 AREA: 13,626 SF
HODGDON BROOK
S62°22'12"W
168.44'
S25°26'43"E
141.93'
N26°05'21"W
128.29'
SHED
DECK
COMPOST BIN

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Project # 47617.00

City of Portsmouth

Wetlands Conditional Use Permit Application

for

Shawn & Michiyo Bardong

For the Construction of a Two-Story Addition and Related Site Improvements

39 Dearborn Street, Portsmouth NH

Rockingham County

November 26, 2024

TFMoran, Inc.

170 Commerce Way – Suite #102
Portsmouth, NH 03801
(603) 431-2222

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

City of Portsmouth Wetlands Conditional Use Permit Application

November 21, 2024

Samantha Collins, Chair, and Conservation Commission Members
1 Junkins Ave
Portsmouth, NH 03801

Re: Wetlands Conditional Use Permit Application
39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3
Project #47617.00

Dear Ms. Collins,

On behalf of TFMoran Inc., a City of Portsmouth Wetlands Conditional Use Permit Application was filed on September 25th, 2024, for the above referenced property. The property owner's, Shawn & Michiyo Bardong, have proposed an expansion to their existing dwelling and other related site improvements. The proposed expansion is the construction of a two-story family room, a mudroom, and a sewer connection. Removal of the existing shed is required as the footprint of the proposed addition overlaps this area. Further, as per the meeting on October 9th, 2024, the board informed us that the existing driveway is in violation of the zoning ordinance. The previous property owner did not complete the required work permitted under the previous 2016 CUP permit. This permit required the driveway to be constructed of pervious materials.

To remedy this, we have revised our application to ensure the driveway is converted to a pervious surface. While this will require more impacts to the wetland buffer, it is beneficial to the long-term health of the resource, and to regain compliance with the zoning ordinance.

The subject lot is unique as it exists almost entirely (99.4% of the lot) within the 100' tidal wetland buffer area. Within the wetland buffer area, the vegetation consists primarily of grass lawn, with a few native plant species scattered around the edge of the property. When approaching the tidal resource, North Mill Pond, salt marsh and mud flat areas are observed, consisting primarily of salt tolerant grasses. Invasive species were not observed during the brief site visit as the lot is mostly developed.

As the property exists, excluding the driveway that *should be pervious*, 17.4% is paved/developed (1,945 Sq. Ft./11,166 S.F. * 100= 17.4% Impervious) within the 100' tidal wetland buffer. The proposed site improvements will result in only a subtle 2% increase in impervious lot coverage - 19.1% (2,138 S.F. / 11,166 S.F. * 100= 19.1% Impervious).

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Addressing the Criteria for Approval outlined in section 10.1017.50:

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

The project site exists as a developed residential lot which is suitable for the proposed improvements. The proposed expansion can occur while also protecting the functions and values of the neighboring resource.

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

The lot exists almost entirely within the 100 ft tidal buffer zone. The proposed home addition is the furthest distance from the wetland resource.

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

No direct impacts are proposed to the wetland resource. Sound stormwater management techniques are proposed to ensure there will be no increases in stormwater discharge from the property. The surrounding properties will not be adversely affected by this project.

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

No alteration of the natural vegetative state is proposed. This project also proposes to increase the width of the natural vegetative buffer adjacent to the resource.

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

This project is the least impacting practical alternative. Environmentally beneficial techniques have been proposed.

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

TFMoran, Inc. Seacoast Division
170 Commerce Way–Suite 102, Portsmouth, NH 03801
T(603) 431-2222

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

Impacted areas within the vegetated buffer strip will be reseeded with a native conservation seed mix. An area currently existing as lawn will be allowed to return to a natural state.

Sincerely,

TFMoran, Inc.

Luke Taylor,
Environmental Permitting Specialist

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

City of Portsmouth Wetlands Conditional Use Permit Application

10.1017.20 Application Requirements

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

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

Project lot at 39 Dearborn Street, Portsmouth, NH 03801. Tax map: 140, Lot 3.

Lot Area
Total: 11,236 Sq. Ft. (0.25 Acres)
Within 100' Tidal Buffer Zone: 11,166 Sq. Ft.

Proposed Activities
Impact 4,118 square feet of the Previously Developed Upland Tidal Buffer Zone for the purpose of constructing a 2-story addition and mudroom to the existing dwelling, converting a driveway to pervious turnstones, installing a sewer connection and incorporating a stormwater management feature.

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

All protected resources are depicted on the *CUP Impact Plan.*

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

Wetland Buffer Areas
25' Wetland Setback: 2505 Sq. Ft.
50' Wetland Setback: 6,649 Sq. Ft.
100' Wetland Setback: 11,166 Sq. Ft.

All relevant setbacks/buffers are depicted on the *CUP Impact Plan.*

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

This project proposes demolition of an existing shed, construction of a 2-story addition and mudroom to the existing dwelling, converting a driveway to pervious turnstones, installing a sewer connection and constructing a new appropriately designed rain garden.

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

Existing Building Setbacks

Front Yard: 27 Ft.
Rear Yard: 2 Ft.
Right Side Yard: 2.2 Ft.
Left Side Yard: 114.8 Ft.

Proposed Building Setbacks

Front Yard: 5 Ft.
Rear Yard: 2 Ft.
Right Side Yard: 2.2 Ft.
Left Side Yard: 114.8 Ft.

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

No direct wetland impacts are proposed, only the currently developed wetland buffer will be impacted.

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

No tree removal, significant grade changes, fill extensions, rip rap or culverts are proposed. The only grade changes area occurring for the purpose of constructing the rain garden. Landscaping includes construction of a rain garden and erosion control buffer plantings. Utility work includes a new sewer connection that has already been installed.

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

See *Boundary Plan* and property card for existing building/structure dimensions.

See *Proposed Foundation Plan* and *Proposed First Floor Plan* for proposed building/structure dimensions.

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

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

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

The subject lot is unique as it exists almost entirely (99.4% of the lot) within the 100' tidal wetland buffer area. Within the wetland buffer area, the vegetation present consists primarily of grass lawn, with a few native plant species scattered around the edge of the property. When approaching the tidal resource, North Mill Pond, salt marsh and mud flat areas are observed, consisting primarily of salt tolerant grasses. Invasive species were not observed during the brief site visit as the lot is mostly developed.

See *CUP Impact Plan* for impervious surface numbers.

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

While this project proposes to convert the existing driveway to a pervious material, we recognize this should have been completed under a previous approval. There is no other practical means of decreasing impervious area within the buffer.

The proposed increase in impervious area resulting from this project is only 193 Sq. Ft. To offset this increase, we are proposing to allow 2,505 square of area, currently existing as manicured lawn, to naturalize within the 25' wetland buffer. Also, we are proposing a 20' X 8' rain garden to assist in infiltrating stormwater. Finally, we're proposing additional planting to enhance the natural buffer, namely Seaside Goldenrod and Rose Mallow.

Through the incorporation of the proposed stormwater management techniques and the wetland buffer enhancement, this project will not result in any adverse impacts to the tidal resource and/ or its functions and values.

See *CUP Impact Plan* for details.

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

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

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

See *CUP Impact Plan* for erosion control buffer plantings, and no-mow area.

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

The entire 25' wetland setback on the lot, will be allowed to naturalize completely and salt tolerant native plants will be introduced. As it exists today, the 25' wetland setback is mowed grass lawn, this project proposes to allow the buffer to naturalize into a more robust, effective buffer.

10.1018.10 Stormwater Management

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

1. **New Hampshire Stormwater Manual, NHDES, current version.**

2. **Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004**

All activities shall be conducted in accordance with Best Management Practices for stormwater management. Proper erosion and sedimentation control will be installed prior to start of construction and will not be removed until after construction activities are completed. Further, all construction equipment will be inspected daily for leaks, and oil-spill kits will be present on site for the duration of construction.

Section 10.1018.30 Porous Pavement in Wetland Buffer

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

See attached *Details* sheet for maintenance notes.

10.1018.40 Wetland Boundary Markers

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

Please see *CUP Impact Plan* for wetland boundaries. Wetland boundary markers will be installed during project construction.

39 DEARBORN ST

Location	39 DEARBORN ST	**Mblu**	0140/ 0003/ 0000/ /
Acct#	34219	**Owner**	BARDONG SHAWN & MICHIYO
PBN		**Assessment**	$660,300
Appraisal	$660,300	**PID**	34219
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$258,100	$402,200	$660,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$258,100	$402,200	$660,300

Owner of Record

Owner	BARDONG SHAWN & MICHIYO	**Sale Price**	$1,200,000
Co-Owner		**Certificate**	
Address	39 DEARBORN ST	**Book & Page**	6450/552
	PORTSMOUTH, NH 03801	**Sale Date**	11/02/2022
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BARDONG SHAWN & MICHIYO	$1,200,000		6450/552	00	11/02/2022
BRANDZEL MICHAEL	$330,000		5000/1302	33	04/15/2009

Building Information

Building 1 : Section 1

Year Built:	1700
Living Area:	1,080
Replacement Cost:	$227,387

Building Percent Good: 79

Replacement Cost

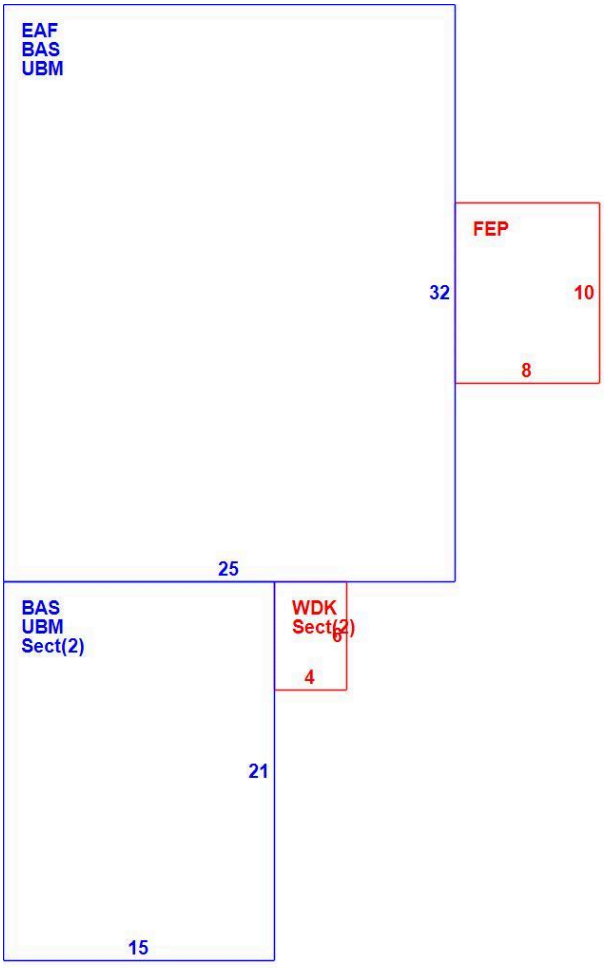
Less Depreciation: $179,600

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	6
Bath Style:	Avg Quality
Kitchen Style:	Good Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	0

Building Photo

(https://images.vgsi.com/photos2/PortsmouthNHPhotos//\00\02\21\46.jpg)

Building Layout



(ParcelSketch.ashx?pid=34219&bid=34219)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	800	800
EAF	Attic Expansion	800	280
FEP	Porch, Enclosed	80	0
UBM	Basement, Unfinished	800	0

		2,480	1,080

Building 1 : Section 2

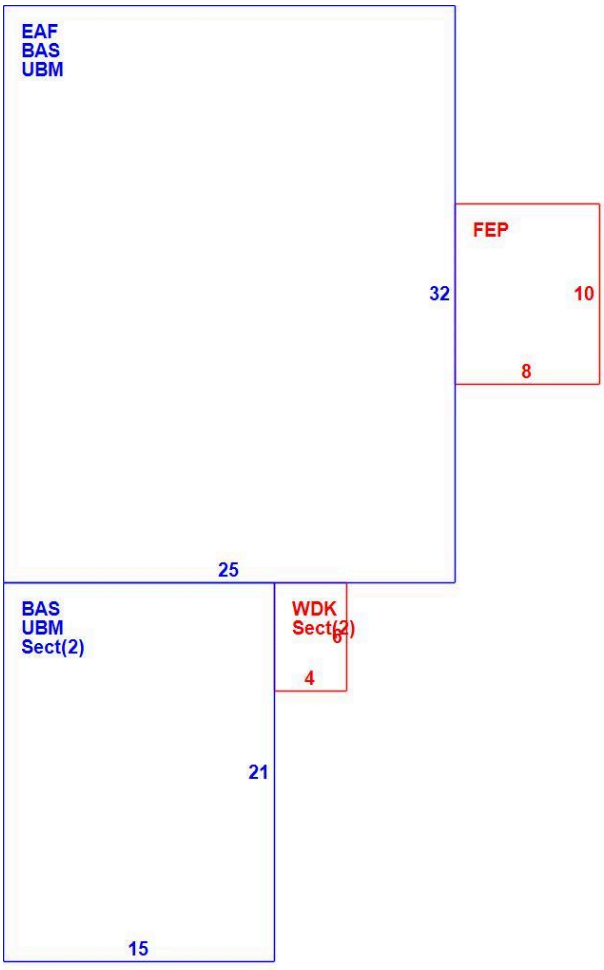
Year Built: 2016
Living Area: 315
Replacement Cost: $76,515
Building Percent Good: 97
Replacement Cost Less Depreciation: $74,200

Building Attributes : Section 2 of 2	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	6
Bath Style:	Avg Quality
Kitchen Style:	Good Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	0

Building Photo

(https://images.vgsi.com/photos2/PortsmouthNHPhotos//default.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**

BAS	First Floor	315	315
UBM	Basement, Unfinished	315	0
WDK	Deck, Wood	24	0
		654	315

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1013
Description	SFR WATERFRONT
Zone	GRA
Neighborhood	131
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.26
Frontage	
Depth	
Assessed Value	$402,200
Appraised Value	$402,200

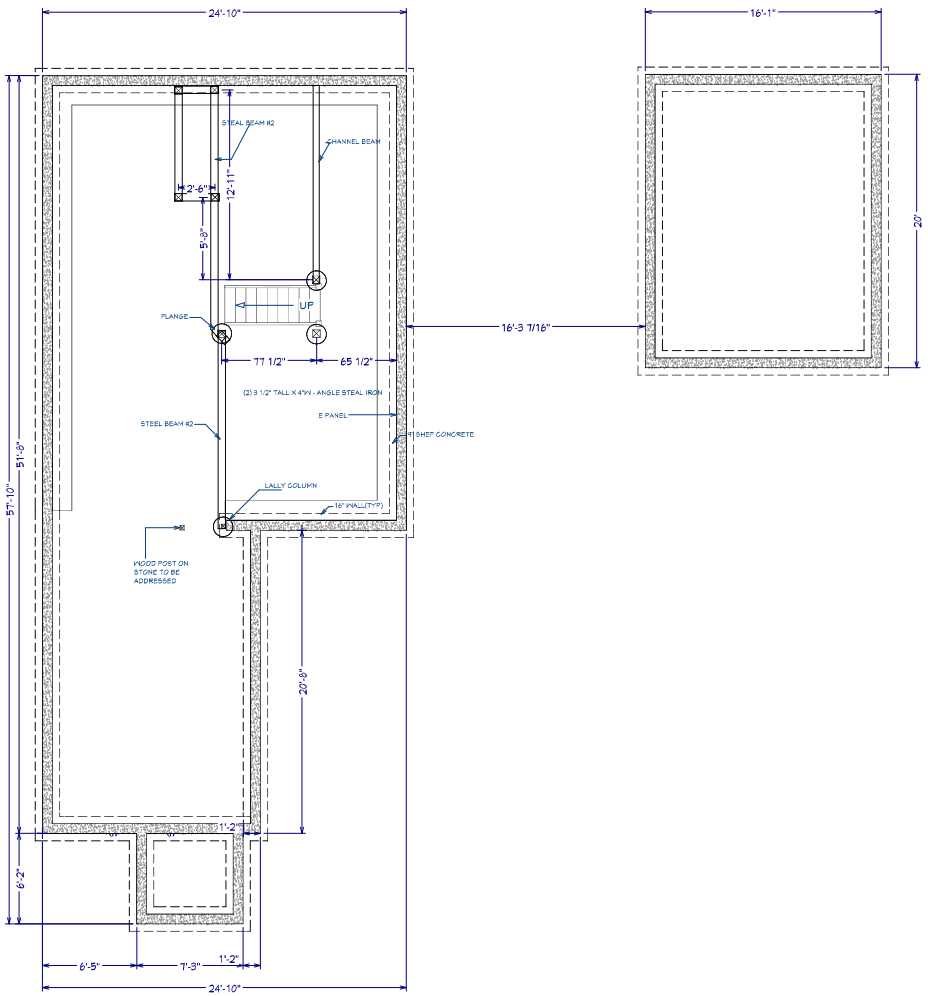
Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD2	W/LIGHTS ETC			216.00 S.F.	$4,300	1

Valuation History

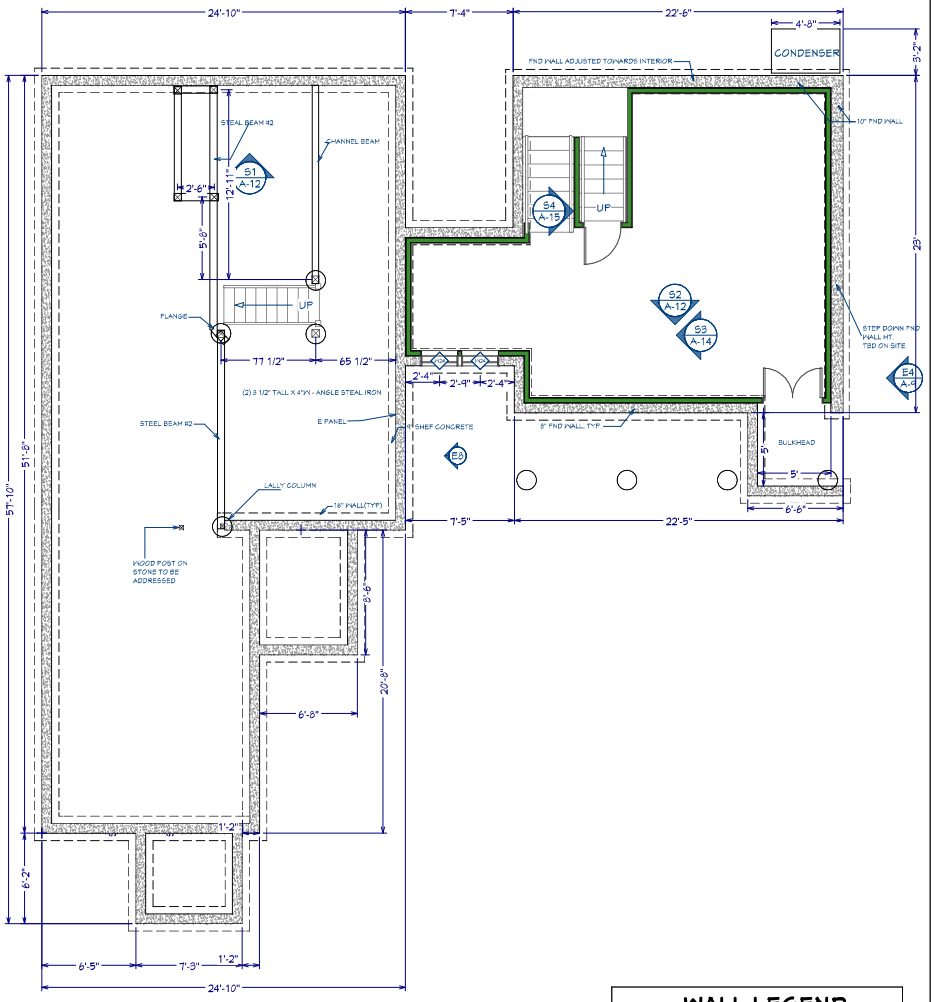
Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$258,100	$402,200	$660,300
2022	$239,900	$402,200	$642,100
2021	$239,900	$402,200	$642,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$258,100	$402,200	$660,300
2022	$239,900	$402,200	$642,100
2021	$239,900	$402,200	$642,100



EXISTING FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



VERSION 7: CAPE WITH COLONIAL ADDITION

SCALE: 1/4" = 1'-0"

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

Revision Table

Number	Date	Description

FOUNDATION

CLIENT:
BARDONG
3H DEARBORN EXT
PORTSMOUTH, NH

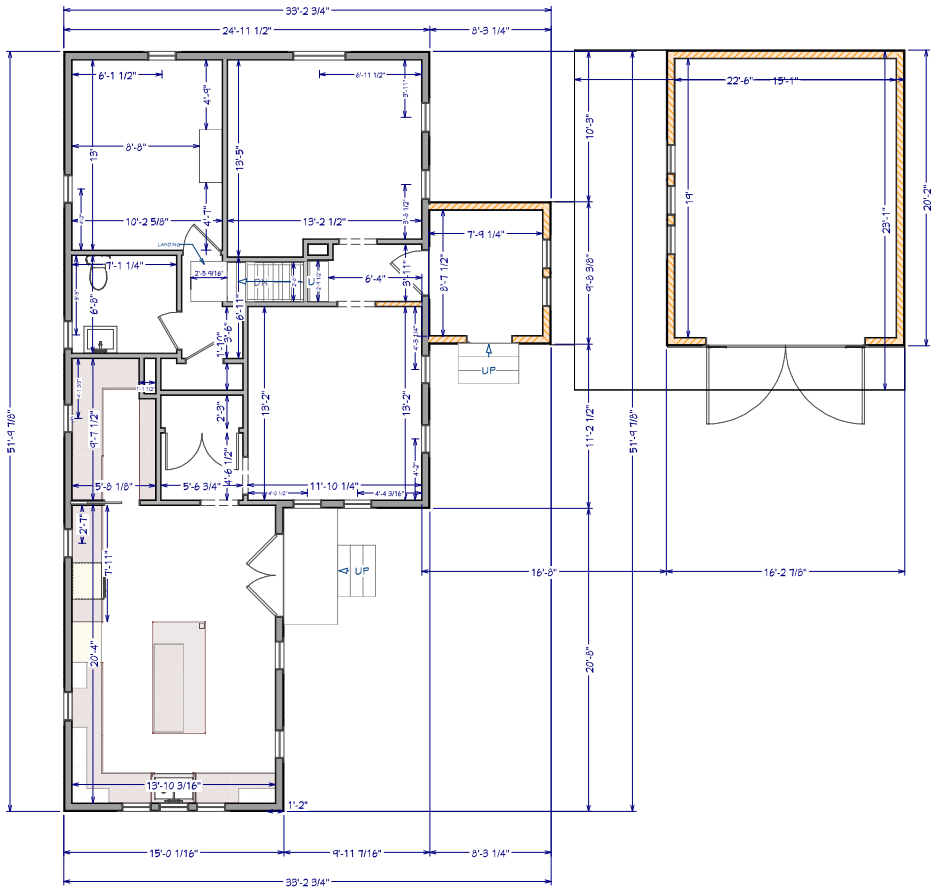
CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337.2020

DATE: 6/4/2024

SCALED FOR: 24" X 36"

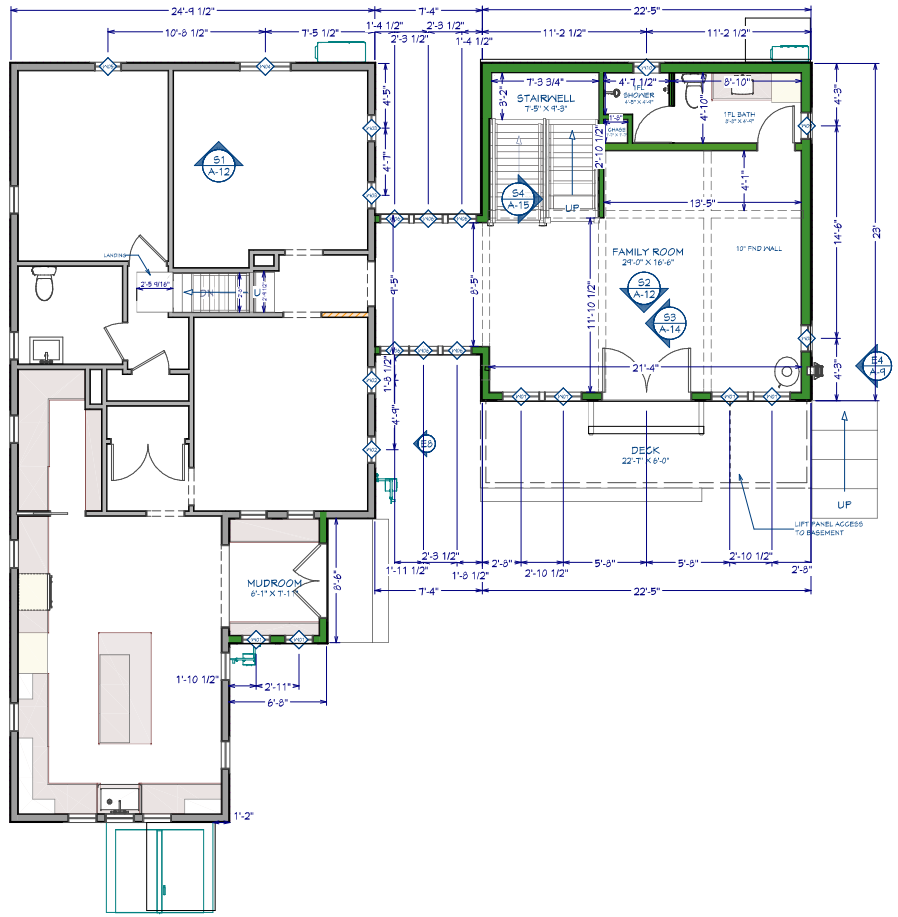
SCALE: SEE SCALE ON DRAWINGS

SHEET: A-2



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



VERSION 7: CAPE WITH COLONIAL ADDITION

SCALE: 1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

Revision Table

Number	Date	Description

FIRST FLOOR

CLIENT:
BARDONG
341 DEARBORN EXT
PORTSMOUTH, NH

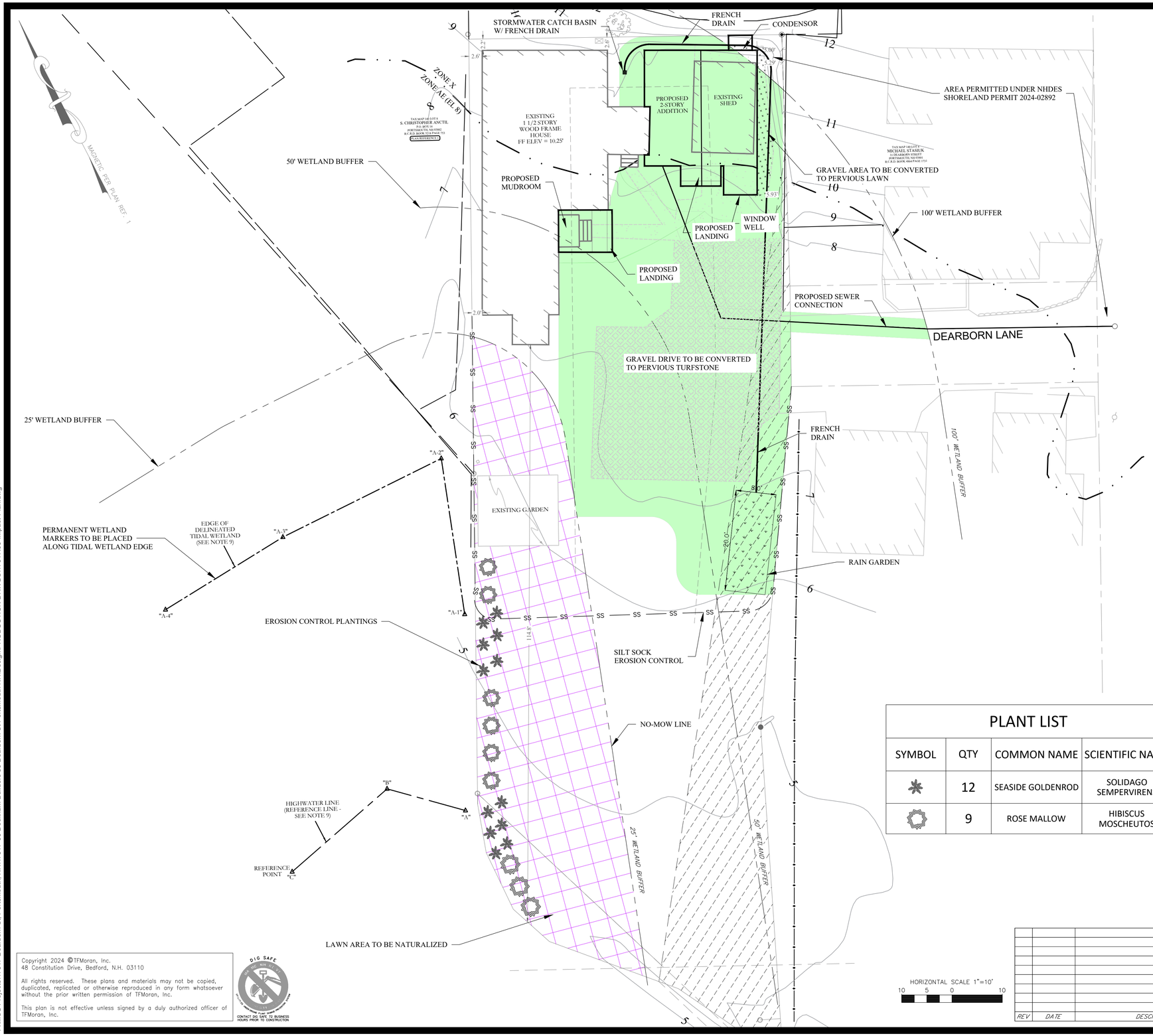
CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amydutton home.com
207.337.2020

DATE:
6/4/2024

SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-3



SITE DATA

OWNER OF RECORD OF MAP 140 LOT 3: SHAWN & MICHIYO BARDONG
DEED REFERENCE TO PARCEL IS BK 6450 PG 552.
AREA OF PARCEL = 11,236± SF OR 0.25± ACRES

ZONED: GENERAL RESIDENCE A (GRA)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPACTS ASSOCIATED WITH THE PROPOSED TWO-STORY DWELLING ADDITION, MUDROOM AREA AND SEWER CONNECTION.

NOTES

1. GRAVEL DRIVEWAY TO BE CONVERTED TO PERVIOUS TURFSTONE PAVERS (SEE DETAIL) PER PREVIOUS PORTSMOUTH CONDITIONAL USE PERMIT APPROVAL.
2. RAIN GARDEN HAS BEEN DESIGNED TO INFILTRATE STORMWATER FROM 500 S.F. OF RUNOFF SURFACES. SIZE AND CALCULATIONS ARE BASED ON "NEW HAMPSHIRE HOMEOWNER'S GUIDE TO STORMWATER MANAGEMENT".
3. RAIN GARDEN PLANTINGS WILL BE CHOSEN FROM "NATIVE PLANTS FOR NEW ENGLAND RAIN GARDENS" AND RECOMMENDATIONS FROM THE CONSERVATION COMMISSION.
4. ALL ACTIVITIES WITHIN WITHIN WETLANDS AND WETLAND BUFFERS SHALL BE CONDUCTED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT.
5. PERMANENT WETLAND BOUNDARY MARKERS SHALL BE INSTALLED DURING PROJECT CONSTRUCTION

LEGEND

RAIN GARDEN AREA

AREA TO BE LEFT TO NATURALIZE – 2,505 S.F.

GRAVEL DRIVE TO BE REMOVED

	IMPACT AREA
PROPOSED IMPACTS WITHIN TIDAL WETLAND BUFFER	4,118 S.F.

PRE-CONSTRUCTION IMPERVIOUS AREA WITHIN 100' OF REFERENCE LINE	
PRIMARY STRUCTURE	1,233 S.F.
SHED	222 S.F.
MUDROOM AND LANDING	36 S.F.
GRAVEL WALKWAY AREAS	454 S.F.
TOTAL	1,945 S.F.
IMPERVIOUS COVERAGE WITHIN 100' OF REFERENCE LINE = 17.4% (1,945 S.F. / 11,166 S.F. * 100%)	

POST-CONSTRUCTION IMPERVIOUS AREA WITHIN 100' OF REFERENCE LINE	
PRIMARY STRUCTURE	1,802 S.F.
SHED	0 S.F.
MUDROOM AND LANDING	91 S.F.
GRAVEL WALKWAY AREAS	245 S.F.
TOTAL	2,138 S.F.
IMPERVIOUS COVERAGE WITHIN 100' OF REFERENCE LINE = 19.1% (2,138 S.F. / 11,166 S.F. * 100%)	

PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME
✱	12	SEASIDE GOLDENROD	SOLIDAGO SEMPERVIRENS
✿	9	ROSE MALLOW	HIBISCUS MOSCHEUTOS

SITE DEVELOPMENT PLANS

TAX MAP 140 LOT 3

CONDITIONAL USE PERMIT IMPACT PLAN

BARDONG RESIDENCE

39 DEARBORN STREET, PORTSMOUTH NH

OWNED BY

SHAWN & MICHIYO BARDONG

PREPARED FOR

DOCKHAM BUILDERS, LLC

1"=20' (11"X17")

SCALE: 1"=10' (22"X34") **SEPTEMBER 16, 2024**

HORIZONTAL SCALE 1"=10'
10 5 0 10

REV	DATE	DESCRIPTION	DR	CK

DIG SAFE
811 OR 1-888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

FILE	DR	LST	FB	–	
47617.00	CK	JRA	CADFILE	CUP-IMPACT-PLAN	C-01

Nov 25, 2024 - 12:30pm
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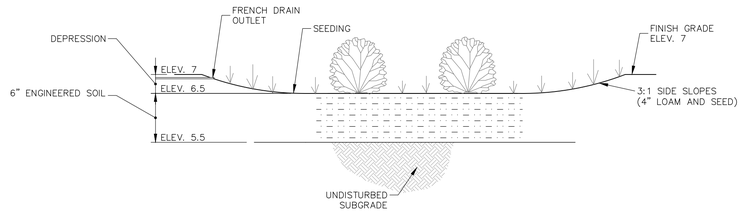


RAIN GARDEN DETAIL

NOT TO SCALE

SEEDING

1. USE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUIVALENT.
2. SEED AT A RATE OF 1LB/1250SF. APPLY TO BARE SOIL. LIGHTLY MULCH WITH CLEAN WEED FREE STRAW.

RAIN GARDEN CONSTRUCTION

1. CLEAR AND GRUB THE AREA WHERE THE RAIN GARDEN AREAS ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
2. GRADE RAIN GARDEN AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4" LOAM AND SEED AND A SLOPE NOT TO EXCEED 3:1. BOTTOM OF RAIN GARDEN AREAS TO BE CONSTRUCTED WITH MANUFACTURED SOIL (SEE RAIN GARDEN CONSTRUCTION DETAIL). SPECIFIC PLANTINGS SHALL BE PLACED IN THE FACILITY ACCORDING TO THE LANDSCAPE PLAN PLANTING DETAIL.
3. RAIN GARDEN SOIL MIXTURE SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE RAIN GARDEN AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATION.
4. THE USDA TEXTURAL CLASSIFICATION OF THE SANDY SOIL SHALL BE LOAMY SAND OR SANDY LOAM.
5. THE ENGINEERED SOIL – SEE ENGINEERED SOIL MIX NOTES.
   A. SOILS TO BE TESTED AND APPROVED BY THE ENGINEER OF RECORD. ENGINEER SHALL SUBMIT LETTER OF VERIFICATION TO THE TOWN.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT EQUIPMENT & VEHICLE TRAFFIC FROM DRIVING IN THE AREA OF THE PROPOSED RAIN GARDEN AREA DURING CONSTRUCTION.
7. AFTER THE BASIN IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE INFILTRATION RATES. THE BASIN BOTTOM SHOULD BE LEVELED PRIOR TO BACKFILLING WITH CRUSHED STONE AND RAIN GARDEN SOIL MIXTURE.
8. AASHTO #57 STONE CAN BE USED IN PLACE OF 3/4' CRUSHED STONE.

RAIN GARDEN MAINTENANCE

MAINTENANCE SCHEDULE TO BEGIN AFTER CONSTRUCTION IS FINISHED AND BASIN STABILIZATION IS COMPLETE.

1. CONTRACTOR AND LAND OWNERS TO PERFORM SCHEDULED MAINTENANCE ON THE RAIN GARDENS.
2. REGULAR WATERING DURING THE FIRST FEW WEEKS AFTER PLANTING AND DURING HOT, DRY SPELLS, ESPECIALLY IN THE FIRST TWO YEARS AFTER PLANTING. AFTER THE FIRST TWO YEARS AND ONCE PLANTS ARE ESTABLISHED, WATERING SHOULD ONLY BE NECESSARY DURING DROUGHT CONDITIONS.
3. FOR THE FIRST YEAR, FREQUENT AND AGGRESSIVE WEEDING MONTHLY DURING GROWING SEASON. REMOVE ONLY INVASIVE SPECIES.
4. TWICE PER YEAR, INSPECT SPILLWAYS AND REMOVE ANY ACCUMULATED DEBRIS OR SEDIMENT TO ENSURE PROPER FUNCTIONALITY.
5. ONCE A YEAR TRIM AND PRUNE EXCESS VEGETATION. DEAD, DYING, DISEASED, OR HAZARDOUS BRANCHES SHOULD BE TRIMMED AND REMOVED AS THEY OCCUR.
6. DURING INSPECTIONS, REMOVE ANY TRASH, ACCUMULATED DEBRIS OR SEDIMENT.
7. ONCE A YEAR INSPECT BERM FOR SETTLING. ADD COMPACTED SOIL AND REPLANT AS NEEDED.
8. ONCE A YEAR IN THE FALL THE SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME AFTER A RAINFALL EVENT THAT EXCEEDS 1.0 INCHES IN A 24–HOUR PERIOD. THE SYSTEM SHOULD BE CHECKED TO CONFIRM THAT IT COMPLETELY DRAINS IN 72–HOUR AFTER THE RAINFALL EVENT. IF THE GARDEN DOES NOT DRAIN, A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION OR INFILTRATION FUNCTIONS, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS.
9. ONCE A YEAR TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.

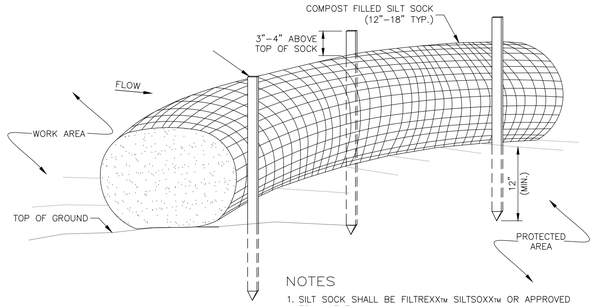
ENGINEERED SOIL MIX

1. THE ENGINEERED SOIL IS MADE OF IS 10% WOOD CHIPS, 35% LOAM, AND 55% SAND.
2. LOAM SHALL MEET THE USDA TEXTURAL CLASSIFICATION OF LOAMY FINE SAND.
3. SAND SHALL BE CONCRETE SAND MEETING ASTM C–33 SPECIFICATION.
4. WOOD CHIPS SHALL BE SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL, OR TOXIC MATERIALS.
5. SOIL REACTION: PH OF 6 TO 7.
6. CEC OF TOTAL SOIL: MINIMUM 10 MEQ/100 ML AT PH OF 7.0.
7. BASIS–OF–DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS INDICATED ON DRAWINGS.
8. BASIC PROPERTIES: MANUFACTURED SOIL SHALL NOT CONTAIN THE FOLLOWING:
   A. UNACCEPTABLE MATERIALS: CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, ASPHALT, BRICKS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, SOLID WASTE, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
   B. UNSUITABLE MATERIALS: STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND THAT EXCEED A COMBINED MAXIMUM OF 5 PERCENT BY DRY WEIGHT OF THE MANUFACTURED SOIL.
   C. LARGE MATERIALS: STONES, CLODS, ROOTS, CLAY LUMPS, AND POCKETS OF COARSE SAND EXCEEDING 0.187 INCHES (4.76 MM) IN ANY DIMENSION.

ENGINEERED SOIL MIX PARTICLE SIZE DISTRIBUTION (PSD)			
PSD UPPER LIMIT		PSD LOWER LIMIT	
SIEVE #	% Passing	SIEVE #	% PASSING
4	100	4	100
10	95	10	95
40	40	40	15
200	20	200	15
<200	5	<200	5

RAIN GARDEN INSPECTION SCHEDULE

1. RAIN GARDEN TO BE INSPECTED BY THE DESIGN ENGINEER FOR EACH STAGE OF CONSTRUCTION.
2. PHASES OF CONSTRUCTION BEING:
   A. EXCAVATION OF THE RAIN GARDEN BASIN, INCLUDING ROTOTILLING.
   B. INSTALLATION OF THE CRUSHED STONE
   C. INSTALLATION OF THE ENGINEERED SOIL
   D. INSTALLATION OF THE OUTLET STRUCTURE AND UNDERDRAIN IN THE OUTLET STONE TRENCHES
3. SAMPLE OF THE INDIVIDUAL COMPONENTS OF THE ENGINEERED SOIL TO BE PROVIDED AND APPROVED PRIOR BEING COMBINED AND INSTALLED. SAMPLE CRUSHED STONE TO BE PROVIDED AND APPROVED PRIOR TO INSTALLATION.
4. ENGINEER TO VERIFY MIX RATIO OF ENGINEERED SOIL MIX.

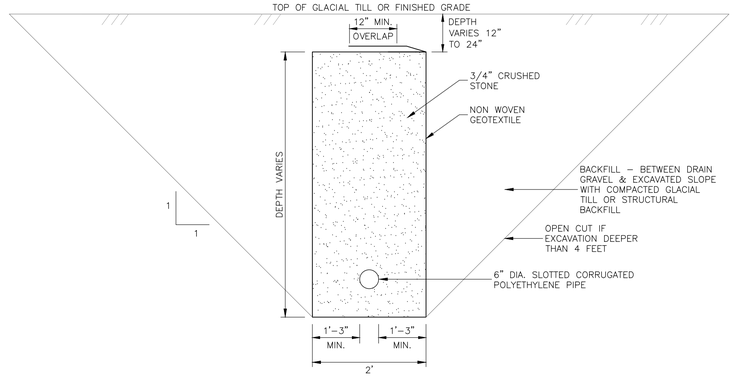


NOTES

1. SILT SOCK SHALL BE FILTREXX™ SILTSOXX™ OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

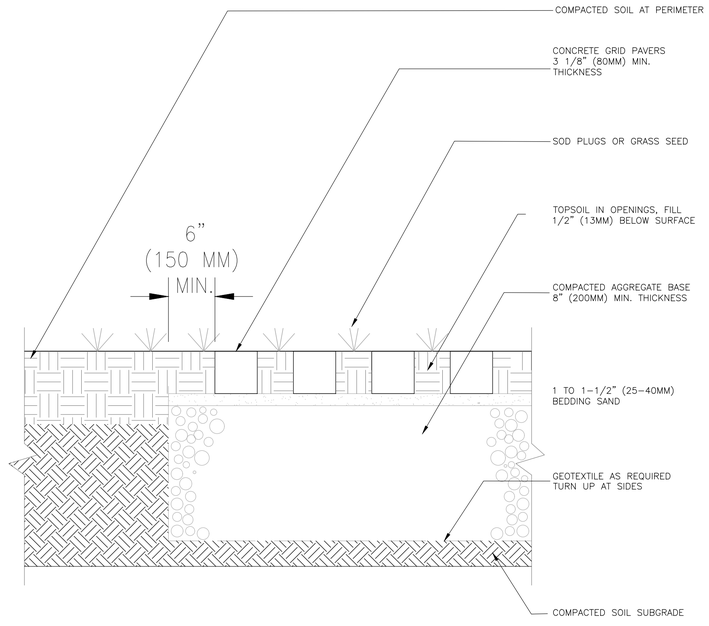
SILT SOCK

NOT TO SCALE



PERIMETER FRENCH DRAIN

DESIGN BY ENVIRONMENTAL COMPLIANCE SERVICES, INC. NOT TO SCALE



PERVIOUS TURFSTONE PAVERS

NOT TO SCALE

MAINTENANCE NOTES:

1. NO WINTER SANDING OF PERMEABLE PAVEMENTS IS PERMITTED. MINIMIZE APPLICATION OF SALT FOR ICE CONTROL.
2. INSPECT ANNUALLY FOR PAVEMENT DETERIORATION OR SPALLING.
3. MONITOR PERIODICALLY TO ENSURE THAT THE PAVERS DRAINS EFFECTIVELY AFTER STORMS.
4. PERIODICALLY ADD JOINT MATERIAL TO REPLACE LOST MATERIAL.
5. MAJOR CLOGGING MAY NECESSITATE REPLACEMENT OF POROUS PAVERS AND POSSIBLY FILTER COURSE AND SUB–BASE COURSE.

SITE DEVELOPMENT PLANS

TAX MAP 140 LOT 3

DETAILS

BARDONG RESIDENCE

39 DEARBORN STREET, PORTSMOUTH NH

OWNED BY

SHAWN & MICHIYO BARDONG

PREPARED FOR

DOCKHAM BUILDERS, LLC

SCALE: NTS **SEPTEMBER 16, 2024**

REV	DATE	DESCRIPTION	DR	CK

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472–4488
Fax (603) 472–9747
www.tfmoran.com

FILE		DR	LST	FB	–	
	47617.00	CK	JRA	CADFILE	CUP–IMPACT–PLAN	C–03

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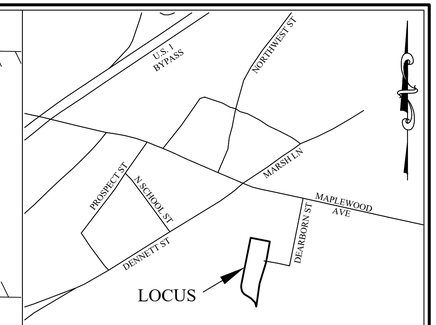
TAX MAP 140 LOT 9
JOHN E. & CYNTHIA S. BENSLEY
28 DENNETT STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6348 PAGE 85
PLAN REFERENCE 1

MAGNETIC PER PLAN REF. 1

LEGEND

- IRON PIPE/ROD FOUND
- DRILL HOLE SET
- CORNER - NOTHING FOUND/SET
- IRON ROD SET WITH IDENTIFICATION CAP "LLS 961" UNLESS OTHERWISE NOTED ON PLAN
- UTILITY POLE
- BOUNDARY LINE
- ABUTTER LINE
- OVERHEAD WIRES
- RIGHT-OF-WAY
- STONE WALL
- EDGE OF GRAVEL
- FLOOD ZONE BOUNDARY (SEE NOTE 7)
- EDGE OF WATER
- WETLAND BOUNDARY
- VIEW EASEMENT

S 63°37'22" E 62.24'
26" MAPLE
SEWER CLEANOUT
DRILL HOLE SET
ZONE X
ZONE AE (EL 8)
EXISTING 1 1/2 STORY WOOD FRAME HOUSE
SHED
6' TALL STOCKADE FENCE
23.00'
S 25°21'16" W 50.01'
100' WETLAND BUFFER
GAS METER
4' TALL CHAIN LINK FENCE
N 26°33'07" E 86.40'
OHW
N 63°37'22" W 5.00'
GRAVEL PARKING AREA
S 63°37'22" E 61.00'
PLANTER
DEARBORN LANE
20.00'
S 26°24'31" W
GRAVEL DRIVE
61.00'
N 63°37'22" W
OUTDOOR SPEAKER
A-1
A-2
1" PINCHED IRON PIPE FOUND 6" ABOVE GRADE
16'
14'
EXISTING GARDEN
VIEW EASEMENT SEE NOTE 8
GARAGE
100' TIDAL WETLAND BUFFER
N 35°52'31" E 167.22'
68.00'
S 32°21'16" W
LOT SIZE
11,236± SQ. FT.
0.25± ACRES
HIGHEST OBSERVABLE TIDE LINE (HOTL) SEE NOTE 9
N 26°33'07" E 63.59'
VIEW EASEMENT AREA = 2,018 SQ. FT.
A-3
1/2" GALVANIZED PIPE FOUND 8" ABOVE GRADE (HELD)
2'±
A-4
A-5
70.37'
S 23°21'16" W
3' TALL PICKET FENCE
A-6
83.54'
N 19°44'24" W
MATCH LINE
APPARENT MEAN HIGH TIDE LINE
A-7
TAX MAP 140 LOT 2
JAMES E. GOLDEN & COURTNEY E. MCCARTHY
41 DEARBORN STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 6228 PAGE 903
TAX MAP 140 LOT 4
MICHAEL STASIUK
31 DEARBORN STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 4864 PAGE 1731
DEARBORN STREET
CONCRETE RETAINING WALL
PSCNH 163/2
20.00'
S 26°24'31" W
1/2" IRON PIPE FOUND FLUSH



LOCATION MAP
SCALE: 1" = 400'

NOTES:

1. REFERENCE: TAX MAP 140 LOT 3
R.C.R.D. BOOK 6450 PAGE 552
R.C.R.D. PLAN D-37444

2. TOTAL PARCEL AREA: 11,236 SQ. FT. OR 0.25 AC.

3. OWNER OF RECORD: SHAWN & MICHIYO BARDONG
39 DEARBORN STREET
PORTSMOUTH, NH 03801

4. ZONE: GRA - GENERAL RESIDENCE A
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA	7,500 SQ. FT.
MINIMUM FRONTAGE	100 ft.
MINIMUM FRONT SETBACK	15 ft.
MINIMUM SIDE SETBACK	10 ft.
MINIMUM REAR SETBACK	20 ft.
MAXIMUM STRUCTURE HEIGHT	35 ft.

5. FIELD SURVEY PERFORMED BY S.D.B. ON 12/1/2022 USING A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION. TRAVERSE ADJUSTMENT IS BASED ON THE COMPASS RULE METHOD OF ADJUSTMENT.

6. HORIZONTAL DATUM IS MAGNETIC BASED ON PLAN REFERENCE 1.

7. A PORTION OF THIS LOT FALLS WITHIN FLOOD ZONE AE AND ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 33015C0259F, EFFECTIVE DATE JANUARY 29, 2021.

8. VIEW EASEMENT FOR THE BENEFIT OF TAX MAP 140 LOT 4, TO REMAIN FREE OF ALL TEMPORARY OR PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO SHEDS, BUILDINGS, EQUIPMENT, VEHICLE STORAGE OR PARKING, OR OTHER SIMILAR OBSTRUCTIONS OF THE VIEW CORRIDOR.

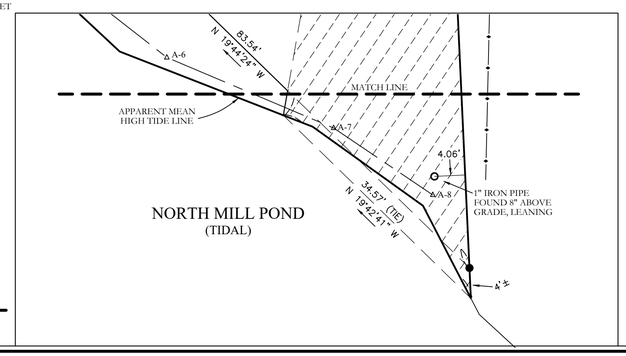
9. THE HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY STEVE RIKER, CWS, OF AMBIT ENGINEERING ON JULY 31, 2023.

PLAN REFERENCES:

1. PLAN TITLED "LOT LINE RELOCATION PLAN FOR JOHN J. & CATHERINE PAUSON AND HAROLD C. & ASTRID LOUISE PASSER, 12-28 DENNETT STREET" DATED NOVEMBER 30, 1983, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, R.C.R.D. PLAN D-12123.

2. PLAN TITLED "BOUNDARY LINE ADJUSTMENT FOR MICHAEL J. & DIANE REGAN, MAPLEWOOD AVENUE, PORTSMOUTH, NH" DATED SEPT. 1997, PREPARED BY EMERY ENGINEERING, R.C.R.D. PLAN C-27772.

3. PLAN TITLED "PLAN OF LAND PREPARED FOR MICHAEL BRANDZEL & HELEN LONG" DATED OCTOBER 1, 2012, PREPARED BY THIS OFFICE, R.C.R.D. PLAN D-37444.



0 10 20 30
1" = 10'

NO.	DATE	DESCRIPTION	BY
1	11/26/24	WETLAND BOUNDARY UPDATED – SEE NOTE 9	SDB

BOUNDARY PLAN
LAND OF
SHAWN & MICHIYO BARDONG
(TAX MAP 140 LOT 3)
39 DEARBORN STREET
PORTSMOUTH, NH

DRAWN BY: SDB	DATE: DECEMBER 5, 2022
CHECKED BY: ARB	DRAWING NAME: 22039A2
JOB NAME: 22039	SHEET: C1

STATE OF NEW HAMPSHIRE STEVEN D. RIKER No. 219 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE No. 961 SCOTT D. BOUDREAU SIGNATURE LICENSED LAND SURVEYOR

Boudreau Land Surveying P.L.L.C.
SCOTT D. BOUDREAU, L.L.S. #961
2 BEATRICE LANE
NEWMARKET, NH 03857
(603) 659-3468

25 November 2024

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

Re: Pease Development Authority (PDA) Wetland Conditional Use Permit Request at 282 Corporate Drive, Great Circle Catering - Port City Air, Catering and Office Renovation Project, Conservation Commission Submission

Dear Ms. Collins:

On behalf of Port City Air and Great Circle Catering, we hereby submit the attached application material and plans and request to be placed on the Agenda for your **December 11, 2024, Conservation Commission Meeting**. The property is shown on the City of Portsmouth Assessors Map 315 as Lot 2 and is located at 282 Corporate Drive within the Pease Airport Business Commercial (ABC) Zoning District. No changes to the existing Lease Area are proposed. The site is currently vacant; until 2022 it was the site of Stenhouse Publishing and the Shaines and McEachern Law Office. The proposal presented herein involves the renovation of the building to be re-purposed with Great Circle Catering as a tenant, and the remainder of the building to be dedicated to unspecified tenant office space.

The application is a Pease Development Authority Wetland Conditional Use Permit request for the above-mentioned site. The project consists of renovations to the interior of the building to create 6,700 square feet of space to be leased to Great Circle Catering for food preparation and 7,700 square feet of space to be undesigned tenant office space, with the associated and required site improvements. No changes to the building exterior are contemplated. The project does not require any variances, but does propose construction in an existing wetland buffer and swale, therefore a Pease Conditional Use Permit for wetland and buffer impact as well as a permit from the NH DES for wetland impact will be required. Please find the **Site Plan Set** showing, on Sheet 9 – C5, the impacts to the wetland and the 25-foot Pease Development Authority wetland buffer. A section of the swale that exited the parking lot has been filled in over time and will be reconstructed, and an existing swale in the wetland area that has also filled in will be maintained, and a new rain garden treatment area will be constructed partially in the wetland buffer. The impacts and the associated application materials are detailed in the attached Wetland Buffer permit application and plan set.

The site parking lot currently drains to the north and the south along a ridge line roughly in the middle of the parking area. The pavement on the north side of the parking area has experienced degradation due to water intrusion. This situation is a result of the gradual filling of the existing drainage swale, and as a consequence water backing up

into the parking area. The proposed plan includes the repair of the swales to remove water that currently ponds on the north side of the parking area. Additionally, that area of delaminated pavement will be removed and replaced with a proposed rain garden. The rain garden will provide treatment of surface parking lot runoff from the north half of the parking area. Along the south or street side of the parking area, the parking lot will be regraded to provide positive pitch from the southwest corner of the parking lot to the east along the south edge of the parking lot out to the drainage in Corporate Drive, which is being reconstructed. The entire parking lot and driveway are scheduled to be milled and repaved, to the existing grades along the loop driveway, and some adjusted grades along the main parking area and the southerly entrance, to tie into a new street catch basin. The site roof is flat and has an existing drain roof drain system which ties into street drainage.

Natural Features / Wetlands

The site contains a 63,677 square foot wetland complex to the north and east and a small wetland area on the southwest corner of the site. The wetlands have a PDA required 25-ft setback which is shown on the plans. The wetland buffer area currently includes pavement area along with the existing dumpster pad and a concrete slab. A substantial portion of the pavement in the buffer, the dumpster pad, and the concrete pad area will be removed from the buffer in this proposal. The work will improve the wetland buffer with the removal of impervious surface, provide a rain garden and re-work an existing swale in failure which will provide treatment of the pavement run-off. Additionally, the site edge is currently overgrown with invasive bittersweet vines. Those vines will be removed as a part of this project, and that will allow for natural vegetation to replace the canopy edge.

The following details the square foot wetland and wetland buffer impacts:

- Permanent Wetland Buffer Impact – 4,983 SF. This impact is for re-grading the ground area to create the rain garden and re-constructing the existing swale which has filed with debris over the years of operation.

- Temporary Wetland Buffer Impact – 1,086 SF. This impact is for removing an existing concrete pad with no current purpose and bringing the buffer area back to vegetation.

- Wetland Impact – 1,448 SF. This impact is for re-grading the ground area to re-construct the existing swale which has filed with debris over the years of operation. The swale perpendicular to the swale, which is the parking lot drainage connection, has also filled in with sediment and needs to be restored.

A PDA Conditional Use Permit for the wetland and 25-foot wetland buffer impacts has been filed with the Pease Development Authority. As a part of the approval, the Portsmouth Conservation Commission is required to perform a review of the request, and make any recommendations. This review is framed by the PDA Wetland Buffer regulations. As such, we submit the flowing:

Per the Pease Development Authority Ordinance, *Article 304 – A.08,* use of the wetland buffer requires a Conditional Use Permit. While Section 304 – A.07(9) allow drainage ways and stormwater treatment structures to be constructed as allowed use of the buffer, the removal of the pavement and concrete pads does not qualify. This application includes all of the work in an abundance of regulatory permitting caution.

According to the Pease Development Authority Ordinance, *Article 304 – A.08 (f) Criteria for Approval*, the proposal shall comply with the following criteria:

1. **The land is reasonably suited to the use.**

The proposal is to remove existing non-conforming site impervious surfaces improvements and create stormwater treatment enhancements. Given that the existing lot currently contains existing commercial site development, we would submit that the land is reasonably suited to the revised use, given the proposed alterations.

2. **There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use.**

Due to the location of the existing swale(s) and pads, which are within the wetland and wetland buffers, the location of the concrete pad removal and swale re-grading work are fixed. The required parking for the site use dictates the extent of pavement which can be removed and still provide conforming parking. The rain garden construction following the pavement removal work is set as far away from the resource as possible to achieve the required rain garden sizing.

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

We believe the proposal will not significantly impact on the existing wetland resource located adjacent to the site and its current functions and values. To the contrary we believe the project will be a benefit. The proposed project removes impervious surfaces within the wetland buffer, and provides enhanced stormwater treatment. Since the project will improve water quality entering the nearby wetland resource the revisions will have no adverse impact on the wetland functional values and the surrounding properties.

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

The proposed project does not include alteration (other than grading) of any naturally vegetated area to accommodate the work at the site. The plans call for some removal of invasive species in the natural woodland area, which is an improvement over the existing condition.

5. **Potential Impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.**

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable re-use of the property. The proposal avoids the wetland buffer to the greatest extent practicable, while providing reasonable re-use for the property owner. The project also provides numerous components which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel.

Please find included in this submission the PDA Conditional Use Permit Application, the Wetland Delineation verification, as well as an Inspection and Maintenance Plan.

We look forward to an in-person presentation at your meeting and some discussion to complete your recommendation to the Portsmouth Planning Board. Please contact me if you have any questions or concerns regarding this submission.

Respectfully submitted,

John Chagnon, PE
Project Manager

P:\NH\5010175-Port_City_Air\843.03-282 Corporate Dr., Portsmouth - JRC\2024 Site Plan\Applications\Portsmouth CUP Application\Conservation Commisssion CUP Letter 11-25-24.docx

Pease Development Authority
55 International Drive, Portsmouth, NH 03801, (603) 433-6088

Conditional Use Permit Application

For PDA Use Only			
Date Submitted:_____	Municipal Review:_____	Fee:_____	
Application Complete:_____	Date Forwarded:_____	Paid:_____	Check #:_____

Applicant Information

Applicant: Port City Air	Agent: Haley Ward, Inc.
Address: PO Box 3177 Portsmouth, NH 03802	Address: 200 Griffin Road, Unit # 14 Portsmouth, NH 03801
Business Phone: 603-430-1111	Business Phone: 603-766-2988
Mobile Phone:	Mobile Phone:
Fax:	Fax:

Site Information

Portsmouth Tax Map: 315 | Lot #: 2 | Zone: ABC - Airport Business Commercial

Address / Location of Work: 282 Corporate Drive

Proposed Activity (check all that apply)

_____ New Structure
_____ Expansion of Existing Structure
_____ Other site alteration (specify):
Add rain garden & remove impervious areas

Impacted Jurisdictional Area(s): Check all that apply

X Wetland
X Wetland Buffer

Total area of wetland on subject lot: 63,677 SF

Total area of wetland buffer on subject lot:

Distance of proposed structure or activity to edge of wetland:

	On subject lot	Off subject lot
Area of wetland impacted:	1448 FT	0
Area of wetland buffer impacted:	6069 SF	0
Total area of wetland and wetland buffer impacted:	7517	0

Provide complete description of site and work to be completed:

The project is located at 282 Corporate Drive and consists of renovations to the interior of the existing building with some exterior access and paving improvements.
The plans include removal of an existing concrete dumpster pad and another pad (replace with loam and seed) and removal of existing pavement and replacement with a rain garden.
The proposed impacts are detailed on Sheet C5 of the Plan Set.

All above information shall be shown on a site plan submitted with this application. Provide 3 full size hard copies and one PDF copy of all application materials as well as one half-size set of drawings to PDA. Applicant shall supply additional copies as may be required by applicable municipality.

Certification

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I hereby apply for conditional use and acknowledge I will comply with all regulations and any conditions established by the PDA Committees and Board in the development and construction of this project.

Signature of ~~Applicant~~ Agent

10-17-24
Date

Printed Name

N:\Engineer\Conditional Use Permit Application.xlsx

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

May 24, 2024

Port City Air
104 Grafton Drive
Portsmouth, NH 03801

Re: Wetland Delineation Verification
Tax Map 315, Lot 12
282 Corporate Drive
Portsmouth, NH

To Whom it May Concern:

This letter transmits a wetland delineation verification in regards to the above referenced site performed on May 24, 2024. It is my understanding that Ambit Engineering, Inc. delineated wetlands on the subject parcel, and the wetland boundaries were depicted on a site plan titled "Subdivision Plan for Sarnia Seacoast, LLC." dated January 2000 and revised through April 7, 2000. Utilizing this plan which is drawn to scale, I performed a site visit to verify that wetland boundaries on the subject parcel are accurate and have not changed since 2000.

The wetland delineation verification utilized the following standards:

1. *US 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.
2. 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 (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1).* USFWS (May 1988).

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

The standards outlined above are the current guidance documents used by Certified Wetland Scientists in the State of New Hampshire when delineating wetlands.

The wetland delineation verification resulted in no changes to the boundaries on site and the wetland boundaries depicted on the plan referenced above can be used on future plans for the subject parcel.

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

AMBIT ENGINEERING, INC.
A DIVISION OF HALEY WARD, INC.

INSPECTION & LONG-TERM MAINTENANCE PLAN
FOR
PROPOSED BUILDING REUSE
282 CORPORATE DRIVE
PORTSMOUTH, NH

Introduction

The intent of this plan is to provide Port City Air (herein referred to as "owner") with a list of procedures that document the inspection and maintenance requirements of the stormwater management system for this development, specifically the Rain Garden and associated structures on the project site (collectively referred to as the "Stormwater Management System"). The contact information for the owner shall be kept current, and if there is a change of ownership of the property this plan must be transferred to the new owner.

The site parking lot currently drains to the north and the south along a ridge line roughly in the middle of the parking area. The stormwater management system consists of a rain garden for treatment of surface parking lot runoff and a swale to channel the stormwater to the adjacent wetland receiving area. The south or street side of the parking area drains out to the drainage in Corporate Drive. The site roof is flat and has an existing interior drain roof drain system which ties into street drainage.

The following inspection and maintenance program is necessary to keep the stormwater management system functioning properly. By following the enclosed procedures, the owner will be able to maintain the functional design of the stormwater management system and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

Annual Report

The owner shall prepare an annual Inspection & Maintenance Report. The report shall include a summary of the system's maintenance and repair by transmission of the Inspection & Maintenance Log and other information as required. A copy of the report shall be delivered annually to the City of Portsmouth Public Works Department or the Pease Development Authority, as required.

Inspection & Maintenance Checklist/Log

The following pages contain the Stormwater Management System Inspection & Maintenance Requirements and a blank copy of the Stormwater Management System Inspection & Maintenance Logs. These forms are provided to the owner as a guideline for performing the inspection and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

Stormwater Management System Components

The Stormwater Management System is designed to mitigate both the quantity and quality of site-generated stormwater runoff. As a result, the design includes the following elements:

Non-Structural BMPs

Non-Structural best management practices (BMP's) include temporary and permanent measures that typically require less labor and capital inputs and are intended to provide protection against erosion of soils. Measures in this list include measures which are required during the construction phases of any project involving earth disturbance at the property. Examples of non-structural BMP's on this project include but are not limited to:

- Temporary and Permanent mulching
- Temporary and Permanent grass cover
- Trees
- Shrubs and ground covers
- Miscellaneous landscape plantings
- Dust control
- Tree protection
- Topsoiling
- Sediment barriers
- Stabilized construction entrance
- Vegetated buffer area

Structural BMPs

Structural BMPs are more labor and capital-intensive structures or installations that require more specialized personnel to install. These are permanent long-term measures. Examples on this project include but are not limited to:

- Rain Garden
- Outlet Control Structures, Swales, and Street Storm Drains

Inspection and Maintenance Requirements

The following summarizes the inspection and maintenance requirements for the various BMPs that may be found on this project.

1. **Grassed areas and swales:** Until established after each rain event of 0.5" or more during a 24-hour period, inspect grassed areas for signs of disturbance, such as erosion. If damaged areas are discovered, immediately repair the damage. Repairs may include adding new topsoil and seed, and protective measures like jute netting. After stabilization review twice per year for erosion.
2. **Plantings**: Planting and landscaping (trees, shrubs) shall be monitored bi-monthly during the first year to insure viability and vigorous growth. Replace dead or dying vegetation with new stock and make adjustments to the conditions that caused the dead or dying vegetation. During dryer times of the year, provide weekly watering or irrigation during the establishment period of the first year.

Make the necessary adjustments to ensure long-term health of the vegetated covers, i.e. provide more permanent mulch or compost or other means of protection.

3. **Vegetated edge area:** Check for invasive species in vegetated edge area, at least annually. Remove any invasive species found in accordance with NHDES Guidelines.
4. **Rain Garden:** After installation of the rain garden, perform the following inspections on a monthly basis until established, and then follow the guidelines in the maintenance protocols:

    a. Monitor for excessive or concentrated accumulations of debris, or excessive erosion at the flow inlets. Remove debris in the rain garden and replace or add inlet fabric strips or rip rap stones if erosion occurs.
    b. Monitor the outflow for problems with erosion. Repair as required.
    c. After significant rainfall, monitor rain garden surfaces for ponding of water. If water remains flooded over the surface 24 hours after a 1" rainfall, then investigate the cause, if not related to overflow blockage, then excavate and replace filter media.
    d. Monitor vegetation on rain garden and replace dead or dying vegetation as required.
    e. Monitor rain garden berms for rodent borrows and repair as required; remove persistent occupiers.
    f. Monitor side slopes of rain garden for damage or erosion—repair, as necessary.

5. **Roof Drain System and Storm Drains:** Monitor accumulation of debris on the roof to ensure that run-off is getting into the system and not ponding on the roof. Remove sediments and debris if found. During construction, maintain inlet protection of adjacent street catch basins until the site has been stabilized. Prior to the end of construction, inspect the drains and basins for accumulations, and remove and clean by jet-vacuuming. Observe street drainage function and report backups to the proper authority.

Included is a Maintenance Form for the Stabilized Construction entrance (construction phase only).

Pollution Prevention

The following pollution prevention activities shall be undertaken to minimize potential impacts on stormwater runoff quality. The Contractor is responsible for all activities during construction. The Owner is responsible thereafter.

Spill Procedures

Any discharge of waste oil or other pollutant shall be reported immediately to the New Hampshire Department of Environmental Services (NHDES). The Contractor/Owner will be responsible for any incident of groundwater contamination resulting from the improper discharge of pollutants to the stormwater system, and may be required by NHDES to remediate incidents that may impact groundwater quality. If the property ownership is transferred, the new owner will be informed of the legal responsibilities associated with operation of the stormwater system, as indicated above.

Sanitary Facilities

Sanitary facilities shall be provided during all phases of construction.

Material Storage

No on-site trash facility is provided until construction is completed. The contractors are required to remove trash from the site. Hazardous material storage is prohibited.

Material Disposal

All waste material, trash, sediment, and debris shall be removed from the site and disposed of in accordance with applicable local, state, and federal guidelines and regulations. Removed sediments shall be if necessary dewatered prior to disposal.

Invasive Species

Monitor the Stormwater Management System for signs of invasive species growth. If caught early, their eradication is much easier. The most likely places where invasions start is in wetter, disturbed soil or detention ponds. Species such as phragmites and purple loosestrife are common invaders in these wetter areas. If they are found, the owner shall refer to the factsheet created by the University of New Hampshire Cooperative Extension (or other source) or contact a wetlands scientist with experience in invasive species control to implement a plan of action for eradication. Measures that do not require the application of chemical herbicides should be the first line of defense.

Figure 1: Lythrum salicaria, Purple Loosestrife. Photo by Liz West.

Figure 2: Phragmites australis. Photo by Le Loup Gris

RAIN GARDEN MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Inspect pond surface for the occurrence of sediment, trash, debris, or structural damage.	Bi-Yearly and following major storm events	*-Remove sediments, trash, and debris, as necessary.* *-Repair outlet structures and appurtenances, as necessary.*
-Check to see if pond drains within 72 hours of rainfall. *-Check vegetation health.*	Annually	*-If system does not drain within 72 hours of a rainfall event, consult a qualified professional about restoration of function of the dry well.* *-Vegetation should be maintained and pruned.* *-Dead or diseased vegetation should be removed, as well as any invasive species.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

CLOSED DRAINAGE STRUCTURE LONG-TERM MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
-Outlet Control Structures *-Drain Manholes* *-Catch Basins*	Monthly for 1 year following construction, Every other Month thereafter	*Check for erosion or short-circuiting* *Check for sediment accumulation* *Check for floatable contaminants*
-Drainage Pipes	Monthly for 1 year following construction, 1 time per 2 years thereafter	*Check for sediment accumulation/clogging, or soiled runoff.* *Check for erosion at outlets.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION MAINTENANCE SHEET

INSPECTION REQUIREMENTS		
ACTION TAKEN	**FREQUENCY**	**MAINTENANCE REQUIREMENTS**
ENTRANCE SURFACE *-Check for sediment accumulation/clogging of stone*	After heavy rains, as necessary	*-Top dress pad with new stone.* *-Replace stone completely if completely clogged.*
WASHING FACILITIES (if applicable) *-Monitor Sediment Accumulation*	As often as necessary	*-Remove Sediments from traps.*

MAINTENANCE LOG	
PROJECT NAME	
INSPECTOR NAME	**INSPECTOR CONTACT INFO**
DATE OF INSPECTION	**REASON FOR INSPECTION** ☐LARGE STORM EVENT ☐PERIODIC CHECK-IN
IS CORRECTIVE ACTION NEEDED? ☐YES ☐NO	**DESCRIBE ANY PROBLEMS, NEEDED MAINTENANCE**
DATE OF MAINTENANCE	**PERFORMED BY**
NOTES	

PROPOSED CHANGE OF USE
282 CORPORATE DRIVE- MAP 315 LOT 2
PORTSMOUTH, NEW HAMPSHIRE
SITE PLANS

LESSOR:
PEASE DEVELOPMENT AUTHORITY
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801
TEL: (603) 433-6088

LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE, #2
PORTSMOUTH, N.H. 03801
TEL: (603) 436-3110

APPLICANT & LESSEE SITE OWNER:
PORT CITY AIR
P.O. BOX 3177
PORTSMOUTH, N.H. 03801
TEL: (603) 430-1111

SUB-LESSEE:
GREAT CIRCLE CATERING
139 FLIGHTLINE ROAD
PORTSMOUTH, N.H. 03801
TEL: (603) 422-5502

CIVIL ENGINEER & LAND SURVEYOR:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282
FAX (603) 436-2315

WETLAND DELINEATION NOTE (LOCATION SHOWN IN PLAN SET):

1) WETLAND LINE VERIFIED BY STEVEN D. RIKER, CWS ON 05/24/24 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.

SCALE: 1"=500'

INDEX OF SHEETS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
74 OLD DOVER ROAD
ROCHESTER, N.H. 03867
Tel. (603) 332-4227, Ext. 555.5325
ATTN: MARK COLLINS
EMAIL: mark.collins@eversource.com

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 294-5144
ATTN: DAVE BEAULIEU

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 427-1530
ATTN: JIM TOW

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: JOE CONSIDINE

APPROVED BY THE PEASE DEVELOPMENT AUTHORITY

CHAIRMAN ____________ DATE ____________

APPROVED BY PORTSMOUTH PLANNING BOARD

CHAIRMAN ____________ DATE ____________

DIG SAFE – ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE

REQUIRED PERMITS:

PDA SITE APPROVAL: PENDING
PORTSMOUTH SITE APPROVAL: PENDING
NHDES WETLANDS: PENDING
PDA CONDITIONAL USE: PENDING

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
		OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
G E W	E	GAS, ELECTRIC, WATER METER
		TRANSFORMER ON CONCRETE PAD
WSO	WSO	WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
HYD	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
M	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LSA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR		TO BE REMOVED

SITE IMPROVEMENT PLANS
282 CORPORATE DRIVE
PORTSMOUTH, N.H.

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 5 NOVEMBER 2024

5010175 843.03

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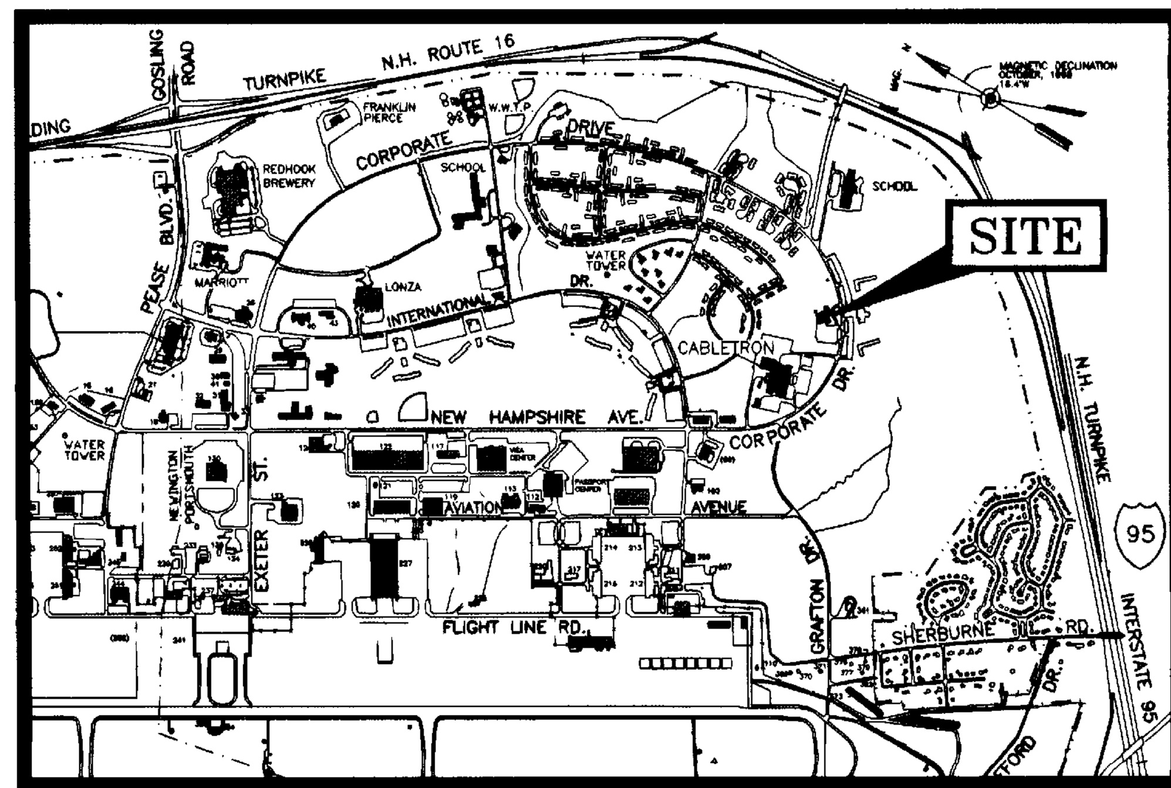


LOCATION MAP 1" = 2000'

LEGEND:

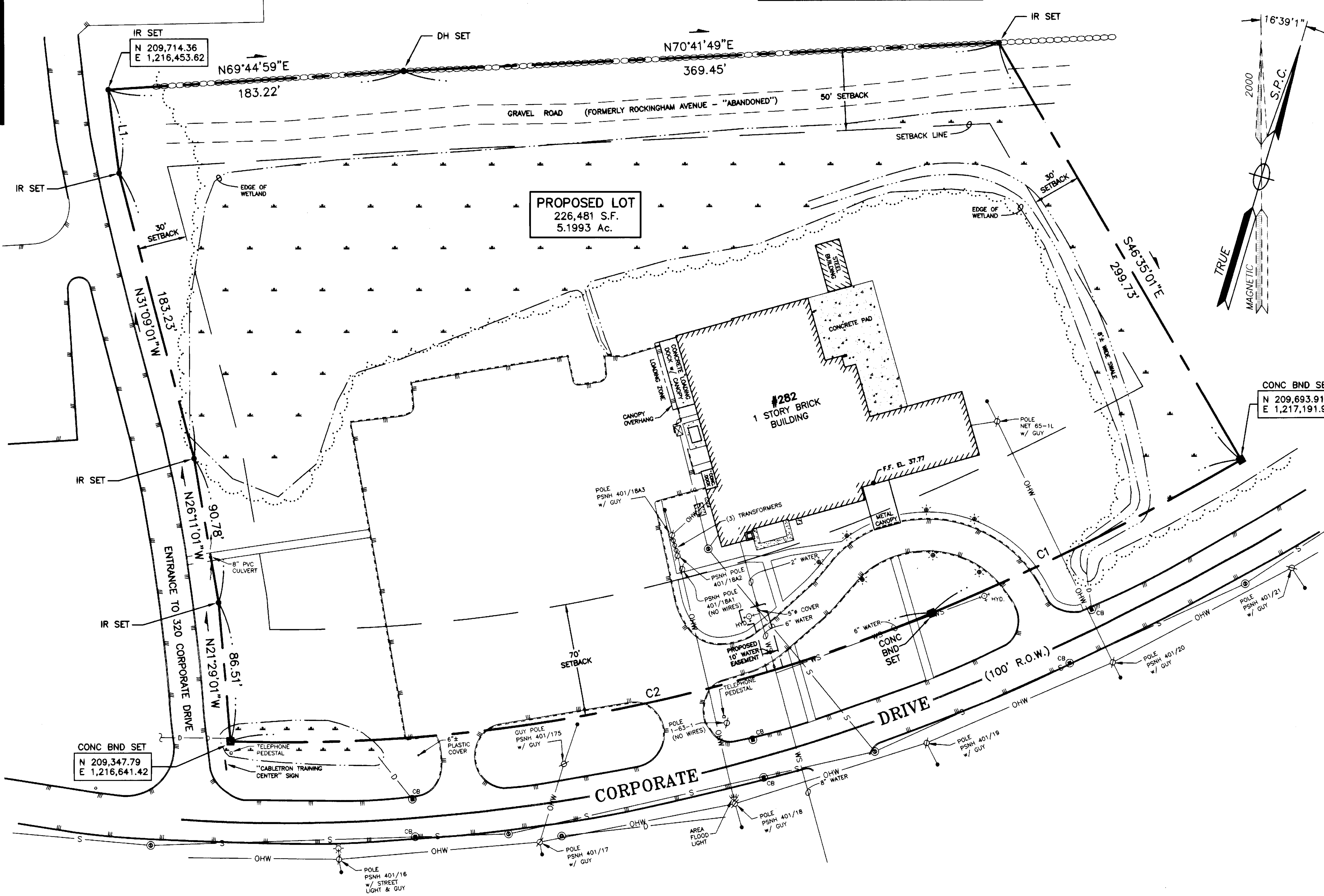
EXISTING	PROPOSED	
	CONC BND TBS	CONCRETE BOUND TO BE SET
	DH TBS	DRILL HOLE TO BE SET
	IR TBS	IRON ROD TO BE SET
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		STONE WALL
		GRANITE CURB
		CONCRETE CURB
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		TREES, SHRUBS, HEDGES ETC.
		ORNAMENTAL PLANTINGS
12	12	PARKING SPACE COUNT
		UTILITY POLE
		BOLLARD LIGHT
		POLE MOUNTED LIGHT
		WATER SHUT OFF/CURB STOP
		GAS SHUT OFF
GV	GV	GATE VALVE
HYD	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
W	W	WELL
CI	CI	CAST IRON PIPE
CMP	CMP	CORRUGATED METAL PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
EL.	EL.	ELEVATION
EP	EP	EDGE OF PAVEMENT
FF	FF	FINISHED FLOOR
INV	INV	INVERT
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°20'09"	1673.32	214.25	214.10	S47°05'04"W
C2	24°33'22"	1038.60	445.13	441.73	S63°01'50"W

LENGTH TABLE

No.	Bearing	Distance
L1	N24°00'01"W	52.33'



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
801 Islington Street C1
Portsmouth, N.H. 03801-4266
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP R-99.
2) OWNER OF RECORD:
   UNITED STATES OF AMERICA
   1260 / 332
   LEASED BY:
   PEASE DEVELOPMENT AUTHORITY
   PEASE INTERNATIONAL TRADEPORT
   360 CORPORATE DRIVE
   PORTSMOUTH, N.H. 03801-2833
   BOOK 2937, PAGE 1960
   APPLICANT:
   SARNIA SEACOAST, LLC
   49 TIDEWATER FARMS
   GREENLAND, N.H. 03840-2149
3) PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330139 0005 B (17 MAY 1982).
4) PARCEL IS LOCATED IN THE PEASE "BUSINESS / COMMERCIAL" ZONE.
   DIMENSIONAL REQUIREMENTS:
   MIN. LOT AREA: 5 ACRES
   FRONTAGE: 200 FEET
   SETBACKS: FRONT 70 FEET; SIDE 30 FEET; REAR 50 FEET
   MAXIMUM STRUCTURE HEIGHT: NOT TO EXCEED FAA CRITERIA
   MINIMUM OPEN SPACE: ≥ 50% OF BUILDING FOOTPRINT
5) PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.
6) THE PURPOSE OF THIS PLAN IS TO DEFINE A PARCEL AS INDICATED FOR SUBLEASE FROM THE PEASE DEVELOPMENT AUTHORITY (PDA).
7) BEARINGS AND COORDINATES SHOWN ARE BASED UPON N.H. STATE GRID NAD 83/86.
8) 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.
9) WETLANDS DELINEATED BY JOHN HAYES III, W.S.. FIELD LOCATED BY AMBIT ENGINEERING. TOTAL WETLANDS AREA ON LOT: 64,500 S.F..

SUBDIVISION PLAN
FOR
SARNIA SEACOAST, LLC
282 CORPORATE DRIVE
PEASE INTERNATIONAL TRADEPORT
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM

REVISIONS

NO.	DESCRIPTION	DATE
2	ADD PROPOSED WATER LINE EASEMENT	4/7/00
1	ISSUED FOR APPROVAL	3/20/00
0	ISSUED FOR COMMENT	1/28/00

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON SIGNATURE

GRAPHIC SCALE
40 30 20 10 0 20 40 60 80 100 120 140 160 FEET
10 8 6 4 2 0 10 20 30 40 METERS

APPROVED BY THE PEASE DEVELOPMENT AUTHORITY
William Bartlett 6/20/00
DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD
Arthur E. Drott 6/14/2000
CHAIRMAN DATE

D-28154

SCALE: 1" = 40' JANUARY 2000

BUILDING 99
OFFICERS CLUB

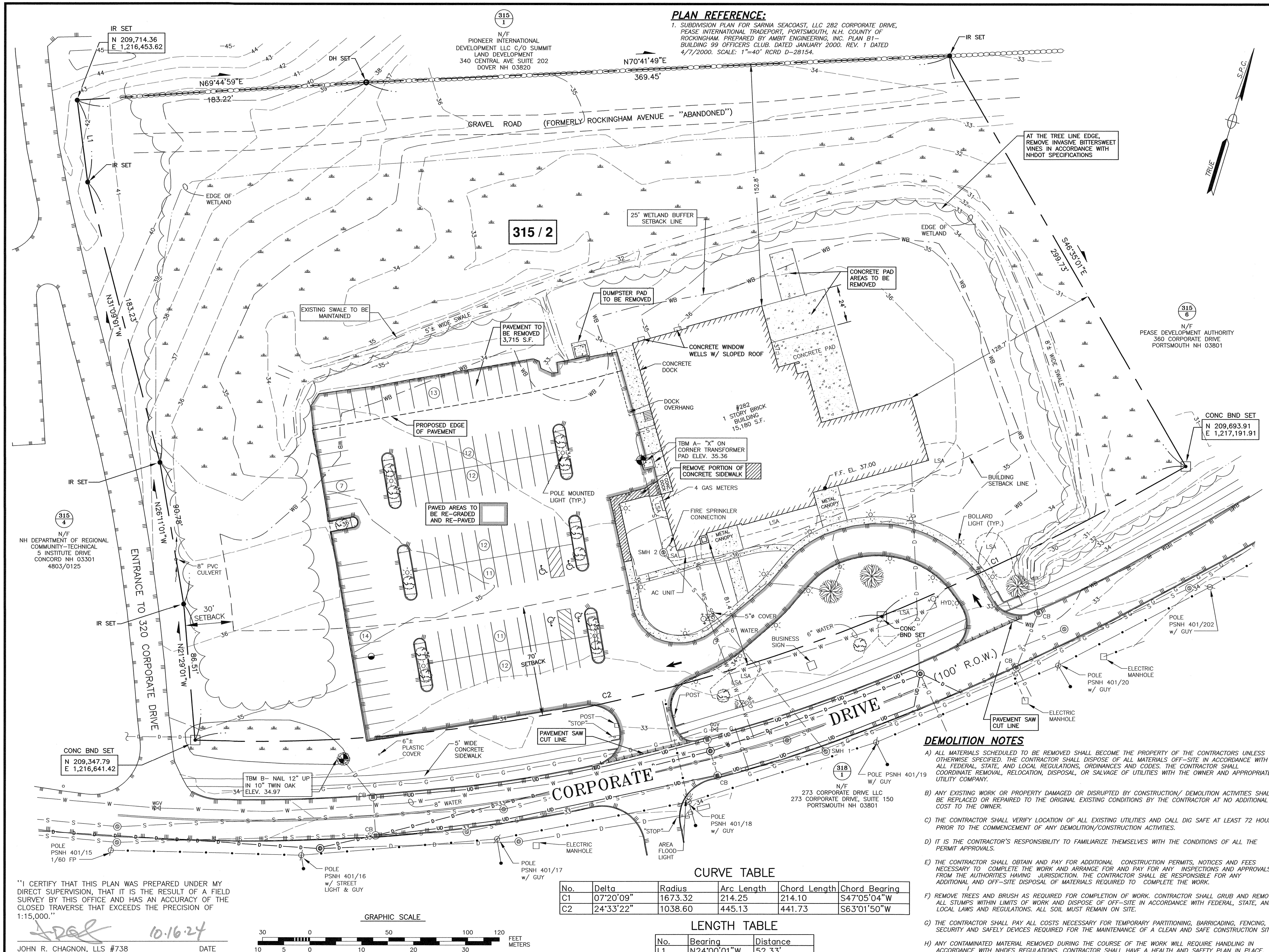
B1

SHEET 1 OF 4

FB 85 PG 1

843

843WD01.DWG



PLAN REFERENCE:

1. SUBDIVISION PLAN FOR SARNIA SEACOAST, LLC 282 CORPORATE DRIVE, PEASE INTERNATIONAL TRADEPORT, PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM. PREPARED BY AMBIT ENGINEERING, INC. PLAN B1– BUILDING 99 OFFICERS CLUB. DATED JANUARY 2000. REV. 1 DATED 4/7/2000. SCALE: 1"=40' RCRD D-28154.

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	07°20'09"	1673.32	214.25	214.10	S47°05'04"W
C2	24°33'22"	1038.60	445.13	441.73	S63°01'50"W

LENGTH TABLE

No.	Bearing	Distance
L1	N24°00'01"W	52.33'

"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."

10·16·24

JOHN R. CHAGNON, LLS #738 — DATE

DEMOLITION NOTES

A) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

B) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

C) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

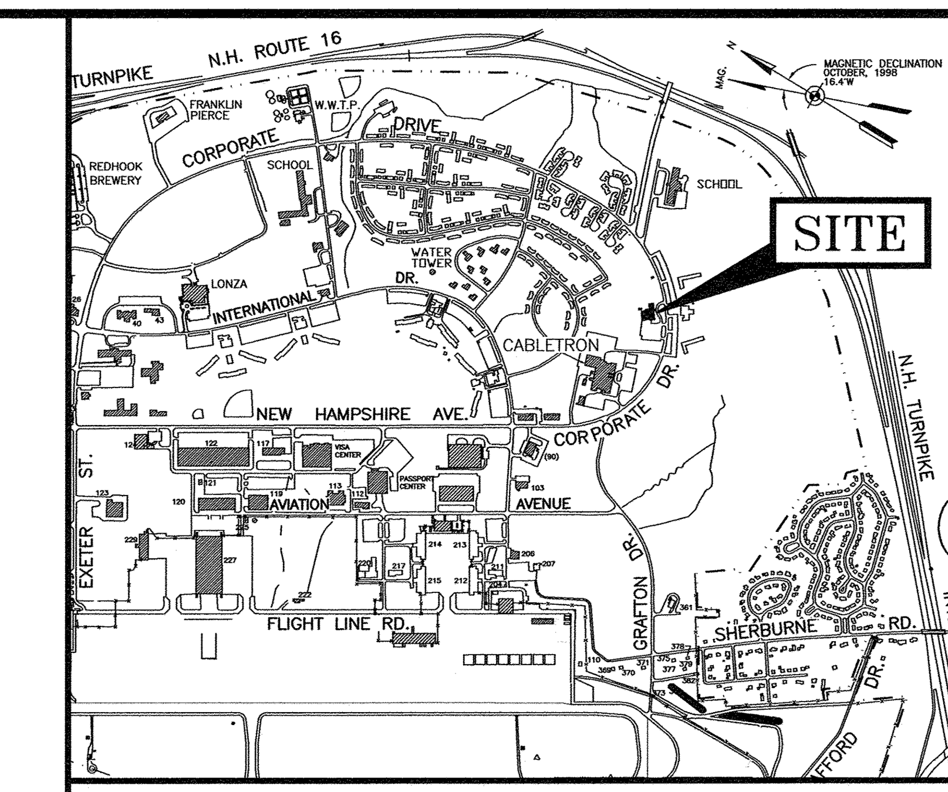
D) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

E) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

F) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. ALL SOIL MUST REMAIN ON SITE.

G) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

H) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



LOCATION MAP — SCALE: 1"=2000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.

2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801-2833
BOOK 2937, PAGE 1960

LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE, #2
PORTSMOUTH, NH 03801

APPLICANT:
PORT CITY AIR INC.
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
226,481 S.F.
5.1993 ACRES

5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.

6) DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROVIDED:
MIN. LOT AREA:	10 ACRES	5.2 ACRES
FRONTAGE:	300 FT	659 FT
SETBACKS:		
FRONT:	70 FT	81.4 FT
SIDE:	30 FT	128.7 FT
REAR:	50 FT	152.8 FT
MAXIMUM STRUCTURE HEIGHT:	85 FT	20 FT +/-
MAXIMUM BUILDING COVERAGE:	60%	6.7%
MAXIMUM OPEN SPACE:	50%	70%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH, AND SHOW DEMOLITION FOR SITE DEVELOPMENT.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

9) 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.

No.	DATE	DESCRIPTION	BY	CHK.
2	10/16/24	SETBACK DIMENSIONS, NOTES	SJR	JRC
1	09/09/24	UPDATE TOPO, UTILITIES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

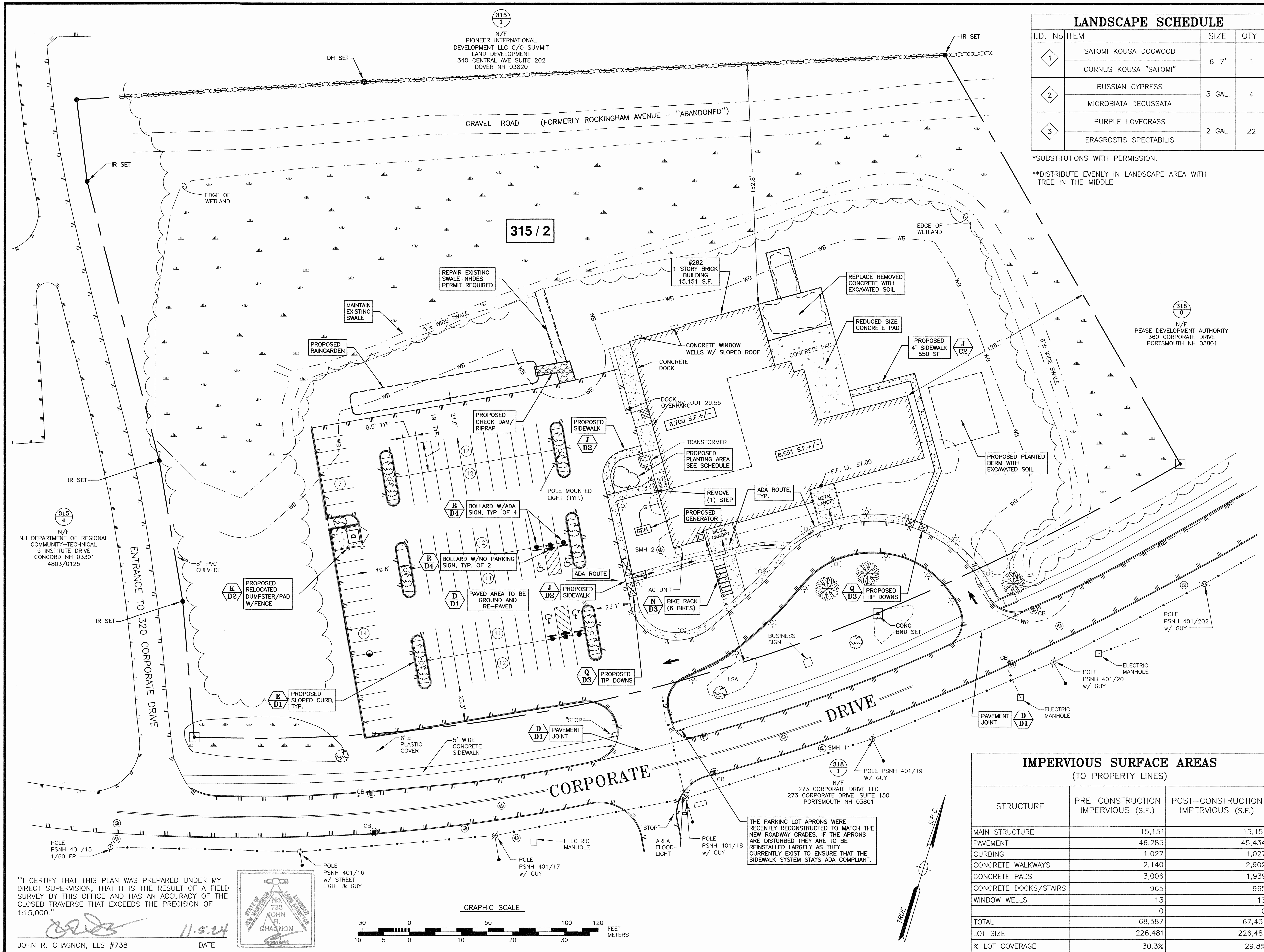
DATE	SCALE
MAY 2024	SCALE: 1" = 30'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No.	FIELD BOOK & PAGE
5010175.843.03	FB 85 PG 1

DRAWING No. SHEET 1 — C1

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 738 LICENSED LAND SURVEYOR



LANDSCAPE SCHEDULE

I.D. No	ITEM	SIZE	QTY
1	SATOMI KOUSA DOGWOOD CORNUS KOUSA "SATOMI"	6–7'	1
2	RUSSIAN CYPRESS MICROBIATA DECUSSATA	3 GAL.	4
3	PURPLE LOVEGRASS ERAGROSTIS SPECTABILIS	2 GAL.	22

*SUBSTITUTIONS WITH PERMISSION.

**DISTRIBUTE EVENLY IN LANDSCAPE AREA WITH TREE IN THE MIDDLE.

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.

2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801–2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE #2
PORTSMOUTH, NH 03801
APPLICANT:
PORT CITY AIR INC.
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
226,481 S.F.
5.1993 ACRES

5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.

6) DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROPOSED:
MIN. LOT AREA:	10 ACRES	5.2 ACRES
FRONTAGE:	300 FT	659 FT
SETBACKS:		
FRONT:	70 FT	81.4 FT
SIDE:	30 FT	128.7 FT
REAR:	50 FT	152.8 FT
MAXIMUM STRUCTURE HEIGHT:	85 FT	20 FT +/–
MAXIMUM BUILDING COVERAGE:	60%	6.7%
MINIMUM OPEN SPACE:	50%	70%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE CHANGE IN USE ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

9) UTILITIES WILL BE EXTENDED INTERNALLY, UNLESS OTHERWISE SHOWN.

10) PARKING CALCULATIONS:
PROPOSED USE: CATERING PREP FACILITY & OFFICE:
REQUIRED PARKING:
CATERING: 6,500 S.F.+/– 50 EMPLOYEES X 1 PER EMPLOYEE = 50 SPACES.
OFFICE: 7,700 S.F. +/– 3,700 X 1/200 S.F. = 39 SPACES.
TOTAL: 89 REQUIRED.
SPACES PROVIDED = 91 SPACES.

CONDITIONS OF APPROVAL:

A) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS (2.5.4.2F).

B) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PEASE DEVELOPMENT AUTHORITY.

C) THE APPLICANT SHALL SUBMIT AS–BUILT PLANS ON REPRODUCIBLE MYLAR AND IN DIGITAL FORMAT (AUTOCAD .DWG FORMAT) ON FLASH DRIVE TO THE PDA UPON COMPLETION OF THE PROJECT. AS–BUILTS SHALL BE PREPARED AND CERTIFIED BY A REGISTERED NEW HAMPSHIRE LAND SURVEYOR OR PROFESSIONAL ENGINEER. AN ELECTRONIC FILE OF THE SITE LAYOUT SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH'S GIS DEPARTMENT.

No.	DATE	DESCRIPTION	BY	CHK.
3	11/05/24	TAC REVIEW	SJR	JRC
2	10/16/24	PARKING DIMENSIONS, NOTES, ADA ROUTE	SJR	JRC
1	09/09/24	EXISTING SITE FEATURES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
SITE PLAN

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINES)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	15,151	15,151
PAVEMENT	46,285	45,434
CURBING	1,027	1,027
CONCRETE WALKWAYS	2,140	2,902
CONCRETE PADS	3,006	1,939
CONCRETE DOCKS/STAIRS	965	965
WINDOW WELLS	13	13
	0	0
TOTAL	68,587	67,431
LOT SIZE	226,481	226,481
% LOT COVERAGE	30.3%	29.8%

"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."

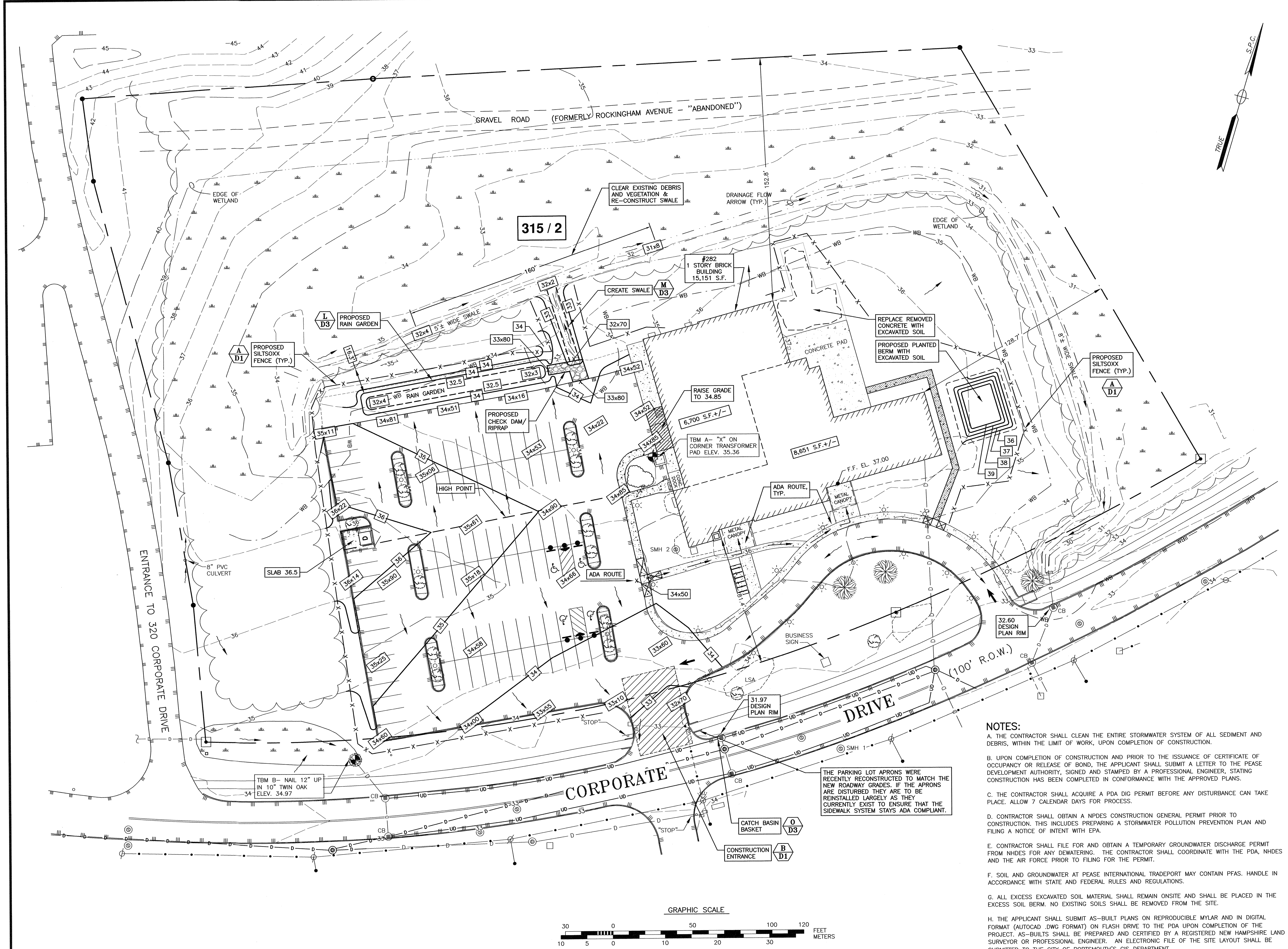
11.5.24

JOHN R. CHAGNON, LLS #738 DATE

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 738 LICENSED LAND SURVEYOR

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 738 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE	
MAY 2024	SCALE: 1" = 30'	
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC
PROJECT No.	FIELD BOOK & PAGE	
5010175.843.03	FB 85 PG 1	
DRAWING No.		
SHEET 2	C2	



NOTES:

A. THE CONTRACTOR SHALL CLEAN THE ENTIRE STORMWATER SYSTEM OF ALL SEDIMENT AND DEBRIS, WITHIN THE LIMIT OF WORK, UPON COMPLETION OF CONSTRUCTION.

B. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE PEASE DEVELOPMENT AUTHORITY, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.

C. THE CONTRACTOR SHALL ACQUIRE A PDA DIG PERMIT BEFORE ANY DISTURBANCE CAN TAKE PLACE. ALLOW 7 CALENDAR DAYS FOR PROCESS.

D. CONTRACTOR SHALL OBTAIN A NPDES CONSTRUCTION GENERAL PERMIT PRIOR TO CONSTRUCTION. THIS INCLUDES PREPARING A STORMWATER POLLUTION PREVENTION PLAN AND FILING A NOTICE OF INTENT WITH EPA.

E. CONTRACTOR SHALL FILE FOR AND OBTAIN A TEMPORARY GROUNDWATER DISCHARGE PERMIT FROM NHDES FOR ANY DEWATERING. THE CONTRACTOR SHALL COORDINATE WITH THE PDA, NHDES AND THE AIR FORCE PRIOR TO FILING FOR THE PERMIT.

F. SOIL AND GROUNDWATER AT PEASE INTERNATIONAL TRADEPORT MAY CONTAIN PFAS. HANDLE IN ACCORDANCE WITH STATE AND FEDERAL RULES AND REGULATIONS.

G. ALL EXCESS EXCAVATED SOIL MATERIAL SHALL REMAIN ONSITE AND SHALL BE PLACED IN THE EXCESS SOIL BERM. NO EXISTING SOILS SHALL BE REMOVED FROM THE SITE.

H. THE APPLICANT SHALL SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLAR AND IN DIGITAL FORMAT (AUTOCAD .DWG FORMAT) ON FLASH DRIVE TO THE PDA UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A REGISTERED NEW HAMPSHIRE LAND SURVEYOR OR PROFESSIONAL ENGINEER. AN ELECTRONIC FILE OF THE SITE LAYOUT SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH'S GIS DEPARTMENT.

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) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

5) BERM SOIL QUANTITY

SEPTIC TANK EXCAVATION:
(10'x5'x7')/27 = 13 CY
SEWER PIPE EXCAVATION:
(60'x3'x5')/27 = 33 CY
GAS TRENCH EXCAVATION:
(25'x2'x2.5')/27 = 5 CY
RAIN GARDEN:
(120'x10'x1.5')/27 = 66 CY
SWALE EXCAVATION:
(160'x6'x2')/27 = 71 CY

TOTAL BERM QUANTITY:
188 CUBIC YARDS
40'x35'x4.5' HEIGHT

NOTE: TOPSOIL AT RAIN GARDEN WILL BE USED FOR CONCRETE PAD REPLACEMENT.

No.	DATE	DESCRIPTION	BY	CHK.
3	11/05/24	PARKING LOT APRON NOTE	SJR	JRC
2	10/16/24	CONSTRUCTION ENTRANCE, NOTES	SJR	JRC
1	09/09/24	GRADING, RAIN GARDEN, SWALE	SJR	JRC
0	05/08/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE

EROSION CONTROL & GRADING PLAN

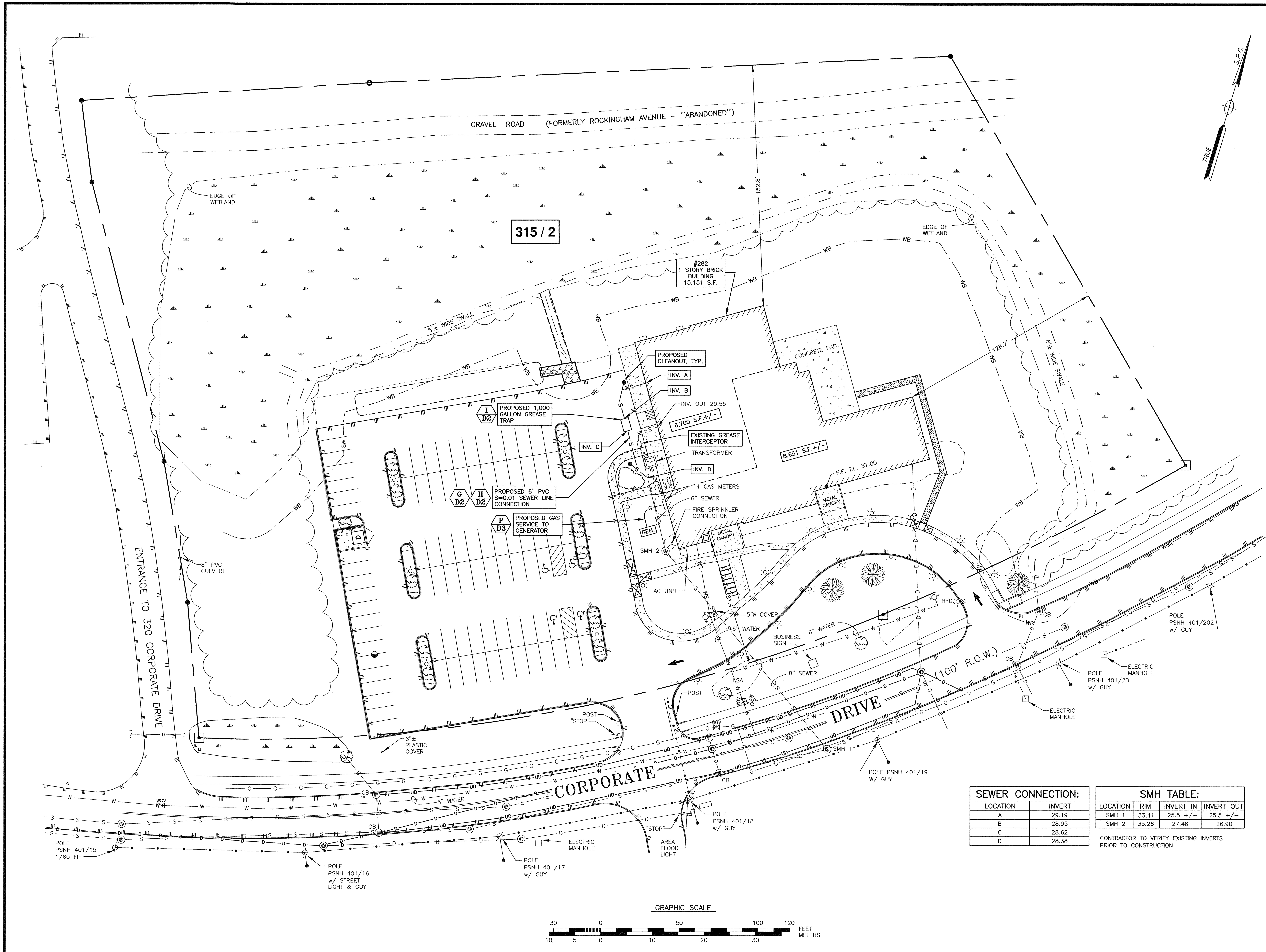
STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
No. 7651
LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MAY 2024	SCALE: 1" = 30'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No.	FIELD BOOK & PAGE
5010175 843.02	FB 85 PG 1

DRAWING No.
SHEET 3 C3



SEWER CONNECTION:

LOCATION	INVERT
A	29.19
B	28.95
C	28.62
D	28.38

SMH TABLE:

LOCATION	RIM	INVERT IN	INVERT OUT
SMH 1	33.41	25.5 +/-	25.5 +/-
SMH 2	35.26	27.46	26.90

CONTRACTOR TO VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION

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 ABOVE GROUND 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) PROPOSED SEWER FLOW:
GREAT CIRCLE CATERING (FROM WATER USE RECORDS)
265 GALLONS PER DAY UNSPECIFIED OFFICE USE 7,700 S.F. X 2.5 GPD/100 S.F. = 193 GALLONS PER DAY.
TOTAL PROPOSED FLOW: 458 GALLONS PER DAY.

5) GREASE TRAP (INTERCEPTOR) SIZING:
265 GALLONS PER DAY X 36 HOURS RESONANCE TIME = 400 GALLONS. USE 1,000 GALLON GREASE INTERCEPTOR.

No.	DATE	DESCRIPTION	BY	CHK.
2	10/16/24	GREASE TRAP LOCATION, INVERTS	SJR	JRC
1	09/09/24	EXISTING SITE FEATURES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE

UTILITY PLAN

STATE OF NEW HAMPSHIRE JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

DATE		SCALE	
MAY 2024		SCALE: 1" = 30'	
DRAWN BY	DESIGNED BY	CHECKED BY	
SJR	JRC	JRC	
PROJECT No.	FIELD BOOK & PAGE		
5010175.843.02	FB 85 PG 1		
DRAWING No.			
SHEET 4	C4		

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

INSTALL SILT SOXX TO CONTROL EROSION AND SEDIMENTATION PRIOR TO ANY EARTH MOVING ACTIVITIES.

REMOVE EXISTING PAVEMENT, CONCRETE, AND OTHER SITE FEATURES TO BE REMOVED, AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND REMOVE ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND OTHER DEBRIS AND RUBBISH AS REQUIRED.

STRIP AND STOCKPILE LOAM FROM SITE. STOCKPILES SHALL BE SURROUNDED WITH SILT SOXX TO CONTROL SEDIMENT RUN OFF.

ROUGH GRADE SITE AND CONSTRUCT RAIN GARDEN AND SWALE. INSTALL AND MAINTAIN EROSION CONTROL DEVICES AS SHOWN ON THE PLANS. ALL PERMANENT DITCHES, AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. CONSTRUCT BUILDING RENOVATION.

LOAM AND SEED DISTURBED AREAS IN ACCORDANCE WITH VEGETATIVE PRACTICE AND GENERAL CONSTRUCTION NOTES. CUT AND FILL SLOPES SHALL BE SEEDED IMMEDIATELY AFTER THEIR CONSTRUCTION.

CONSTRUCT UTILITIES AND PAVEMENT BASE COURSE.

PLANT LANDSCAPING.

CONSTRUCT PAVEMENT WEARING COURSE.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF BUILDING RE-DEVELOPMENT WITH ASSOCIATED PARKING AND UTILITIES.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 1.118 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND ID #799.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA OVERLAND DRAINAGE PATHWAYS WHICH ULTIMATELY FLOW TO HODGDON BROOK.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:
- TEMPORARY SEEDING;
- MULCHING.

1. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. WHEN CONSTRUCTION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF NEARBY SURFACE WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THESE AREAS, SILTSOXX, MULCH BERMS, HAY BALE BARRIERS AND ANY EARTH/DIKES SHALL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.
3. DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH SILTSOXX, MULCH BERMS, HAY BALE BARRIERS, OR SILT SOCKS. ALL STORM DRAIN BASIN INLETS SHALL BE PROVIDED WITH FLARED END SECTIONS AND TRASH RACKS. THE SITE SHALL BE STABILIZED FOR THE WINTER BY OCTOBER 15.

SEEDING NOTES

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

PROPOSED RAIN GARDEN AND VEGETATED SWALE TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207-499-2994. WWW.PIERSONNURSERIES.COM.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILTSOXX SHALL BE REMOVED ONCE SITE IS STABILIZED, AND DISTURBED AREAS RESULTING FROM SILTSOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.
SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

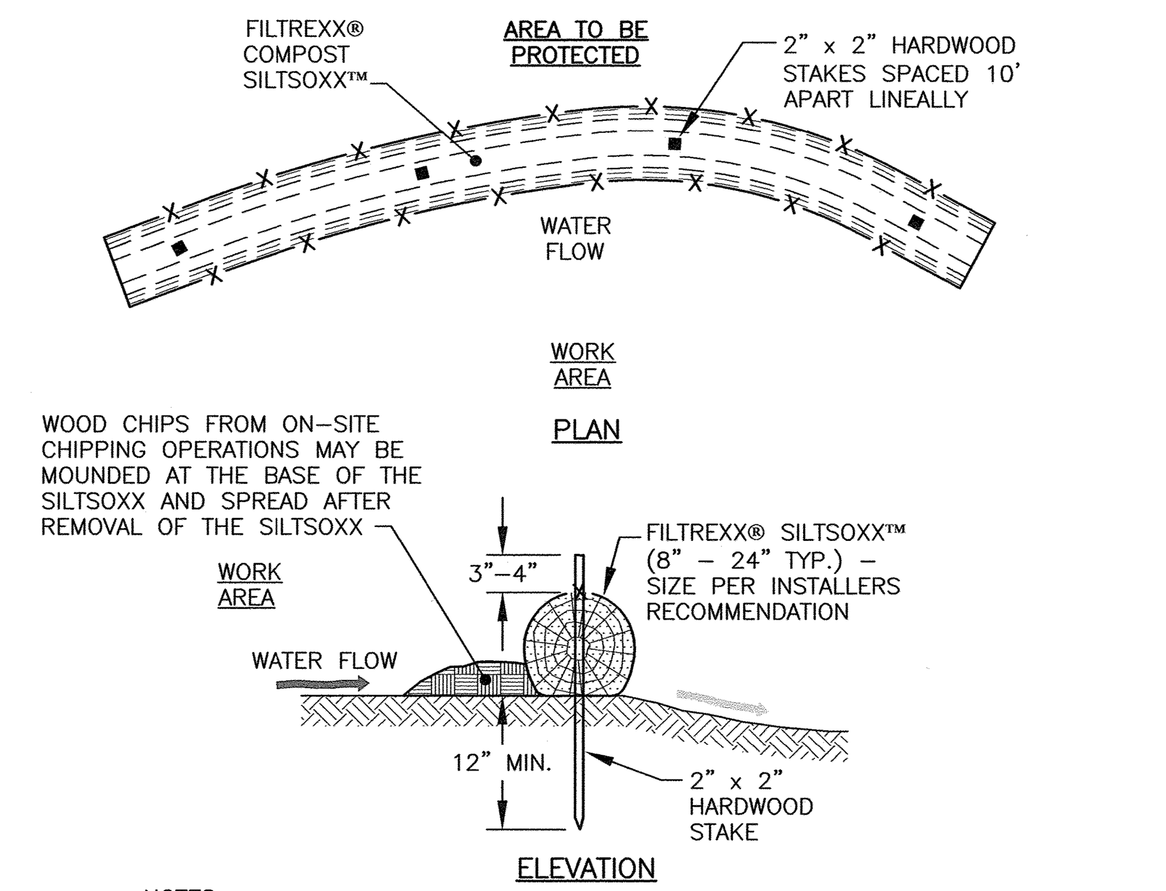
THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:
1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. LANDSCAPE IRRIGATION.

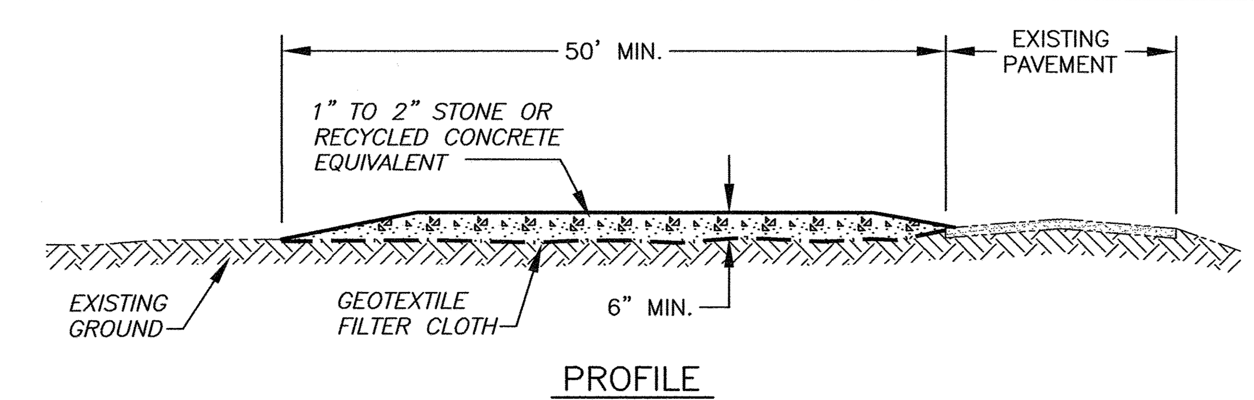
WASTE DISPOSAL

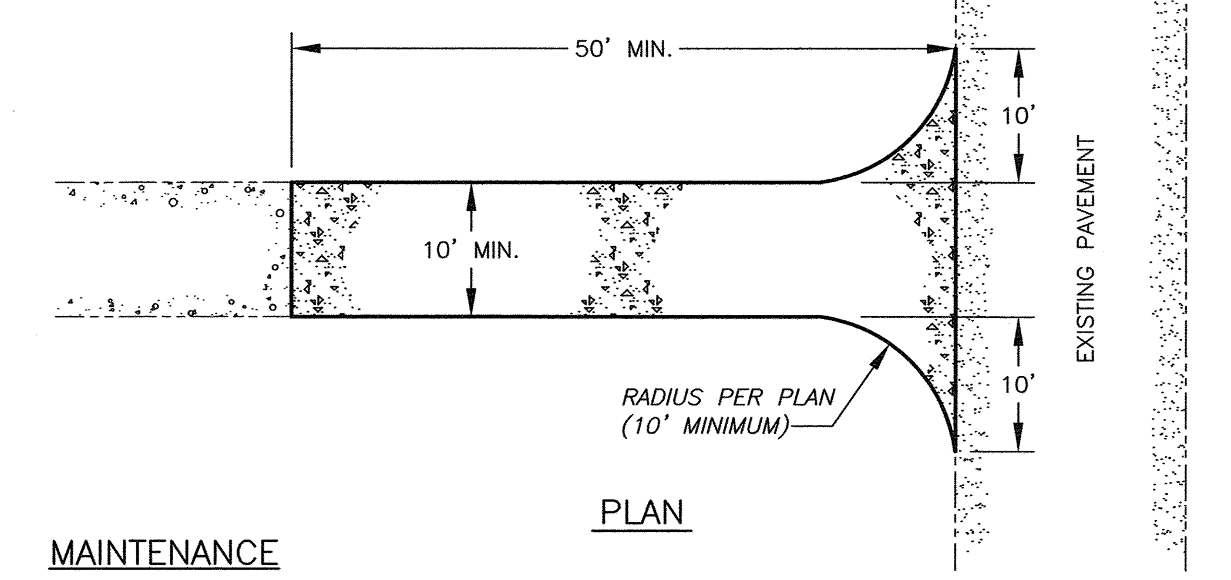
1. WASTE MATERIAL
   - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILLTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
4. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A / C3 FILTREXX® SILTSOXX™ FILTRATION SYSTEM — NTS





MAINTENANCE

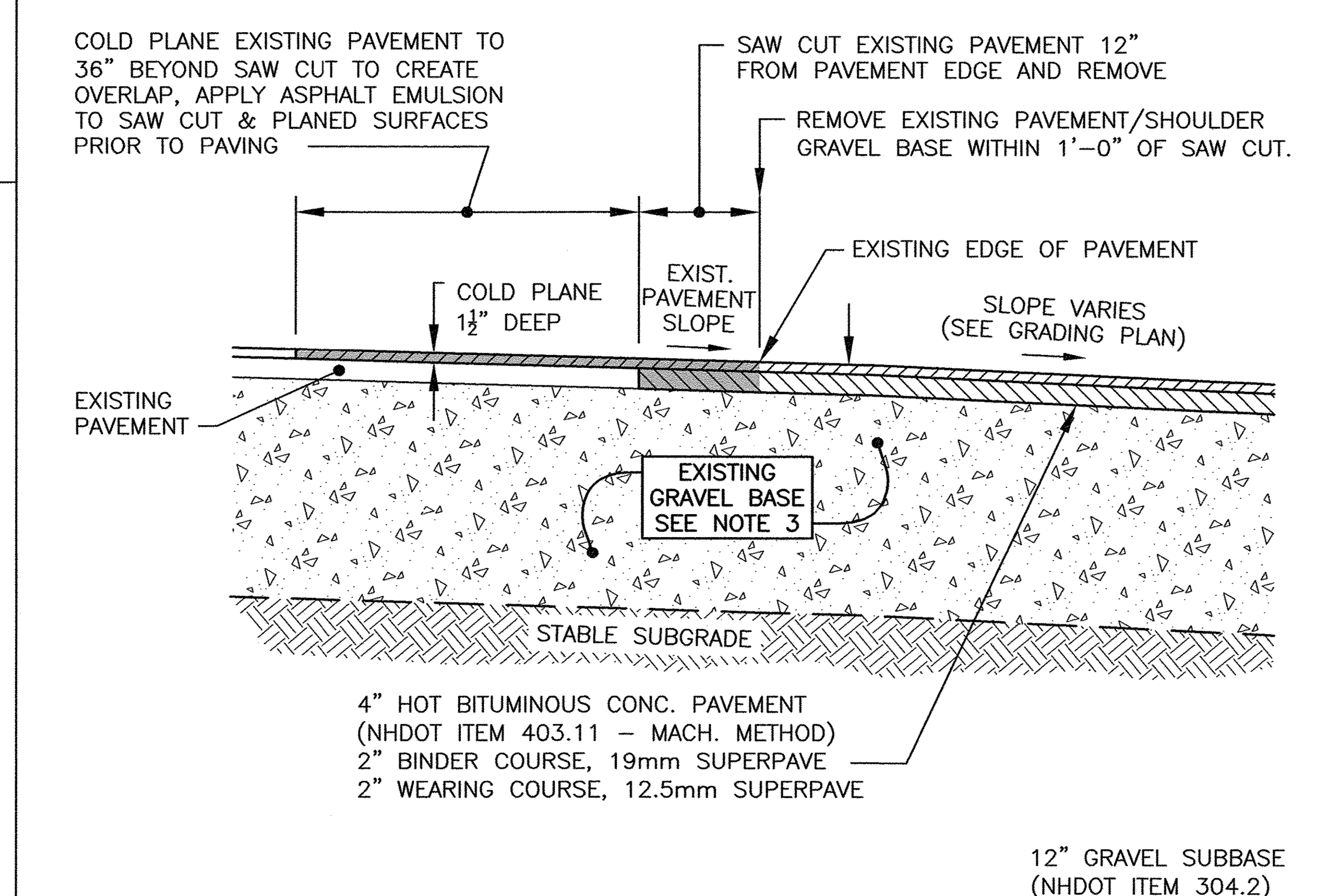
1) MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOP DRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
2) IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS

1) STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2) THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3) THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4) THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5) GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6) ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7) THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8) WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

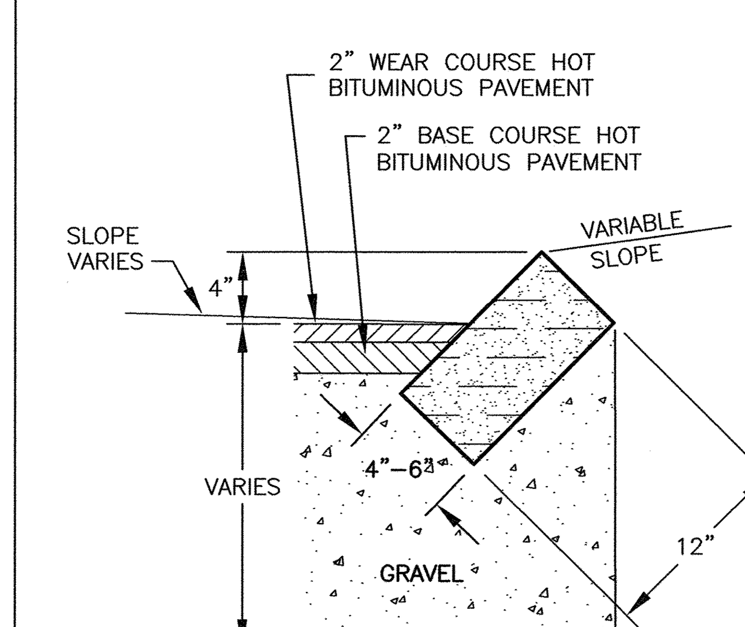
B / C3 STABILIZED CONSTRUCTION ENTRANCE — SUBSTITUTE FODS IF DESIRED — NTS

C / – NOT USED — NTS



NOTES:
1) PAVEMENT SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 401.
2) CRUSHED GRAVEL AND GRAVEL SUBBASE SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS - SECTION 304, TABLE 1E, AND SHALL BE COMPACTED AS INDICATED IN SECTION 304, 3.6 COMPACTION, AND 3.7 DENSITY TESTING, AND CITY OF PORTSMOUTH CONSTRUCTION STANDARDS.
3) EXISTING BASE WITH PAVEMENT GRINDING SHALL BE RE-USED.

D / C2 PAVEMENT / PAVEMENT JOINT DETAIL — NTS



MIN. LENGTH STRAIGHT CURB STONES: 18"
MAX. LENGTH STRAIGHT CURB STONES: 8FT.
MAX. LENGTH STRAIGHT CURB STONES LAID ON CURVE: SEE CHART

Radius for stones with square joints	Maximum length
16' - 28'	6" to 1'
29' - 41'	2'
42' - 55'	3'
56' - 68'	4'
69' - 82'	5'
83' - 96'	6'
97' - 110'	7'
over 110'	8'

E / C2 SLOPED GRANITE CURB — NTS

NOTES:

1) 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.

2) 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.

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) PURSUANT TO RSA 483-B:9 11 (D), NO FERTILIZER SHALL BE APPLIED TO VEGETATION OR SOILS LOCATED WITHIN 25 FEET OF THE REFERENCE LINE OF ANY PUBLIC WATER. BEYOND 25 FEET, SLOW OR CONTROLLED RELEASE FERTILIZER MAY BE USED. SLOW RELEASE NITROGEN MUST CONTAIN NO MORE THAN 2% PHOSPHORUS, AND A NITROGEN COMPONENT WHICH IS AT LEAST 50% SLOW RELEASE NITROGEN COMPONENTS.

5) NO CHEMICALS INCLUDING PESTICIDES OR HERBICIDES OF ANY KIND, SHALL BE APPLIED TO GROUND, TURF, OR ESTABLISHED VEGETATION WITHIN THE WETLAND BUFFER, EXCEPT IF APPLIED BY HORTICULTURE PROFESSIONAL WHO HAVE AN APPLICATION LICENSE. NO CALCIUM CHLORIDE SHALL BE APPLIED WITHIN THE WETLAND BUFFER.

No.	DATE	DESCRIPTION	BY	CHK.
1	10/16/24	DETAIL C, D, NOTES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS: PERMIT PLAN

HALEYWARD
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WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT: SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE: EROSION CONTROL NOTES & DETAILS

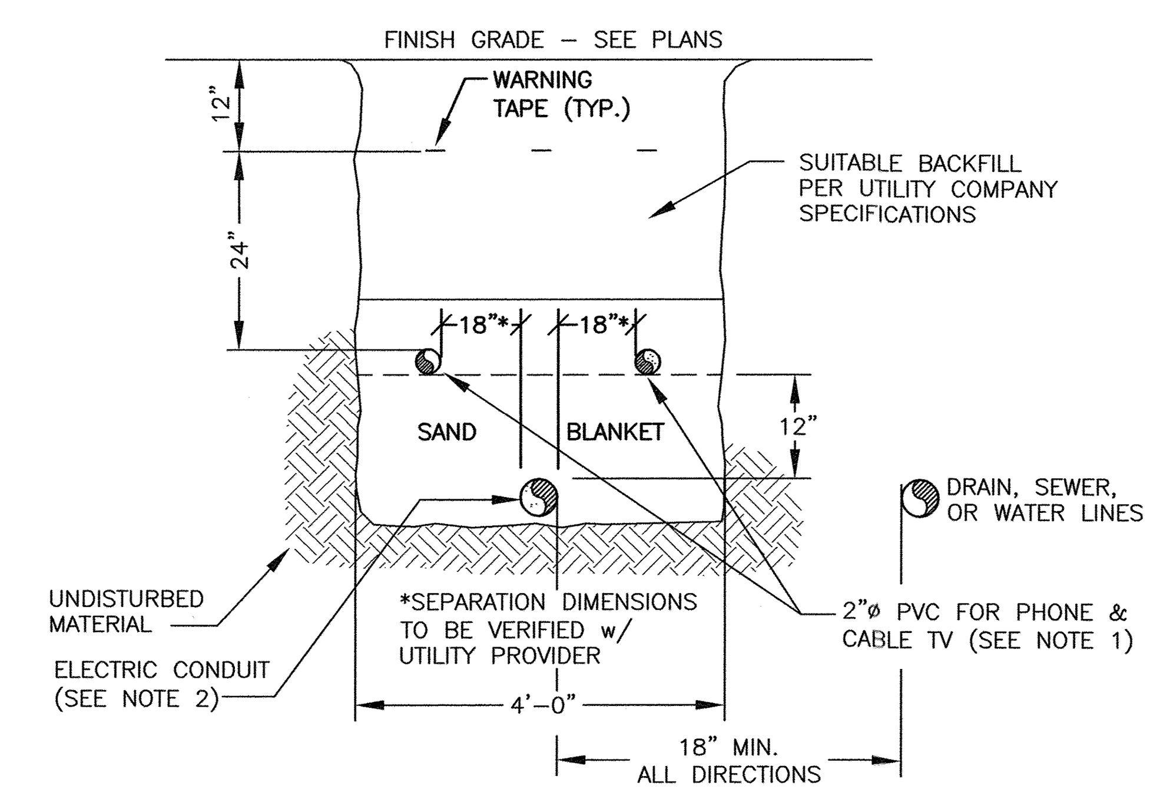
STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON — No. 7361 — LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
MAY 2024	SCALE: NTS

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

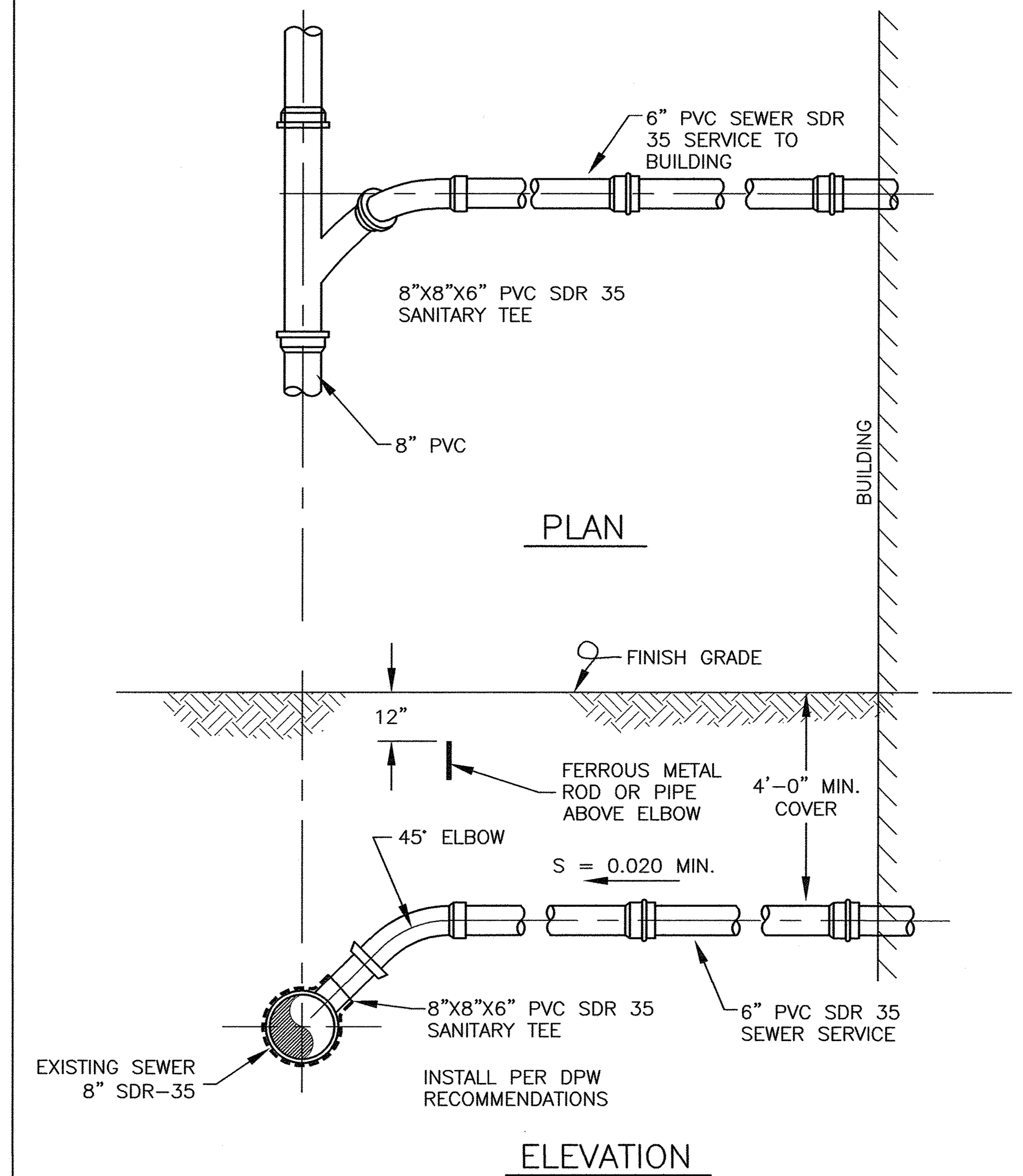
PROJECT No.	FIELD BOOK & PAGE
5010175.843.03	FB 85 PG 1

DRAWING No.	REV.
SHEET 5	D1

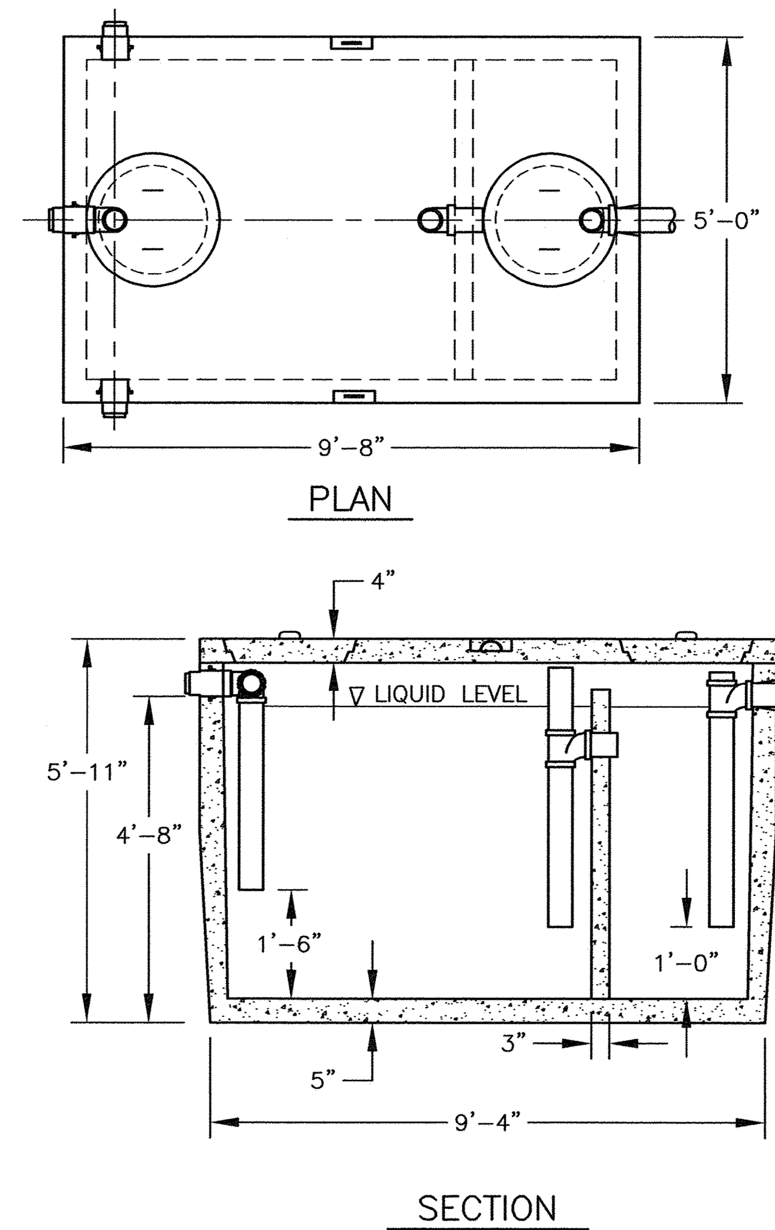


NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCH. 40 FOR THE REMAINDER.
2) NORMAL CONDUIT SIZES FOR EVERSOURCE ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.
3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)
4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT
5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

F / C4 UTILITY TRENCH
ELECTRIC/PHONE/CABLE NTS



H / C4 SEWER SERVICE CONNECTION DETAIL
NTS

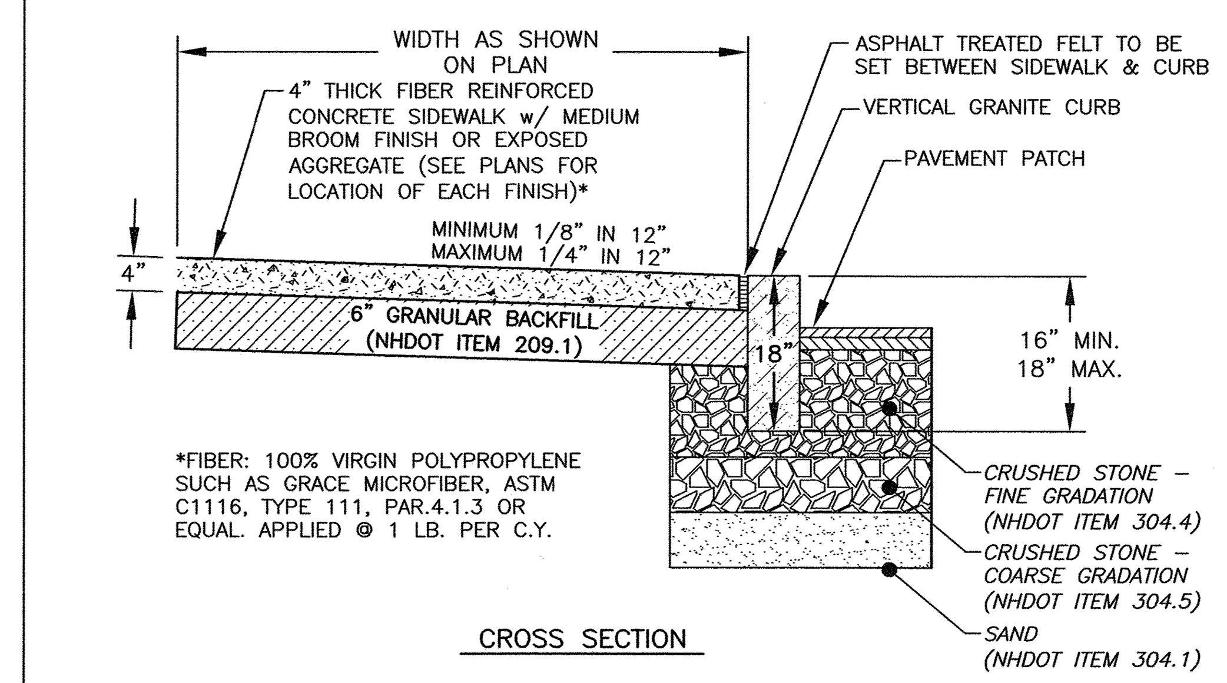


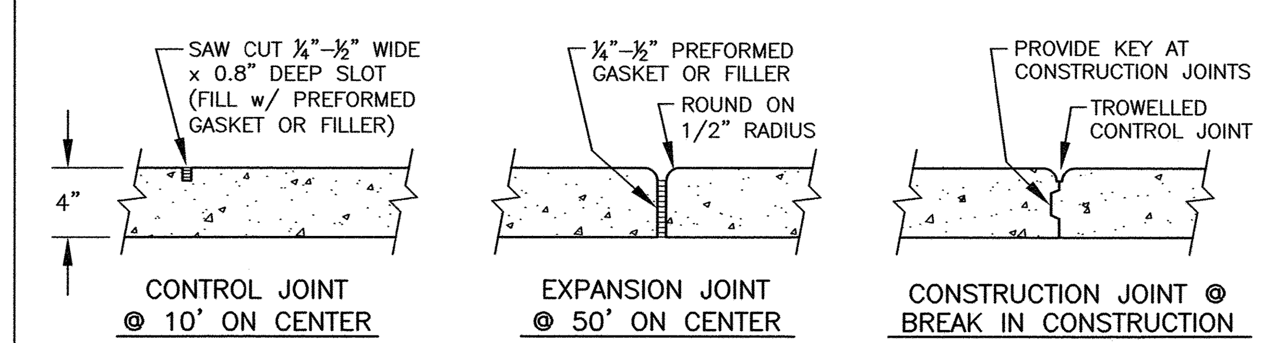
GENERAL NOTES:

CONCRETE SPECIFICATIONS:
1) 4000 PSI @ 28 DAYS.
2) 4%–6% ENTRAINED AIR.
3) TANK PENETRATIONS ARE INTEGRALLY CAST.
4) ALL JOINTS SEALED WITH BUTYL RESIN.
5) EXTERIOR TO BE COATED.

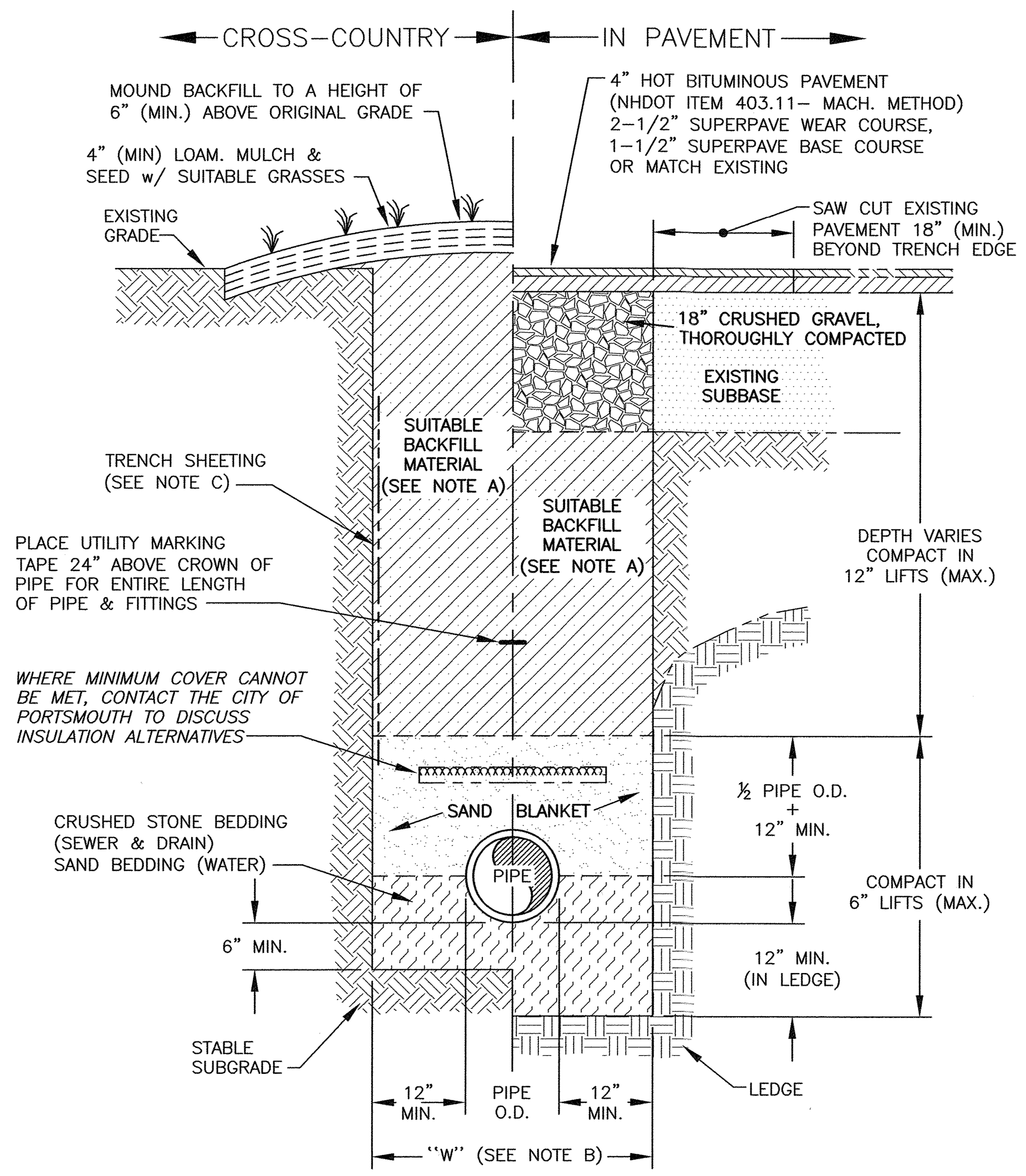
GREASE TRAP INFORMATION:
1) TANKS SHOULD BE PUMPED AS NEEDED.
2) ACCESS COVERS SHOULD HAVE RISERS TO BRING COVER ACCESS TO GRADE.
3) TANKS CAN BE VACUUM TESTED AT AN ADDITIONAL COST.

I / C4 SHEA CONCRETE
1000 GALLON 2 COMPARTMENT GREASE INTERCEPTOR NTS
14,825 Lbs
ITEM # M1000H
H20 LOAD RATED





J / C2 PORTLAND CEMENT CONCRETE SIDEWALK
NTS



TRENCH NOTES:
A) TRENCH BACKFILL:
– IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

– IN CROSS–COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

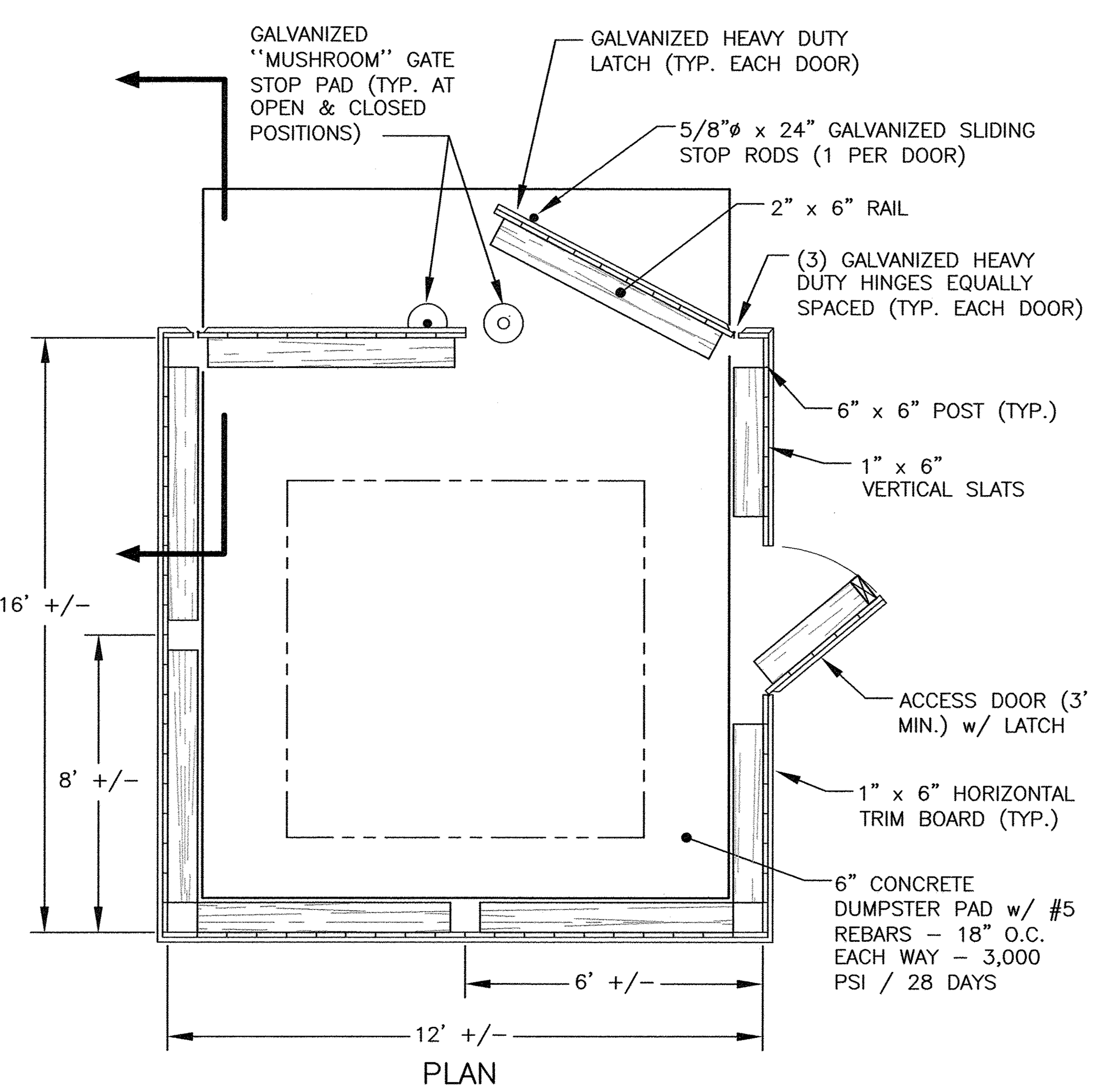
B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

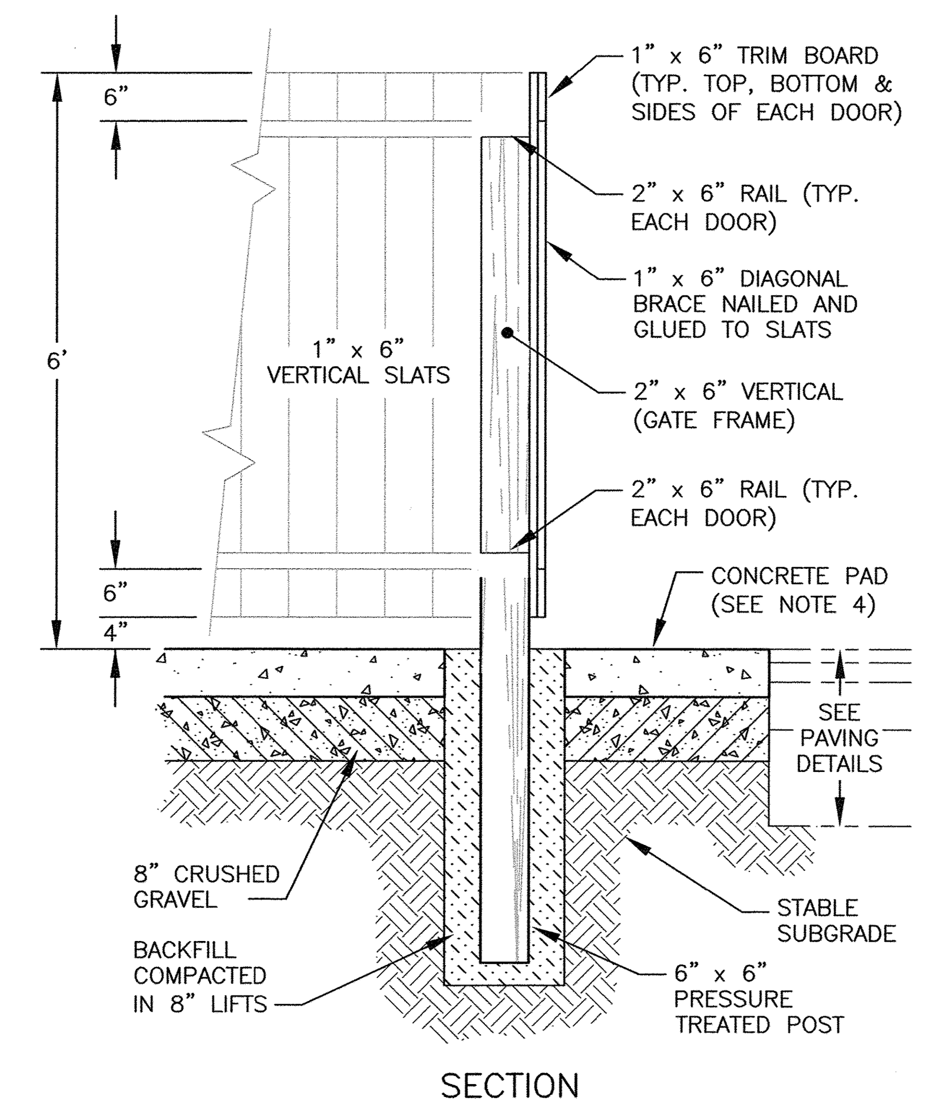
C) TRENCH SHEETING:
IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID–DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
- 6' MINIMUM FOR SEWER (IN PAVEMENT)
- 4' MINIMUM FOR SEWER (CROSS COUNTRY)
- 3' MINIMUM FOR STORMWATER DRAINS
- 5' MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

G / C4 TYPICAL PIPE TRENCH
NTS





NOTES:
1) FENCING SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE. POSTS SHALL BE PRESSURE TREATED FOR IN GROUND USE.
2) ALL METAL FITTINGS AND FASTENERS SHALL BE HOT DIP GALVANIZED.
3) ALTERNATE DESIGNS & MATERIALS MAY BE USED IF CONSTRUCTION DRAWINGS ARE PROVIDED TO, AND APPROVED BY, THE BUILDING INSPECTOR.
4) CONCRETE PAD: 4" THICK FIBER REINFORCED CONCRETE w/ MEDIUM BROOM FINISH.
*FIBER: 100% VIRGIN POLYPROPYLENE SUCH AS GRACE MICROFIBER, ASTM C1116, TYPE 111, PAR.4.1.3 OR EQUAL. APPLIED @ 1 LB. PER C.Y.

K / C2 DUMPSTER WOOD FENCE ENLOSURE
NTS

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.

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)".

No.	DATE	DESCRIPTION	BY	CHK
1	10/16/24	DETAIL K	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

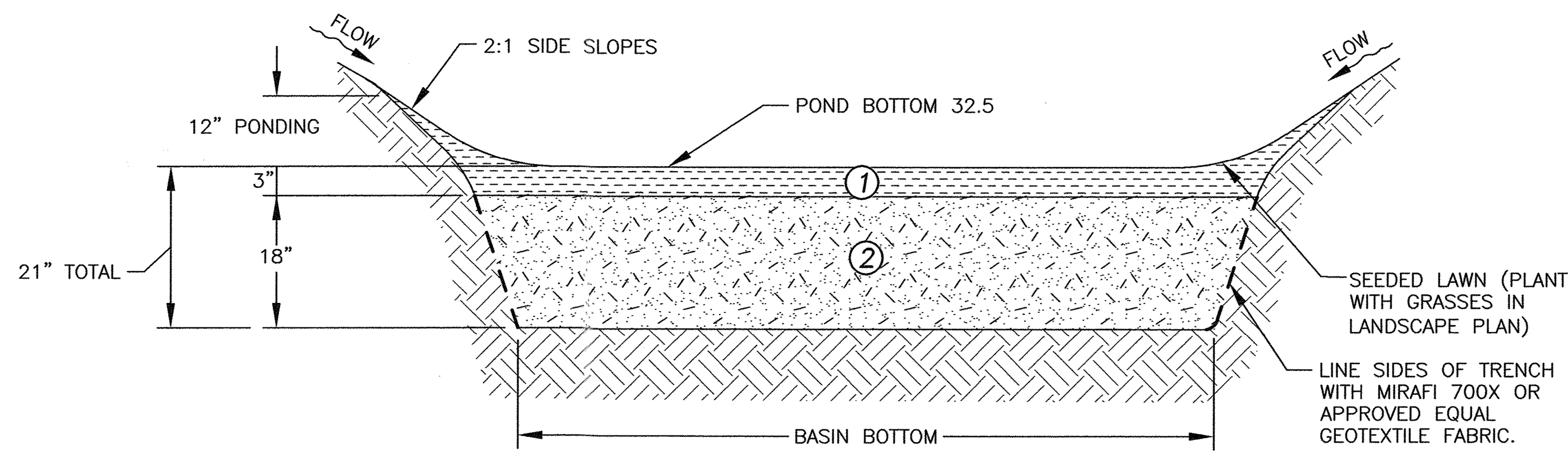
PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
DETAILS

STATE OF NEW HAMPSHIRE · JOHN R. CHAGNON · No. 7851 · LICENSED · PROFESSIONAL ENGINEER

DATE		SCALE
MAY 2024		SCALE: NTS
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC
PROJECT No.	FIELD BOOK & PAGE	
5010175.843.03	FB 85 PG 1	
DRAWING No.		REV.
SHEET 6		D2

RAIN GARDEN MEDIA		
①	MULCH/GROWING MEDIUM: GRASS SEED MIX A WITH LOAM	
②	SOIL FILTER LAYER: USE UNHSC BIORETENTION SOIL SPECIFICATIONS DATED FEBRUARY, 2017.20% – 30% MULCH BY VOLUME, MIXED THOROUGHLY WITH LOAMY, COARSE SAND (70% – 80% BY VOLUME) MEETING THE FOLLOWING GRADATION;	
	SIEVE NO.	% BY WEIGHT, PASSING
	4	100
	10	95
	40	10 – 25
	200	0 – 5



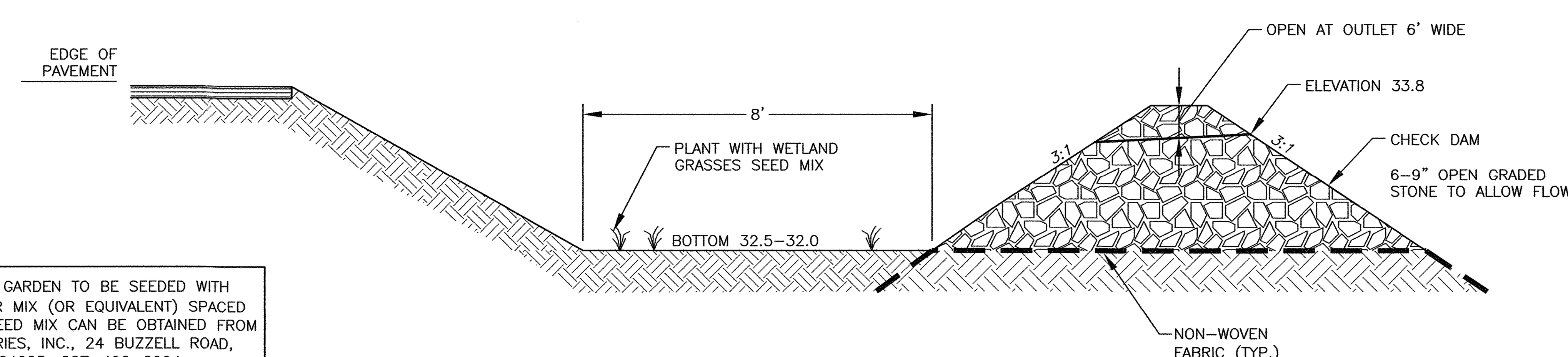
RAIN GARDEN SECTION

BIORETENTION MAINTENANCE

SOILS: VISUALLY INSPECT AND REPAIR EROSION MONTHLY. USE SMALL STONES TO STABILIZE EROSION ALONG DRAINAGE PATHS. CHECK THE pH ONCE OR TWICE A YEAR. APPLY AN ALKALINE PRODUCT, SUCH AS LIMESTONE, IF NEEDED.

MULCH: REMULCH ANY VOID AREAS BY HAND AS NEEDED. EVERY 6 MONTHS, IN THE SPRING AND FALL, ADD A FRESH MULCH LAYER. ONCE EVERY 2 TO 3 YEARS, IN THE SPRING, REMOVE OLD MULCH LATER BEFORE APPLYING NEW ONE.

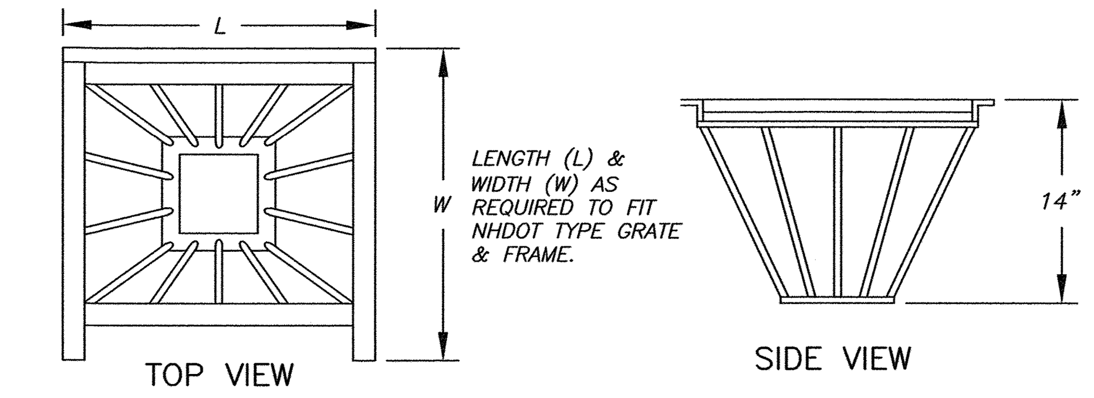
PLANTS: IMMEDIATELY AFTER THE COMPLETION OF CELL CONSTRUCTION, WATER GRASS COVERING FOR 14 CONSECUTIVE DAYS UNLESS THERE IS SUFFICIENT NATURAL RAINFALL. ONCE A MONTH (MORE FREQUENTLY IN SUMMER), VISUALLY INSPECT VEGETATION FOR DISEASE OR PEST PROBLEMS. IF TREATMENT IS WARRANTED, USE THE LEAST TOXIC APPROACH. TWICE A YEAR, FROM MARCH 15TH TO APRIL 30TH AND OCTOBER 1ST TO NOVEMBER 30TH, REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. DURING TIMES OF EXTENDED DROUGHT, LOOK FOR PHYSICAL FEATURES OF STRESS (UNREVIVED WILTING, YELLOW, SPOTTED OR BROWN PATCHES ETC.). WATER IN THE EARLY MORNING AS NEEDED. WEED REGULARLY, IF NEEDED.

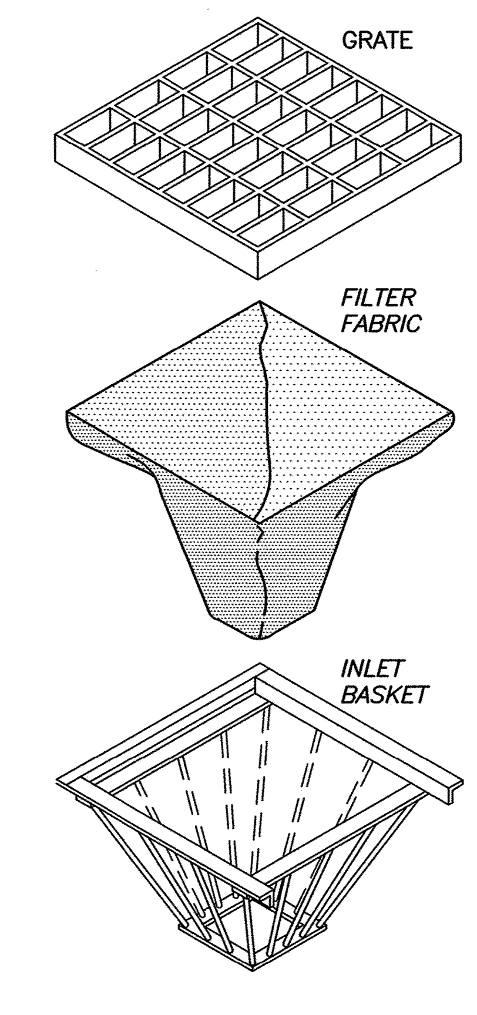


PROPOSED RAIN GARDEN TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207–499–2994. WWW.PIERSONNURSERIES.COM.

RAIN GARDEN PROFILE

L / C3 — RAIN GARDEN DETAIL — NTS





1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

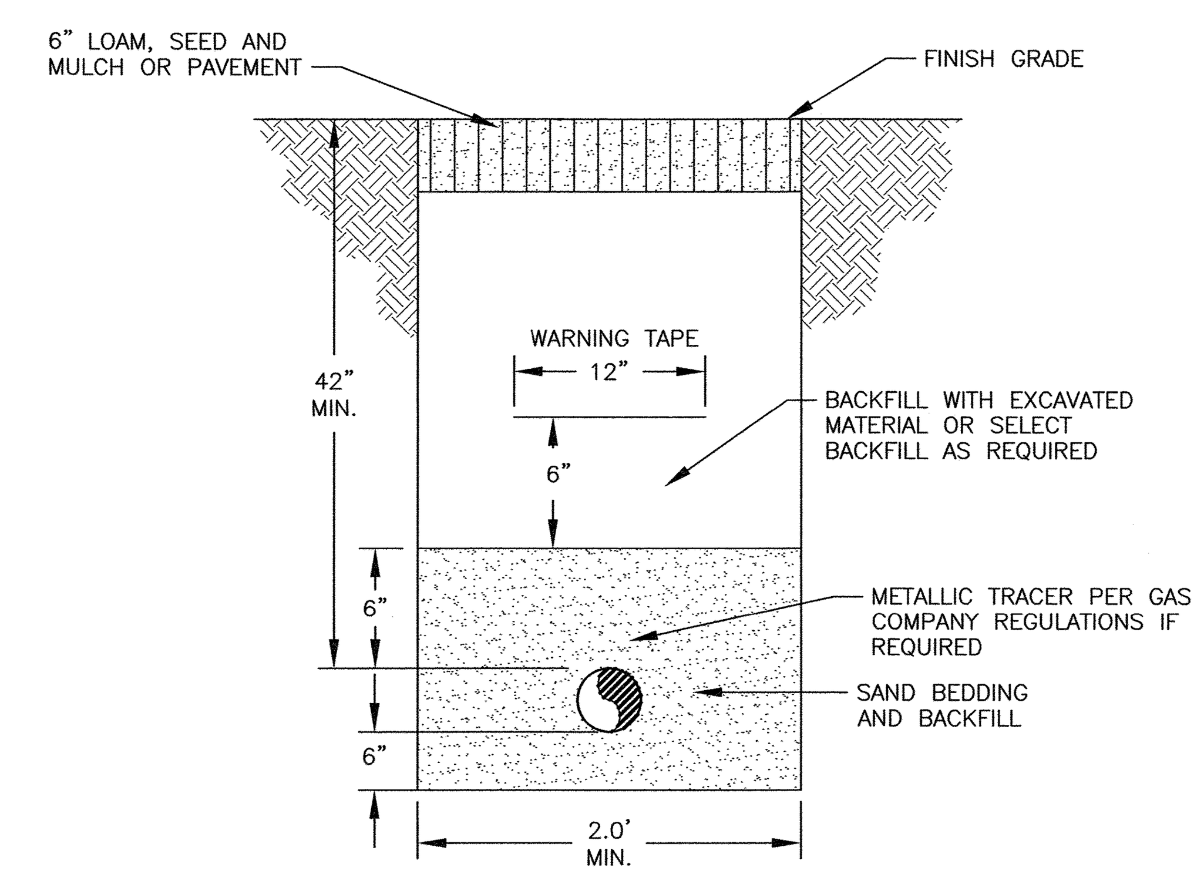
3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
- –RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
- –MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.–1 FROM ASTM 54491–85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

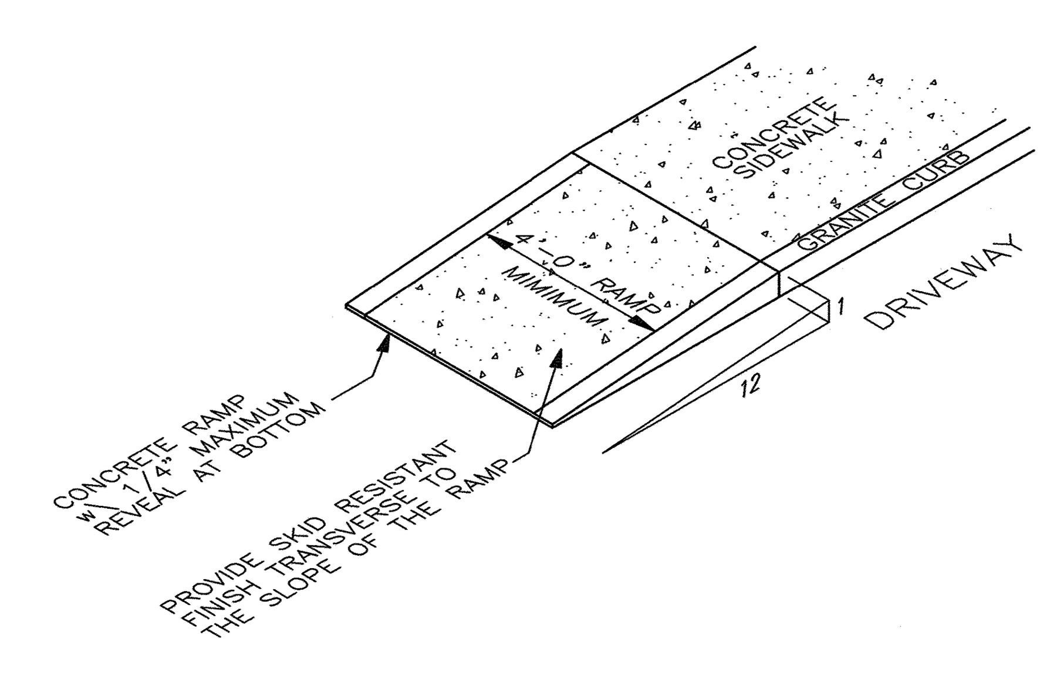
5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

O / C3 — CATCH BASIN INLET BASKET — NTS

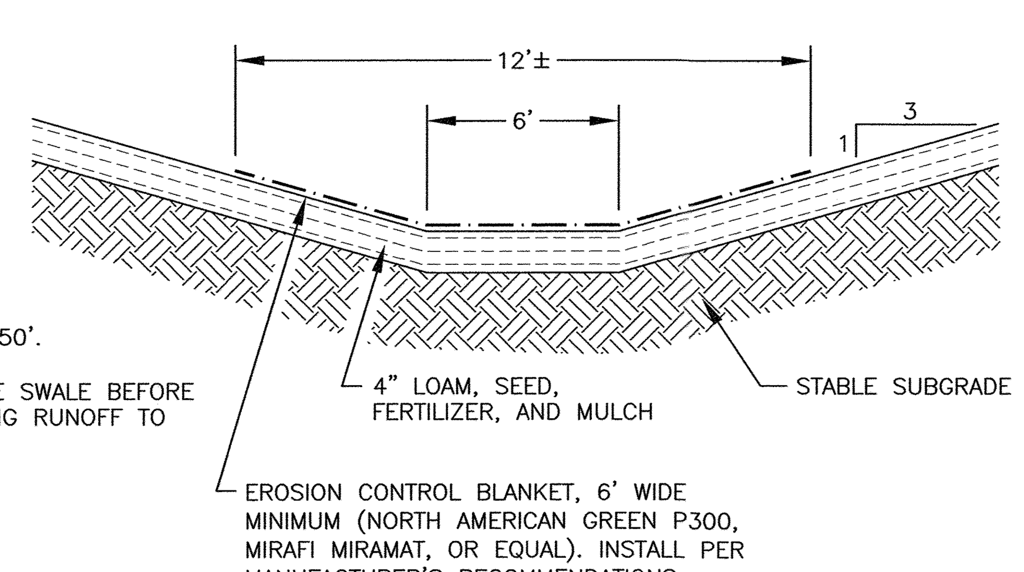


P / C4 — GAS SERVICE TRENCH — POTENTIAL SERVICE TBD — NTS



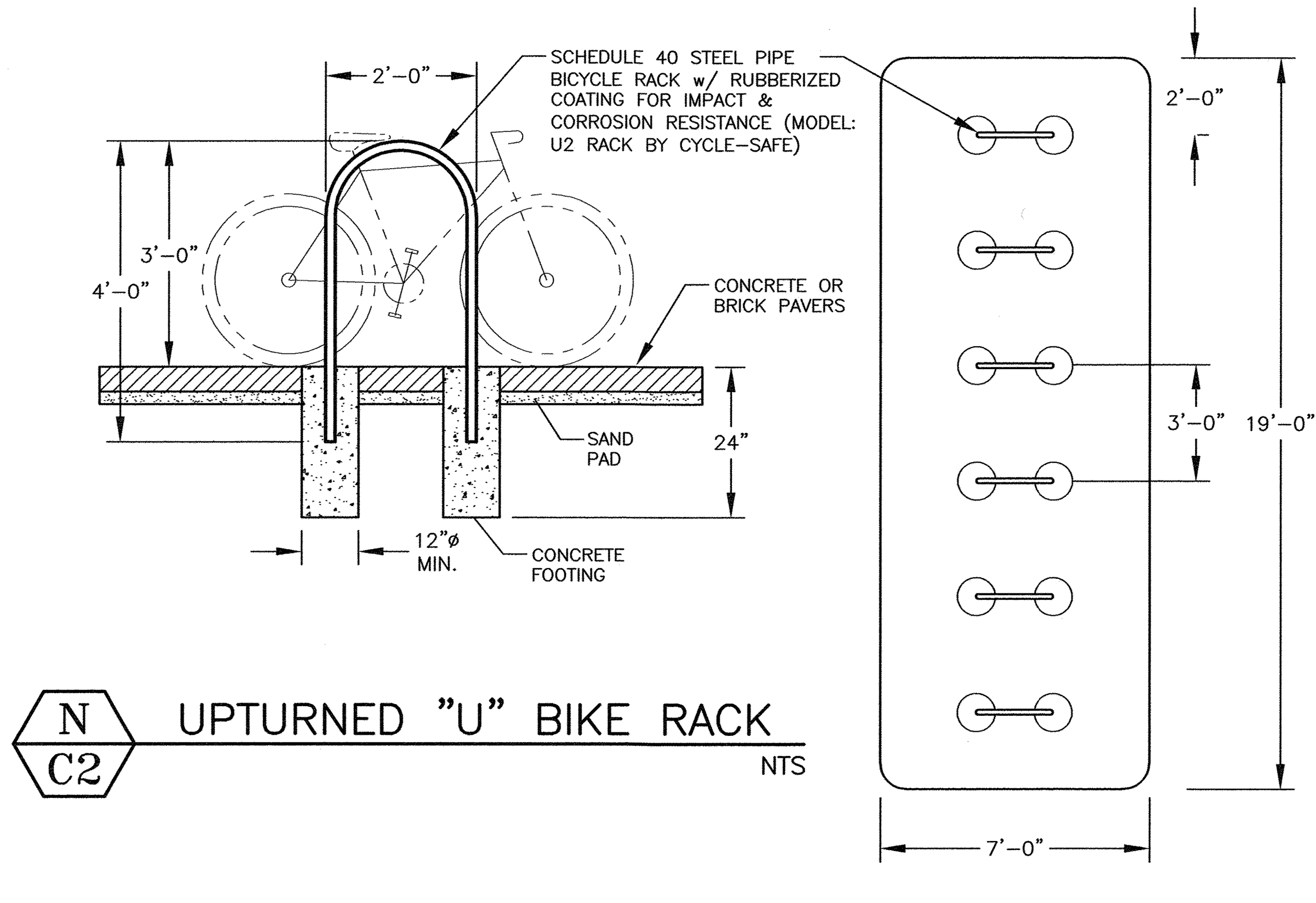
Q / C2 — TYPICAL SIDEWALK TIP DOWN — NTS

NOTES:
1) LENGTH 50'.
2) STABILIZE SWALE BEFORE DIRECTING RUNOFF TO SWALE.



PROPOSED RAIN GARDEN TO BE SEEDED WITH RIPARIAN BUFFER MIX (OR EQUIVALENT) SPACED THROUGHOUT. SEED MIX CAN BE OBTAINED FROM PIERSON NURSERIES, INC., 24 BUZZELL ROAD, BIDDEFORD, ME 04005. 207–499–2994. WWW.PIERSONNURSERIES.COM.

M / C3 — VEGETATED SWALE — NTS



N / C2 — UPTURNED "U" BIKE RACK — NTS

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.

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No.	DATE	DESCRIPTION	BY	CHK.
2	10/16/24	DETAILS L & M	SJR	JRC
1	09/9/24	DETAILS L & M	EDS	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
DETAILS

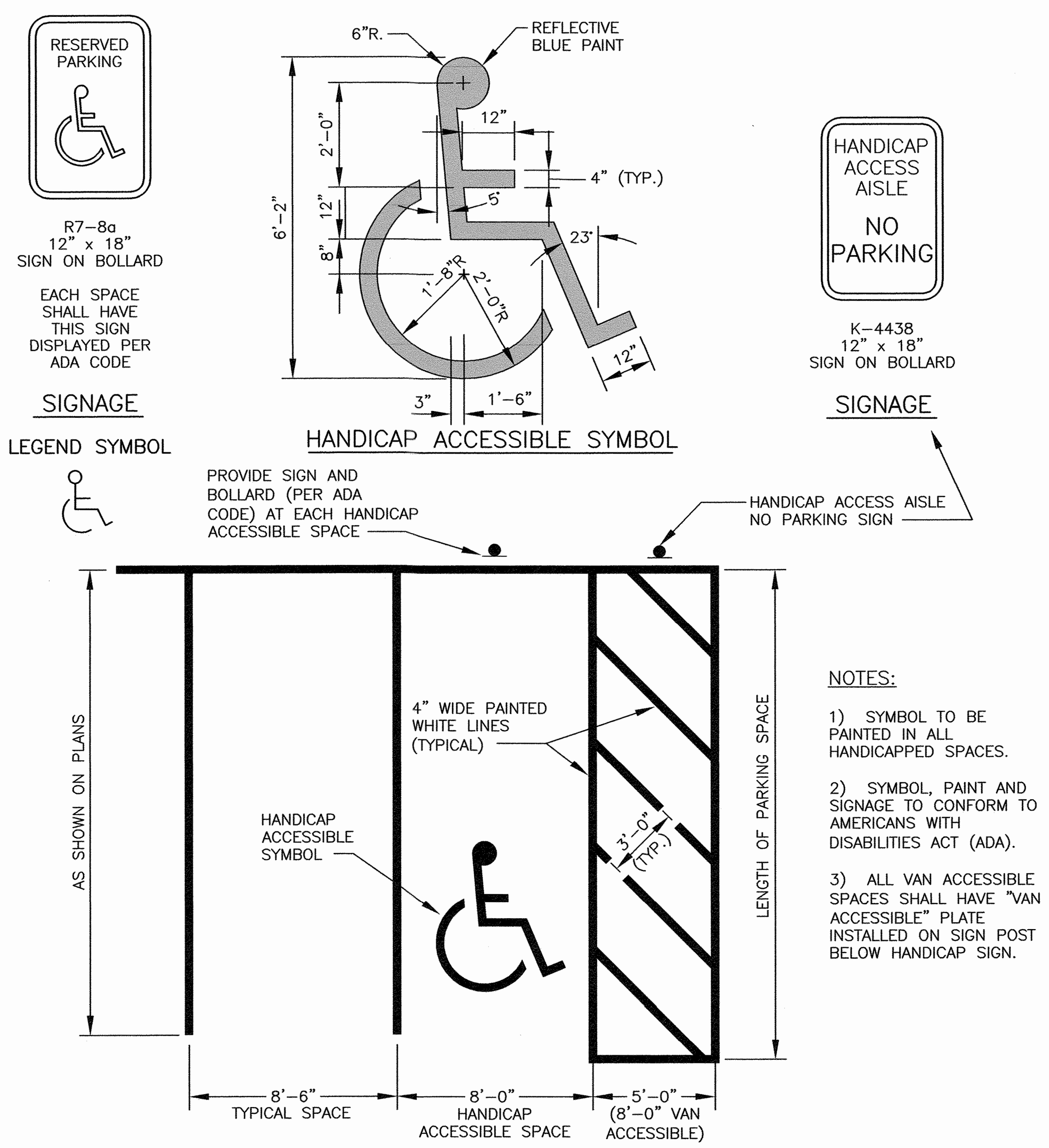
STATE OF NEW HAMPSHIRE — JOHN R. CHAGNON No. 7651 — LICENSED PROFESSIONAL ENGINEER

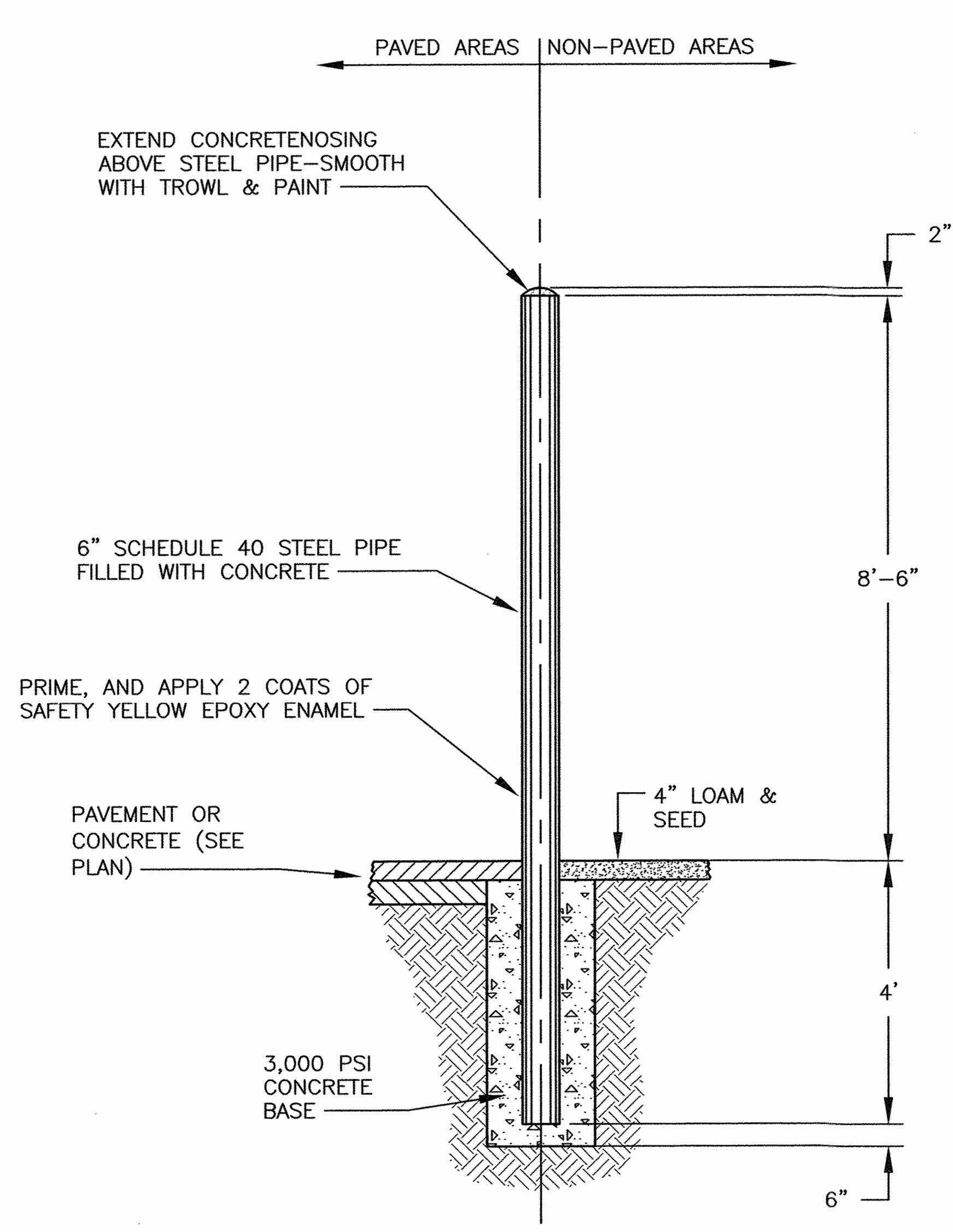
DATE	SCALE
MAY 2024	SCALE: NTS

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

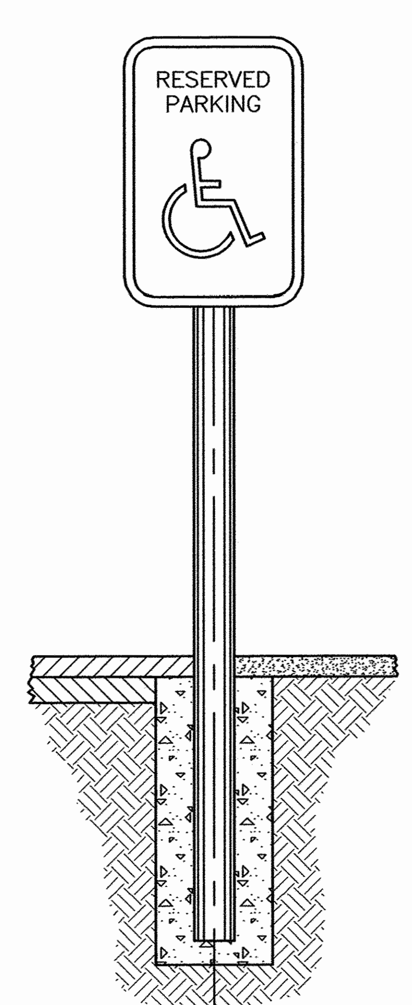
PROJECT No.	FIELD BOOK & PAGE
5010175.843.03	FB 85 PG 1

DRAWING No.	REV.
SHEET 7	D3





BOLLARD DETAIL, TYP.



BOLLARD WITH SIGN, TYP.

R / C2 ADA PARKING DETAIL

NTS

NOTES:

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No.	DATE	DESCRIPTION	BY	CHK.
1	11/05/24	DETAIL R	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

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Portsmouth, New Hampshire 03801
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PROJECT

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE

DETAILS

STATE OF NEW HAMPSHIRE · JOHN R. CHAGNON · No. 8041 · LICENSED · PROFESSIONAL ENGINEER

DATE	SCALE	
MAY 2024	SCALE: NTS	
DRAWN BY: SJR	DESIGNED BY: JRC	CHECKED BY: JRC
PROJECT No.: 5010175.843.03	FIELD BOOK & PAGE: FB 85 PG 1	
DRAWING No.: SHEET 8	REV.: D4	

IMPACT AREAS IN S.F.	
WETLAND BUFFER PERMANANT IMPACT AREA	4,983
WETLAND BUFFER TEMPORARY IMPACT AREA	1,086
WELAND IMPACT/ SWALE MAINTENANCE AREA	1,448

GRAPHIC SCALE

30 0 50 100 120 FEET

10 5 0 10 20 30 METERS

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.

2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801-2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE #2
PORTSMOUTH, NH 03801
APPLICANT:
PORT CITY AIR INC.
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE. (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F. EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
226,481 S.F.
5.1993 ACRES

5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	10 ACRES
FRONTAGE:	300 FT
SETBACKS:	
FRONT:	70 FT
SIDE:	30 FT
REAR:	50 FT
MAXIMUM STRUCTURE HEIGHT:	85 FT
MAXIMUM BUILDING COVERAGE:	60%
MINIMUM OPEN SPACE:	50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SWALE AND BUFFER IMPACT ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

No.	DATE	DESCRIPTION	BY	CHK.
0	10/16/24	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

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PROJECT

SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE

IMPACT PLAN

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 738 JOHN R. CHAGNON

DATE	SCALE
MAY 2024	SCALE: 1" = 30'
DRAWN BY: CBA	DESIGNED BY: JRC	CHECKED BY: JRC
PROJECT No.: 5010175 843.02	FIELD BOOK & PAGE: FB 85 PG 1
DRAWING No.: SHEET 9	C5

HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

NH DES WETLAND APPLICATION

FOR HOGSWAVE, LLC

Map 223, Lot 27 | Portsmouth, NH

Applicant:

HOGSWAVE, LLC

912 Sagamore Avenue | Portsmouth, NH 03801

December 3, 2024

JN: 5010372

Prepared By:

Haley Ward, Inc.

200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office

One Merchants Plaza

Suite 701

Bangor, ME 04401

T: 207.989.4824

F: 207.989.4881

HALEYWARD.COM

December 3, 2024

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

Re: NHDES Minor Impact Wetland Permit Application | Tax Map 223 Lot 27 | 913 Sagamore Avenue, Portsmouth, NH

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,719 sq. ft. of permanent impact and 6,855 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping.

Attached to this application you will find a "NH DES Impact Exhibit – Permit Plan" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, temporary 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 of all relevant resources. The Highest Observable Tide Line marks the reference line for the 100' TBZ, as well as the beginning of Tidal Wetland on the attached plan set. Attached to this application is a Coastal Functional Assessment as this project is subject to the requirements of Env-Wt 603.05.

The construction sequence for the proposed project is as follows:

- Mobilization of equipment and materials to the site via Sagamore Avenue.
- Installation of erosion and sediment control devices.
- Demolish and remove existing home, portions of impervious surfaces.
- Excavate for and pour new concrete foundation.
- Construct superstructure of proposed new home.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

- Construct pervious patio and associated landscaping.
- Install buffer planting area.
- Install and connect any utilities.
- Backfill, finish grade and landscape disturbed area surrounding foundation.
- Remove sediment and erosion controls once disturbed area is stabilized.

The project does not propose any removal of vegetation within the 50' Waterfront Buffer to achieve construction goals.

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, proposed structures, and temporary impact areas. 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 although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, NHB does not expect that it will be impacted by the proposed project.

(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 or undeveloped tidal buffer zone. 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 project reduces the amount of impervious surface on the lot and also provides stone drip aprons to collect and treat stormwater, which will serve to improve stormwater quality that leaves the site.

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 project 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. 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 not require compensatory mitigation, 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 do not provide water depth information as it is non-applicable to the proposed project.

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

Navigation and passage is not applicable to the proposed project.

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

Respectfully submitted,

Jacqueline Boudreau
Project Scientist
jboudreau@haleyward.com

Cc: Hogswave LLC-Owners/Applicant
Portsmouth Conservation Commission

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

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

APPLICANT'S NAME: Hogswave, 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?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	(●) Yes ( ) No
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) 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.	( ) Yes ( ) No
• Protected species or habitat? ○ If yes, species or habitat name(s): See NHB Consultation ○ NHB Project ID #: 24-2017	(●) Yes ( ) No
• Bog?	( ) Yes ( ) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	( ) Yes ( ) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes ( ) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	( ) Yes ( ) No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	( ) Yes ( ) No

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	◯ Yes ◯ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	◯ Yes ◯ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The project proposes 2,719 sq.ft. of permanent impact and 6,855 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio deck, removal of impervious surfaces, grading, utility connections, and associated landscaping.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS:	913 Sagamore Ave
TOWN/CITY:	Portsmouth
TAX MAP/BLOCK/LOT/UNIT:	Map 223, Lot 27
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A	Sagamore Creek
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	X:1,229,314.04960, Y:203,350.33110

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: Hogswave, LLC		
MAILING ADDRESS: 912 Sagamore Ave		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: jricci@ricciconstruction.com		
FAX:	PHONE: 603 234 9932	

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.: Jacqueline Boudreau		
COMPANY NAME: Haley Ward		
MAILING ADDRESS: 200 Griffin Road, Unit 14		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: jboudreau@haleyward.com		
FAX:	PHONE: 207 283 9151	

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

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):

See attached narrative.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

(■ N/A - Mitigation is not required)

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

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

(■ N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

	JURISDICTIONAL AREA	PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	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	2719		☐	6855		☐
	Docking - Tidal Water			☐			☐
	TOTAL	2719			6855		

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): 9,574	SF	× $0.40 =	$ 3,829.(
Seasonal docking structure:	SF	× $2.00 =	$
Permanent docking structure:	SF	× $4.00 =	$
Projects proposing shoreline structures (including docks) add $400 =			$
		Total =	$ 3,829.(
The application fee for minor or major impact is the above calculated total or $400, whichever is greater =			*$*

$ 3,829.60

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:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	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:	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.
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Jacqueline Boudreau	DATE: 12/3/24

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”.

Keep this checklist for your reference; do not submit with your application.

APPLICATION CHECKLIST

Unless specified, all items below are required. Failure to provide the required items will delay a decision on your project and may result in denial of your application. Please reference statute RSA 482-A, Fill and Dredge in Wetlands, and the Wetland Rules Env-Wt 100-900.

- ☐ The completed, dated, signed, and certified application (Env-Wt 311.03(b)(1)).
- ☐ Correct fee as determined in RSA 482-A:3, I(b) or (c), subject to any cap established by RSA 482-A:3, X (Env-Wt 311.03(b)(2)). Make check or money order payable to "Treasurer – State of NH".
- ☐ The Required Planning actions required by Env-Wt 311.01(a)-(c) and Env-Wt 311.03(b)(3).
- ☐ US Army Corps of Engineers (ACE) "Appendix B, New Hampshire General Permits (GPs), Required Information and Corps Secondary Impacts Checklist" and its required attachments (Env-Wt 307.02). This includes the US Fish and Wildlife Service IPAC review and Section 106 Historic/Archaeological Resource review.
- ☐ Project plans described in Env-Wt 311.05 (Env-Wt 311.03(b)(4)).
- ☐ Maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)).
- ☐ Explanation of the methods, timing, and manner as to how the project will meet standard permit conditions required in Env-Wt 307 (Env-Wt 311.03(b)(7)).
- ☐ If applicable, the information regarding proposed compensatory mitigation specified in Env-Wt 311.08 and Chapter Env-Wt 800 - Permittee Responsible Mitigation Project Worksheet, unless not required under Env-Wt 313.04 (Env-Wt 311.03(b)(8); Env-Wt 311.08; Env-Wt 313.04).
- ☐ Any additional information specific to the **type of resource** as specified in Env-Wt 311.09 (Env-Wt 311.03(b)(9); Env-Wt 311.04(j)).
- ☐ Project specific information required by Env-Wt 500, Env-Wt 600, and Env-Wt 900 (Env-Wt 311.03(b)(11)).
- ☐ A list containing the name, mailing address and tax map/lot number of each abutter to the subject property (Env-Wt 311.03(b)(12)).
- ☐ Copies of certified postal receipts or other proof of receipt of the notices that are required by RSA 482-A:3, I(d) (Env-Wt 311.03(b)(13)).
- ☐ Project design considerations required by Env-Wt 313 (Env-Wt 311.04(j)).
- ☐ Town tax map showing the subject property, the location of the project on the property, and the location of properties of abutters with each lot labeled with the name and mailing address of the abutter (Env-Wt 311.06(a)).
- ☐ Dated and labeled color photographs that:
  - (1) Clearly depict:
    - a. All jurisdictional areas, including but not limited to portions of wetland, shoreline, or surface water where impacts have or are proposed to occur.
    - b. All existing shoreline structures.
  - (2) Are mounted or printed no more than 2 per sheet on 8.5 x 11 inch sheets (Env-Wt 311.06(b)).
- ☐ A copy of the appropriate US Geological Survey map or updated data based on LiDAR at a scale of one inch equals 2,000 feet showing the location of the subject property and proposed project (Env-Wt 311.06(c)).
- ☐ A narrative that describes the work sequence, including pre-construction through post-construction, and the relative timing and progression of all work (Env-Wt 311.06(d)).

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- ☐ For all projects in the protected tidal zone, a copy of the recorded deed with book and page numbers for the property (Env-Wt 311.06(e)).
- ☐ If the applicant is not the owner in fee of the subject property, documentation of the applicant's legal interest in the subject property, provided that for utility projects in a utility corridor, such documentation may comprise a list that:
  - (1) Identifies the county registry of deeds and book and page numbers of all of the easements or other recorded instruments that provide the necessary legal interest; and
  - (2) Has been certified as complete and accurate by a knowledgeable representative of the applicant (Env-Wt 311.06(f)).
- ☐ The NHB memo containing the NHB identification number and results and recommendations from NHB as well as documentation of any consultation requests made to NHFG, communications and information related to the consultation, with the consultation results and recommendations from NHFG. (Env-Wt 311.06(g)). See Wetlands Permitting: Protected Species and Habitat Fact Sheet.
- ☐ A statement of whether the applicant has received comments from the local conservation commission and, if so, how the applicant has addressed the comments (Env-Wt 311.06(h)).
- ☐ For projects in LAC jurisdiction, a statement of whether the applicant has received comments from the LAC and, if so, how the applicant has addressed the comments (Env-Wt 311.06(i)).
- ☐ If the applicant is also seeking to be covered by the state general permits, a statement of whether comments have been received from any federal agency and, if so, how the applicant has addressed the comments (Env-Wt 311.06(j)).
- ☐ Avoidance and Minimization Written Narrative or the Avoidance and Minimization Checklist, or your own avoidance and minimization narrative (Env-Wt 311.07).
- ☐ For after-the-fact applications: information required by Env-Wt 311.12.
- ☐ Coastal Resource Worksheet for coastal projects as required under Env-Wt 600.
- ☐ Prime Wetlands information required under Env-Wt 700. See WPPT for prime wetland mapping.
- ☐ For non-tidal shoreline structure projects, the length of shoreline frontage per Env-Wt 311.09(b)(1)

Required Attachments for Minor and Major Projects

- ☐ Attachment A: Minor and Major Projects (Env-Wt 313.03).
- ☐ Functional Assessment Worksheet or others means of documenting the results of actions required by Env-Wt 311.10 as part of an application preparation for a standard permit (Env-Wt 311.03(b)(3); Env-Wt 311.03(b)(10)). See Functional Assessments for Wetlands and Other Aquatic Resources Fact Sheet. For shoreline structures, see shoreline structures exemption in Env-Wt 311.03(b)(10)).

Optional Materials

- ☐ Stream Crossing Worksheet which summarizes the requirements for stream crossings under Env-Wt 900.
- ☐ Request for concurrent processing of related shoreland / wetlands permit applications (Env-Wt 313.05).

19 July, 2024

To Whom It May Concern

RE: New Hampshire Department of Environmental Services Wetlands Bureau Applications and City of Portsmouth Applications for residential site re-development for Hogswave LLC., 912 Sagamore Ave, Portsmouth, NH.

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Haley Ward is authorized to represent me as my agent in the approval process.

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

Sincerely,

Heidi Ricci

Heidi Ricci – Manager
Hogswave LLC
912 Sagamore Ave
Portsmouth, NH 03801

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'S NAME: Hogswave, LLC **TOWN NAME:** Portsmouth

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 the 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?

No

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.

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?

**Except as provided in any project-specific criteria and except for NH Department of Transportation projects that qualify for a categorical exclusion under the National Environmental Policy Act.*

The project proposes the re-development of an existing lot of record. The owner/applicant does not have access to other properties that would serve as an alternative and achieve the same purpose.

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 as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization?

The proposed residential site re-development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable while allowing reasonable use of the property. The proposed project results in no change in impervious surface with the 100' previously developed Tidal Buffer Zone, with both 38.2% for both pre- and post- construction impervious surface areas.

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)?

***Except for projects solely limited to construction or modification of non-tidal shoreline structures only need to complete relevant sections of Attachment A.*

The project proposes a total of 9,574 sq. ft. of impact to the previously developed 100' TBZ and qualifies as a minor impact project under Env-Wt 605.03(b)(5) and therefore a Coastal Functional Assessment is required and a Coastal Vulnerability Assessment is required and attached to this application.

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'S NAME: **Hogswave, LLC** **TOWN NAME:** Portsmouth

Attachment A is required for *all minor and major projects*, and must be completed *in addition* to the Avoidance and Minimization Narrative or Checklist that is required by Env-Wt 307.11.

For projects involving construction or modification of non-tidal shoreline structures over areas of surface waters having an absence of wetland vegetation, only Sections I.X through I.XV are required to be completed.

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 RESIDENTIAL RE-DEVELOPMENT ON AN EXISTING RESIDENTIAL LOT. THE OWNER/APPLICANT DOES NOT HAVE ACCESS TO OTHER PROPERTIES THAT WOULD SERVE AS AN ALTERNATIVE AND ACHIEVE THE SAME PURPOSE. THE PROPOSED PROJECT HAS BEEN DESIGNED AND LOCATED ON THE LOT TO AVOID IMPACTS TO THE PREVIOUSLY DEVEOPED 100' TIDAL BUFFER ZONE TO THE GREATEST EXTENT PRACTICABLE. DUE THE PRESENCE OF LEDGE/BEDROCK AT OR NEAR THE SOIL SURFACE, PLACING THE FOOTPRINT OF THE PROPOSED STRUCTURE FURTHER FROM THE REFERENCE LINE WOULD REQUIRE EXTENSIVE LEDGE REMOVAL AND ADDITIONAL TREE REMOVAL BOTH OF WHICH WOULD HAVE NEGATIVE EFFECTS ON THE LOT.

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, crustacean, shellfish, and wildlife of significant value.

The project does not propose any impacts to tidal marshes or non-tidal marshes.

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

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

Since the proposed project proposes impacts to the previously developed 100' Tidal Buffer Zone and proposes no impacts to adjacent wetland and/or streams, this is not applicable.

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 wetlands (tidal or freshwater), exemplary natural communities, vernal pools, protected species and habitat, documented fisheries, and habitat and reproduction areas for species of special concern.

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 is located on private property and proposes no impacts or interference to public commerce, navigation or recreation.

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 proposed structures will not impact floodplains or floodplain wetlands that provide flood storage as the proposed structure has been desgined to be FEMA compliant.

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.

SECTION I.X - SHORELINE STRUCTURES - CONSTRUCTION SURFACE AREA (Env-Wt 313.03(c)(1))

Describe how the project has been designed to use the minimum construction surface area over surface waters necessary to meet the stated purpose of the structures.

N/A

SECTION I.XI - SHORELINE STRUCTURES - LEAST INTRUSIVE UPON PUBLIC TRUST (Env-Wt 313.03(c)(2))

Describe how the type of construction proposed is the least intrusive upon the public trust that will ensure safe docking on the frontage.

N/A

SECTION I.XII - SHORELINE STRUCTURES – ABUTTING PROPERTIES (Env-Wt 313.03(c)(3))

Describe how the structures have been designed to avoid and minimize impacts on ability of abutting owners to use and enjoy their properties.

N/A

SECTION I.XIII - SHORELINE STRUCTURES – COMMERCE AND RECREATION (Env-Wt 313.03(c)(4))

Describe how the structures have been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.

N/A

SECTION I.XIV - SHORELINE STRUCTURES – WATER QUALITY, AQUATIC VEGETATION, WILDLIFE AND FINFISH HABITAT (Env-Wt 313.03(c)(5))

Describe how the structures have been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.

N/A

SECTION I.XV - SHORELINE STRUCTURES – VEGETATION REMOVAL, ACCESS POINTS, AND SHORELINE STABILITY (Env-Wt 313.03(c)(6))

Describe how the structures have been designed to avoid and minimize the removal of vegetation, the number of access points through wetlands or over the bank, and activities that may have an adverse effect on shoreline stability.

N/A

PART II: FUNCTIONAL ASSESSMENT
REQUIREMENTS Ensure that project meets the 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. NAEEP-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, NH CWS 219
DATE OF ASSESSMENT: JULY 30, 2024
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.

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.: **Hogswave, LLC**

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 consisting of 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 2,719 sq. ft. of permanent impact and 6,855 sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio and deck, removal of impervious surfaces, grading, utility connections and associated landscaping.

For standard permit projects, provide:

☒ A Coastal Functional Assessment (CFA) report in accordance with Env-Wt 603.04 (refer to Section 3).

☒ A vulnerability assessment in accordance with Env-Wt 603.05 (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 311.07, Env-Wt 313, and Env-Wt 603.04.

The proposed residential re-development has been designed and located on the lot to avoid impacts to the previously deveoped 100' Tidal Buffer Zone to the greatest extent practicable while allowing reasonable use of the property. Due The presence of ledge/bedrock at or near the soil surface, placing the footprint of the proposed structure further from the reference line would require extensive bedrock removal to accommodate construction. The project does not require any removal of vegetation in the 50' Waterfront Buffer. See attached Coastal Vulnerability Assessment for project avoidance related to projected sea level rise

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 attached narrative and the project plan set, specifically the Details Sheet 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.

☒ 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.

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, tidal waters, or associated sand dunes, the applicant shall:

☒ 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, crustacean, 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:

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

See attached CVA

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

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

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

See attached CVA

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

See attached CVA

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

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**

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 lines 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;
- ☐ 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 three 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).

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.

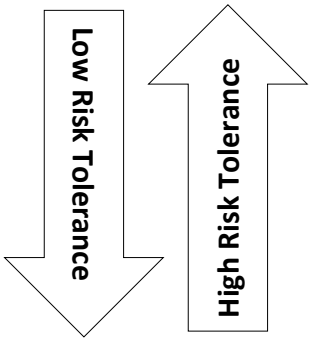
SECTION 10 – GUIDANCE

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.

Map by NH GRANIT

Legend

- State
- County
- City/Town

Map Scale

1: 6,494

Map Generated: 11/5/2019

Notes

USGS Map

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

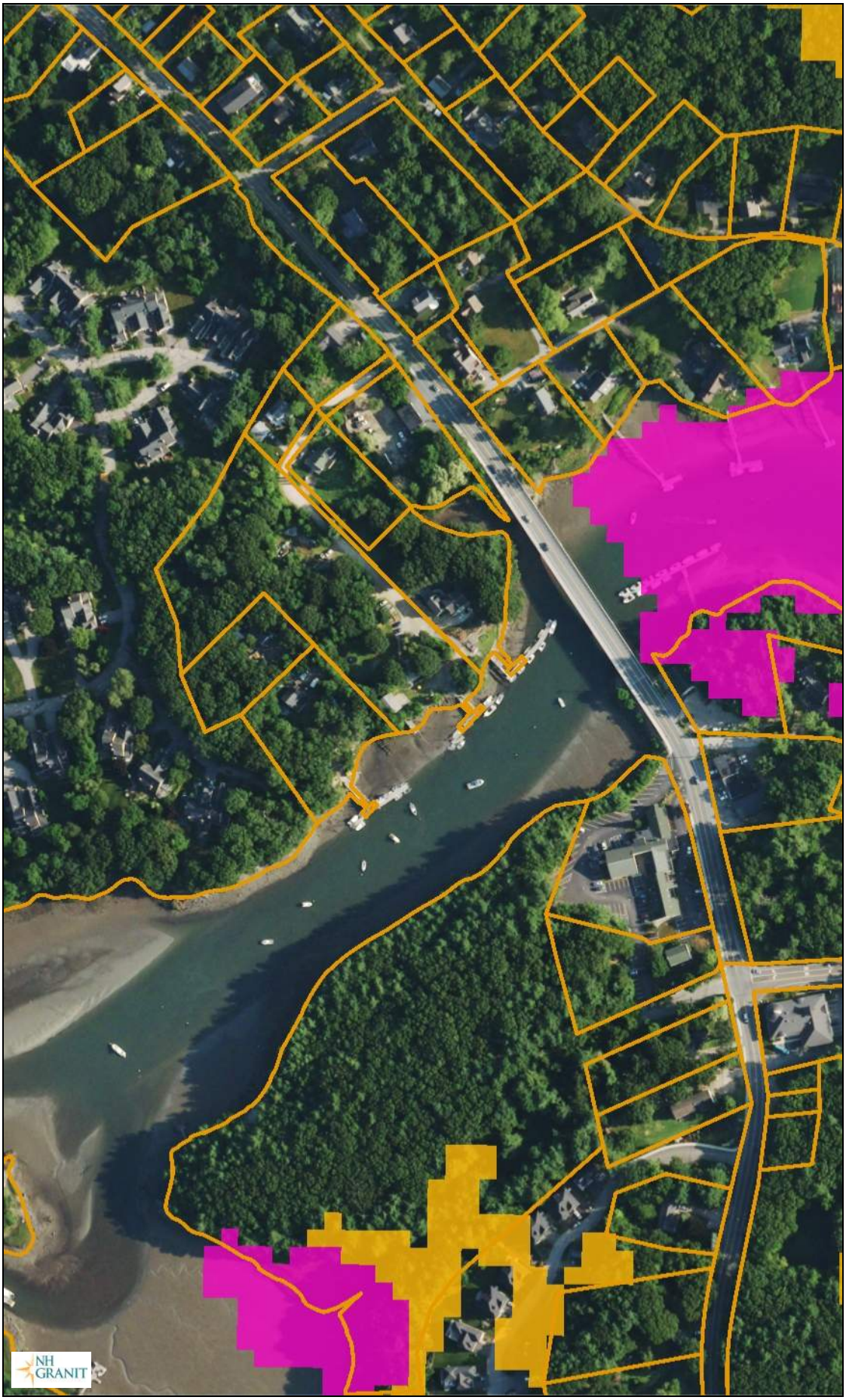
Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

Map by NH GRANIT



Legend

- Parcels
- State
- County
- City/Town

WAP 2020: Highest Ranked Wildlife Habitat

- 1 Highest Ranked Habitat in NH
- 2 Highest Ranked Habitat in Regior
- 3 Supporting Landscape

Coastal 2019 1-foot RGB

Map Scale

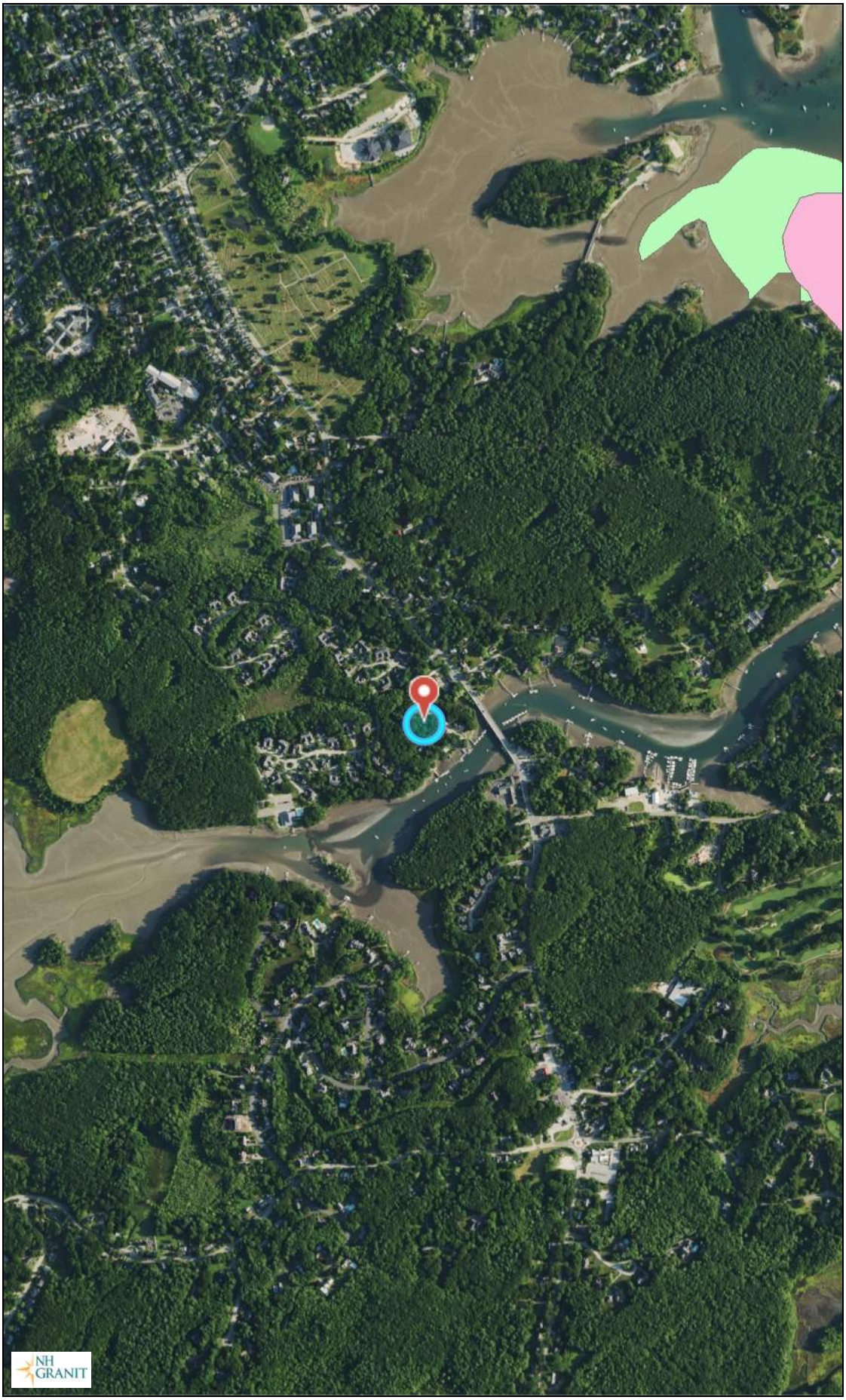
1: 3,247

Map Generated: 7/26/2024

Notes

Highest Ranked Wildlife Habitat

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: 12,988

Map Generated: 12/4/2024

Notes

Shellfish Bed Habitat
913 Sagamore Ave
Portsmouth, NH

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

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

From: NH Natural Heritage Bureau
Date: 7/3/2024 (valid until 7/3/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 6/26/2024
Permits: NHDES - Standard Dredge & Fill - Minor

NHB ID: **NHB24-2017** **Applicant:** Steven Riker

Location: Portsmouth
913 Sagamore Avenue

Project Description: The project proposes re-development of the property including the demolition of the existing residential structure, construction of a new home with attached garage and deck, associated driveway, removal of existing impervious (pavement & compacted gravel), installation of pervious paver patio, construction of a retaining wall, utility connections, grading and associated landscaping.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 6/26/2024 9:36:21 AM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

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

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB24-2017**

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

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

WETLAND FUNCTIONS AND VALUES ASSESSMENT

FOR HOGSWAVE, LLC
Map 223, Lot 27 | Portsmouth, NH

Applicant:
HOGSWAVE, LLC
912 Sagamore Avenue | Portsmouth, NH 03801

July 30, 2024
JN: 5010372

Prepared By:
Haley Ward, Inc.
200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

TABLE OF CONTENTS

APPENDICES

INTRODUCTION

The applicant is proposing residential re-development including demolition of the existing residential structure, construction of a new home, re-configuration of the existing gravel driveway, pervious paver patio, deck, removal of impervious surfaces, grading, utility connections and associated landscaping. The project site is identified on Portsmouth Tax Map 223 as Lot 27 and is approximately 3.1 acres in size. As currently designed, the proposed project would require impacts to the 100' previously developed Tidal Buffer Zone (TBZ).

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 Sagamore Creek 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 surveys and review of existing information. Haley Ward conducted site visits in July of 2024 to characterize the tidal wetlands and collect the necessary information to complete a functions and values assessment. In addition, Haley Ward 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

Haley Ward assessed the ability of the tidal wetlands to provide certain functions and values and analyzed the potential effects 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*. 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.

° **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 wetland and Sagamore Creek 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 Sagamore Creek and the Atlantic Ocean; therefore, is considered a principal function.

Sediment/Toxicant Retention
The greater tidal wetland contains dense vegetation and a significant source of sediments or toxicants; therefore, is considered a principal function.

Nutrient Removal/Retention/Transformation
The greater tidal wetland 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 of this wetland; sediment/shoreline stabilization is considered a principal function.

Wildlife Habitat
The greater tidal wetland and Sagamore Creek provide a variety of coastal and marine habitat, therefore would be considered a principal function.

Recreation (Consumptive and Non-Consumptive)
The greater tidal wetland and Sagamore Creek provide 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 tidal wetland and Sagamore Creek are part of a larger marine ecosystem with multiple areas of public access making this a principal value.

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

Visual Quality/Aesthetics
Sagamore Creek provides aesthetically pleasing coastal views that are viewable from surrounding uplands as well as from the water, making this a principal value.

Endangered Species Habitat
An online inquiry with the NH Natural Heritage Bureau resulted in occurrences of sensitive species near the project area although NHB determined that impacts to these sensitive species are not expected as a result of the project. Given the above factors in regards to threatened or endangered species, this is not considered a capable function.

PROPOSED IMPACTS

This report is accompanying a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application request to permit 2,719 sq. ft. of permanent impact and **6,855** sq. ft. of temporary construction impact to the previously developed 100' Tidal Buffer Zone for residential re-development.

SUMMARY AND CONCLUSIONS

The jurisdictional tidal wetland associated with the project site is part of a large 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, nutrient removal/retention, sediment/toxicant retention, 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 site re-development will not have any effect on its ability to continue to provide them. As the proposed project will reduce impervious surface on the lot and the area within the previously developed 100' Tidal Buffer Zone, provides for the installation of stone drip aprons to collect and treat stormwater from the roof of the home, includes the installation of a buffer planting plan and the use of pervious technology for the proposed patio, stormwater quality leaving the site will be improved and there are no anticipated impacts to the current functions and values.

The proposed impacts have been minimized to the greatest extent practicable, while allowing reasonable use of the property. The project 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 project 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 proposed project removes a significant amount of impervious surfaces within the wetland buffer, provides a pervious technology for the proposed patio, proposes stone drip aprons which will serve to improve stormwater quality, treatment, and infiltration on the subject parcel. Lastly, the project also provides a buffer planting area and additional tree plantings which will increase function within the wetland buffer on the lot and provides additional protections that do not currently exist on the site. With the above measures being taken, we believe that the above project will improve water quality entering the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

APPENDIX A

WETLAND FUNCTION - VALUE EVALUATION FORM

Wetland Function – Value Evaluation Form

Wetland Description: Wetland A is an un-named tidal wetland hydrologically connected to Sagamore Creek.	**File number**: 5010372
	Wetland identifier: Wetland A
	Latitude:X:1,229,314.04 Longitude:Y:203,350
	Preparer(s): Ambit Engineering, Inc.
	200 Griffin Road
	Date: July 26, 2024

Function/Value	Capability Y	Capability 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 Sagamore Creek 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 Sagamore Creek 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 immediate tidal wetland contains dense vegetation and a source of sediments and toxicants, therefore a principal function.	Y
Nutrient Removal	X		The immediate 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 of this wetland; sediment/shoreline stabilization is considered a principal function. The project proposes to stabilize the shoreline with a more structurally stable design.	Y
Wildlife Habitat	X		The greater tidal wetland and Sagamore Creek provides a variety of coastal and marine habitat, therefore would be considered a principal function.	Y
Recreation	X		The adjacent 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 Sagamore Creek 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 Sagamore Creek are unique to the seacoast area. Additionally, there are pre and post-colonial historical components associated with Sagamore Creek and the surrounding areas making this a principal value.	Y
Visual Quality/Aesthetics	X		Sagamore Creek provides aesthetically pleasing coastal views that are seeable 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 has been performed and NHB determined that although there was a sensitive species located near the project, impacts as a result of the project are not anticipated.	—
Other				

APPENDIX B

PHOTO LOG

913 Sagamore Avenue
Portsmouth, NH

Photo No. 1 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly along existing gravel driveway toward existing home. **Photo By:** SDR	

Photo No. 2 **Photo Date:7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing home. **Photo By:** SDR	

Photo No. 3 **Photo Date: 7/26/24** 4/19/2024 **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly down existing paved area toward Sagamore Creek. **Photo By:** SDR	

Photo No. 4 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home. **Photo By:** SDR	

Photo No. 5 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southerly toward existing tidal docking structure and Sagamore Creek. **Photo By:** SDR	

Photo No. 6 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing westerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 7 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing southwesterly toward existing detached garage and Sagamore Creek. **Photo By:** SDR	

Photo No. 8 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northwesterly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 9 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward existing home and detached garage. **Photo By:** SDR	

Photo No. 10 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northerly toward tree to be removed and exposed bedrock. **Photo By:** SDR	

Photo No. 11 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing northeasterly toward existing gravel driveway. **Photo By:** SDR	

Photo No. 12 **Photo Date: 7/26/24** **Site Location:** 913 Sagamore Avenue, Portsmouth, NH **Description:** Facing easterly toward existing home. **Photo By:** SDR	

APPENDIX C

NATURAL HERITAGE BUREAU CORRESPONDENCE

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

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

From: NH Natural Heritage Bureau
Date: 7/3/2024 (valid until 7/3/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 6/26/2024
Permits: NHDES - Standard Dredge & Fill - Minor

NHB ID: **NHB24-2017** **Applicant:** Steven Riker

Location: Portsmouth
913 Sagamore Avenue

Project Description: The project proposes re-development of the property including the demolition of the existing residential structure, construction of a new home with attached garage and deck, associated driveway, removal of existing impervious (pavement & compacted gravel), installation of pervious paver patio, construction of a retaining wall, utility connections, grading and associated landscaping.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 6/26/2024 9:36:21 AM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

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

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB24-2017**

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

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

COASTAL VULNERABILITY ASSESSMENT

FOR HOGSWAVE, LLC
Map 223, Lot 27 | Portsmouth, NH

Applicant:
HOGSWAVE, LLC
912 Sagamore Avenue | Portsmouth, NH 03801

July 30, 2024
JN: 5010372

Prepared By:
Haley Ward, Inc.
200 Griffin Rd., Unit 14 | Portsmouth, New Hampshire 03801

Corporate Office
One Merchants Plaza
Suite 701
Bangor, ME 04401
T: 207.989.4824
F: 207.989.4881

HALEYWARD.COM

Introduction
This Coastal Vulnerability Assessment (CVA) is being provided in support of a New Hampshire Department of Environmental Services (NHDES) Minor Impact Wetland Permit Application for the proposed residential re-development including demolition of the existing home, construction of a new home, re-configuration of the existing gravel driveway, deck, patio, removal of impervious surfaces, grading, utility connections and associated landscaping at 913 Sagamore Avenue, Portsmouth, NH (herein referred to as "project site"). The project was designed to avoid permanent impacts to the 100' TBZ to the greatest extent practicable. The project proposes 2,719 sq. ft. of permanent impact and **6855** sq. ft. of temporary construction impact to the 100' Tidal Buffer Zone, for the proposed project. The project site is a previously developed residential lot located adjacent to Sagamore Creek. The surrounding land use is residential with similar structures and development.

Methods
On July 26, 2024, Steven D. Riker, CWS from Haley Ward, Inc. conducted a site visit to evaluate coastal characteristics of the project site. This CVA was completed utilizing the NH Coastal Flood Risk Science and Technical Advisory Panel (2019). New Hamsphire Coastal Flood Risk Summary Part: Guidance for Using Scientific Projections. Report Published by the University of New Hampshire (herein refered to as Guidance Document).

Part 1.1 – Project Type
This project proposes residential re-development on a previously developed lot adjacent to Sagamore Creek. For more details regarding the proposed re-development, please refer to the NH DES Wetlands Bureau Application Letter to the Wetlands Inspector and attached Plan Set.

Part 1.2 – Project Location
The project location is 913 Sagamore Avenue, NH, Tax Map 223, Lot 27 and consists of +/- 3.1 acres of land. Access to the project site will be from Sagamore Avenue and a Right-of -Way that provides access to the subject lot as well as other abutting parcels, for the mobilization of equipment and materials to the site.

Part 1.3 – Timeline for Desired Useful Life
This analysis will use 2100 for a timeframe, as the desired useful life for this project is considered to be approximately 50-100 years based on the projected life expectancy of a new foundation and pervious patio.

2.1 – Project Risk Tolerance
The proposed project is considered to have a high-risk tolerance considering the proposed re-development has a relatively low cost, would be relatively easy to modify, proposes little to no implications on public function and/or safety; and have relatively low sensitivity to inundation given that foundations are designed and installed in a manner that provides resiliency and protection from groundwater (estimated seasonal high water table).

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

2.2 – Risk Tolerance of Important Access and Service Areas
The risk tolerance of surrounding access and service areas would also be considered as high, as the project occurs on a residential private lot intended for private use; and the primary access to the lot would not be subject to projected sea level rise.

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 see level rise from 2000 through 2150.

Table 3 from the Guidance Document:

Risk Tolerance	High	Medium	Low	Extremely Low
Example Project	Walking Trail *Foundation and pervious patio	Local Road Culvert	Wastewater Treatment Facility	Hospital
Timeframe	Manage to the following sea level rise (ft*) *Compared to the sea level in the year 2000*			
	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 Haley Ward, Inc. based on the application of the Guidance Document towards the project.

3.2 – Relative Sea Level Rise (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), Mean High Water (MHW), and the projected SLR's for the years 2030, 2050, 2100 and 2150. Relative to surrounding topography and considering the High-Risk Tolerance of this project; the projected RSLR is not expected to be a major consideration for this project. The HOTL associated with the project site is located approximately at elevation 10. There are no current restrictions on the project site or associated with the proposed project.

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 Sagamore Creek, 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. The HOTL associated with the project site is located approximately at elevation 10. The proposed finished basement floor of the new home will be constructed at elevation 14.6 and the pervious patio sub-base extending to elevation 13, and a projected sea level rise at 2.9, the proposed home and pervious patio installation will function as intended throughout its expected useful life. In regards to the proposed foundation, given that concrete foundations are designed and constructed to be placed in areas subjected to "groundwater" and/or the seasonal high water table, we do not believe that the foundation component of this project should be a consideration in this assessment.

4.1 – RSLR and Coastal Storms
Given that the proposed finished basement floor of the new home will be constructed at elevation 14.6 and the pervious patio sub-base at elevation 13, RSLR and storm surge do not need to be considered for this project.

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 surface water levels, wind, current velocities, and storm surge.

5.1 – Projected RSL-Induced Groundwater Rise
The NH Granit- Coastal Viewer database does have projected groundwater rise data associated with RSLR on the project site. However, given that the proposed construction of the patio sub-base will occur at elevation 13, RSL induced groundwater rise should not be considered for this project.

5.2 – Projected Groundwater Depth at the Project Location
Projected groundwater depth on the subject site would likely rise with projected RSLR but, given the elevation of the proposed construction (approximately 13) it is not expected to be an issue. The proposed construction is designed to not be affected by the estimated seasonal high-water table.

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 proposed foundation and patio.


SITE
Lot 30
Lot 25
Lot 25-B
Sagamore Creek
34
0.342
ac
32
0.099
ac
31
1.050 ac
33
0.330 ac
26A
0.624 ac
26
1.200 ac
27
3.320
ac
29
0.750
ac
28
0.844
ac

E # 19045930 11/01/2019 11:37:52 AM
Book 6053 Page 421 Page 1 of 2
Register of Deeds, Rockingham County

Return to:
Hogswave, LLC
912 Sagamore Avenue
Portsmouth, NH 03801

LCHIP	ROA469052	25.00
TRANSFER TAX	RO092625	18,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, John Hebert, a married person, of 54 Pioneer Road, Rye, NH 03870, for consideration paid grant(s) to Hogswave, LLC, a New Hampshire Limited Liability Company, with an address of 912 Sagamore Avenue, Portsmouth, NH 03801, with WARRANTY COVENANTS:

A certain tract of land lying westerly of Sagamore Avenue in Portsmouth, Rockingham County, New Hampshire, together with the buildings thereon, bounded and described as follows, viz:

Beginning at the northeasterly corner of said tract at a point approximately 322 feet from the westerly side of Sagamore Avenue and at the northwesterly corner of land now or formerly of Harrison H. Workman and Frances E. Workman and running S 43° 57' E, 644 feet, more or less, to a "U"-Bolt in a ledge on the northerly bank of Sagamore Creek; thence in a westerly direction by said Creek 190 feet, more or less; thence turning and running N 44° 17' W, 327.5 feet to the northwesterly corner of land now or formerly of Harrison H. Workman; thence turning at approximately a right angle and running S 45° 43' W, 221.2 feet by said Workman land to a stone wall at land now or formerly of Ralph W. Junkins and Charles H. Walker; thence N 04° 27' W, 97 feet and thence N 21° 14' W, 111.2 feet by said stone wall to a corner in the wall; thence N 37° 48' E by said stone wall, 166.6 feet to the end of said wall and thence N 28° E 140 feet to the point of beginning. Containing 3.08 acres.

Also the right to use in common with others a 25 foot right-of-way leading from Sagamore Avenue to the land herein described, the center line of said right-of-way being described as follows:

Beginning at a point on said Sagamore Avenue 160 feet, more or less, southerly from the northeasterly corner of land now or formerly of Garland W. Patch, Jr. and running S 53° 31' W, 172 feet and thence continuing S 30° 36' W, 144 feet to the easterly sideline of the property hereby conveyed, which point is approximately 100 feet southerly from land of now or formerly of one Johnston; thence S 43° 57' E, 280 feet, more or less, to a corner.
The property hereby conveyed is subject to the use of said right-of-way by other landowners so far as any part of said right-of-way lies on the land conveyed and subject also to a 25 feet right-of-way, the center line of which starts at the terminus of the above-described right-of-way line and runs S 45° 43' W, 180.7 feet to land now or formerly of Garland W. Patch, Jr. and Harrison H. Workman.

RE: 2019-1857

Said land is shown on a certain plan entitled "Division of Land, Portsmouth, N.H. for Garland W. Patch, Jr." dated December, 1953 by John W. Durgin, C.E.

The above reference property is not the homestead of the Grantor or the Grantor's spouse.

Executed this 1st day of November, 2019.

John Hebert

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 1st day of November, 2019, the said John Hebert and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

JOHN K. BOSEN
MY COMMISSION EXPIRES DEC. 2, 2020
NOTARY PUBLIC
NEW HAMPSHIRE

ABUTTER'S LIST

JN 5010372
Client: Hogswave, LLC
Project Address: 913 Sagamore Ave, Portsmouth, NH 03801

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
223	28	Golter Lobster Sales, LLC		30 Nantucket PL	Greenland, NH 03840
223	29	Fanel Dobre		919 Sagamore Ave	Portsmouth, NH 03801
223	30	Tidewatch Condominium		579 Sagamore Ave	Portsmouth, NH 03801
223	33	Debra M. Dupont		911 Sagamore Ave	Portsmouth, NH 03801
223	26	Heidi S. Ricci Revocable Trust		912 Sagamore Ave	Portsmouth, NH 03801
223	25B	City of Portsmouth		1 Junkins Ave	Portsmouth, NH 03801

30 July 2024

City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Hogswave LLC** proposes a project that requires construction in the previously developed 100 foot Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, 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,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Fanel Dobre
919 Sagamore Ave
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

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

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Debra Dupont
911 Sagamore Ave
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

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Plans are on file at this office, and once the application is filed, 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,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Golter Lobster Sales, LLC
30 Nantucket PL
Greenland, NH 03840

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

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

Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Heidi S. Ricci Revocable Trust
912 Sagamore Ave
Portsmouth, NH 03801

RE: New Hampshire Wetland Application for site re-development for Hogswave LLC, 913 Sagamore Ave, Portsmouth, NH.

Dear Property Owner,

Under NH RSA 482-A and RSA 483-B, this letter is to inform you in accordance with State Law that a NH DES Wetland & Shoreland Permit will be filed with the New Hampshire Department of Environmental Services (DES) Wetlands Bureau for a permit to **impact the previously developed 100' Tidal Buffer Zone and the 250' Protected Shoreland for residential site re-development,** on behalf of your abutter, **Hogswave LLC.**

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that **Hogswave LLC** proposes a project that requires construction in the previously developed 100 foot Tidal Buffer Zone and the 250' Protected Shoreland, both jurisdictional wetland areas.

Plans are on file at this office, and once the application is filed, 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,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

30 July 2024

Tidewatch Condominium
579 Sagamore Avenue
Portsmouth, NH 03801

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Sincerely,

Steve Riker, CWS
Project Scientist/Project Manager
sriker@haleyward.com

26 November, 2024

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

Re: NHDES Minimum Impact Expedited Wetland Permit Application
Tax Map 315, Lot 2
282 Corporate Drive, Portsmouth, New Hampshire 03801

Dear Wetland Inspector:

This letter transmits a New Hampshire Department of Environmental Services (NHDES) Minimum Impact Expedited Wetland Permit Application request to impact approximately 1,448 square feet of freshwater wetlands for the maintenance of an existing, manmade storm water swale in support of property improvements at the above referenced site. Based on a site walk with Eben Lewis and David Price (NHDES), this maintenance action is not exempt under RSA 482-A:3. IV. (b) because the existing swale is not functioning as intended, therefore this proposed project would "restore usefulness", rather than "preserve usefulness" of the swale.

Per Env-Wt 306.05, Certified Wetland Scientist Steve Riker from Ambit Engineering, Inc. classified all jurisdictional areas and identified the predominant functions of all relevant resources.

Attached to this application you will find "Impact Plan-C5" which depicts the existing lot, jurisdictional areas, abutting parcels, existing structures, proposed work, and permanent impact areas. The construction sequence and other notes regarding construction, erosion and sediment controls, and relevant construction details can be found on Detail Sheet D1. Please also find attached a USGS map showing the location of the project, a tax map with the parcel identified, a list of abutters and notification letters, and the results of consultation with the Natural Heritage Bureau (NHB).

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

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

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

Respectfully submitted,

Sam Hayden PWS, CWS
Project Scientist, Haley Ward

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management

Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900 (Env-Wt 310.01)

APPLICANT'S NAME: Port City Air **TOWN NAME:** Portsmouth

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

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.

Does the property contain a PRA? If yes, provide the following information:	◯ Yes ◯ No
• Does the project qualify for an Impact Classification Adjustment (such as an NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).	◯ Yes ◯ No
• Protected species or habitat? ○ If yes, species or habitat name(s): None Identified. ○ NHB Project ID #: 24-2723	◯ Yes ◯ No
• Bog?	◯ Yes ◯ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	◯ Yes ◯ No
• Designated prime wetland or duly-established 100-foot buffer?	◯ Yes ◯ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	◯ Yes ◯ No
Is the property within a Designated River corridor? If yes, provide the following information: • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: ☐ Day ☐ Year:	◯ Yes ◯ No
For dredging projects, is the subject property contaminated? • If yes, list contaminant(s):	◯ Yes ◯ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	◯ Yes ◯ No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): N/A	

SECTION 2 - ELIGIBILITY (Env-Wt 306.03; Env-Wt 310.01; Env-Wt 310.03)

You must confirm that your project meets *all* of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a Statutory Permit-by-Notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a SPN within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
  - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
  - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a Standard Permit is required (Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (Env-Wt 310.01(d)(6)).

☒ My project meets all statements above. Proceed to Section 3.

☐ My project does not meet all of the statements above. **Your project does not qualify for the EXP process. Your project either is not permittable or requires a Standard Permit.**

SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the Expedited Minimum Impact (EXP) Project Classification Guidance Document.

☐ Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
☐ Water Access Structure Construction Projects (Env-Wt 511.06(a))
☐ Beach Replenishment Projects (Env-Wt 511.07(a))
☐ Deck or Patio Repair Projects (Env-Wt 511.08(a))
☐ Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
☐ Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
☐ Docking Structure Modification Projects (Env-Wt 513.25(a))
☐ Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
☐ Canopy Projects (Env-Wt 513.27(a))
☐ Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
☐ Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
☐ Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
☐ Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
☐ Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
☐ Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09)
☐ Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
☐ Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
☐ Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

- ☐ Non-tidal Dredging Projects (Env-Wt 523.04(a))
- ☐ Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
- ☐ Restoration/Enhancement Projects (Env-Wt 525.05)
- ☐ Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
- ☐ Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
- ☐ Pubic Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
- ☐ Coastal Projects (Env-Wt 600)
- ☐ Stream Crossing Projects (Env-Wt 903.01(e))
- ■ All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements.
Please see applicable standard Project Specific Worksheets for guidance.

Project is Applicable under ENV-Wt 523.01(a). The Criteria for approval is 523.02.(b) as the dredge is to maintain an existing storm water swale. Although the ditch is in failure due to lack of maintenance, it is not abandoned.
Env-Wt 523.03:
(a) (2) Square footage of area to be dredged from wetlands is 1,448 sq. ft. as shown in the Impact Plan, Sheet 9.
(3) Material consists of road sand and other fines washed into the swale since its last maintenance.
(4) Invasives including Celastrus orbiculatus and Lonicera morowii are present.
(b) Erosion and sediment control notes are included in the general construction notes, maintenance and protection note, and Detail C3 on Sheet 3.
(c,d,i) Dewatering of dredged material is not anticipated or proposed. If needed, dredge will be stockpiled in an upland area, protected by temp erosion and sediment controls, and allowed to drain freely. See note on Stockpiles on Sheet 3
(e) Material will be removed using an excavator, backhoe, or similar, operating from uplands or temporary equipment matting in wetlands.
(f,g,h) The storm water swale drains a lightly used parking lot. Minor contamination consistent with this land use us anticipated. Additionally, as a property controlled by the Pease Development Authority, PFAS Contamination is presumed, therefore spoil material will be placed in a capped berm on site (east of the building) as required by PDA and noted on sheet C2 of the plans.
(j) The maintenance does not involve in-water work and will utilize temporary erosion and sedimentation controls, therefore specific project timing is not necessary to minimize impacts to aquatic resources.

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: linear feet

(■ Not applicable)

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".

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:

Project proposes 1,148 square feet of impact along two sections of storm water swale: 150 linear feet and 48 linear feet.

Project impacts are within existing swales, previously constructed in wetland, which are not functioning as intended due to lack of maintenance. Wetlands are palustrine deciduous forested, seasonally saturated (PFO1E)

(☐ Not applicable)

SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))

ADDRESS: 913 Sagamore Ave

TOWN/CITY: Portsmouth

TAX MAP/LOT NUMBER: Map 315, Lot 2

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Sagamore Creek
■ N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 1216731.° North
209633.0° West

SECTION 5 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Hogswave, LLC

MAILING ADDRESS: 912 Sagamore Ave

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 603 234 9932	EMAIL ADDRESS (OPTIONAL):

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

SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))

If the agent is a company, then the name of the company should be written as the agent's name.

NAME:

MAILING ADDRESS: 200 Griffin Road, Unit 14

TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801

PHONE: 207 283 9151	EMAIL ADDRESS (OPTIONAL): shayden@haleyward.com

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

SECTION 7 - PROPERTY OWNER INFORMATION, IF DIFFERENT FROM APPLICANT (Env-Wt 310.01(a)) If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
NAME: Pease Development Authority			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
PHONE:	EMAIL ADDRESS (OPTIONAL):		
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)

■ $400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

SECTION 9 - REQUIRED CERTIFICATIONS (Env-Wt 310.01(d))

Initial each box below to certify:

Initials:	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials:	All abutters have been notified.
Initials:	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (■ N/A)
Initials:	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials:	The project is not an after-the-fact application.
Initials:	The project is: • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials:	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	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:	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.
Initials:	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 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY:	DATE:
*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: ☐.		
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Jacqueline Boudreau	DATE: 12/3/24

SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))**

The signed statement from the Conservation Commission may be submitted electronically.

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (■ N/A This project is **not** within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**Note: If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
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 single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

EXPEDITED MINIMUM IMPACT (EXP) WETLANDS PERMIT APPLICATION APPLICATION CHECKLIST

Keep this checklist for your reference. Do not submit it with your application.

APPLICATION CHECKLIST

Required for all applications:

- ☐ The completed, dated, signed and certified application (Env-Wt 310.01).
- ☐ Application fee of $400, as determined in RSA 482-A:3, I (Env-Wt 310.01(e)). Make check or money order payable to "Treasurer – State of NH".
- ☐ US Army Corps of Engineers (ACE) "Appendix B, New Hampshire General Permits (GPs), Required Information and Corps Secondary Impacts Checklist" and its required attachments (Env-Wt 307.02). This includes the US Fish and Wildlife Service IPAC review and New Hampshire Section 106 Historic/Archaeological Resource review.
- ■ A copy of the town tax map(s) showing the location of the proposed project in relation to abutters (Env-Wt 310.01(b)(2)).
- ■ A list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 310.01(b)(3)).
- ■ A copy of the appropriate US Geological Survey map with the property and project clearly marked (Env-Wt 310.01(b)(4)).
- ■ Photos that meet all of the following criteria:
  - ■ Clearly show the area to be impacted,
  - ■ Are mounted or printed no more than two per sheet on 8.5-inch x 11-inch paper, and
  - ■ Are annotated to explain impact (Env-Wt 310.01(b)(6)).
- ■ The results and identification number of the NHB DataCheck (Env-Wt 310.01(b)(8)), as well as documentation of any consultation request made to NHF&G with the consultation results and recommendations. See Wetlands Permitting: Protected Species and Habitat fact sheet.
- ■ An accurate drawing showing the precise location, with detailed dimensions clearly annotated to document existing site conditions and to show the proposed impacts to the jurisdictional areas (Env-Wt 310.01(c)(4)).
- ■ An accurate drawing to show the impact of the proposed activity on jurisdictional areas, including the following (Env-Wt 310.01(c)(5)):
  - ■ An overview of the property and proposed impact areas in relation to property lines,
  - ■ The scale, if any, used on the drawing,
  - ■ If the drawing is not to scale, the dimensions of all existing and proposed structures, existing and proposed topography, and all other relevant features necessary to clearly define the project,
  - ■ A labeled north-pointing arrow to indicate orientation,
  - ■ A legend that clearly indicates all symbols, line types, and shading used on the plan,
  - ■ The location of the jurisdictional areas delineated and associated wetland delineation notes, in accordance with Env-Wt 400,
  - ■ The proposed construction sequence including pre-construction through post-construction activities and the relative timing and progression of all work,
  - ■ The location and type of siltation and turbidity controls indicated graphically and labeled or annotated as necessary,

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

- [x] For any project using a temporary coffer dam and for any repair of a tier 3 stream crossing, the date, signature, and seal of the licensed professional engineer who prepared or had responsibility for the plan(s),
- [x] For restoration/enhancement projects, the information required to be shown on a map by Env-Wt 525,
- [x] For tidal minimum impact projects, the information required to be shown on a map by Env-Wt 600, and
- [ ] For minimum impact stream crossing projects, the information required to be shown on a map by Env-Wt 900.
- [x] Plans or documentation showing that impacts have been avoided and minimized to the maximum extent practicable per Env-Wt 313.03(a).

- [x] The linear distance of the project from abutting property boundaries (Env-Wt 310.01(c)(7)).

Required for certain project type, as applicable:

- [ ] The type of dock construction (Env-Wt 310.01(c)(8)).
- [ ] The diameter of culvert(s) to be used for road or driveway crossings (Env-Wt 310.01(c)(8)).
- [ ] The additional information specified in Env-Wt 522 for minimum impact agricultural applications (Env-Wt 310.01(c)(8)).
- [ ] Plans for maintenance of retaining walls, as specified in Env-Wt 514 (if applicable; Env-Wt 310.01(c)(8)).
- [ ] Specifications and plans for maintenance of rip-rap, as required by Env-Wt 514 (Env-Wt 310.01(c)(8)).
- [ ] Any other project-specific plan, cross section, or information required under Env-Wt 500 and as described in the project-specific worksheet (Env-Wt 310.01(c)(8)).
- [ ] Information required on the Coastal Resource Worksheet for coastal projects under Env-Wt 600.
- [ ] Prime Wetlands information required under Env-Wt 700.
- [ ] Information requested on the Stream Crossing Worksheet required by Env-Wt 900.

EXPEDITED (EXP) MINIMUM IMPACT WETLANDS PERMIT APPLICATION REVIEW PROCESS

(Keep this sheet for your reference; do not submit it with your application.)

In accordance with Env-Wt 310.02, the department must review an application for an expedited permit (EXP) for administrative completeness and compliance with applicable department rules within 30 calendar days of receipt if the application has been signed by:

- The municipal conservation commission or, if there is no conservation commission, the local governing body, certifying that the municipality waives its right to intervene on the project, which may be submtted electronically; and
- The LAC, if the project is within LAC jurisdiction, certifying that the LAC waives its right to intervene on the project. "LAC jurisdiction" means the authority conferred by RSA 483:8-a, III upon a local river management advisory committee relative to activities within a designated river or river corridor, provided that for the purpose of routine roadway maintenance activities conducted under an EXP, LAC jurisdiction is limited to activities in or within 250 feet of a tier 2 or tier 3 designated river that have a direct surface water connection to the designated river (Env-Wt 103.27).

Administrative Completeness Review:

If the application is administratively complete, complies with applicable requirements, and has the signature(s) mentioned above, the department will issue an EXP and post the information on OneStop within one business day of determining that the application was complete and in compliance with all applicable requirements.

If the application is lacking anything other than the signatures mentioned above and the project qualifies for an EXP, the department will send a written notice to the applicant that:

- Identifies each item that is missing; and
- Informs the applicant that in order to proceed under the EXP, the applicant must submit all necessary information within 20 days of the date of the notice or the application will be denied.

If the application was administratively complete except for one or both of the signatures required above, the department will send a written notice to the applicant that the application will be processed under the application processing times established in RSA 482-A:3, XIV.

If the applicant receives the above-mentioned notice and wishes to proceed under an EXP, the applicant must submit a revised application for an EXP that provides all of the required information within 20 days of the date of the notice. If the applicant does not submit all necessary information to the department within 20 days, the department will deny the EXP.

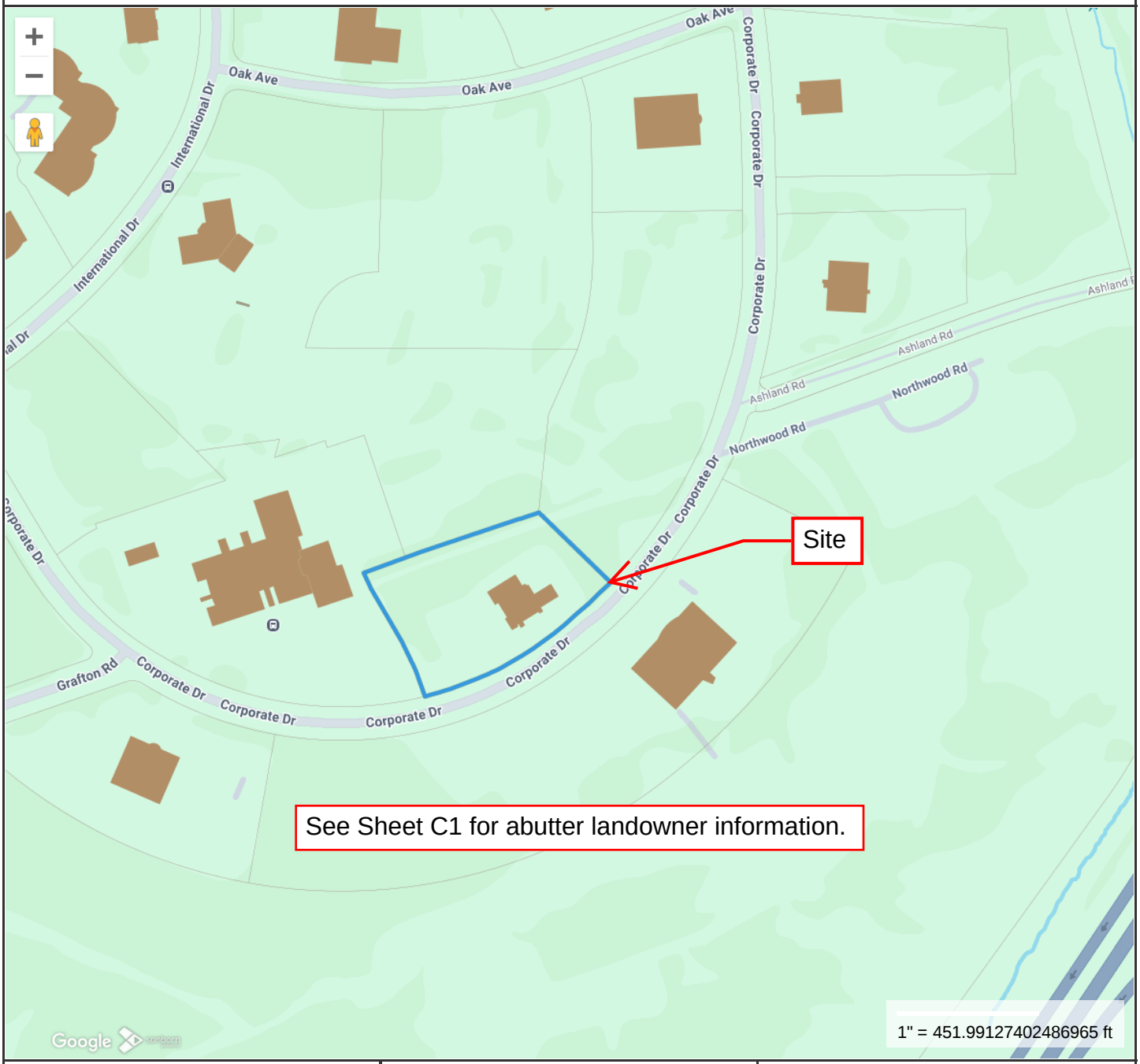
Technical Review:

If the information submitted as part of the application is not sufficient for the department to determine that the project meets the criteria for an EXP, the department shall send a request for more information, together with any written technical comments the department deems necessary, within 30 calendar days of receipt of the application. Such request and technical comments shall be sent by electronic means if the applicant or applicant's agent has indicted that doing so is acceptable.

If the project proposed in the EXP application does not comply with applicable requirements, the department will deny the application and notify the applicant in writing of the reason(s) for the denial.

lrm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

Port City Air Tax Map



Property Information

Property ID	0315-0002-0000
Location	282 CORPORATE DR
Owner	SHAINES & MCEACHERN COMPANY

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 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Ambit Engineering Abutter List

Port City Air
104 Grafton Drive
Portsmouth, NH

Job # 5010175.843.03

Applicant/Owner(s)

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
315	2		Shaines & McEachern Co.		127 Parrot Avenue	Portsmouth	NH	03801

Engineer	**Haley Ward, Inc.**		**200 Griffin Road, Unit #14**	**Portsmouth**	**NH**	**03801**

Other Consultants						
Other Consultants						
Other Consultants						

Job # **10175.843.03** **Abutters**

Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
315	4	4803/0125	NH Department of Regional Community-Technical		5 Institute Drive	Concord	NH	03301
315	1		Pioneer International Development LLC	C/O Summit Land Development	340 Central Ave Suite 202	Dover	NH	03820
315	6		Pease Development Authority		360 Corporate Drive	Portsmouth	NH	03801
318	1		273 Corporate Drive LLC		273 Corporate Drive, Suite 150	Portsmouth	NH	03801

11/25/2024

NH Department of Regional Community- Technical
5 Institute Drive
Concord, NH 03301

Re: New Hampshire Minimum Impact Expedited Permit for Dredge in Wetlands
282 Corporate Drive, Portsmouth, NH, for Port City Air

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 maintenance of an existing storm water swale, on behalf of your abutter, Port City Air (Permittee), and Pease Development Authority (Owner)

This letter is sent to inform you as an abutter to the above-referenced property (according to local Municipal records) that Port City Air, proposes a project that requires impacts to jurisdictional wetlands.

Plans are on file at this office, and once the application is filed, plans that show the proposed project and wetland impacts will be available for viewing during normal business hours at the office of the Portsmouth Clerk, Portsmouth town 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,

Sam Hayden CWS
Project Scientist

CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

11/25/2024

Pioneer International Development LLC
Summit Land Development
340 Central Ave, Suite 202
Dover, NH 03820

Re: New Hampshire Minimum Impact Expedited Permit for Dredge in Wetlands
282 Corporate Drive, Portsmouth, NH, for Port City Air.

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CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

11/25/2024

Pease Development Authority
360 Corporate Drive
Portsmouth, NH 03801

Re: New Hampshire Minimum Impact Expedited Permit for Dredge in Wetlands
282 Corporate Drive, Portsmouth, NH, for Port City Air.

Dear Property Owner,

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CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

11/25/2024

273 Corporate Drive, LLC
273 Corporate Drive, Suite 150
Portsmouth, NH 03801

Re: New Hampshire Minimum Impact Expedited Permit for Dredge in Wetlands
282 Corporate Drive, Portsmouth, NH, for Port City Air.

Dear Property Owner,

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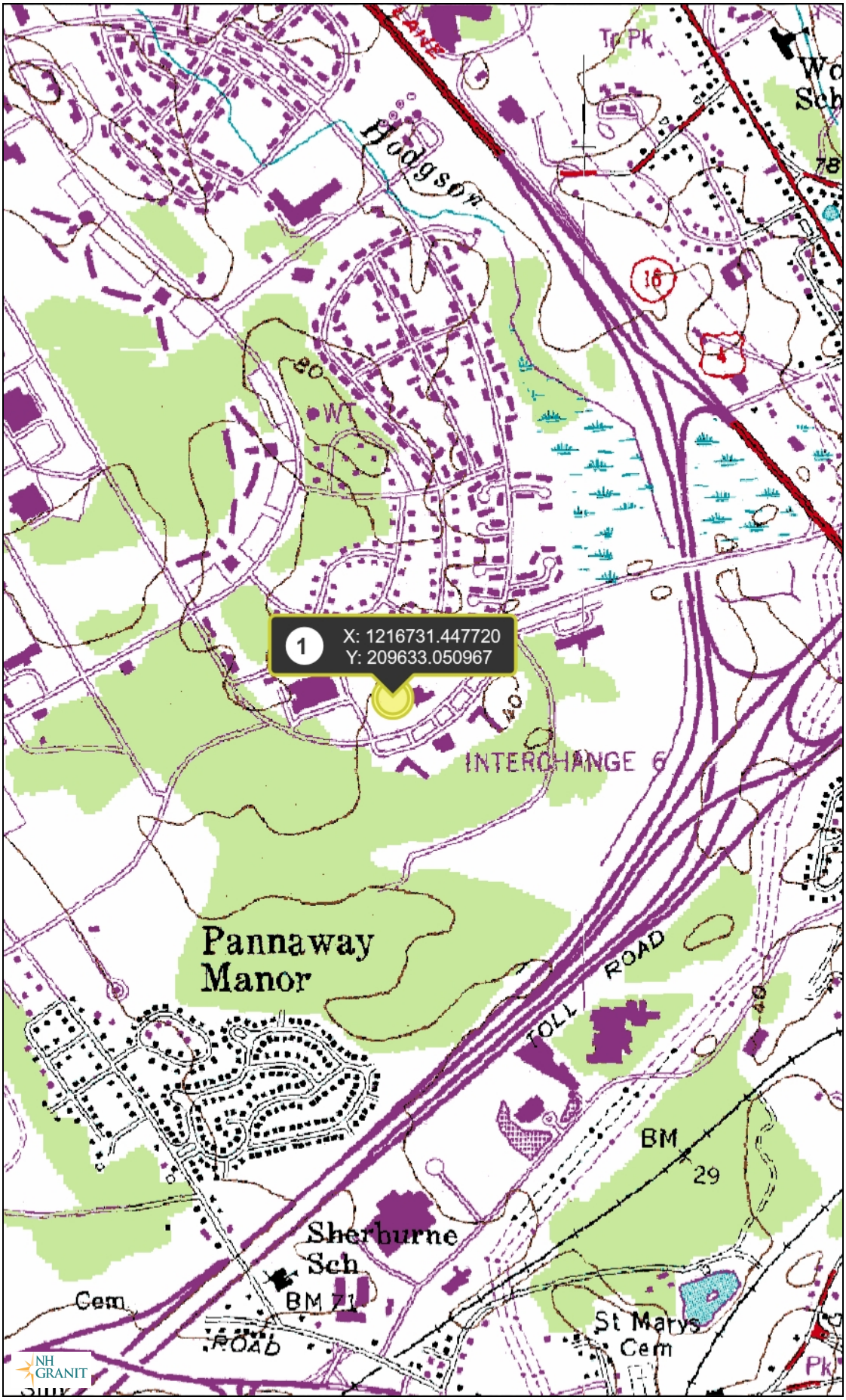
Sincerely,

Sam Hayden CWS
Project Scientist

CERTIFIED MAIL/Return Receipt Requested

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Map by NH GRANIT



Legend

Map Scale

1: 12,988

Map Generated: 11/25/2024

Notes

Photo No. 1	
Photo Date: 6/6/2024	
Site Location: 282 Corporate Drive, Portsmouth, NH	
Description: View facing north of parking lot and wetland. Storm water swale at red arrow.	
Photo By: MM	

Photo No. 2	
Photo Date: 6/18/2024	
Site Location: 6 Royal Ridge Road, Scarborough	
Description: View facing west of parking lot and wetland. Storm water swale at red arrow.	
Photo By: SNH	

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Sam Hayden
200 Griffin Road
Unit #3
Portsmouth, NH 03801

From: NH Natural Heritage Bureau

Date: 8/30/2024 (This letter is valid through 8/30/2025)

Re: Review by NH Natural Heritage Bureau of request dated 8/30/2024

Permit Types: General Permit
Standard Dredge & Fill - Minimum; or Expedited

NHB ID: NHB24-2723

Applicant: Sam Hayden

Location: Portsmouth
Tax Map: 315, Tax Lot: 2
Address: 282 Corporate Drive

Proj. Description: An existing driveway is experiencing significant ponding due to settling pavement and ineffective drainage. Project proposes to remove parking areas (3,484 square feet of pavement) and re-grade / resume maintenance of an existing wetland swale. Approximately 150 square feet of impact to wetlands.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

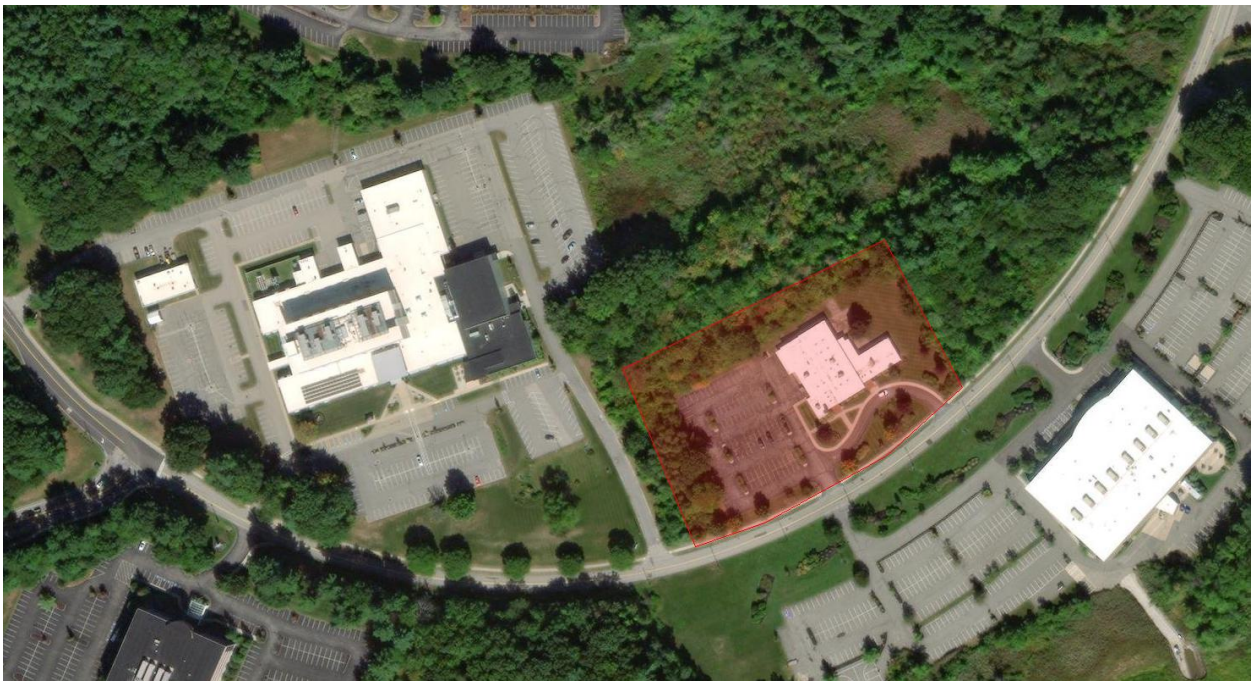
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed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

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

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

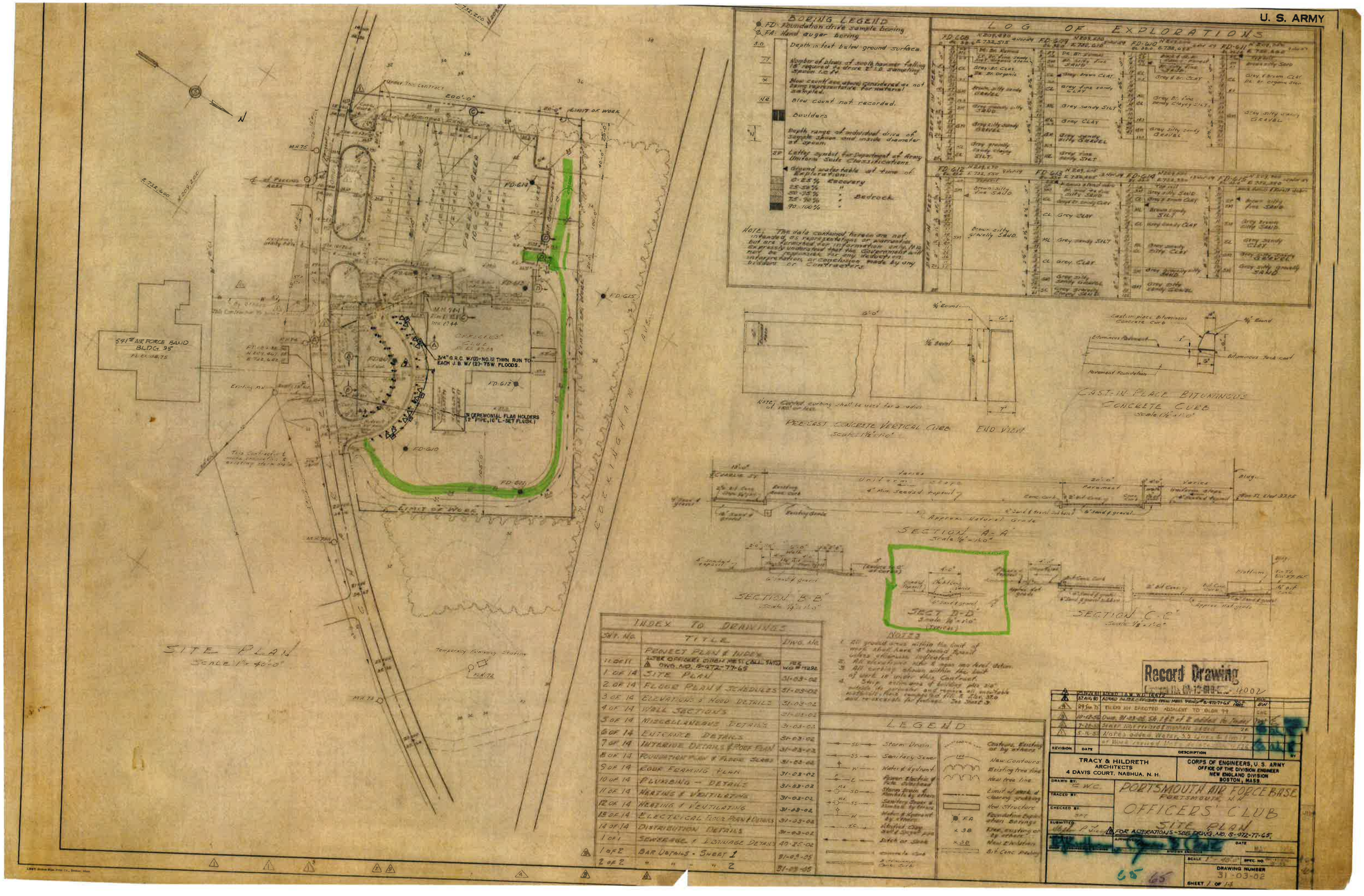
DNCR/NHB
172 Pembroke Rd.
Concord NH 03301

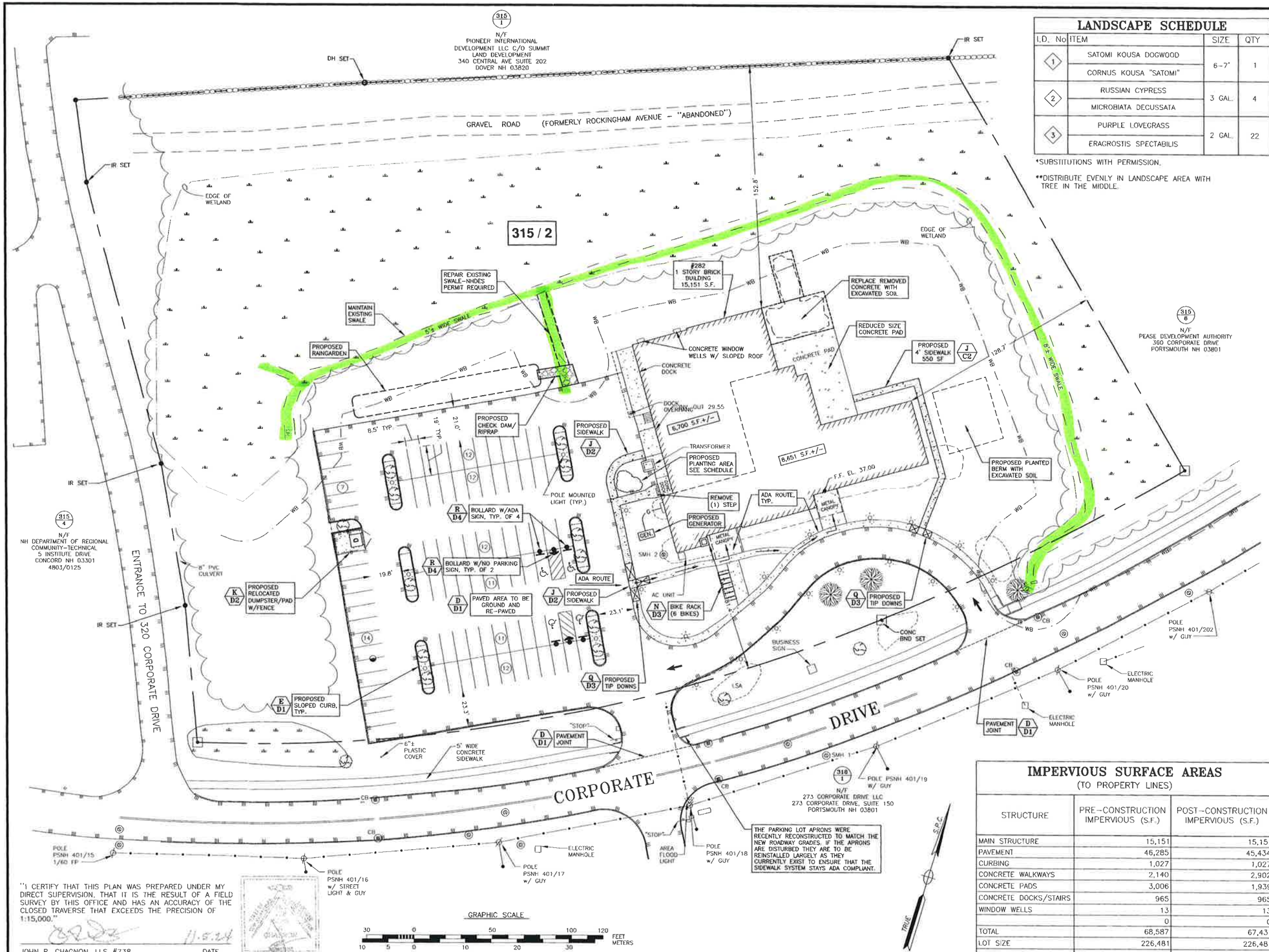
MAP OF PROJECT BOUNDARIES FOR: NHB24-2723



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


U. S. ARMY
BORING LEGEND
LOG OF EXPLORATIONS
541st AIR FORCE BAND BLDG. 35
OFFICERS' CLUB
3/4" G.R.C. W/(2)-NO.12 THHN RUN TO EACH J.B. W/ (2)-75W. FLOODS.
(3) CEREMONIAL FLAG HOLDERS 2" PIPE, (6" L-SET FLUSH.)
LIMIT OF WORK
SITE PLAN
SCALE 1" = 40'-0"
PRE-CAST CONCRETE VERTICAL CURB
END VIEW
CAST-IN-PLACE BITUMINOUS CONCRETE CURB
SECTION A-A
SECTION B-B
SECT. D-D
SECTION C-C
NOTES
LEGEND
INDEX TO DRAWINGS
SHT. NO. | TITLE | DWG. NO.
PROJECT PLAN & INDEX
11 OF 11 | ALTER OFFICERS' OPEN MESS (CALL SHTS) DWG. NO. 8-972-77-65 | REF. W.O.# 11292
1 OF 14 | SITE PLAN | 31-03-02
2 OF 14 | FLOOR PLAN & SCHEDULES | 31-03-02
3 OF 14 | ELEVATIONS & HOOD DETAILS | 31-03-02
4 OF 14 | WALL SECTIONS | 31-03-02
5 OF 14 | MISCELLANEOUS DETAILS | 31-03-02
6 OF 14 | ENTRANCE DETAILS | 31-03-02
7 OF 14 | INTERIOR DETAILS & ROOF PLAN | 31-03-02
8 OF 14 | FOUNDATION PLAN & FLOOR SLABS | 31-03-02
9 OF 14 | ROOF FRAMING PLAN | 31-03-02
10 OF 14 | PLUMBING - DETAILS | 31-03-02
11 OF 14 | HEATING & VENTILATING | 31-03-02
12 OF 14 | HEATING & VENTILATING | 31-03-02
13 OF 14 | ELECTRICAL FLOOR PLAN & DETAILS | 31-03-02
14 OF 14 | DISTRIBUTION DETAILS | 31-03-02
1 OF 1 | SEWERAGE & DRAINAGE DETAILS | 40-25-02
1 OF 2 | BAR DETAILS - SHEET 1 | 31-03-05
2 OF 2 | " " " 2 | 31-03-05
Record Drawing
4002
29 Jan 75 BLDG 101 ERECTED ADJACENT TO BLDG 99
10-12-53 Dwg. 31-03-05 Sh. 1 & 2 of 2 added to Index
REVISION
DATE
DESCRIPTION
BY
TRACY & HILDRETH
ARCHITECTS
4 DAVIS COURT, NASHUA, N. H.
CORPS OF ENGINEERS, U. S. ARMY
OFFICE OF THE DIVISION ENGINEER
NEW ENGLAND DIVISION
BOSTON, MASS.
DRAWN BY: E.W.C.
TRACED BY:
CHECKED BY:
SUBMITTED:
PORTSMOUTH AIR FORCE BASE
PORTSMOUTH, N.H.
OFFICERS' CLUB
SITE PLAN
FOR ALTERATIONS - SEE DWG. NO. 8-972-77-65.
DATE
SCALE 1" = 40'-0"
SPEC. NO.
DRAWING NUMBER
31-03-02
SHEET 1 OF 14



LANDSCAPE SCHEDULE

I.D. No.	ITEM	SIZE	QTY
1	SATOMI KOUSA DOGWOOD CORNUS KOUSA "SATOMI"	6–7'	1
2	RUSSIAN CYPRESS MICROBIATA DECUSSATA	3 GAL.	4
3	PURPLE LOVEGRASS ERAGROSTIS SPECTABILIS	2 GAL.	22

*SUBSTITUTIONS WITH PERMISSION.

**DISTRIBUTE EVENLY IN LANDSCAPE AREA WITH TREE IN THE MIDDLE.

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINES)

STRUCTURE	PRE–CONSTRUCTION IMPERVIOUS (S.F.)	POST–CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	15,151	15,151
PAVEMENT	46,285	45,434
CURBING	1,027	1,027
CONCRETE WALKWAYS	2,140	2,902
CONCRETE PADS	3,006	1,939
CONCRETE DOCKS/STAIRS	965	965
WINDOW WELLS	13	13
	0	0
TOTAL	68,587	67,431
LOT SIZE	226,481	226,481
% LOT COVERAGE	30.3%	29.8%

"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."

11.5.24

JOHN R. CHAGNON, LLS #738 DATE

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 315 AS LOT 2.

2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801–2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE #2
PORTSMOUTH, NH 03801
APPLICANT:
PORT CITY AIR INC.
104 GRAFTON DRIVE
PORTSMOUTH, NH 03801

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD ZONE, (ZONE X) AS SHOWN ON FIRM PANEL 33015C0260F, EFFECTIVE DATE 1/29/2021.

4) EXISTING LOT AREA:
226,481 S.F.
5.1993 ACRES

5) PARCEL IS LOCATED IN ZONE (ABC) AIRPORT BUSINESS COMMERCIAL.

6) DIMENSIONAL REQUIREMENTS:

	REQUIRED:	PROPOSED:
MIN. LOT AREA:	10 ACRES	5.2 ACRES
FRONTAGE:	300 FT	659 FT
SETBACKS:		
FRONT:	70 FT	81.4 FT
SIDE:	30 FT	128.7 FT
REAR:	50 FT	152.8 FT
MAXIMUM STRUCTURE HEIGHT:	85 FT	20 FT +/–
MAXIMUM BUILDING COVERAGE:	60%	6.7%
MINIMUM OPEN SPACE:	50%	70%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE CHANGE IN USE ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

9) UTILITIES WILL BE EXTENDED INTERNALLY, UNLESS OTHERWISE SHOWN.

10) PARKING CALCULATIONS:
PROPOSED USE: CATERING PREP FACILITY & OFFICE:
REQUIRED PARKING:
CATERING: 6,500 S.F.+/– 50 EMPLOYEES X 1 PER EMPLOYEE = 50 SPACES.
OFFICE: 7,700 S.F. +/– 3,700 X 1/200 S.F. = 39 SPACES.
TOTAL: 89 REQUIRED.
SPACES PROVIDED = 91 SPACES.

CONDITIONS OF APPROVAL:

A) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS (2.5.4.2F).

B) ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PEASE DEVELOPMENT AUTHORITY.

C) THE APPLICANT SHALL SUBMIT AS–BUILT PLANS ON REPRODUCIBLE MYLAR AND IN DIGITAL FORMAT (AUTOCAD .DWG FORMAT) ON FLASH DRIVE TO THE PDA UPON COMPLETION OF THE PROJECT. AS–BUILTS SHALL BE PREPARED AND CERTIFIED BY A REGISTERED NEW HAMPSHIRE LAND SURVEYOR OR PROFESSIONAL ENGINEER. AN ELECTRONIC FILE OF THE SITE LAYOUT SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH'S GIS DEPARTMENT.

No	DATE	DESCRIPTION	BY	CHK
3	11/05/24	TAC REVIEW	SJR	JRC
2	10/16/24	PARKING DIMENSIONS, NOTES, ADA ROUTE	SJR	JRC
1	09/09/24	EXISTING SITE FEATURES	SJR	JRC
0	08/06/24	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282

PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
SITE PLAN

DATE	SCALE
MAY 2024	SCALE: 1" = 30'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	JRC	JRC

PROJECT No. 5010175.843.03
FIELD BOOK & PAGE FB 85 PG 1
DRAWING No. SHEET 2 C2

IMPACT AREAS IN S.F.	
WETLAND BUFFER PERMANANT IMPACT AREA	4,983
WETLAND BUFFER TEMPORARY IMPACT AREA	1,086
WELAND IMPACT/ SWALE MAINTENANCE AREA	1,448

GRAPHIC SCALE

30 0 50 100 120 FEET
10 5 0 10 20 30 METERS

NOTES:

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2) OWNER OF RECORD:
PEASE DEVELOPMENT AUTHORITY
PEASE INTERNATIONAL TRADEPORT
55 INTERNATIONAL DRIVE
PORTSMOUTH, N.H. 03801-2833
BOOK 2937, PAGE 1960
LEASE HOLDER:
SHAINES & MCEACHERN
282 CORPORATE DRIVE #2
PORTSMOUTH, NH 03801
APPLICANT:
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104 GRAFTON DRIVE
PORTSMOUTH, NH 03801

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226,481 S.F.
5.1993 ACRES

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6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	10 ACRES
FRONTAGE:	300 FT
SETBACKS:	
FRONT:	70 FT
SIDE:	30 FT
REAR:	50 FT
MAXIMUM STRUCTURE HEIGHT:	85 FT
MAXIMUM BUILDING COVERAGE:	60%
MINIMUM OPEN SPACE:	50%

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SWALE AND BUFFER IMPACT ON ASSESSOR'S MAP 315 LOT 2 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTK GNSS OBSERVATIONS.

No	DATE	DESCRIPTION	BY	CHK
0	10/16/24	ISSUED FOR COMMENT	CBA	JRC

DRAWING ISSUE STATUS
PERMIT PLAN

HALEYWARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd, Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PROJECT
SITE PLAN
GREAT CIRCLE CATERING
282 CORPORATE DRIVE, PORTSMOUTH, N.H.

TITLE
IMPACT PLAN

DATE	SCALE
MAY 2024	SCALE: 1" = 30'
DRAWN BY: CBA	DESIGNED BY: JRC	CHECKED BY: JRC
PROJECT No: 5010175 843.02	FIELD BOOK & PAGE: FB 85 PG 1
DRAWING No: SHEET 9	C5

STATE OF NEW HAMPSHIRE — No. 738 JOHN CHICHESTER — LICENSED LAND SURVEYOR

P:\5010175-Port. City Air\843.03-282 Corporate Dr. Portsmouth - JRC\2024 Site Plan\Plans & Specs\Site\5010175 Permit 2024-NEW(NAVD88).dwg, 10/16/2024 8:46:19 AM, \\SNH034-1501\Portsmouth Plotter Canon TX3000

REPORT 1 OF 2

Marc E. Jacobs, *CSS, CWS, PWS, CPESC*
Professional Wetland / Soil Scientist
jacobs2wetsoil2004@yahoo.com

VIA EMAIL to a.chicoree@gmail.com

October 7, 2024

Mr. Amrishi 'Ash' Chicooree
90 F.W. Hartford Drive
Portsmouth, N.H. 03801

Re: Assessor's Map 269, Lot 45
90 F.W. Hartford Drive
Portsmouth, N.H.

Subject: Initial Status Report

Dear Mr. Chicooree,

The following remarks represent the initial status report for the above-referenced location per Condition 5 in the letter from the Portsmouth Conservation Commission (PCC) dated February 20, 2024. These remarks summarize our observations made during inspections conducted on September 21, 2024. Four digital images were obtained and are appended to the back of this letter. The images have been compressed to fit two per page.

Upon our arrival we noted the following:

- The very small infestation of Japanese knotweed (*Polygonum cuspidatum*) has been removed.
- Several more trees have been removed.
- Several stumps have been removed by professional grinding in place but several stumps remain.
- The tree and shrub container stock was generally of good quality, with the possible exception of the white pine, which was of fair to good quality, depending upon the individual specimen.
- The shed and the platform upon which it was situated have been removed.
- The visual barrier identifying the 25-foot 'no-mow' line and the permanent markers identifying the 25' vegetative buffer have not been installed per Conditions 6 and 7 of the PCC letter.

The removal of trees and stumps eliminated the flags that were previously placed by this office to identify the wetland-upland boundary, thus making determinations of the buffer to be replanted more difficult. After making a determination on the approximate location of the previously delineated wetland-upland boundary and measuring the 0-25' and 25-50' buffers, we placed the tree and shrub container stock in the approximate locations for planting by others. We then observed the planting process and found it to be consistent with good practices. During plant installation we discussed irrigation methods and frequency at length. It was recommended that you install 4' grade stakes adjacent to each blueberry specimen. It was also recommended that, after a month or two, you unclip the red maples from their bamboo stakes.

609 Portsmouth Avenue
PO Box 417
Greenland, NH 03840-0417

***Phone* (603) 686-5097**
***Fax* (603) 686-5142**
***Mobile* (603) 534-SOIL (7645)**

We also discussed your interest in supplementing the species being planted with additional specimens such as Ginkgo biloba and fruit trees.

The following shrubs and trees were installed:

TABLE 1

STRATUM	SPECIES / MIX Common (*scientific*) name	SIZE / RATE	QUANTITY / LOCATION
Tree	Red maple (*Acer rubrum*)	6-7' average height	9 specimens randomly but uniformly distributed within the buffer. One specimen was planted in the wetland.
	White pine (*Pinus strobus*)	3-4' average height	9 specimens randomly but uniformly distributed within the buffer.
Shrub	High Bush Blueberry (*Vaccinium corymbosum*)	18" average height	10 specimens randomly but uniformly distributed within the buffer.
			Total of 28 shrubs

The red maple and white pine specimens were taller than was specified in the buffer restoration program while the blueberry bushes were shorter than specified (hence the recommendation to identify their location with stakes).

The next inspection will take place and second status report will be prepared in approximately one year per condition 5 of the PCC letter.

Please contact me with any questions.

Cordially,

Marc Jacobs, CWS, CSS, CPESC

STATE OF NEW HAMPSHIRE
MARC
JACOBS
October 7, 2024
No. 090
CERTIFIED WETLAND SCIENTIST

Image 1 – Looking west upon arrival September 21, 2024.

Image 2 – Looking east from the wetland at the current tree line. The buffer to be planted is generally on the left.

Mr. Amrishi Chicooree
90 F.W. Hartford Drive
Portsmouth, NH
October 7, 2024

Image 3 – Looking north.

Image 4 – Looking west.

CITY OF PORTSMOUTH
Planning & Sustainability Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 610-7216

PLANNING BOARD

March 28, 2024

Amrishi Chicooree
Andrea Chicooree
90 FW Hartford Drive
Portsmouth, NH 03801

RE: Wetland Conditional Use Permit for property located at 90 FW Hartford Drive (LU-23-142)

Dear Mr. and Ms. Chicooree:

The Planning Board, at its regularly scheduled meeting of **Thursday, March 21, 2024**, considered your application for a Wetland Conditional Use Permit in accordance with Section 10.1017 for the unauthorized removal of 28 trees within the wetland and wetland buffer area. Said property is shown on Assessor Map 269, Lot 45 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.60 of the Ordinance and adopt the findings of fact as presented; and 2) to **grant** the Conditional Use Permit with the following **conditions**:

2.1) A monitoring report for the first two years after planting will be required to be submitted annually to the Planning and Sustainability Department. The first report shall be submitted after the restoration work has been completed. This report will include an update on all plant health, growth, and establishment. Additionally, it should include invasive management techniques, methods for irrigation and information on routine maintenance practices. The report must demonstrate at least an 80% survival rate of new plantings after the first two years of monitoring, if not, then replanting will be required.

2.2) A visual barrier will be placed on the property to designate where the 'no mow' line starts and ends.

2.3) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

2.4) If the existing shed is found to be within the 100' wetland buffer, a separate after the fact Wetland Conditional Use Permit will have to be applied for.

2.5) Prior to the removal of any tree stumps within the wetland and/or wetland buffer, the applicant will need to apply for a separate wetland conditional use permit.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the

applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All conditions of approval must be completed prior to issuance of a building permit unless otherwise indicated.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

PEASE DEVELOPMENT AUTHORITY

ZONING ORDINANCE

SITE PLAN REGULATIONS

SUBDIVISION REGULATIONS

Adopted

December 20, 1991

Revised to January 25, 1994

Revised to December 18, 1997

Revised to June 24, 1999

Revised to October 10, 2008

Revised to October 18, 2013

Revised to October 15, 2020

Revised to June 16, 2022

Revised to August 17, 2023

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(e) A nonconforming structure damaged by fire or other causes to such extent that the restoration to its condition before being damaged will cost more than fifty (50) percent of the cost to produce a new and entire structure shall not be repaired or rebuilt except in conformity with this Rule. If such damage is less than fifty (50) percent, the restoration of such nonconforming structure shall be completed in one (1) year.

(f) Nothing in this Rule shall prevent the strengthening or restoring to safe condition of any part of any building or structure declared unsafe by the Building Inspector.

(g) Any property formerly encompassed by Pease Air Force Base which is sold, leased or otherwise conveyed by the federal government to any person other than the State of New Hampshire or one of its political subdivisions shall be in full compliance with all applicable municipal land use regulations, building codes, electrical codes, plumbing codes and related codes prior to being occupied for any use by any person.

PART 304-A PEASE WETLANDS PROTECTION

304-A.01 Purpose and Intent

The purpose of this article is to protect the public health, safety and general welfare as well as the wetland's ecological integrity and function by controlling and guiding the use of land areas which have been found to be wetlands or that are adjacent to wetlands. It is intended that this article shall:

(a) Prohibit development of structures and land uses in wetlands and adjacent buffer areas described in this ordinance which will contribute to pollution of surface and groundwater by sewage or toxic substances or sedimentation;

(b) Prevent destruction of or significant changes to, natural wetlands which provide flood protection, provide filtration of water flowing into ponds and streams, augment stream flow during dry periods, or are connected to the ground or surface water supply;

(c) Protect wildlife habitats, maintain ecological balances, and enhance ecological values such as those cited in RSA 482-A:1;

(d) Protect potential water supplies and existing aquifers (water bearing stratum) and aquifer recharge areas;

(e) Prevent unnecessary or excessive expense to the Pease Development Authority in providing or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands;

(f) Prevent damage to structures and properties caused by inappropriate development of wetlands;

(g) Fulfill the requirement for a Wetlands Management Plan required by the provisions of the transfer of land from the United States Air Force.

304-A.02 Wetlands Defined

(a) "Wetlands" means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include, but are not limited to swamps, streams, ponds, vernal pools, marshes, bogs, tidal wetlands and similar areas. Man-made storm water treatment areas as shown on site plans approved by the Pease Development Authority after January 1, 1992 shall not be construed as wetlands; nor shall roadside drainage ditches whose principal purpose is to facilitate the drainage of surface water from the adjacent roadway.

(b) Delineation Requirements: The precise location of a wetland boundary in any particular case must be determined by on-site inspection of soils, vegetation, and hydrology by a New Hampshire Certified wetland scientist using the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987) and Field Indicators for Identifying Hydric Soils in New Hampshire (Version 3) published by the New Hampshire Department of Environmental Services or other agency with applicable jurisdiction.

(c) Wetlands shown on proposed development plans shall have been delineated no earlier than three years before the date of any application.

304-A.03 District Boundaries

The requirements of this article are applicable to the entire Pease International Tradeport and include all jurisdictional wetlands over one-quarter acre in size as defined in Section 304A.02 (a) above.

304-A.04 Permitted and Prohibited Land Uses in Wetlands

(a) Existing Legislation

All wetlands at Pease International Tradeport are protected by State and Federal laws and regulations. All development at Pease must meet the requirements of NH RSA 482-A administered by the NH Department of Environmental Services (DES) and Section 404 of the Clean Water Act administered by the US Army Corps of Engineers. These laws require a permit for dredge or fill or other work in wetlands.

(b) PDA Approval for Submission of Applications

Before a proponent of a project makes application to DES or Army Corps of Engineers, the proponent must first obtain approval for the submission from the PDA Board of Directors. The

Board shall consider the request at one of its regularly scheduled meetings. The PDA Board of Directors shall deny the request, approve, or approve with conditions.

304-A.05 Minimum Lot Size Requirements

Unless a lot contains an upland area of at least two (2) contiguous acres, areas designated as jurisdictional wetlands may be used to fulfill no more than 40% of the minimum lot size required by the Zoning Ordinance.

304-A.06 Wetland Buffer Provisions

(a) Buffers Established

(1) Buffers shall be provided around all jurisdictional wetlands as recommended in a study entitled AWETLAND INVENTORY OF THE PEASE INTERNATIONAL TRADEPORT under the WETLANDS MANAGEMENT SERVICES CONTRACT OF THE DEVELOPMENT AUTHORITY,@ Portsmouth, New Hampshire, January 26, 2005, prepared for the Pease Development Authority by Gove Environmental Services (GES Project #2004-09) and shown on a plan entitled APEASE INTERNATIONAL WETLAND OVERVIEW WITH RECOMMENDED BUFFERS@ (AGove Report@). Except that all wetlands as defined in 304-A.02(a) shall have a minimum twenty-five (25) foot buffer.

(2) Additionally, unless there is not already a buffer defined, there shall be a twenty-five (25) foot buffer measured from the top of the bank of the waterway known as Hodgson Brook including but not limited to Wetlands 26 and 31 as defined in the Gove Report.

304-A.07 Permitted and Prohibited Land Uses in Wetland Buffers

(a) Permitted uses within the wetland buffer zone are those that will not generally require the erection or construction of any building or impermeable surface; that will not inhibit the ability of vegetation to filter pollution; that will not result in site alterations; and that otherwise are permitted by the Pease Development Authority. Examples are as follows:

(1) Forestry and tree farming using best management practices in order to protect streams from damage and prevent sedimentation.

(2) Wildlife habitat enhancement and management as endorsed by a wetland scientist and approved by the Board of Directors.

(3) Parks and recreation uses consistent with the purpose and intent of this requirement, to include golf course tees, fairways and greens; provided that best management practices are used in the construction and maintenance of such uses and that any such construction is monitored by a wetland scientist.

(4) Conservation areas and nature trails, to include construction of bicycle paths, pedestrian paths, sidewalks and footbridges; provided that such are in the public right-of-way and that best management practices are used in the construction and maintenance of such uses.

(5) Open spaces as permitted or required by the Zoning Requirements or Site Plan Regulations.

(6) Reconstruction of any building or structure located within the buffer zone, which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent may be restored or reconstructed, provided that such restoration or reconstruction commences within twelve months and that it not increase the footprint area of the building located in the buffer zone.

(7) Maintenance or in-kind reconstruction of existing roads, utilities and sidewalks including public rights-of way and private accesses and services;

(8) Public utility facilities provided that:
a) The facility is unmanned and has no storage component;
b) The facility is essential to service the area in which it is located;
c) Impacts to the buffer are minimized.

(9) Drainage ways to include paths of normal storm water runoff, the construction of detention ponds, drainage swales, ditches and other storm water treatment structures, snow storage and playing fields provided that at least 50% of the depth of the buffer zone remains undisturbed and provided all state and federal permits have been obtained.
Exception: Snow storage areas in use as of the date of adoption of this ordinance are permitted to remain in use provided that all debris in snow storage area is cleared from the site and properly disposed of at the end of each snow season.

(10) Picnic areas.

(11) Security fencing.

(12) Roadways, ramps, guard rails, fences, slopes, swales, water courses or other infrastructure to be constructed by the New Hampshire Department of Transportation in conjunction with the Spaulding Turnpike Improvements, Newington-Dover Project 11238.

(13) Where land within the buffer zone has been previously disturbed for the construction of an impervious surface, that land may be redeveloped provided that any new impervious surface does not extend further into the buffer than the contiguous boundary of the previously disturbed area. The previous disturbance shall have

occurred subsequent to 1956 (the commencement of the development of Pease Air Force Base).

(b) Exemption for Existing Structures**:**

(1) Notwithstanding other provisions of this ordinance, the construction of additions and/or extensions to buildings constructed at the Tradeport and approved subject to the Site Review process subsequent to January 1, 1992, will be permitted within the buffer provided that:

a) The proposed construction conforms with all other Pease Development Authority land use regulations and state statutes.

b) The footprint of any proposed new construction does not exceed 25% of the area of the footprint of the existing building prior to the effective date of this ordinance and that any such additions comply with the following requirements:

i. That no construction is closer to a wetland than the existing structure; and

ii. That construction of the addition will occur in an area that was previously disturbed;

304-A.08 Conditional Use Permitting

(a) Any use in a wetland buffer that is not permitted by Section 304A.06(a) or 304A.06(b) shall require a Conditional Use Permit. A Conditional Use Permit shall be granted only after proper public notice and public hearing.

(b) Conditional Use Approval shall be granted provided that all other provisions of this ordinance are met and that the proposal meets all of the criteria set forth in 304A.08(f).

(c) The reviewing Board shall evaluate an application in accordance with The Highway Methodology Workbook Supplement - Wetland Functions and Values: A Descriptive Approach NAEEP-360-1-30a, US Army Corps of Engineers, New England Division, September 1999, as amended.

(d) The burden of proof that the criteria are met shall be the responsibility of the applicant.

(e) Economic considerations alone are not sufficient reasons for granting a conditional use permit.

(f) Criteria for approval:

(1) The land is reasonably suited to the use;

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use;

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

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

(5) Potential impacts have been avoided to the maximum extent practicable and unavoidable impacts have been minimized.

(g) A Conditional Use Permit shall expire one year after the date of approval of the reviewing Board, unless a building permit is issued. The PDA Board may grant an extension of up to one (1) additional year.

304-A.09 Conditional Use Permitting Process

(a) Applications Administered by the Board

(1) For parcels located within the Airport Zone and portions of the Airport Industrial Zone acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for a conditional use permit shall be solely administered by the PDA Board in accordance with the provisions of this part.

a) Following approval of a proposal, in concept form, by the full PDA Board, a completed application for Conditional Use Permit shall be submitted to the PDA Building Inspector who shall forward the application to the PDA Land Planning and Capital Improvements Committee.

b) The reviewing Committee may require the findings of an independent NH certified wetland scientist and may assess the applicant a fee to cover the cost for studies or review of the submission.

c) Notice to abutters and the public shall be provided in accordance with the requirements of Sections 404.03(b) and 404.03(c).

d) The Land Planning and Capital Improvements Committee shall conduct a review of the application, to include a public hearing, and make a recommendation to the Board within 45 days of referral.

e) The Board shall review the recommendation of the Land Planning and Capital Improvements Committee and render a final decision on the Conditional Use Permit 30 days of the Committee recommendation.

f) Time limits may be waived subject to the consent of the applicant.

g) In the case of denial, the grounds for such denial shall be stated in writing.

(b) Applications Referred to Local Municipalities

(1) For parcels located within the Industrial Zone, Business Commercial Zone, Natural Resource Protection Zone and those portions of the Airport Industrial Zone not acquired by the Pease Development Authority pursuant to Section 13(g) of the Surplus Property Act, applications for a conditional use permit shall be referred by the Authority to the planning board of the municipality in which the project is located for review and recommendation in accordance with the provisions of this part.

a) Following approval of a proposal, in concept form, by the full PDA Board, a completed application for Conditional Use Permit shall be submitted to the PDA Building Inspector who shall forward the application to the local Planning Board.

b) The reviewing Board may require the findings of an independent NH certified wetland scientist and may assess the applicant a fee to cover the cost for studies or review of the submission.

c) The local planning board, in its discretion, may refer the application to its conservation commission.

d) If the application is referred to the conservation commission, the conservation commission shall report back to its planning board within 45 days of referral.

e) The Planning Board shall forward its written recommendation on the application to the PDA Board within 60 days of its receipt of the application.

f) Time limits may be waived subject to the consent of the applicant.

g) At least one public hearing shall be held by the Planning Board on an application for a conditional use permit. Notice to abutters and the public shall be provided in accordance with the requirements of Sections 404.03(b) and 404.03(c).

h) A recommendation of the applicable planning board shall be deemed a final decision of the Board upon the expiration of fourteen (14) days from the date of notice unless the applicant/developer or a member of the Board requests a hearing by the Board.

i) Where a hearing has been requested, the Board shall conduct a hearing and render a final decision on the Conditional Use Permit within thirty (30) days.

j) At the discretion of the Board, the time period for rendering a final decision may be extended an additional thirty (30) days or such additional time as may be consented to by the applicant.

k) The Board may approve, conditionally approve or deny the application notwithstanding the recommendation of the applicable municipal planning board. In the case of denial of any application by the Board or where the Board elects not to follow the recommendation of the applicable municipal planning board, the grounds for such action shall be stated in writing.

l) The Pease Development Authority cannot take any action on an application for Conditional Use Permit, which is contrary to the recommendation of the applicable Planning Board, without conducting a public hearing and giving certified mail notice to the Planning Board and the Conservation Commission of the affected municipality.

304-A.10 Performance Standards

(a) Storm Water Management

All construction activities and uses of buildings, structures and land within wetlands and wetland buffers, including without limitation all temporary and permanent erosion and sediment controls, shall be carried out so as to minimize the volume and rate of storm water runoff, the amount of erosion, and the export of sediment from the site. All such activities shall be conducted in accordance with Best Management Practices for storm water, including, but not limited to, the following:

(1) New Hampshire Stormwater Manual Volume 2: Post-Construction Best Management Practices Selection and Design, NHDES, 2008 or as amended; and

(2) New Hampshire Stormwater Manual Volume 3: Erosion and Sediment Controls During Construction, NHDES, 2008 or as amended.

(b) Vegetation Management

The use of fertilizers other than low phosphate and slow release nitrogen fertilizers is prohibited in the wetland buffer except for applications for outdoor uses such as playing fields and golf courses.

The use of pesticides or herbicides is prohibited in a wetland or wetland buffer except for applications by a public agency for public health purposes or applications for outdoor uses such as playing fields and golf courses.

PART 305. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

305.01 Nonconforming Uses

(a) Any property being used or intended to be used for a purpose which is a nonconforming use as of the effective date of this rule may continue to be so used, as long as it remains otherwise lawful, subject to the following provisions.

(b) If any nonconforming use ceases for any reason for a period of more than 180 days as of the effective date of this rule or is not resumed within 180 days of the effective date of this rule, any subsequent use shall conform to the uses specified by this Zoning Rule for the zone in which such land or structure is located.

(c) Any nonconforming building, structure or use which has been superseded by a conforming building, structure or use shall thereafter conform to the regulations for the zone in which it is located, and the nonconforming building, structure or use shall not be thereafter resumed.

(d) A nonconforming use shall not be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of this Rule.

(e) As of the effective date of this Rule, all residential uses of buildings at Pease shall be deemed abandoned and shall not thereafter be resumed.

305.02 Accessory Buildings and Uses

(a) No accessory building, structure or use (other than off-street parking as permitted in Subsection 305.02(b)) shall be located within the required front yard area nor shall be located nearer to the side or rear lot line than 75% of the height of such structure or 10 feet, whichever figure is greater.

(b) In the Airport Business and Commercial Zone, the Industrial Zone and for any non-apron lot in the Airport Industrial Zone, off-street parking spaces, maneuvering space and traffic aisles shall not be located within 50 feet of the front property line.

305.03 Landscaping and Screening

(a) Landscaping

(1) Appropriate landscaping shall be provided in accordance with an approved landscaping plan.

MAGNETIC DECLINATION
JUNE 1992
16.3°W

MAG.

NEWINGTON TOWN FOREST

ARBORETUM DR

ACCESS RD

NHANG

NEW HAMPSHIRE AIR NATIONAL GUARD

PEASE BLVD

CORPORATE DR

GOOSE BAY DR

INTERNATIONAL DR

PEASE STREET

OAK AVE

GSA

NEW HAMPSHIRE AVENUE

ROCHESTER AVE

DURHAM ST

AVIATION AVENUE

AIRLINE AVE

HAMPTON ST

FLIGHTLINE ROAD

CRAFTON DRIVE

PORTSMOUTH INTERNATIONAL AIRPORT AT PEASE

PORTSMOUTH

NEWINGTON

SHORT ST

McINTYRE RD

NEWINGTON RD

PEASE PROPERTY BOUNDARY (TYP)

GREENLAND

16

4

95

33

PEASE INTERNATIONAL TRADEPORT ZONING MAP

GRAPHIC SCALE

600 0 300 600 1200

(IN FEET)
1 inch = 600 ft.

PEASE INTERNATIONAL TRADEPORT ZONES

- AIRPORT
- AIRPORT INDUSTRIAL
- INDUSTRIAL
- BUSINESS/ COMMERCIAL
- NATURAL RESOURCE PROTECTION
- PARK AND RIDE OVERLAY DISTRICT
- PROPERTY BOUNDARY
- ZONE BOUNDARY
- TOWN BOUNDARY

PEASE DEVELOPMENT AUTHORITY

55 INTERNATIONAL DRIVE
PORTSMOUTH, NH 03801

Date: 5/29/23 Scale: 1"=600'

NIMBLE HILL RD

Piscataqua River

WOODBURY AVE

SPAULDING TPK

NEWINGTON RD.

Newington

Portsmouth

Greenland

LEGEND

- Pease Boundary
- RTE Occurrence
- Town Bounds

Recommended Buffers

- 25-Foot Buffer
- 50-Foot Buffer
- 100-Foot Buffer
- Man-made Areas (No Buffer)

Pease Wetlands with ID

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58

1000 0 1000 2000 3000 4000 Feet

Pease International Tradeport
Wetland Overview with Recommended Buffers

GES Gove Environmental Services, Inc.

RETURN TO ENGINEERING