

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

**4:00 P.M.**

**October 9, 2024**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. September 11, 2024

**II. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (OLD BUSINESS)**

1. 913 Sagamore Avenue  
Hogswave LLC, Owner  
Assessor Map 223 Lot 27

**III. WETLAND CONDITIONAL USE PERMIT APPLICATIONS (NEW BUSINESS)**

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

**VI. STATE WETLAND BUREAU APPLICATIONS (NEW BUSINESS)**

1. Dredge and Fill - Minor Impact  
39 Dearborn Street  
Shawn & Michiyo Bardong, Owners  
Assessor Map 140 Lot 3
2. Dredge and Fill - Major Impact  
1 Peirce Island Road  
Pease Development Authority c/o Portsmouth Fish Co Op  
Assessor Map 208 Lot 1A
3. Dredge and Fill - Minor Impact  
333 Borthwick Avenue  
HCA Health Services of NH  
Assessor Map 240 Lot 2-1

**V. OTHER BUSINESS**

**VI. 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\\_Yolrg3EJTta53ASZrM8dtA](https://us06web.zoom.us/webinar/register/WN_Yolrg3EJTta53ASZrM8dtA)



# Memo



TO: Conservation Commission Members  
FROM: Kate Homet, Environmental Planner; Peter Britz, Director of Planning and Sustainability  
DATE: October 4, 2024  
SUBJ: October 7, 2024 Conservation Commission Meeting

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**913 Sagamore Avenue  
Hogswave LLC, Owner  
Assessor Map 223 Lot 27**

**Note: This application was postponed at the September meeting of the Conservation Commission to the October meeting.**

This application is for the demolition of an existing residential structure and the construction of a new home, reconfiguration of the existing gravel driveway, the addition of a pervious paver patio, deck, removal of impervious surfaces, reconstruction of a retaining wall, grading, utility connections and landscaping. The existing conditions within the 100' wetland buffer include a one-story residential structure with 1,110 s.f. of impact and approximately 900 s.f. of impervious pavement. This application proposed the removal of the 1,110 s.f. of building impact within the buffer and the removal of 914 s.f. of pavement. The applicant is proposing to permanently impact approximately 7,727 s.f. of the 100' wetland buffer, compared to the existing condition of 7,743 s.f. of permanent impact.

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

This area is a previously disturbed area within the tidal buffer with an existing residential structure. The proposal seeks to remove the old structure and construct a new, larger structure. Given the proximity to resource and the existing runoff conditions and slope, the proposed regrading should be performed carefully. Appropriate erosion control measures are proposed, and the monitoring of these controls should be performed regularly during the construction season. The applicant is proposing stone drip edges and crushed stone beneath the rear deck, a rip rap swale at the toe of the slope, and a large vegetative buffer to help with existing sheet flow of stormwater on the property.

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

Applicant has explored an alternative location further from the wetland resource but due to ledge, it is not feasible without blasting or drilling.

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

The proposed replanting of the 25' vegetated buffer should have a positive impact on the wetland functional values on site where sheet flow over gravel previously existed. In addition, efforts to slow

down and control the sheet flow onsite with a swale and drip edge should enhance existing stormwater conditions.

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

The proposed restoration of the 25' vegetated buffer will help to protect the adjacent wetland.

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

This project will be increasing the building impact within the 100' wetland buffer but the applicant is making strides to offset these impacts with stormwater filtration and vegetated buffer enhancement.

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

Applicant is proposing to revegetate a large portion of the 25' buffer.

**Recommendation:** Staff recommends **approval** of this wetland conditional use permit to the Planning Board with the following stipulations:

1. Please update the impervious surface area within the 100' tidal buffer zone table to reflect the accurate total area of proposed impact (should be 7,727 s.f.).
2. Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.
3. Applicant must demonstrate compliance with Article 10 Section 10.1017.22 (3).
4. Please update the planting plan to reflect a greater proportion of salt-tolerant native plants within the 25' buffer planting areas.
5. Please explain how the pier is losing 1 s.f. of permanent impact post-construction
6. Consider adding plantings to sod area.
7. Landscape Plan Note #3 should include inspection and maintenance of erosion controls at regular intervals during the construction period.

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

This application is for the demolition of an existing 216 s.f. shed and the addition of a residential structure with a basement, associated stairs and landings, as well as a window well and a condenser pad. As part of this project, portions of the existing gravel driveway will be removed and converted to lawn. Within the City's 100' buffer area, the applicant is proposing 1,361 s.f. of temporary impacts and 391 s.f. of permanent impacts. A site visit of the property revealed a current violation of Article 10 of the Zoning Ordinance due to stone material fill being placed within the wetland buffer.

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

A portion of the proposed addition will be located over a previously disturbed area containing a shed. The proposed addition and associated site improvements all take place completely within the buffer.

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

The proposed location is the furthest from the wetland resource and there is no space outside of the wetland buffer in which this addition could be located.

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

This addition may increase the amount of impervious surface within the wetland buffer (exact dimensions of driveway to be removed within the 100' buffer have not been provided). The removal of part of the gravel driveway will help to remove impervious. More information is needed on the two proposed rain gardens to determine if appropriate for stormwater control on this site. In addition, temporary impacts to the 100' buffer from the proposed sewer connection should be provided.

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

The area currently has a shed, part of the gravel driveway and lawn.

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

This proposal increases the permanent impacts within the 100' vegetative buffer with no real plans for enhancement of the buffer area and protection of the wetland resources, including the salt marsh. Applicant needs to provide more details on the rain gardens, provide a planting plan for the restoration of the 25' vegetated buffer surrounding, and a maintenance plan for the vegetative buffer and caring for a salt marsh should be provided to the property owner for understanding best practices for marsh health and migration.

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

The 25' vegetated buffer strip is not clearly delineated on the plan set but it appears as though the existing raised garden bed will remain and the current lawn is to remain. Applicant should consider planting a 25' wide native plant buffer to protect the salt marsh and provide further protection from flood impacts to the property.

**Recommendation:** Staff recommends **postponement** of this wetland conditional use permit application in an effort to provide the applicant with time to address the comments, questions and concerns listed below:

1. Remove pile of stone fill from driveway. This was not permitted through the wetland conditional use permit process and is considered an active violation.



2. Applicant shall provide a planting plan. This should include native, salt-tolerant plants within the 25' vegetated buffer and the specific seed mix planned for all proposed lawn areas.

3. Applicant shall provide topography on site plans.
4. Applicant should provide elevations for the proposed addition.
5. Applicant shall provide detail sheets of the proposed rain gardens, including their proposed final elevations.
6. If bulkhead door is proposed for new basement addition, please point this out in site plan and provide dimensions/impact amount.



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801

2 October 2024

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

**Re: City of Portsmouth Wetland Conditional Use Permit Request for Hogswave, LLC, Tax Map 223, Lot 27, 913 Sagamore Avenue, Portsmouth, New Hampshire**

Dear Ms. Collins:

Please find attached a revised submission in regard to the City of Portsmouth Wetland Conditional Use Permit request for the above-mentioned site. The property currently contains a single-family residential structure, a detached garage, a detached boat house / workshop, a tidal docking structure, and associated site improvements. The project involves disturbance within the 100' City of Portsmouth Wetland Buffer for residential re-development including demolition of the existing residential structure and construction of a new residential structure, re-configuration of the existing gravel driveway and reworking of impervious surfaces, construction of a pervious paver patio and deck, site grading and utility connections, new buffer plantings, and site work. See the details on the attached plan set.

The design team took the comments and feedback of the commission from last month's meeting into account and revised the plans in the following manner:

- Issue: there was a concern regarding the erodibility of the steep slope where pavement is being removed. **The plans have been revised to show the planting of sod on this area to insure rapid stabilization. Since there is evidence of the erosive force of runoff at the base of the slope eroding the adjacent gravel drive the plans have been revised to show a diversion at the slope base to direct flow to an adjacent planting area.**
- Issue: there was a concern regarding the gravel access drive to the existing garage to remain, and possible replacement with loam and seed. **This access is needed to bring boats and other waterfront related items to the building to remain. The applicant is addressing the concern by limiting the gravel drive to that necessary to achieve the access, expanding the buffer planting area up to the gravel drive. In addition, the existing concrete apron will be removed and replaced with gravel.**
- Issue: the plan needed to better define the square foot areas associated with the existing structure and deck. **The plans have been revised to show more detailed square foot assignments and calculations.**
- Issue: the location of the proposed house on the site could be moved back to be further away from the resource. **The submission includes a Ledge Exhibit providing**



more detail on the existing ledge at the proposed house location. The proposed house is located in the footprint of the existing house and expansion is directed away from the ledge surface, to avoid impacts associated with drilling and blasting. The proposed garage will be a slab on grade, conforming to the rise of the underlying ledge surface. This house was designed to fit into the site and avoid ledge removal. The Ledge Exhibit shows that moving the house to the north would require the removal of ledge, which we believe will cause more disturbance to the buffer than is necessary. The house site location is a balance.

- Issue: the present and future house locations should show on one plan. **The plan set has been revised to show the locations of the existing and proposed structures in the plan existing and proposed views.**
- Issue: the height of the retaining wall (existing / proposed) should be clearly labelled on the plan. **The plans have been revised to show the wall heights.**
- Issue: the tree sizes should be clearly labelled. **The plans have been revised to clearly show tree sizes.**

The design team also reviewed the Staff Memo comments and revised the plans in the following manner to address the issues (**response in bold text**):

1. Applicant should consider additional depth of crushed stone under deck (up to 12"). **The plans have been revised to show the 12-inch depth.**
2. Applicant shall provide details on how the retaining wall will be reconstructed and give exact final heights of wall (Sheet C-501 says 18" + or -). **The plans have been revised to show the specific existing wall heights on Sheet C100. The proposed wall construction is detailed on Sheet C501, Detail C, including the wall height.**
3. Please update Sheet C-102 to be consistent with the new planting area in the buffer shown on Sheet C-104. **The plans have been revised to only show the planting on the Landscape plan.**
4. Note #1 on Sheet C-104 should be reworded to state "Plant species in the wetland and wetland buffer can only be substituted with approval from the City of Portsmouth Planning and Sustainability Department." **The note has been revised.**
5. Note needs to be added to Sheet C-104 stating compliance with Section 10.1018.24 and 10.1018.25 in the City of Portsmouth Zoning Ordinance. Additionally, multiple fertilizer notes need to be removed from Sheet C-501. **The note has been added (Note 6).**
6. 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. If applicant intends to utilize signage not provided by the City, it must include language indicating a sensitive wetland area and must be of an appropriate size, final approval can be given by the Planning and Sustainability Department staff. In addition, applicant



should note proposed locations for wetland boundary markers on final plan set. **The plans have been revised to show the marker locations.**

7. Applicant should note on plans what the 2,718 sf of gravel to be removed will be replaced with. **The plans have been revised to show proposed plantings, sod areas, and it is noted that all other areas not covered by proposed features will be loamed and seeded.**

8. Please provide information on the seed mix plans for the 25-100' wetland buffer. **The plans have been revised to show the buffer mix in Note 4 on Sheet C104 and on Sheet C501 in the specifications.**

9. Applicant should consider additional plantings within the 25-100' wetland buffer. **The plans have been revised to show additional buffer plantings.**

10. Please include depth of drip edge on the drip edge detail on Sheet C-501. **The detail has been revised.**

11. The grass seed mixture table on Sheet C-501 needs to be updated to reflect the proposed seed mix within the 25' buffer and an appropriate wetland buffer mix for within the 25-100' buffer. **The plans have been revised to require appropriate buffer seed mixes, and the NOFA Standards have been referenced.**

12. Erosion control notes on Sheet C-501 mention swales. Please indicate on plans where swales are to be located. **The plans have been revised to show a proposed riprap diversion swale.**

13. Plant monitoring notes on Sheet C-501 appear to be generic and repeated. Please be consistent with monitoring requirements. **The plans have been revised as requested.**

This application should address the Commission's comments from the last meeting. We look forward to an in-person presentation and discussion to complete this part of the approval process. Final plans and an application form to the Planning Board including all of the impact numbers will be prepared once the Commission is satisfied with the proposed site layout.

We hereby request that this application be placed on your **October 9** Conservation Commissions meeting agenda. Please contact me if you have any questions or concerns regarding this submission.

Respectfully submitted,

John Chagnon, PE  
Project Manager



### LEGEND

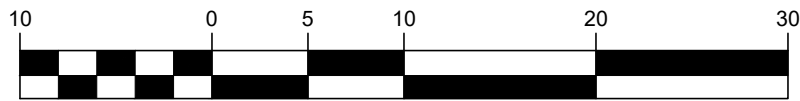
SYMBOL	DESCRIPTION
L11	LEDGE AT ELEVATION 11
L12	LEDGE AT ELEVATION 12
L18	LEDGE AT ELEVATION 18
L20	LEDGE AT ELEVATION 20
L22	LEDGE AT ELEVATION 22
L25	LEDGE AT ELEVATION 25
L27	LEDGE AT ELEVATION 27

TP #	DEPTH TO LEDGE
1	5'
2	4'
3	2'
4	9'
5	7'

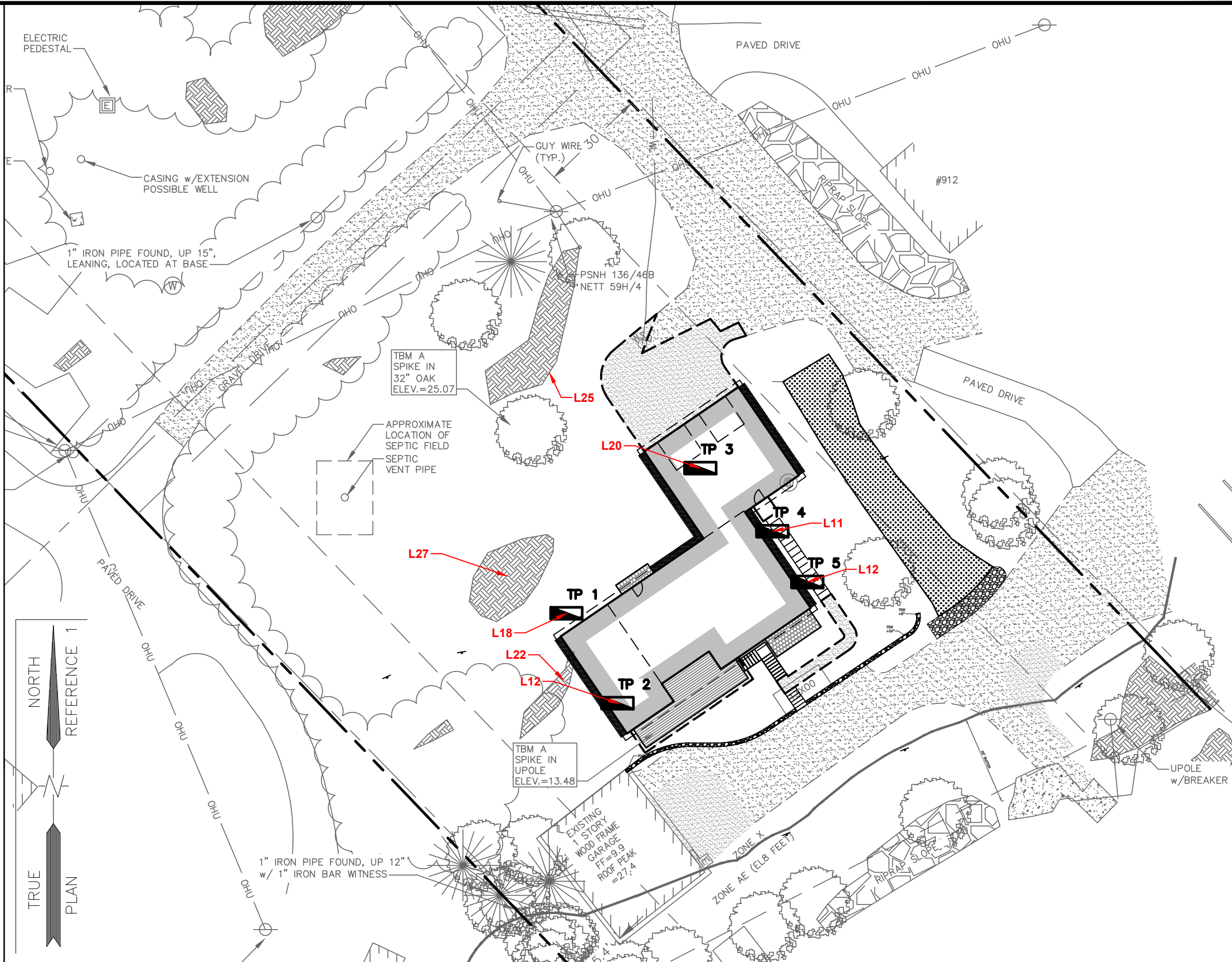
### OWNERS OF RECORD:

HOGSWAVE, LLC  
 912 SAGAMORE AVENUE  
 PORTSMOUTH, NH 03801  
 6053/421

### GRAPHIC SCALE



( IN FEET )  
 1 inch = 10 ft.



PROJECT

**HOGSWAVE, LLC REDEVELOPMENT**  
 913 SAGAMORE AVENUE, PORTSMOUTH, NH

TITLE

**LEDGE EXHIBIT**

DWG No.

**1**

JN

5010372.3116

SCALE

N.T.S.

BY

PJM

DATE

10/01/24

REV.

REV. DATE

DRAWING STATUS

**PERMIT EXHIBIT**



P:\NH\5010372-HOGSWAVE\3116-913 SAGAMORE AVE. - PORTSMOUTH-SDR102-CAD\_FILES\CIVIL\5010372-3116-913-C-SP.DWG

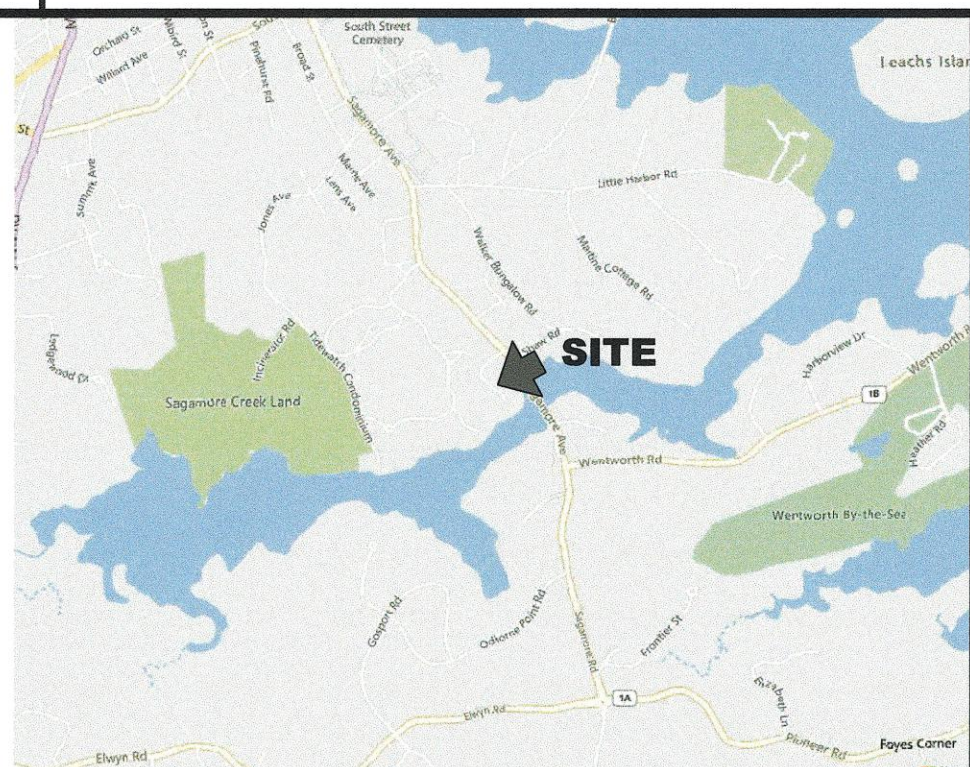






- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 223 AS LOT 27.
  - 2) OWNERS OF RECORD:  
HOGSWAVE, LLC  
912 SAGAMORE AVENUE  
PORTSMOUTH, NH 03801  
6053421
  - 3) PORTIONS OF THE PARCEL ARE IN A SPECIAL FLOOD HAZARD AREA, ZONE AE(EL. 9) AS SHOWN ON FIRM PANEL 33016C0270E. EFFECTIVE DATE MAY 17, 2005.
  - 4) EXISTING LOT AREA:  
135,427± S.F. TO MEAN HIGH WATER  
3.1996± ACRES TO MEAN HIGH WATER
  - 5) PARCEL IS LOCATED IN THE WATERFRONT BUSINESS (WB) ZONING DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 20,000 S.F.  
FRONTAGE: 100 FEET  
DEPTH: 100 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 30 FEET  
REAR 20 FEET  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 30%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED RE-DEVELOPMENT OF ASSESSOR'S MAP 223 LOT 27 IN THE CITY OF PORTSMOUTH AND SITE IMPROVEMENTS.
  - 8) VERTICAL DATUM IS MEAN SEA LEVEL, NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTM GPS OBSERVATION (± 0.2').
  - 9) MEAN HIGH WATER LINE SHOWN AT ELEVATION 3.81 PER NOAA STATION #419870 SEAVEY ISLAND, PORTSMOUTH HARBOR.
  - 10) PROPERTY IS SUBJECT TO AND BENEFITS FROM A 25 FOOT WIDE RIGHT-OF-WAY IN COMMON WITH OTHERS FROM SAGAMORE AVENUE.
  - 11) PROPERTY IS SUBJECT TO A 25 FOOT WIDE RIGHT-OF-WAY FOR THE BENEFIT OF ASSESSOR'S MAP 223 LOTS 28 & 29.
  - 12) PROPOSED RESIDENTIAL STRUCTURE DESIGN FROM PLAN BY ABRIGO HOME DATED JUNE 7, 2024.

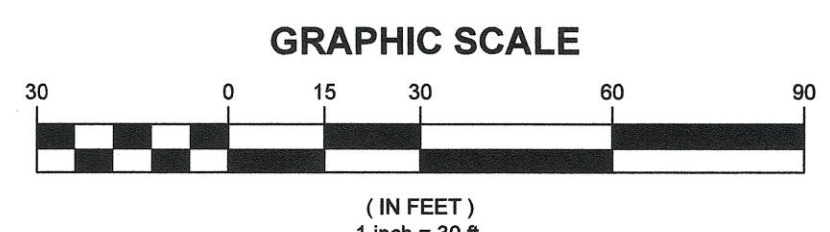
- CONDITIONS OF APPROVAL:**
1. IN ACCORDANCE WITH SECTION 10.1018.40 OF THE ZONING ORDINANCE, APPLICANT SHALL INSTALL AT LEAST 3 PERMANENT WETLAND BOUNDARY MARKERS DURING PROJECT CONSTRUCTION IN THE LOCATIONS DISCUSSED WITH THE CONSERVATION COMMISSION. THESE CAN BE PURCHASED THROUGH THE CITY OF PORTSMOUTH PLANNING AND SUSTAINABILITY DEPARTMENT.
  2. APPLICANT AND PROPERTY OWNERS SHALL FOLLOW NOFA STANDARDS FOR ORGANIC LAND CARE FOR LAWN MAINTENANCE. PLEASE VISIT <https://nofa.org/landcare.net/homeowner-resources/> FOR DETAILS.



**LOCATION MAP:** USGS QUADRANGLE: PORTSMOUTH  
MAPTECH® USGS TOPOGRAPHIC SERIES™  
SCALE: 1"=200'  
©MAPTECH®, INC. 978-833-3000  
WWW.MAPTECH.COM/TOPO

**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
HIGHEST OBSERVABLE TIDE	---	---
TIDAL BUFFER ZONE	---	---
NATURAL WOODLAND BUFFER	---	---
BENCHMARK	⊕	⊕
SURVEY STATION	⊕	⊕
MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
WELL	⊕	⊕
WATER VALVE	⊕	⊕
SIGN	⊕	⊕
CATCH BASIN	⊕	⊕
HYDRANT	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---	---
MINOR FOOT CONTOUR	---	---
WATERLINE	---	---
FORCE MAIN	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND UTILITIES	---	---
SILT/SOX FENCE	---	---
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---
BUILDING	---	---
TREE	---	---



2	100124	PER CONSERVATION COMMITTEE COMMENTS	PJM	JRC
1	062724	ADD TEST PIT/LEDGE PROBES	SRJ	SDR
REV.	DATE	DESCRIPTION	BY	CHK.

**PERMIT PLAN**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
WWW.HALEYWARD.COM  
200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

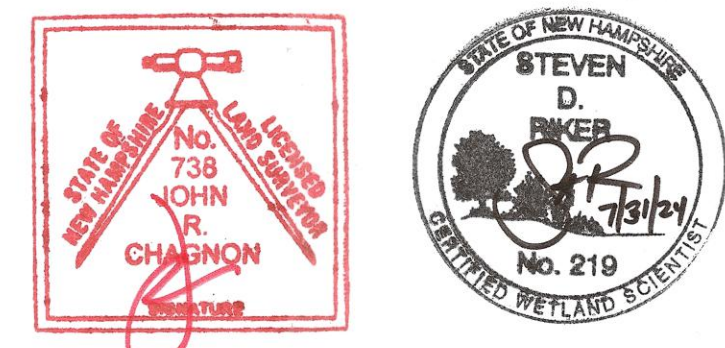
**PROJECT**  
HOGSWAVE, LLC REDEVELOPMENT  
913 SAGAMORE AVENUE, PORTSMOUTH, NH

**TITLE**  
OVERALL SITE PLAN

DATE	2024.07.31	SCALE	1"=30'
DRAWN BY	PJM	DESIGNED BY	PJM
CHECKED BY	SDR	PROJECT NO.	5010372.3116
DRAWING NO.	<b>C101</b>	REV.	<b>2</b>

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

*John R. Chagnon*  
JOHN R. CHAGNON, LLS 738  
DATE: 10.1.24



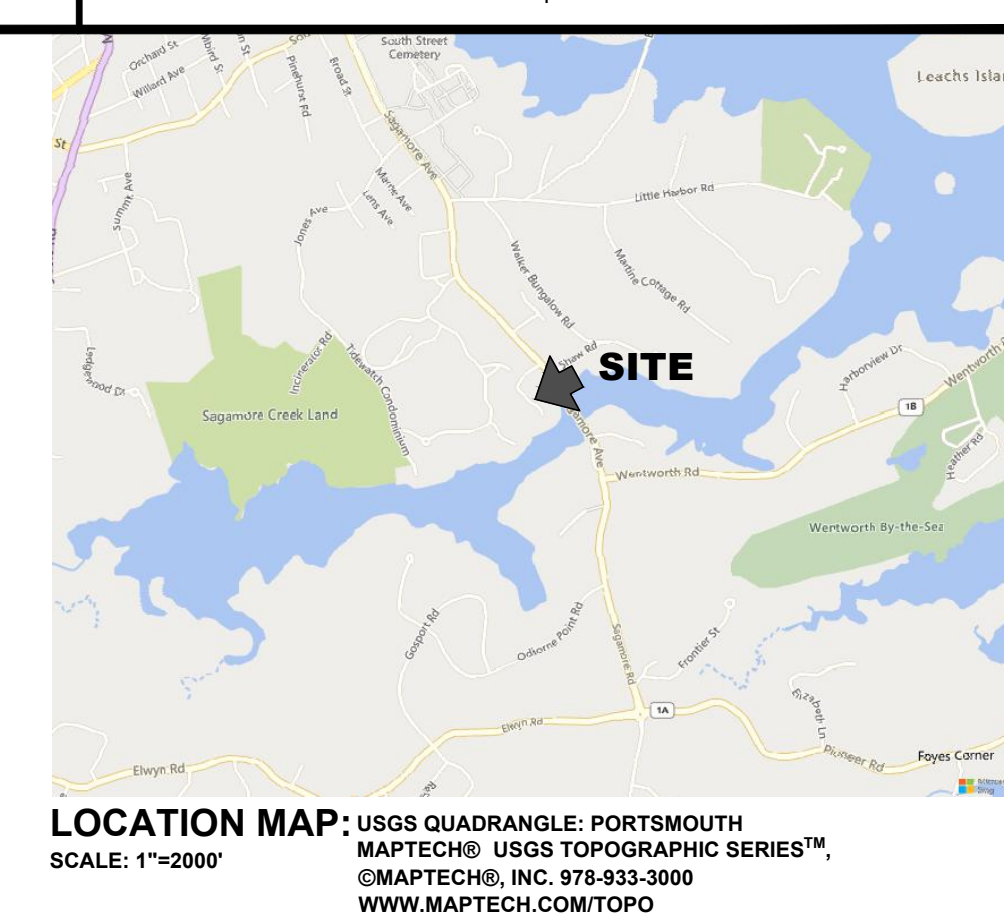
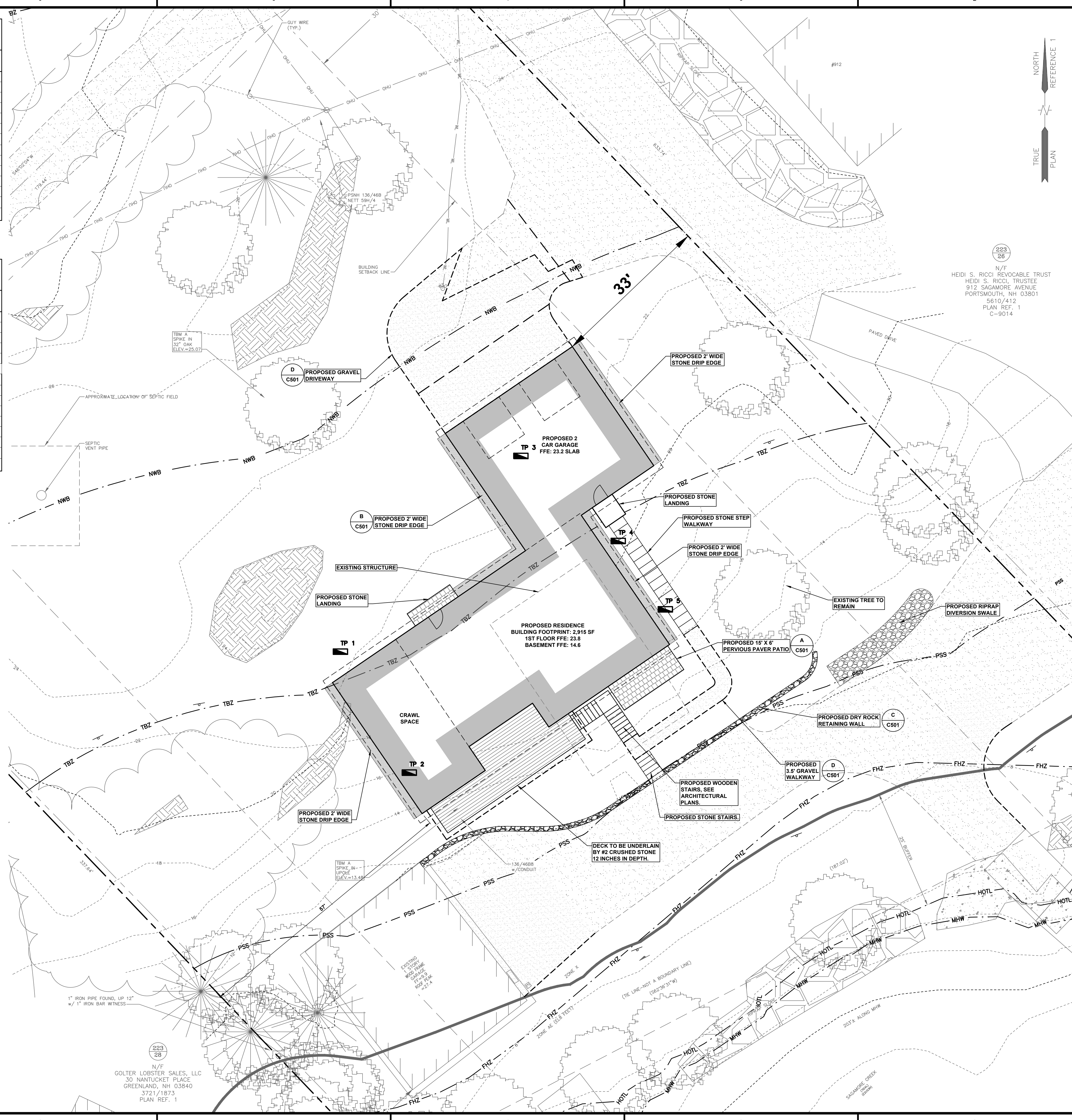
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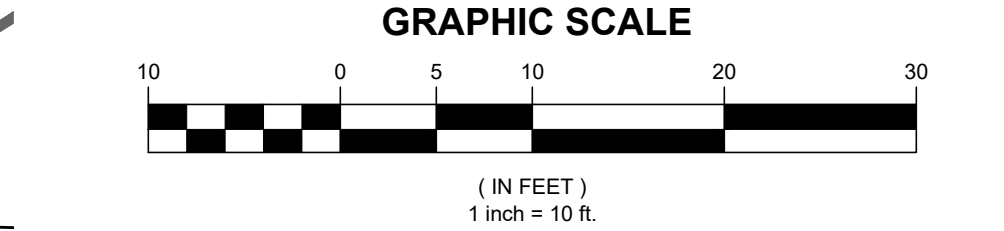
IMPERVIOUS SURFACE AREAS (WITHIN THE 250' SWQPA ZONE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	942	2915
GARAGE	1,098	1098
DECK	92	439
STEPS	48	154
PAVEMENT	2,332	334
GRAVEL	7,817	8330
CONCRETE/PADS/LIDS	698	252
WALKWAY	146	134
RETAINING WALLS	93	93
WOOD STAIRWAY	0	59
TOTAL	13,266	13749
AREA WITHIN 250' SWQPA	48,844	48844
% LOT COVERAGE	27.2%	28.1%

IMPERVIOUS SURFACE AREAS (WITHIN THE 100' TIDAL BUFFER ZONE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	942	1729
GARAGE	1,098	1,098
DECK	53	316
STEPS	48	154
PAVEMENT	914	0
GRAVEL	3,780	3,767
CONCRETE/PADS/LIDS	698	262
RETAINING WALLS	94	93
PIER	116	115
WALKWAY	0	134
WOOD STAIRWAY	0	59
TOTAL	7,743	7534
AREA WITHIN 100' TBZ	20,255	20255
% LOT COVERAGE	38.2%	37.2%

TP #	DEPTH TO LEDGE
1	5'
2	4'
3	2'
4	9'
5	7'



DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
HIGHEST OBSERVABLE TIDE	---	---
TIDAL BUFFER ZONE	---	---
NATURAL WOODLAND BUFFER	---	---
BENCHMARK	⊕	⊕
SURVEY STATION	⊕	⊕
MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
WELL	⊕	⊕
WATER VALVE	⊕	⊕
SIGN	⊕	⊕
CATCH BASIN	⊕	⊕
HYDRANT	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---	---
MINOR FOOT CONTOUR	---	---
WATERLINE	---	---
FORCE MAIN	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
OVERHEAD UTILITIES	---	---
UNDERGROUND UTILITIES	---	---
SILT/SOXX FENCE	---	---
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---
BUILDING	---	---
TREE	---	---



REV	DATE	DESCRIPTION	BY	CHK
2	10/1/24	PER CONSERVATION COMMITTEE COMMENTS	PJM	JRC
1	08/27/24	ADD TEST PIT/LEDGE PROBES	SJR	SDR

**PERMIT PLAN**

**HALEY WARD**  
ENGINEERING | ENVIRONMENTAL | SURVEYING  
WWW.HALEYWARD.COM  
200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

**HOGSWAVE, LLC REDEVELOPMENT**  
913 SAGAMORE AVENUE, PORTSMOUTH, NH

**DETAILED SITE PLAN**

DATE: 2024.07.31 SCALE: 1"=10'

DRAWN BY: PJM DESIGNED BY: PJM CHECKED BY: SDR

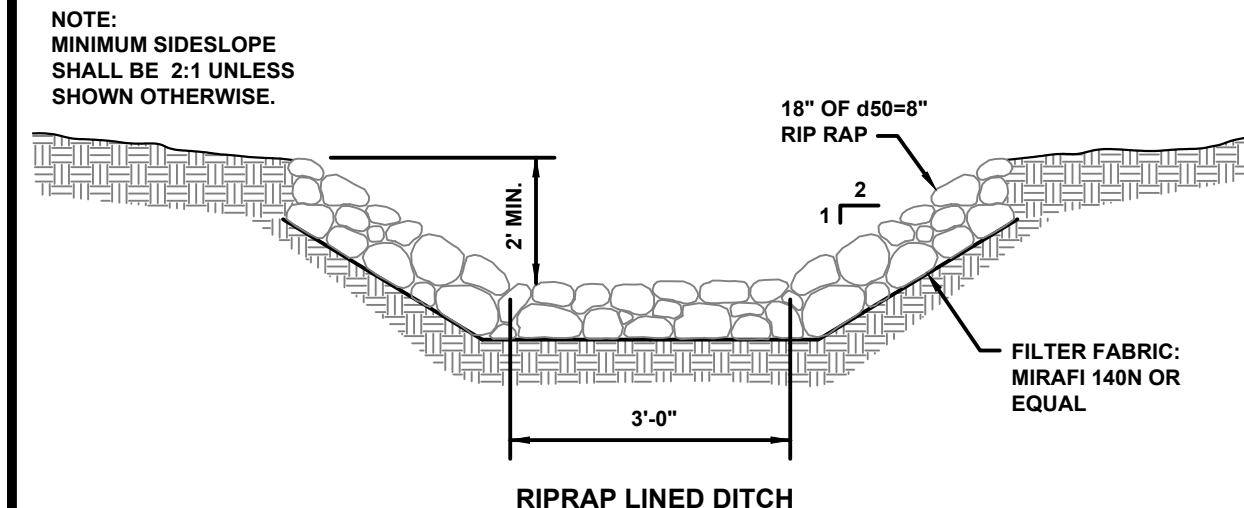
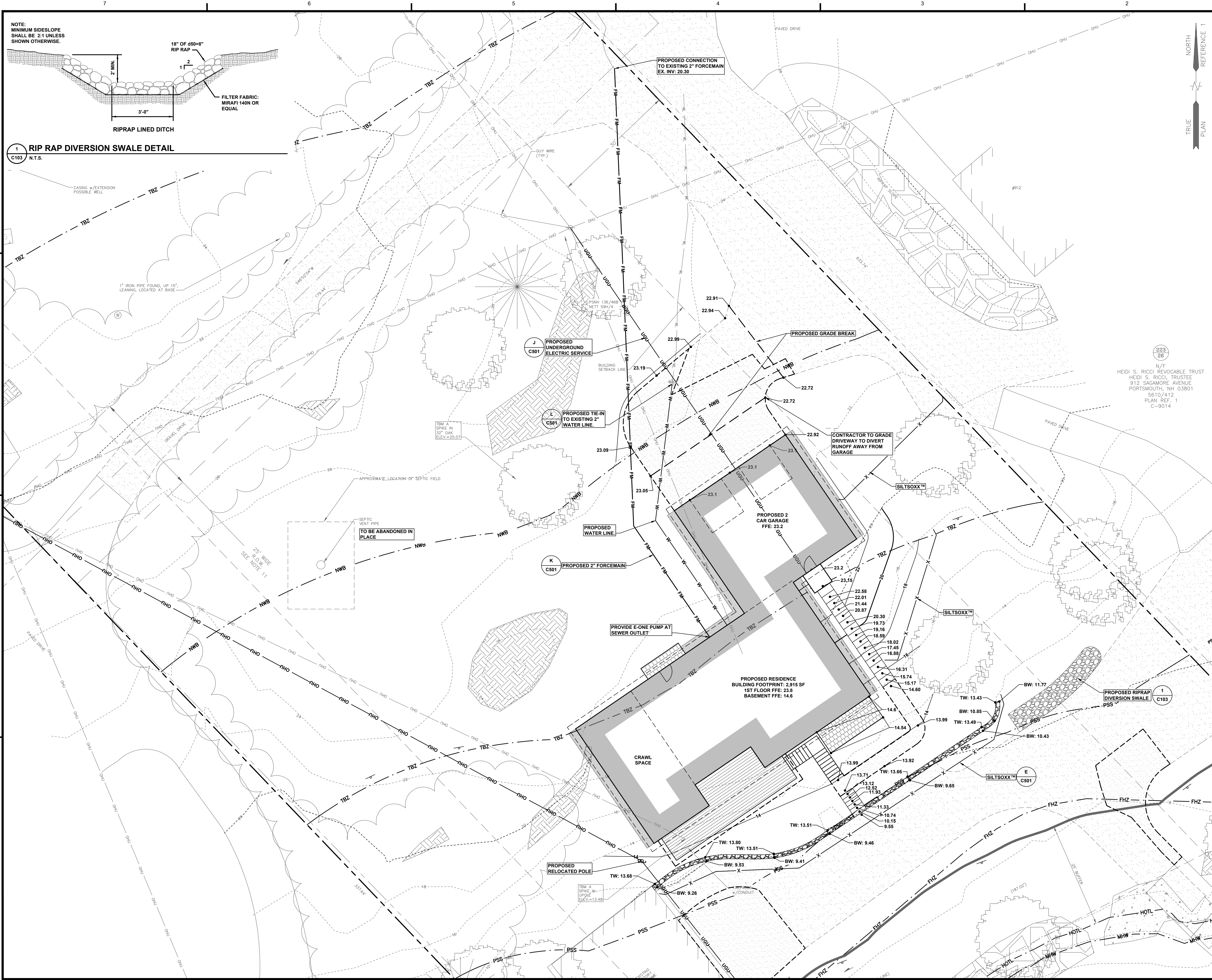
PROJECT No.: 5010372.3116

DRAWING No.: **C102** REV: **2**

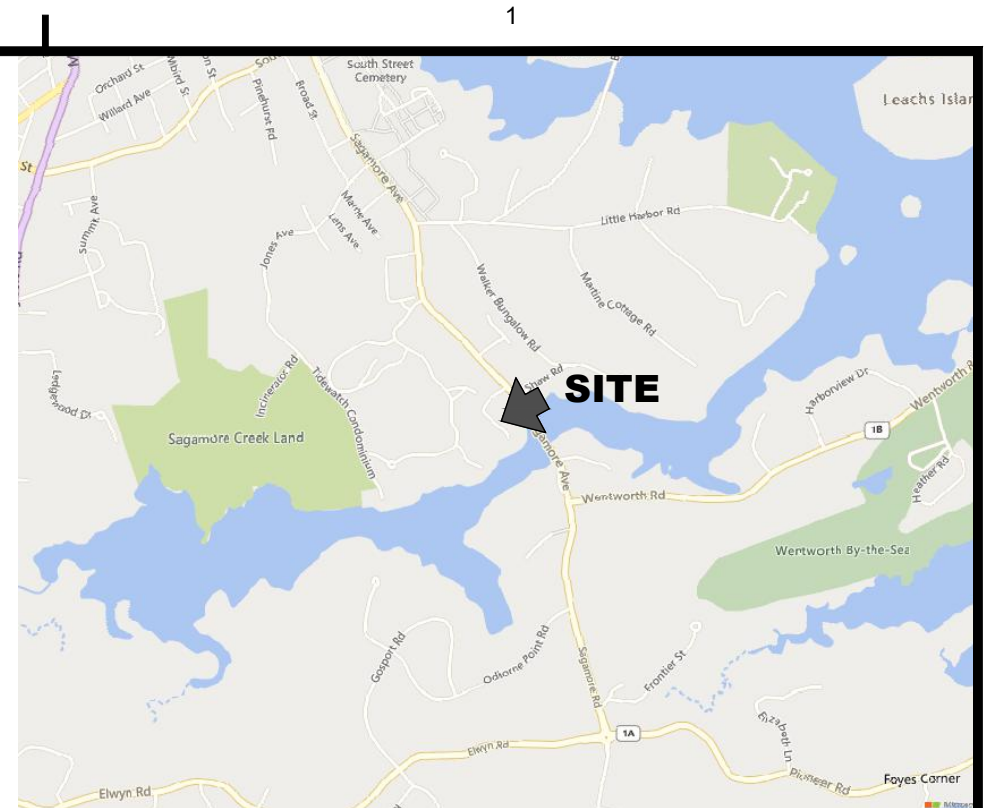
STATE OF NEW HAMPSHIRE  
JOHN R. CHAGNON  
No. 2851  
PROFESSIONAL ENGINEER

FILE LOCATION: P:\NH\5010372-HOGSWAVE\3116\913 SAGAMORE AVE - PORTSMOUTH-60902-CAD\_F\EDCON\18010372.3116\913 SAGAMORE AVE.dwg, 2024.10.02. 8:31 AM





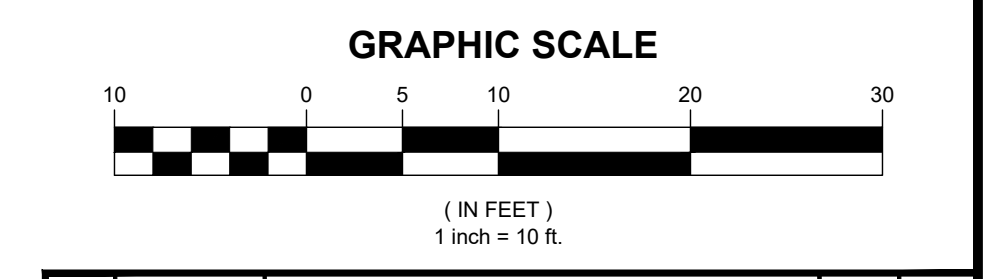
**1 RIP RAP DIVERSION SWALE DETAIL**  
C103 N.T.S.



**LOCATION MAP:** USGS QUADRANGLE: PORTSMOUTH  
MAPTECH® USGS TOPOGRAPHIC SERIES™  
SCALE: 1"=2000'  
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WWW.MAPTECH.COM/TOPO

**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
HIGHEST OBSERVABLE TIDE	---HOTL---	---
TIDAL BUFFER ZONE	---	---
NATURAL WOODLAND BUFFER	---	---
BENCHMARK	⊕	⊕
SURVEY STATION	⊕	⊕
MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
WELL	⊕	⊕
WATER VALVE	⊕	⊕
SIGN	⊕	⊕
CATCH BASIN	⊕	⊕
HYDRANT	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---100---	---100---
MINOR FOOT CONTOUR	---98---	---98---
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
SILT SOXX FENCE	---	X
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---
BUILDING	---	---
TREE	⊕	⊕



2	10/1/24	PER CONSERVATION COMMITTEE COMMENTS	PJM	JRC
1	08/27/24	ADD TEST PIT LEDGE PROBES	SRJ	SDR
REV	DATE	DESCRIPTION	BY	CHK

**PERMIT PLAN**



**HOGSWAVE, LLC REDEVELOPMENT**  
913 SAGAMORE AVENUE, PORTSMOUTH, NH

**GRADING AND UTILITY PLAN**

DATE	2024.07.31	SCALE	1"=10'
DRAWN BY	PJM	DESIGNED BY	PJM
CHECKED BY	SDR	PROJECT No.	5010372.3116
DRAWING No.	<b>C103</b>	REV.	<b>2</b>

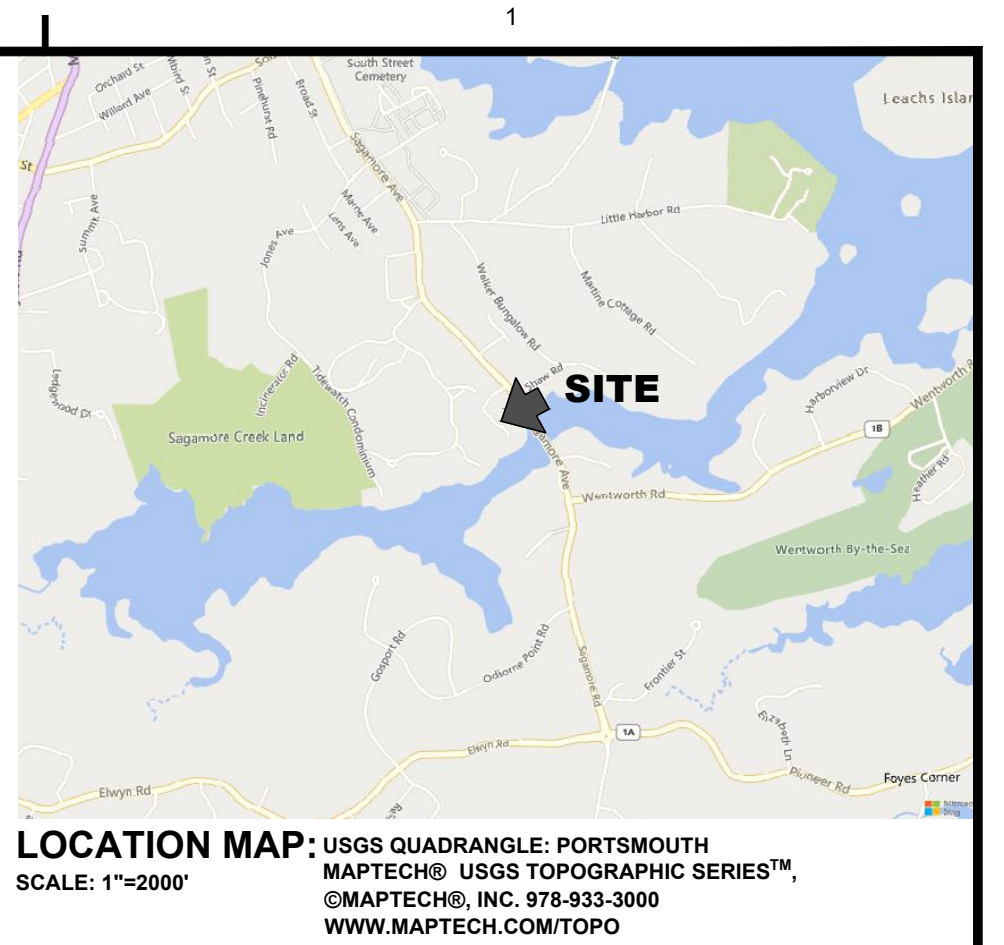
FILE LOCATION: P:\NH\2024\HOGSWAVE\1161913\SAGAMORE AVE - PORTSMOUTH-2024\CAD\_FILES\CAD\1161913\_C-SP.DWG, 2024.10.01, 4:58 PM





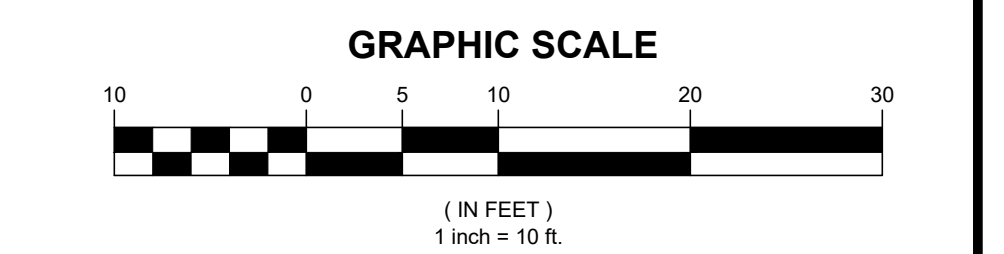
BUFFER PLANTING SCHEDULE			
SYMBOL	ITEM	SIZE	QTY
☉	CREeping JUNIPER	1 GALLON	10
☉	JUNIPERUS HORIZONTALIS	1 GALLON	14
☉	LOW BUSH BLUEBERRY	1 GALLON	14
☉	VACCINIUM ANGUSTIFOLIUM	2 GALLON	7
☉	NORTHERN BAYBERRY	0'-2"	8
☉	MYRICA PENNSYLVANIA	3 GALLON	13
☉	NORTHERN RED OAK	3 GALLON	16
☉	QUERCUS RUBRA	3 GALLON	16
☉	WITCH HAZEL	3 GALLON	13
☉	HAMAMELIS VIRGINIANA	3 GALLON	16
☉	SERVICEBERRY	3 GALLON	16
☉	AMALANCHIER SPP.	3 GALLON	16

- NOTES:
1. PLANT SPECIES CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM THE CITY OF PORTSMOUTH.
  2. BUFFER PLANTING MATRIX PROVIDES A GENERAL SPATIAL REPRESENTATION OF A WELL DISTURBED BUFFER AREA, EXACT LOCATION OF PLANTINGS CAN BE ADJUSTED AT TIME OF INSTALLATION.
  3. EROSION CONTROL MATTING SHALL BE USED IN BUFFER PLANTING AREA TO PREVENT EROSION UNTIL PLANTS AND VEGETATION BECOME ESTABLISHED.
  4. PROPOSED BUFFER PLANTING AREAS 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.
  5. IMPERVIOUS SURFACE AREA TO BE REMOVED AS SHOWN WILL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTED.
  6. COMPLIANCE WITH PORTSMOUTH ZONING 10.1018.24 & 10.1018.25 IS REQUIRED.



**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
HIGHEST OBSERVABLE TIDE	---HOTL---	---
TIDAL BUFFER ZONE	---TBL---	---
NATURAL WOODLAND BUFFER	---NWB---	---
BENCHMARK	⊕	⊕
SURVEY STATION	⊕	⊕
MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
WELL	⊕	⊕
WATER VALVE	⊕	⊕
SIGN	⊕	⊕
CATCH BASIN	⊕	⊕
HYDRANT	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---100---	---100---
MINOR FOOT CONTOUR	---98---	---98---
WATERLINE	W	W
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
SILT/SOXX FENCE	---	X
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---
BUILDING	---	---
TREE	☉	☉



REV	DATE	DESCRIPTION	BY	CHK
2	10/1/24	PER CONSERVATION COMMITTEE COMMENTS	PJM	JRC
1	08/27/24	ADD TEST PIT LEDGE PROBES	SJR	SDR

**PERMIT PLAN**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING  
 WWW.HALEYWARD.COM  
 200 Griffin Road, Unit 3  
 Portsmouth, NH 03801  
 603.430.9282

**PROJECT**  
 HOGSWAVE, LLC REDEVELOPMENT  
 913 SAGAMORE AVENUE, PORTSMOUTH, NH

**LANDSCAPE PLAN**

DATE: 2024.07.31 SCALE: 1"=10'  
 DRAWN BY: PJM DESIGNED BY: PJM CHECKED BY: SDR  
 PROJECT No.: 5010372.3116  
 DRAWING No.: **C104** REV: **2**

FILE LOCATION: P:\NH\5010372-HOGSWAVE\3116\913-SAGAMORE AVE - PORTSMOUTH-20240620-CAD\_F\EGD\DWG\10101825-3116\913-SAGAMORE\_AVE\_2024\_10.02\_833.AWG



**EROSION CONTROL NOTES**

**CONSTRUCTION SEQUENCE**  
 DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.  
 IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (NOI) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE SWPPP AND INSPECTING AND MAINTAINING ALL BMPs CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.  
 INSTALL PERIMETER CONTROLS, I.E., SILT/SOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.  
 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.  
 CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.  
 PERFORM DEMOLITION.  
 BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILT/SOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.  
 INSTALL FOUNDATION  
 LAYOUT AND INSTALL ALL BURIED UTILITIES AND SERVICES UP TO 10' OF THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.  
 CONSTRUCT SITE IMPROVEMENTS  
 AFTER BUILDING IS COMPLETED, FINISH ALL REMAINING LANDSCAPED WORK.  
 REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

**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.

DUST CONTROL: 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.

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

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS—CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

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 96% 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 SEED/LOADED 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

**VEGETATIVE PRACTICE**  
 FOR PERMANENT MEASURES AND PLANTINGS:  
 APPLY NOFA STANDARDS

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO  
 THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:  
 SEED WITH BUFFER PLANTING FROM PIERSON NURSERIES (207) 499-2994

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:  
 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:  
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.  
 MULCH: 1.5 TONS/ACRE

**MAINTENANCE AND PROTECTION**  
 THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90

PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

**WINTER NOTES**  
 ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, 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% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, 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 NIDOT ITEM 304.3.

PERMEABLE PAVEMENT: PERMEABLE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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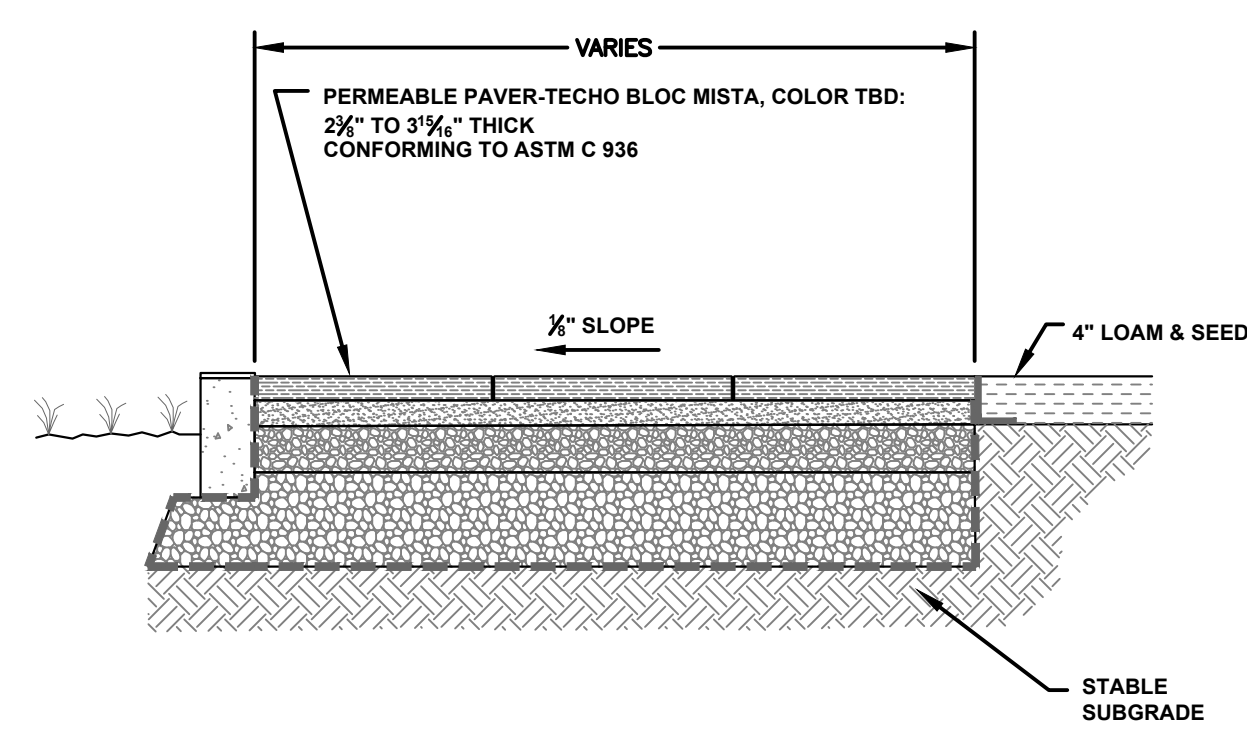
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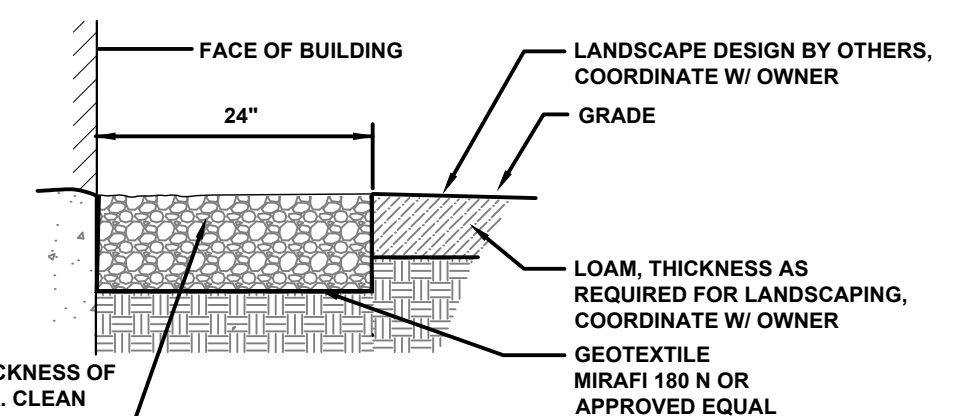
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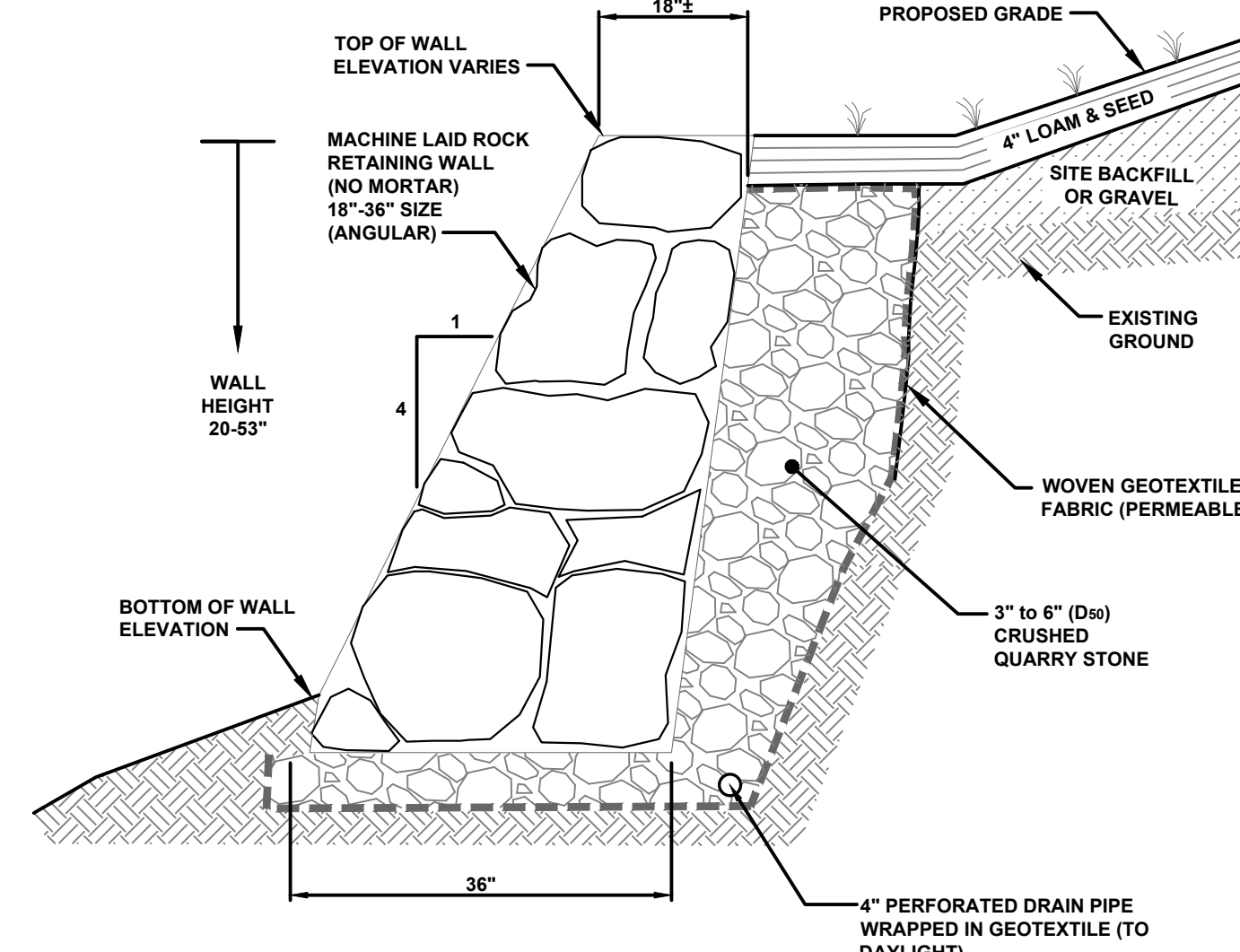
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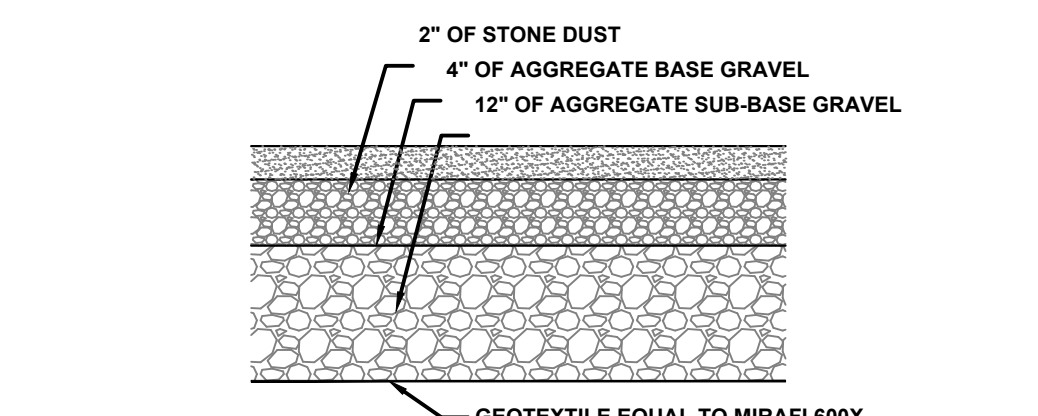
**NOTES:**  
 1) TECHNO-BLOC (OR APPROVED EQUAL),  
 2) INSTALLED PER MANUFACTURER'S INSTRUCTIONS.  
 3) PEDESTRIAN TRAFFIC ONLY.



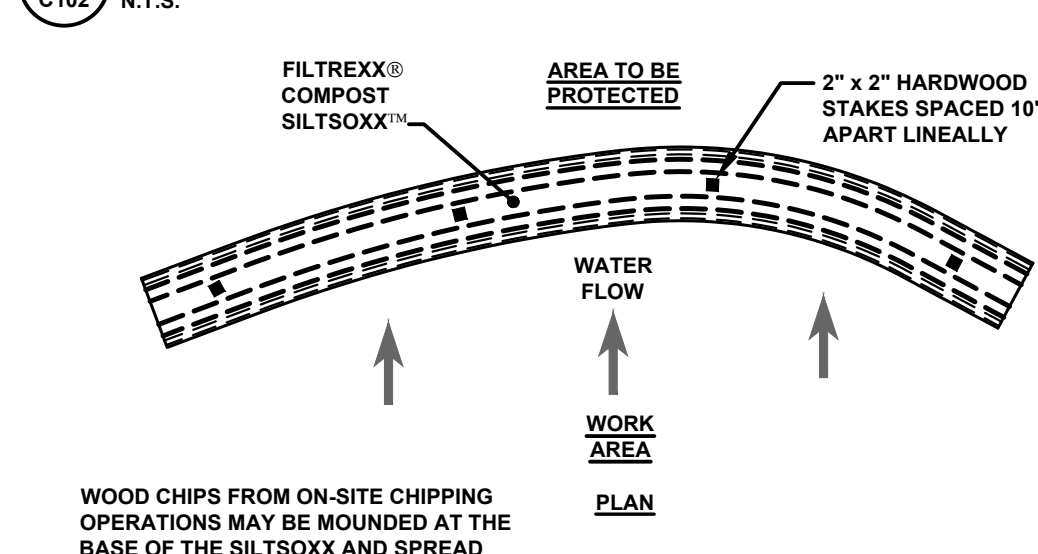
**B DRIP EDGE DETAIL**  
 C102 NTS



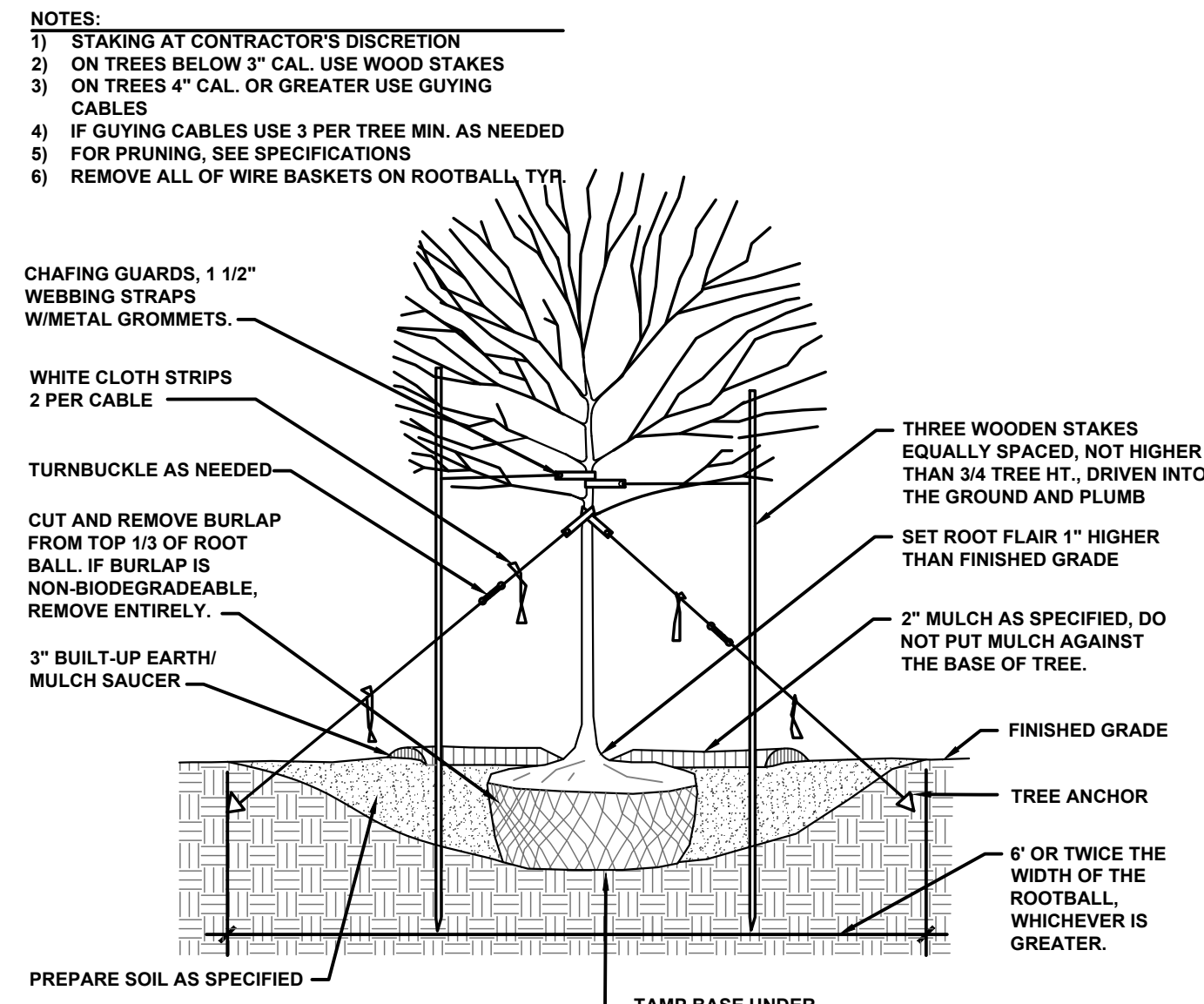
**C DRY ROCK RETAINING WALL DETAIL**  
 C102 NTS



**D TYPICAL GRAVEL BUILDUP DETAIL**  
 C102 N.T.S.



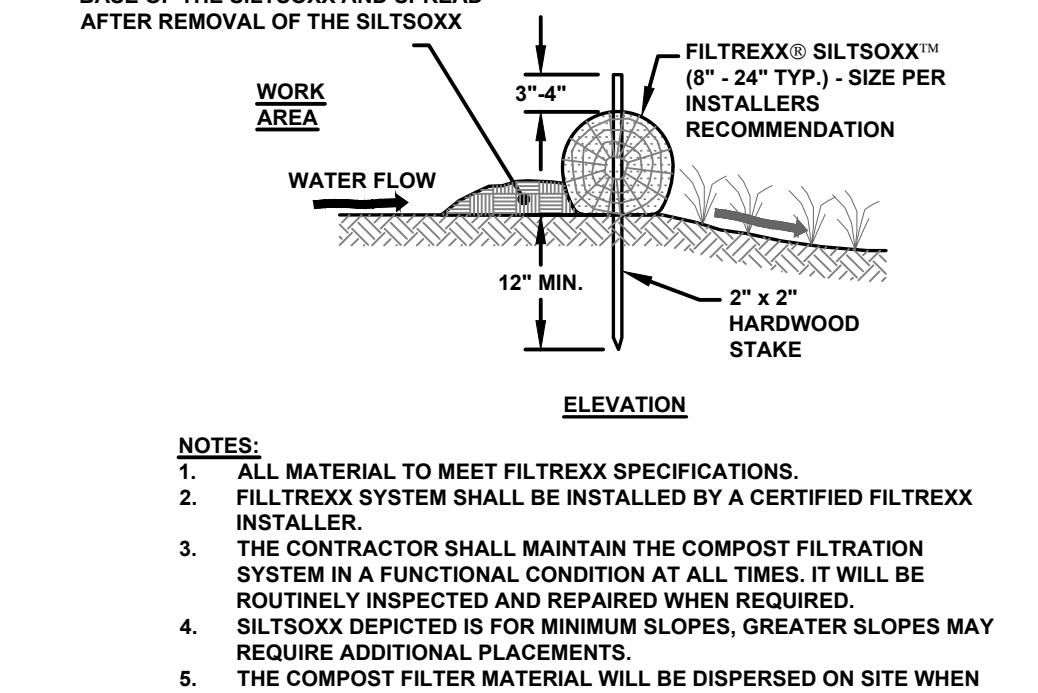
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 C102 NTS



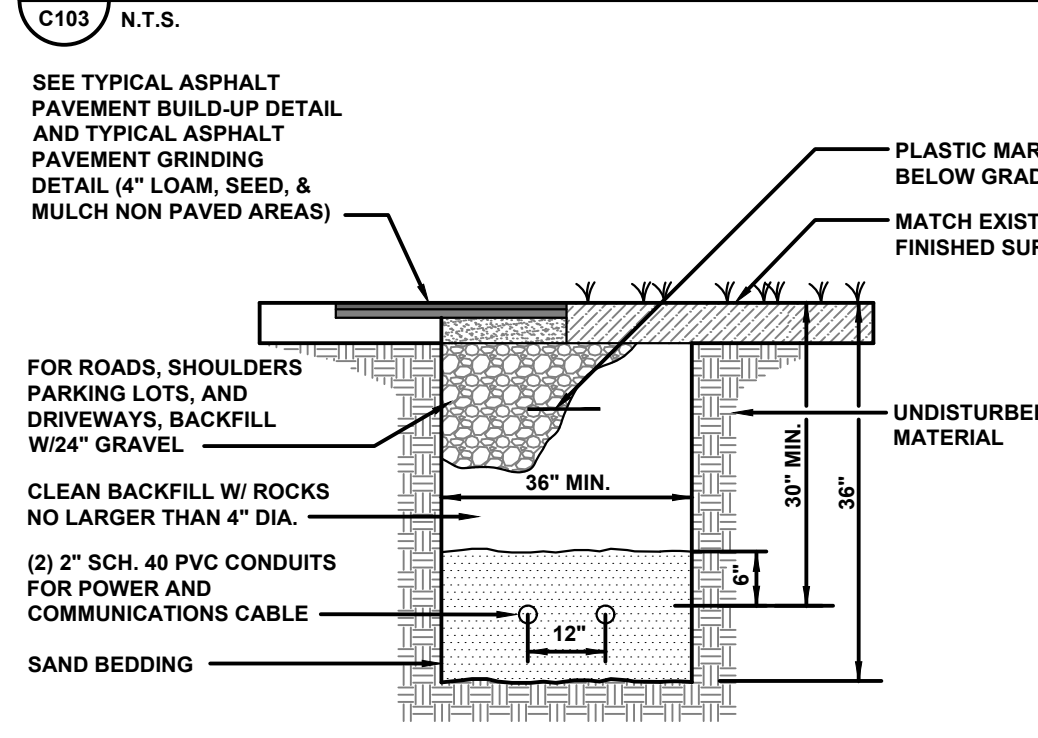
**G TREE PLANTING DETAIL**  
 C102 SCALE: NTS



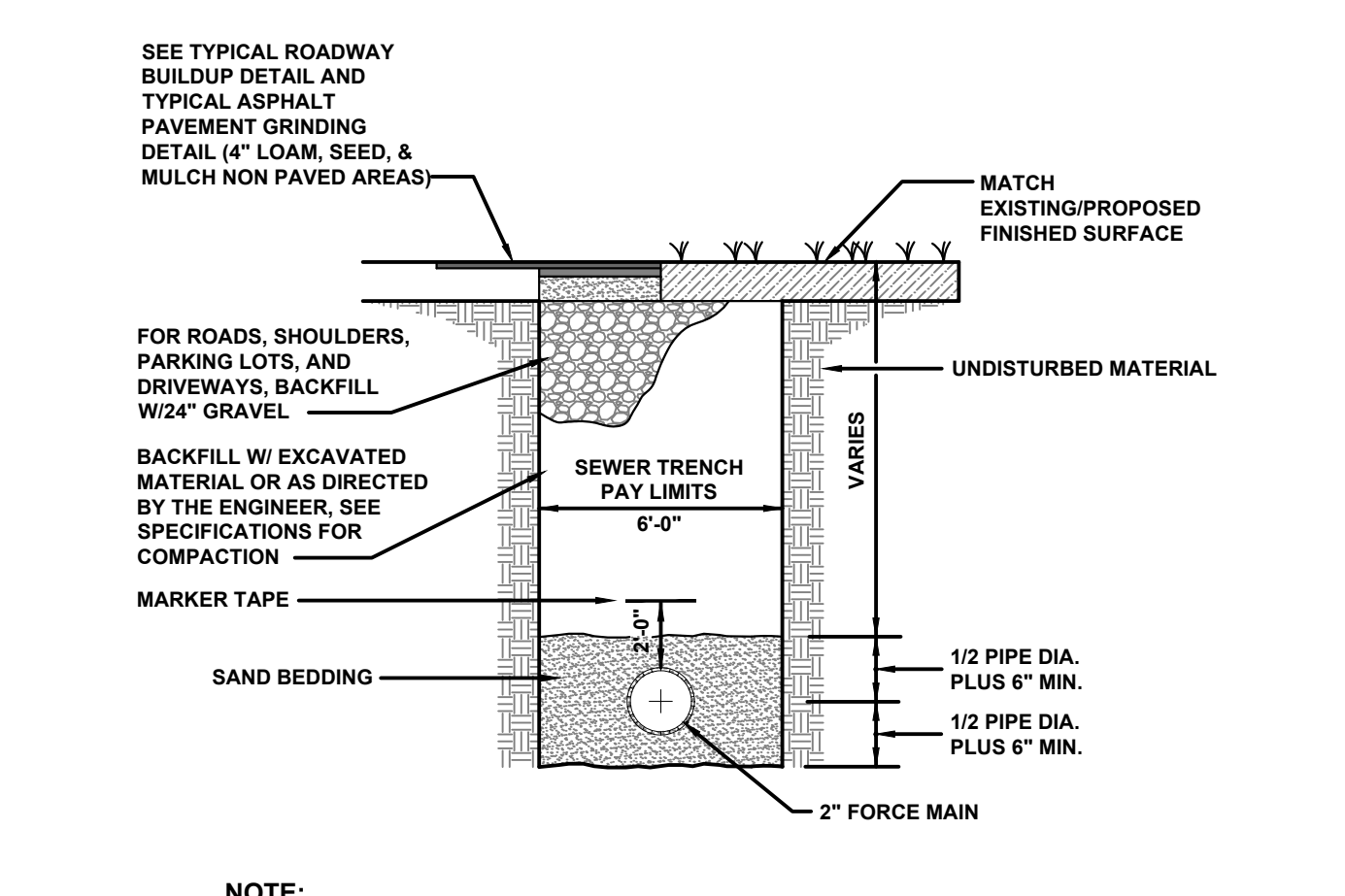
**H WETLAND BUFFER SIGN**  
 C101 NTS



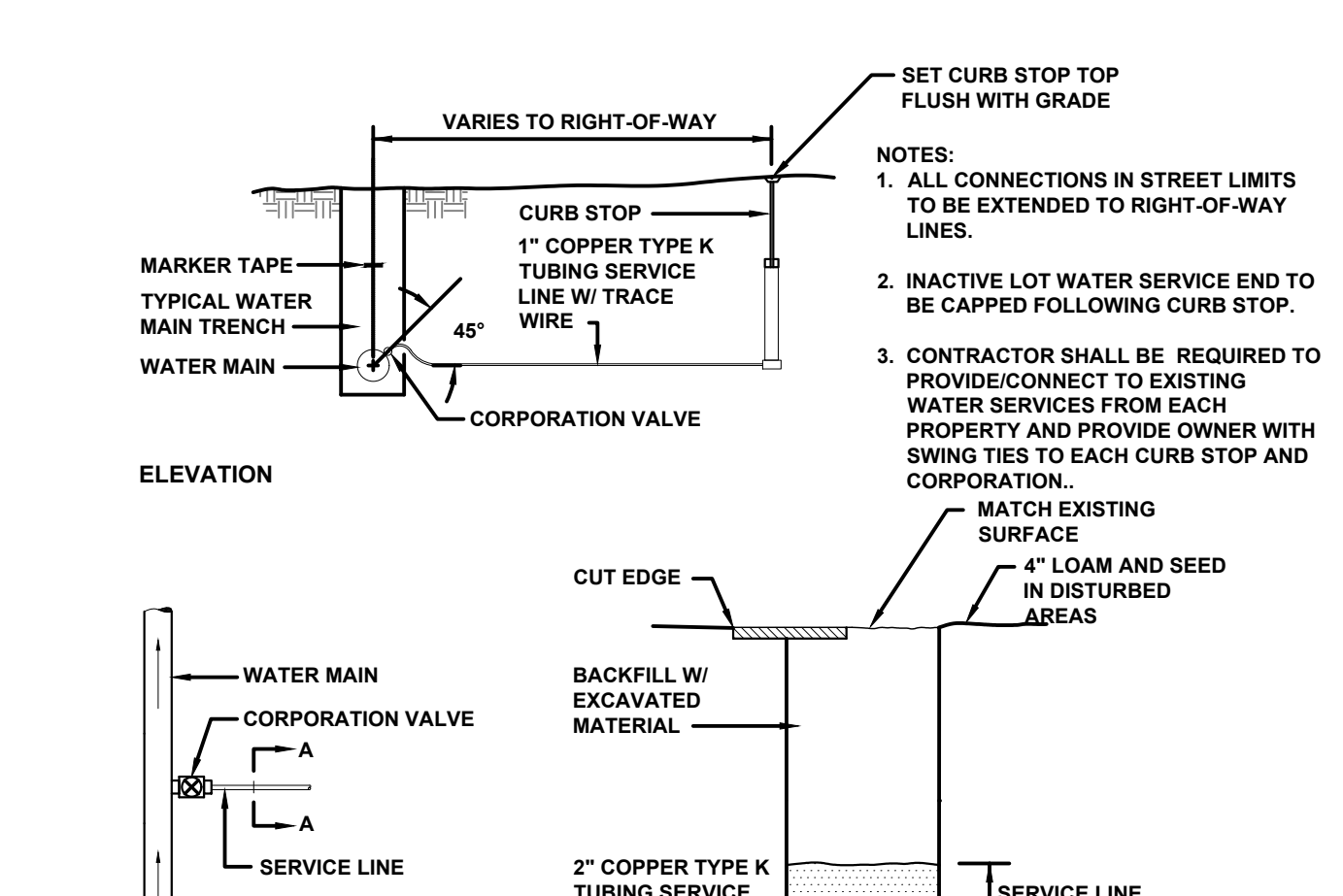
**E FILTREXX® SILT/SOXX™ DETAIL**  
 C103 N.T.S.



**J TYPICAL UNDERGROUND UTILITY TRENCH DETAIL**  
 C103 N.T.S.



**K TYPICAL FORCE MAIN TRENCH DETAIL**  
 C103 SCALE: NTS



**L TYPICAL WATER SERVICE DETAIL**  
 C103 NTS

REV	DATE	DESCRIPTION	BY	CHK.
2	10/1/24	PER CONSERVATION COMMITTEE COMMENTS	PJM	JRC
1	08/27/24	ADD TEST PIT LEDGE PROBES	SJR	SDR

**PERMIT PLAN**

**HALEY WARD**  
 ENGINEERING | ENVIRONMENTAL | SURVEYING

200 Griffin Road, Unit 3  
 Portsmouth, NH 03801  
 603.430.9282

**HOGSWAVE, LLC REDEVELOPMENT**  
 913 SAGAMORE AVENUE, PORTSMOUTH, NH

**SITE DETAILS**

DATE	2024.07.31	SCALE	NTS
DRAWN BY	PJM	DESIGNED BY	PJM
CHECKED BY	SDR	PROJECT No.	5010372.3116
DRAWING No.	<b>C501</b>	REV.	<b>2</b>

FILE LOCATION: P:\NH\010372-HOGSWAVE\1319413-SAGAMORE AVE - PORTSMOUTH-02062\CAD\_F\EROSION\01010372-3119413-C501.DWG, 2024.10.01, 4:58 PM





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



## City of Portsmouth Wetlands Conditional Use Permit Application

September 30, 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 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, portions of the existing driveway will be removed to ensure a net-decrease in impervious area on the lot. Driveway areas to be removed will be converted to pervious lawn.

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.

As the property exists, 30.3% is paved/developed (3,399 Sq. Ft./11,236 S.F. \* 100=30.3% Impervious). The proposed site improvements would lower the impervious coverage of the lot to 30.1% (3,392 S.F. / 11,236 S.F. \* 100=30.1% Impervious), resulting in an overall decrease in impervious area.

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



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.

**(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.**

There are no impacts proposed to the wetland resource and surrounding properties will not be affected because of this project. Stormwater management features will be implemented to preserve the resource.

**(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.

**(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 alternative and there is no increase in impervious area.

**(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 returned to lawn or reseeded with a native conservation seed mix.

Sincerely,

**TFMoran, Inc.**

Luke Taylor,  
*Environmental Permitting Specialist*

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



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Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



## Letter of Authorization

I, Shawn P Bardong, hereby authorize TFMoran, Inc., 170 Commerce Way, Suite 102, Portsmouth, NH 03801, to act on my behalf concerning the property at 39 Dearborn Street, Portsmouth, NH 03801, known as Tax Map 140, Lot 3.

I hereby appoint TFMoran, Inc, as my agent to act on my behalf in the review process, to include any required signatures.

Client  
 Name:  
 Title:

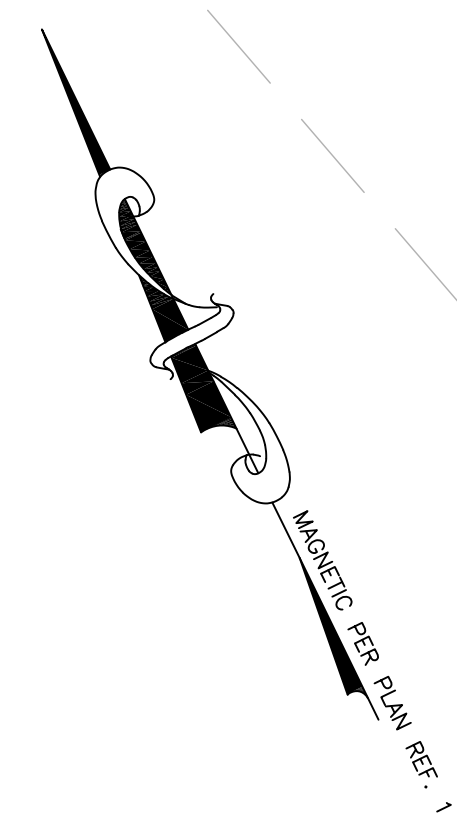
25-Sep-2024

Date

Witness

Date



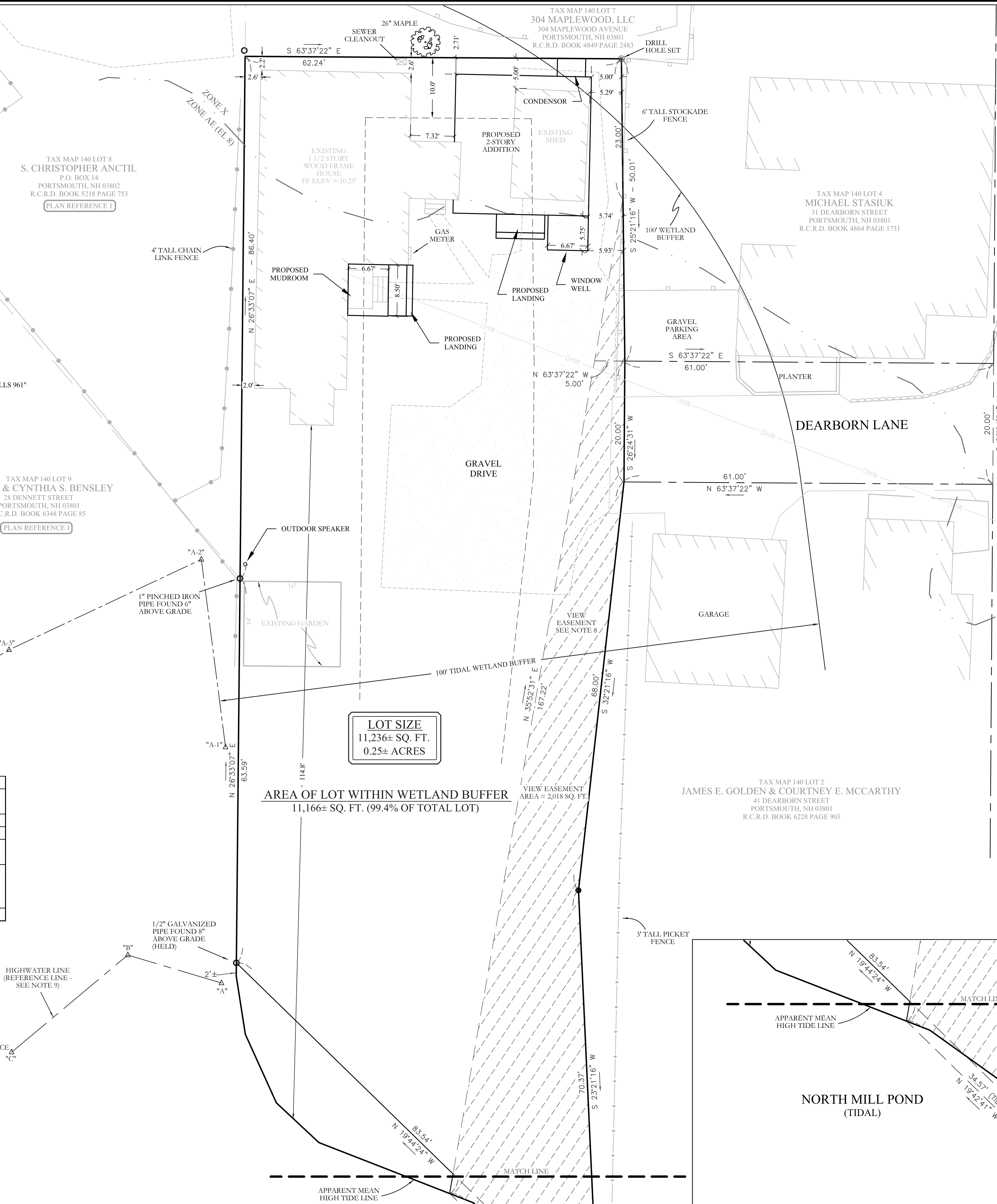


**LEGEND**

- — 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
- — BUILDING SETBACK 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

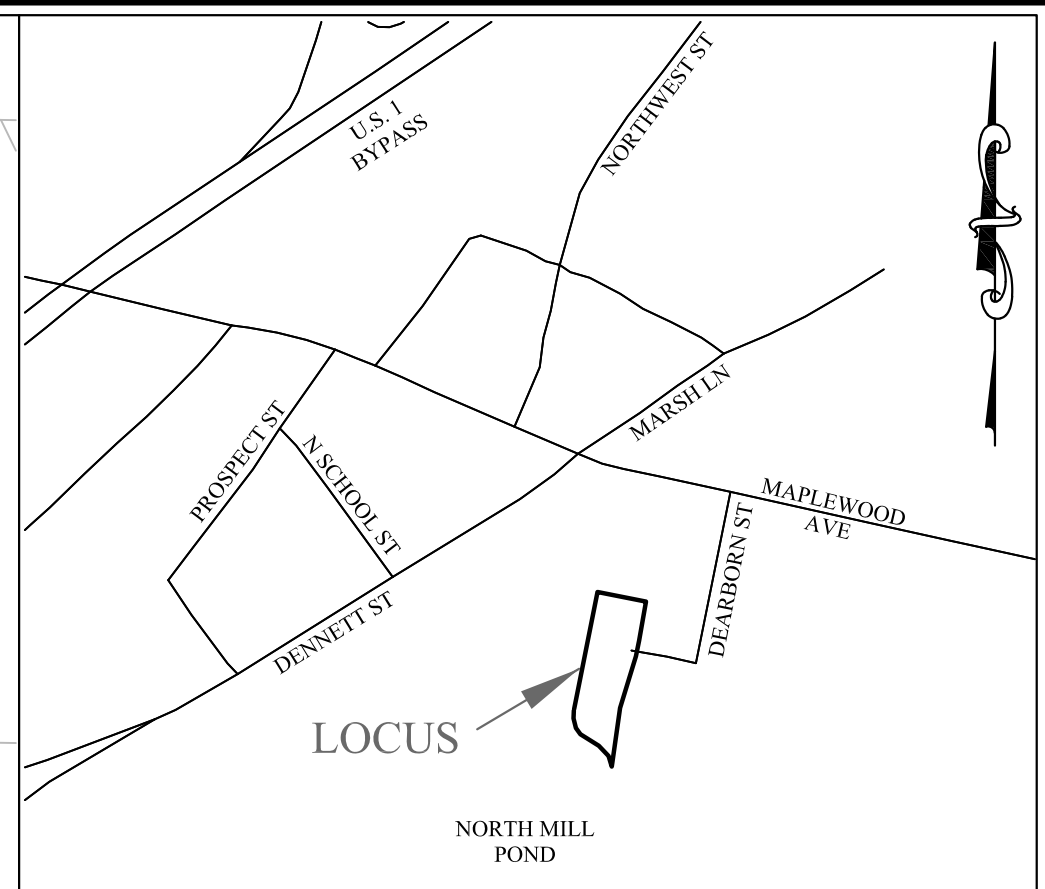
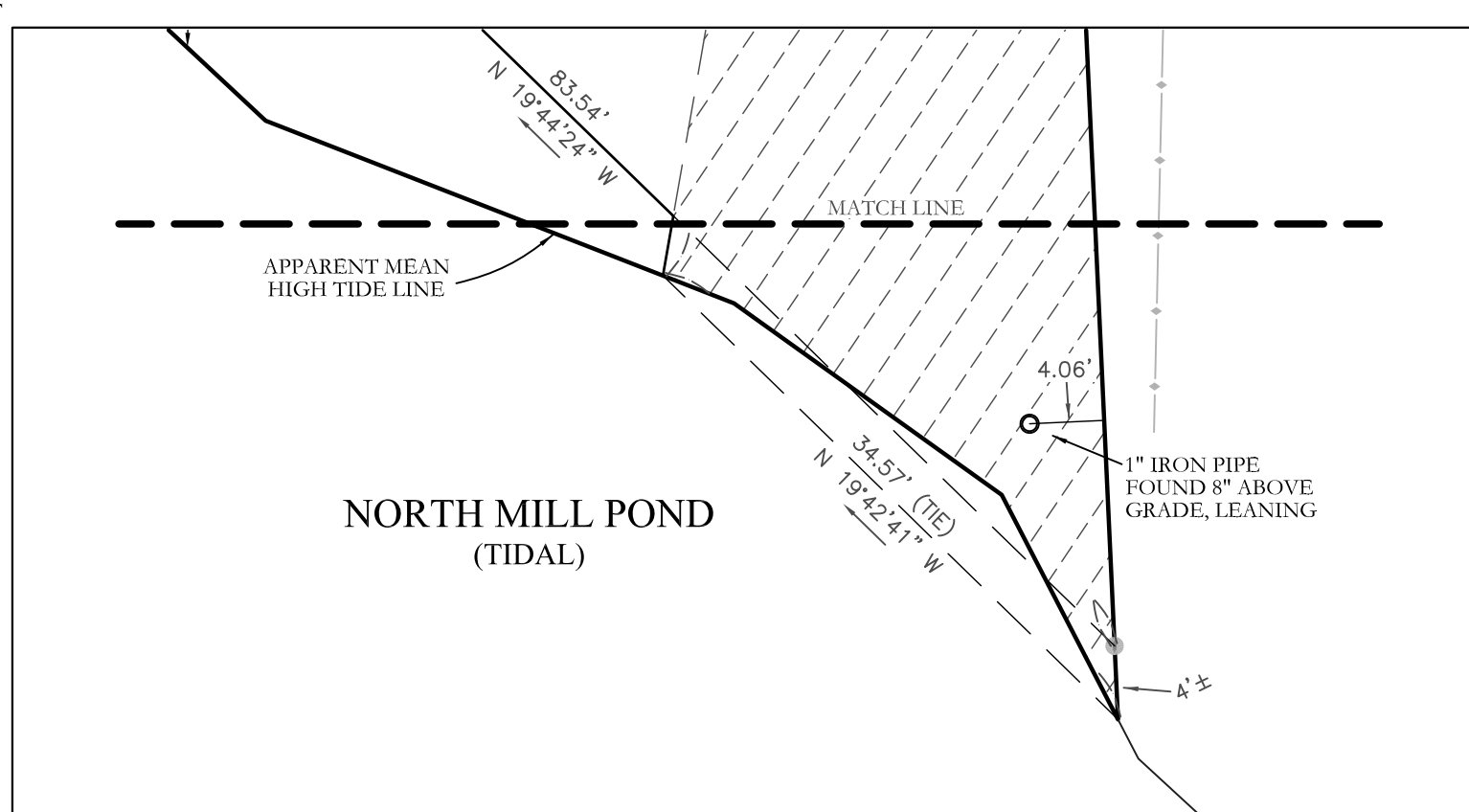
BUILDING FOOTPRINT AREAS			
STRUCTURE	EXISTING AREA (SF)	PROPOSED AREA (SF)	NOTES
EXISTING HOUSE	1,232.5		
EXISTING SHED	221.8		
MUDROOM AND LANDING (PROPOSED)	36.4	54.1	PROPOSED AREA EXCLUDES EXISTING LANDING AND STEPS
FAMILY ROOM (PROPOSED)		368.4	PROPOSED AREA EXCLUDES EXISTING SHED. INCLUDES LANDING, WINDOW WELL, AND CONDENSOR PAD
<b>TOTALS</b>	<b>1,490.7</b>	<b>422.5</b>	

LOT COVERAGE	
LOT AREA (SF)	11,236.0
TOTAL PROPOSED BUILDING AREA (SF)	1,937.0
PROPOSED BUILDING COVERAGE	17.2%
ALLOWABLE BUILDING COVERAGE	25%



**LOT SIZE**  
11,236± SQ. FT.  
0.25± ACRES

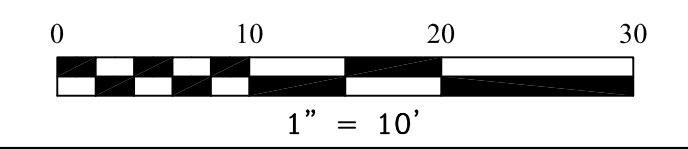
**AREA OF LOT WITHIN WETLAND BUFFER**  
11,166± SQ. FT. (99.4% OF TOTAL LOT)



**LOCATION MAP**  
SCALE: 1" = 400'

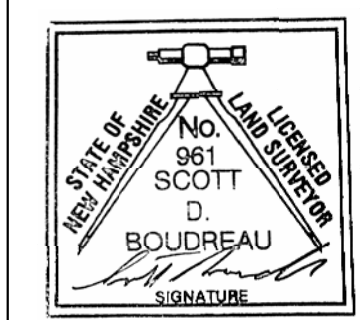
- NOTES:**
- REFERENCE: TAX MAP 140 LOT 3 R.C.R.D. BOOK 6450 PAGE 552 R.C.R.D. PLAN D-37444
  - TOTAL PARCEL AREA: 11,236 SQ. FT. OR 0.25 AC.
  - OWNER OF RECORD: SHAWN & MICHIO BARDONG 39 DEARBORN STREET PORTSMOUTH, NH 03801
  - ZONE: GRA - GENERAL RESIDENCE A DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA 7,500 SQ. FT.  
 MINIMUM FRONTAGE 100 R.  
 MINIMUM FRONT SETBACK 15 R.  
 MINIMUM SIDE SETBACK 10 R.  
 MINIMUM REAR SETBACK 20 R.  
 MAXIMUM STRUCTURE HEIGHT 35 R.
  - 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.
  - HORIZONTAL DATUM IS MAGNETIC BASED ON PLAN REFERENCE 1.
  - 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.
  - 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.
  - TIDAL WETLANDS AND HIGHWATER REFERENCE LINE WERE DELINEATED BY PATRICK D. SEEKAMP, P.W.S., C.W.S. OF SEEKAMP ENVIRONMENTAL CONSULTING.
  - THE INTENT OF THIS PLAN IS TO SHOW A BUILDING ADDITION IN REFERENCE TO THE BOUNDARY OF RECORD.

- PLAN REFERENCES:**
- 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.
  - 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.
  - 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.



**SITE PLAN**  
LAND OF  
**SHAWN & MICHIO BARDONG**  
(TAX MAP 140 LOT 3)  
39 DEARBORN STREET  
PORTSMOUTH, NH

DRAWN BY: SDB DATE: JUNE 1, 2023  
CHECKED BY: ARB DRAWING NAME: 22039B6  
JOB NAME: 22039 SHEET: C1



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







Oct 02, 2024 - 12:55pm  
F:\MISC Projects\47617\ Dearborn St, Portsmouth, NH\47617-00 Dockham Builders 36 Dearborn St Portsmouth NH\Design\PRODUCTION DRWGS\47617.00-Impact-Plan.dwg



**SITE DATA**

OWNER OF RECORD OF MAP 140 LOT 3: SHAWN & MICHIO 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

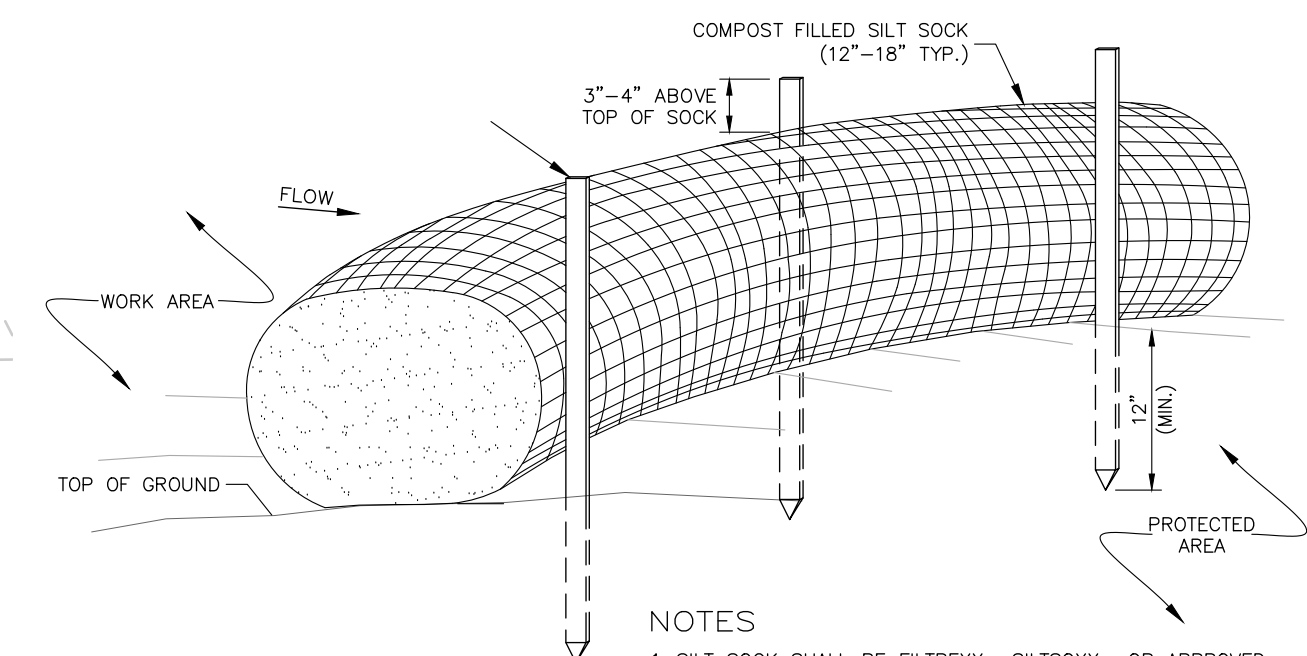
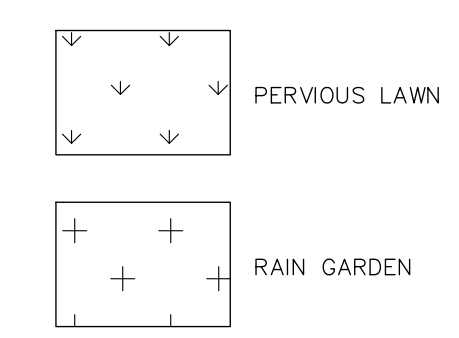
THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPACTS ASSOCIATED WITH THE PROPOSED TWO-STORY DWELLING ADDITION, MUDROOM AREA AND SEWER CONNECTION.

**NOTES**

NO WATERFRONT BUFFER 25X50-FOOT GRID SEGMENT TREE AND SAPLING POINT SCORE WILL BE REDUCED BELOW THE MINIMUM REQUIRED TREE AND SAPLING POINT SCORE ESTABLISHED WITHIN RSA 483-B, V(O)(D)(G). FURTHERMORE, THERE ARE NO TREES OR SAPLINGS TO BE CUT IN THE 50' WATERFRONT BUFFER.

IMPACT AREA	
	PROPOSED TEMPORARY IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW 1,708 S.F.
	PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW 391 S.F.

**LEGEND**



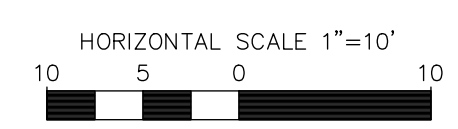
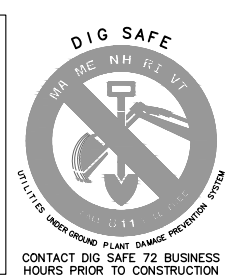
**NOTES**

- SILT SOCK SHALL BE FILTREXX<sup>SM</sup> SILT SOCK<sup>SM</sup> OR APPROVED EQUIVALENT.
- SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
- SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
- COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

**SILT SOCK**

NOT TO SCALE

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

**SITE DEVELOPMENT PLANS**

TAX MAP 140 LOT 3  
**WETLAND IMPACT PLAN**  
**BARDONG RESIDENCE**  
**39 DEARBORN STREET, PORTSMOUTH NH**  
OWNED BY  
**SHAWN & MICHIO BARDONG**  
PREPARED FOR  
**DOCKHAM BUILDERS, LLC**  
**1"=20' (11"X17")**  
**SCALE: 1"=10' (22"X34')** **SEPTEMBER 16, 2024**

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

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



Sep 25, 2024 - 11:52am  
 F:\MISC Projects\47617 Dearborn St, Portsmouth, NH\47617-00 Dockham Builders 36 Dearborn St Portsmouth NH\Design\PRODUCTION DRW\GS47617.00-impact-Plan.dwg



TAX MAP 140 LOT 4  
**MICHAEL STASIUK**  
 31 DEARBORN STREET  
 PORTSMOUTH, NH 03801  
 R.C.R.D. BOOK 4864 PAGE 1731

**SITE DATA**

OWNER OF RECORD OF MAP 140 LOT 3: SHAWN & MICHIO 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**

SEE WETLAND IMPACT PLAN FOR EROSION CONTROL  
 NO WATERFRONT BUFFER 25X50-FOOT GRID SEGMENT TREE AND SAPLING POINT SCORE WILL BE REDUCED BELOW THE MINIMUM REQUIRED TREE AND SAPLING POINT SCORE ESTABLISHED WITHIN RSA 483-B, VC(D)(1). FURTHERMORE, THERE ARE NO TREES OR SAPLINGS TO BE CUT IN THE 50' WATERFRONT BUFFER.

IMPACT AREA

<span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border: 1px solid black;"></span>	PROPOSED TEMPORARY IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW	203 S.F.
<span style="display:inline-block; width:15px; height:15px; background-color: #D2B48C; border: 1px solid black;"></span>	PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW	21 S.F.

**PRE-CONSTRUCTION IMPERVIOUS AREA WITHIN 250' OF REFERENCE LINE**

PRIMARY STRUCTURE	1,233 S.F.
SHED	222 S.F.
DRIVEWAY	1,908 S.F.
MUDROOM AND LANDING	36 S.F.
TOTAL	3,399 S.F.
IMPERVIOUS COVERAGE WITHIN 250' OF REFERENCE LINE = 30.3% (3,399 S.F. / 11,236 S.F. * 100%)	

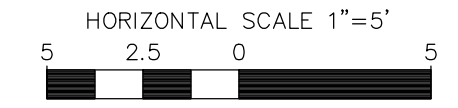
**POST-CONSTRUCTION IMPERVIOUS AREA WITHIN 250' OF REFERENCE LINE**

PRIMARY STRUCTURE	1,823 S.F.
SHED	0 S.F.
DRIVEWAY	1,478 S.F.
MUDROOM AND LANDING	91 S.F.
TOTAL	3,392 S.F.
IMPERVIOUS COVERAGE WITHIN 250' OF REFERENCE LINE = 30.1% (3,392 S.F. / 11,236 S.F. * 100%)	

**SITE DEVELOPMENT PLANS**

TAX MAP 140 LOT 3  
**SHORELAND PBN IMPACT PLAN**  
**BARDONG RESIDENCE**  
**39 DEARBORN STREET, PORTSMOUTH NH**  
 OWNED BY  
**SHAWN & MICHIO BARDONG**  
 PREPARED FOR  
**DOCKHAM BUILDERS, LLC**  
**1"=10' (11"X17")**  
**SCALE: 1"=5' (22"X34")** **SEPTEMBER 16, 2024**

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 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

	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
	F I E 47617.00 DR LST FB CK JRA CADFILE IMPACT-PLAN	C-02



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

May 30, 2023

Michiyo Bardong and Shawn Bardong  
39 Dearborn Street  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment request for property located at 39 Dearborn Street. (LU-23-5)**

Dear Property Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, May 23, 2023**, considered your application for demolishing the existing shed and constructing a two-story addition which requires the following: 1) Variance from Section 10.521 to allow a) 5 foot front yard where 15 feet is required; and b) 2 foot right side yard where 10 feet is required. 2) Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, or enlarged without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 140 Lot 3 and lies within the General Residence A (GRA) and Historic Districts. As a result of said consideration, the Board voted to **approve the request as presented and advertised**.

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 Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

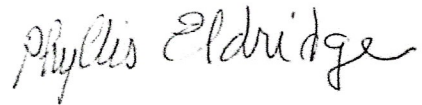
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*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 Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge".

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Amy Dutton, Amy Dutton Home



# Findings of Fact | Variance

## City of Portsmouth Zoning Board of Adjustment

Date: 5-23-2023

Property Address: 39 Dearborn Street

Application #: LU-23-5

Decision: **Grant**

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	<b>YES / NO</b>	<ul style="list-style-type: none"> <li>The proposed use does not expressly or implicitly conflict with the ordinance's provisions, in which case there are setback requirements for the movement of light and air around the structures.</li> <li>It is a small yard and the structure will still have space in the back and on the side for light, air and emergency egress.</li> </ul>
10.233.22 Granting the variance would observe the spirit of the Ordinance.	<b>YES / NO</b>	<ul style="list-style-type: none"> <li>The proposed use does not expressly or implicitly conflict with the ordinance's provisions, in which case there are setback requirements for the movement of light and air around the structures.</li> <li>It is a small yard and the structure will still have space in the back and on the side for light, air and emergency egress.</li> </ul>



		<ul style="list-style-type: none"> <li>Section 10.121.6 of the ordinance is for the preservation of historic districts and buildings and structures of historic and architectural interest. The variance request is driven by the requirements of the HDC to preserve the 1700's Cape.</li> </ul>
10.233.23 Granting the variance would do substantial justice.	<b>YES / NO</b>	<ul style="list-style-type: none"> <li>The variances will do substantial justice because the benefit to the applicant would not be outweighed by any harm to the general public. T</li> <li>The preservation of the 1700s Cape would be a benefit to the applicant and public.</li> </ul>
10.233.24 Granting the variance would not diminish the values of surrounding properties.	<b>YES / NO</b>	<ul style="list-style-type: none"> <li>Granting the variances would not diminish the values of surrounding properties, noting that the Board had testimony from the abutter that the City does not allow for view easements on properties. It was not found that it would diminish the property. She also found that any improvement to a property in general does raise the values of surrounding properties for all those reasons.</li> </ul>
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	<b>YES / NO</b>	<ul style="list-style-type: none"> <li>The property does have special conditions, and part of that is the view easement, which restricts where a structure can be placed on the property. Putting it more toward the back of the property is an appropriate placement for it. It is an expansion of a house, which is an allowed use in the GRA District.</li> </ul>



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

June 13, 2023

Michiyo Bardong and Shawn Bardong  
39 Dearborn Street  
Portsmouth, New Hampshire 03801

**RE: Certificate of Approval for property located at 39 Dearborn Street. (LU-23-5)**

Dear Mr. and Ms. Bardong:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, June 07, 2023**, considered your application for

exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions)

as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 Lot 3 and lies within the General Residence A (GRA) and Historic Districts. As a result of said consideration, the Commission voted to

**grant** the Certificate of Approval with the following stipulation:

1. The final windows shall be submitted for Administrative Approval.

### **Findings of Fact**

#### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

#### B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

*Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.*

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Nick Cracknell".

Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Amy Dutton, Amy Dutton Home





# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## ZONING BOARD OF ADJUSTMENT

March 2, 2023

Michiyo Bardong and Shawn Bardong  
39 Dearborn Street  
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment request for property located at 39 Dearborn Street. (LU-23-5)**

Dear Property Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Wednesday, February 22, 2023**, considered your application for constructing a second story over the existing 1.5 story building, removing and expanding the front porch, and removing and expanding the existing mudroom on the eastern side of the structure which requires the following: 1) Variance from Section 10.521 to allow a) 2 foot rear yard where 20 feet is required; and b) 9 foot side yard where 10 feet is required. 2) Variance from Section 10.321 to allow the extension and enlargement of a non-conforming structure. Said property is shown on Assessor Map 140 Lot 3 and lies within the General Residence A (GRA) and Historic Districts. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

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 Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

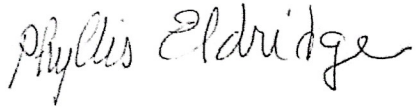
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

*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 Zoning Board of Adjustment Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in cursive script that reads "Phyllis Eldridge". The signature is written in black ink and is positioned above the typed name.

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Amy Dutton, Amy Dutton Home



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

Project # 47617.00

NHDES Wetlands Bureau

***Wetlands Minimum Expedited  
Permit Application***

*for*

***Shawn & Michiyo Bardong***

***For the Construction of a Two-Story Addition and  
New Sewer Connection***

***39 Dearborn Street, Portsmouth NH***

***Rockingham County***

**September 25, 2024**

**TFMoran, Inc.**

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

# TABLE OF CONTENTS

---

1. Application	SECTION 1
Expedited Minimum Impact Wetlands Permit Application Form	
GIS Data Screening Maps	
Avoidance and Minimization Written Narrative	
Work Sequence Narrative	
2. Local, State, and Federal Agency Coordination	SECTION 2
Army Corps of Engineers (ACOE) Appendix B*	
U.S. Fish & Wildlife Service	
NH Natural Heritage Bureau Data (NHB)	
3. Maps and Photos	SECTION 3
USGS Map	
Tax Map	
Photo Orientation Key	
Photo Exhibit	
4. Deeds / Abutter Notification	SECTION 4
Deed	
Abutters List	
Abutter Notification Letters	
Certified Mail Receipts	
5. Plans	SECTION 5
Standard Boundary & Topographic Survey	
Wetland Impact Plan	
Shoreland Impact Plan	

# **SECTION 1**





**Env-Wt 310.01**  
**EXPEDITED MINIMUM IMPACT (EXP)**  
**WETLANDS PERMIT APPLICATION**  
 Water Division/Land Resources Management  
 Wetlands Bureau  
[Check the Status of your Application](#)



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

**APPLICANT'S NAME:** **Shawn and Michiyo Bardong**      **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: <ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04).</li> <li>• Protected species or habitat?                         <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): <b>N/A</b></li> <li>○ NHB Project ID #: <b>NHB24-2747</b></li> </ul> </li> <li>• Bog?</li> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information: <ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC): <b>N/A</b></li> <li>• A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/></li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For dredging projects, is the subject property contaminated? <ul style="list-style-type: none"> <li>• If yes, list contaminant(s): <input type="text"/></li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): <b>N/A</b>	

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

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

**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 permissible 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))

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

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

- 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.

This project proposes less than 1,800 square feet of temporary impacts to jurisdictional areas and, as indicated above, does not propose any impacts to Priority Resource Areas (PRAs). Further, the project site has been screened for sensitive natural resources, natural communities, and species, and the results of this screening are included with this permit application in the form of GIS data screening maps as well as coordination with the New Hampshire Natural Heritage Bureau (NHB). This project qualifies to use the Minimum Impact Expedited Process established in Env-Wt 407.03.

**Please see applicable Standard Project Specific Worksheets for guidance.**

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".

Temporarily impact 1,361 square feet and permanently impact 391 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 and installing a sewer connection.

Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:  
 Previously Developed Upland Tidal Buffer Zone: 1,361 square feet of temporary impact and 391 square feet of permanent impact.

Not applicable)

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

ADDRESS: 39 Dearborn Street

TOWN/CITY: Portsmouth

TAX MAP/LOT NUMBER: Map: 140 Lot: 3

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: North Mill Pond

N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places):  
 43.07947° North  
 -70.76711° 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: Shawn and Michiyo Bardong

MAILING ADDRESS: 39 Dearborn Street

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

PHONE: Private

EMAIL ADDRESS (OPTIONAL):

ELECTRONIC COMMUNICATION: By initialing here: N/A, 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: Luke Taylor/ TFMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite #102

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

PHONE: 603-431-2222

EMAIL ADDRESS (OPTIONAL): LTaylor@tfmoran.com

ELECTRONIC COMMUNICATION: By initialing here: LST, 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: Shawn and Michiyo Bardong

MAILING ADDRESS: 39 Dearborn Street

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

PHONE: N/A EMAIL ADDRESS (OPTIONAL):

ELECTRONIC COMMUNICATION: By initialing here: N/A, 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: [Redacted] LST [Redacted]	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials: [Redacted] LST [Redacted]	All abutters have been notified.
Initials: [Redacted] LST [Redacted]	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. <input checked="" type="checkbox"/> N/A
Initials: [Redacted] LST [Redacted]	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: [Redacted] LST [Redacted]	The project is not an after-the-fact application.
Initials: [Redacted] LST [Redacted]	The project is: <ul style="list-style-type: none"> <li>• Not located in a PRA, or</li> <li>• 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.</li> </ul>
Initials: [Redacted] LST [Redacted]	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: [Redacted] LST [Redacted]	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: [Redacted] LST [Redacted]	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: [Redacted] LST [Redacted]	The signer understands that: <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>
Initials: [Redacted] N/A [Redacted]	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: SHAWN P BARDONG MICHIO BARDONG	DATE: 09/19/24
---------------------	---	--	-------------------

\*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:
[Redacted]	[Redacted]	[Redacted]
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	Luke Taylor	09/19/24

**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:
[Redacted]	[Redacted]	[Redacted]



**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: _____ Catherine Givara	PRINT NAME LEGIBLY: _____ Catherine Givara
TOWN/CITY: Portsmouth	DATE: 9/25/24

**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.





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

**NEW  
HAMPSHIRE  
200**

# GIS Data Screening

## Env-Wt 603.03

**TFMoran, Inc.**

48 Constitution Drive, Bedford, NH 03110  
T(603) 472-4488      [www.tfmoran.com](http://www.tfmoran.com)



**TFMoran, Inc. Seacoast Division**


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

# 100 Year Floodplain



0 50 100 200 Feet

## Legend

 100 Year Floodplain





# Floodplain Wetlands Adjacent to Tier 3 Streams



0 50 100 200  
Feet

### Legend

 Floodplain Wetlands Adjacent to Tier 3 Streams





# Impaired Waterbodies



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200 Feet

### Legend

 Impaired Waterbodies





# Local Potential Contamination Sources



0 50 100 200 Feet

## Legend

 Local Potential Contamination Sources





# Prime Wetlands with a 100 Foot Buffer



0 50 100 200 Feet

## Legend

 Prime Wetlands with 100ft Buffer

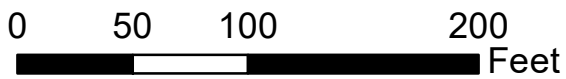




# Saltmarsh Areas



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



## Legend

 Saltmarsh Areas





# Sand Dunes



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200  
Feet

## Legend

 Sand Dunes

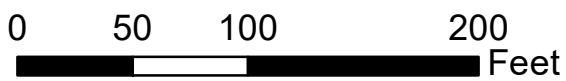





# Aquaculture Sites



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



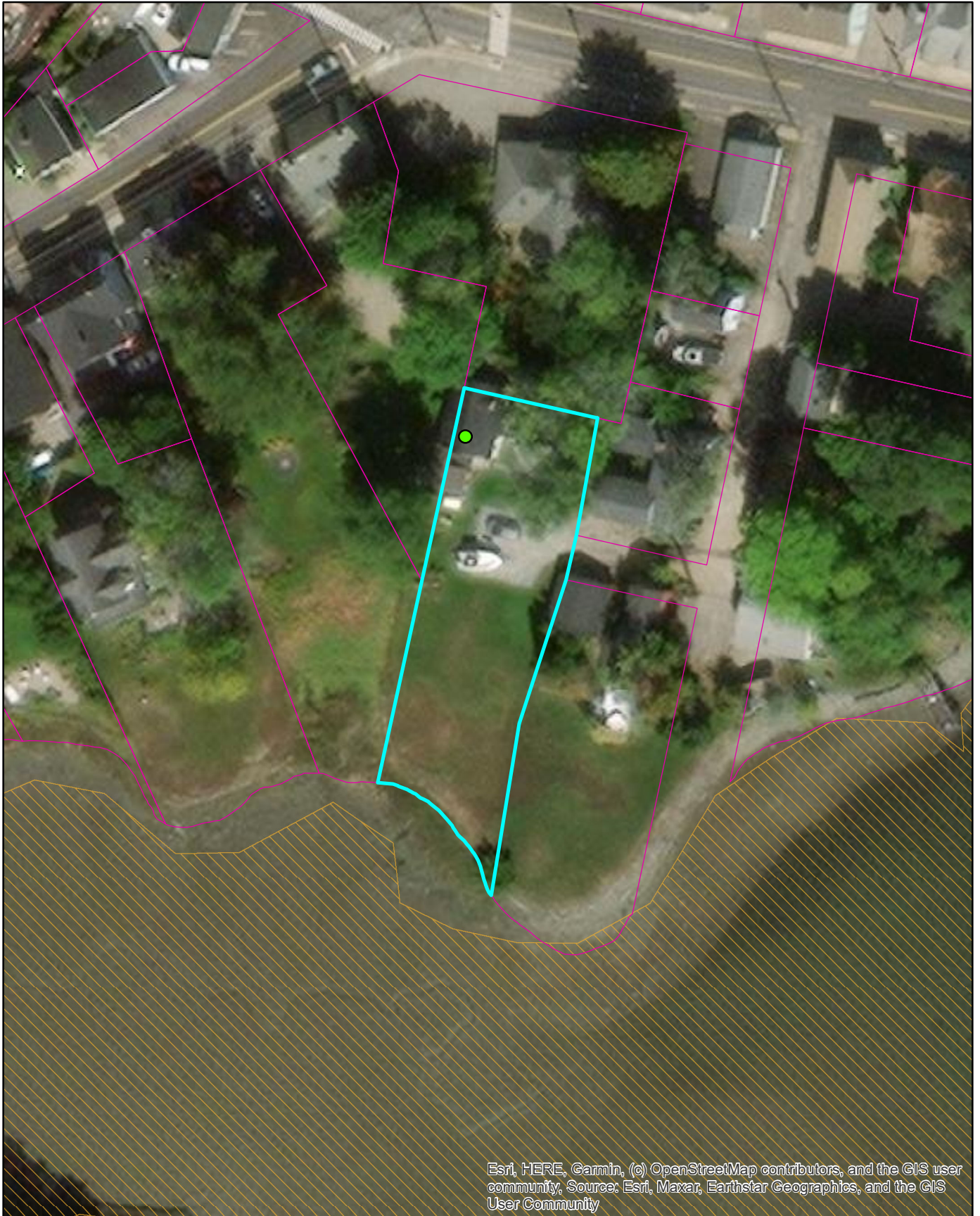
## Legend

 2020 Aquaculture Sites





# Shellfish Areas



0 50 100 200  
Feet

## Legend

 Shellfish Classification Areas






# Eelgrass Beds



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200 Feet

## Legend

 Eelgrass Beds (2021)








# NH Fish & Game - Wildlife Action Plan Habitat Tiers



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200 Feet

## Legend

-  Highest Ranked Habitat in New Hampshire
-  Highest Ranked Habitat in Biological Region
-  Supporting Landscapes

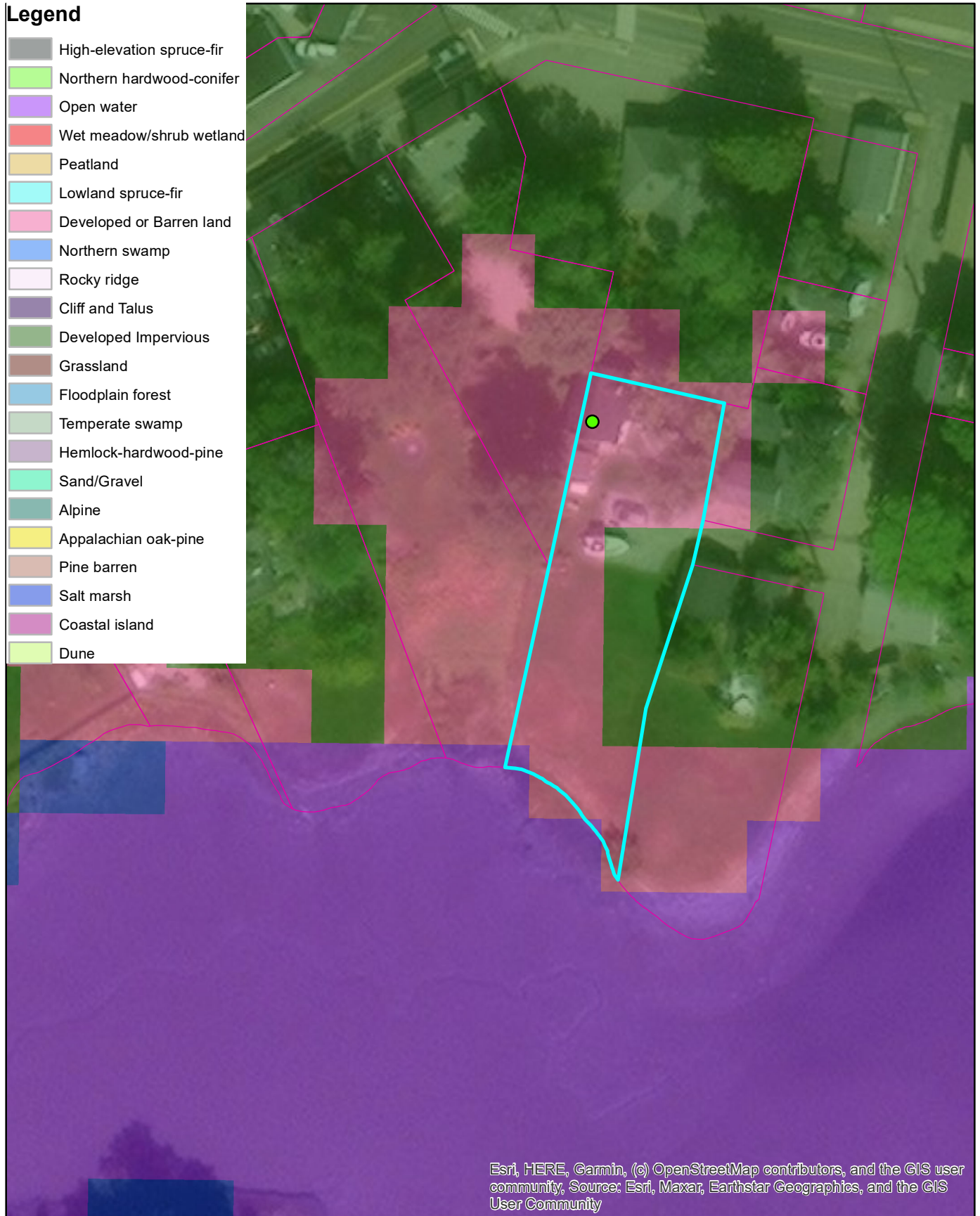




# NH Fish & Game - Wildlife Action Plan Habitat Types

## Legend

- High-elevation spruce-fir
- Northern hardwood-conifer
- Open water
- Wet meadow/shrub wetland
- Peatland
- Lowland spruce-fir
- Developed or Barren land
- Northern swamp
- Rocky ridge
- Cliff and Talus
- Developed Impervious
- Grassland
- Floodplain forest
- Temperate swamp
- Hemlock-hardwood-pine
- Sand/Gravel
- Alpine
- Appalachian oak-pine
- Pine barren
- Salt marsh
- Coastal island
- Dune



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200 Feet



# Conservation Lands



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 50 100 200 Feet

## Legend

 Conservation Lands





# Wildlife Corridors & Prioritized Habitat Blocks



0 50 100 200 Feet

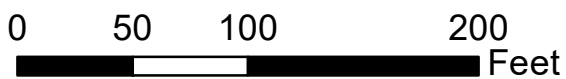
## Legend

- Wildlife Corridors
- Wildlife Secondary Corridors
- Prioritized Habitat Blocks






# Connect the Coast (CTC) Wildlife Corridors



## Legend

 Connect The Coast (CTC) Wildlife Corridors







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:** Shawn and Michiyo Bardong

**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, the project is a residential site redevelopment.

**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, the project area can be reached through upland areas.

**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.*

N/A - The proposed lot location is the only feasible area to construct the addition, mudroom, and sewer connection.

**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?](#)

There is no practicable alternative that would see less of an impact to jurisdictional areas. This project will not impact floodplain wetland, impaired waters, highest-ranked habitat in New Hampshire, and supporting habitat to highest-ranked habitat. It will not impact peatlands, prime wetlands or their buffers, salt marsh areas, sand dunes, eelgrass beds, wildlife corridors, or conservation lands. Additionally, no potential sources for contamination exist within the chosen project area.

This project will avoid impacts to natural sediment transport, saline conditions, and thermal conditions. No nesting and/or breeding habitats will be impacted.

**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.*

N/A - This project is for the expansion of a non-tidal shoreline structure



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



## WORK SEQUENCE NARRATIVE

### Env-Wt 311.06 (d)

- 1.) No more than 7 days prior to commencing the proposed construction activities, the property owner, or their agent, will notify NHDES via the *Initiation of Construction Notification Form*.
- 2.) Prior to construction activities, erosion and siltation control devices (silt sock barriers) will be installed at the limits of the approved impact areas and as depicted on the approved plans (See attached *Wetland Impact Plan*).
- 3.) The silt sock barriers will be monitored, inspected, and adjusted as necessary throughout construction activities.
- 4.) Construction materials, equipment, and machinery will be transferred to the project area and properly stored in upland areas.
- 5.) Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and if necessary, repairs will be made immediately.
- 6.) Contractors responsible for operating construction equipment will have adequate oil spill kits on-site and readily accessible during construction, and they will be trained in deploying this equipment should it be required.
- 7.) Each site improvement will be located and constructed as depicted on the approved plans associated with this Wetlands Permit Application.
- 8.) After construction activities are complete, any exposed or otherwise disturbed soils within the Previously Developed Upland Tidal Buffer Zone will be seeded with a native seed mix that is tolerant of salt spray and sandy soils. Reseeded areas will be watered as necessary and monitored for successful establishment and growth. Once the site is fully stabilized, the aforementioned silt sock barriers will be removed. All leftover equipment, materials, and wastes will be removed and properly disposed of.
- 9.) Upon completing the project, the property owner, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.





## **SECTION 2**



**US Army Corps  
of Engineers**®  
New England District

## Appendix B

### **Regional General Permits (GPs) Required Information and Corps Secondary Impacts Checklist**

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the New Hampshire DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to [www.nae.usace.army.mil/regulatory](http://www.nae.usace.army.mil/regulatory), “Forms/Publications” and then “Application and Plan Guideline Checklist.” Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

#### **All Projects:**

- Corps application form ([ENG Form 4345](#)) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11”x17” with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
- Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don’t use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean lower low water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
- Horizontal state plane coordinates in U.S. survey feet based on the Traverse Mercator Grid system for the State of New Hampshire (Zone 2800) NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site,;
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2 and [www.nero.noaa.gov/hcd](http://www.nero.noaa.gov/hcd) for eelgrass survey guidance.
- GP 3, Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.





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New England District

**New Hampshire General Permits (GPs)  
Appendix B - Corps Secondary Impacts Checklist  
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See <a href="http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm">http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm</a> to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> . The book <a href="#">Natural Community Systems of New Hampshire</a> also contains specific information about the natural communities found in NH.	X	
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		N/A
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	N/A	
2.7 What is the area of the proposed fill in wetlands?	0	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	N/A	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> USFWS IPAC website: <a href="https://ecos.fws.gov/ipac/location/index">https://ecos.fws.gov/ipac/location/index</a>	**	

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> <li>• PDF: <a href="http://www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm">www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 21?		N/A
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	N/A	
<b>5. Historic/Archaeological Resources</b>		
For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document**		N/A

\*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

\*\* If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.





# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5094  
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:

09/09/2024 20:14:19 UTC

Project Code: 2024-0141593

Project Name: Dockham - Home Addition

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

*Updated 4/12/2023 - Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.*

## **About Official Species Lists**

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

## **Endangered Species Act Project Review**

Please visit the “**New England Field Office Endangered Species Project Review and Consultation**” website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

<https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

**\*NOTE\*** Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

**Northern Long-eared Bat - (Updated 4/12/2023)** The Service published a final rule to reclassify the northern long-eared bat (NLEB) as endangered on November 30, 2022. The final rule went into effect on March 31, 2023. You may utilize the **Northern Long-eared Bat Rangewide Determination Key** available in IPaC. More information about this Determination Key and the Interim Consultation Framework are available on the northern long-eared bat species page:

<https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis>

For projects that previously utilized the 4(d) Determination Key, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective. If your project was not completed by March 31, 2023, and may result in incidental take of NLEB, please reach out to our office at [newengland@fws.gov](mailto:newengland@fws.gov) to see if reinitiation is necessary.

#### *Additional Info About Section 7 of the Act*

Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/service/section-7-consultations>

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

**Candidate species** that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to



consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

### **Migratory Birds**

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

<https://www.fws.gov/program/migratory-bird-permit>

<https://www.fws.gov/library/collections/bald-and-golden-eagle-management>

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **New England Ecological Services Field Office**

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

## PROJECT SUMMARY

Project Code: 2024-0141593

Project Name: Dockham - Home Addition

Project Type: Residential Construction

Project Description: Construction of a 2-story addition and sewer connection

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.07945315,-70.7670934825033,14z>



Counties: Rockingham County, New Hampshire



## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.



## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity

Name: Luke Taylor

Address: 170 Commerce Way, Suite 102

City: Portsmouth

State: NH

Zip: 03801

Email: ltaylor@tfmoran.com

Phone: 6034312222



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5094  
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:  
Project code: 2024-0141593  
Project Name: Dockham - Home Addition

09/09/2024 20:20:13 UTC

Federal Nexus: yes  
Federal Action Agency (if applicable): Army Corps of Engineers

**Subject:** Record of project representative's no effect determination for 'Dockham - Home Addition'

Dear Luke Taylor:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on September 09, 2024, for 'Dockham - Home Addition' (here forward, Project). This project has been assigned Project Code 2024-0141593 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

## **Ensuring Accurate Determinations When Using IPaC**

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

## **Determination for the Northern Long-Eared Bat**

Based upon your IPaC submission and a standing analysis, your project has reached the determination of "No Effect" on the northern long-eared bat. To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed



action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

### **Other Species and Critical Habitat that May be Present in the Action Area**

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

### **Next Steps**

Based upon your IPaC submission, your project has reached the determination of “No Effect” on the northern long-eared bat. If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference Project Code 2024-0141593 associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Dockham - Home Addition

### 2. Description

The following description was provided for the project 'Dockham - Home Addition':

Construction of a 2-story addition and sewer connection

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.07945315,-70.7670934825033,14z>





## DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the Endangered northern long-eared bat (*Myotis septentrionalis*). Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

## QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

**Note:** Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Does any component of the action involve construction or operation of wind turbines?

**Note:** For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

3. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

4. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

5. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

**Note:** This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

No

6. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

7. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

8. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the [effects of any activities](#) that would not occur but for the proposed action.

If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer “No” below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project’s action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a “no effect” determination for the northern long-eared bat.

**Note:** Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer “No” and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of [Effects of the Action](#) can be found here: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

Yes



## **PROJECT QUESTIONNAIRE**

Will all project activities be completed by November 30, 2024?

*No*

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity  
Name: Luke Taylor  
Address: 170 Commerce Way, Suite 102  
City: Portsmouth  
State: NH  
Zip: 03801  
Email: ltaylor@tfmoran.com  
Phone: 6034312222

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Army Corps of Engineers



# New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

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**To:** Luke Taylor  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801

**From:** NH Natural Heritage Bureau

**Date:** 9/5/2024 (This letter is valid through 9/5/2025)

**Re:** Review by NH Natural Heritage Bureau of request dated 9/5/2024

**Permit Types:** Shoreland Standard Permit  
General Permit  
Standard Dredge & Fill - Major

**NHB ID:** NHB24-2747

**Applicant:** Luke Taylor

**Location:** Portsmouth  
Tax Map: 140, Tax Lot: 3  
Address: 39 Dearborn Street

**Proj. Description:** The goal of this project is to expand an existing dwelling by adding a 2 story addition and mudroom area. A new sewer connection will also be added.

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.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**MAP OF PROJECT BOUNDARIES FOR: NHB24-2747**





# **SECTION 3**

# USGS Map - Project Location Scale 1:5,000



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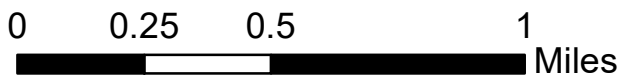
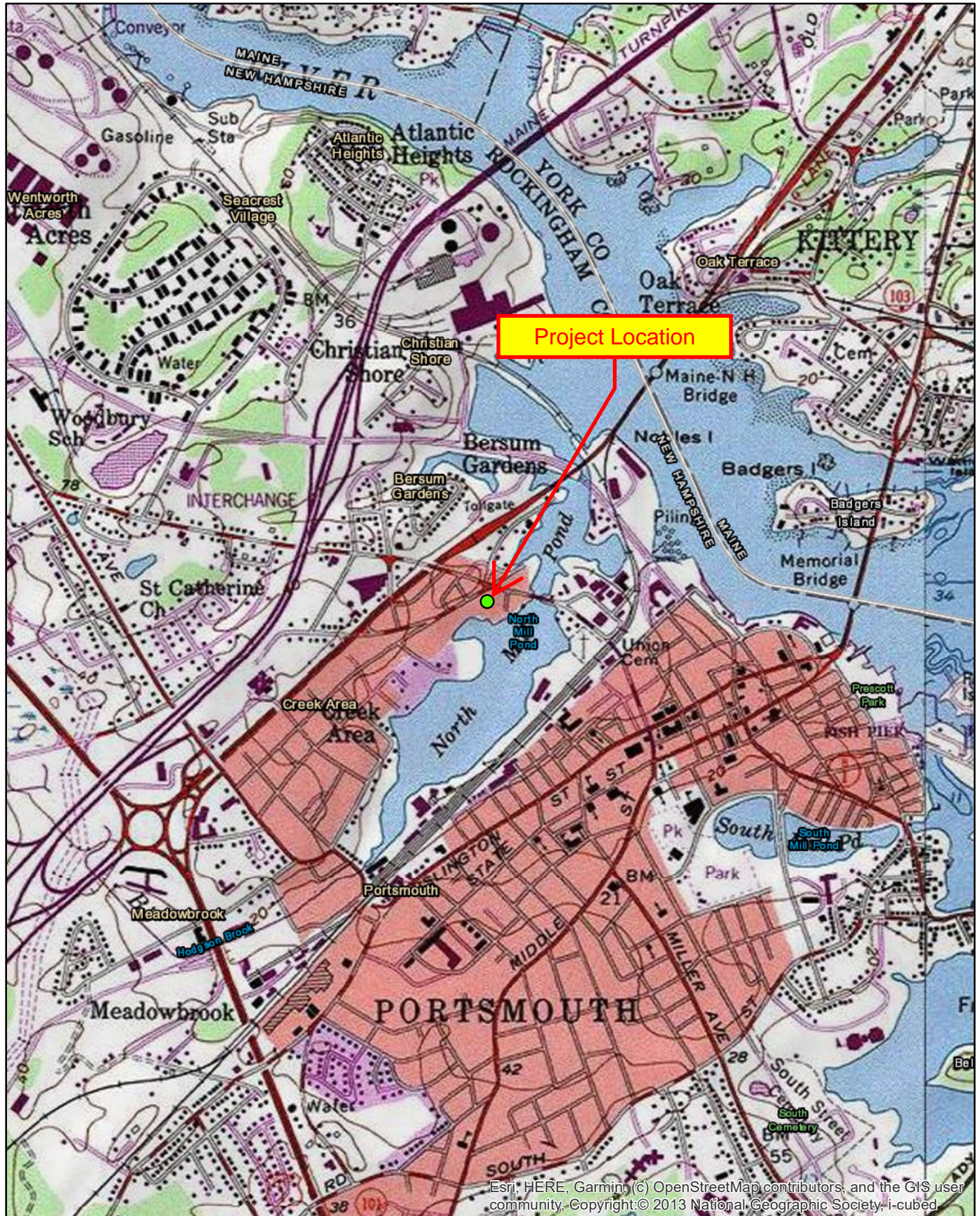
0 250 500 1,000  
Feet





# USGS Map - Project Location

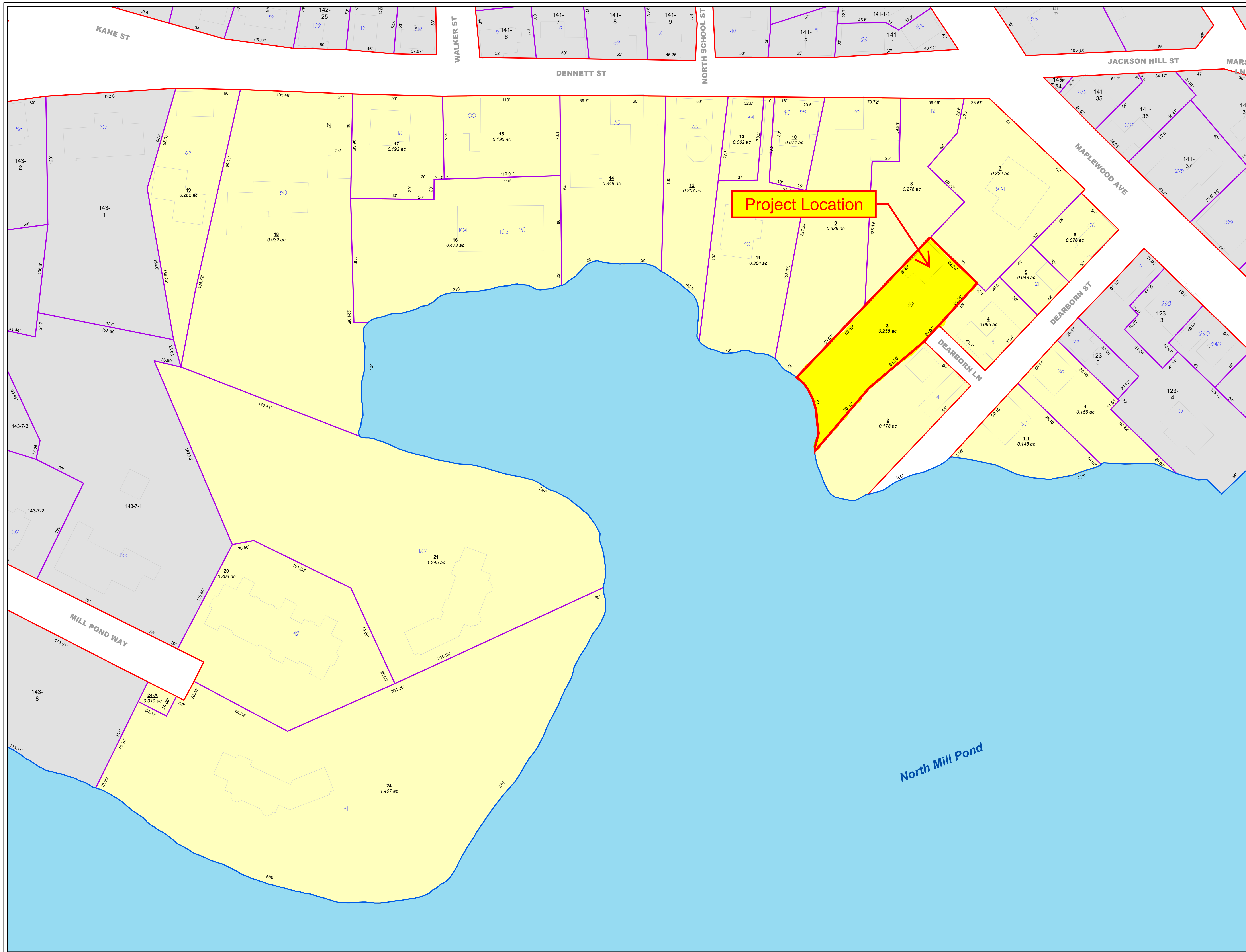
## Scale 1:24,000



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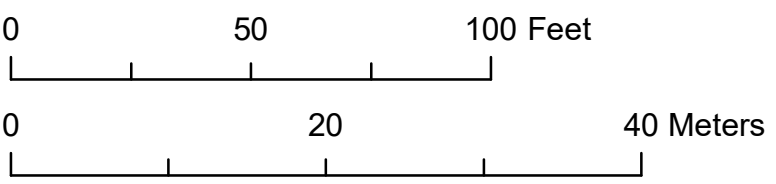
**Partial Legend**  
See the cover sheet for the complete legend.

- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- Street name

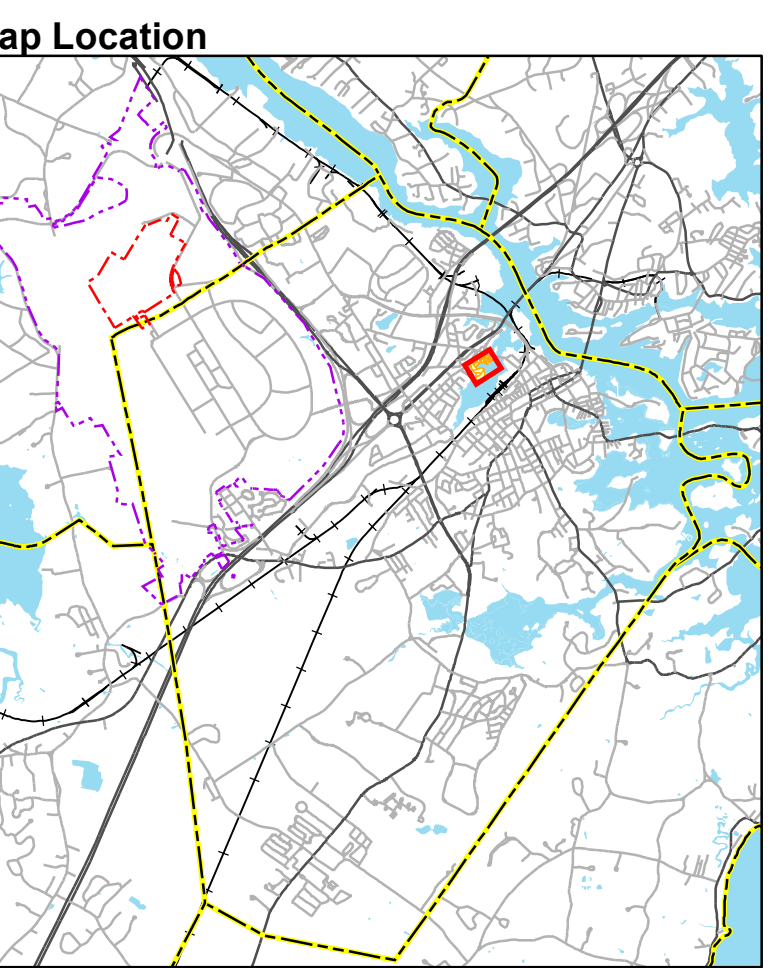
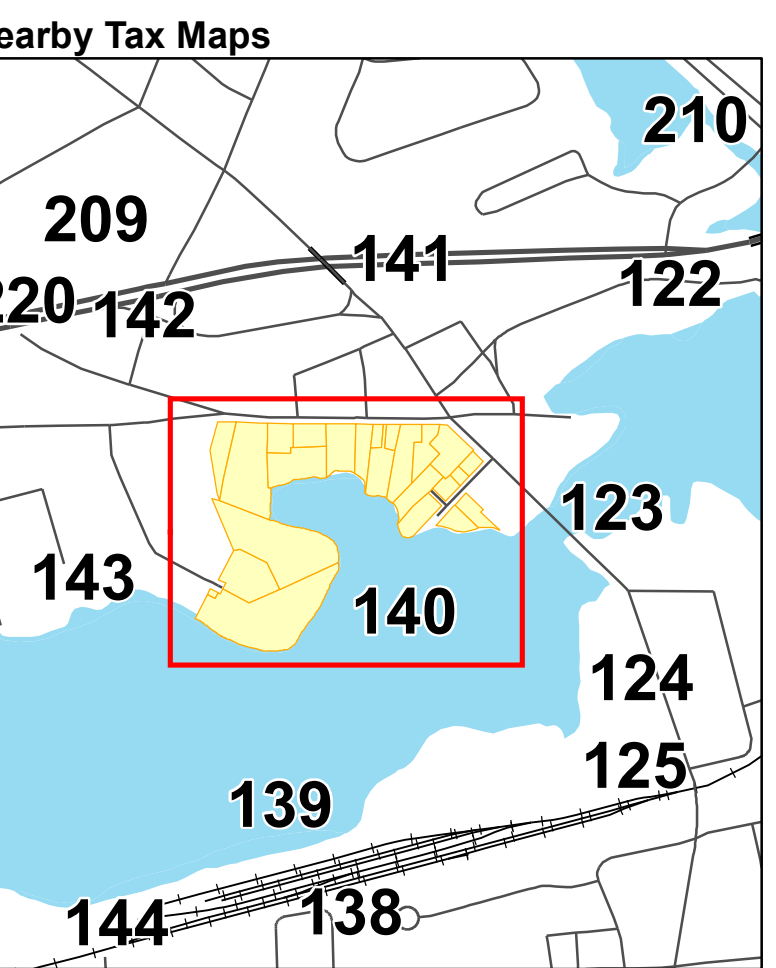
**SIMS AVE**  
Street name

- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)

- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)

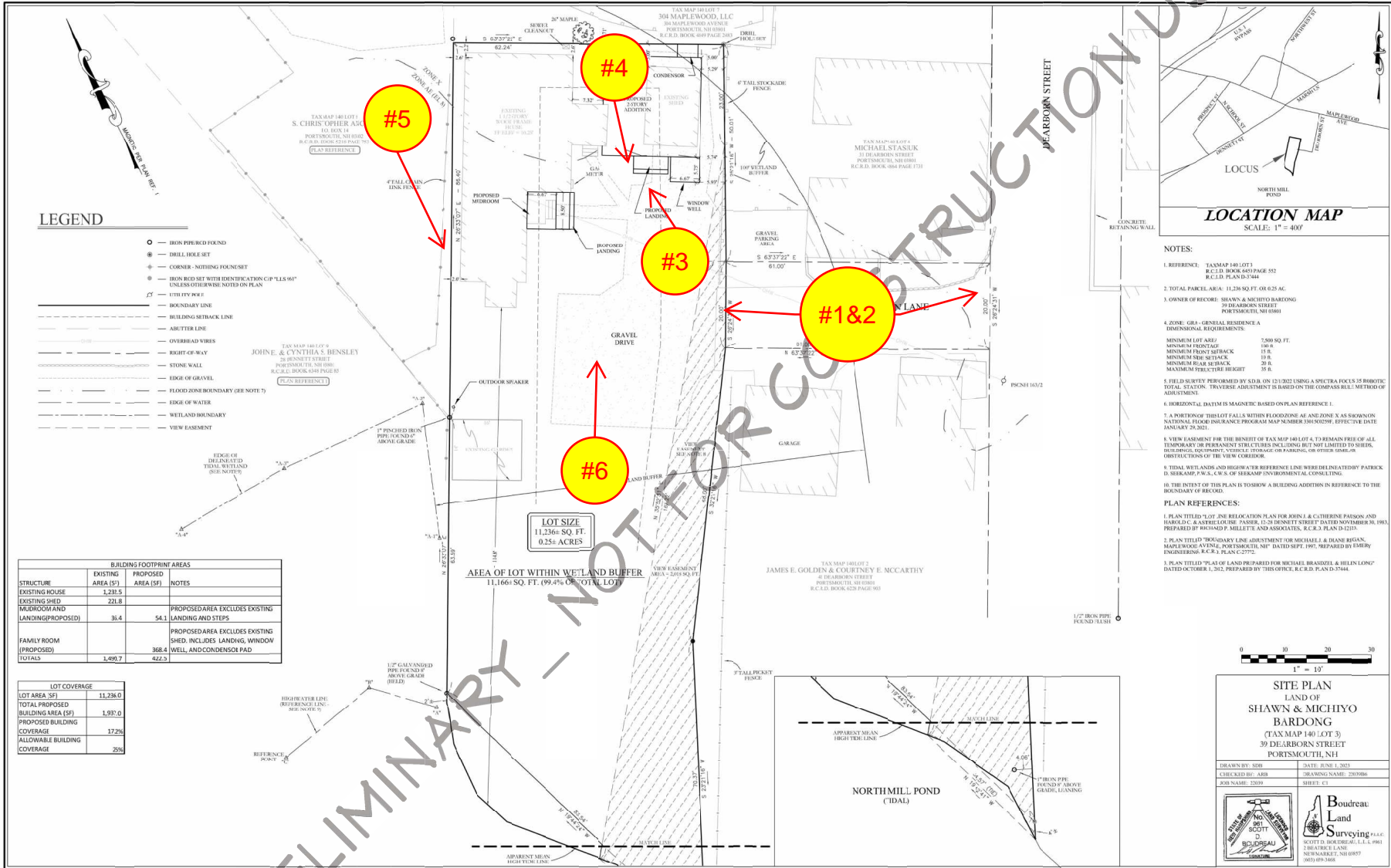


*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*





# Photo Orientation Key



SITE PLAN



Number	Date	Description

**PLOT PLAN**

**CLIENT:**  
BARDONG  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1864  
PORTSMOUTH, NH 03801  
207-349-6650

**DATE:**  
6/24/23

**SCALE FOR:**  
24" X 36"

**SCALE:**  
ON DRAWINGS

**SHEET:**  
A2

**SITE PLAN**  
LAND OF  
**SHAWN & MICHIO BARDONG**  
(TAX MAP 140 LOT 3)  
39 DEARBORN STREET  
PORTSMOUTH, NH

DRAWN BY: SDR DATE: JUNE 1, 2023  
CHECKED BY: ARB DRAWING NAME: 230906  
JOB NAME: 2309 SHEET: 11

**Boudreau Land Surveying**  
SCOTT D. BOUDREAU, L.L.S., 1991  
28 BRATTLE LANE  
NEW MARKET, NH 03857  
985-697-7400

PRELIMINARY - NOT FOR CONSTRUCTION USE



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

# Photo Exhibit

*See attached Photo Orientation Key for reference.*





Photo: 1



Photo:2





Photo: 3



Photo: 4





Photo: 5



Photo: 6

# **SECTION 4**



Return to:  
Shawn Bardong  
Michiyo Bardong  
39 Dearborn Street  
Portsmouth, NH 03801



LCHIP	ROA635766	25.00
TRANSFER TAX	RO119555	18,000.00
RECORDING		14.00
SURCHARGE		2.00

T/S: \$18,000

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS: That **Helen Long** and **Michael Brandzel**, both Single, of 39 Dearborn Street, Portsmouth, NH 03801, for consideration paid grants to **Shawn Bardong** and **Michiyo Bardong**, Husband and Wife, of 39 Hodgdon Way, B-2121, Portsmouth, NH 03801, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot of land in Portsmouth, Rockingham County, State of New Hampshire, with the buildings thereon, and bounded northwesterly by land now or formerly of Biagio and C.C. Donini, one hundred seventeen and nine tenths (117.9) feet, more or less; northeasterly by land now or formerly of the heirs of Lucy M. Hoyt, sixty-two and five tenths (62.5) feet, more or less; southeasterly by land now or formerly of Charles W. Marden, a line or passageway leading from Dearborn Street to said premises, and by land now or formerly of Chester A. and Elizabeth Hersey, two hundred (200) feet, more or less; southwesterly by the North Mill Pond; including all right, title and interest in said lane or passageway.

No matter how otherwise described herein, said premises being depicted on a Plan entitled "Plan of Land Prepared for Michael Brandzel & Helen Long (Tax Map 140, Lot 3), 39 Dearborn Street, Portsmouth, NH" dated October 1, 2012, prepared by Boudreau Land Surveying, PLLC and recorded in the Rockingham County Registry of Deeds as Plan #D-37444.

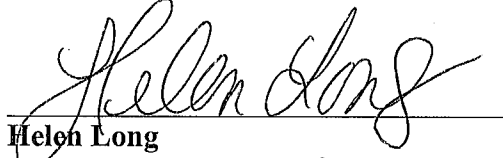
Including all right, title and interest in said lane or passageway.

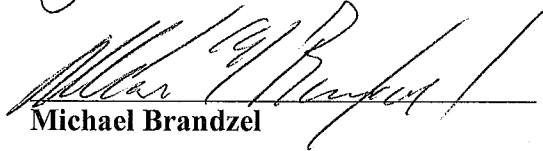
Together with and Subject to the terms and provisions of the Easement Deed between Michael Brandzel and Helen Long and Michael Stasiuk dated October 2, 2015 and recorded in said Registry at Book 5663, Page 616.

Meaning and intending to describe and convey the same premises conveyed to Michael Brandzel and Helen Long by Warranty Deed of Paul Nakrosis and Milda M. Nakrosis a/k/a Millie Nakrosis dated April 13, 2009 and recorded in the Rockingham County Registry of Deeds at Book 5000, Page 1302.

We, Helen Long and Michael Brandzel, hereby release all rights of homestead and any other interests therein in the above-described premises.

Executed this 31<sup>st</sup> day of October, 2022.

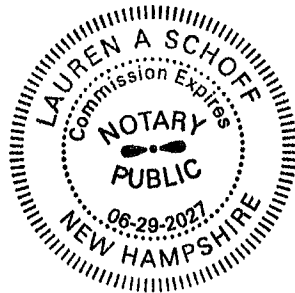
  
Helen Long

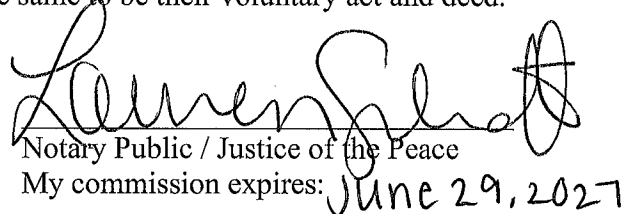
  
Michael Brandzel

STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham, ss.

On this 31<sup>st</sup> day of October, 2022, personally appeared the above-named **Helen Long** and **Michael Brandzel** known to me or satisfactorily proven through proof of identification (i.e. their driver's licenses) to be the individuals who executed the foregoing instrument, and swore to and acknowledged the same to be their voluntary act and deed.

Before me,



  
Notary Public / Justice of the Peace  
My commission expires: June 29, 2027





Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

# Abutters List

**DOCKHAM - HOME IMPROVEMENTS**  
**39 DEARBORN ST**

September 10, 2024  
 47617.00

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
140	2	JAMES E. GOLDEN C/O COURTNEY E. MCCARTHY	41 DEARBORN ST PORTSMOUTH, NH 03801
140	4	MICHAEL STASUIK	33 DEARBORN ST PORTSMOUTH, NH 03801
140	7	304 MAPLEWOOD LLC C/O PLANET FITNESS	304 MAPLEWOOD AVE PORTSMOUTH, NH 03801
140	8	CHRISTOPHER S. ANCTIL	73 EXETER RD NORTH HAMPTON, NH 03862
140	9	JOHN E. & CYNTHIA S. BENSLEY	28 DENNETT ST PORTSMOUTH, NH 03801



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



**ABUTTER NOTIFICATION FOR  
 NHDES WETLAND PERMIT APPLICATION**

VIA CERTIFIED MAIL

September 10, 2024

James E. Golden  
 c/o Courtney E. McCarthy  
 41 Dearborn St.  
 Portsmouth, NH 03801

**Re: NHDES Wetland Permit Application  
 39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3  
 Project #47617.00**

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

Once the permit application is filed, the complete permit application, including the design plans that depict the impacts associated with the proposed project, will be available for viewing at the City of Portsmouth Clerk's Office.

Should you have any questions regarding this matter or require additional information, please do not hesitate to contact me directly at (603) 431-2222, anytime between 8:00 AM and 5:00 PM.

Sincerely,

**TFMoran, Inc.**

Luke Taylor  
*Environmental Permitting Specialist*

cc: NHDES Wetlands Bureau

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





Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



**ABUTTER NOTIFICATION FOR  
 NHDES WETLAND PERMIT APPLICATION**

**VIA CERTIFIED MAIL**

September 10, 2024

Michael Stasuik  
 33 Dearborn St.  
 Portsmouth, NH 03801

**Re: NHDES Wetland Permit Application  
 39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3  
 Project #47617.00**

Dear Abutter:

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Luke Taylor  
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cc: NHDES Wetlands Bureau

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Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



**ABUTTER NOTIFICATION FOR  
 NHDES WETLAND PERMIT APPLICATION**

**VIA CERTIFIED MAIL**

September 10, 2024

304 Maplewood, LLC.  
 c/o Planet Fitness  
 304 Maplewood Ave.  
 Portsmouth, NH 03801

**Re: NHDES Wetland Permit Application  
 39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3  
 Project #47617.00**

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

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cc: NHDES Wetlands Bureau

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 T(603) 431-2222





Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



**ABUTTER NOTIFICATION FOR  
 NHDES WETLAND PERMIT APPLICATION**

**VIA CERTIFIED MAIL**

September 10, 2024

Christopher S. Anctil  
 73 Exeter Rd.  
 North Hampton, NH 03862

**Re: NHDES Wetland Permit Application  
 39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3  
 Project #47617.00**

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

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Sincerely,

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Luke Taylor  
*Environmental Permitting Specialist*

cc: NHDES Wetlands Bureau

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



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



**ABUTTER NOTIFICATION FOR  
 NHDES WETLAND PERMIT APPLICATION**

**VIA CERTIFIED MAIL**

September 10, 2024

John E. & Cynthia S. Bensley  
 28 Dennett St.  
 Portsmouth, NH 03801

**Re: NHDES Wetland Permit Application  
 39 Dearborn Street, Portsmouth NH - Tax Map: 140 Lot: 3  
 Project #47617.00**

Dear Abutter:

This letter is to inform you that a *Wetland Permit Application* will be filed with the NH Department of Environmental Services (NHDES) for impacts proposed at the above referenced property. In accordance with RSA 482-A/Env-Wt 100-900, we are required to notify you about this permit application by certified mail.

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Luke Taylor  
*Environmental Permitting Specialist*

cc: NHDES Wetlands Bureau

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



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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .69  
Total Postage and  
\$ 9.64

Sent To JAMES E. GOLDEN C/O COURTNEY E. MCCARTHY  
Street and Apt. No. 41 DEARBORN ST  
City, State, ZIP+4® PORTSMOUTH, NH 03801  
Project # 47617.00 W

PS Form 3800, A

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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .69  
Total Postage  
\$ 9.64

Sent To CHRISTOPHER S. ANCTIL  
Street and Apt. 73 EXETER RD  
City, State, ZIP+4® NORTH HAMPTON, NH 03862  
Project # 47617.00 W

PS Form 3800,

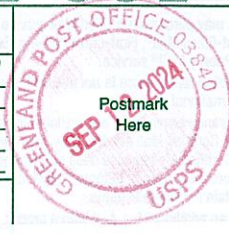
7020 0640 0001 3192 1774

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 Return Receipt (hardcopy) \$ 4.10  
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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$



Postage  
\$ .69  
Total Postage and  
\$ 9.64

Sent To 304 MAPLEWOOD LLC C/O PLANET FITNESS  
Street and Apt. No. 304 MAPLEWOOD AVE  
City, State, ZIP+4® PORTSMOUTH, NH 03801  
Project # 47617.00 W

PS Form 3800,

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 Adult Signature Restricted Delivery \$



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Total Postage  
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Sent To JOHN E. & CYNTHIA S. BENSLEY  
Street and Apt. 28 DENNETT ST  
City, State, ZIP+4® PORTSMOUTH, NH 03801  
Project # 47617.00 W

PS Form 3800,

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 Adult Signature Restricted Delivery \$



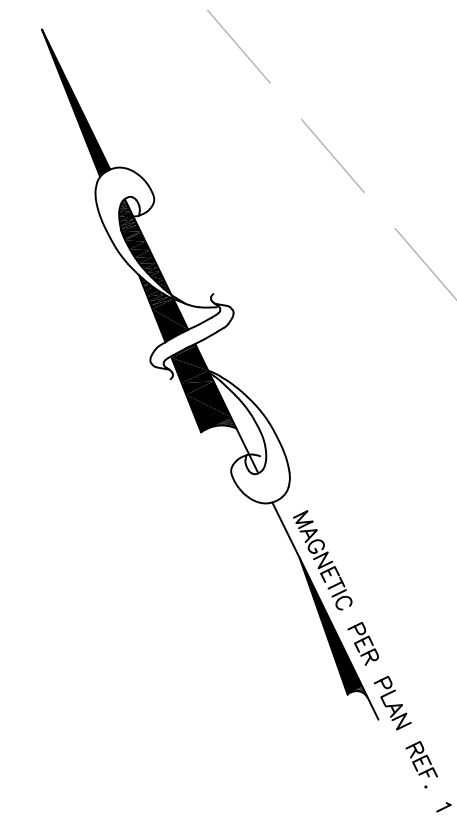
Postage  
\$ .69  
Total Postage  
\$ 9.64

Sent To MICHAEL STASUIK  
Street and Apt. 33 DEARBORN ST  
City, State, ZIP+4® PORTSMOUTH, NH 03801  
Project # 47617.00 W

PS Form 3800,

# **SECTION 5**



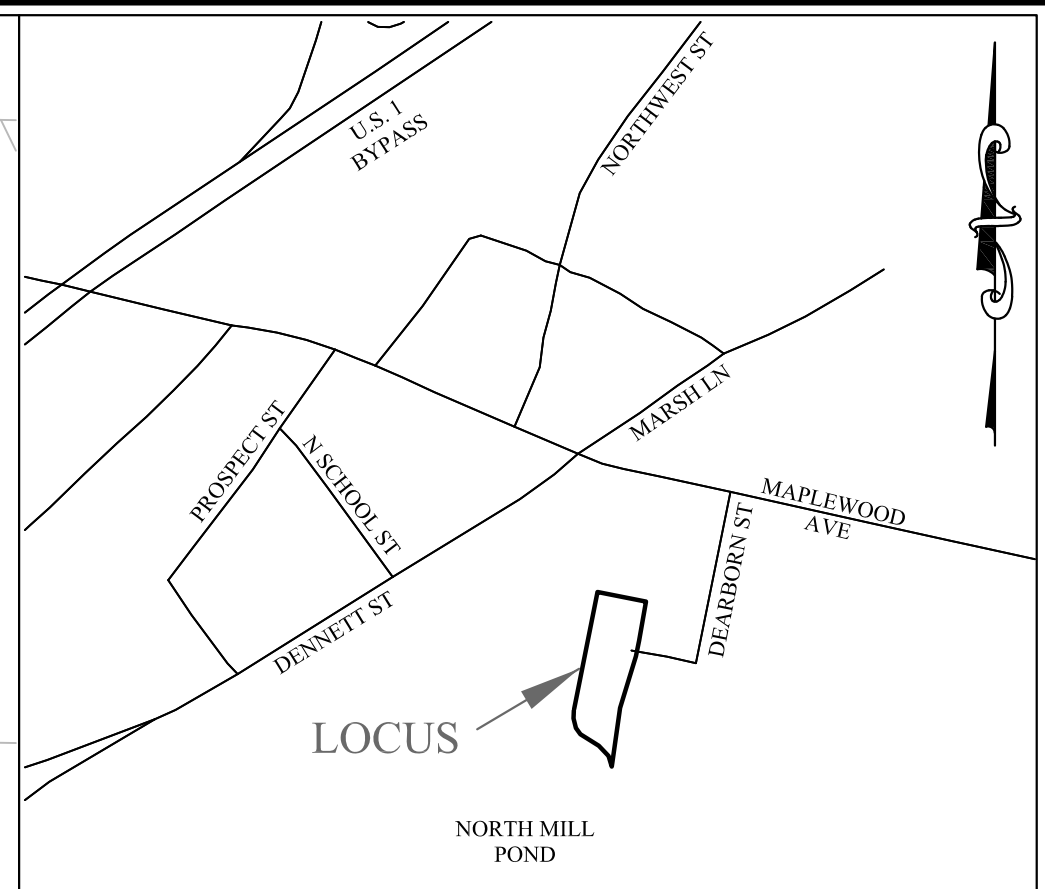
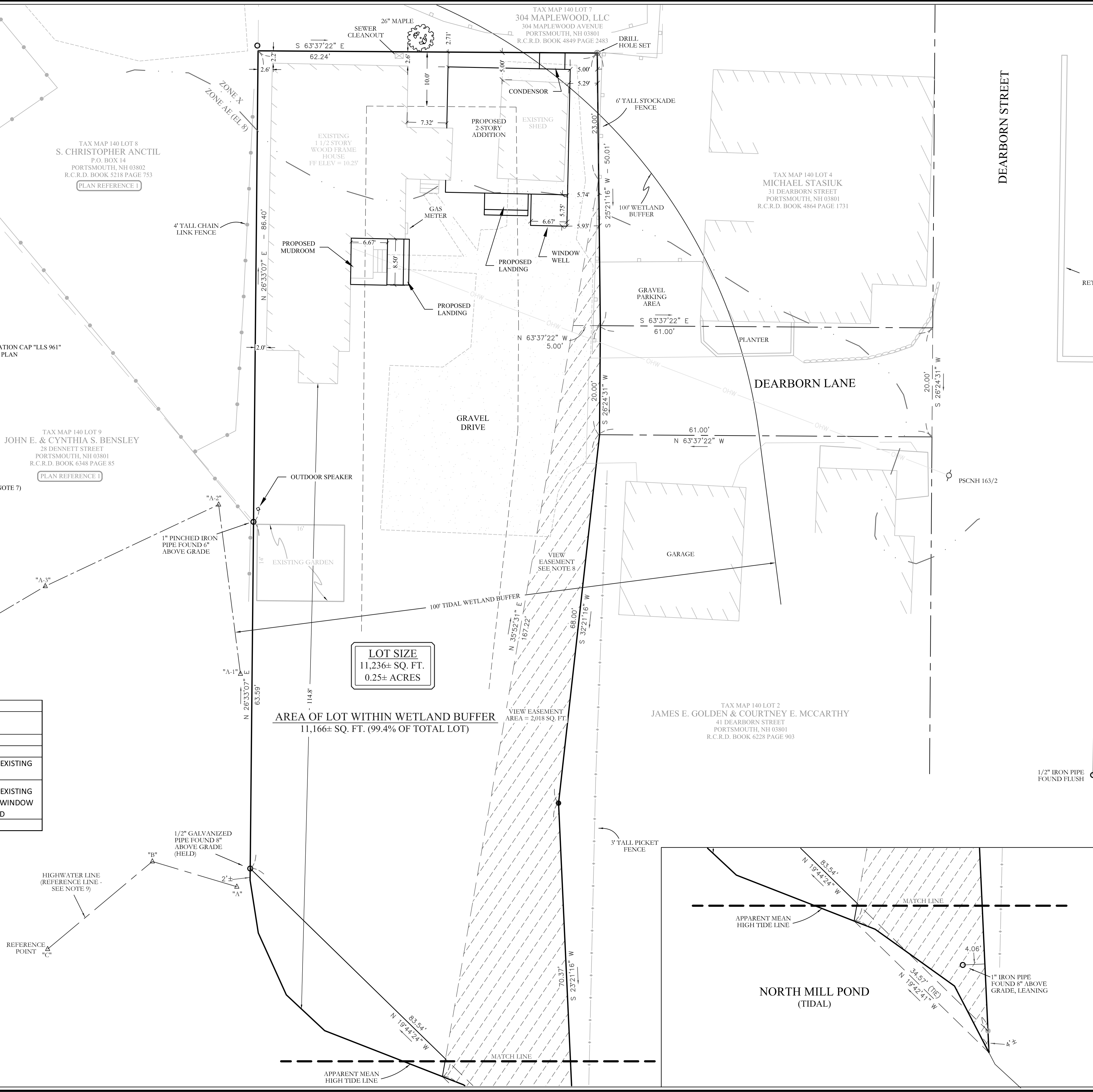


**LEGEND**

- — 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
- - - BUILDING SETBACK 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

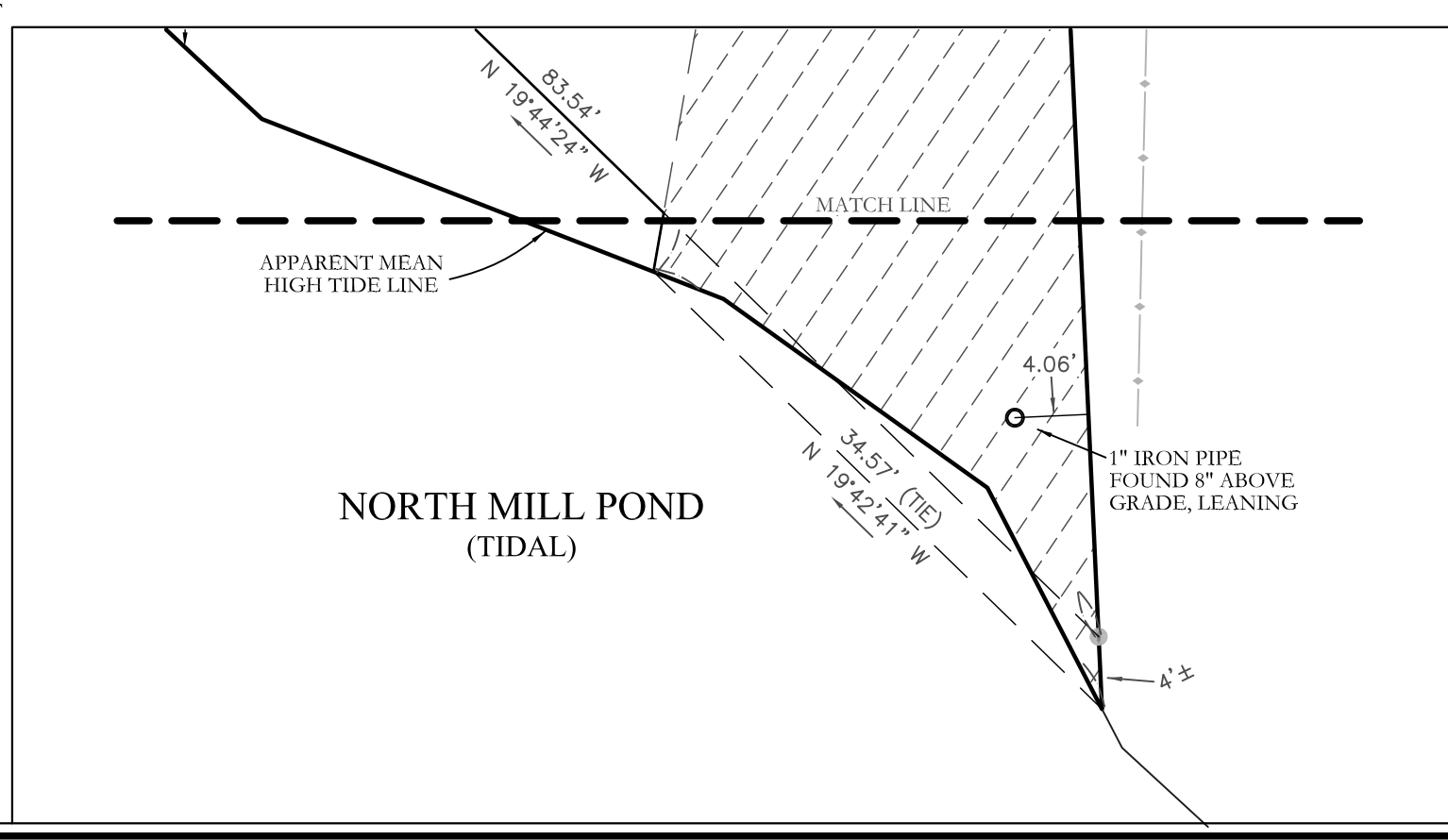
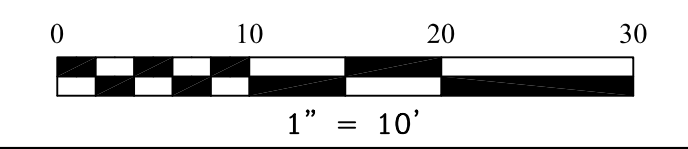
BUILDING FOOTPRINT AREAS			
STRUCTURE	EXISTING AREA (SF)	PROPOSED AREA (SF)	NOTES
EXISTING HOUSE	1,232.5		
EXISTING SHED	221.8		
MUDROOM AND LANDING (PROPOSED)	36.4	54.1	PROPOSED AREA EXCLUDES EXISTING LANDING AND STEPS
FAMILY ROOM (PROPOSED)		368.4	PROPOSED AREA EXCLUDES EXISTING SHED. INCLUDES LANDING, WINDOW WELL, AND CONDENSOR PAD
<b>TOTALS</b>	<b>1,490.7</b>	<b>422.5</b>	

LOT COVERAGE	
LOT AREA (SF)	11,236.0
TOTAL PROPOSED BUILDING AREA (SF)	1,937.0
PROPOSED BUILDING COVERAGE	17.2%
ALLOWABLE BUILDING COVERAGE	25%



- NOTES:**
- REFERENCE: TAX MAP 140 LOT 3 R.C.R.D. BOOK 6450 PAGE 552 R.C.R.D. PLAN D-37444
  - TOTAL PARCEL AREA: 11,236 SQ. FT. OR 0.25 AC.
  - OWNER OF RECORD: SHAWN & MICHIO BARDONG 39 DEARBORN STREET PORTSMOUTH, NH 03801
  - ZONE: GRA - GENERAL RESIDENCE A DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT AREA 7,500 SQ. FT.  
 MINIMUM FRONTAGE 100 R.  
 MINIMUM FRONT SETBACK 15 R.  
 MINIMUM SIDE SETBACK 10 R.  
 MINIMUM REAR SETBACK 20 R.  
 MAXIMUM STRUCTURE HEIGHT 35 R.
  - 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.
  - HORIZONTAL DATUM IS MAGNETIC BASED ON PLAN REFERENCE 1.
  - 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.
  - 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.
  - TIDAL WETLANDS AND HIGHWATER REFERENCE LINE WERE DELINEATED BY PATRICK D. SEEKAMP, P.W.S., C.W.S. OF SEEKAMP ENVIRONMENTAL CONSULTING.
  - THE INTENT OF THIS PLAN IS TO SHOW A BUILDING ADDITION IN REFERENCE TO THE BOUNDARY OF RECORD.

- PLAN REFERENCES:**
- 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.
  - 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.
  - 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.

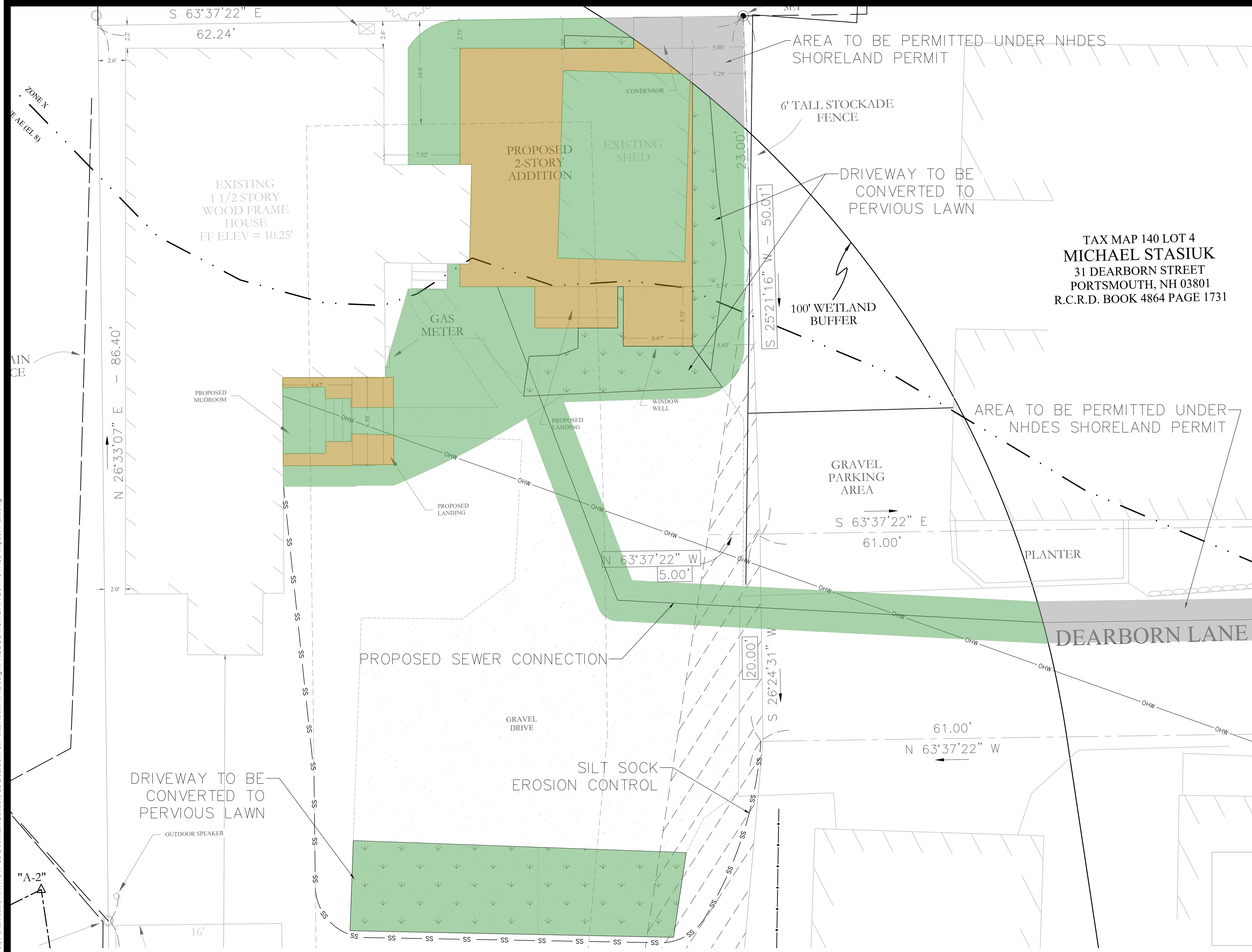


**SITE PLAN**  
LAND OF  
**SHAWN & MICHIO BARDONG**  
(TAX MAP 140 LOT 3)  
39 DEARBORN STREET  
PORTSMOUTH, NH

DRAWN BY: SDB	DATE: JUNE 1, 2023
CHECKED BY: ARB	DRAWING NAME: 22039B6
JOB NAME: 22039	SHEET: C1

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

Sep 25, 2024 - 1:38pm  
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**SITE DATA**

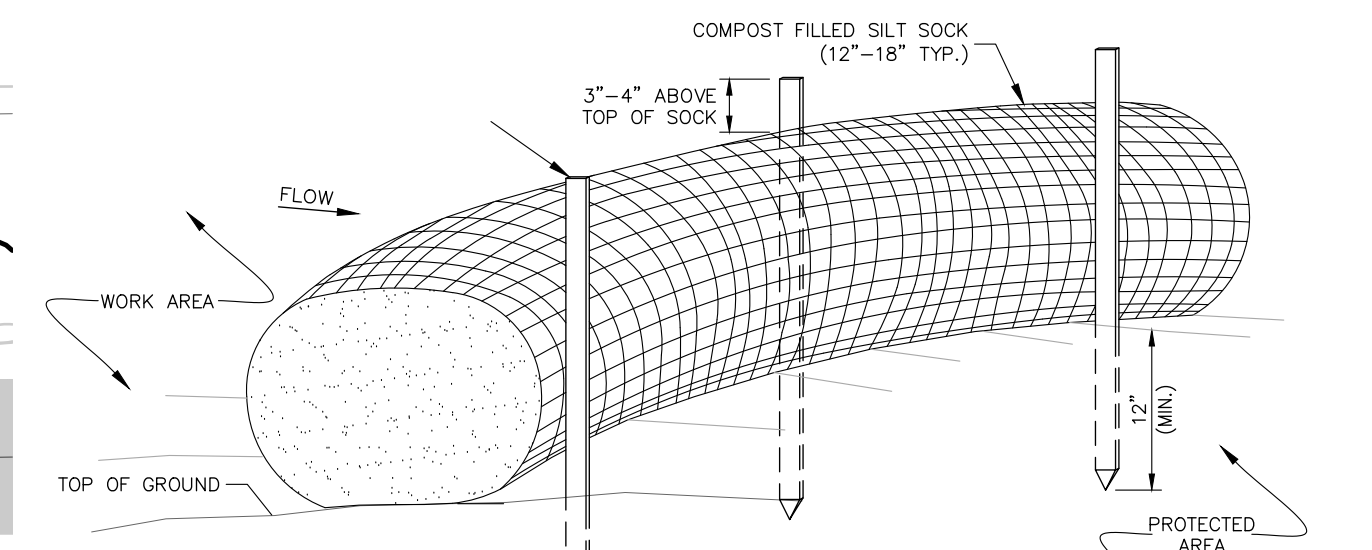
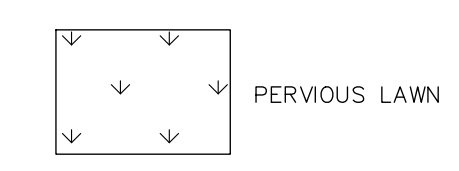
OWNER OF RECORD OF MAP 140 LOT 3: SHAWN & MICHIO BARDONG  
 DEED REFERENCE TO PARCEL IS BK 6450 PG 552.  
 AREA OF PARCEL = 11,236± SF OR 0.25± ACRES  
 ZONED: GENERAL RESIDENCE A (GRA)  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 THE PURPOSE OF THIS PLAN IS TO DEPICT THE IMPACTS ASSOCIATED WITH THE PROPOSED TWO-STORY DWELLING ADDITION, MUDROOM AREA AND SEWER CONNECTION.

**NOTES**

NO WATERFRONT BUFFER 25X50-FOOT GRID SEGMENT TREE AND SAPLING POINT SCORE WILL BE REDUCED BELOW THE MINIMUM REQUIRED TREE AND SAPLING POINT SCORE ESTABLISHED WITHIN RSA 483-B, V(a)(D)(i). FURTHERMORE, THERE ARE NO TREES OR SAPLINGS TO BE CUT IN THE 50' WATERFRONT BUFFER.

IMPACT AREA	
PROPOSED TEMPORARY IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW	1,361 S.F.
PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW	391 S.F.

**LEGEND**



**NOTES**

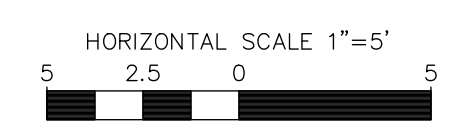
- SILT SOCK SHALL BE FILTREXX<sup>SM</sup> SILT SOCK<sup>TM</sup> OR APPROVED EQUIVALENT.
  - SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
  - SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
  - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
- NOT TO SCALE

**SILT SOCK**

**SITE DEVELOPMENT PLANS**

TAX MAP 140 LOT 3  
**WETLAND IMPACT PLAN**  
**BARDONG RESIDENCE**  
**39 DEARBORN STREET, PORTSMOUTH NH**  
 OWNED BY  
**SHAWN & MICHIO BARDONG**  
 PREPARED FOR  
**DOCKHAM BUILDERS, LLC**  
**1"=10' (11"X17")**  
**SCALE: 1"=5' (22"X34')** **SEPTEMBER 16, 2024**

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REV	DATE	DESCRIPTION	DR	CK

	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
	F I E: 47617.00 DR LST FB CK JRA CADFILE	IMPACT-PLAN



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304 MAPLEWOOD, LLC  
304 MAPLEWOOD AVENUE  
PORTSMOUTH, NH 03801  
R.C.R.D. BOOK 4849 PAGE 2483

TAX MAP 140 LOT 4  
MICHAEL STASIUK  
31 DEARBORN STREET  
PORTSMOUTH, NH 03801  
R.C.R.D. BOOK 4864 PAGE 1731

**SITE DATA**

OWNER OF RECORD OF MAP 140 LOT 3: SHAWN & MICHIO BARDONG  
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AREA OF PARCEL = 11,236± SF OR 0.25± ACRES

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**NOTES**

SEE WETLAND IMPACT PLAN FOR EROSION CONTROL

NO WATERFRONT BUFFER 25X50-FOOT GRID SEGMENT TREE AND SAPLING POINT SCORE WILL BE REDUCED BELOW THE MINIMUM REQUIRED TREE AND SAPLING POINT SCORE ESTABLISHED WITHIN RSA 483-B, VC(D)(1). FURTHERMORE, THERE ARE NO TREES OR SAPLINGS TO BE CUT IN THE 50' WATERFRONT BUFFER.

IMPACT AREA	
<span style="display:inline-block; width:15px; height:15px; background-color: #90EE90; border: 1px solid black;"></span>	PROPOSED TEMPORARY IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW 203 S.F.
<span style="display:inline-block; width:15px; height:15px; background-color: #D2B48C; border: 1px solid black;"></span>	PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW 21 S.F.

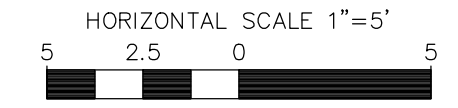
PRE-CONSTRUCTION IMPERVIOUS AREA WITHIN 250' OF REFERENCE LINE	
PRIMARY STRUCTURE	1,233 S.F.
SHED	222 S.F.
DRIVEWAY	1,908 S.F.
MUDROOM AND LANDING	36 S.F.
TOTAL	3,399 S.F.
IMPERVIOUS COVERAGE WITHIN 250' OF REFERENCE LINE = 30.3% (3,399 S.F. / 11,236 S.F. * 100%)	

POST-CONSTRUCTION IMPERVIOUS AREA WITHIN 250' OF REFERENCE LINE	
PRIMARY STRUCTURE	1,823 S.F.
SHED	0 S.F.
DRIVEWAY	1,478 S.F.
MUDROOM AND LANDING	91 S.F.
TOTAL	3,392 S.F.
IMPERVIOUS COVERAGE WITHIN 250' OF REFERENCE LINE = 30.1% (3,392 S.F. / 11,236 S.F. * 100%)	

**SITE DEVELOPMENT PLANS**

TAX MAP 140 LOT 3  
**SHORELAND PBN IMPACT PLAN**  
**BARDONG RESIDENCE**  
**39 DEARBORN STREET, PORTSMOUTH NH**  
OWNED BY  
**SHAWN & MICHIO BARDONG**  
PREPARED FOR  
**DOCKHAM BUILDERS, LLC**  
**1"=10' (11"X17")**  
**SCALE: 1"=5' (22"X34")** **SEPTEMBER 16, 2024**

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REV	DATE	DESCRIPTION	DR	CK

	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: 47617.00 DR: LST CK: JRA FB: CADFILE IMPACT-PLAN	C-02



Oct 02, 2024 - 12:55pm  
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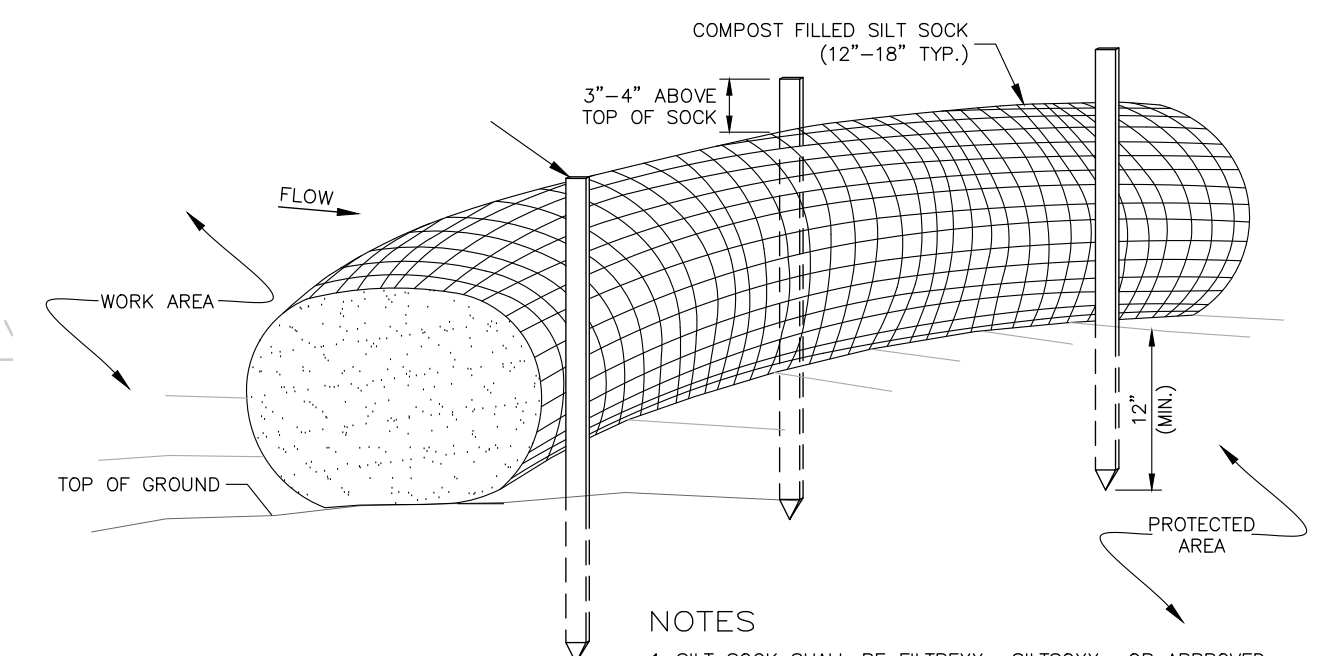
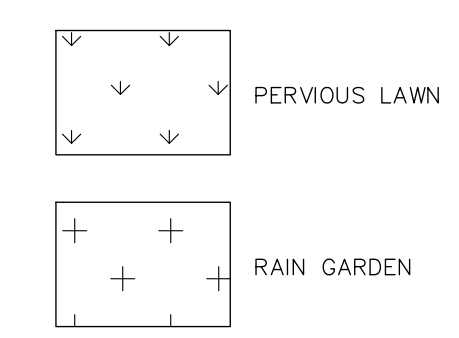
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	PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLAND LAW 391 S.F.

**LEGEND**



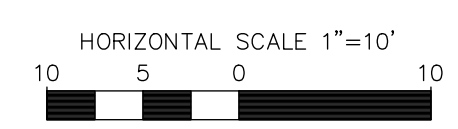
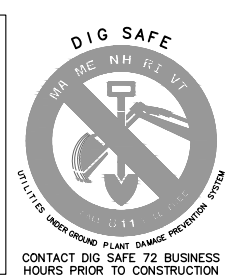
- NOTES**
- SILT SOCK SHALL BE FILTREXX<sup>SM</sup> SILT SOCK<sup>SM</sup> OR APPROVED EQUIVALENT.
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  - COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

**SILT SOCK**

NOT TO SCALE

- 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
- - - BUILDING SETBACK 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

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**SITE DEVELOPMENT PLANS**

TAX MAP 140 LOT 3  
**WETLAND IMPACT PLAN**  
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**39 DEARBORN STREET, PORTSMOUTH NH**  
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	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

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



**NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES  
STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION**

**Portsmouth Fish Pier – Building Replacement  
Portsmouth, New Hampshire**

**Prepared For:**

Pease Development Authority  
Division of Ports and Harbors  
555 Market Street  
Portsmouth, NH 03801

September 24, 2024

**Prepared By:**

Certified Soil Scientist  
Certified Wetland Scientist  
Certified Professional in Erosion and Sediment Control  
P.O. Box 417  
Greenland, NH 03840-0417

And



**OAK POINT**  
ASSOCIATES

architecture  
engineering  
planning

# Table of Contents

## SECTION 1

---

Standard Dredge and Fill Wetlands Permit Application  
Avoidance and Minimization Checklist  
USACE Section 404 Checklist  
Project Narrative

## SECTION 2

---

New Hampshire Natural Heritage Bureau (NHB) Report  
NH Division of Historical Resources Request for Project Review  
USFWS IPAC Review  
Photographs

## SECTION 3

---

USGS Map  
FEMA Flood Map  
Priority Resource Areas Map  
Highest Ranked Wildlife Habitat Map  
Coastal Layers Map

## SECTION 4

---

Abutters List  
Assessors Maps

## APPENDICIES

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Appendix A – Coastal Functional Assessment  
Appendix B – Site Plans



# Section 1



# 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:** PDA Ports and Harbors      **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](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b>	
Please use the <a href="#">Wetland Permit Planning Tool (WPPT)</a> , the Natural Heritage Bureau (NHB) <a href="#">DataCheck Tool</a> , the <a href="#">Aquatic Restoration Mapper</a> , or other sources to assist in identifying key features such as: <a href="#">Priority Resource Areas (PRAs)</a> , <a href="#">protected species or habitats</a> , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="radio"/> Yes <input type="radio"/> No
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                             <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): See info in Section 2</li> <li>○ NHB Project ID #: <span style="color: red;">NHB24-1178</span></li> </ul> </li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Bog?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<ul style="list-style-type: none"> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	



For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

For stream crossing projects, provide watershed size (see [WPPT](#) or Stream Stats):

**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 provides for removal of the existing building (5,075 sf) and portions of the existing foundations, and construction of a wood-framed building on existing foundations (2,000 sf). The existing building was constructed circa 1978 and two additions were added in later years. The existing building is inefficient for the fishermen's current needs and is in a state of disrepair.

**SECTION 3 - PROJECT LOCATION**

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

ADDRESS: 1 Peirce Island Road

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: 208/1A

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:  N/A **Piscataqua River**

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.07571, -70.74893

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Pease Development Authority Division of Ports and Harbors, Attn: Myles Greenway		
MAILING ADDRESS: 555 Market Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: M.Greenway@peasedev.org		
FAX:	PHONE: 603-534-6234	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Steven Sargent, PE		
COMPANY NAME: Oak Point Associates		
MAILING ADDRESS: 85 Middle Street		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: ssargent@oakpoint.com		
FAX:	PHONE: 603-431-4849	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>		
If the owner is a trust or a company, then complete with the trust or company information.		
<input type="checkbox"/> 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):

The project is not expected to have any impact on the self-sustaining ability of the tidal buffer zone to: provide habitat values, protect tidal environments from potential sources of pollution, provide stability of the coastal shoreline and maintain existing buffers intact. The project will have no adverse impact to: beach or tidal flat sediment replenishment, the movement of sediments along the shore, the tidal wetlands ability to dissipate wave energy and storm surge and, project runoff on salinity levels in adjacent tidal environments.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required

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

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

N/A – Compensatory mitigation is not required

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

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

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

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

Permanent (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			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	4,815		<input type="checkbox"/>	1,870		<input checked="" type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>							

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

<input type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.
<input type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:
Permanent and temporary (non-docking): 6,685 SF × \$0.40 = \$ 2,674
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$
Total = \$
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,674</i>



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

Indicate the project classification.

<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
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**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials: SS	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: SS	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: SS	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                     <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </li> </ul>
Initials: SS	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: Myles Greenway	DATE: 9-25-24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): Steve Sargent, P.E. <small>Digitally signed by Steve Sargent, P.E. Date: 2024.09.23 19:47:03 -04'00'</small>	PRINT NAME LEGIBLY: Steven Sargent	DATE: 9-24-24

**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".





# AVOIDANCE AND MINIMIZATION CHECKLIST

## Water Division/Land Resources Management Wetlands Bureau



[Check the Status of your Application](#)

**RSA/Rule:** RSA 482-A/ Env-Wt 311.07(c)

This checklist can be used in lieu of the written narrative required by Env-Wt 311.07(a) to demonstrate compliance with requirements for Avoidance and Minimization (A/M), pursuant to RSA 482-A:1 and Env-Wt 311.07(c).

For the construction or modification of non-tidal shoreline structures over areas of surface waters without wetland vegetation, complete only Sections 1, 2, and 4 (or the applicable sections in [Attachment A: Minor and Major Projects \(NHDES-W-06-013\)](#)).

The following definitions and abbreviations apply to this worksheet:

- “A/M BMPs” stands for [Wetlands Best Management Practice Techniques for Avoidance and Minimization](#) dated 2019, published by the New England Interstate Water Pollution Control Commission (Env-Wt 102.18).
- “Practicable” means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes (Env-Wt 103.62).

SECTION 1 - CONTACT/LOCATION INFORMATION		
APPLICANT LAST NAME, FIRST NAME, M.I.: Pease Development Authority, Division of Ports and Harbors		
PROJECT STREET ADDRESS: 1 Peirce Island Road	PROJECT TOWN: Portsmouth	
TAX MAP/LOT NUMBER: 208/1A		
SECTION 2 - PRIMARY PURPOSE OF THE PROJECT		
Env-Wt 311.07(b)(1)	Indicate whether the primary purpose of the project is to construct a water-access structure or requires access through wetlands to reach a buildable lot or the buildable portion thereof.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If you answered “no” to this question, describe the purpose of the “non-access” project type you have proposed:</p> <p>The project provides for removal of the existing building (5,075 sf) and portions of the existing foundations, and construction of a wood-framed building on existing foundations (2,000 sf). The existing building was constructed circa 1978 and two additions were added in later years. The existing building is inefficient for the fishermen's current needs and is in a state of disrepair.</p>		

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<b>SECTION 3 - A/M PROJECT DESIGN TECHNIQUES</b>		
Check the appropriate boxes below in order to demonstrate that these items have been considered in the planning of the project. Use N/A (not applicable) for each technique that is not applicable to your project.		
Env-Wt 311.07(b)(2)	For any project that proposes new permanent impacts of more than one acre or that proposes new permanent impacts to a Priority Resource Area (PRA), or both, whether any other properties reasonably available to the applicant, whether already owned or controlled by the applicant or not, 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(3)	Whether alternative designs or techniques, such as different layouts, construction sequencing, or alternative technologies could be used to avoid impacts to jurisdictional areas or their functions and values.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(1) Env-Wt 311.10(c)(2)	The results of the functional assessment required by Env-Wt 311.03(b)(10) were used to select the location and design for the proposed project that has the least impact to wetland functions.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.07(b)(4) Env-Wt 311.10(c)(3)	Where impacts to wetland functions are unavoidable, the proposed impacts are limited to the wetlands with the least valuable functions on the site while avoiding and minimizing impacts to the wetlands with the highest and most valuable functions.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.01(c)(1) Env-Wt 313.01(c)(2) Env-Wt 313.03(b)(1)	No practicable alternative would reduce adverse impact on the area and environments under the department's jurisdiction and the project will not cause random or unnecessary destruction of wetlands.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.01(c)(3)	The project would not cause or contribute to the significant degradation of waters of the state or the loss of any PRAs.	<input checked="" type="checkbox"/> Check <input type="checkbox"/> N/A
Env-Wt 313.03(b)(3) Env-Wt 904.07(c)(8)	The project maintains hydrologic connectivity between adjacent wetlands or stream systems.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	Buildings and/or access are positioned away from high function wetlands or surface waters to avoid impact.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The project clusters structures to avoid wetland impacts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 311.10 A/M BMPs	The placement of roads and utility corridors avoids wetlands and their associated streams.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	The width of access roads or driveways is reduced to avoid and minimize impacts. Pullouts are incorporated in the design as needed.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	The project proposes bridges or spans instead of roads/driveways/trails with culverts.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A

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A/M BMPs	The project is designed to minimize the number and size of crossings, and crossings cross wetlands and/or streams at the narrowest point.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 500 Env-Wt 600 Env-Wt 900	Wetland and stream crossings include features that accommodate aquatic organism and wildlife passage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 900	Stream crossings are sized to address hydraulic capacity and geomorphic compatibility.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
A/M BMPs	Disturbed areas are used for crossings wherever practicable, including existing roadways, paths, or trails upgraded with new culverts or bridges.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
<b>SECTION 4 - NON-TIDAL SHORELINE STRUCTURES</b>		
Env-Wt 313.03(c)(1)	The non-tidal shoreline structure has been designed to use the minimum construction surface area over surfaces waters necessary to meet the stated purpose of the structure.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(2)	The type of construction proposed for the non-tidal shoreline structure is the least intrusive upon the public trust that will ensure safe navigation and docking on the frontage.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(3)	The non-tidal shoreline structure has been designed to avoid and minimize impacts on the ability of abutting owners to use and enjoy their properties.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(4)	The non-tidal shoreline structure has been designed to avoid and minimize impacts to the public's right to navigation, passage, and use of the resource for commerce and recreation.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(5)	The non-tidal shoreline structure has been designed, located, and configured to avoid impacts to water quality, aquatic vegetation, and wildlife and finfish habitat.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A
Env-Wt 313.03(c)(6)	The non-tidal shoreline structure has 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.	<input type="checkbox"/> Check <input checked="" type="checkbox"/> N/A



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**Appendix B  
New Hampshire General Permits  
Required Information and USACE Section 404 Checklist**

**USACE Section 404 Checklist**

1. Attach any explanations to this checklist. Lack of information could delay a USACE permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 3 for information on single and complete projects.
4. Contact USACE at (978) 318-8832 with any questions.
5. The information requested below is generally required in the NHDES Wetland Application. See page 61 for NHDES references and Admin Rules as they relate to the information below.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See the following to determine if there is an impaired water in the vicinity of your work area. * <a href="https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/">https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/</a> <a href="https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment">https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment</a> <a href="https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx">https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx</a>		X
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to tidal SAS, prime wetlands, or priority resource areas? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> .		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	NA	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	UNKNOWN	
2.7 What is the area of the proposed fill in wetlands?	NONE	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	UNKNOWN	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> . USFWS IPAC website: <a href="https://ipac.ecosphere.fws.gov/">https://ipac.ecosphere.fws.gov/</a>	X	

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> <li>• PDF: <a href="https://wildlife.state.nh.us/wildlife/wap-high-rank.html">https://wildlife.state.nh.us/wildlife/wap-high-rank.html</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 31?	NA	
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?	NA	
<b>5. Historic/Archaeological Resources</b>		
For a minimum, minor or major impact project - a copy of the RPR Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X	
<b>6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)</b>	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: <ul style="list-style-type: none"> <li>• Functional assessment for aquatic resources in the project area.</li> <li>• On and off-site alternative analysis.</li> <li>• Provide additional information and description for how the below criteria are met.</li> </ul>		
6.1 Will there be complete loss of aquatic resources on site?		
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		
6.3 Will all aquatic resource function be lost?		
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		
6.5 Is there an on-site alternative with less impact?		
6.6 Is there an off-site alternative with less impact?		
6.7 Will there be a loss to a resource dependent species?		
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?		

\*Although this checklist utilizes state information, its submittal to USACE is a federal requirement.

\*\* If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.





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**Appendix B  
New Hampshire General Permits  
Required Information and USACE Section 404 Checklist**

**NHDES Rule Citations**

Appendix B Requirements	NHDES Citation	NHDES Resource, Form & BMP
<b>1. Impaired Waters</b>		
1.1	See Env-Wt 307.03 Protection of Water Quality Required & Env-Wt 306.05 a) 7	<a href="https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/">https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/</a> <a href="https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment">https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment</a> <a href="https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx">https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx</a>
<b>2. Wetlands</b>		
2.1	N/A	N/A
2.2	Env 307.06; Env- Wt 311.01(a)(b) (c)	<a href="#">NH Online Forms System - Coastal Resource Worksheet. Version 2.0</a> <a href="#">Wetlands Permitting: Protected Species and Habitat (nh.gov)</a> <a href="#">Wetlands Permitting: Priority Resource Area (nh.gov)</a> <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> .
2.3	Env-Wt 313.03(b)(3); Env-Wt 313.03(b)(4)(7); Env-Wt 307.06	See Chapter 7, Stream & Wetland Crossings: <a href="#">Wetlands Best Management Practice Techniques for Avoidance and Minimiz</a> <a href="#">Wetlands-BMP-Manual-2019.pdf (neiwppcc.org)</a> (& Env-Wt 900 for Stream Crossings)
2.4	Env-Wt 604.02 (Tidal buffer zone); Env-Wt 704 (prime buffers)	
2.5	N/A	N/A
2.6	N/A	N/A
2.7	Env-Wt 311.04(g)	Standard application Section 11- <a href="#">NH Online Forms System - Standard Dredge and Fill Wetlands Permit Application . Version 3.5</a>
2.8	N/A	N/A
<b>3. Wildlife</b>		
3.1	Env-Wt 103.69 "Protected species or habitat"; Env-Wt 307.06, 311.01	NHB DataCheck Tool: <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> . <a href="#">Wetlands Permitting: Protected Species and Habitat (nh.gov)</a> <a href="#">Wetlands Permitting: Priority Resource Area (nh.gov)</a>
3.2	Env-Wt 311.02; 313.03(b)(2), (4), (7)(16); Env-Wt 313.03(b)(6) & See Env-Wt 808.19(g), Env-Wt 808.20	<a href="#">Wetlands Permitting: Protected Species and Habitat (nh.gov)</a> <a href="#">Wetlands Permitting: Priority Resource Area (nh.gov)</a>
3.3	N/A	N/A
3.4	NA	N/A
3.5	(Env-Wt 900) <a href="#">Microsoft Word - Env-Wt 900 as of 10-2020.docx (nh.gov)</a>	<a href="#">New Hampshire Stream Crossing Guidelines (nh.gov) (2009 UNH)</a> <a href="#">NH Online Forms System - Wetland Permit Application Stream Crossing Worksheet. Version 1.8</a> <a href="#">Stream Crossing Design (nh.gov)</a> : <a href="https://www.nh.gov/dot/org/projectdevelopment/environment/units/program-management/documents/RR_V.9_FINAL_3-14-19.pdf">https://www.nh.gov/dot/org/projectdevelopment/environment/units/program-management/documents/RR_V.9_FINAL_3-14-19.pdf</a> Best Management Practices for Routine Roadway Maintenance Activities in New Hampshire. 2019. New Hampshire Department of Transportation.
<b>4. Flooding/Floodplain Values</b>		
4.1	Env-Wt 311.05; Env-Wt 103.66 517.03(b); 517.06(a)(6);	<a href="#">Wetlands Permitting: Priority Resource Area (nh.gov)</a> <a href="#">NH Online Forms System - Coastal Resource Worksheet. Version 2.0</a> <a href="#">New Hampshire Coastal Flood Risk Summary   NH Department of</a>

	527.02(e); 527.04(d); Env-Wt 600 Env-Wt 900	<a href="#">Environmental Services</a> (cited in Env-Wt 603.05) <a href="#">NH Online Forms System - Wetland Permit Application Stream Crossing Worksheet. Version 1.8</a> <a href="#">hydraulic-vulnerability-handout.pdf (nh.gov)</a>
4.2	Env-Wt 527.02 & 527.04 & 313.04 & Env-Wt 800; Wt 605.03 & 605.04	Yes, for permanent impacts to a PRA, impacts from public highway projects, & those projects where flood storage functions are lost when the mitigation threshold is reached. <a href="#">Wetlands Mitigation   NH Department of Environmental Services</a>
<b>5. Historical/Archeological Resources</b>		
5.0	Env-Wt 311.02(f)(6)	
<b>6. Minimal Impact Determination</b>		
6.0	F/V assessment: (Env-Wt 311.10); Env-Wt 603.04 (Coastal Functional Assessment) Alternatives: (Env-Wt 311.07(b)(2))	<a href="#">NH Online Forms System - Wetlands Functional Assessment Worksheet. Version 1.3</a> <a href="#">NH Online Forms System - Coastal Resource Worksheet. Version 2.0</a>
6.1		<a href="#">Wetlands Permitting: Avoidance, Minimization, and Mitigation (nh.gov)</a>
6.2	Env-Wt 102.12 ("Avoidance"), Env-Wt 102.13 ("Avoidance, minimization, mitigation"), Env-Wt 102.14 ("Avoid and minimize"), Env-Wt 311.01, Env-Wt 313.03 ("Avoidance & Minimization") Env-Wt 311.07	See <i>Wetlands Best Management Practice Techniques for Avoidance and Minimization</i> - <a href="#">Wetlands-BMP-Manual-2019.pdf (neiwppc.org)</a> referenced in Env-Wt 313.03(a); A/M written narrative ( <a href="#">NH Online Forms System - Avoidance and Minimization Written Narrative. Version 2.0</a> ); Avoidance and Minimization Checklist: <a href="#">NH Online Forms System - Avoidance and Minimization Checklist. Version 3.1</a>
6.3	Env-Wt 311.10, 603.04	See Functional Assessment worksheets above
6.4	Env-Wt 311.02, Env-Wt 312.04. Env-Wt 306.05, 307.06, 311.01	See Protected Species or Habitat (including exemplary natural communities)
6.5	Env-Wt 311.01, Env-Wt 311.07, Env-Wt 311.10 & 313.01 c1)	See Avoidance & Minimization cites above & BMPs
6.6	(Env-Wt 313.01c) (1) & Env-Wt 311.07(b)(2))	
6.7	Env-Wt 311.10, Env-Wt 103.69, Env-307.06, see Avoidance & minimization cites	<a href="#">NH Online Forms System - Wetlands Functional Assessment Worksheet. Version 1.3</a> ; <a href="#">Wetlands Permitting: Priority Resource Area (nh.gov)</a> <a href="#">NH Online Forms System - Coastal Resource Worksheet. Version 2.0</a>
6.8	Env-Wt 102.05 (Water quality BMPs)	Practices to minimize or prevent direct or indirect discharge of sediment or other pollutants into surface waters and wetlands, listed in Env-Wt 307
6.9	Env-Wt 800	



## **Project Narrative**

The Portsmouth Commercial Fish Pier was developed circa 1978 to support the commercial fishing industry. The existing facility includes a pier, floating dock, 5,075 square foot building that includes cold storage facilities, utilities and parking. The area of the original building developed in 1978 is 2,000 square feet (sf) and the subsequent additions added in later years total approximately 3,075 sf. The existing building is inefficient for the fishermen's current needs and is in a state of disrepair.

The proposed project provides for removal of the existing building and construction of a building (2,000 sf) on the existing original 1978 portion of the existing foundations. The building will have a wood framed structure, similar to the existing building. The characteristics of the building aim to blend with the architectural style of the surrounding neighborhood. The building envelope will be finished with composite trim, and asphalt shingles. The interior will house a utility room, forklift storage area, and cold storage spaces for bait, ice production and catch to serve the commercial fishermen.

Ground disturbances associated with the project include shallow excavations for the purpose of temporary termination of existing utility services, restoration of utility services and removal of a portion of the existing foundation system (portion not to be reused) to 12 inches below the finish grade. The total area to be disturbed at the exterior of the original 1978 portion of the existing building is approximately 5,705 sf, which includes the area of the existing foundation to be removed. A portion of the existing slab within the interior of the original 1978 portion of the existing building (approximately 980 sf) will be replaced.

All work is within the limits of existing paved areas, except for approximately 12 linear feet of underground conduits within a maintained gravel and turf area that extend to the existing shed to support the gas and diesel system high-level alarms. No work is proposed along the shoreline.

## Alternatives Analysis

During the study phase of the project, several alternatives were considered for replacement of the building program on-site:

1. Construction of a wood-framed building on the existing foundations (1978 portion);
2. Construction of various types of buildings (pre-engineered metal, pole-barn and wood framed) on new foundations, generally located within the footprint of the existing building;
3. Renovation of the existing building; and
4. Multiple buildings; one within the footprint of the existing building and another located within the parking area closest to Peirce Island Road.



The proposed plan was found to be the most favorable alternative and selected for the replacement of the building for the following reasons:

1. Maintains building facilities and functions within close proximity to the pier and docks;
2. Reuses the 1978 portion of the existing foundation system, minimizing the extent of disturbance, demolition and construction required. Other types of buildings would require complete demolition of the existing foundations and construction of new foundations that can accommodate the structure loading;
3. A replacement wood-framed building provides the best opportunity to blend with the architectural style of the surrounding neighborhood;
4. Renovation of the existing building was found to be impractical, due to the extent of renovations/reconstruction required to meet current building codes, risks associated with unknown existing conditions and project costs. Also, this alternative would result in a similar area of disturbance within the tidal buffer zone as the proposed plan.

Work Sequence

The project must be awarded by the end of the 2024 calendar year, due to funding constraints. The goal is to begin construction in January 2025 to allow for beneficial use of the building in the summer of 2025. The general construction timeline is as follows:

<b>Table 1 - Construction Timeline</b>		
Item	Schedule	
	Begin	Complete
Mobilization, fence and erosion controls	January 2025	January 2025
Building abatement and temporary termination of existing utility services	January 2025	February 2025
Building and site demolition	February 2025	March 2025
Building construction	March 2025	July 2025
Site and utility construction	April 2025	July 2025
Permanent site stabilization	May 2025	July 2025

## Section 2



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Steven Sargent, Oak Point Associates  
85 Middle Street  
Portsmouth, NH 03840  
ssargent@oakpoint.com

From: NHB Review  
NH Natural Heritage Bureau  
Main Contact: Ashley Litwinenko - [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov)

cc:

Date: 04/25/2024 (valid until 04/25/2025)  
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game  
Permits: OTHER - Project evaluation

**NHB ID: NHB24-1178**

Town: Portsmouth  
Location: 1 Pierce Island Road

**Project Description:** The project being evaluated includes demolition of the existing 5,100 square foot building, reconstruction of a portion of the building (1,750 sf) on the existing foundations, and paving the remaining former building area.

### **Next Steps for Applicant:**

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

**NHB Comments:** If all work is within existing paved areas then NHB has no concerns. If any work is proposed along the shoreline, then please contact NHB with proposed plans and representative photos during the growing season of the shoreline proposed to be impacted.

**NHFG Comments:** No comments at this time.

### **NHB Consultation**

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov).

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NH Fish and Game Department Consultation

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov) or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov), and include the NHB DataCheck results letter number and "review request" in the email subject line.

**Contact NH Fish & Game at (603) 271-0467 with questions.**



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.  
Please see the map and detailed information about the record(s) on the following pages.

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

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (\*) indicates that the most recent report for that occurrence was 20 or more years ago.

**Disclaimer:** NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species. NHB recommends surveys to determine what species/natural communities are present onsite.



### NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

## NHB24-1178





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1178

EOCODE:

PDA5T58090\*005\*NH

## New Hampshire Natural Heritage Bureau - Plant Record

### marsh elder (*Iva frutescens*)

#### Legal Status

Federal: Not listed  
State: Listed Threatened

#### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Imperiled due to rarity or vulnerability

#### Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).  
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2023: Transplant, Lady Isle: 10 plants transplanted to this location from the west side of both ends of the Lady Isle Bridge (old locations not mapped in database). 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2023: Transplant, Lady Isle: Plants transplanted next to a known marsh elder (*Iva frutescens*) stand. This area has full-sun exposure and soil composition that supports this species. The transplant site is just above the highest observable tide line and is not subject to prolonged periods of flooding and saturation. The site is adjacent to a well-established, naturally wooded, upland buffer bordering a salt marsh with no nearby development. The invasive plants Japanese barberry (*Berberis thunbergia*), glossy buckthorn (*Frangula alnus*), and Japanese honeysuckle (*Lonicera japonica*) were present at the site and removed along with large overhanging oak (*Quercus sp.*) limbs. 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda sp.*), hastate-leaved orache (*Atriplex cf. prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima ssp. juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata var. parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana ssp. rugosa*). The saline areas downslope

## NHB DataCheck Results Letter

NH Natural Heritage Bureau

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NHB24-1178

EOCODE:

PDA5T58090\*005\*NH

of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2023: Transplant, Lady Isle: Bill Nichols the State botanist noted this may not have been the best location for the transplant and suggested the plants should have been planted within the high salt marsh along its upper edge where inundated by spring (full and new moon) tides. He noted the marsh elder likely would have had a much better chance to survive if transplanted in with the marsh graminoids below the oak seedlings mixed in with the graminoids. 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management Comments: 2023: Transplant, Lady Isle: Ten plants transplanted to this site next to an existing marsh elder population. The transplant site was prepared by removing invasive species and their root systems and removing large overhanging oak limbs to allow for greater sun penetration. Ten holes were dug to accommodate the roots masses of the shrubs to be transplanted. To avoid transplant shock by way of heat exposure, the transplanting occurred on an overcast day with intermittent showers and breaks from the sun where the temperature did not exceed 68 degrees Fahrenheit. To avoid damage to the root system, a large pry bar was used. This allowed the transplant team to get well beneath the entire root system and loosen the surrounding soil with only minimal damage to the root systems. The shrubs were then extracted by hand from the substrate. Immediately following removal, team members placed the root mass of the shrubs in a bucket and they were individually walked to the transplant site. The holes dug the previous day were reworked to ensure they accommodated each plant and the root ball was then inserted into the ground so the crown of the plant rested at

## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1178

EOCODE:

PDA5T58090\*005\*NH

the soil line. To facilitate maximum water uptake, wet soils at the transplant site were used to cover the root masses. Dryer soils from the transplant area were used to backfill any remaining void spaces. Once the plants were in the ground and the parent soil material was backfilled, natural mulch and duff in the surrounding area was used to cover the surface of ground surrounding the transplants. Rocks were also placed around each plant to increase stability during high tides. Lime green ribbon was placed on the transplants so they can be more readily differentiated from the surrounding landscape during follow-up inspections. Following the transplant the marsh elder will continue to be monitored for three years and will be watered during any abnormally dry conditions.

### Location

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Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 61.6 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A & 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

### Dates documented

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First reported: 1953

Last reported: 2023-06-07





OAK POINT  
ASSOCIATES

architecture  
engineering  
planning

August 8, 2024

New Hampshire Division of Historical Resources  
State Historic Preservation Office  
Attn: Review and Compliance  
172 Pembroke Road  
Concord, NH 03301

**Re: NHDHR Request for Project Review  
Portsmouth Fish Pier – Building Replacement  
Portsmouth, New Hampshire  
OPA Project No. 22404.11**

To Whom It May Concern:

Please find attached a NHDHR Request for Review for the referenced project consisting of the following information:

- Completed Request for Project Review by the NH Division of Historical Resources Form
- Historical Resources Map
- USGS Location Map
- Photos of the Project Site
- Record Drawings – Plans for Proposed Fishing Pier
- Site Existing Conditions Plan
- Concept Site Plan
- 3D Concept Renderings

The Portsmouth Fish Pier was developed circa 1978 to support the commercial fishing industry. The existing facility includes a pier, floating dock, 5,000 square foot building that includes cold storage facilities, utilities and parking. The area of the original building developed in 1978 is 2,000 square feet (sf) and the subsequent additions added in later years total approximately 3,000 sf. The existing building is inefficient for its current needs and is in a state of disrepair.

The proposed project provides for removal of the existing building in its entirety and replacement of the existing original 1978 portion of the building in the same location, on existing foundations. The building will have a wood framed structure, similar to the existing building. The characteristics of the building will aim to blend with the architectural style of the surrounding neighborhood. The building envelope will be finished with horizontal or shake-style siding, composite trim, and asphalt shingles. The interior will house a utility room, forklift storage area, and space to accommodate future walk-in coolers for bait storage and ice production to serve the commercial fishermen.

Ground disturbances associated with the project include shallow excavations for the purpose of temporary termination of existing utility services, restoration of utility services and removal of a portion of the existing foundation system (portion not to be reused) to 12 inches below the finish grade. The

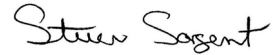
total area to be disturbed at the exterior of the original 1978 portion of the existing building is approximately 5,230 sf, which includes the area of the existing foundation to be removed. A portion of the existing slab within the interior of the original 1978 portion of the existing building (approximately 960 sf) will be replaced.

The project will have to awarded by the end of the calendar year, due to funding constraints, and it is expected that the project would be completed within 6 months of receiving the notice to proceed.

Preliminary discussion relative to the scope of the project with Nadine Miller on August 6, 2024, determined that EMMIT data results did not need to be submitted as a part of the Request for Project Review.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Steven Sargent".

Steven Sargent, P.E.

Enclosures

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources  
State Historic Preservation Office  
Attention: Review & Compliance  
172 Pembroke Road, Concord, NH 03301

**RECEIVED** AUG 12 2024

DHR Use Only	
R&C #	116346
Log In Date	8/12/24
Response Date	9/9/24
Sent Date	9/11/24

## Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal  
 This is additional information relating to DHR Review & Compliance (R&C) #:

<b>GENERAL PROJECT INFORMATION</b>			
Project Title Building Replacement Portsmouth Commercial Fish Pier			
Project Location 1 Peirce Island Road			
City/Town	Portsmouth	Tax Map	305 Lot # 0208001A0000
NH State Plane - Feet Geographic Coordinates: Easting Northing (See RPR Instructions and R&C FAQs for guidance.)			
Lead Federal Agency and Contact (if applicable) (Agency providing funds, licenses, or permits) Permit Type and Permit or Job Reference #			
State Agency and Contact (if applicable) NHDES Wetlands Bureau, Eben Lewis Permit Type and Permit or Job Reference #			
<b>APPLICANT INFORMATION</b>			
Applicant Name State of New Hampshire, Division of Ports and Harbors, Attn: Mark Greenway			
Mailing Address 555 Market Street		Phone Number 603-534-6234	
City	Portsmouth	State	NH Zip 03801 Email M.Greenway@peasedev.org
<b>CONTACT PERSON TO RECEIVE RESPONSE</b>			
Name/Company Steve Sargent, Oak Point Associates			
Mailing Address 85 Middle Street		Phone Number 603-431-4849	
City	Portsmouth	State	NH Zip 03801 Email ssargent@oakpoint.com

*This form is updated periodically. Please download the current form at <https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review>. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Please include a self-addressed stamped envelope. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: <https://www.nhdhr.dncr.nh.gov/project-review/project-review-compliance/requests-project-review> or contact the R&C Specialist at [Elizabeth.A.Schneible@dncr.nh.gov](mailto:Elizabeth.A.Schneible@dncr.nh.gov) or 603-271-2813.*



**PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION**

Project Boundaries and Description

- Attach the Project Mapping *using EMMIT or relevant portion of a 7.5' USGS Map.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- A DHR records search must be conducted to identify properties within or adjacent to the project area. Provide records search results via EMMIT or in **Table 1.** *(Blank table forms are available on the DHR website.)* Please note, using EMMIT Guest View for an RPR records search does not provide the necessary information needed for DHR review.  
EMMIT or in-house records search conducted on        /        /        .

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area?  Yes  No  
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity?  Yes  No  
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

**Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.**

**DHR Comment/Finding Recommendation** *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.**  Additional information is needed in order to complete review.
- No Potential to cause Effects  No Historic Properties Affected  **No Adverse Effect**  Adverse Effect

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.*

Authorized Signature: *[Signature]* Date: 9/9/24



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5094  
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:  
Project code: 2024-0127974  
Project Name: Portsmouth Fish Pier Building Replacement

08/08/2024 18:59:29 UTC

Federal Nexus: yes  
Federal Action Agency (if applicable): State of New Hampshire

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for  
'Portsmouth Fish Pier Building Replacement'

Dear Steven Sargent:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on August 08, 2024, for "Portsmouth Fish Pier Building Replacement" (here forward, Project). This project has been assigned Project Code 2024-0127974 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is

required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Roseate Tern ( <i>Sterna dougallii dougallii</i> )	Endangered	No effect

**Conclusion** If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Candidate
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, please visit the "New England Field Office Endangered Species Project Review and Consultation" website for step-by-step instructions on how to consider effects on these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or [PermitsR5MB@fws.gov](mailto:PermitsR5MB@fws.gov), with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference the Project Code associated with this Project.



## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Portsmouth Fish Pier Building Replacement

### 2. Description

The following description was provided for the project 'Portsmouth Fish Pier Building Replacement':

The proposed project provides for removal of the existing building in its entirety and replacement of the existing original 1978 portion of the building in the same location, on existing foundations. The area of the original building developed in 1978 is 2,000 square feet (sf) and the subsequent additions added in later years total approximately 3,000 sf. The total area to be disturbed at the exterior of the original 1978 portion of the existing building is approximately 5,230 square feet.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.075646500000005,-70.74884834291878,14z>



## QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

*Yes*

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

**Note:** This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

*No*

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

*Yes*

4. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) the lead agency for this project?

*No*

5. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

**Note:** If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

*Yes*

6. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

*No*

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

*No*

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

*No*

9. Is the lead federal action agency the Natural Resources Conservation Service?

*No*

10. Will the proposed project involve the use of herbicide where listed species are present?

*No*

11. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

*No*

12. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

**Note:** For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

*No*

13. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

**Note:** For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

*No*

14. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

*No*

15. Will the proposed project affect wetlands where listed species are present?

This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

*No*

16. Will the proposed project activities (including upland project activities) occur within 0.125 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

*No*



17. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

*No*

18. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

*No*

19. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

*No*

20. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

*No*

21. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

**Note** New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

*No*

22. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

*No*

23. Will the proposed project involve blasting where listed species may be present?

*No*

24. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

*No*

25. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

**Note:** Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

*No*

26. Will earth moving activities result in sediment being introduced to streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

*No*

27. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

*No*

28. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

*Yes*

29. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

*No*

30. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time?

**Note:** Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

*No*

31. [Hidden Semantic] Is the project area located within the roseate tern AOI?

**Automatically answered**

*Yes*

32. If you have determined that the roseate tern is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the roseate tern, you may wish to make a "no effect" determination for the roseate tern. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/angered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the roseate tern?

*No*

33. Is this an aquaculture project?

*No*

34. Is this a coastal project that has an action area that is less than one-half acre?

**Note:** These projects may include marker buoys, moorings, navigational structures, docks, piers, floats, boat ramps, private dredging, boat houses, lobster pound, or shoreline work.

*No*

35. Will project activities be conducted during the time of year when roseate terns are likely to be present?

Note: roseate terns are likely to be present in Maine May 1 through Sept. 1; and in Connecticut, Massachusetts, New Hampshire, and Rhode Island April 15 through Oct. 15.

*Yes*

36. Will the proposed project affect suitable habitat for roseate terns nesting (barrier islands with dense vegetation or rocks to serve as shelter)?

*No*

37. Will the proposed project affect suitable habitat for roseate terns foraging (nearshore shallow waters, shoals and shoals in offshore waters)?

*No*

38. Will the proposed project affect suitable habitat for roseate terns roosting (rocky habitat on coastal islands)?

*No*

39. Will the proposed project affect suitable habitat for roseate terns staging (sandy barrier beaches, often on distal tips, primarily in NY and NE)?

*No*

40. Will the proposed project involve ground disturbance (e.g., vehicles, tracked equipment, excavating, grading, placing fill material, etc.) in roseate tern foraging, nesting, roosting or staging habitat while terns are likely to be present (April 1 - September 30)?

*No*

41. Does the action area include suitable habitat for migrating roseate terns (sandy beaches, coastal islands)?

*No*

42. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

**Automatically answered**

*No*

43. [Semantic] Does the project intersect the Indiana bat critical habitat?

**Automatically answered**

*No*

44. [Semantic] Does the project intersect the candy darter critical habitat?

**Automatically answered**

*No*



45. [Semantic] Does the project intersect the diamond darter critical habitat?

**Automatically answered**

*No*

46. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

**Automatically answered**

*No*

47. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

**Automatically answered**

*No*

48. Do you have any other documents that you want to include with this submission?

*No*

## PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

*0*

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

*0.12*

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

*All disturbance associated with the project will be within the limits of the existing building foundation and paved area around the building, therefore, no habitat is within the construction/disturbance limits of the project.*

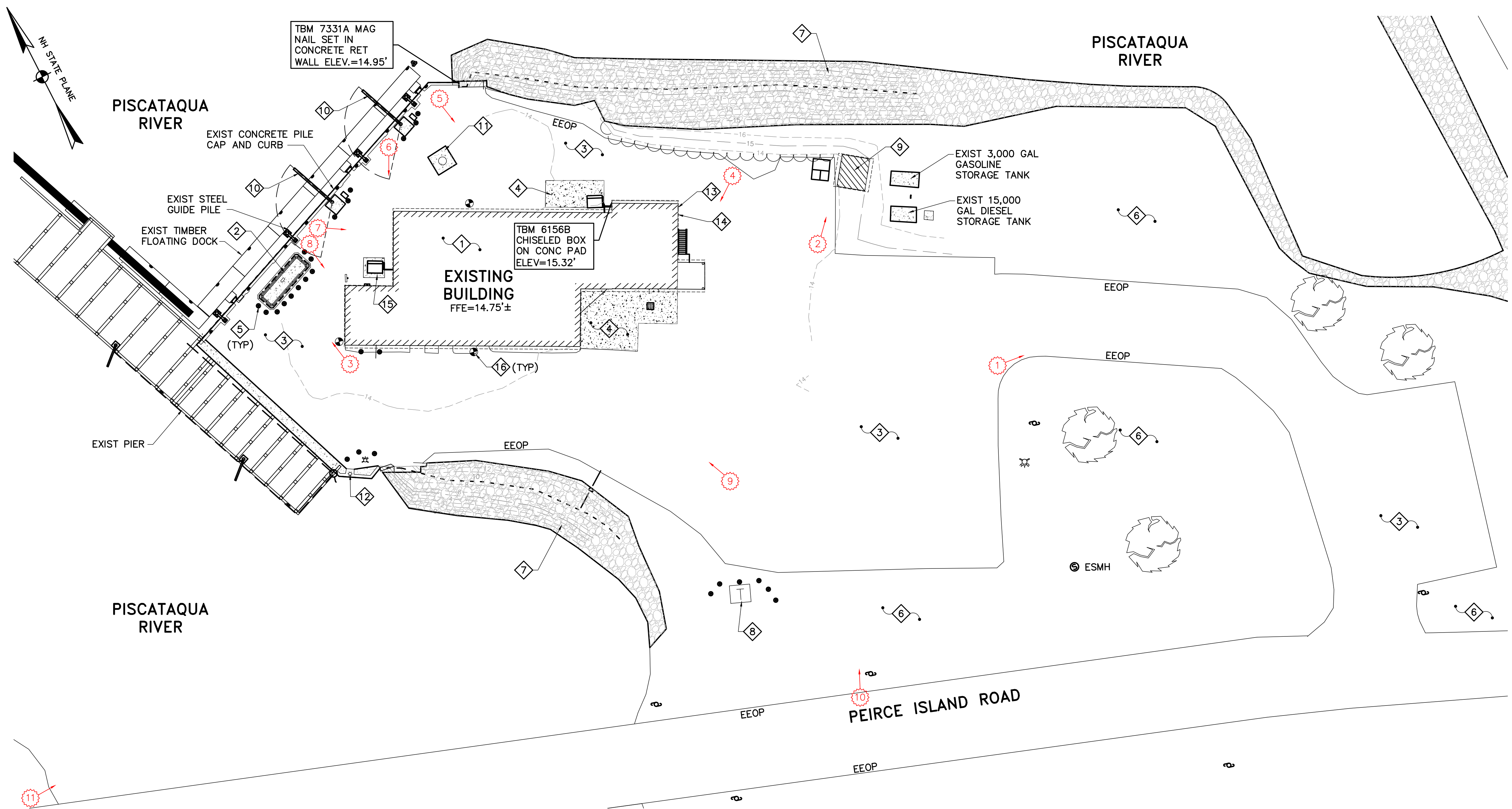
## **IPAC USER CONTACT INFORMATION**

Agency: Oak Point Associates  
Name: Steven Sargent  
Address: 85 Middle Street  
City: Portsmouth  
State: NH  
Zip: 03840  
Email: ssargent@oakpoint.com  
Phone: 6034314849

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: State of New Hampshire





**1 PHOTO KEY PLAN**  
 CP101 SCALE: 1"=20'

**EXISTING KEYNOTES:** (THIS SHEET ONLY).

- |  |   |
|--|---|
| ① EXISTING BUILDING.                                       | ① EXISTING FUEL SUMP PIT.                       |
| ② EXISTING FUEL DISPENSER BUILDING ON CONCRETE FOUNDATION. | ② POLE MOUNTED FLOOD LIGHT AND SECURITY CAMERA. |
| ③ EXISTING ASPHALT CONCRETE PAVEMENT.                      | ③ EXISTING GASOLINE HLA.                        |
| ④ EXISTING CONCRETE PAD/SLAB.                              | ④ EXISTING DIESEL HLA.                          |
| ⑤ EXISTING BOLLARD.  | ⑤ EXISTING COMPRESSOR ON CONCRETE PAD.          |
| ⑥ EXISTING TURF/GRASS.                                     | ⑥ EXISTING SOIL TEST BORING.                    |
| ⑦ EXISTING RIPRAP.   |   |
| ⑧ EXISTING TRANSFORMER ON CONCRETE PAD.                    |   |
| ⑨ EXISTING SHED.   |   |
| ⑩ EXISTING JIB CRANE AND FOUNDATION.                       |   |

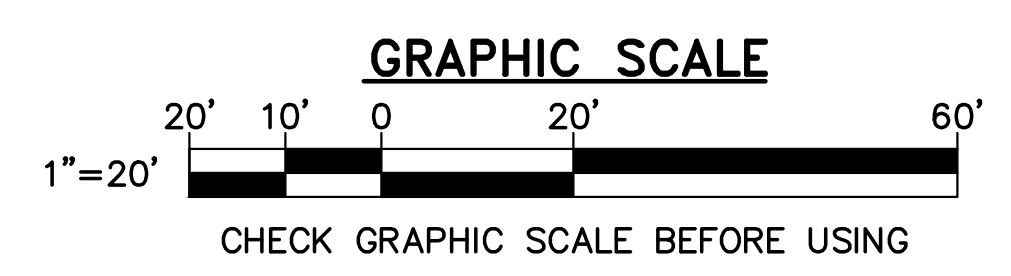
**LEGEND**

- |  |                                   |
|--|-----------------------------------|
|  | EXISTING BUILDING LINE            |
|  | EXISTING EDGE OF PAVEMENT         |
|  | EXISTING GRADE CONTOUR LINE       |
|  | EXISTING UTILITY POLE             |
|  | EXISTING CATCH BASIN              |
|  | EXISTING SEWER MANHOLE            |
|  | EXISTING LIGHT POLE AND FIXTURE   |
|  | EXISTING HYDRANT                  |
|  | EXISTING WATER SHUTOFF            |
|  | EXISTING BOLLARD                  |
|  | EXISTING TRANSFORMER AND CONC PAD |

- |  |                              |
|--|------------------------------|
|  | EXISTING TREE                |
|  | EXISTING SOIL TEST BORING    |
|  | PHOTO LOCATION AND DIRECTION |

**NOTES**

- EXISTING CONDITIONS ARE BASED ON A LIMITED TOPOGRAPHIC SURVEY COMPLETED BY DOUCET SURVEY IN MARCH OF 2024 AND RECORD DRAWINGS.
- HORIZONTAL CONTROL IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL CONTROL IS BASED ON MEAN LOWER LOW WATER (4.62' ABOVE NAVD88).







Driveway and Air Quality Monitoring Station (Photo #1)



Existing Shed and Storage (Photo #2)





Fuel Shed (Photo #3)



Operations Building – East Elevation (Photo #4)





Operations Building – North Elevation (Photo #5)



Operations Building – North Elevation (Photo #6)



Operations Building – West Elevation (Photo #7)



Operations Building – West elevation (Photo #8)





Operations Building – South Elevation (Photo #9)



Operations Building and Grounds (Photo #10)



1978 Site Preparation (Photo #11)



## Section 3





**USGS LOCATION MAP**

SCALE: 1"=2,000'  
 DATE: 8/02/2034

**PORTSMOUTH FISH PIER**

1 Peirce Island Road  
 Portsmouth, New Hampshire

DESIGNED BY: SES  
 DRAWN BY: CRN

PROJECT: 22304.21

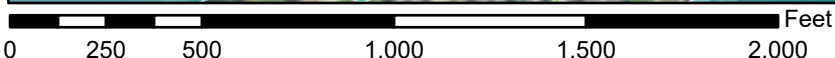




# National Flood Hazard Layer FIRMette



70°45'14"W 43°4'46"N



1:6,000

70°44'37"W 43°4'19"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p><b>SPECIAL FLOOD HAZARD AREAS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0ffff; border: 1px solid black; margin-right: 5px;"></span> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ff00ff 2px, #ff00ff 4px); border: 1px solid black; margin-right: 5px;"></span> Regulatory Floodway</li> </ul>
<p><b>OTHER AREAS OF FLOOD HAZARD</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, #cccccc 2px, #cccccc 4px); border: 1px solid black; margin-right: 5px;"></span> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul>
<p><b>OTHER AREAS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #0000ff; margin-right: 5px;"></span> Effective LOMRs</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>
<p><b>GENERAL STRUCTURES</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Channel, Culvert, or Storm Sewer</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Levee, Dike, or Floodwall</li> </ul>
<p><b>OTHER FEATURES</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid #0000ff; margin-right: 5px;"></span> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Coastal Transect</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Base Flood Elevation Line (BFE)</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid #ff0000; margin-right: 5px;"></span> Limit of Study</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid #00ff00; margin-right: 5px;"></span> Jurisdiction Boundary</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Coastal Transect Baseline</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid #0000ff; margin-right: 5px;"></span> Profile Baseline</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid #0000ff; margin-right: 5px;"></span> Hydrographic Feature</li> </ul>
<p><b>MAP PANELS</b></p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> No Digital Data Available</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Unmapped</li> </ul>

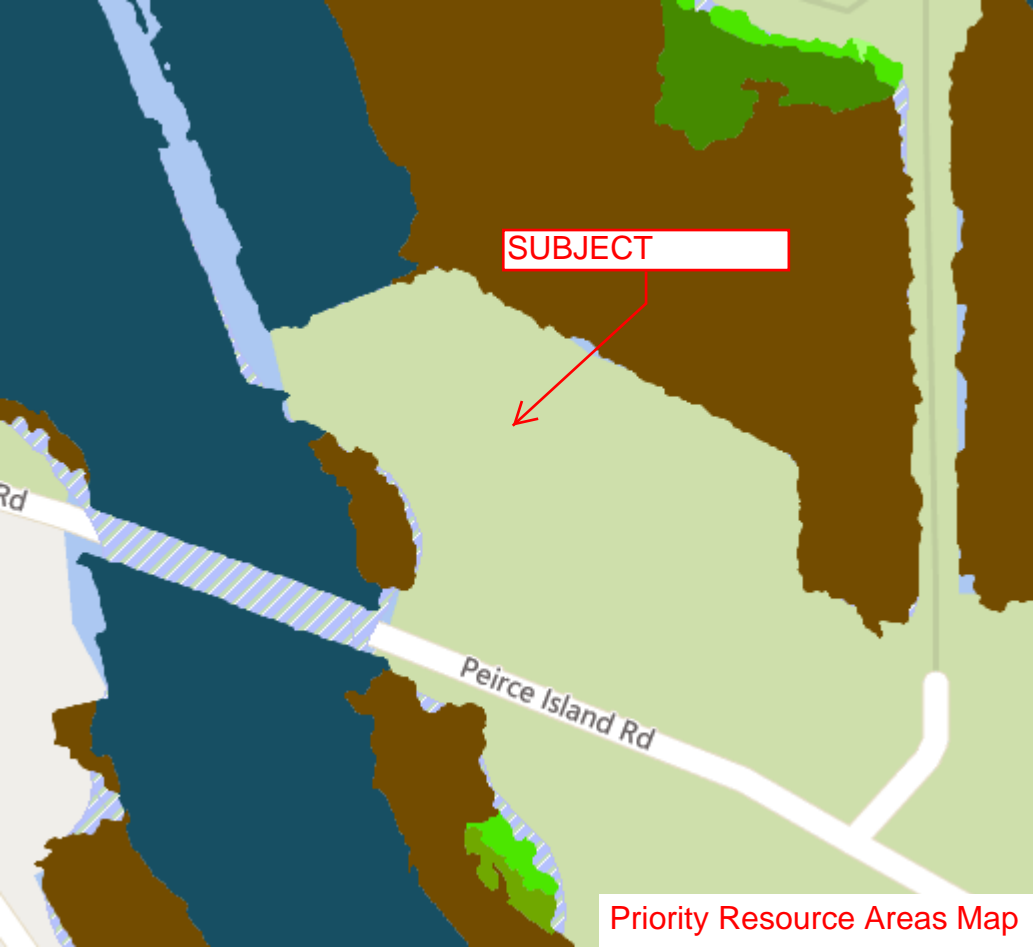
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/22/2024 at 12:26 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





SUBJECT

Peirce Island Rd

Priority Resource Areas Map

# PORTSMOUTH FISH PIER



## Legend

- ▭ Parcels
- ▬ State
- ▬ County
- ▭ City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
  - ▭ 1 Highest Ranked Habitat in NH
  - ▭ 2 Highest Ranked Habitat in Region
  - ▭ 3 Supporting Landscape
- NH 2021/22 6-inch RGB (PROVISIONAL)

Map Scale

1: 1,961



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 8/14/2024

## Notes

2020 NHF&G WILDLIFE ACTION PLAN -  
2021 AERIAL IMAGE



# Portsmouth Fish Pier



## Legend

- Additional Lines
- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986
- Oyster Restoration Sites

Map Scale

1: 812



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 8/20/2024

## Notes

Coastal Layers



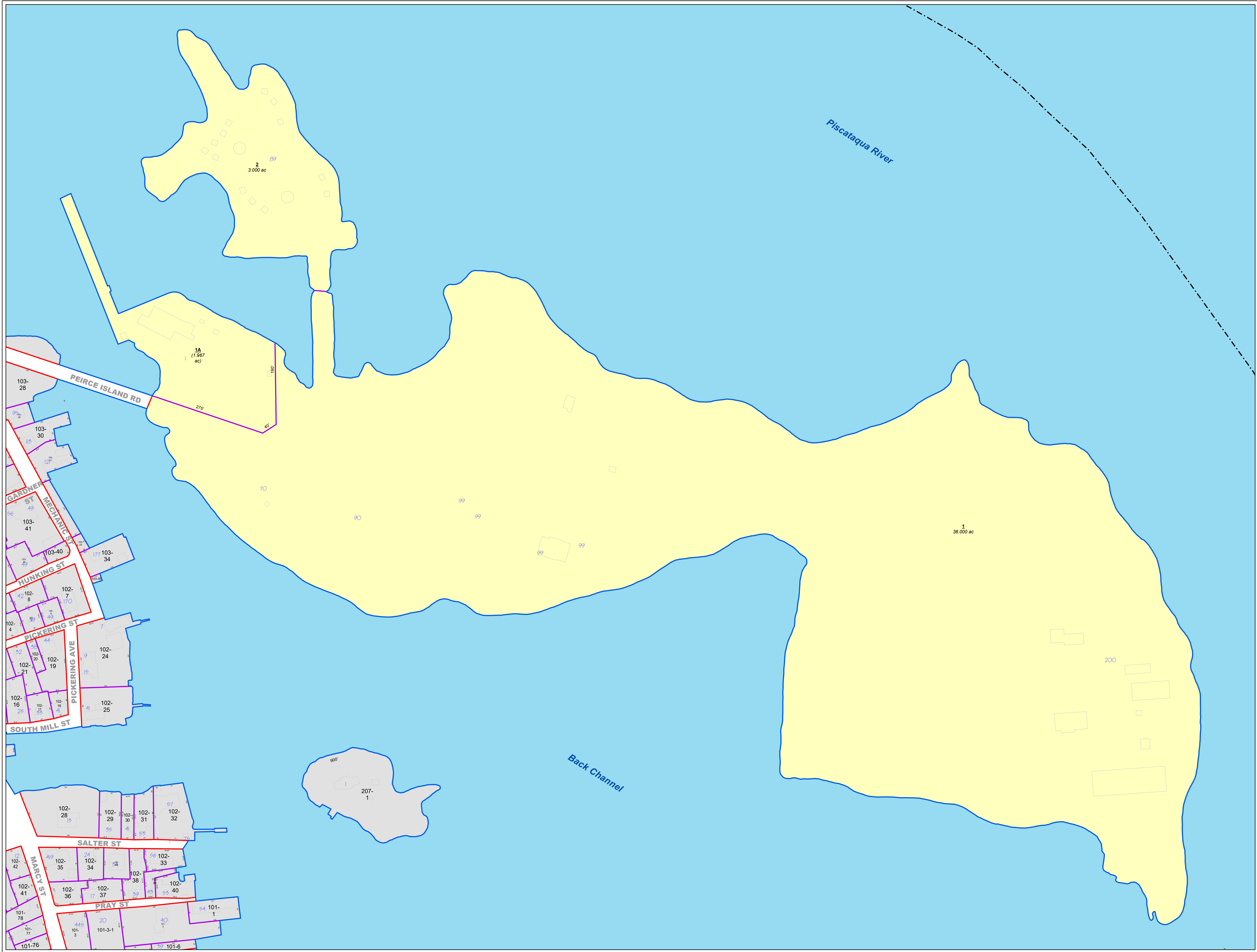
## Section 4

Statement of Notification: The Subject property only has one abutter, the City of Portsmouth. The signature of the City Clerk on the application satisfies the requirement for abutter notification.

Portsmouth Commercial Fish Pier  
Portsmouth, New Hampshire  
Date: September 2024

**LIST OF ABUTTERS**

<b><u>Map/Lot No</u></b>	<b><u>Owner/Co-owner</u></b>	<b><u>Property Address</u></b>	<b><u>Mailing Address</u></b>
208/1A (Subject)	Pease Development Authority	1 Peirce Island Road	555 Market Street Portsmouth, NH 03801
208/1	City of Portsmouth	99 Peirce Island Road	PO Box 628 Portsmouth, NH 03802

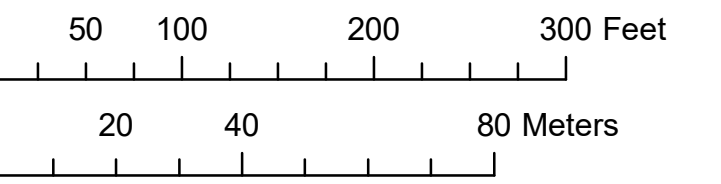


**Partial Legend**  
 See the cover sheet for the complete legend.

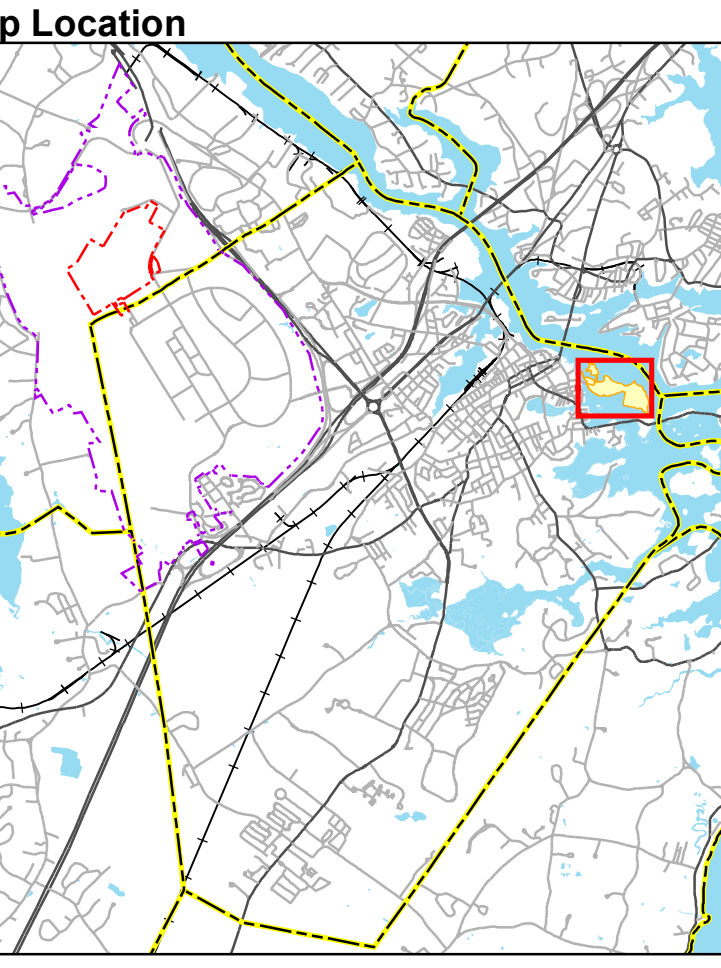
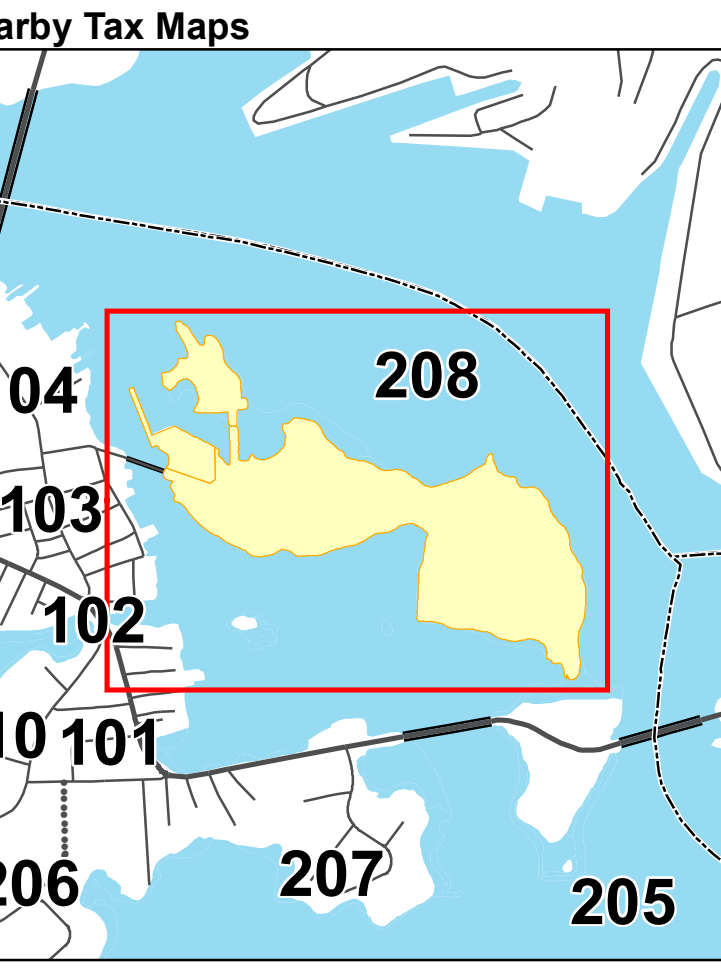
**7-5A** Lot or lot-unit number  
 2.56 ac Parcel area in acres (ac) or square feet (sf)  
 Address number  
 233-137 Parcel number from a neighboring map  
 68' Parcel line dimension  
**SIMS AVE** Street name

Parcel/Parcel boundary  
 Parcel/ROW boundary  
 Water boundary  
 Structure (1994 data)

Parcel covered by this map  
 Parcel from a neighboring map (see other map for current status)



*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*



Portsmouth, New Hampshire  
 2023  
**Tax Map 208**



# Appendix A – Coastal Functional Assessment

# Coastal Functional Assessment

Of

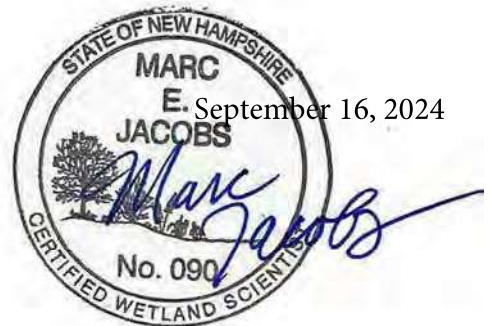
**Portsmouth Commercial Fishing Pier  
One Peirce Island Road  
Portsmouth, NH**

Prepared for

Oak Point Associates  
85 Middle Street  
Portsmouth, NH 03801

By

Marc E. Jacobs  
Certified Wetland & Soil Scientist  
P.O. Box 417  
Greenland, NH 03840-0417



September 16, 2024





# Portsmouth Commercial Fishing Pier Portsmouth, NH

## Coastal Functional Assessment

### TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 EXISTING CONDITIONS

3.0 WETLAND FUNCTIONS & VALUES

4.0 SUMMARY AND DISCUSSION

5.0 IMPACT ANALYSIS

### ATTACHMENTS

- 1 – USGS Topo Locus – Kittery & Portsmouth Composite 7.5 Minute Quad at 1:24,000
- 2 – USGS Topo Locus – Kittery & Portsmouth 7.5 Minute Quad at 1:6,494
- 3 – Natural Heritage Bureau DataCheck (NHB24-1178)
- 4 – National Wetland Inventory Functions – Screen Shots
- 5 – Priority Resource Area Map
- 5A– Priority Resource Area Map
- 6 – Wildlife Action Plan Map
- 6A – U.S. Fish and Wildlife - Information for Planning and Consultation
- 7 – Eelgrass and Shellfish Map
- 8 – National Oceanographic & Atmospheric Administration – Essential Fish Habitat
- 9 – Flood Map
- 10 – Predicted Sea Level Rise Map
- 10A–Predicted Sea Level Rise Map
- 11– Predicted Saltmarsh Migration Map
- 12– Ecological Integrity Worksheet
- 13 – Aerial Imagery with 500-foot Buffer
- 14 – NHDES Wetlands Functional Assessment Worksheet
- 15 – Highway Method Worksheet
- 16 – Highway Method Workbook Supplement – Appendix A
- 17 – Impervious Cover
- 18 – Impaired Waters

### APPENDIX

Photo Log



# Coastal Functional Assessment

## Portsmouth Commercial Fishing Pier Portsmouth, NH

### 1.0 Introduction

As a requirement for obtaining a wetland permit from the State of New Hampshire – Department of Environmental Services (NHDES) – Wetlands Bureau for proposed improvements to an existing commercial property located adjacent to tidal resources, this Coastal Functional Assessment (CFA) is being provided to supplement the permit application as required under the NH Code of Administrative Rules Env-Wt 100-900, specifically Env-Wt 311.10. Sections surrounding text in **bold** below may be useful in completing the coastal resource worksheet and wetland permit application going forward if necessary. Other important terms are underlined. Four images obtained during recent site investigations are appended to this report.

CFA's generally provide an inventory and survey of physical attributes, such as, but not limited to, topographic position, vegetative patterns, potential wildlife habitat and soils, which then allow professional practitioners to assess functions and values that arise from those attributes. This report provides an assessment of the existing functions and values of the coastal resources at this location according to the United States Army Corps of Engineers - New England District, Highway Methodology Workbook *Supplement* – September 1999 Edition (updated in 2015) and The Method for the Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire – June 1993 (Coastal Method). This study does not specifically evaluate the potential effects of global climate change, predicted sea level rise and associated marsh migration or tidal surge on the functions and values of the wetlands at this location, as the effects of those phenomena cannot be properly or fully assessed at this time.

This assessment evaluates fourteen (14) functions and values for this location based upon current conditions. The functions and values of a wetland or adjacent wetlands may be altered, or more specifically, the effectiveness of a wetland or adjacent wetlands to provide a particular function may be altered (increased or decreased) as a result of modifications to adjacent uplands and other properties, impacts to wetlands elsewhere on site or other development within the watershed.

### 2.0 Existing Conditions

The area-of-interest (AOI) generally involves tidally influenced lands subject to the ebb and flow of the Piscataqua River. These resources are adjacent to and include property known as the Portsmouth Commercial Fishing Pier, which is also developed with a wood frame structure that contains ice making machines and storage. The original structure was constructed in 1978 and was 2,000 square feet (SF) in size but has been expanded on two occasions. The structure is currently 5,075 (SF) in size.



Attached are copies of the United States Geological Survey topographic map upon which the subject property is identified. Refer to Attachments 1 and 2, which represent composites of the Kittery and Portsmouth 7.5 Minute quadrangles at two different scales. The property street frontage is on Peirce Island Road. The latitude and longitude of the subject are 43° 04' 32.65" and 70° 44' 56.09" respectively.

The site is bounded by the Piscataqua River to the west and north. At low tide, areas of the river between the property and Four Tree Island Park represent exposed mud flats. The site is bounded to the east by the asphalt parking for Four Tree Island Park. South of Peirce Island Road is a gravel parking area that supports a public recreational boat launch. Distant land use to the north involves Four Tree Island Park and Portsmouth Naval Shipyard across the river. Prescott Park and Strawberry Banke lie to the west, across the river, as do residential homes. The Portsmouth Outdoor Pool and Waste Water Treatment Facility lie further to the east on Peirce Island.

The property supports considerable impervious surfaces, which completely surround the existing structure, although there are two areas of turf, which we estimate represent ±25 percent of the land surface. The turf areas are also being used for parking vehicles. The property supports three mature deciduous trees and one small coniferous tree. The largest trees, located near the road, include poplar (*Populus* sp.) while the trees and shrubs along the water include black locust (*Robinia pseudoacacia*). Norway maple (*Acer platanoides*) shrubs are also represented along the water. Black locust and Norway maple are considered invasive. Field observations for this CFA were made on September 10, 2024.

A population of marsh elder shrubs (*Iva frutescens*) was observed straddling the highest observable tide line (HOTL) around Four Tree Island. No marsh elder was observed adjacent to the subject property however. Marsh elder is considered a threatened species in New Hampshire per an inquiry to the New Hampshire Natural Heritage Bureau (NHB-24-1178) regarding **rare, threatened or endangered species**. Refer to Attachment 3.

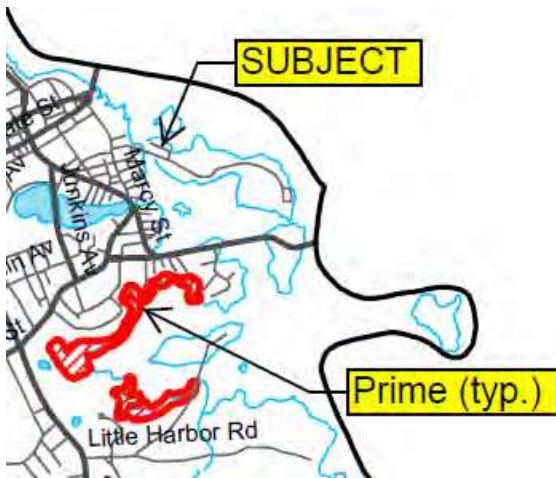
As previously mentioned, mud flats which are exposed at low tide exist immediately adjacent to the site. Classification of the mud flats according to the National Wetlands Inventory (NWI) and the Cowardin *et.al.*<sup>1</sup> system is Estuarine, Intertidal, Unconsolidated Shore, Mud, Irregularly Exposed. (E2US3M). Classification of the river is Estuarine, Unconsolidated Bottom, Subtidal (E1UBL). Refer to Attachment 4. We have included maps for several functions that the NWI has indicated are performed by the wetlands at this location. These maps were captured as screen shots (as were others) for technical / computing reasons. Refer to Attachment 4.

Tidal resources are considered **Priority Resource Areas (PRA)** according to Env-Wt 103.66 (f). There are no prime wetlands on or immediately adjacent to the subject properties. Prime wetlands are those wetlands that receive additional protection under state law. Portsmouth has municipally designated prime wetlands recognized by the NHDES. No portion of AOI is identified as prime wetlands. Refer to Attachments 5 and 5A as well as Figure 1 below.

---

<sup>1</sup> Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U. S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. <http://www.npwr.usgs.gov/resource/1998/classwet/classwet.htm> (Version 04DEC98).

FIGURE 1



A review of information regarding the NH Fish and Game Department - 2020 Wildlife Action Plan (WAP) indicates that portions of the AOI, namely the river, are comprised of highest ranked habitat in the state, which is depicted in magenta on the attached map. Refer to Attachment 6. Also, we have attached the results of the determination by the U.S. Fish and Wildlife Service per their Information for Planning and Consultation (IPaC) system. The IPaC identifies the potential for the following endangered (or candidate / proposed) species and / or their habitat: Roseate Tern (*Sterna dougallii dougallii*), Monarch Butterfly (*Danaus plexippus*), Northern Long-eared Bat (*Myotis septentrionalis*) and Tricolored Bat (*Perimyotis subflavus*). Refer to Attachment 6A.

Remote sensing and consultation with various mapping web sites indicate that the area does not contain any **eel grass** (*Zostera* sp.) and current or historic **shellfish beds**. Our direct observations generally confirm the absence of these resources. A report generated by query to the National Oceanographic and Atmospheric Administration's essential fish habitat (EFH) web site is attached. Refer to Attachments 7 and 8.

No portion of the property is located within **100-year floodplain**. Not coincidentally, regarding **predicted seal level rise**, the projection for a 2-foot rise in sea level shows no additional flooding from tides or associated potential for **salt marsh migration** for the 0.5 meter ( $\pm 20$  inch) sea level rise scenario. It is worth noting however that at mean higher high water, there is some flooding during a 1% annual chance flood event under the 2-foot sea level rise scenario. Refer to Attachments 9, 10, 10A and 11.

## 2.1 Proposed Conditions

The project proposes to demolish the entire structure and replace with a structure 2,000 SF in size, which is the same size, and which will be located in the same foot print, as the original building constructed in 1978. The slab for the portion of the current structure that will not be replaced will be demolished to 1-foot below finish grade, backfilled and paved.

### **3.0 Wetland Functions and Values**

Wetland functions are self-sustaining properties and physical attributes of wetlands that exist without regard to subjective human values. Wetland values, now commonly referred to as ecosystem services, are benefits for humans and the environment which are derived from these functions and physical attributes. Ecological Integrity assessed utilizing the Coastal Method and the functions and values assessed by the US Army Corps of Engineers Highway Methodology are identified below with a brief explanation of what each function and value considers.

#### **3.1 Functions**

1 - Ecological Integrity – The human development and built environment affecting coastal resources and surrounding environment.

3 - Fish & Aquatic Life Habitat – The potential for waterbodies associated with wetlands to provide suitable habitat for fish or shellfish.

4 - Flood Storage – The potential for a wetland to reduce flood damage by attenuating floodwaters through storage and desynchronization of peak flows.

5 - Groundwater Recharge/ Discharge – The potential for a wetland to recharge water to an aquifer or discharge groundwater to the surface.

7 - Nutrient Trapping / Retention & Transformation – The effectiveness of wetlands to protect water quality and prevent adverse effects associated with excess nutrients in a watershed.

8 - Production Export – The ability of the wetland to produce food for humans or other organisms.

10 - Sediment Trapping – The potential for the wetland to protect water quality by trapping sediments, toxicants and pathogens.

11 - Shoreline Anchoring – The ability of a wetland to stabilize stream banks or shorelines against erosion.

14 - Wetland-dependent Wildlife Habitat – The effectiveness of the wetland to provide suitable habitat for important wetland wildlife.

#### **3.2 Values**

2 - Educational Potential – The value of the wetland as an outdoor classroom.

6 - Noteworthiness – The effectiveness of the wetland in supporting rare, threatened or endangered species.

9 - Scenic Quality – The visual or aesthetic qualities of a wetland.



12 – Uniqueness / Heritage – The value relating to the wetlands suitability to provide special values such as unique geologic features, archaeological sites and/or vernal pool habitat.

13 - Wetland-based Recreation – The suitability of the wetland and any associated waterbodies to provide consumptive and non-consumptive recreational opportunities.

### **3.3 Study Area**

Selection of an appropriate study area is crucial to the outcome of any CFA. Determination of suitable study areas can be somewhat subjective depending upon the criteria used to define the study area, especially since wetlands are natural systems and do not recognize political boundaries such as property or town lines and because all wetland and aquatic systems have variations in physical attributes within an otherwise seemingly discreet wetland area. Wetland systems are frequently comprised of numerous wetlands with differing classifications, each having differing physical attributes and therefore exhibiting differing functions and values. Altering the size of a study area can therefore influence the physical attributes which are assessed, affecting the interpretation or perception of functions and values and ultimately the results of an assessment. Further complicating the definition of a study area, and thus the CFA, some considerations are focused on the watershed level attributes while others target individual wetlands or aquatic resources. The results of this CFA generally apply to jurisdictional resources and land within a 500-foot radius of the subject property. The study area is identified on Attachment 13 and is well defined in this particular case. Data forms for Ecological Integrity and the functions and values assessed utilizing the Highway Methodology were completed and are included herein (Attachments 12, 14 and 15). It is worth noting that, with the possible exception of the pier (where it could be argued that resources extend beneath), the subject property does not actually possess the jurisdictional resources that are assessed by this CFA. Rather, the jurisdictional resources evaluated by this CFA are located immediately adjacent to, and in some cases, such as with most of the salt marsh resources, across the water from the subject.

## **4.0 SUMMARY AND DISCUSSION**

The Highway Methodology identifies 13 primary functions and values which can potentially be ascribed to wetlands and other resources. The presence of these functions and values provide benefits for society and the environment.

It can be difficult to precisely implement many of the considerations / qualifiers provided in Attachment 16 since the river and other associated resources are part of a much larger contiguous wetland and aquatic system. It is accepted however that conclusions about the effectiveness of a wetland study area to provide a particular function can change depending upon a host of factors which include the assessment area involved and the relative juxtaposition with other wetland resources. Conclusions regarding the functions and values associated with this wetland study area are briefly summarized below by principal function / value and in Table 1.

Where functional assessment is required as part of the permitting process, the State of New Hampshire also requires the assessment of each wetland for Ecological Integrity. Note that the Highway Methodology does not consider Ecological Integrity. Ecological Integrity is a function identified in NH RSA 482-A: Fill and Dredge in Wetlands, specifically Section 482-A:2 XI. This functional wetland assessment utilizes the field criteria in the Method for Evaluation and Inventory of Vegetated Tidal Marshes in New Hampshire (Coastal Method), June 1993, to assess this function. A Coastal Method data sheet for the Ecological Integrity function is attached as well as a supporting aerial image. Refer to Attachments 12 and 13.

**TABLE 1 TALLY OF PRINCIPAL FUNCTIONS / VALUES**

<b>FUNCTION / VALUE</b>	<b>PRINCIPAL</b>
<b>Ecological Integrity 1</b>	<b>Yes</b>
<b>Educational Potential 2</b>	<b>Yes</b>
<b>Fish &amp; Aquatic Life Habitat 3</b>	<b>Yes</b>
<b>Flood Storage 4</b>	<b>Yes</b>
<b>Groundwater Recharge / Discharge 5</b>	<b>No</b>
<b>Noteworthiness 6</b>	<b>Yes</b>
<b>Nutrient Trapping / Retention &amp; Transport 7</b>	<b>Yes</b>
<b>Production Export (Nutrient) 8</b>	<b>Yes</b>
<b>Scenic Quality 9</b>	<b>Yes</b>
<b>Sediment Trapping 10</b>	<b>Yes</b>
<b>Shoreline Anchoring 11</b>	<b>Yes</b>
<b>Uniqueness / Heritage 12</b>	<b>Yes</b>
<b>Wetland-based Recreation 13</b>	<b>Yes</b>
<b>Wetland-dependent Wildlife Habitat 14</b>	<b>Yes</b>
<b>TOTAL (14)</b>	<b>13</b>

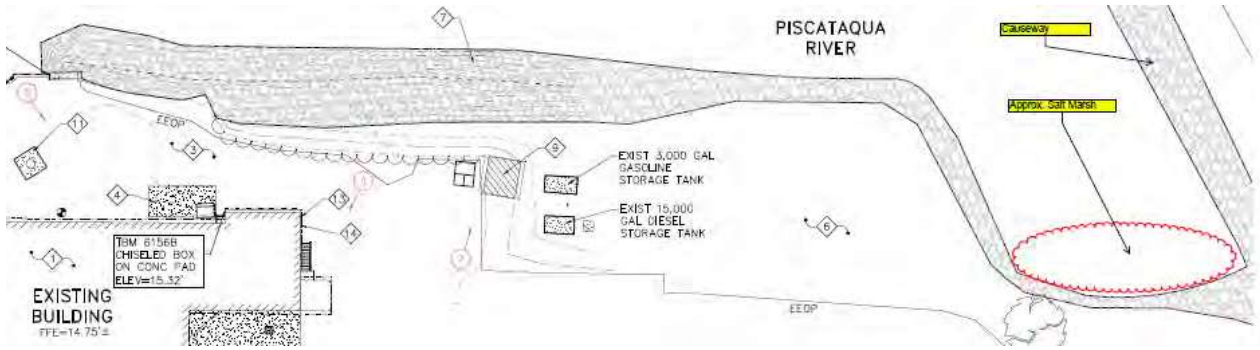
**4.1 Ecological Integrity**

Ecological Integrity (EI) at this location is determined in two parts: a) The EI of the Ecological Unit (EU) and b) EI of the Zone of Influence on the EU. The assessment of the EU considered the river, including tidal flats and any salt marsh as a whole while EI of the Zone of Influence also considers all the upland within the 500-foot circle around the subject property. Attached is an aerial image which depicts a 500-foot radius circle around the subject property. Refer to Attachment 13. Regarding the EI of the EU we considered the observations below. Regarding the EI of the Zone of Influence we considered questions 1B - 4B to be straightforward, requiring no additional discussion or clarification. Refer to Attachment 12.

Question 1A

There is no salt marsh that actually falls on the subject property. Most of the salt marsh in the area is located adjacent to Four Tree Island. However, salt marsh is located to the east of the subject, between the subject and the causeway to Four Tree Island. We did not observe any common invasive species in the salt marsh. See Figure 2 below.

**FIGURE 2**



Questions 2A and 3A

The access causeway to Four Tree Island is Mill is man-made and is not submerged during any tides (with the possible exception of extreme storm tides) and thus represents a restriction to tidal flow. The degree of restriction is not severe.

Question 4A

The lateral extent of salt marsh in the area is minimal. No ditching was observed within salt marshes.

EI scoring for EU and Zone of Influence can each be a maximum of 1.0. Scores closest to 1.0 indicate higher function. The EI score for the EU is 0.875 and the score for the Zone of Influence 0.3. Therefore, the overall EI score for the EU is considered high while the Zone of Influence is considered low. We considered EI to be a principal function of this study area, although the Zone of Influence is detracting from the overall EI score due to the commercial development in the area.

**4.2 Educational Potential (Educational / Scientific Value)**

All ecological resources possess some educational potential / suitability and the salt marsh and mud flats adjacent to this location are no exception. The numerous public properties and parking areas on Peirce Island provide excellent access. For these and other reasons, we consider educational potential to be a principal function of the study area.

**4.3 Fish and Aquatic Life Habitat (Fish & Shellfish Habitat)**

The EFH mapper report from the National Oceanographic and Atmospheric Administration identifies seventeen (17) species in the area but does not identify any habitat areas of particular concern (HAPC) or EFH areas protected from fishing. Aquatic organisms such as worms are likely present in the mud. It is also likely that some shellfish are present but there are no shellfish or eelgrass beds mapped adjacent to the structure which is proposed for replacement. The NWI rates the area high for fish and aquatic invertebrate habitat. In conclusion, fish and aquatic habitat is a principal function of this study area. Refer to the NWI screen shot for this function (Attachment 4) and Attachment 8.



#### **4.4 Flood Storage (Floodflow Alteration)**

The NWI ranks the area high for coastal storm surge detention but indicates that surface water detention is low or absent. The salt marsh is small within the study area so flood abatement capabilities are minimal but when all the attributes are taken together we consider flood storage functions to be principal at this location. Refer to the NWI screen shot for this function (Attachment 4).

#### **4.5 Groundwater Recharge (Groundwater Recharge / Discharge)**

Groundwater recharge and discharge are not functions that are applicable to tidal resources per se. Streamflow maintenance would imply groundwater discharge but there is none taking place in the study area and the attached NWI streamflow maintenance map confirms this. Groundwater recharge or discharge and streamflow maintenance are not principal functions of the study area. Refer to the NWI streamflow maintenance screen shot (Attachment 4).

#### **4.6 Noteworthiness (Endangered Species Habitat)**

The NHB identified a (plant) species of concern at this location, marsh elder (*Iva frutescens*), and our investigations confirm its presence along the HOTL and interface of the salt marsh adjacent to Four Tree Island but not adjacent to the subject property. It is worth noting that the NHB map included in their report did not identify any populations of marsh elder on Four Tree Island. The NWI also identifies regionally significant unique, uncommon or highly diverse plant communities, including adjacent to Four Tree Island. For these reasons, noteworthiness is considered a principal function of this study area. Refer to the NHB report (Attachment 3) and NWI screen shot (Attachment 4).

#### **4.7 Nutrient Trapping / Retention & Transformation (Nutrient Removal)**

The area-of-interest receives tidal flow which often carries nutrients into salt marshes providing for high primary productivity through the transformation of the nutrients, making this a principal function. Tidal marshes are also known to be proficient at sequestering carbon. The NWI ranks the area moderate for nutrient transformation. Refer to the NWI nutrient trapping as well as carbon sequestration screen shots (Attachment 4).

#### **4.8 Production Export**

Fish, crabs, worms and other benthic organisms are present and provide food for higher trophic levels making production export a principal function of the area. There is small area of saltmarsh immediately adjacent to the site.

#### **4.9 Scenic Quality (Visual Quality/Aesthetics)**

Due to the presence of nearby Four Tree Island, and the viewing locations and photographic opportunities it provides, as well as the juxtaposition of salt marsh, mud flats and open water areas, scenic quality is a principal function of this area.

#### **4.10 Sediment Trapping (Sediment / Toxicant Retention)**

Salt marsh provides opportunity for sediments brought in by the tides, and any pollutants adsorbed to those sediments, to drop out of the water column and be trapped by the dense vegetation. The protected cove created by the causeway to Four Tree Island also promotes settling of particulates. Therefore, sediment trapping is a principal function of the area. Refer to the NWI screen shot for the sediment trapping function (Attachment 4).

#### **4.11 Shoreline Anchoring (Sediment / Shoreline Stabilization)**

The shoreline in this area is well stabilized with hard armoring such as riprap or sheet piles or, to a lesser degree, vegetated with salt marsh grasses. There is ample opportunity to provide this function by virtue of landscape position and the HOTL is stable within the study area. The NWI also ranks the study areas as functioning moderately for shoreline anchoring. We consider shoreline stabilization to be a principal function. Refer to the NWI shoreline stabilization function screen shot (Attachment 4).

#### **4.12 Uniqueness / Heritage**

Salt marshes are inherently noteworthy given the special ecological role they play in a coastal ecosystem. Due to New Hampshire's short coastline, relative to other nearby states, salt marsh habitats are particularly noteworthy. The juxtaposition of the study area to the fish pier, Four Tree Island, Strawberry Banke, Prescott Park and the public recreational boat launch is also unique. The gundalow is also moored nearby. Uniqueness / Heritage is therefore a principal function of this study area.

#### **4.13 Wetland-based Recreation (Recreation)**

The study area is suitable for non-consumptive recreational activities, especially photography, bird watching, boating and wildlife observation. Consumptive recreation such as fishing is possible. Public access with ample parking is available. Potential opportunities for other consumptive recreation such as waterfowl hunting are unlikely due to the proximity of residential and commercial development. Wetland-based recreation is a principal function provided by this study area.

#### **4.14 Wetland-dependent Wildlife Habitat (Wildlife Habitat)**

The NWI ranks the riverine portions of the study area high for waterfowl and waterbird habitat and the areas that generally correlate to mud flats as moderate for other unspecified wildlife. The immediate shoreline of Four Tree Island ranks high for other unspecified wildlife. Our casual observations of several species of shore birds and waterfowl during our site visit confirms this designation. The 2020 Wildlife Action Plan also identifies the area as Highest Ranked Habitat. Refer to the two NWI wildlife function screen shots (Attachment 4). For these reasons, wetland-dependent wildlife habitat is a principal function of the study area based upon a review of available resources and direct observation.

#### **4.15 Other**

The assessment of wetland functions and values can be an inherently subjective process. The Highway Methodology strives to eliminate potential bias through implementation of a qualitative and descriptive approach to functional assessment by requiring the evaluator to review a list of considerations and qualifiers for each function or value. The list of considerations / qualifiers is referred to as Appendix A and is included as Attachment 16.

For those interpreting this report, caution needs to be applied when deriving conclusions about impact assessment when using the findings within. Additionally, do not be easily tempted to rank or compare the wetlands or other jurisdictional resources described within this report against other off-site wetlands and resources. Ranking wetlands numerically or rating wetlands low, medium or high is tempting but is inappropriate and implies a level of accuracy or understanding of wetlands and functional assessment methodologies which may not exist.

### **5.0 IMPACT ANALYSIS**

The existing land use at this location is commercial and will remain so, and change very little if at all, after project completion. The structure will become smaller and the extent of asphalt parking will increase. These uses already take place at the site therefore we anticipate no change in the effect on the principal functions and values of the adjacent coastal resources from the proposed project. There may be short-term temporary noise impacts for wildlife considerations during construction. Depending upon the timing and duration, construction and noise impacts may also temporarily affect the use, or more specifically, enjoyment of, Four Tree Island.

The project will result in roughly 3,075 SF of additional paved parking which will eliminate the need to park on turf areas. (Parking on turf creates compaction, resulting in changes in the runoff coefficient and characteristics.) The additional asphalt should have no impact on the volume of runoff, and may result in a slight decrease in the peak rate of runoff. However, the change in type of impervious surface – from roof to asphalt – and the associated increase in parking and vehicles, could have an effect on the quality of runoff leaving the site.

We do not expect the project as designed to have any adverse impacts on the other functions, ecosystem services and values being provided by the study area. For example, the coastal resources that are the subject of this CFA involve 100-year flood plain, which is immediately adjacent to the project footprint, but the project will not involve 100-year flood plain directly.

An analysis of available vacant properties in the area was not completed because the structure and commercial fishing are intimately linked with the existing pier, which does not exist elsewhere in this area.

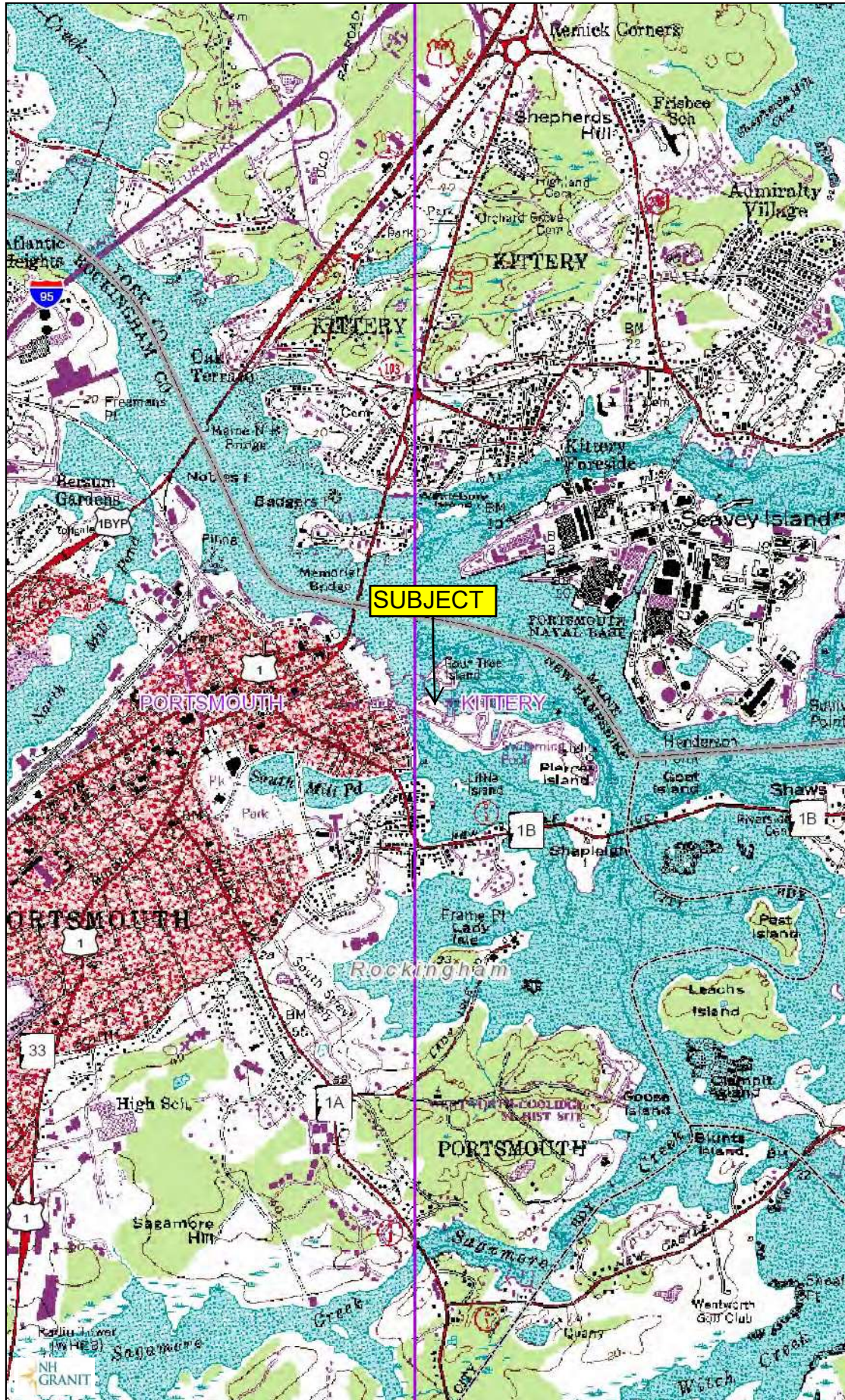


Portsmouth Commercial Fish Pier  
One Peirce Island Road  
Portsmouth, NH  
September 16, 2024

## ATTACHMENTS



# STATE FISH PIER - PORTSMOUTH, NH



## Legend

- 7.5-Minute
- State
- County
- City/Town

**ATTACHMENT 1**

Map Scale

1: 24,000



© NH GRANIT, www.granit.unh.edu

Map Generated: 8/30/2024

## Notes

KITTERY, ME & PORTSMOUTH, NH  
QUADRANGLES





# STATE FISH PIER - PORTSMOUTH, NH



## Legend

- 7.5-Minute
- State
- County
- City/Town

**ATTACHMENT 2**

Map Scale

1: 6,494

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/30/2024



## Notes

KITTERY, ME & PORTSMOUTH, NH  
QUADRANGLES







**ATTACHMENT 3**

**NHB DataCheck Results Letter**

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Steven Sargent, Oak Point Associates  
85 Middle Street  
Portsmouth, NH 03840  
ssargent@oakpoint.com

From: NHB Review  
NH Natural Heritage Bureau  
Main Contact: Ashley Litwinenko - [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov)

cc:

Date: 04/25/2024 (valid until 04/25/2025)  
Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game  
Permits: OTHER - Project evaluation

**NHB ID: NHB24-1178**

Town: Portsmouth

Location: 1 Pierce Island Road

**Project Description:** The project being evaluated includes demolition of the existing 5,100 square foot building, reconstruction of a portion of the building (1,750 sf) on the existing foundations, and paving the remaining former building area.

**Next Steps for Applicant:**

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

**NHB Comments:** If all work is within existing paved areas then NHB has no concerns. If any work is proposed along the shoreline, then please contact NHB with proposed plans and representative photos during the growing season of the shoreline proposed to be impacted.

**NHFG Comments:** No comments at this time.

**NHB Consultation**

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov).

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### **NH Fish and Game Department Consultation**

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov) or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov), and include the NHB DataCheck results letter number and "review request" in the email subject line.

**Contact NH Fish & Game at (603) 271-0467 with questions.**



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.

Please see the map and detailed information about the record(s) on the following pages.

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

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (\*) indicates that the most recent report for that occurrence was 20 or more years ago.

**Disclaimer:** NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

NHB recommends surveys to determine what species/natural communities are present onsite.





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are confidential and shall be redacted from public documents.

# NHB24-1178



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1178

EOCODE:

PDA5T58090\*005\*NH

# New Hampshire Natural Heritage Bureau - Plant Record

## marsh elder (*Iva frutescens*)

### Legal Status

Federal: Not listed  
State: Listed Threatened

### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Imperiled due to rarity or vulnerability

### Description at this Location

Conservation Rank: Excellent quality, condition and landscape context ('A' on a scale of A-D).  
Comments on Rank: This rank may be for the state rather than relative to others in the region.

Detailed Description: 2023: Transplant, Lady Isle: 10 plants transplanted to this location from the west side of both ends of the Lady Isle Bridge (old locations not mapped in database). 2021: Lady Isle: Plants intermittently distributed along the westernmost portion of the island. 2020: Tidal Pool: Species observed in flower. 2017: Leachs Island: Several thousand plants spread along 800+ feet of shoreline. 10-20% dieback, 10-15% yellowing, 65-80% normal to vigorous. Aphids observed on 80% of clumps. 2016: Peirce Island: Additional subpopulations located, raising total number of plants to over 600. Plants appear to be in much better health than 2014, with all individuals in fruit and in good vigor. Shaws Hill: Several clumps over an area approximately 30 x 15 feet. Estimated at over 200 individuals. Tidal Pool: Plants in 3 areas along shoreline near tidal pool. 2014 Peirce Island: Over 500 plants were observed, all stunted, with approximately 50-60% dead stems, mostly confined to the upper portions of the plants. 1996: Constant observation since 1953 reported, including all stages of phenology and age structure. 1982: Good clump observed.

General Area: 2023: Transplant, Lady Isle: Plants transplanted next to a known marsh elder (*Iva frutescens*) stand. This area has full-sun exposure and soil composition that supports this species. The transplant site is just above the highest observable tide line and is not subject to prolonged periods of flooding and saturation. The site is adjacent to a well-established, naturally wooded, upland buffer bordering a salt marsh with no nearby development. The invasive plants Japanese barberry (*Berberis thunbergia*), glossy buckthorn (*Frangula alnus*), and Japanese honeysuckle (*Lonicera japonica*) were present at the site and removed along with large overhanging oak (*Quercus sp.*) limbs. 2017: Leachs Island: Upper edge of brackish marsh/rocky shore. Plants absent from areas with broader expanse of marsh. Rocks present in most areas where the plants are growing. Associated species include black oak (*Quercus velutina*), saltmarsh rush (*Juncus gerardii*), sea-blite (*Suaeda sp.*), hastate-leaved orache (*Atriplex cf. prostrata*), smooth cordgrass (*Spartina alterniflora*), Carolina sea-lavender (*Limonium carolinianum*), and seaside plantain (*Plantago maritima ssp. juncooides*). 2016: Peirce Island: Population forms a narrow band immediately above the highest observed wrack line along the shore. Associated upland species include staghorn sumac (*Rhus hirta*), autumn-olive (*Elaeagnus umbellata var. parvifolia*), Asian bittersweet (*Celastrus orbiculatus*), and speckled alder (*Alnus incana ssp. rugosa*). The saline areas downslope

## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1178

EOCODE:

PDA5T58090\*005\*NH

of the marsh elder contained over 50% unvegetated substrate, as well as a mixture of cordgrass (*Spartina* sp.) and saltgrass (*Distichlis spicata*). Shaws Hill: Surrounding land use is developed. All plants below highest observable tide line in **high salt marsh**, located among saltmeadow cordgrass (*Spartina patens*), smooth cordgrass (*Spartina alterniflora*), and seaside goldenrod (*Solidago sempervirens*). Tidal Pool: Sagamore Creek/Great Bay shoreline, with smooth cordgrass (*Spartina alterniflora*), saltmarsh rush (*Juncus gerardii*), saltmeadow cordgrass (*Spartina patens*), seaside goldenrod (*Solidago sempervirens*), and sea-blite (*Suaeda* spp.). 1996: On shores of several islands and peninsulas in the more or less enclosed bay system. Associated plant species: *Solidago sempervirens* (seaside goldenrod), *Juncus gerardii* (salt marsh rush), *Spartina patens* (salt-meadow cord-grass), *Triglochin maritimum* (arrow-grass), *Elymus virginicus* (Virginia wild rye), *Atriplex patula* (narrow-leaved orach), and *Artemisia vulgaris* (common mugwort). Substrate: gravel and marsh peat and muck. 1982: On shore at Pleasant Point.

General Comments: 2023: Transplant, Lady Isle: Bill Nichols the State botanist noted this may not have been the best location for the transplant and suggested the plants should have been planted within the high salt marsh along its upper edge where inundated by spring (full and new moon) tides. He noted the marsh elder likely would have had a much better chance to survive if transplanted in with the marsh graminoids below the oak seedlings mixed in with the graminoids. 2021: Lady Isle: Site is referred to Belle Isle on reporting form, and appears as Belle Island on some maps, but is called Lady Isle on USGS topo. 2016: Peirce Island: "The population currently appears to be in good health, although the results of the June 2014 surveys indicated that there may be some intermittent pressure on this population. The propensity of this species to grow in a very narrow band along the tide line does not allow for rapid adaptation to changing sea levels, storm events, or polluted runoff that a larger, robust population may resist. If sea levels gradually rise as expected, the marsh elder will be unable to move inland due to a small but steep cut bank that forms the upland break adjacent to the marsh elder population. The remaining subpopulations may also be getting shaded by the adjacent upland vegetation, which appears to be encroaching on the shoreline. This vegetation is comprised of large shrub species and the invasive Oriental bittersweet that is capable of overtaking the native plants in the area."

Management Comments: 2023: Transplant, Lady Isle: Ten plants transplanted to this site next to an existing marsh elder population. The transplant site was prepared by removing invasive species and their root systems and removing large overhanging oak limbs to allow for greater sun penetration. Ten holes were dug to accommodate the roots masses of the shrubs to be transplanted. To avoid transplant shock by way of heat exposure, the transplanting occurred on an overcast day with intermittent showers and breaks from the sun where the temperature did not exceed 68 degrees Fahrenheit. To avoid damage to the root system, a large pry bar was used. This allowed the transplant team to get well beneath the entire root system and loosen the surrounding soil with only minimal damage to the root systems. The shrubs were then extracted by hand from the substrate. Immediately following removal, team members placed the root mass of the shrubs in a bucket and they were individually walked to the transplant site. The holes dug the previous day were reworked to ensure they accommodated each plant and the root ball was then inserted into the ground so the crown of the plant rested at



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-1178

EOCODE:

PDA58090\*005\*NH

the soil line. To facilitate maximum water uptake, wet soils at the transplant site were used to cover the root masses. Dryer soils from the transplant area were used to backfill any remaining void spaces. Once the plants were in the ground and the parent soil material was backfilled, natural mulch and duff in the surrounding area was used to cover the surface of ground surrounding the transplants. Rocks were also placed around each plant to increase stability during high tides. Lime green ribbon was placed on the transplants so they can be more readily differentiated from the surrounding landscape during follow-up inspections. Following the transplant the marsh elder will continue to be monitored for three years and will be watered during any abnormally dry conditions.

### Location

---

Survey Site Name: Little Harbor, back channel

Managed By: Little Harbor Trust

County: Rockingham

Town(s): Portsmouth

Size: 61.6 acres

Elevation:

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

Directions: 2021: Lady Isle: Shoreline along western end of Lady Isle. 2017: Leachs Island: Island in New Castle only accessible by boat. Plants observed on south shore of island. 2016: Peirce Island: Along the southern shore of Peirce Island, along the edge of a small cove west of the wastewater treatment facility. Shaws Hill: Take Laurel Lane off New Castle Avenue, bear left onto driveway right-of-way servicing 51A & 51B Laurel Lane. At end of right-of-way, 51B will be located on the right. Tidal Pool: Along Sagamore Creek shoreline on Creek Farm Reservation property in Portsmouth. In the vicinity of Rte. 1B which encircles the Little Harbor back channel from Portsmouth to New Castle and Rye. Many of the sites are visible only by boat.

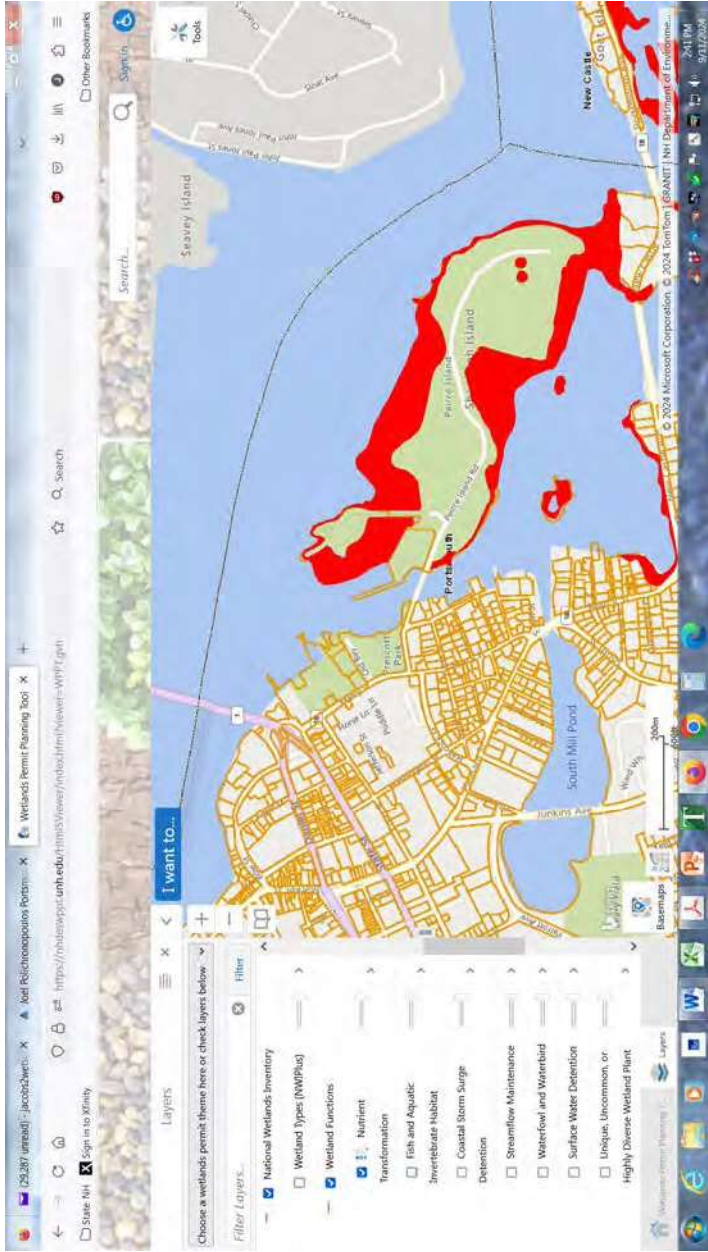
### Dates documented

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First reported: 1953

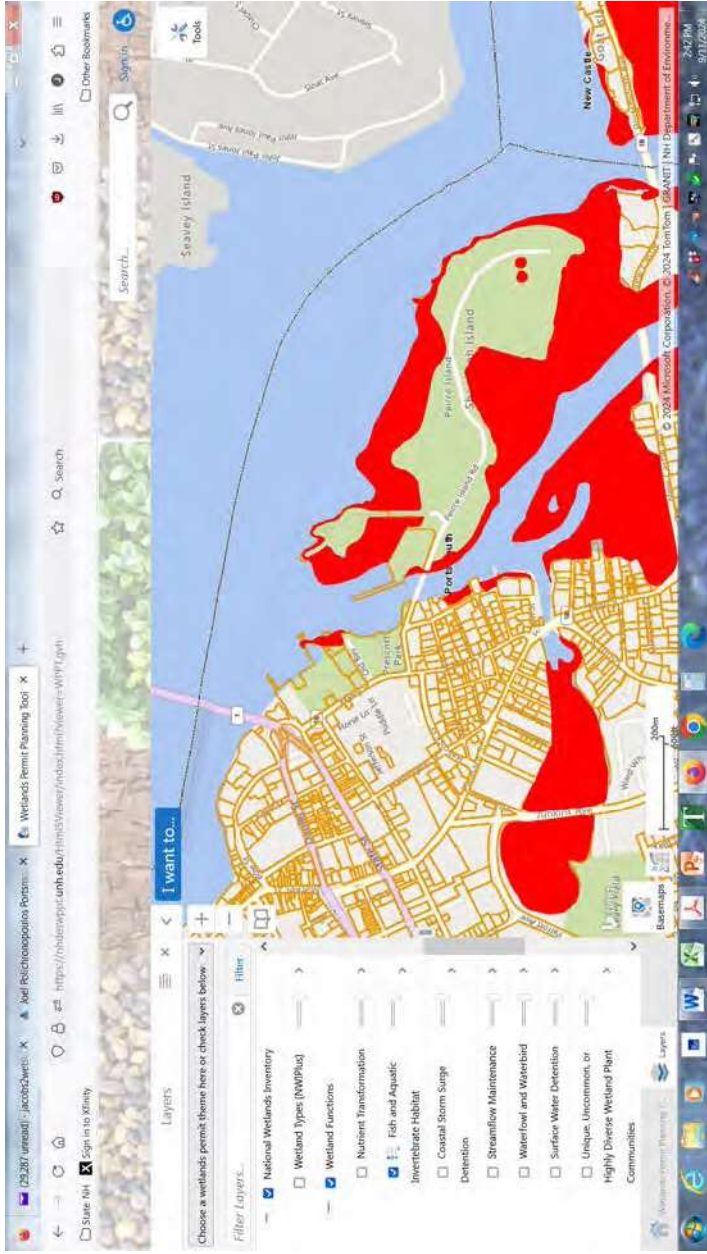
Last reported: 2023-06-07

ATTACHMENT 4



Legend

- NH Parcels
- Additional Lines
- City/Town
- Nutrient Transformation
  - High
  - Moderate



### Legend

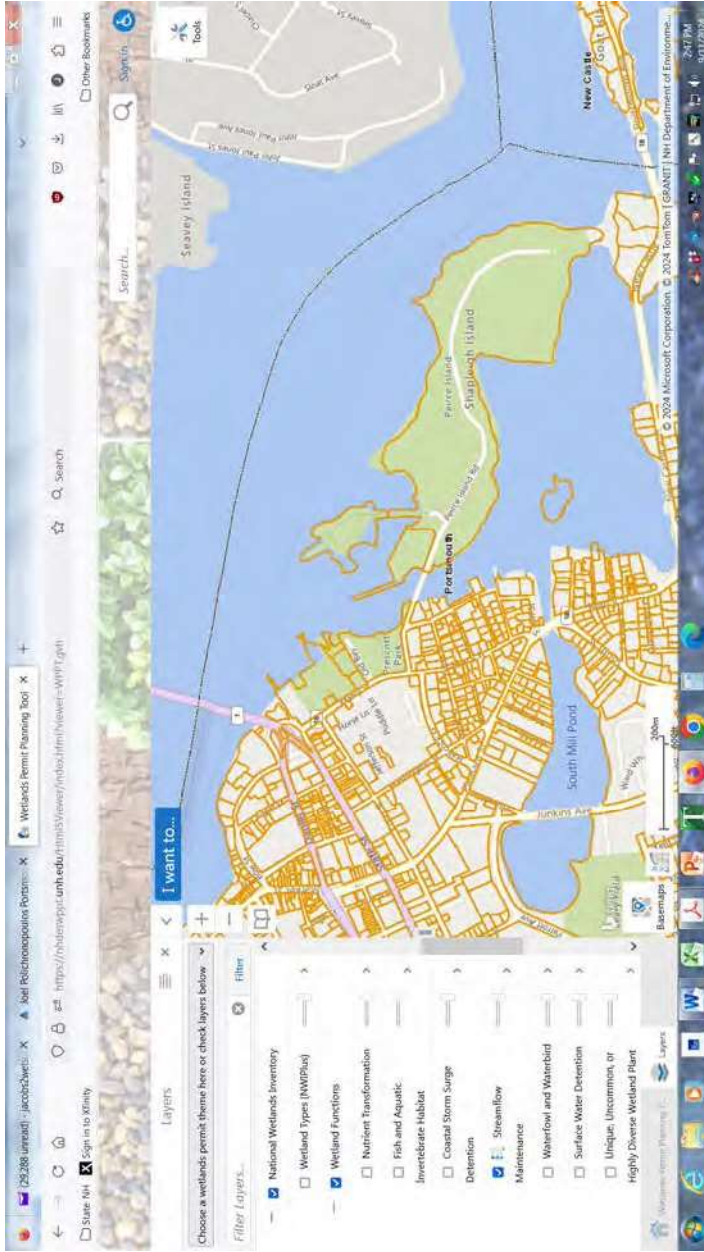
- NH Parcels
- Additional Lines
- City/Town
- Fish and Aquatic Inverteb
- High
- Moderate
- StreamShading





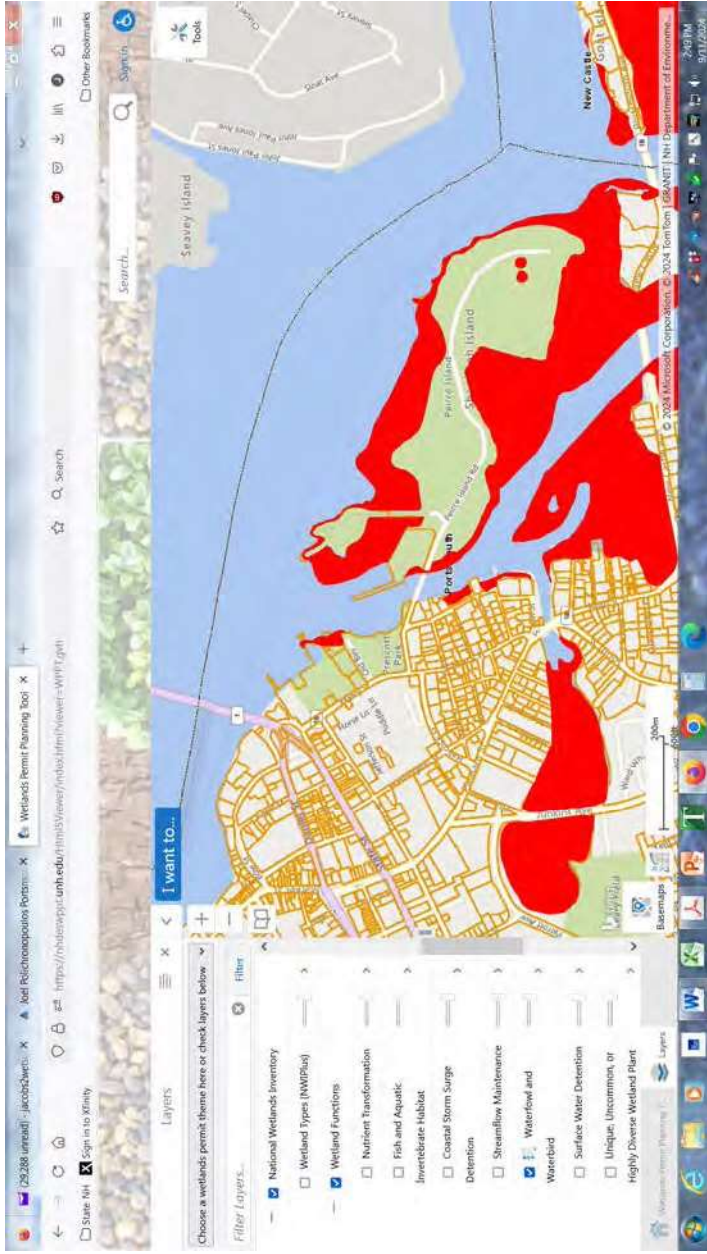
## Legend

- NH Parcels
- Additional Lines
- City/Town
- Coastal Storm Surge Dett
  - High
  - Moderate



**Legend**

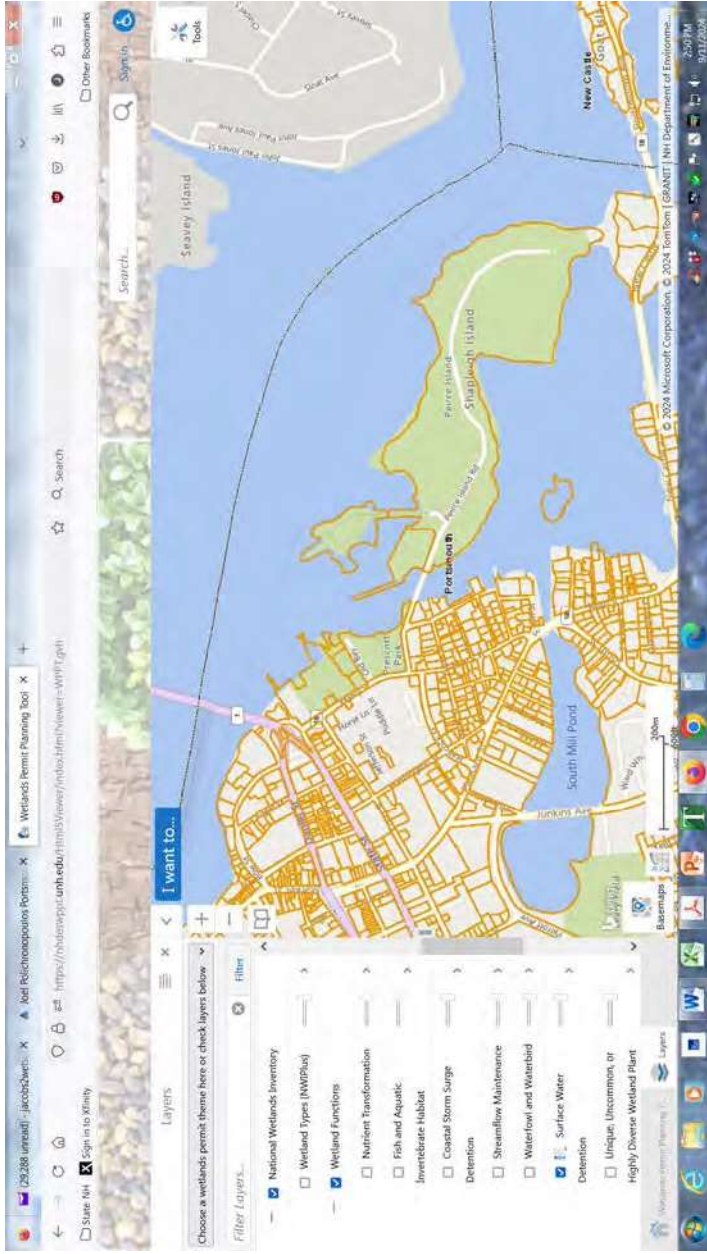
-  NH Parcels
-  Additional Lines
-  City/Town
- Streamflow Maintenance**
  -  High
  -  Moderate



### Legend

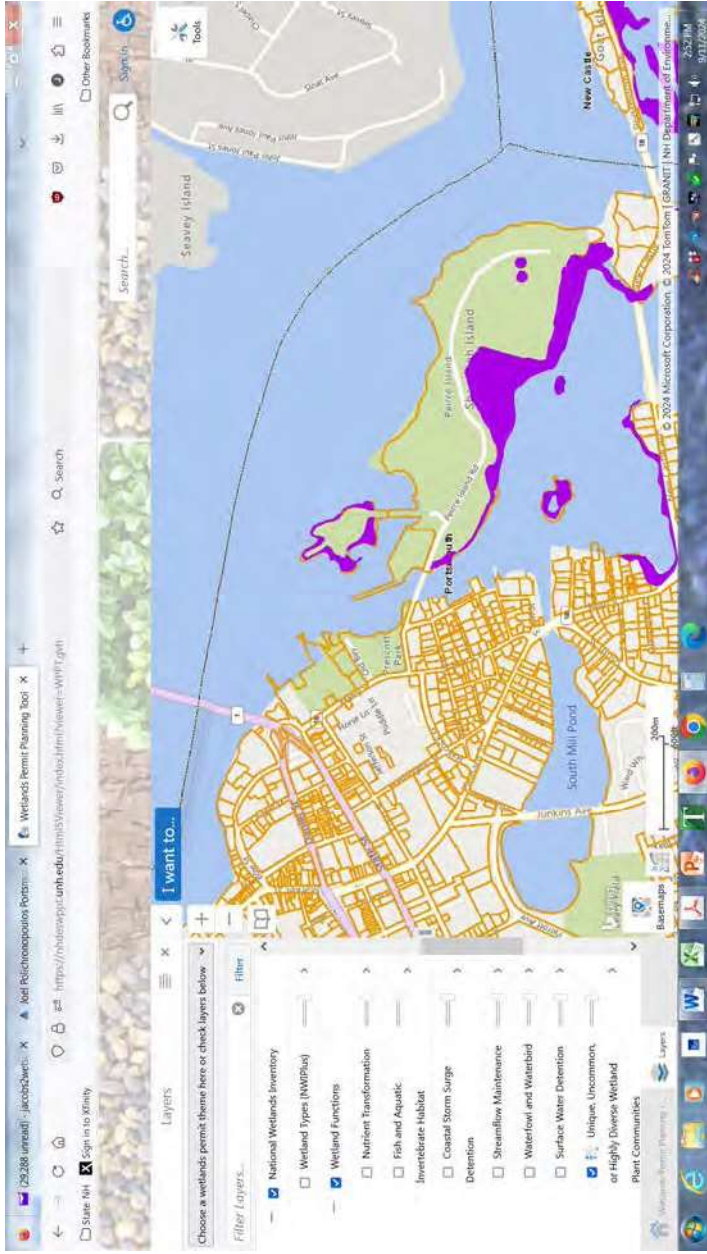
- NH Parcels
- Additional Lines
- City/Town
- Waterfowl and Waterbird
  - High
  - Moderate





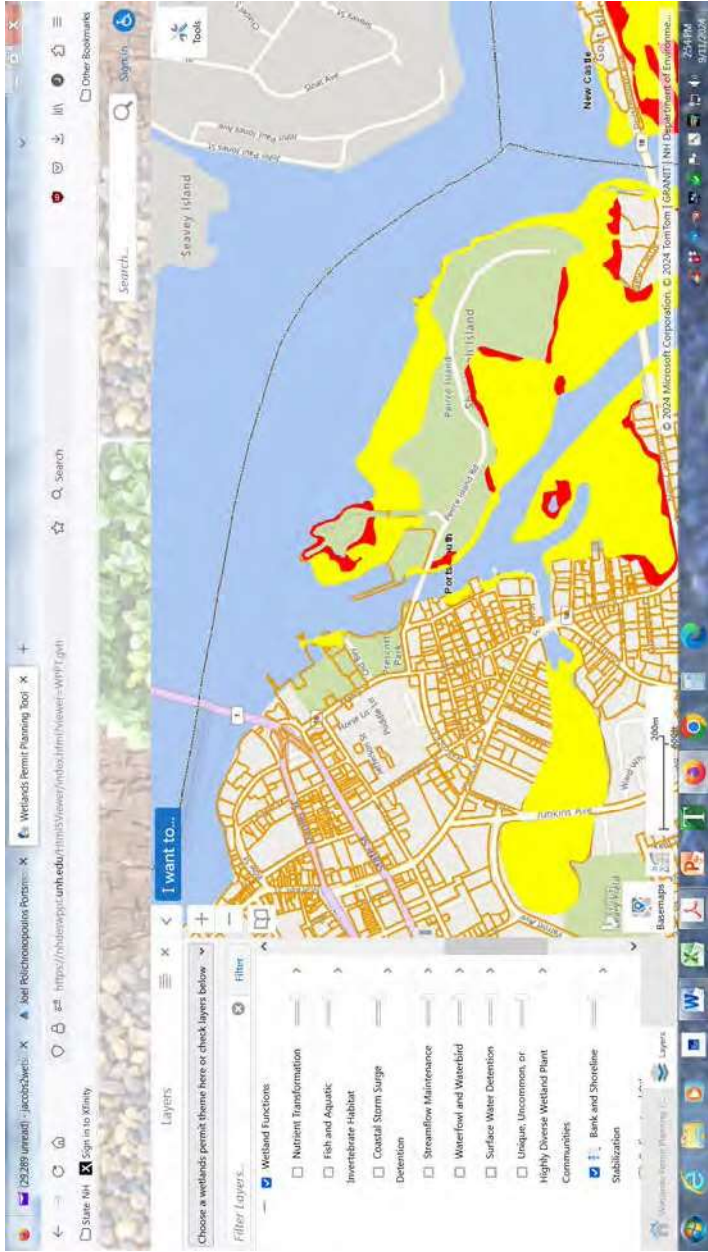
### Legend

-  NH Parcels
-  Additional Lines
-  City/Town
-  Surface Water Detention
  -  High
  -  Moderate



### Legend

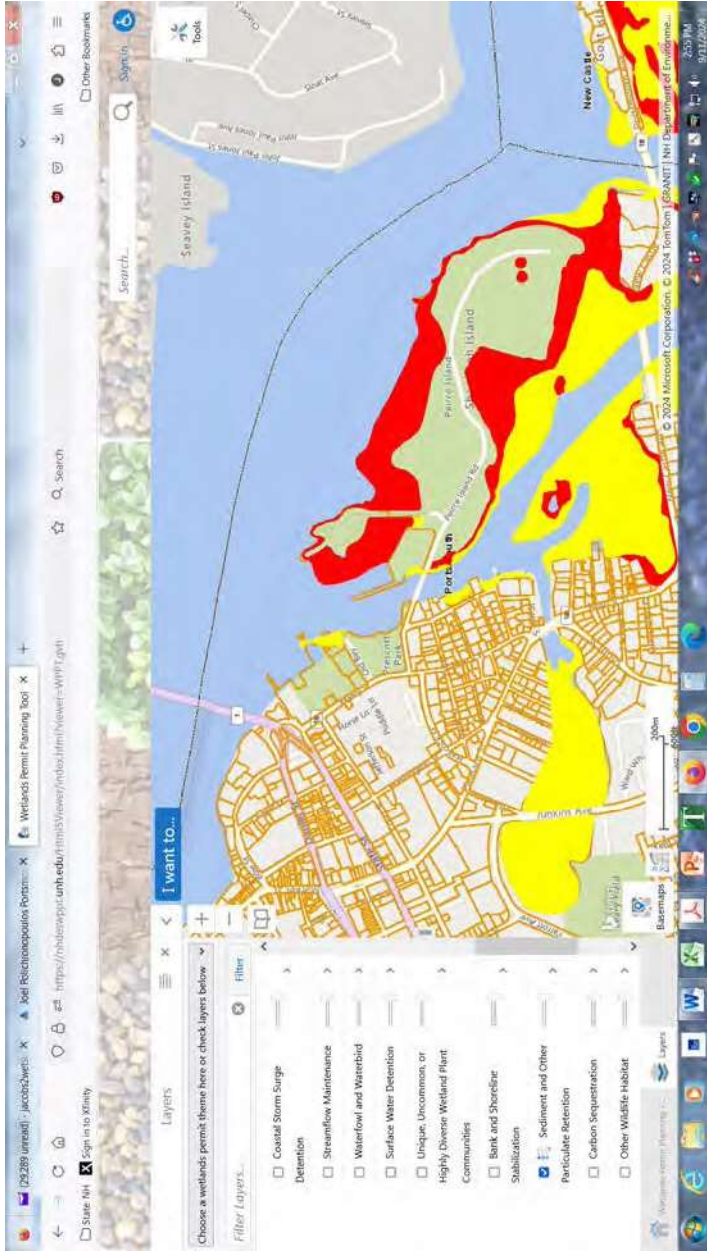
- NH Parcels
- Additional Lines
- City/Town
- Unique, Uncommon, or Highly Diverse Wetland Plant Communities
  - Locally Significant
  - Regionally Significant



**Legend**

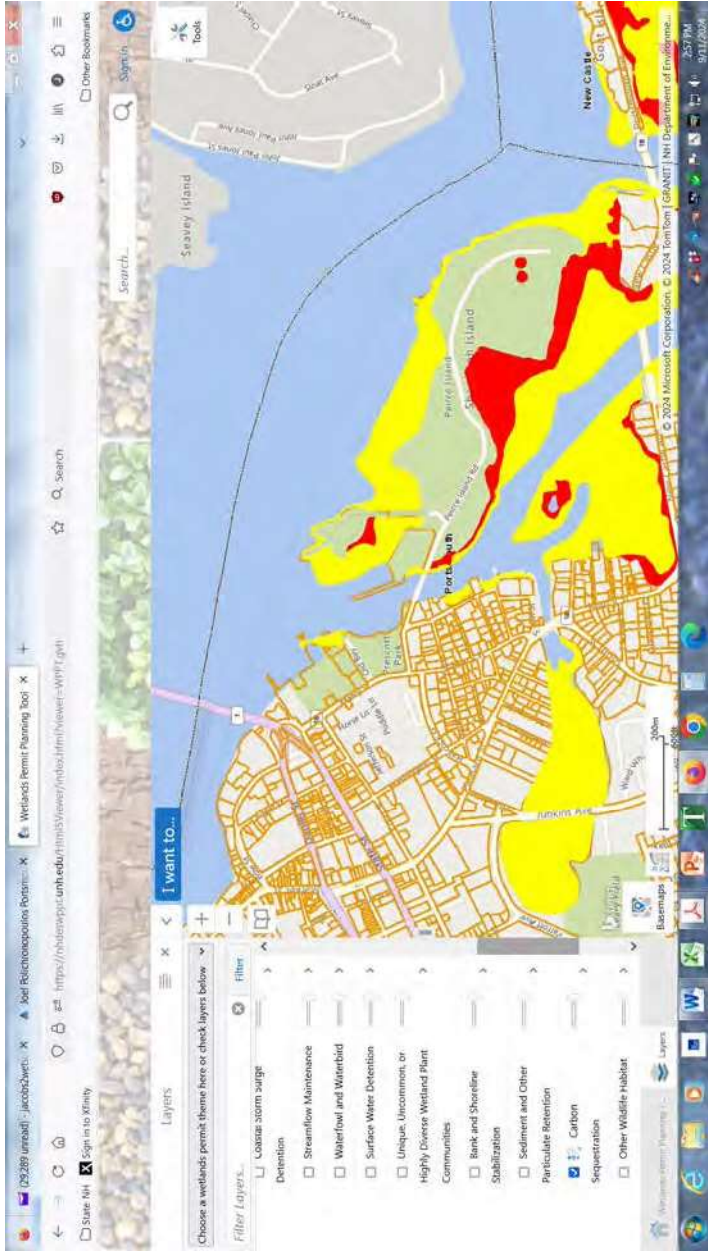
-  NH Parcels
-  Additional Lines
-  City/Town
-  Bank and Shoreline Stabi
-  High
-  Moderate





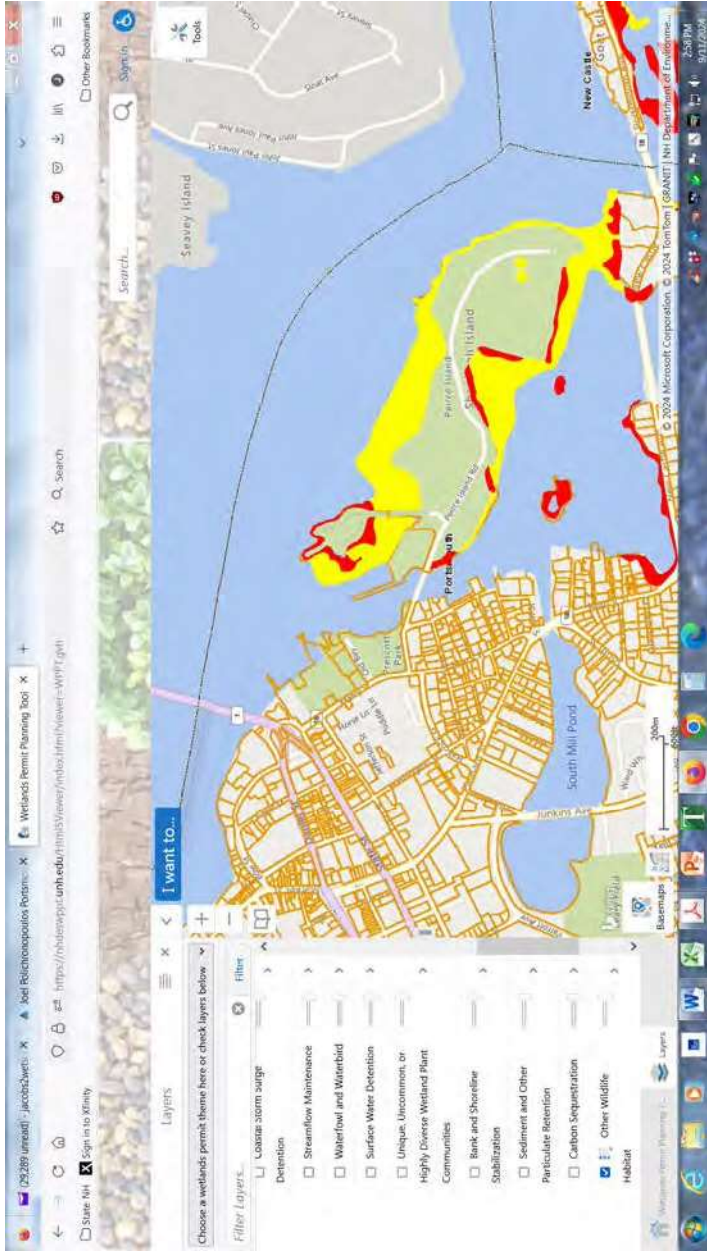
### Legend

- NH Parcels
- Additional Lines
- City/Town
- Sediment and Other Part
- High
- Moderate



**Legend**

- NH Parcels
- Additional Lines
- City/Town
- Carbon Sequestration
  - High
  - Moderate



### Legend

- NH Parcels
- Additional Lines
- City/Town
- Other Wildlife Habitat
  - High
  - Moderate



# State Fish Pier

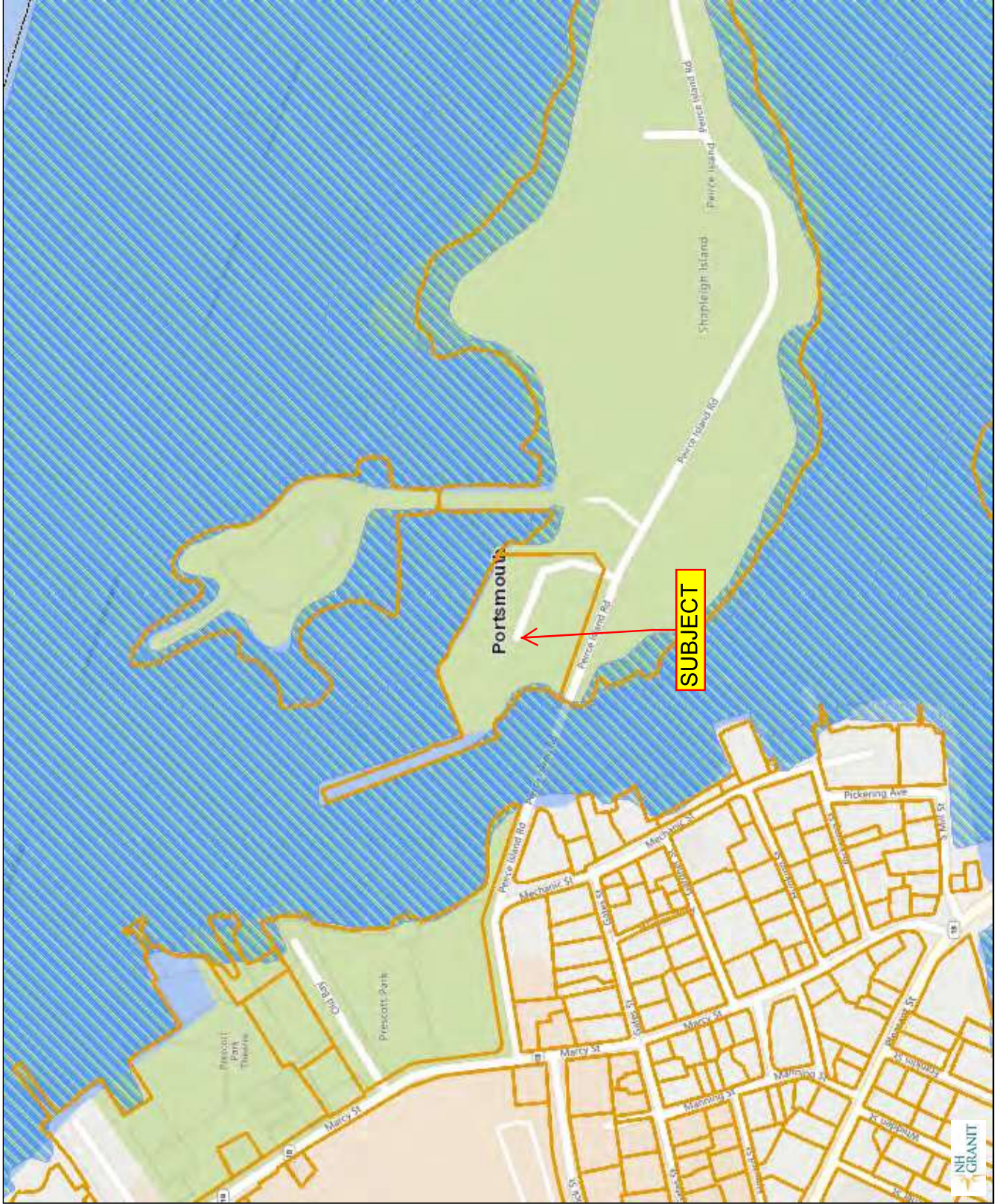
## Legend

- NH Parcels
- Additional Lines
- City/Town
- Prime Wetlands
- Prime Wetlands with 100'
- Peatland
- Flood Plain Wetlands Adj
- Marsh-Scrub / Shrub Wet
- Dunes
  - backdune
  - foredune
  - interdune
  - other

**ATTACHMENT 5**

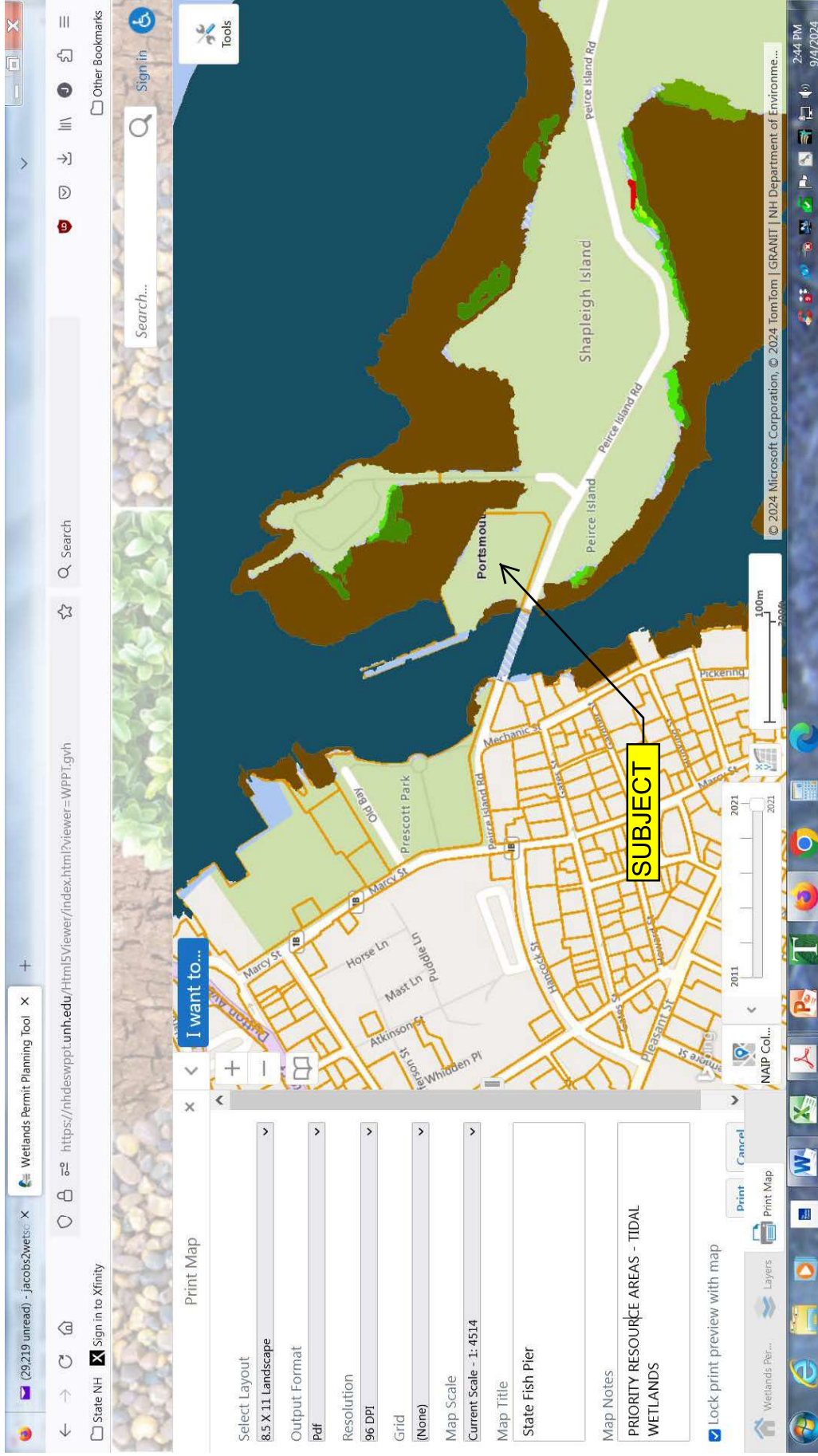
Map Scale  
1:3,247  
© NH GRANIT, www.granit.unh.edu  
Map Generated: 9/4/2024

Notes  
PRIORITY RESOURCE AREAS



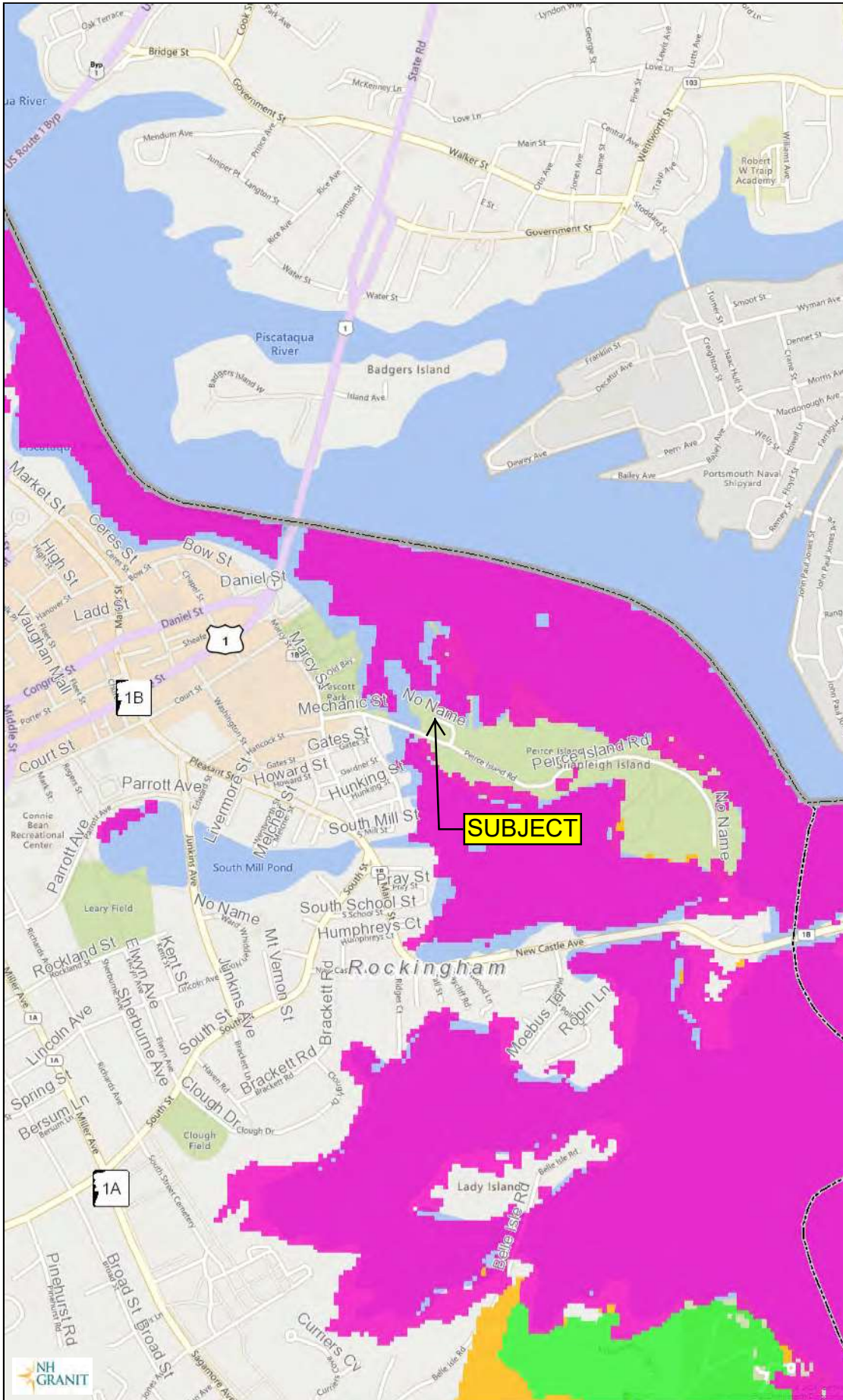


**ATTACHMENT 5A**



Due to computer issues that would not allow us to download or print a Priority Resource Area map that depicted tidal resources, we captured this screen shot.

# STATE FISH PIER - PORTSMOUTH, NH



## Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
  - 1 Highest Ranked Habitat in NH
  - 2 Highest Ranked Habitat in Region
  - 3 Supporting Landscape

**ATTACHMENT 6**

Map Scale

1: 12,988

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Map Generated: 8/30/2024



## Notes

2020 WILDLIFE ACTION PLAN







## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5094  
Phone: (603) 223-2541 Fax: (603) 223-0104

In Reply Refer To:  
Project code: 2024-0127974  
Project Name: Portsmouth Fish Pier Building Replacement

08/08/2024 18:59:29 UTC

Federal Nexus: yes  
Federal Action Agency (if applicable): State of New Hampshire

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for  
'Portsmouth Fish Pier Building Replacement'

Dear Steven Sargent:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on August 08, 2024, for "Portsmouth Fish Pier Building Replacement" (here forward, Project). This project has been assigned Project Code 2024-0127974 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is

required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Roseate Tern ( <i>Sterna dougallii dougallii</i> )	Endangered	No effect

**Conclusion** If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Candidate
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Tricolored Bat *Perimyotis subflavus* Proposed Endangered

To complete consultation for species that have reached a "May Affect" determination and/or species may occur in your project area and are not covered by this conclusion, please visit the "New England Field Office Endangered Species Project Review and Consultation" website for step-by-step instructions on how to consider effects on these listed species and/or critical habitats, avoid and minimize potential adverse effects, and prepare and submit a project review package if necessary: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review>

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or [PermitsR5MB@fws.gov](mailto:PermitsR5MB@fws.gov), with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the New England Ecological Services Field Office and reference the Project Code associated with this Project.

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Portsmouth Fish Pier Building Replacement

### 2. Description

The following description was provided for the project 'Portsmouth Fish Pier Building Replacement':

The proposed project provides for removal of the existing building in its entirety and replacement of the existing original 1978 portion of the building in the same location, on existing foundations. The area of the original building developed in 1978 is 2,000 square feet (sf) and the subsequent additions added in later years total approximately 3,000 sf. The total area to be disturbed at the exterior of the original 1978 portion of the existing building is approximately 5,230 square feet.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.075646500000005,-70.74884834291878,14z>





## QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

*Yes*

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

**Note:** This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

*No*

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

*Yes*

4. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) the lead agency for this project?

*No*

5. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

**Note:** If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

*Yes*

6. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

*No*

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

*No*

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

*No*

9. Is the lead federal action agency the Natural Resources Conservation Service?

*No*

10. Will the proposed project involve the use of herbicide where listed species are present?

*No*

11. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

No

12. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

**Note:** For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

13. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **bats** (e.g., plane-based surveys, land-based or offshore wind turbines)?

**Note:** For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

14. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

No

15. Will the proposed project affect wetlands where listed species are present?

This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

No

16. Will the proposed project activities (including upland project activities) occur within 0.125 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

No

17. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

*No*

18. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

*No*

19. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

*No*

20. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

*No*

21. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

**Note** New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

*No*

22. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

*No*

23. Will the proposed project involve blasting where listed species may be present?

*No*

24. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

*No*

25. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

**Note:** Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

*No*

26. Will earth moving activities result in sediment being introduced to streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

*No*



27. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

*No*

28. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

*Yes*

29. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

*No*

30. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time?

**Note:** Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

*No*

31. [Hidden Semantic] Is the project area located within the roseate tern AOI?

**Automatically answered**

*Yes*

32. If you have determined that the roseate tern is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the roseate tern, you may wish to make a "no effect" determination for the roseate tern. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the roseate tern?

*No*

33. Is this an aquaculture project?

*No*

34. Is this a coastal project that has an action area that is less than one-half acre?

**Note:** These projects may include marker buoys, moorings, navigational structures, docks, piers, floats, boat ramps, private dredging, boat houses, lobster pound, or shoreline work.

*No*

35. Will project activities be conducted during the time of year when roseate terns are likely to be present?

Note: roseate terns are likely to be present in Maine May 1 through Sept. 1; and in Connecticut, Massachusetts, New Hampshire, and Rhode Island April 15 through Oct. 15.

*Yes*

36. Will the proposed project affect suitable habitat for roseate terns nesting (barrier islands with dense vegetation or rocks to serve as shelter)?

*No*

37. Will the proposed project affect suitable habitat for roseate terns foraging (nearshore shallow waters, shoals and shoals in offshore waters)?

*No*

38. Will the proposed project affect suitable habitat for roseate terns roosting (rocky habitat on coastal islands)?

*No*

39. Will the proposed project affect suitable habitat for roseate terns staging (sandy barrier beaches, often on distal tips, primarily in NY and NE)?

*No*

40. Will the proposed project involve ground disturbance (e.g., vehicles, tracked equipment, excavating, grading, placing fill material, etc.) in roseate tern foraging, nesting, roosting or staging habitat while terns are likely to be present (April 1 - September 30)?

*No*

41. Does the action area include suitable habitat for migrating roseate terns (sandy beaches, coastal islands)?

*No*

42. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

**Automatically answered**

*No*

43. [Semantic] Does the project intersect the Indiana bat critical habitat?

**Automatically answered**

*No*

44. [Semantic] Does the project intersect the candy darter critical habitat?

**Automatically answered**

*No*

45. [Semantic] Does the project intersect the diamond darter critical habitat?

**Automatically answered**

*No*

46. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

**Automatically answered**

*No*

47. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

**Automatically answered**

*No*

48. Do you have any other documents that you want to include with this submission?

*No*



## PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

*0*

2. Approximately how many total acres of disturbance are within the disturbance/ construction limits of the proposed project?

*0.12*

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

*All disturbance associated with the project will be within the limits of the existing building foundation and paved area around the building, therefore, no habitat is within the construction/disturbance limits of the project.*

## **IPAC USER CONTACT INFORMATION**

Agency: Oak Point Associates  
Name: Steven Sargent  
Address: 85 Middle Street  
City: Portsmouth  
State: NH  
Zip: 03840  
Email: ssargent@oakpoint.com  
Phone: 6034314849

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: State of New Hampshire

# STATE FISH PIER

## Legend

- NH Parcels
- Additional Lines
- City/Town
- Eelgrass 2017
- Eelgrass 2016
- Eelgrass 2006
- Eelgrass 1996
- Eelgrass 1986
- Oyster Restoration Sites

**ATTACHMENT 7**



Map Scale  
1:3,247

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Map Generated: 9/4/2024

## Notes

EELGRASS & SHELLFISH BEDS





## ATTACHMENT 8

# EFH Mapper Report

## EFH Data Notice

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

[Greater Atlantic Regional Office](#)  
[Atlantic Highly Migratory Species Management Division](#)

## Query Results






Degrees, Minutes, Seconds: Latitude = 43° 4' 31" N, Longitude = 71° 15' 7" W  
 Decimal Degrees: Latitude = 43.075, Longitude = -70.748

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

### \*\*\* WARNING \*\*\*

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

## EFH

Link	Data Caveats	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
		Atlantic Butterfish	Adult	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Cod	Adult, Eggs, Larvae	New England	Amendment 14 to the Northeast Multispecies FMP
		Atlantic Herring	Adult, Juvenile, Larvae	New England	Amendment 3 to the Atlantic Herring FMP
		Atlantic Mackerel	Eggs, Juvenile, Larvae	Mid-Atlantic	Atlantic Mackerel, Squid,& Butterfish Amendment 11
		Atlantic Sea Scallop	ALL	New England	Amendment 14 to the Atlantic Sea Scallop FMP
		Atlantic Wolffish	ALL	New England	Amendment 14 to the Northeast Multispecies FMP

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

### Pacific Salmon EFH

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

### Atlantic Salmon

No Atlantic Salmon were identified at the report location.

### HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

### EFH Areas Protected from Fishing

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

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

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

**All EFH species have been mapped for the Greater Atlantic region,**

**Atlantic Highly Migratory Species EFH,**

Bigeye Sand Tiger Shark,

Bigeye Sixgill Shark,

Caribbean Sharpnose Shark,

Galapagos Shark,

Narrowtooth Shark,

Sevengill Shark,

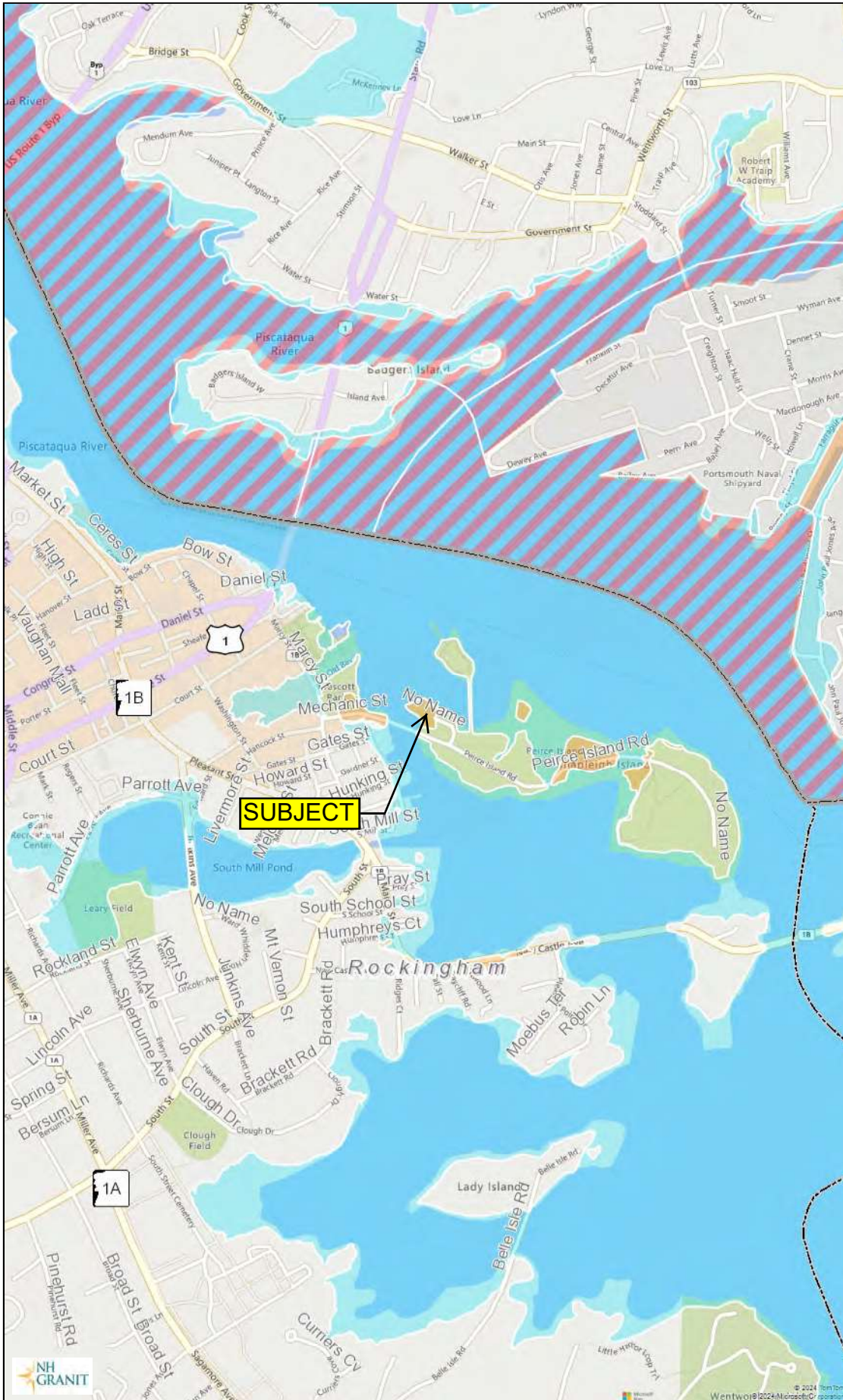
Sixgill Shark,

Smooth Hammerhead Shark,

Smalltail Shark



# STATE FISH PIER - PORTSMOUTH, NH



## Legend

- State
- County
- City/Town
- Cross-Sections
- ~ Base Flood Elevations
- Flood Hazard Boundaries
  - Limit Lines
  - NP SFHA / Flood Zone Boundary
  - Flowage Easement Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chan Hazard
  - Area with Reduced Risk Due to Lev
  - Area with Risk Due to Levee

**ATTACHMENT 9**

Map Scale

1: 12,988

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Map Generated: 8/30/2024



## Notes

FLOOD PLAIN



# PORTSMOUTH FISH PIER



## Legend

- NH Parcels
- Additional Lines
- City/Town
- MHHW + 2-ft SLR
- 0-2
- 2-4
- 4-6
- 6-8
- 8-10
- 10+

**ATTACHMENT 10**



Map Scale  
1: 1,624

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Map Generated: 9/9/2024

## Notes

SEA LEVEL RISE (SLR) OVER MEAN  
HIGHER HIGH WATER (MHHW) - MHHW  
& 2 FT SLR



# PORTSMOUTH FISH PIER



## Legend

- NH Parcels
- Additional Lines
- City/Town
- MHHW + 1% Flood + 2-ft
- 0-2
- 2-4
- 4-6
- 6-8
- 8-10
- 10+

**ATTACHMENT 10A**



Map Scale  
1: 1,624

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Map Generated: 9/9/2024

## Notes

SEA LEVEL RISE (SLR) OVER MEAN  
HIGHER HIGH WATER (MHHW) - MHHW  
& 1% FLOOD BASELINE & 2 FT SLR



# PORTSMOUTH FISH PIER

## Legend

- NH Parcels
- Additional Lines
- City/Town
- SLAMM 2022 - 0.5-m SLF
- Developed
- Developed-Impervious
- Estuarine Beach
- Estuarine Open Water
- Inland Fresh Marsh
- Inland Open Water
- Inland Shore
- Irregularly-flooded Marsh
- Ocean Beach
- Open Ocean
- Regularly-flooded Marsh
- Riverine Tidal
- Rocky Intertidal
- Swamp
- Tidal Flat
- Tidal Fresh Marsh
- Tidal Swamp

Map Scale

1: 1,624

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Map Generated: 9/9/2024

## Notes

PREDICTED MARSH MIGRATION - 0.5m  
SLR at 2050

**ATTACHMENT 11**



EU # 1/1 of Marsh System State Fish Pier-Portsmouth, NH

**NEEDED FOR THIS EVALUATION:**

- Base map
- Coastal Wetland Plants of the Northeastern US

**Function 1  
ECOLOGICAL INTEGRITY  
Part A**

A Evaluation Questions	B Notes	C Evaluation Criteria	D Functional Index (FI)
<b>Part A: Ecological Integrity of the Evaluation Unit</b> 500' radius circle centered on Fish Pier Property			
<b>Questions that may require field observation</b>			
1A. Percent of the marsh plant community dominated by invasive plant species.		a. < 5% dominated by invasive species b. 5% – 20% dominated c. > 20% dominated	(1.0) 0.5 0.1
2A. Number of tidal restrictions.		a. no tidal restrictions b. one tidal restriction c. more than one tidal restriction	1.0 (0.5) 0.1
3A. Type of tidal restriction.		a. no restriction b. flow through bridge appears adequate c. flow through bridge appears inadequate, or flow restricted by culvert	(1.0) 0.5 0.1
4A. Ditching on surface of the EU.		a. no ditching b. ditches present in linear pattern c. ditches present in grid pattern	(1.0) 0.5 0.1

AVERAGE FUNCTIONAL INDEX FOR Part A of FUNCTION 1 = Average of Column D =  $\frac{3.5}{4} = 0.875$

**NEEDED FOR THIS EVALUATION:**

- Base map
- Map wheel/measurer
- 100 foot tape measure
- Calculator

**Function 1  
ECOLOGICAL INTEGRITY  
Part B**

A Evaluation Questions	B Notes	C Evaluation Criteria	D Functional Index (FI)
------------------------------	------------	-----------------------------	-------------------------------

**Part B: Ecological Integrity of the Zone of Influence**      Considers uplands

**Questions that may require field observation**

1B. Dominant land-use in the 500 foot Zone of Influence surrounding the EU.	a. forested, fields, open water or similar open space	1.0
	b. agricultural or rural residential	0.5
	c. commercial, industrial, high density residential, or heavily used highways	0.1
2B. Ratio of the number of occupied buildings (including seasonal) within the EU and/or Zone of Influence to total area of EU.	a. < 0.1 bldg./acre	1.0
	b. from 0.1 – 0.5 bldg./acre	0.5
	c. > 0.5 bldg./acre	0.1
3B. Percent of EU/upland border which has a buffer of woodland or idle land 500 feet in width.	a. more than 70%	1.0
	b. from 30% – 70%	0.5
	c. less than 30%	0.1
4B. Square footage of roads, driveways, and parking lots within 150 feet of EU.	a. < 1500 sq. feet/acre	1.0
	b. from 1500 – 6000 sq. feet/acre	0.5
	c. > 6000 sq. feet/acre	0.1

AVERAGE FUNCTIONAL INDEX FOR Part B of FUNCTION 1 = Average of Column D =  $\frac{1.2}{4} = 0.3$



**Portsmouth Fish Pier**  
1 Peirce Island Road  
500' Radius Circle

*MEJ*

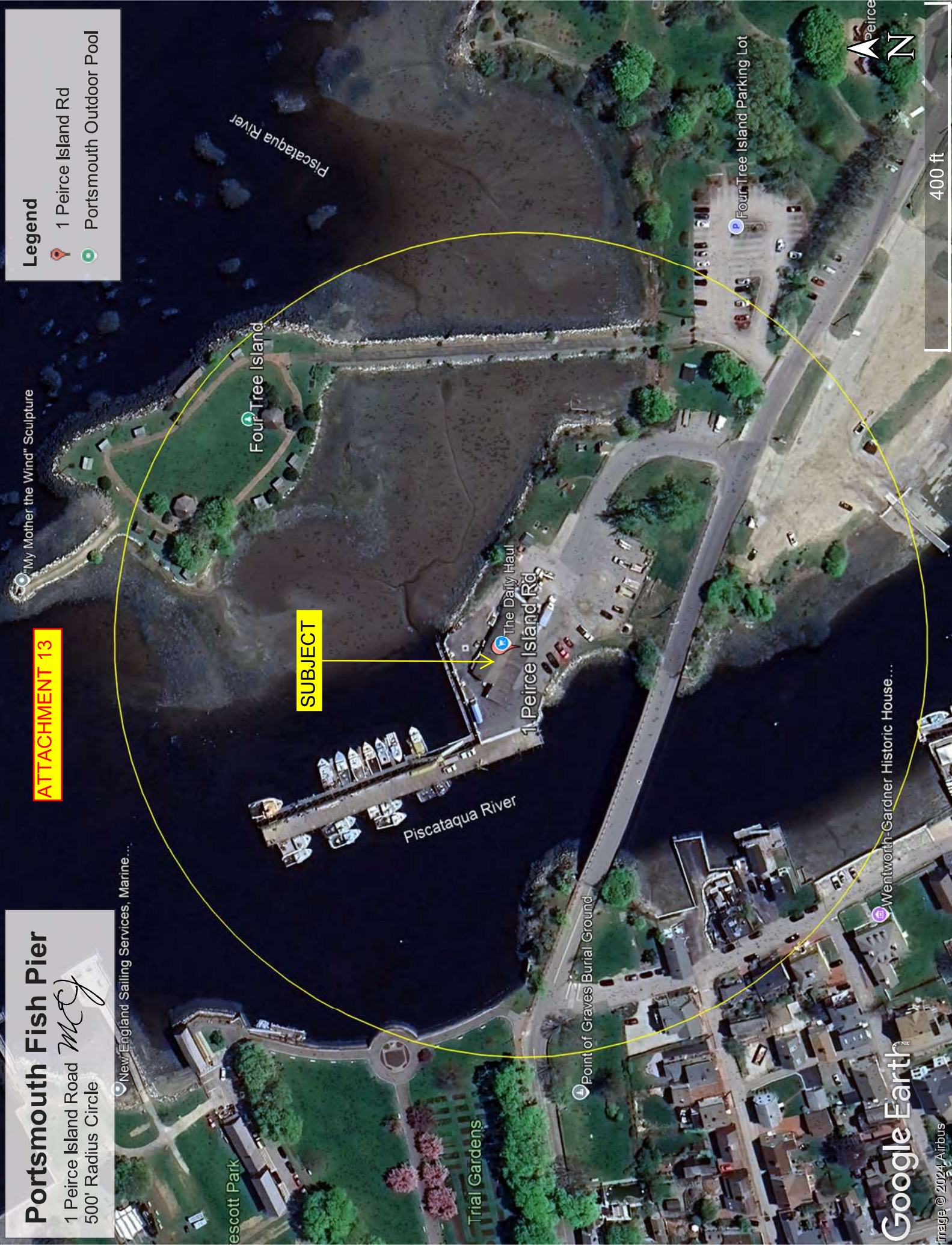
New England Sailing Services, Marine...

**ATTACHMENT 13**

**Legend**

- 📍 1 Peirce Island Rd
- 🟢 Portsmouth Outdoor Pool

**SUBJECT**







**WETLANDS FUNCTIONAL ASSESSMENT  
WORKSHEET**  
Water Division/Land Resource Management  
Wetlands Bureau



[Check the Status of your Application](#)

**RSA/Rule:** RSA 482-A / Env-Wt 311.03(b)(10); Env-Wt 311.10

**APPLICANT LAST NAME, FIRST NAME, M.I.:** Pease Development Authority-Div. of Ports & Harbor

As required by Env-Wt 311.03(b)(10), an application for a standard permit for minor and major projects must include a functional assessment of all wetlands on the project site as specified in Env-Wt 311.10. This worksheet will help you compile data for the functional assessment needed to meet federal (US Army Corps of Engineers (USACE); if applicable) and NHDES requirements. Additional requirements are needed for projects in tidal area; please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

Both a desktop review and a field examination are needed to accurately determine surrounding land use, hydrology, hydroperiod, hydric soils, vegetation, structural complexity of wetland classes, hydrologic connections between wetlands or stream systems or wetland complex, position in the landscape, and physical characteristics of wetlands and associated surface waters. The results of the evaluation are to be used to select the location of the proposed project having the least impact to wetland functions and values (Env-Wt 311.10). This worksheet can be used in conjunction with the [Avoidance and Minimization Written Narrative \(NHDES-W-06-089\)](#) and the [Avoidance and Minimization Checklist \(NHDES-W-06-050\)](#) to address Env-Wt 313.03 (Avoidance and Minimization). If more than one wetland/ stream resource is identified, multiple worksheets can be attached to the application. All wetland, vernal pools, and stream identification (ID) numbers are to be displayed and located on the wetlands delineation of the subject property.

<b>SECTION 1 - LOCATION (USACE HIGHWAY METHODOLOGY)</b>	
ADJACENT LAND USE: Commercial Fish Pier	
CONTIGUOUS UNDEVELOPED BUFFER ZONE PRESENT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
DISTANCE TO NEAREST ROADWAY OR OTHER DEVELOPMENT (in feet): 0	
<b>SECTION 2 - DELINEATION (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)</b>	
CERTIFIED WETLAND SCIENTIST (if in a non-tidal area) or QUALIFIED COASTAL PROFESSIONAL (if in a tidal area) who prepared this assessment: Marc E. Jacobs	
DATE(S) OF SITE VISIT(S): 09/10/24	DELINEATION PER ENV-WT 406 COMPLETED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CONFIRM THAT THE EVALUATION IS BASED ON:	
<input checked="" type="checkbox"/> Office and	
<input checked="" type="checkbox"/> Field examination.	
METHOD USED FOR FUNCTIONAL ASSESSMENT (check one and fill in blank if "other"):	
<input checked="" type="checkbox"/> USACE Highway Methodology.	
<input checked="" type="checkbox"/> Other scientifically supported method (enter name/ title): Method for Eval & Inventory of Veg Tidal Marshes in NH	

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SECTION 3 - WETLAND RESOURCE SUMMARY (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
WETLAND ID: Piscataqua River	LOCATION: (LAT/ LONG) 43 04' 32.64"/70 44' 56.09"
WETLAND AREA: virtually unlimited	DOMINANT WETLAND SYSTEMS PRESENT: Tidal
HOW MANY TRIBUTARIES CONTRIBUTE TO THE WETLAND? virtually unlimited	COWARDIN CLASS: E1UBL, E2US3M
IS THE WETLAND A SEPARATE HYDRAULIC SYSTEM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No if not, where does the wetland lie in the drainage basin? Bottom	IS THE WETLAND PART OF: <input checked="" type="checkbox"/> A wildlife corridor or <input type="checkbox"/> A habitat island? IS THE WETLAND HUMAN-MADE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
IS THE WETLAND IN A 100-YEAR FLOODPLAIN? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ARE VERNAL POOLS PRESENT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, complete the Vernal Pool Table)
ARE ANY WETLANDS PART OF A STREAM OR OPEN-WATER SYSTEM? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ARE ANY PUBLIC OR PRIVATE WELLS DOWNSTREAM/ DOWNGRADIENT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PROPOSED WETLAND IMPACT TYPE: Pre Dev Tidal BZ	PROPOSED WETLAND IMPACT AREA: 6,110
SECTION 4 - WETLANDS FUNCTIONS AND VALUES (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)	
<p>The following table can be used to compile data on wetlands functions and values. The reference numbers indicated in the "Functions/ Values" column refer to the following functions and values:</p> <ol style="list-style-type: none"> <li>1. Ecological Integrity (from RSA 482-A:2, XI)</li> <li>2. Educational Potential (from USACE Highway Methodology: Educational/Scientific Value)</li> <li>3. Fish &amp; Aquatic Life Habitat (from USACE Highway Methodology: Fish &amp; Shellfish Habitat)</li> <li>4. Flood Storage (from USACE Highway Methodology: Floodflow Alteration)</li> <li>5. Groundwater Recharge (from USACE Highway Methodology: Groundwater Recharge/Discharge)</li> <li>6. Noteworthiness (from USACE Highway Methodology: Threatened or Endangered Species Habitat)</li> <li>7. Nutrient Trapping/Retention &amp; Transformation (from USACE Highway Methodology: Nutrient Removal)</li> <li>8. Production Export (Nutrient) (from USACE Highway Methodology)</li> <li>9. Scenic Quality (from USACE Highway Methodology: Visual Quality/Aesthetics)</li> <li>10. Sediment Trapping (from USACE Highway Methodology: Sediment /Toxicant Retention)</li> <li>11. Shoreline Anchoring (from USACE Highway Methodology: Sediment/Shoreline Stabilization)</li> <li>12. Uniqueness/Heritage (from USACE Highway Methodology)</li> <li>13. Wetland-based Recreation (from USACE Highway Methodology: Recreation)</li> <li>14. Wetland-dependent Wildlife Habitat (from USACE Highway Methodology: Wildlife Habitat)</li> </ol> <p>First, determine if a wetland is suitable for a particular function and value ("Suitability" column) and indicate the rationale behind your determination ("Rationale" column). Please use the rationale reference numbers listed in Appendix A of USACE <i>The Highway Methodology Workbook Supplement</i>. Second, indicate which functions and values are principal ("Principal Function/value?" column). As described in <i>The Highway Methodology Workbook Supplement</i>, "functions and values can be principal if they are an important physical component of a wetland ecosystem (function only) and/or are considered of special value to society, from a local, regional, and/or national perspective". "Important Notes" are to include characteristics the evaluator used to determine the principal function and value of the wetland.</p>	



FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE (Reference #)	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
6	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
9	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
10	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
11	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
12	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
13	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
14	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	

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**SECTION 5 - VERNAL POOL SUMMARY (Env-Wt 311.10)**

Delineations of vernal pools shall be based on the characteristics listed in the definition of “vernal pool” in Env-Wt 104.44. To assist in the delineation, individuals may use either of the following references:

- *Identifying and Documenting Vernal Pools in New Hampshire 3<sup>rd</sup> Ed.*, 2016, published by the New Hampshire Fish and Game Department; or
- The USACE *Vernal Pool Assessment* draft guidance dated 9-10-2013 and form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

All vernal pool ID numbers are to be displayed and located on the wetland delineation of the subject property.

“Important Notes” are to include documented reproductive and wildlife values, landscape context, and relationship to other vernal pools/wetlands.

Note: For projects seeking federal approval from the USACE, please attach a completed copy of The USACE “Vernal Pool Assessment” form dated 9-6-2016, Appendix L of the USACE New England District *Compensatory Mitigation Guidance*.

VERNAL POOL ID NUMBER	DATE(S) OBSERVED	PRIMARY INDICATORS PRESENT (LIST)	SECONDARY INDICATORS PRESENT (LIST)	LENGTH OF HYDROPERIOD	IMPORTANT NOTES
1	NA				
2	NA				
3	NA				
4	NA				
5	NA				

**SECTION 6 - STREAM RESOURCES SUMMARY**

DESCRIPTION OF STREAM: Perennial/Tidal River	STREAM TYPE (ROSGEN): DA closest
HAVE FISHERIES BEEN DOCUMENTED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DOES THE STREAM SYSTEM APPEAR STABLE? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
OTHER KEY ON-SITE FUNCTIONS OF NOTE: NA	

The following table can be used to compile data on stream resources. “Important Notes” are to include characteristics the evaluator used to determine principal function and value of each stream. The functions and values reference number are defined in Section 4.

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FUNCTIONS/ VALUES	SUITABILITY (Y/N)	RATIONALE	PRINCIPAL FUNCTION/VALUE? (Y/N)	IMPORTANT NOTES
1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1A-4A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EI of EU high, EI of Zone of Influence low
2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,5,8-11,13,15	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Excellent public access nearby
3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1-6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	17 fish species per NOAA
4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4,10,11,13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Coastal surge abatement but no surface detention
5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	7,10,12,15	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not applicable to tidal systems
6	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Marsh elder per NHB, Fauna per IPaC
7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1-5,7,10,14	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	sediment retention
8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2-6,10-11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tides, Seaweed
9	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,2,6,8,9,12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	East access, Primary viewing locations
10	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,4,8,10,11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Four tree island causeway promotes settling
11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3,6,8-11,16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Opportunity, Riprap
12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,3,8-14,16-19,22,24,27,31	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Local significance, history, park, fish pier
13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1,2,8,9,10-12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public boat launch nearby
14	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	6,8,21	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Highest rank per WAP & NWI re: waterfowl

**SECTION 7 - ATTACHMENTS (USACE HIGHWAY METHODOLOGY; Env-Wt 311.10)**

- Wildlife and vegetation diversity/abundance list.
- Photograph of wetland.
- Wetland delineation plans showing wetlands, vernal pools, and streams in relation to the impact area and surrounding landscape. Wetland IDs, vernal pool IDs, and stream IDs must be indicated on the plans.
- For projects in tidal areas only: additional information required by Env-Wt 603.03/603.04. Please refer to the [Coastal Area Worksheet \(NHDES-W-06-079\)](#) for more information.

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## Wetland Function-Value Evaluation Form

Wetland I.D. Piscataqua River  
 Latitude 43 04' 32.64" Longitude 70 44' 56.09"  
 Prepared by: M. Jacobs Date \_\_\_\_\_  
 Wetland Impact:  
 Type Possible Secondary / Indirect Area 6,110 SF

Total area of wetland unlimited Human made? part-poss Is wetland part of a wildlife corridor? Yes or a "habitat island"? No  
 Adjacent land use Commercial-Fish Pier, Parks, Parking Distance to nearest roadway or other development 0-150'  
 Dominant wetland systems present E1UBL, E2US3M Contiguous undeveloped buffer zone present No

Is the wetland a separate hydraulic system? Not isolated If not, where does the wetland lie in the drainage basin? Bottom / Tidal  
 How many tributaries contribute to the wetland? unlimited Wildlife & vegetation diversity/abundance (see attached list)

Evaluation based on:  
 Office YES Field Yes  
 Corps manual wetland delineation completed? Y      N No

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	7, 10, 12, 15	N	<b>7-perennial, 15-tidal</b>
Floodflow Alteration	Y	4, 10, 11, 13	Y	Coastal storm surge abatement, no surface detention
Fish and Shellfish Habitat	Y	1-6	Y	<b>Mudflats, Fish Habitat per NOAA etc.</b>
Sediment/Toxicant Retention	Y	1, 4, 8, 10, 11	Y	<b>Four Tree Island cove promotes settling</b>
Nutrient Removal	Y	1-5, 7, 10, 14	Y	<b>Association w/sediment retention</b>
Production Export	Y	2-6, 10-11	Y	<b>Seaweed</b>
Sediment/Shoreline Stabilization	Y	3, 6, 8-11, 16	Y	Opportunity, Significant shoreline riprap, Sheet piling, Moderate per NWI
Wildlife Habitat	Y	6, 8, 21	Y	Moderate overall, High for waterfowl, Highest ranked per WAP
Recreation	Y	1, 2, 8, 9, 10-12	Y	Public boat launch across Peirce Island Road from subject
Educational/Scientific Value	Y	1, 5, 8-11, 13, 15	Y	Public access and parking across street, Four Tree Island
Uniqueness/Heritage	Y	1, 3, 8-14, 16-19, 22, 24, 27, 31	Y	<b>Local significance, Commercial fish pier</b>
Visual Quality/Aesthetics	Y	1, 2, 6, 8, 9, 12	Y	<b>Easy access, Primary viewing location</b>
<b>ES</b> Endangered Species Habitat	Y	1, 2	Y	<b>Per USF&amp;W IPaC</b>
Other Ecological Integrity	Y	1A-4A	Y	<b>Mostly for evaluation unit, Not zone of influence</b>

Notes: \* Refer to backup list of numbered considerations.

# Appendix A

## Wetland evaluation supporting documentation; Reproducible forms.

Below is an example list of considerations that was used for a New Hampshire highway project. Considerations are flexible, based on best professional judgment and interdisciplinary team consensus. This example provides a comprehensive base, however, and may only need slight modifications for use in other projects.



**GROUNDWATER RECHARGE/DISCHARGE**— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

### CONSIDERATIONS/QUALIFIERS

1. Public or private wells occur downstream of the wetland.
2. Potential exists for public or private wells downstream of the wetland.
3. Wetland is underlain by stratified drift.
4. Gravel or sandy soils present in or adjacent to the wetland.
5. Fragipan does not occur in the wetland.
6. Fragipan, impervious soils, or bedrock does occur in the wetland.
7. Wetland is associated with a perennial or intermittent watercourse.
8. Signs of groundwater recharge are present or piezometer data demonstrates recharge.
9. Wetland is associated with a watercourse but lacks a defined outlet or contains a constricted outlet.
10. Wetland contains only an outlet, no inlet.
11. Groundwater quality of stratified drift aquifer within or downstream of wetland meets drinking water standards.
12. Quality of water associated with the wetland is high.
13. Signs of groundwater discharge are present (e.g., springs).
14. Water temperature suggests it is a discharge site.
15. Wetland shows signs of variable water levels.
16. Piezometer data demonstrates discharge.
17. Other



**FLOODFLOW ALTERATION (Storage & Desynchronization)** — This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. It adds to the stability of the wetland ecological system or its buffering characteristics and provides social or economic value relative to erosion and/or flood prone areas.



## CONSIDERATIONS/QUALIFIERS

1. Area of this wetland is large relative to its watershed.
2. Wetland occurs in the upper portions of its watershed.
3. Effective flood storage is small or non-existent upslope of or above the wetland.
4. Wetland watershed contains a high percent of impervious surfaces.
5. Wetland contains hydric soils which are able to absorb and detain water.
6. Wetland exists in a relatively flat area that has flood storage potential.
7. Wetland has an intermittent outlet, ponded water, or signs are present of variable water level.
8. During flood events, this wetland can retain higher volumes of water than under normal or average rainfall conditions.
9. Wetland receives and retains overland or sheet flow runoff from surrounding uplands.
10. In the event of a large storm, this wetland may receive and detain excessive flood water from a nearby watercourse.
11. Valuable properties, structures, or resources are located in or near the floodplain downstream from the wetland.
12. The watershed has a history of economic loss due to flooding.
13. This wetland is associated with one or more watercourses.
14. This wetland watercourse is sinuous or diffuse.
15. This wetland outlet is constricted.
16. Channel flow velocity is affected by this wetland.
17. Land uses downstream are protected by this wetland.
18. This wetland contains a high density of vegetation.
19. Other

**FISH AND SHELLFISH HABITAT (FRESHWATER)** — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat.



## CONSIDERATIONS/QUALIFIERS

1. Forest land dominant in the watershed above this wetland.
  2. Abundance of cover objects present.
- STOP HERE IF THIS WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE**
3. Size of this wetland is able to support large fish/shellfish populations.
  4. Wetland is part of a larger, contiguous watercourse.
  5. Wetland has sufficient size and depth in open water areas so as not to freeze solid and retain some open water during winter.
  6. Stream width (bank to bank) is more than 50 feet.
  7. Quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.
  8. Streamside vegetation provides shade for the watercourse.
  9. Spawning areas are present (submerged vegetation or gravel beds).
  10. Food is available to fish/shellfish populations within this wetland.
  11. Barrier(s) to anadromous fish (such as dams, including beaver dams, waterfalls, road crossing) are absent from the stream reach associated with this wetland.
  12. Evidence of fish is present.
  13. Wetland is stocked with fish.
  14. The watercourse is persistent.
  15. Man-made streams are absent.
  16. Water velocities are not too excessive for fish usage.
  17. Defined stream channel is present.
  18. Other

Although the above example refers to freshwater wetlands, it can also be adapted for marine ecosystems. The following is an example provided by the National Marine Fisheries Service (NMFS) of an adaptation for the fish and shellfish function.



**FISH AND SHELLFISH HABITAT (MARINE)** — This function considers the effectiveness of wetlands, embayments, tidal flats, vegetated shallows, and other environments in supporting marine resources such as fish, shellfish, marine mammals, and sea turtles.

**CONSIDERATIONS/QUALIFIERS**

1. Special aquatic sites (tidal marsh, mud flats, eelgrass beds) are present.
2. Suitable spawning habitat is present at the site or in the area.
3. Commercially or recreationally important species are present or suitable habitat exists.
4. The wetland/waterway supports prey for higher trophic level marine organisms.
5. The waterway provides migratory habitat for anadromous fish.
6. Essential fish habitat, as defined by the 1996 amendments to the Magnuson-Stevens Fishery & Conservation Act, is present (consultation with NMFS may be necessary).
7. Other



**SEDIMENT/TOXICANT/PATHOGEN RETENTION** — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

**CONSIDERATIONS/QUALIFIERS**

1. Potential sources of excess sediment are in the watershed above the wetland.
2. Potential or known sources of toxicants are in the watershed above the wetland.
3. Opportunity for sediment trapping by slow moving water or deepwater habitat are present in this wetland.
4. Fine grained mineral or organic soils are present.
5. Long duration water retention time is present in this wetland.
6. Public or private water sources occur downstream.
7. The wetland edge is broad and intermittently aerobic.
8. The wetland is known to have existed for more than 50 years.
9. Drainage ditches have not been constructed in the wetland.

**STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.**

10. Wetland is associated with an intermittent or perennial stream or a lake.
11. Channelized flows have visible velocity decreases in the wetland.
12. Effective floodwater storage in wetland is occurring. Areas of impounded open water are present.
13. No indicators of erosive forces are present. No high water velocities are present.
14. Diffuse water flows are present in the wetland.
15. Wetland has a high degree of water and vegetation interspersion.
16. Dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.
17. Other



**NUTRIENT REMOVAL/RETENTION/TRANSFORMATION** — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

**CONSIDERATIONS/QUALIFIERS**

1. Wetland is large relative to the size of its watershed.
2. Deep water or open water habitat exists.
3. Overall potential for sediment trapping exists in the wetland.

4. Potential sources of excess nutrients are present in the watershed above the wetland.
  5. Wetland saturated for most of the season. Pondered water is present in the wetland.
  6. Deep organic/sediment deposits are present.
  7. Slowly drained fine grained mineral or organic soils are present.
  8. Dense vegetation is present.
  9. Emergent vegetation and/or dense woody stems are dominant.
  10. Opportunity for nutrient attenuation exists.
  11. Vegetation diversity/abundance sufficient to utilize nutrients.
- STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.
12. Waterflow through this wetland is diffuse.
  13. Water retention/detention time in this wetland is increased by constricted outlet or thick vegetation.
  14. Water moves slowly through this wetland.
  15. Other

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms.



#### CONSIDERATIONS/QUALIFIERS

1. Wildlife food sources grow within this wetland.
2. Detritus development is present within this wetland.
3. Economically or commercially used products found in this wetland.
4. Evidence of wildlife use found within this wetland.
5. Higher trophic level consumers are utilizing this wetland.
6. Fish or shellfish develop or occur in this wetland.
7. High vegetation density is present.
8. Wetland exhibits high degree of plant community structure/species diversity.
9. High aquatic vegetative diversity/abundance is present.
10. Nutrients exported in wetland watercourses (permanent outlet present).
11. "Flushing" of relatively large amounts of organic plant material occurs from this wetland.
12. Wetland contains flowering plants that are used by nectar-gathering insects.
13. Indications of export are present.
14. High production levels occurring, however, no visible signs of export (assumes export is attenuated).
15. Other

SEDIMENT/ShORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion.



#### CONSIDERATIONS/QUALIFIERS

1. Indications of erosion or siltation are present.
2. Topographical gradient is present in wetland.
3. Potential sediment sources are present up-slope.
4. Potential sediment sources are present upstream.
5. No distinct shoreline or bank is evident between the waterbody and the wetland or upland.
6. A distinct step between the open waterbody or stream and the adjacent land exists (i.e., sharp bank) with dense roots throughout.
7. Wide wetland (>10') borders watercourse, lake, or pond.
8. High flow velocities in the wetland.
9. The watershed is of sufficient size to produce channelized flow.
10. Open water fetch is present.
11. Boating activity is present.
12. Dense vegetation is bordering watercourse, lake, or pond.
13. High percentage of energy-absorbing emergents and/or shrubs border a watercourse, lake, or pond.
14. Vegetation is comprised of large trees and shrubs that withstand major flood events or erosive incidents and stabilize the shoreline on a large scale (feet).
15. Vegetation is comprised of a dense resilient herbaceous layer that stabilizes sediments and the shoreline on a small scale (inches) during minor flood events or potentially erosive events.
16. Other





**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. Species lists of observed and potential animals should be included in the wetland assessment report.<sup>1</sup>

#### CONSIDERATIONS/QUALIFIERS

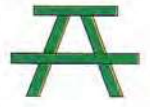
1. Wetland is not degraded by human activity.
2. Water quality of the watercourse, pond, or lake associated with this wetland meets or exceeds Class A or B standards.
3. Wetland is not fragmented by development.
4. Upland surrounding this wetland is undeveloped.
5. More than 40% of this wetland edge is bordered by upland wildlife habitat (e.g., brushland, woodland, active farmland, or idle land) at least 500 feet in width.
6. Wetland is contiguous with other wetland systems connected by a watercourse or lake.
7. Wildlife overland access to other wetlands is present.
8. Wildlife food sources are within this wetland or are nearby.
9. Wetland exhibits a high degree of interspersions of vegetation classes and/or open water.
10. Two or more islands or inclusions of upland within the wetland are present.
11. Dominant wetland class includes deep or shallow marsh or wooded swamp.
12. More than three acres of shallow permanent open water (less than 6.6 feet deep), including streams in or adjacent to wetland, are present.
13. Density of the wetland vegetation is high.
14. Wetland exhibits a high degree of plant species diversity.
15. Wetland exhibits a high degree of diversity in plant community structure (e.g., tree/shrub/vine/grasses/mosses)
16. Plant/animal indicator species are present. (List species for project)
17. Animal signs observed (tracks, scats, nesting areas, etc.)
18. Seasonal uses vary for wildlife and wetland appears to support varied population diversity/abundance during different seasons.
19. Wetland contains or has potential to contain a high population of insects.
20. Wetland contains or has potential to contain large amphibian populations.
21. Wetland has a high avian utilization or its potential.
22. Indications of less disturbance-tolerant species are present.
23. Signs of wildlife habitat enhancement are present (birdhouses, nesting boxes, food sources, etc.).
24. Other

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<sup>1</sup>In March 1995, a rapid wildlife habitat assessment method was completed by a University of Massachusetts research team with funding and oversight provided by the New England Transportation Consortium. The method is called WETHings (wetland habitat indicators for non-game species). It produces a list of potential wetland-dependent mammal, reptile, and amphibian species that may be present in the wetland. The output is based on observable habitat characteristics documented on the field data form. This method may be used to generate the wildlife species list recommended as backup information to the wetland evaluation form and to augment the considerations. Use of this method should first be coordinated with the Corps project manager. A computer program is also available to expedite this process.



**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. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.



**CONSIDERATIONS/QUALIFIERS**

1. Wetland is part of a recreation area, park, forest, or refuge.
2. Fishing is available within or from the wetland.
3. Hunting is permitted in the wetland.
4. Hiking occurs or has potential to occur within the wetland.
5. Wetland is a valuable wildlife habitat.
6. The watercourse, pond, or lake associated with the wetland is unpolluted.
7. High visual/aesthetic quality of this potential recreation site.
8. Access to water is available at this potential recreation site for boating, canoeing, or fishing.
9. The watercourse associated with this wetland is wide and deep enough to accommodate canoeing and/or non-powered boating.
10. Off-road public parking available at the potential recreation site.
11. Accessibility and travel ease is present at this site.
12. The wetland is within a short drive or safe walk from highly populated public and private areas.
13. Other

**EDUCATIONAL/SCIENTIFIC VALUE** — This value considers the suitability of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.



**CONSIDERATIONS/QUALIFIERS**

1. Wetland contains or is known to contain threatened, rare, or endangered species.
2. Little or no disturbance is occurring in this wetland.
3. Potential educational site contains a diversity of wetland classes which are accessible or potentially accessible.
4. Potential educational site is undisturbed and natural.
5. Wetland is considered to be a valuable wildlife habitat.
6. Wetland is located within a nature preserve or wildlife management area.
7. Signs of wildlife habitat enhancement present (bird houses, nesting boxes, food sources, etc.).
8. Off-road parking at potential educational site suitable for school bus access in or near wetland.
9. Potential educational site is within safe walking distance or a short drive to schools.
10. Potential educational site is within safe walking distance to other plant communities.
11. Direct access to perennial stream at potential educational site is available.
12. Direct access to pond or lake at potential educational site is available.
13. No known safety hazards exist within the potential educational site.
14. Public access to the potential educational site is controlled.
15. Handicap accessibility is available.
16. Site is currently used for educational or scientific purposes.
17. Other



**UNIQUENESS/HERITAGE** — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

#### CONSIDERATIONS/QUALIFIERS

1. Upland surrounding wetland is primarily urban.
2. Upland surrounding wetland is developing rapidly.
3. More than 3 acres of shallow permanent open water (less than 6.6 feet deep), including streams, occur in wetlands.
4. Three or more wetland classes are present.
5. Deep and/or shallow marsh or wooded swamp dominate.
6. High degree of interspersion of vegetation and/or open water occur in this wetland.
7. Well-vegetated stream corridor (15 feet on each side of the stream) occurs in this wetland.
8. Potential educational site is within a short drive or a safe walk from schools.
9. Off-road parking at potential educational site is suitable for school buses.
10. No known safety hazards exist within this potential educational site.
11. Direct access to perennial stream or lake exists at potential educational site.
12. Two or more wetland classes are visible from primary viewing locations.
13. Low-growing wetlands (marshes, scrub-shrub, bogs, open water) are visible from primary viewing locations.
14. Half an acre of open water or 200 feet of stream is visible from the primary viewing locations.
15. Large area of wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
16. General appearance of the wetland visible from primary viewing locations is unpolluted and/or undisturbed.
17. Overall view of the wetland is available from the surrounding upland.
18. Quality of the water associated with the wetland is high.
19. Opportunities for wildlife observations are available.
20. Historical buildings are found within the wetland.
21. Presence of pond or pond site and remains of a dam occur within the wetland.
22. Wetland is within 50 yards of the nearest perennial watercourse.
23. Visible stone or earthen foundations, berms, dams, standing structures, or associated features occur within the wetland.
24. Wetland contains critical habitat for a state- or federally-listed threatened or endangered species.
25. Wetland is known to be a study site for scientific research.
26. Wetland is a natural landmark or recognized by the state natural heritage inventory authority as an exemplary natural community.
27. Wetland has local significance because it serves several functional values.
28. Wetland has local significance because it has biological, geological, or other features that are locally rare or unique.
29. Wetland is known to contain an important archaeological site.
30. Wetland is hydrologically connected to a state or federally designated scenic river.
31. Wetland is located in an area experiencing a high wetland loss rate.
32. Other



VISUAL QUALITY/AESTHETICS — This value considers the visual and aesthetic quality or usefulness of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Multiple wetland classes are visible from primary viewing locations.
2. Emergent marsh and/or open water are visible from primary viewing locations.
3. A diversity of vegetative species is visible from primary viewing locations.
4. Wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
5. Land use surrounding the wetland is undeveloped as seen from primary viewing locations.
6. Visible surrounding land use form contrasts with wetland.
7. Wetland views absent of trash, debris, and signs of disturbance.
8. Wetland is considered to be a valuable wildlife habitat.
9. Wetland is easily accessed.
10. Low noise level at primary viewing locations.
11. Unpleasant odors absent at primary viewing locations.
12. Relatively unobstructed sight line exists through wetland.
13. Other

ENDANGERED SPECIES HABITAT — This value considers the suitability of the wetland to support threatened or endangered species.

ES

CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened or endangered species.
2. Wetland contains critical habitat for a state or federally listed threatened or endangered species.



# PORTSMOUTH FISH PIER



## Legend

- NH Parcels
- Additional Lines
- City/Town
- Impervious Surfaces in the of NH and Maine as of 20

**ATTACHMENT 17**



Map Scale  
1: 1,624

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Map Generated: 9/9/2024

## Notes

IMPERVIOUS SURFACES AS OF 2021



# PORTSMOUTH FISH PIER

## Legend

- NH Parcels
- Additional Lines
- City/Town
- Surface Waters with Impa  
Quarter Mile Buffer
- Watersheds with Chloride

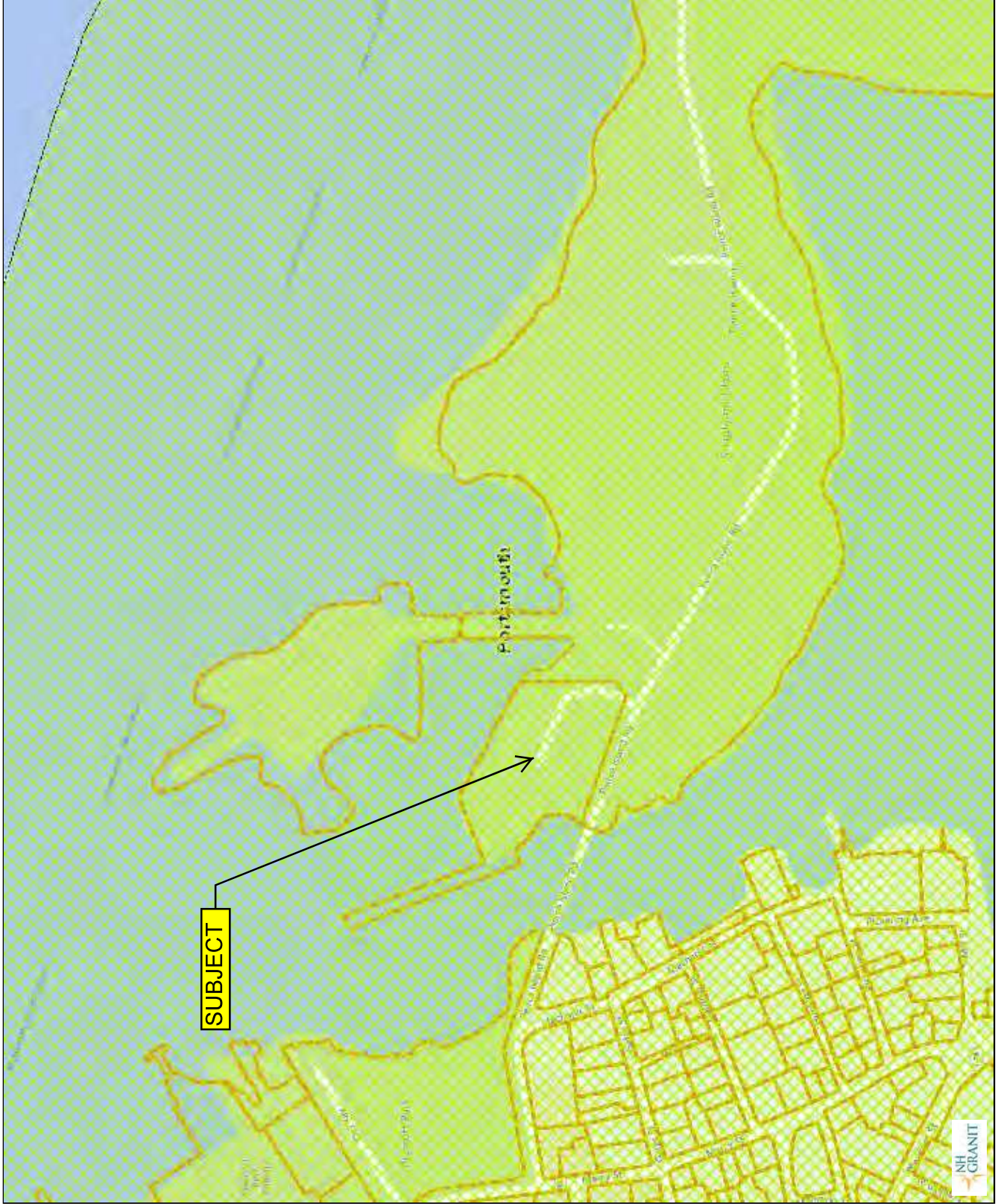
**ATTACHMENT 18**

Map Scale  
1:3,247

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Map Generated: 9/16/2024

## Notes

IMPAIRED WATERS



Portsmouth Commercial Fish Pier  
One Peirce Island Road  
Portsmouth, NH  
September 16, 2024

## APPENDIX





Image 1 – Looking easterly from the bridge over the river.



Image 2 - Looking northerly from the bridge over the river. Note the pier on left, Four Tree Island and Portsmouth Naval Shipyard.





Image 3 - Looking northwesterly from the bridge at the pier and Piscataqua river. Note the Gundalow on left and Memorial Bridge.



Image 4 - Looking southwesterly from Four Tree Island. Note the marsh elder and salt marsh in the foreground. Note the commercial fish pier property in the background.

# Appendix B – Site Plans



**CIVIL NOTES**

- VERIFY EXISTING CONDITIONS AND DIMENSIONS, AND REPORT DISCREPANCIES TO THE OWNERS REPRESENTATIVE. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCY(IES) HAS(HAVE) BEEN RESOLVED BY THE OWNERS REPRESENTATIVE.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORD DRAWINGS AND/OR FIELD SURVEYS AND ARE APPROXIMATE. DETERMINE THE EXACT LOCATION OF ALL APPLICABLE UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CONTACT "DIG SAFE" AT 1-888-344-7233 AND OBTAIN A "DIG SAFE" PERMIT PRIOR TO COMMENCING EXCAVATION OPERATIONS ON THE SITE.
- COMPONENTS ARE NEW WITHIN THE LIMIT(S) OF WORK AND ARE TO BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- AT THE END OF EACH WORKING DAY, LEAVE THE CONSTRUCTION SITE IN A SAFE AND ORDERLY CONDITION ACCEPTABLE TO THE OWNERS REPRESENTATIVE.
- PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. REPAIR OR REPLACE DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS AS APPROVED BY THE OWNERS REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE WORK IN COMPLIANCE WITH INDUSTRY STANDARDS AND IN A WORKMANLIKE PROFESSIONAL MANNER.
- PROVIDE WORK AND MATERIALS INCLUDED IN THIS CONTRACT THAT CONFORM TO STATE, FEDERAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
- THE FOLLOWING PERMIT HAS BEEN OBTAINED BY THE OWNER TO ALLOW FOR THE COMPLETION OF WORK. ALL KNOWN CONDITIONS THAT WILL AFFECT THE CONTRACT HAVE BEEN INCLUDED IN THE SCOPE OF WORK IDENTIFIED ON THE DRAWINGS AND SPECIFICATIONS. ABIDE BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMIT.  
A. NHDES WETLANDS PERMIT.
- COORDINATE WORK ASSOCIATED WITH ELECTRIC AND COMMUNICATIONS SERVICE WITH EVERSOURCE, COMAST AND CONSOLIDATED COMMUNICATIONS. PROVIDE UTILITY SERVICE CONSTRUCTION IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND REQUIREMENTS.
- PAY UTILITY COMPANY FEES FOR WORK BY THE UTILITY COMPANY INDICATED/REQUIRED ON THE CONTRACT DOCUMENTS DIRECTLY TO THE UTILITY COMPANY.
- PROVIDE WATER SERVICE WORK IN ACCORDANCE WITH CITY OF PORTSMOUTH WATER DIVISION STANDARDS AND SPECIFICATIONS. COORDINATE AND ARRANGE FOR WORK AND INSPECTIONS REQUIRED BY CITY OF PORTSMOUTH WATER DIVISION.
- RESTORE TURF AREAS DISTURBED OR RUTTED DUE TO CONSTRUCTION ACTIVITIES TO MEET OR EXCEED PRECONSTRUCTION CONDITIONS. SPREAD TOPSOIL TO FILL DEPRESSION OR DISTURBANCE, FINE GRADE, SEED, MULCH AND FERTILIZE. MAINTAIN SEEDED AREAS TO ESTABLISH SATISFACTORY TURF CONDITIONS (90% VEGETATION COVER).
- PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL (LOAM), SEED, MULCH AND FERTILIZER FOR ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED.
- PROVIDE LOAM (TOPSOIL), SEED (PARK SEED), MULCH, FERTILIZER AND TURF ESTABLISHMENT IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS:
  - SECTION 641 - LOAM
  - SECTION 642 - LIMESTONE
  - SECTION 643 - FERTILIZER FOR GRASSES
  - SECTION 644 - GRASS SEED
  - SECTION 645 - EROSION CONTROL
  - SECTION 646 - TURF ESTABLISHMENT

**EROSION AND SEDIMENT CONTROL NOTES**

A. GENERAL NOTES

- DURING CONSTRUCTION AND THEREAFTER, PROVIDE EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORM WATER MANUAL".
- TEMPORARY EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL DEVICES AND PROVISIONS FOR STABILIZING INACTIVE AREAS. PERMANENT EROSION CONTROL MEASURES INCLUDE RESTORATION OF PAVEMENT AND PERMANENT SEEDING AND MULCH.
- PROVIDE PERIMETER EROSION CONTROLS PRIOR TO BEGINNING EARTH DISTURBING ACTIVITIES.
- PROVIDE EROSION CONTROL MEASURES TO CONTROL EROSION AND SEDIMENTATION FROM THE PROJECT SITE. THE MEASURES INDICATED ON THE DRAWINGS ARE A MINIMUM TO BE PROVIDED. PROVIDE ADDITIONAL MEASURES AS NECESSARY AND APPLICABLE TO CONTROL EROSION AND SEDIMENTATION FROM LEAVING THE PROJECT AREA.
- AN AREA WILL BE CONSIDERED STABLE IF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
- STABILIZE ROADWAYS AND PARKING LOTS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

B. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE PROJECT AREA AT LEAST ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT, GREATER THAN 0.1", PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE NPDES STANDARDS MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- KEEP AND MAINTAIN A LOG (REPORT) SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
- MAINTAIN EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED.
- PROTECT STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR/REVEGETATE ERODED AREAS.
- REMOVE TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ANY ACCUMULATED SEDIMENTS.

C. SOIL STOCKPILE STABILIZATION

- COVER SOIL AND FILL STOCKPILES WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
- PROVIDE A SOIL SEDIMENT BARRIER (e.g. COMPOST FILTER SOCK) AROUND THE DOWNHILL EDGE OF THE STOCKPILE TO TRAP SEDIMENTS.
- LOCATE SOIL STOCKPILE AT LEAST 100 FEET FROM ANY WETLAND OR OTHER WATER BODY.

D. WINTER STABILIZATION

- THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 15 THROUGH MAY 15. IF THE SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 85% MATURE VEGETATION COVER BY OCTOBER 15 THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION.
- AFTER NOVEMBER 15TH, INCOMPLETE PAVED AREAS WHERE ACTIVE CONSTRUCTION OF THE PAVED AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE (NHDOT ITEM 304.3).
  - VEGETATED AREAS: PROVIDE SEED AND COVER WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING, OR 2 INCHES OF EROSION CONTROL MIX WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.

E. OFF-SITE VEHICLE TRACKING

- SWEEP ADJACENT PAVED AREAS AND ROADS AS NECESSARY AND AS DIRECTED BY THE OWNERS REPRESENTATIVE TO KEEP THEM FREE OF SEDIMENTS RESULTING FROM CONSTRUCTION ACTIVITIES.

F. HOUSEKEEPING

- STORE WASTE MATERIALS IN SECURELY LIDDED RECEPTACLES. TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER PROVIDED BY THE CONTRACTOR. DO NOT BURY CONSTRUCTION WASTE MATERIALS ON-SITE.
- DISPOSE OF HAZARDOUS WASTE MATERIALS IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
- STORE MATERIALS ON-SITE IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINER AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. STORE ONLY SUFFICIENT AMOUNTS OF MATERIALS TO COMPLETE THE JOB.
- DISPOSE OF SURPLUS MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, STATE AND FEDERAL CODES.
- MONITOR CONSTRUCTION RELATED EQUIPMENT AND VEHICLES FOR LEAKS AND PROVIDE REGULAR PREVENTATIVE MAINTENANCE TO AVOID LEAKAGE.

G. CONSTRUCTION DEWATERING

- IF DEWATERING OF EXCAVATIONS IS NECESSARY, INFILTRATE DEWATERING WASTEWATER INTO THE GROUND USING INFILTRATION PITS OR UTILIZE GEOTEXTILE FILTER BAG (SEE 4/C-502). PHASE CONSTRUCTION ACTIVITIES AROUND THE TIDE CYCLE TO AVOID CONSTRUCTION DEWATERING.

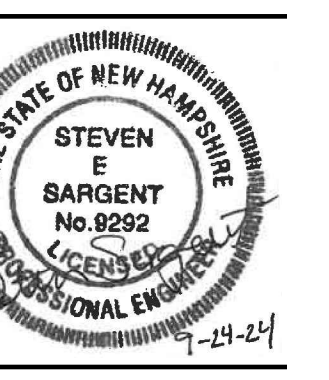
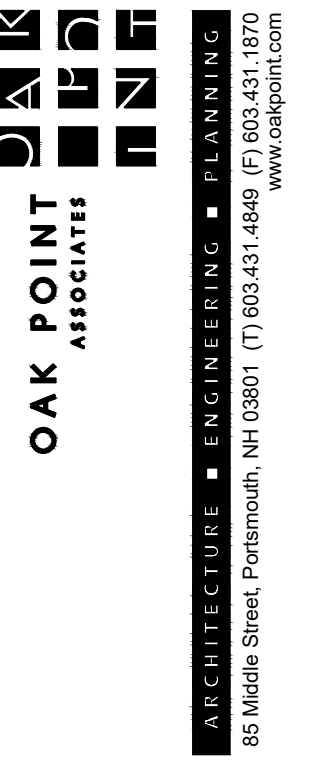
**CIVIL LEGEND**

	EXISTING BUILDING
	EXISTING PROPERTY LINE
	EXISTING HIGHEST OBSERVABLE TIDE LINE
	EXISTING LIMIT OF TIDAL BUFFER ZONE
	EXISTING LIMIT OF FLOOD HAZARD AREA
	EXISTING STRUCTURE ROOF OVERHANG
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF CONCRETE
	EXISTING FENCE
	EXISTING WOOD GUARDRAIL
	EXISTING GRADE CONTOUR LINE
	EXISTING WATER LINE
	EXISTING SANITARY FORCE MAIN
	EXISTING UNDERGROUND ELECTRIC AND COMMUNICATIONS LINE
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND FUEL LINES (GAS AND DIESEL)
	EXISTING ABANDONED WATER LINE
	EXISTING ABANDONED UNDERGROUND ELECTRIC LINE
	EXISTING TRANSFORMER ON CONCRETE PAD
	EXISTING GRADE SPOT ELEVATION
	EXISTING UTILITY POLE
	EXISTING WATER SHUTOFF
	EXISTING SEWER MANHOLE
	EXISTING SEWER PUMP STATION
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING LIGHT POLE AND FIXTURE
	EXISTING BOLLARD
	EXISTING SOIL TEST LOCATION
	EXISTING TREE
	EXISTING RIPRAP
	EXISTING CONCRETE PAD/SLAB
	EXISTING WETLAND CLASSIFICATION CODE

	BUILDING LINE
	SAWCUT EXISTING PAVEMENT
	WATER LINE (PIPE SIZE AS NOTED)
	COMMUNICATIONS LINE (CONDUIT SIZE AS NOTED)
	SANITARY FORCE MAIN (PIPE SIZE AS NOTED)
	COMPOST FILTER SOCK
	FINISH GRADE CONTOUR LINE
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	FINISH GRADE SPOT ELEVATION
	BOLLARD
	SEWER PUMP STATION
	CONCRETE PAD/SLAB

**CIVIL ABBREVIATIONS**

APPROX	APPROXIMATE	OC	ON CENTER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
BMPs	BEST MANAGEMENT PRACTICES	PE	POLYETHYLENE
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE
D	DEPTH	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	R	RADIUS
E	EXISTING	REINF	REINFORCED
ELEV	ELEVATION	RET	RETAINING
EQ	EQUAL	S	SLOPE
EXIST	EXISTING	SF	SQUARE FEET
F	FINISH	SS	STAINLESS STEEL
FFE	FINISH FLOOR ELEVATION	SIM	SIMILAR
FPE	FINISH PAD ELEVATION	T	THICKNESS
GAL	GALLON	TBM	TEMPORARY BENCH MARK
GALV	GALVANIZED	TYP	TYPICAL
GFA	GROUND FLOOR AREA	VIF	VERIFY IN FIELD
GPM	GALLONS PER MINUTE	W	WIDTH
HLA	HIGH LEVEL ALARM	W/	WITH
L	LENGTH	WWF	WELDED WIRE FABRIC
MAG	MAGNETIC		
MIN	MINIMUM		
MLLW	MEAN LOWER LOW WATER		
NAD83	NORTH AMERICAN DATUM 1983		
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988		
NHDES	NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES		
NHDOT	NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION		
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM		



DESIGNED BY: SES  
 DRAWN BY: SES  
 CHECKED BY: SES  
 PROJECT: 22304.21

PEASE DEVELOPMENT AUTHORITY  
 DIVISION OF PORTS AND HARBORS  
 555 Market Street  
 Portsmouth, NH

PORTSMOUTH COMMERCIAL FISH PIER  
 BUILDING REPLACEMENT  
 Peirce Island Road  
 Portsmouth, NH

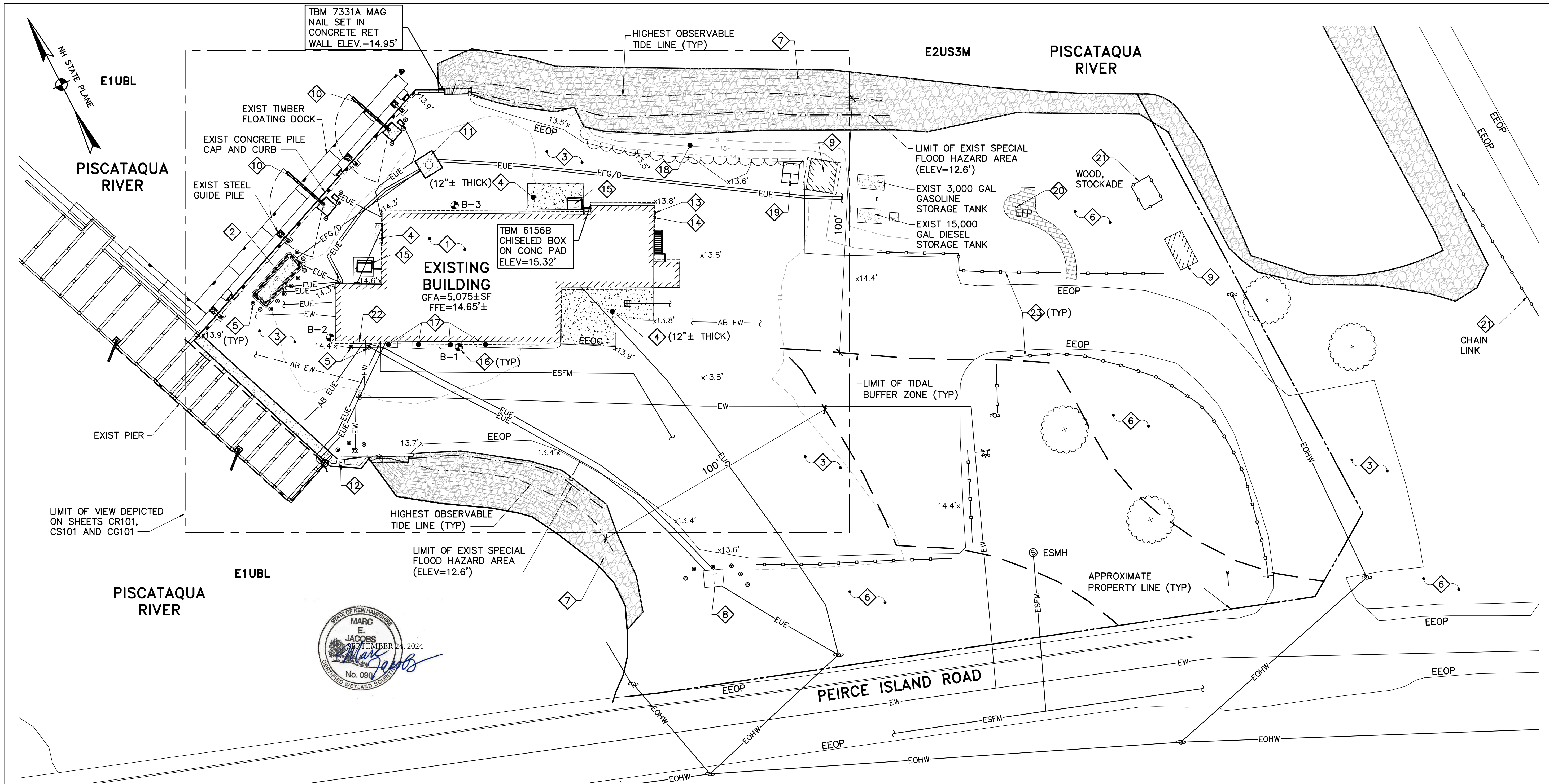
**CIVIL LEGEND, NOTES, AND ABBREVIATIONS**

SCALE: AS NOTED  
 DATE: 09-24-24

DWG.: **C-001**

SHEET: **6** OF **57**





**1 EXISTING CONDITIONS SITE PLAN**  
 CX101 SCALE: 1"=20'

**EXISTING KEYNOTES: (THIS SHEET ONLY).**

- |    |  |    |   |
|----|--|----|---|
| 1  | EXISTING BUILDING.                                       | 12 | POLE MOUNTED FLOOD LIGHT AND SECURITY CAMERA.   |
| 2  | EXISTING FUEL DISPENSER BUILDING ON CONCRETE FOUNDATION. | 13 | EXISTING GASOLINE HLA MOUNTED ON BUILDING WALL. |
| 3  | EXISTING ASPHALT CONCRETE PAVEMENT.                      | 14 | EXISTING DIESEL HLA MOUNTED ON BUILDING WALL.   |
| 4  | EXISTING CONCRETE PAD/SLAB.                              | 15 | EXISTING COMPRESSOR ON CONCRETE PAD.            |
| 5  | EXISTING BOLLARD.  | 16 | EXISTING SOIL TEST BORING, SEE SHEET B-001.     |
| 6  | EXISTING TURF/GRASS.                                     | 17 | EXISTING GRASS AND WEEDS.                       |
| 7  | EXISTING RIPRAP.   | 18 | EXISTING WEEDS, BRUSH AND TREES.                |
| 8  | EXISTING TRANSFORMER ON CONCRETE PAD.                    | 19 | EXISTING DUMPSTER.                              |
| 9  | EXISTING SHED.   | 20 | EXISTING FLAG POLE.                             |
| 10 | EXISTING JIB CRANE AND FOUNDATION.                       | 21 | EXISTING FENCE, TYPE AS INDICATED.              |
| 11 | EXISTING FUEL SUMP PIT.                                  | 22 | EXISTING ELECTRIC METER AND DISCONNECT.         |
|    |  | 23 | EXISTING WOOD GUARDRAIL EXIST.                  |

**PARCEL INFORMATION**

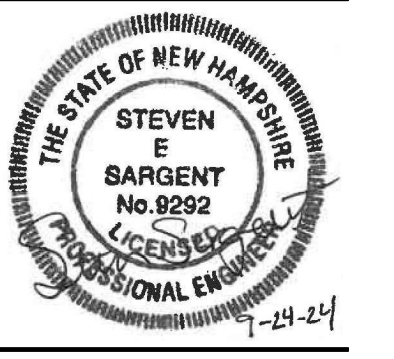
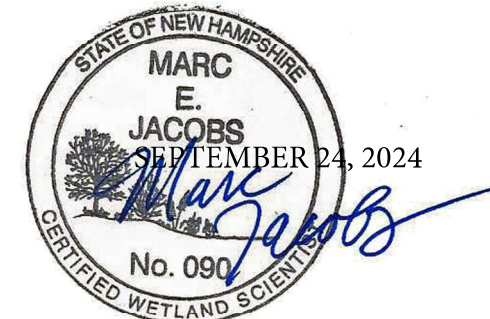
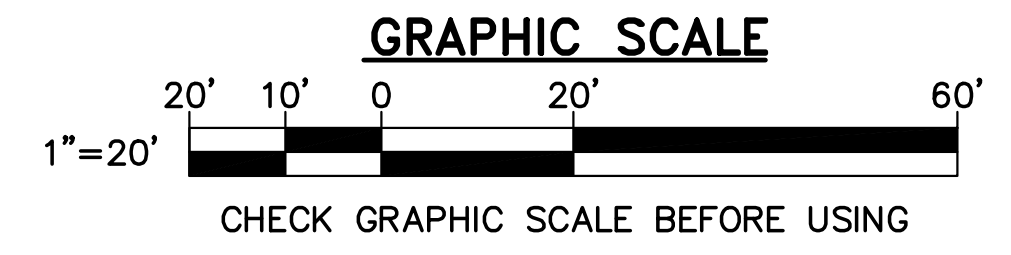
PARCEL ADDRESS: 1 PEIRCE ISLAND ROAD  
 OWNER: PDA DIVISION OF PORTS AND HARBORS  
 ASSESSORS MAP: MAP 208, LOT 1A  
 LOT AREA: 1.967 ACRES

**TIDE INFORMATION**

ELEVATIONS OF TIDAL DATUM REFERRED TO MEAN LOWER LOW WATER (MLLW) IN FEET:	
HIGHEST OBSERVED WATER LEVEL (02/07/1978)	= 12.52
MEAN HIGHER HIGH WATER (MHHW)	= 8.84
MEAN HIGH WATER (MHW)	= 8.43
NORTH AMERICAN VERTICAL DATUM-1988 (NAVD88)	= 4.62
MEAN SEA LEVEL (MSL)	= 4.43
MEAN TIDE LEVEL (MTL)	= 4.38
MEAN LOW WATER (MLW)	= 0.32
MEAN LOWER LOW WATER (MLLW)	= 0.00
LOWEST OBSERVED WATER LEVEL (11/30/1955)	= -3.35

**NOTES**

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON UTILITY LOCATION PAINT MARKS BY DOUCET SURVEY IN MARCH OF 2024 AND RECORD DRAWINGS..
- EXISTING CONDITIONS ARE BASED ON A LIMITED TOPOGRAPHIC SURVEY COMPLETED BY DOUCET SURVEY IN MARCH OF 2024 AND RECORD DRAWINGS.
- HORIZONTAL CONTROL IS BASED ON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD83. VERTICAL CONTROL IS BASED ON MEAN LOWER LOW WATER (4.62' ABOVE NAVD88).
- THE PROJECT SITE IS PARTIALLY LOCATED WITHIN "OTHER AREAS OF FLOOD HAZARD", AND "SPECIAL FLOOD HAZARD AREAS" PER FEMA MAP NUMBER 33015C0278F, DATED JANUARY 29, 2021.



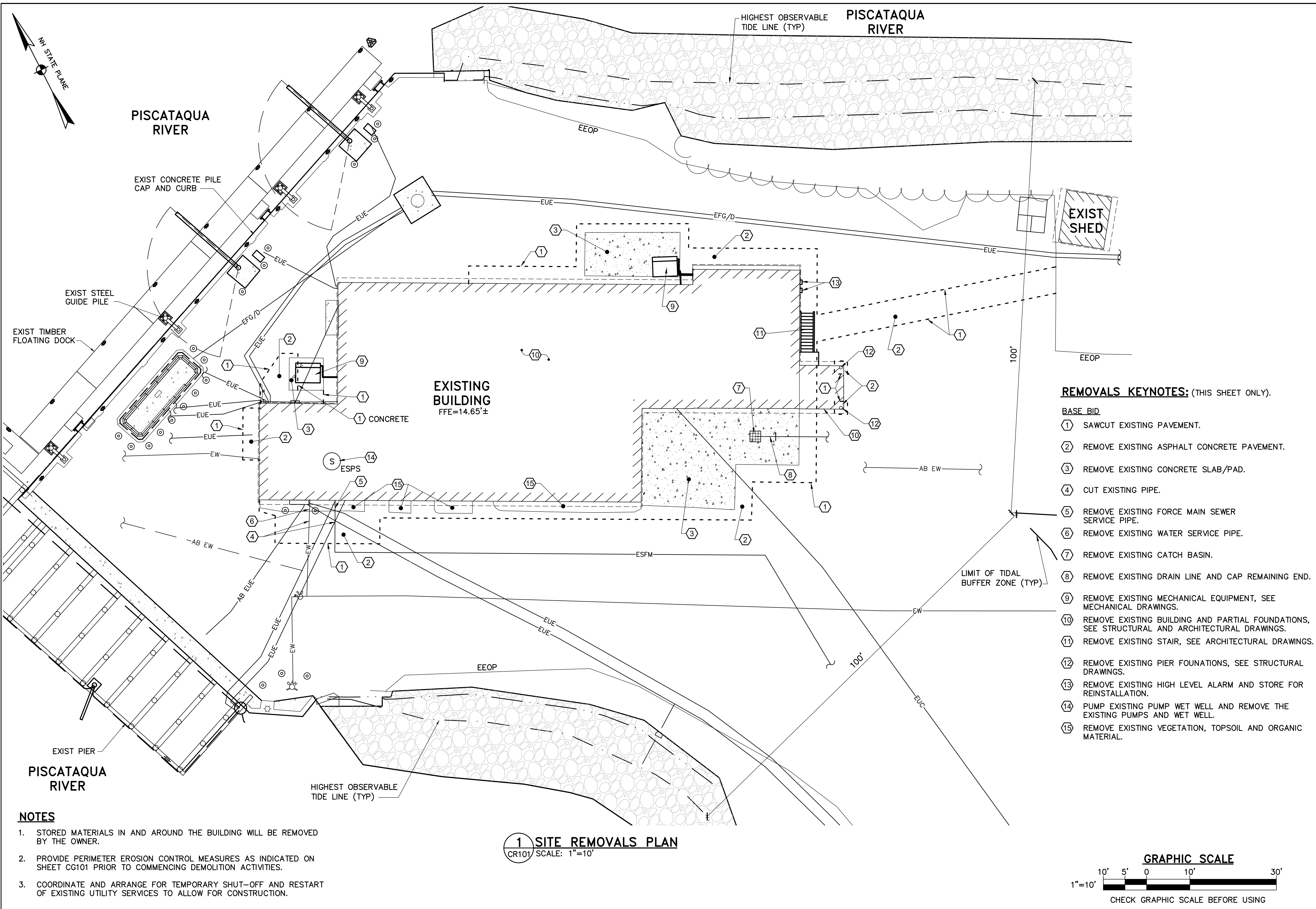
DESIGNED BY: SES  
 DRAWN BY: SES  
 CHECKED BY: SES  
 PROJECT: 22304.21

PEASE DEVELOPMENT AUTHORITY  
 DIVISION OF PORTS AND HARBORS  
 555 Market Street  
 Portsmouth, NH

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 BUILDING REPLACEMENT  
 Peirce Island Road  
 Portsmouth, NH

**EXISTING CONDITIONS SITE PLAN**





PISCATAQUA RIVER

PISCATAQUA RIVER

EXISTING BUILDING  
FFE=14.65'±

EXIST SHED

**REMOVALS KEYNOTES: (THIS SHEET ONLY).**

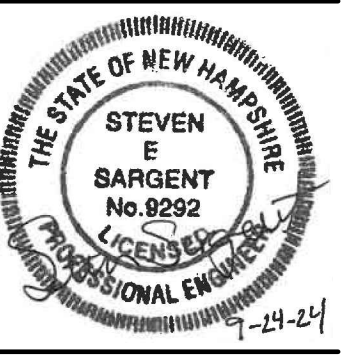
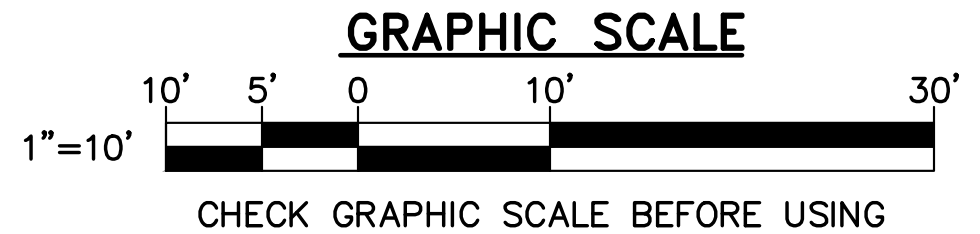
**BASE BID**

- ① SAWCUT EXISTING PAVEMENT.
- ② REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
- ③ REMOVE EXISTING CONCRETE SLAB/PAD.
- ④ CUT EXISTING PIPE.
- ⑤ REMOVE EXISTING FORCE MAIN SEWER SERVICE PIPE.
- ⑥ REMOVE EXISTING WATER SERVICE PIPE.
- ⑦ REMOVE EXISTING CATCH BASIN.
- ⑧ REMOVE EXISTING DRAIN LINE AND CAP REMAINING END.
- ⑨ REMOVE EXISTING MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
- ⑩ REMOVE EXISTING BUILDING AND PARTIAL FOUNDATIONS, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- ⑪ REMOVE EXISTING STAIR, SEE ARCHITECTURAL DRAWINGS.
- ⑫ REMOVE EXISTING PIER FOUNDATIONS, SEE STRUCTURAL DRAWINGS.
- ⑬ REMOVE EXISTING HIGH LEVEL ALARM AND STORE FOR REINSTALLATION.
- ⑭ PUMP EXISTING PUMP WET WELL AND REMOVE THE EXISTING PUMPS AND WET WELL.
- ⑮ REMOVE EXISTING VEGETATION, TOPSOIL AND ORGANIC MATERIAL.

**NOTES**

1. STORED MATERIALS IN AND AROUND THE BUILDING WILL BE REMOVED BY THE OWNER.
2. PROVIDE PERIMETER EROSION CONTROL MEASURES AS INDICATED ON SHEET CG101 PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
3. COORDINATE AND ARRANGE FOR TEMPORARY SHUT-OFF AND RESTART OF EXISTING UTILITY SERVICES TO ALLOW FOR CONSTRUCTION.

**1 SITE REMOVALS PLAN**  
CR101/SCALE: 1"=10'



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PROJECT: 22304.21

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**PORTSMOUTH COMMERCIAL FISH PIER  
BUILDING REPLACEMENT**  
Pelice Island Road  
Portsmouth, NH

**SITE REMOVALS PLAN**

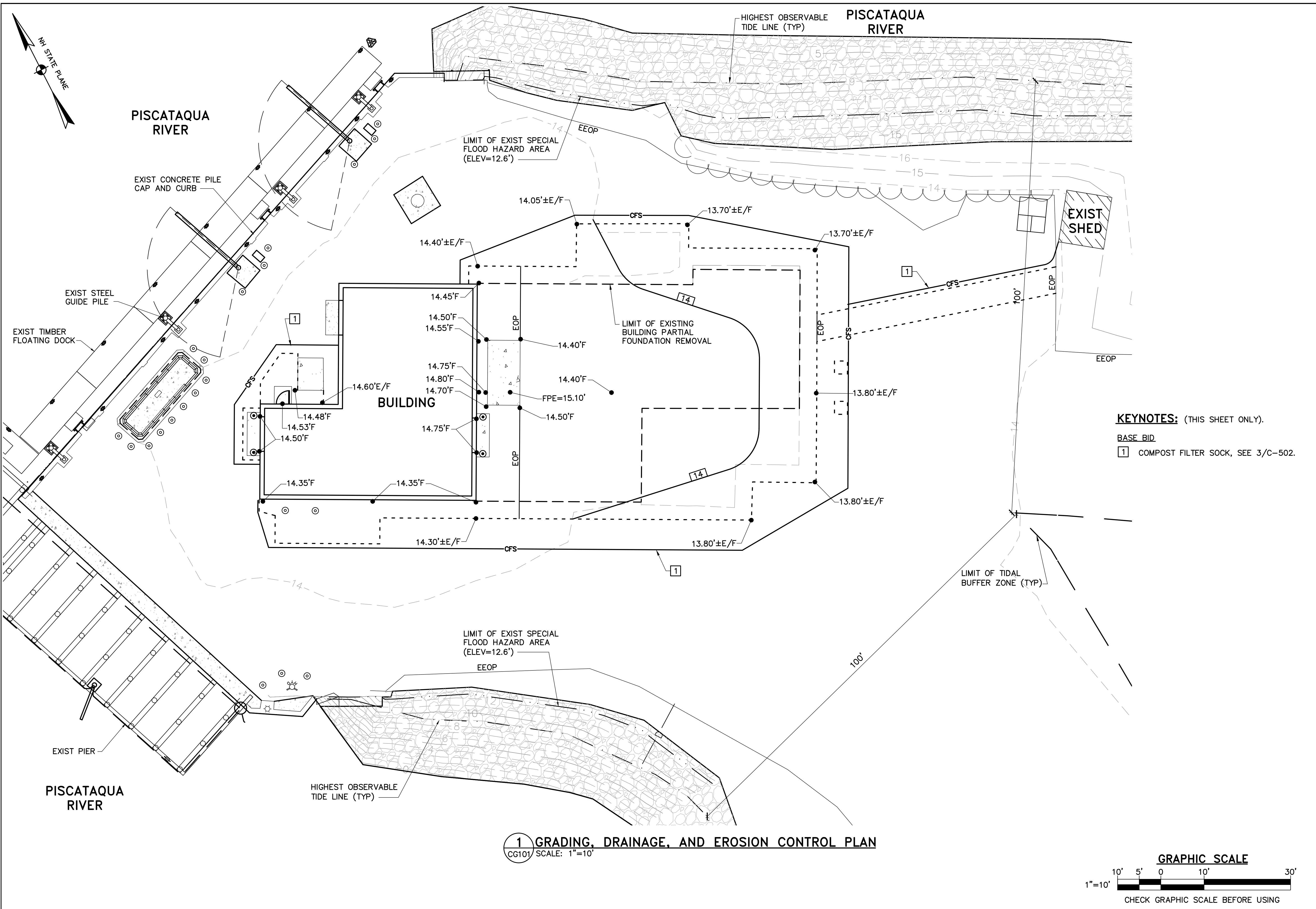
SCALE: AS NOTED  
DATE: 09-24-24

DWG.: **CR101**

SHEET: **8** of **57**

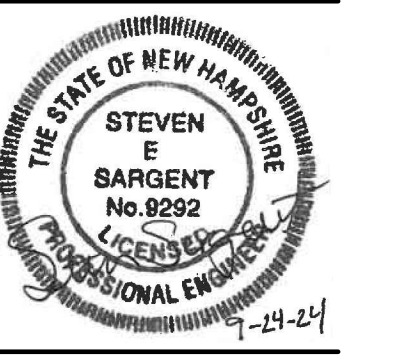
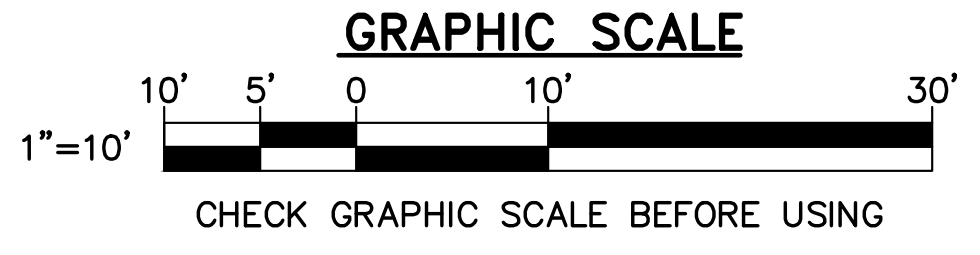






**1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN**  
 CG101 SCALE: 1"=10'

**KEYNOTES:** (THIS SHEET ONLY).  
 BASE BID  
 1 COMPOST FILTER SOCK, SEE 3/C-502.



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 PROJECT: 22304.21

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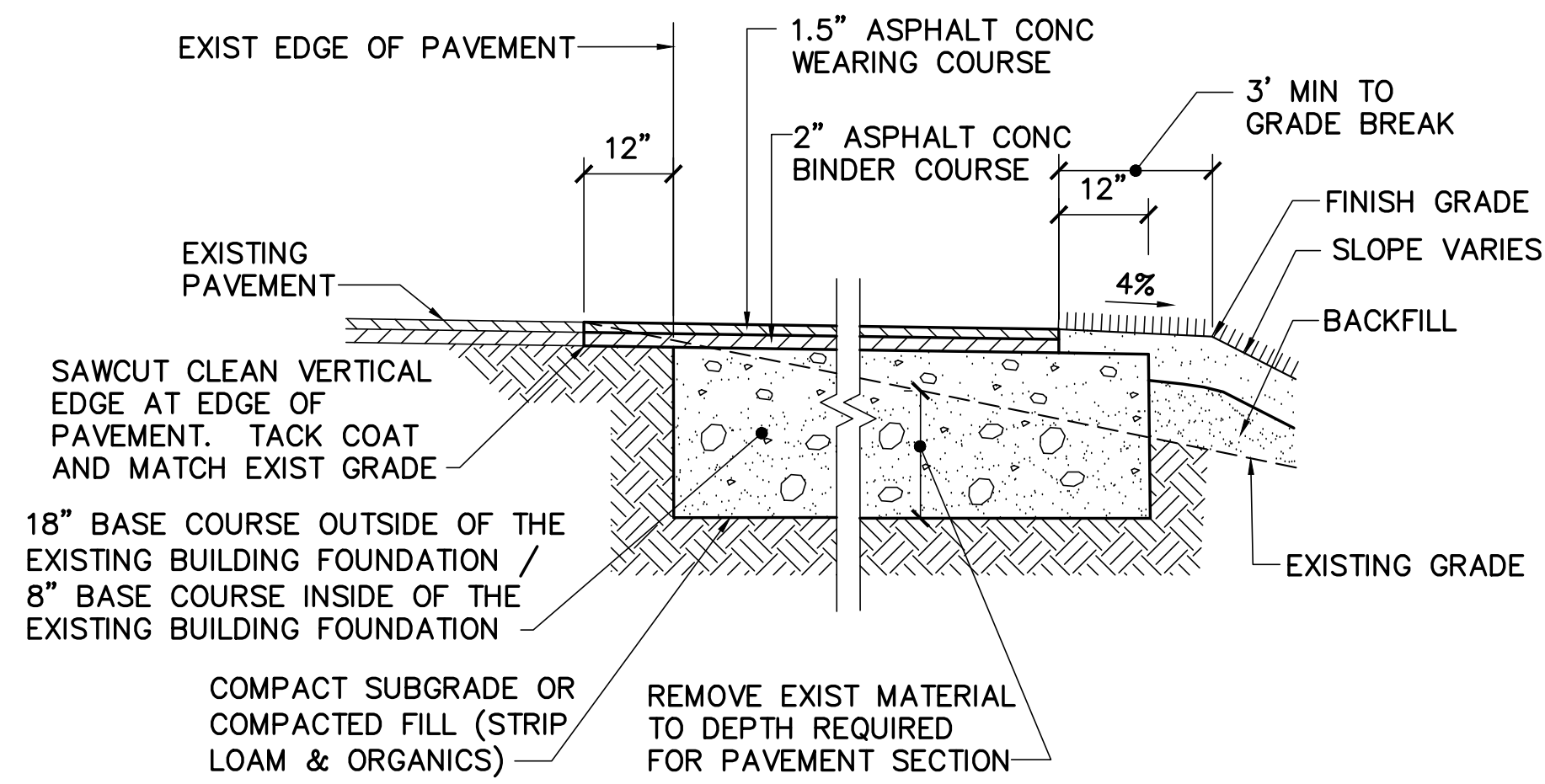
**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**

SCALE: AS NOTED  
 DATE: 09-24-24

DWG.: **CG101**

SHEET: **10** OF **57**



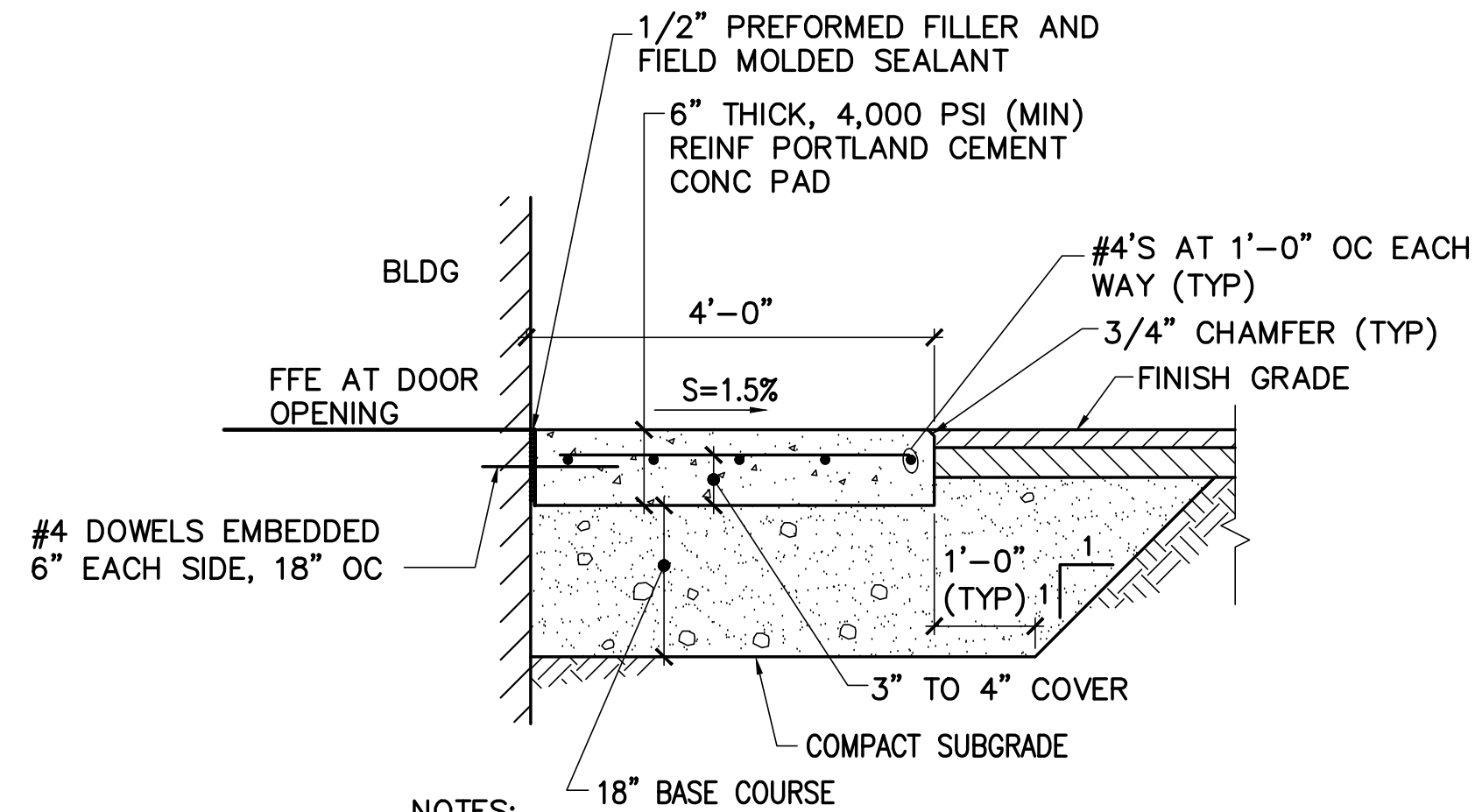


**NOTE:**

1. AT AREAS WHERE EXISTING PAVEMENT IS REMOVED AND GRAVEL BENEATH PAVEMENT IS NOT REMOVED, DISTURBED OR QUALITY DEGRADED DUE TO CONSTRUCTION ACTIVITIES, FINE GRADE THE PAVEMENT SUGRADE, PROVIDE ADDITIONAL BASE COURSE TO ACHIEVE FINISH GRADES, COMPACT AND PROVIDE WEARING COURSE AND BINDER COURSE.

**1 ASPHALT CONCRETE PAVEMENT**

CS101 C-501 NOT TO SCALE

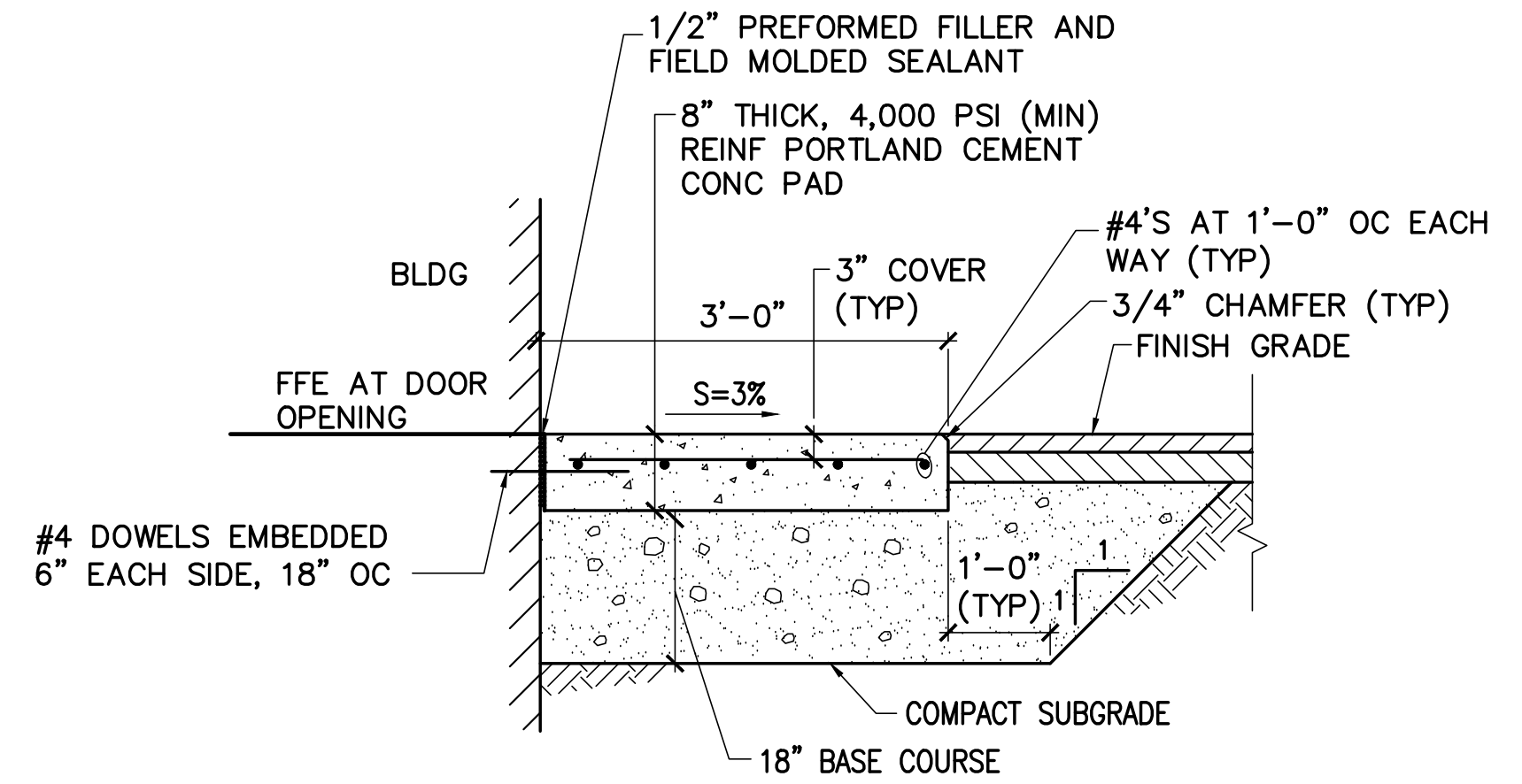


**NOTES:**

1. PROVIDE PAD FLUSH WITH ABUTTING PAVED OR CONCRETE FINISH SURFACES.
2. PROVIDE GALVANIZED REINFORCING.
3. PROVIDE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
4. PROVIDE CONCRETE LANDING PAD CENTERED ON THE DOOR OPENING.

**2 CONCRETE LANDING PAD**

CS101 C-501 NOT TO SCALE

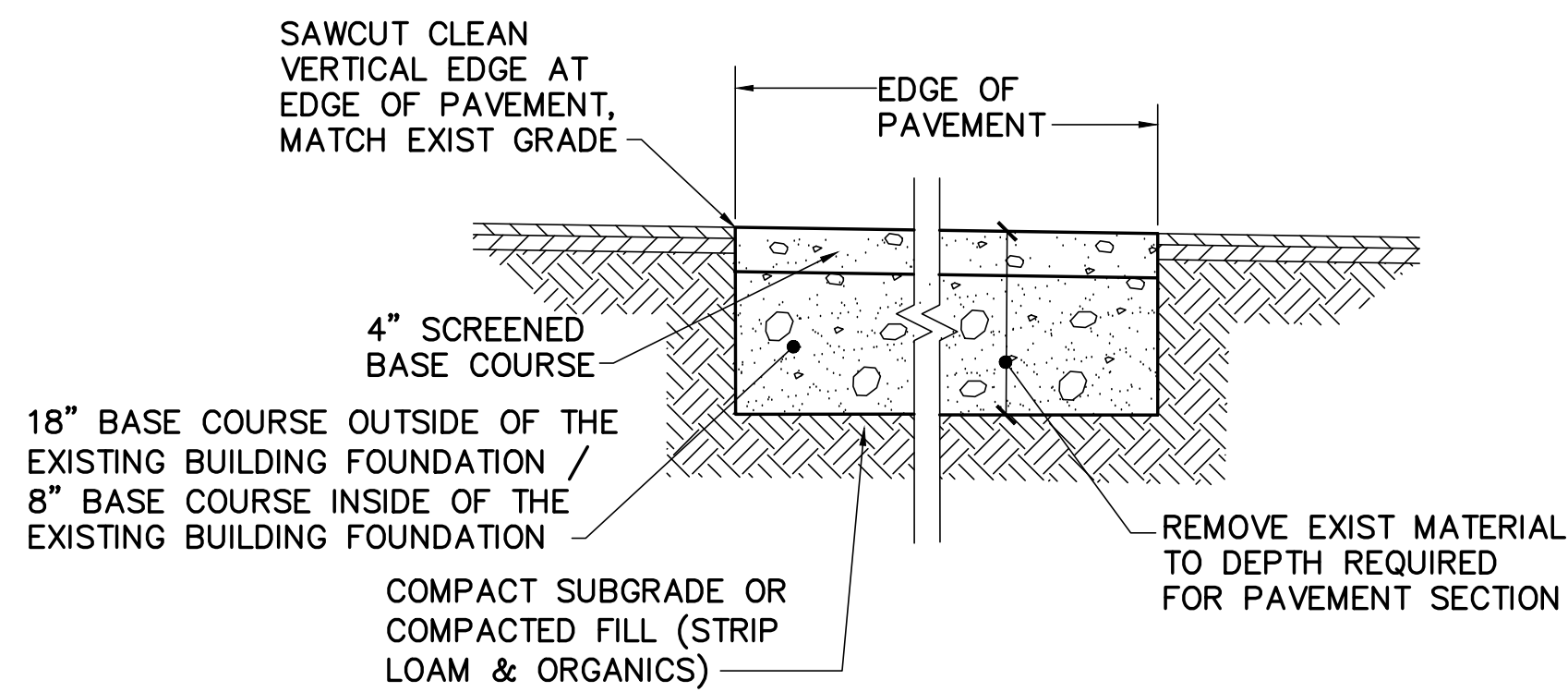


**NOTES:**

1. PROVIDE PAD FLUSH WITH ABUTTING PAVED OR CONCRETE FINISH SURFACES.
2. PROVIDE GALVANIZED REINFORCING.
3. PROVIDE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL.
4. PROVIDE CONCRETE APRON CENTERED ON THE OVERHEAD DOOR OPENING.

**3 CONCRETE APRON**

CS101 C-501 NOT TO SCALE

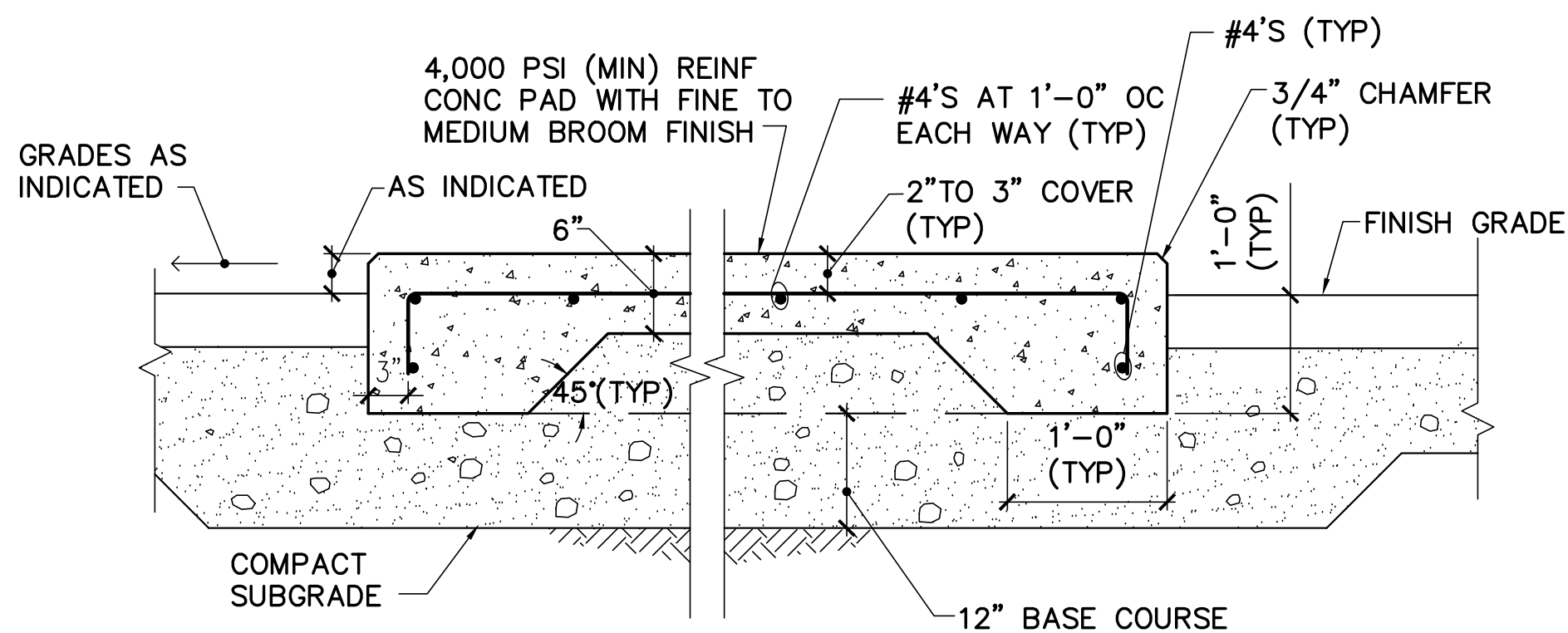


**NOTE:**

1. SCREENED BASE COURSE SHALL BE SCREENED TO A MAXIMUM PARTICLE SIZE OF 1.0 INCH.

**4 GRAVEL SECTION**

CS101 C-501 NOT TO SCALE

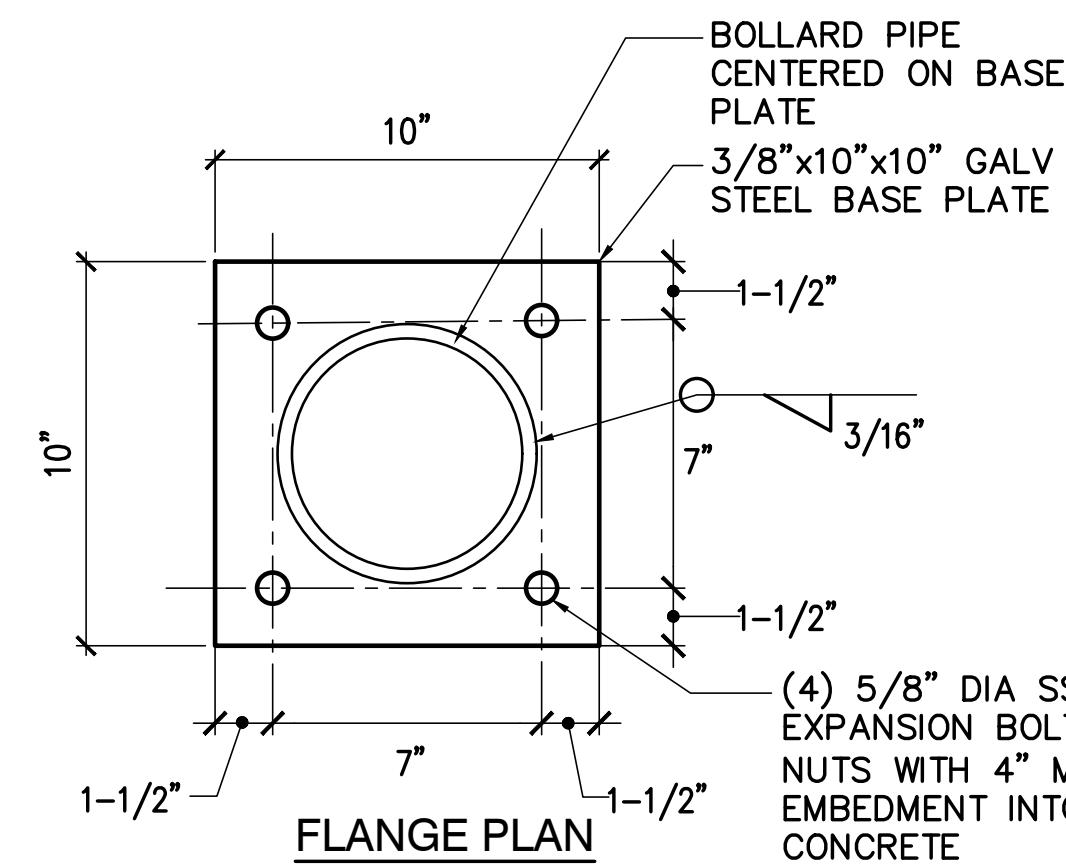


**NOTES:**

1. PROVIDE GALVANIZED REINFORCING.

**5 CONCRETE PAD**

CS101 C-501 NOT TO SCALE

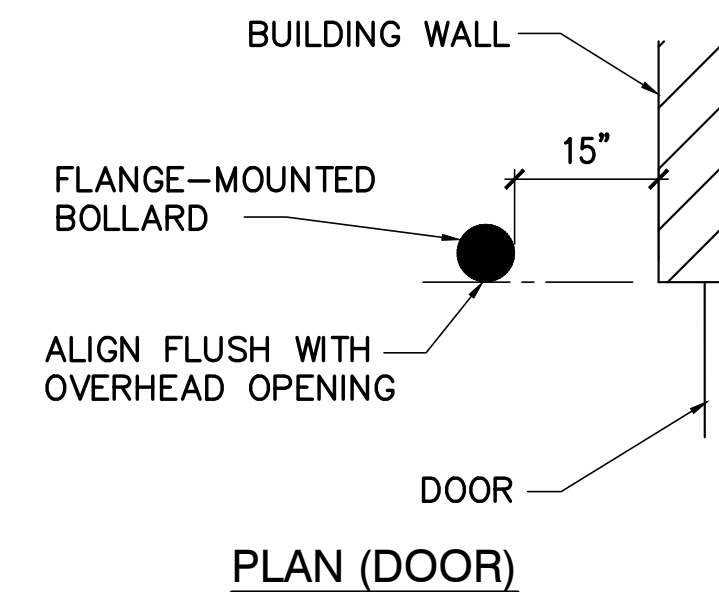


**NOTE:**

1. PROVIDE 1/2" MIN THICK NON-SHRINK GROUT LEVELING BED UNDER FLANGE PLATE.

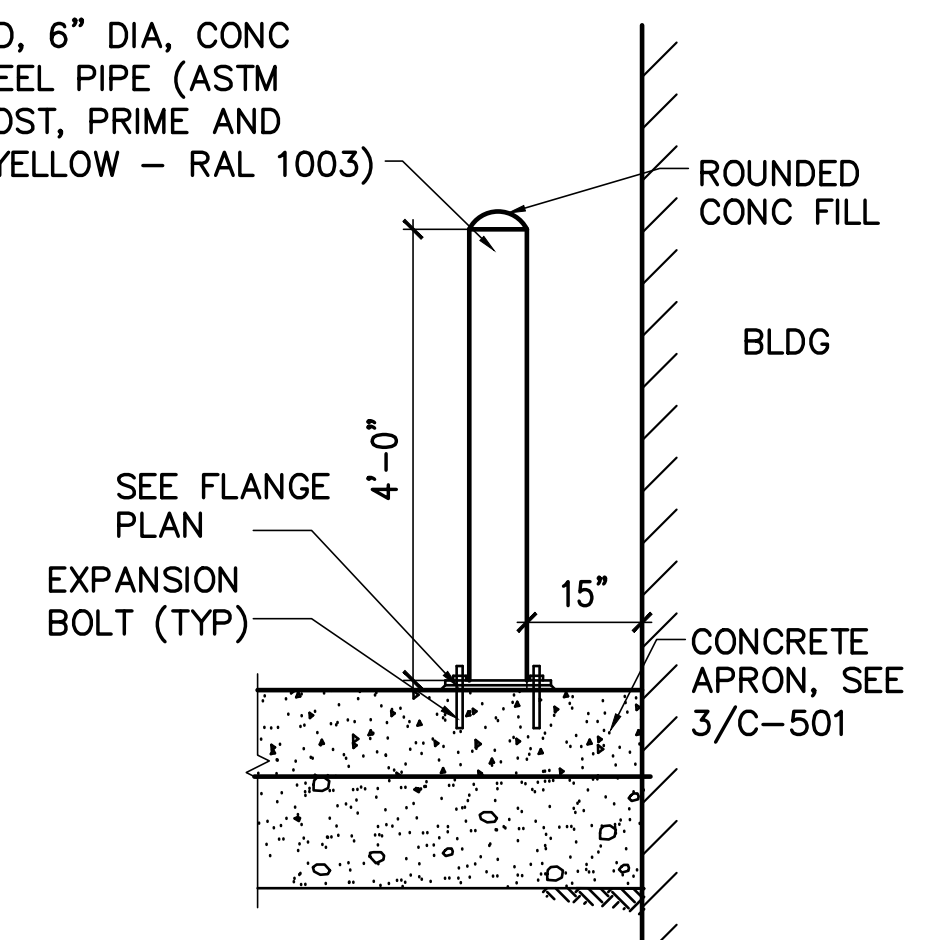
**6 FLANGE-MOUNTED BOLLARD**

CS101 C-501 NOT TO SCALE



PLAN (DOOR)

FLANGE MOUNTED, 6" DIA, CONC FILLED, GALV STEEL PIPE (ASTM A500) GUARD POST, PRIME AND PAINT (SAFETY YELLOW - RAL 1003)



OAK POINT ASSOCIATES

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CHECKED BY: SES  
PROJECT: 22304.21

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**SITE DETAILS 1**

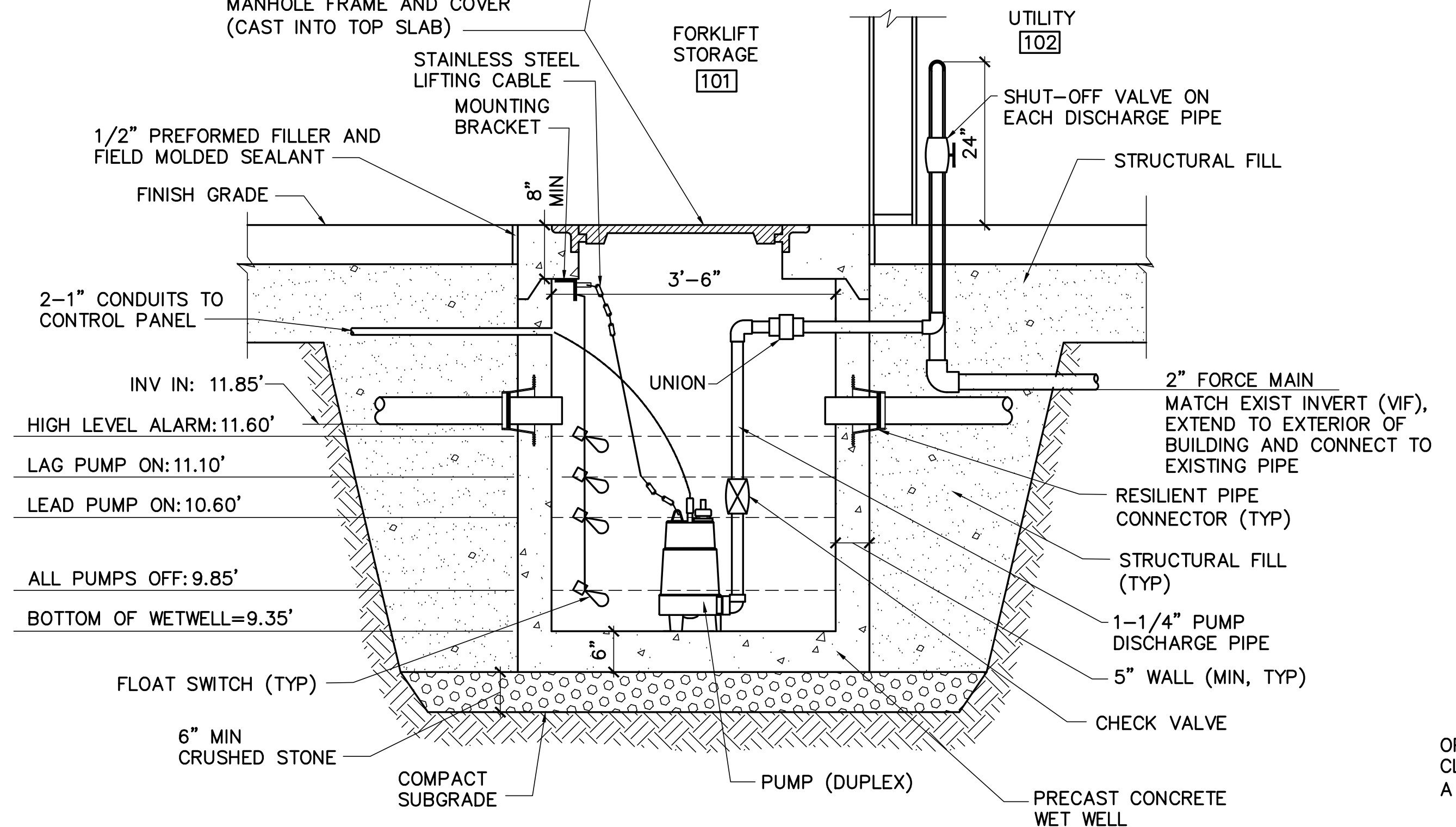
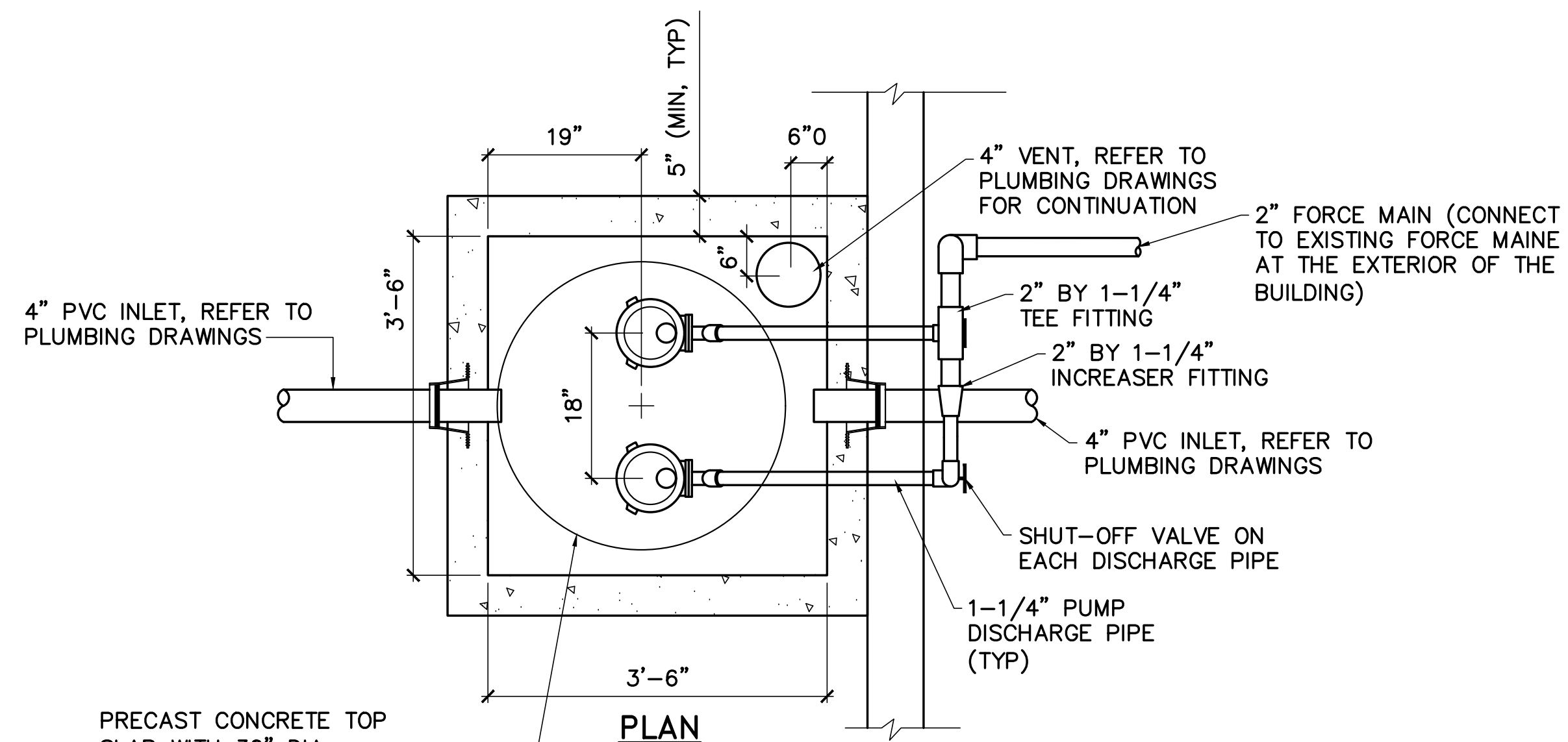
SCALE: AS NOTED

DATE: 09-24-24

DWG: C-501

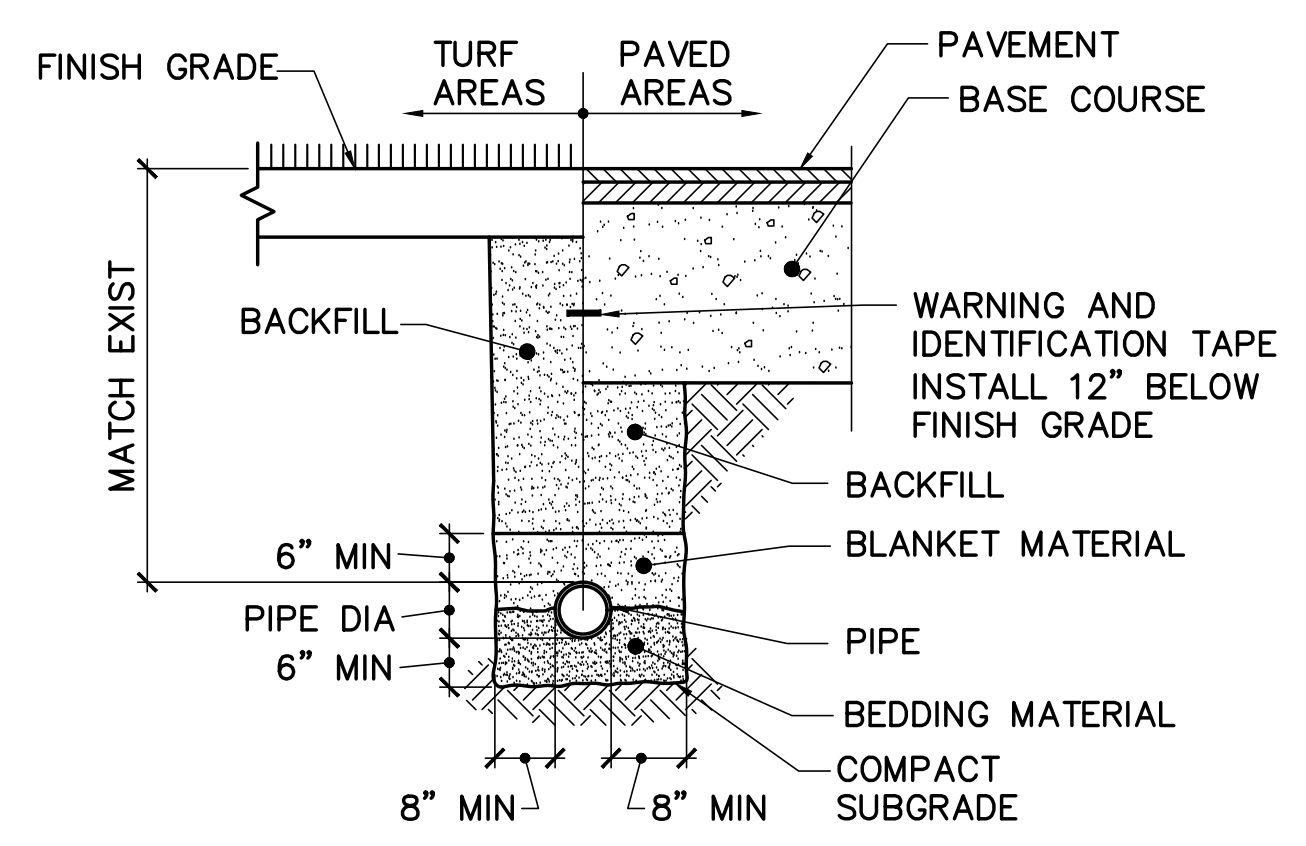
SHEET: 11 OF 57





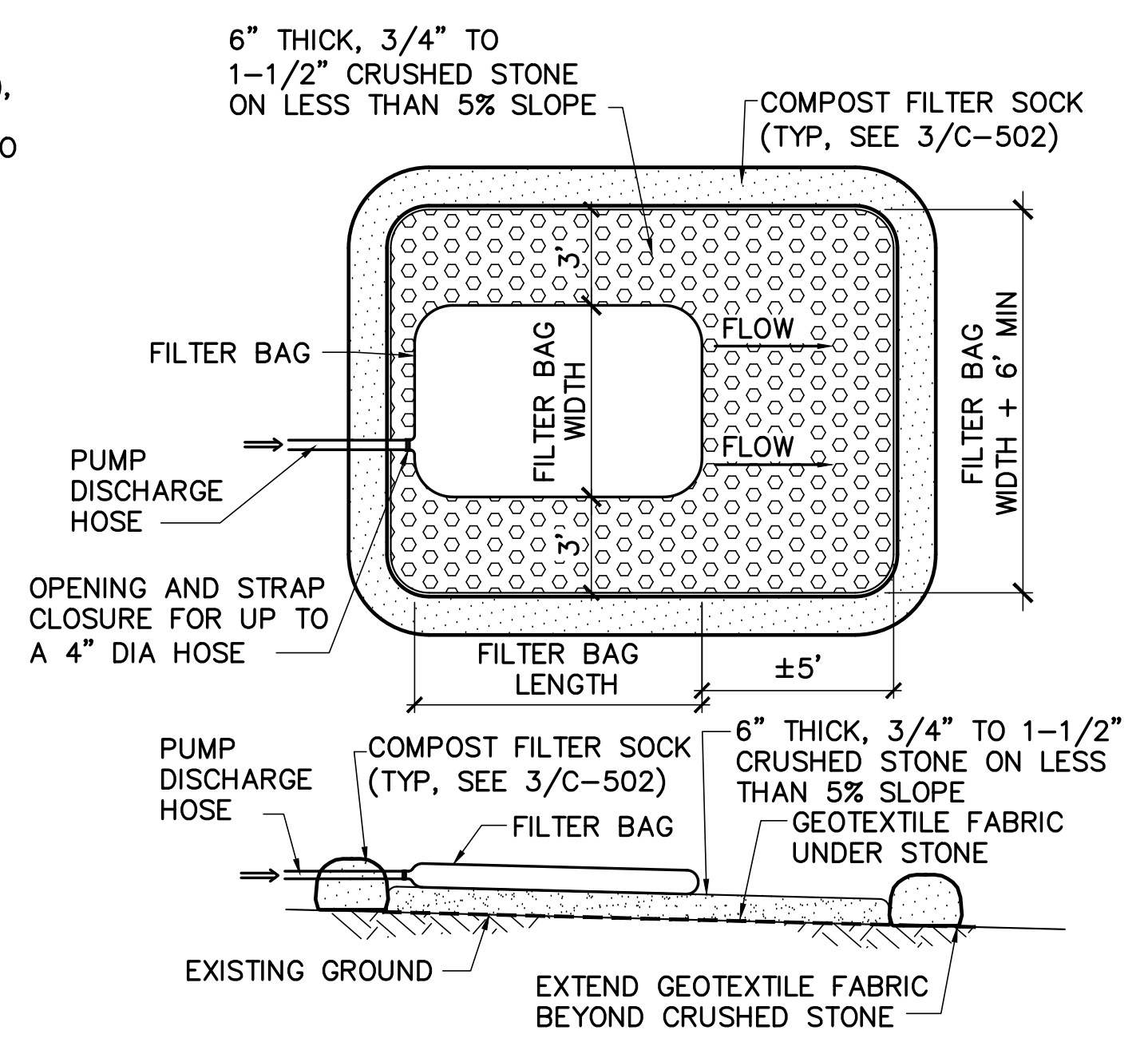
- NOTES:**
- CONCRETE: 5,000 PSI AFTER 28 DAYS.
  - PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION (32,000 POUND AXLE LOAD).
  - SEAL KEYED JOINTS WITH 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT.
  - COAT EXTERIOR OF WET WELL WITH WATER BASED DAMP PROOFING MATERIAL.
  - PUMP BASIS OF DESIGN: LIBERTY PUMPS LSGX200 SERIES WITH A PUMP CAPACITY OF 23 GPM AT 110 FEET OF TOTAL DYNAMIC HEAD.
  - PROVIDE MECHANICAL FLOAT SWITCH LEVEL CONTROLS TO PERFORM THE FOLLOWING FUNCTIONS.
    - START AND ALTERNATE PUMPS.
    - STOP ALL PUMPS WHEN THE PUMP-OFF ELEVATION IS REACHED.
    - ACTIVATE A WARNING LIGHT AND ALARM INDICATOR ON THE CONTROL PANEL WHEN THE HIGH-WATER ALARM ELEVATION IS REACHED.
  - PROVIDE A RUN TIME COUNTER AND AMP METER FOR EACH PUMP IN THE CONTROL PANEL.
  - PROVIDE WATERTIGHT CONNECTIONS TO THE WET WELL.

**1 SEWAGE PUMP STATION**  
CS101.P-101 C-502 NOT TO SCALE



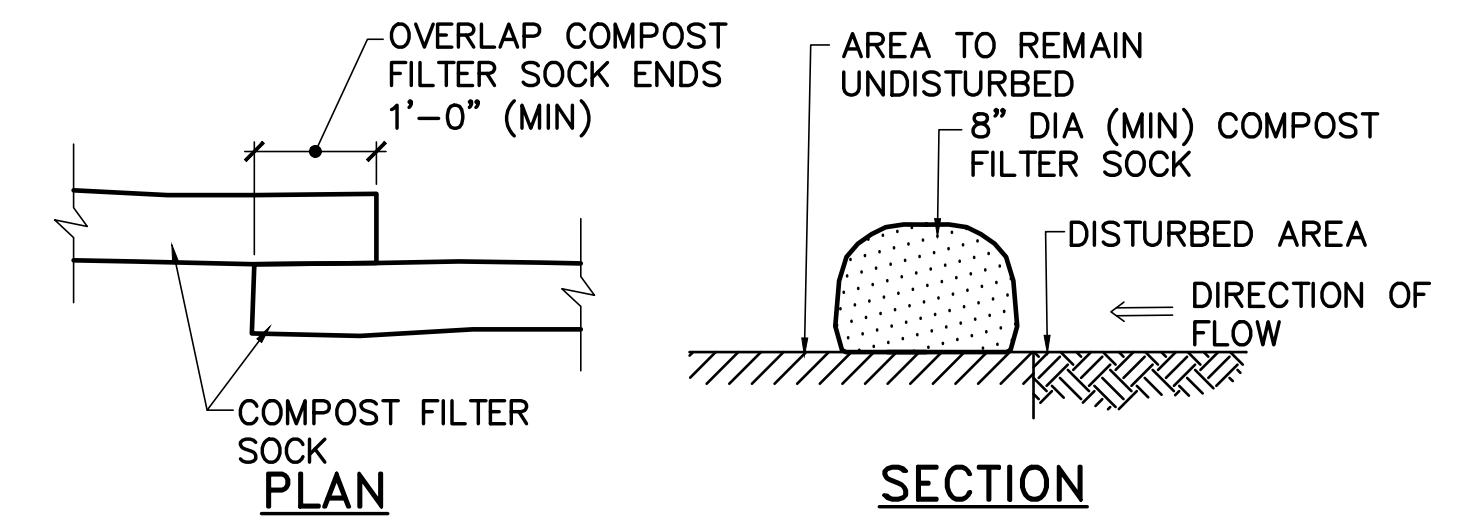
- NOTES:**
- INSTALL THERMOPLASTIC (PE AND PVC) GRAVITY PIPING IN ACCORDANCE WITH ASTM D 2321 (CLASS II BEDDING/BLANKET UNLESS INDICATED OTHERWISE).
  - EXCAVATION WORK SHALL COMPLY WITH OSHA STANDARDS. TRENCH SIDEWALLS SHALL BE VERTICAL FROM TRENCH BOTTOM TO 12" ABOVE TOP OF PIPE.
  - PROVIDE A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN CROSSING PIPES.
  - INSTALL WATER LINE IN ACCORDANCE WITH AWWA 600 (TYPE 5 BEDDING/BLANKET UNLESS INDICATED OTHERWISE).

**2 PIPE TRENCH**  
CS101.C-502 NOT TO SCALE



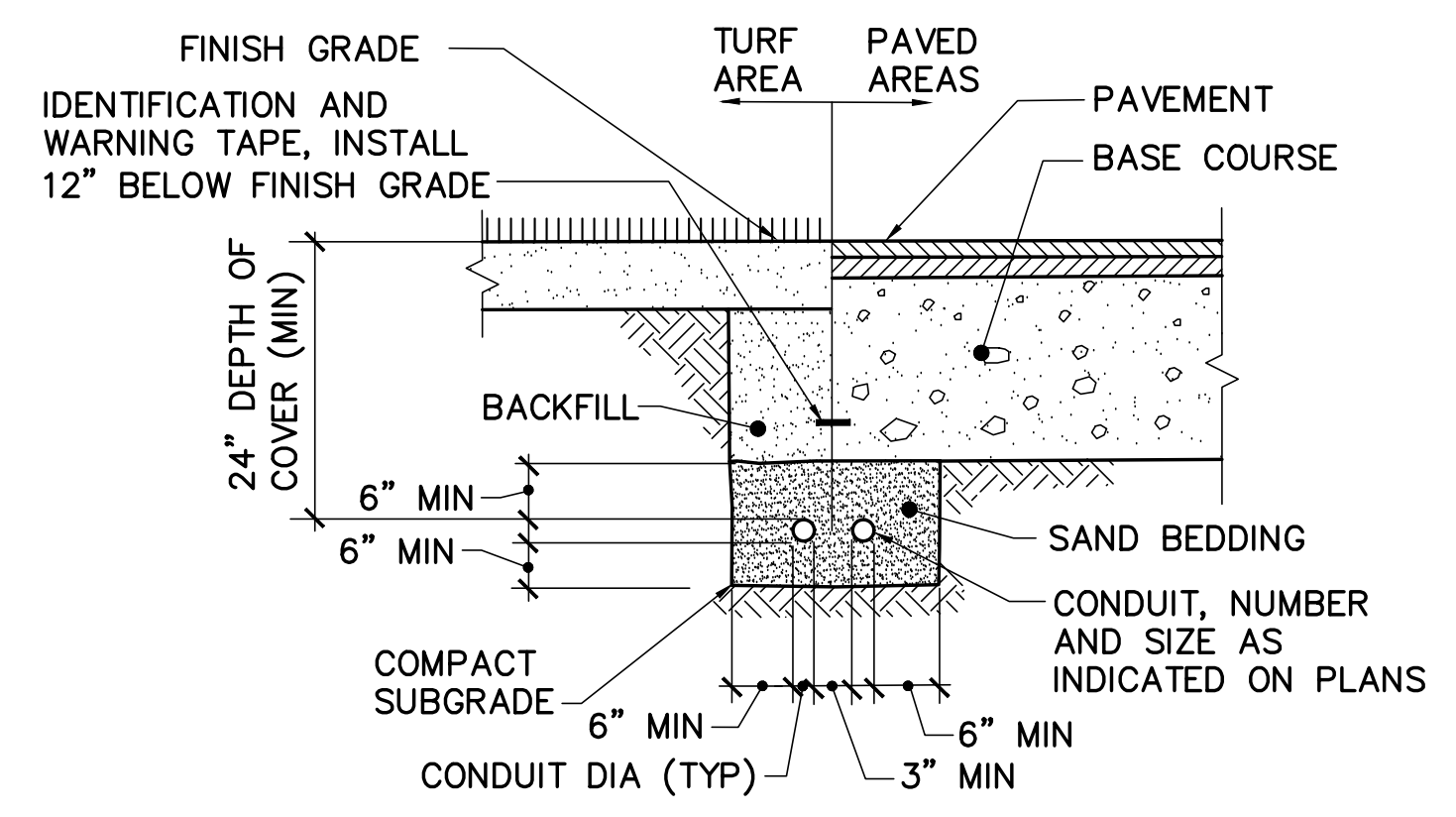
- NOTES:**
- DEWATERING SEDIMENT FILTERS MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER BODY OR WETLAND. DEWATERING SEDIMENT FILTERS MUST BE A NON-WOVEN GEOTEXTILE FABRIC WITH THE FOLLOWING MINIMUM PROPERTIES:
    - WEIGHT (ASTM D3776): 8 OZ/YARD MIN
    - GRAB TENSILE STRENGTH (ASTM D4632): 205 LBS MIN
    - PUNCTURE RESISTANCE (ASTM D4833): 110 LBS MIN
    - MULLEN BURST STRENGTH (ASTM D3786): 350 PSI MIN
    - AOS (ASTM D4751): 100 US SIEVE
    - FLOW RATE (ASTM D4491): 60 GAL/MIN/SF
  - INSTALL, OPERATE, AND REMOVE DEWATERING SEDIMENT FILTERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PRINTED INSTRUCTIONS.

**4 GEOTEXTILE FILTER BAG**  
C-001 C-502 NOT TO SCALE



- NOTES:**
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF THE SOCK HEIGHT.
  - COMPOST FILTER SOCKS SHALL REMAIN IN PLACE UNTIL TRIBUTARY AREAS ARE STABILIZED.
  - SECURE COMPOST FILTER SOCKS IN PLACE WITH CONCRETE BLOCKS WHERE SOCKS FAIL TO REMAIN IN PLACE DUE TO HYDRAULIC FORCES.
  - COMPOST FILTER SOCKS: POLYPROPYLENE TUBE FILLED WITH ORGANIC MATERIAL
    - POLYPROPYLENE TUBE:
      - WOVEN OR NONWOVEN
      - TENSILE STRENGTH: 200 PSI (MIN)
      - MESH OPENING: 1/8 INCH
      - MINIMUM FLOW RATE: 0.2 GAL/MIN/SF
    - ORGANIC MATERIAL:
      - BETWEEN 95 AND 100 PERCENT ORGANIC MATERIAL DERIVED FROM A WELL DECOMPOSED SOURCE OF ORGANIC MATTER
      - 95 PERCENT MUST PASS A 2-INCH SIEVE AND A MAXIMUM OF 40 PERCENT SHALL PASS A 40 PERCENT SIEVE
      - PH: BETWEEN 5.0 AND 8.0
      - SOLUBLE SALT CONTENT: LESS THAN 4.0 mmhos/cm.

**3 COMPOST FILTER SOCK**  
CG101.C-502 C-502 NOT TO SCALE



- NOTE:**
- PROVIDE 3" MIN SEPARATION BETWEEN LIKE-UTILITIES AND 6" MIN SEPARATION BETWEEN CONDUITS AND OTHER UTILITIES.

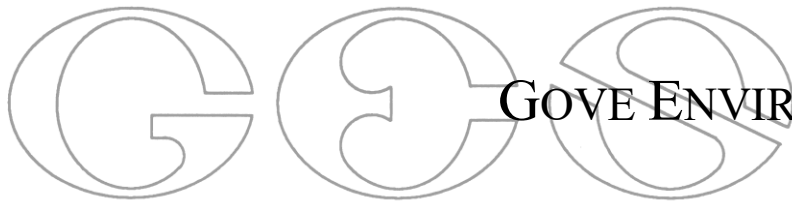
**5 CONDUIT TRENCH**  
CS101.C-502 NOT TO SCALE











GOVE ENVIRONMENTAL SERVICES, INC.  
AGENT

NHDES WETLANDS BUREAU  
MINOR IMPACT  
DREDGE & FILL APPLICATION

Tier 1 Stream Crossing Replacement  
Portsmouth Regional Hospital  
Portsmouth, NH  
September, 2024

Prepared By:

Gove Environmental Services, Inc.  
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GES# 2019175

## TABLE OF CONTENTS

- 1.0 NHDES Wetlands Bureau Dredge & Fill Application Forms
  - 1.1 Standard Dredge and Fill Wetlands Permit Application (NHDES-W-06-012)
  - 1.2 Avoidance and Minimization Written Narrative (NHDES-W-06-089)
  - 1.3 Attachment A: Minor and Major Projects (NHDES-W-06-013)
  - 1.4 Stream Crossing Worksheet (NHDES-W-06-71)
  - 1.5 Functions and Values with Functional Analysis
  - 1.6 Army Corps of Engineers Appendix B
- 2.0 General Information
  - 2.1 Project Name, Plans, and Maps
  - 2.2 Technical Standards
  - 2.3 Site Description/Wetlands Overview
- 3.0 Project Overview
  - 3.1 Stream Crossing Chapter 900
  - 3.2 USGS Quad Sheet Locus Map
  - 3.3 Wildlife Action Plan
  - 3.4 Aerial Photography
  - 3.5 Bowman Consulting Supplemental Package
  - 3.6 Previous Permit and Plan
  - 3.7 Photolog of Impact Areas
  - 3.8 Fish and Game Coordination Package

## APPENDICES

- Appendix I New Hampshire Natural Heritage Bureau Inquiry
- Appendix II New Hampshire Department of Historic Resources Inquiry
- Appendix III Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts



# 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:** HCA Health Services of New Hampshire **TOWN NAME:** Portsmouth

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

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

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

Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="radio"/> Yes <input type="radio"/> No
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                             <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s):     <b>Blanding's Turtle (<i>Emydoidea blandingii</i>)</b></li> <li>○ NHB Project ID #: NHB24-2219     <b>Marsh Wren (<i>Cistothorus palustris</i>)</b></li> <li>   <b>Sora (<i>Porzana carolina</i>)</b></li> </ul> </li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
• Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input type="radio"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input checked="" type="radio"/> Yes <input type="radio"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:     Day:     Year:</li> </ul>	



For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
---	---

For stream crossing projects, provide watershed size (see <a href="#">WPPT</a> or Stream Stats):	195 acres
--	-----------

**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.

Portsmouth Regional Hospital is an existing acute hospital on a ±21-acre parcel at 333 Borthwick Ave, Portsmouth, NH 03801. Along the northern property boundary there is an existing Unitil natural gas enclosure with regulators and valves. This area is accessed through an existing gravel drive with (3) 24" culverts that cross over a man-made swale for maintenance and regular inspections.

The applicant is proposing to remove the existing three (3) 24" culverts and replace with one (1) 10' wide by 3' tall by 25' long box culvert. Temporary wetland impact proposed is 1,600 SF and permanent wetland impact proposed is 750 SF. Cofferdams and rerouting of the water through a dewatering system will be utilized during removal of existing culverts and installation of proposed box culvert. No additional wetland impacts are associated with the proposed culvert replacement.

**SECTION 3 - PROJECT LOCATION**  
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 333 Borthwick Avenue

TOWN/CITY: Portsmouth

TAX MAP/BLOCK/LOT/UNIT: 0240-0002-0001

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: HCA Health Services of New Hampshire		
MAILING ADDRESS: PO BOX 80610		
TOWN/CITY: Indianapolis	STATE: IN	ZIP CODE: 46580
EMAIL ADDRESS: Trip.DeMoss@hcahealthcare.com		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Walden, Brenden, M		
COMPANY NAME: Gove Environmental Services		
MAILING ADDRESS: 8 Continental Drive, Building 2, Unit H		
TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
EMAIL ADDRESS: bwalden@gesinc.biz		
FAX:	PHONE: (207)710-7863	
ELECTRONIC COMMUNICATION: By initialing here BMW, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>		
If the owner is a trust or a company, then complete with the trust or company information.		
<input checked="" type="checkbox"/> 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):

Wetland impacts are less than 3,000 SF for this project as well as cumulatively. This meets criteria outlined in Env-Wt 524 for commercial development by enhancing hydrologic connectivity to maintain flows or improve flows on the subject property. The project meets the criteria listed for Replacement of Tier 1 Existing Legal Crossings Env-Wt 904.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required

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

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

N/A – Compensatory mitigation is not required

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

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



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

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

Permanent (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			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River	750	75	<input type="checkbox"/>	1,600		<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>							

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

<input type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.
<input type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:
Permanent and temporary (non-docking): 2350 SF × \$0.40 = \$ 940
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$
Total = \$
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$</i>

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

Indicate the project classification.

<input type="checkbox"/> Minimum Impact Project	<input checked="" type="checkbox"/> Minor Project	<input type="checkbox"/> 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:	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:               <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </li> </ul>
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:	DATE:

**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)).

- 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).



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:** HCA Health Services of New Hampshire **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 water access structures are proposed with this proejct.

**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.*

There are no proposed permanent impacts of more than one (1) acre or to a PRA for the proposed culvert replacement. Additonally, the functions and values of the Tier 1 stream will be preserved and maintained. Hydrologic connectivity will be maintained from north of the site.



**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?](#)

There are no other alternatives that would result in lesser impact to the jurisdictional area or their functions and values. The proposed culvert replacement has been sized to meet and exceed the tier 1 stream crossing requirements and will enhance hydrologic connectivity between the emergent wetland to the north and the prime wetland located south of subject property.

**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 limited the wetland impacts to the Tier 1 stream, three 24 inch culverts with one single concert box culvert. The impacts associated with this proposal will not have any longterm effects to the function and values of the Tier 1 stream and is designed to maintain hydrologic connectivity and sized properly to meet or exceed the tier 1 stream crossing requirements.



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:** HCA Health Services of New Hampshire **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.

THERE ARE NO OTHER ALTERNATIVES THAT WOULD RESULT IN LESSER IMPACT TO THE JURISDICTIONAL AREA OR THEIR FUNCTIONS AND VALUES. THE PROPOSED CULVERT REPLACEMENT HAS BEEN SIZED TO MEET TIER 1 STREAM CROSSING REQUIREMENTS AND WILL ENHANCE HYDROLOGIC CONNECTIVITY BETWEEN THE TWO EXISTING WETLANDS ON THE NORTH OF THE PROPERTY.

**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 have any direct impacts to marshes that support or provide nutrients for finfish, crustaceans, shellfish and wildlife of significant value.

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

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

The proposed replacement of the existing crossing structures will improve the flows at the existing crossing location by increasing the crossing structure size and allow for better connectivity and allowance for aquatic passage.



**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 proposed stream crossing replacement will utilize areas of previous disturbance and minimize the expansion of the crossing to the greatest extent practicable. No other impacts are proposed and the improved hydrologic connectivity will provide a long term net benefit to the resource area both up stream and down stream. The improved aquatic passage would provide a benefit to any species currently utilizing the aquatic resource area.

**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 culvert replacement will be entirely on private property and will have no negative impacts that would eliminate, depreciate or obstruct public commerce, navigation or recreation with the completion of the project.

**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.

There are no proposed impacts to any floodplain wetlands on the subject property.

**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 proposed impacts are only associated with a culvert replacement, a previously disturbed area.

**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 proposed project has impacts to a Tier 1 stream and will not result in any observable negative impacts to water quality.

**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 only proposed impacts are to the Tier 1 stream, needed for the culvert replacement. The proposed Tier 1 culvert replacement will improve flow and enhance hydrologic connectivity to other wetlands on and off the property.



**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.

No shoreline structures proposed.

**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.

No shoreline structures proposed.

**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.

No shoreline structures proposed.

**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.

No shoreline structures proposed.

**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.

No shoreline structures proposed.

**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.

No shoreline structures proposed.



<b>PART II: FUNCTIONAL ASSESSMENT</b>	
<b>REQUIREMENTS</b>	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: Army Corps of Engineers Highway Methodology	
NAME OF CERTIFIED WETLAND SCIENTIST (FOR NON-TIDAL PROJECTS) OR QUALIFIED COASTAL PROFESSIONAL (FOR TIDAL PROJECTS) WHO COMPLETED THE ASSESSMENT: BRENDEN WALDEN CWS #297	
DATE OF ASSESSMENT: 9/5/2023	
Check this box to confirm that the application includes a NARRATIVE ON FUNCTIONAL ASSESSMENT: <input checked="" type="checkbox"/>	
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: <input checked="" type="checkbox"/>	
Note: The Wetlands Functional Assessment worksheet can be used to compile the information needed to meet functional assessment requirements.	



# WETLANDS PERMIT APPLICATION STREAM CROSSING WORKSHEET

Water Division/Land Resources Management  
Wetlands Bureau



**RSA/Rule** RSA 482-A/ Env-Wt-900

This worksheet can be used to accompany Wetlands Permit Applications when proposing stream crossings.

<b>SECTION 1 - TIER CLASSIFICATIONS</b>	
Determine the contributing watershed size at <a href="#">USGS StreamStats</a> .	
Note: Plans for tier 2 and 3 crossings shall be designed and stamped by a professional engineer who is licensed under RSA 310-A to practice in New Hampshire.	
Size of contributing watershed at the crossing location: 195 acres	
<input checked="" type="checkbox"/> <b>Tier 1:</b> A tier 1 stream crossing is a crossing located on a watercourse where the contributing watershed size is less than or equal to 200 acres.	
<input type="checkbox"/> <b>Tier 2:</b> A tier 2 stream crossing is a crossing located on a watercourse where the contributing watershed size is greater than 200 acres and less than 640 acres.	
<input type="checkbox"/> <b>Tier 3:</b> A tier 3 stream crossing is a crossing that meets <b>any</b> of the following criteria: <ul style="list-style-type: none"> <li><input type="checkbox"/> On a watercourse where the contributing watershed is more than 640 acres.</li> <li><input type="checkbox"/> Within a <a href="#">designated river corridor</a> unless:                         <ul style="list-style-type: none"> <li>a. The crossing would be a tier 1 stream based on contributing watershed size, or</li> <li>b. The structure does not create a direct surface water connection to the designated river as depicted on the national hydrography dataset as found on GRANIT.</li> </ul> </li> <li><input type="checkbox"/> Within a <a href="#">100-year floodplain</a> (see Section 2 below).</li> <li><input type="checkbox"/> In a jurisdictional area having any protected species or habitat (<a href="#">NHB DataCheck</a>).</li> <li><input type="checkbox"/> In a prime wetland or within a duly-established 100-foot buffer, unless a waiver has been granted pursuant to RSA 482-A:11, IV(b) and Env-Wt 706. Review the <a href="#">Wetlands Permit Planning Tool (WPPT)</a> for town prime wetland and prime wetland buffer maps to determine if your project is within these areas.</li> </ul>	
<input type="checkbox"/> <b>Tier 4:</b> A tier 4 stream crossing is a crossing located on a tidal watercourse.	
<b>SECTION 2 - 100-YEAR FLOODPLAIN</b>	
Use the <a href="#">FEMA Map Service Center</a> to determine if the crossing is located within a 100-year floodplain. Please answer the questions below:	
<input checked="" type="checkbox"/> <b>No:</b> The proposed stream crossing <i>is not</i> within the FEMA 100-year floodplain.	
<input type="checkbox"/> <b>Yes:</b> The proposed project <i>is</i> within the FEMA 100-year floodplain. Zone = <input type="text"/> Elevation of the 100-year floodplain at the inlet: <input type="text"/> feet (FEMA EI. or Modeled EI.)	
<b>SECTION 3 - CALCULATING PEAK DISCHARGE</b>	
Existing 100-year peak discharge (Q) calculated in cubic feet per second (CFS): 244.7 CFS	Calculation method: Hydrology Studio
Estimated bankfull discharge at the crossing location: <input type="text"/> CFS	Calculation method: <input type="text"/>

[lrn@des.nh.gov](mailto:lrn@des.nh.gov) or (603) 271-2147

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

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

➡ **Note: If tier 1, then skip to Section 10** ⬅

**SECTION 4 - PREDICTED CHANNEL GEOMETRY BASED ON REGIONAL HYDRAULIC CURVES**

*For tier 2, tier 3 and tier 4 crossings only.*

Bankfull Width: <input style="width: 50px;" type="text"/> feet	Mean Bankfull Depth: <input style="width: 50px;" type="text"/> feet
--	---

Bankfull Cross Sectional Area:  square feet (SF)

**SECTION 5 - CROSS SECTIONAL CHANNEL GEOMETRY: MEASUREMENTS OF THE EXISTING STREAM WITHIN A REFERENCE REACH**

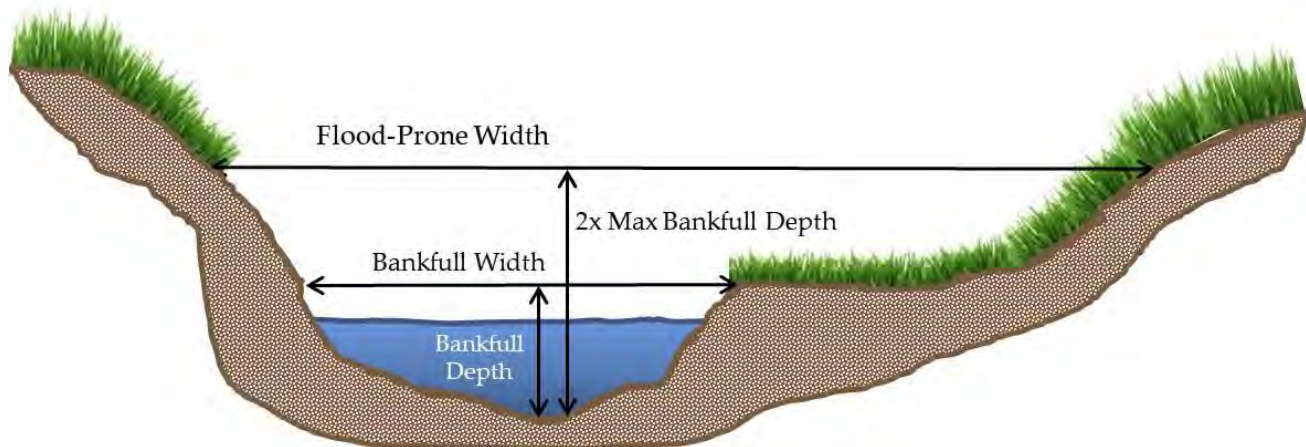
*For tier 2, tier 3 and tier 4 crossings only.*

Describe the reference reach location:

Reference reach watershed size:  acres

Parameter	Cross Section 1 Describe bed form <input style="width: 50px;" type="text"/> <i>(e.g. pool, riffle, glide)</i>	Cross Section 2 Describe bed form <input style="width: 50px;" type="text"/> <i>(e.g. pool, riffle, glide)</i>	Cross Section 3 Describe bed form <input style="width: 50px;" type="text"/> <i>(e.g. pool, riffle, glide)</i>	Range
<a href="#">Bankfull Width</a>	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet
<a href="#">Bankfull Cross Sectional Area</a>	<input style="width: 50px;" type="text"/> SF	<input style="width: 50px;" type="text"/> SF	<input style="width: 50px;" type="text"/> SF	<input style="width: 50px;" type="text"/> SF
Mean <a href="#">Bankfull Depth</a>	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet
<a href="#">Width to Depth Ratio</a>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>
Max <a href="#">Bankfull Depth</a>	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet
<a href="#">Flood Prone Width</a>	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet	<input style="width: 50px;" type="text"/> feet
<a href="#">Entrenchment Ratio</a>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>

Use **Figure 1** below to determine the measurements of the Reference Reach Attributes



**Figure 1:** Determining the Reference Reach Attributes.

**SECTION 6 - LONGITUDINAL PARAMETERS OF THE REFERENCE REACH AND CROSSING LOCATION**

*For tier 2, tier 3 and tier 4 crossings only.*

Average Channel Slope of the Reference Reach:

Average Channel Slope at the Crossing Location:

**SECTION 7 - PLAN VIEW GEOMETRY**

Note: Sinuosity is measured a distance of at least 20 times bankfull width, or 2 meander belt widths.

*For tier 2, tier 3 and tier 4 crossings only.*

Sinuosity of the Reference Reach:

Sinuosity of the Crossing Location:



SECTION 8 - SUBSTRATE CLASSIFICATION BASED ON FIELD OBSERVATIONS	
<i>For tier 2, tier 3 and tier 4 crossings only.</i>	
% of reach that is bedrock:	█ %
% of reach that is boulder:	█ %
% of reach that is cobble:	█ %
% of reach that is gravel:	█ %
% of reach that is sand:	█ %
% of reach that is silt:	█ %
SECTION 9 - STREAM TYPE OF REFERENCE REACH	
<i>For tier 2, tier 3 and tier 4 crossings only.</i>	
Stream Type of Reference Reach:	█

Refer to Rosgen Classification Chart (Figure 2) below:

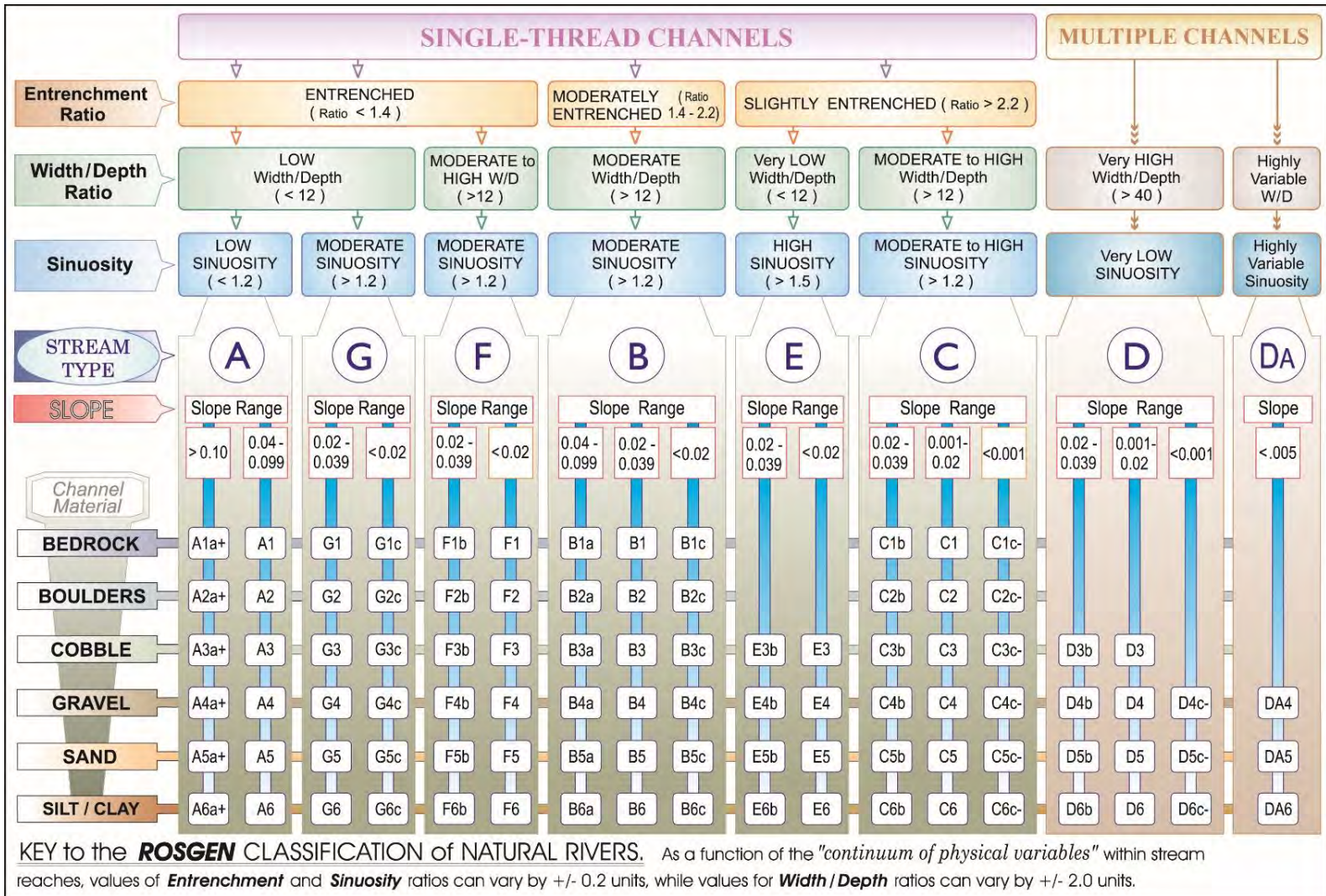


Figure 2: Reference from Applied River Morphology, Rosgen, 1996.

[lrn@des.nh.gov](mailto:lrn@des.nh.gov) or (603) 271-2147

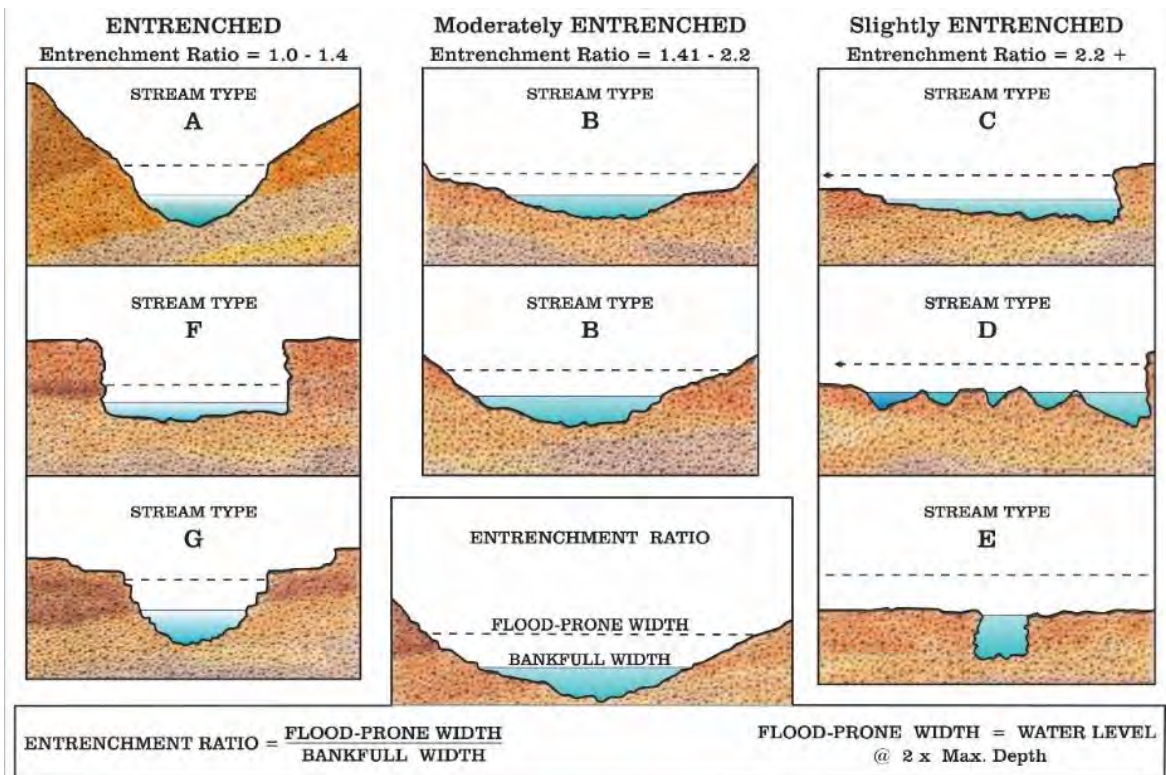
NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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

**SECTION 10 - CROSSING STRUCTURE METRICS**

<b>Existing Conditions</b>	<b>Existing Structure Type:</b> <input type="checkbox"/> Bridge span <input type="checkbox"/> Pipe arch <input type="checkbox"/> Open-bottom culvert <input checked="" type="checkbox"/> Closed-bottom culvert <input type="checkbox"/> Closed-bottom culvert with stream simulation <input type="checkbox"/> Other: <input type="text"/>				
	<b>Existing Crossing Span:</b> <input type="text" value="10"/> feet <i>(perpendicular to flow)</i>	<b>Culvert Diameter:</b> <input type="text" value="2"/> feet <b>Inlet Elevation:</b> El. <input type="text" value="21.44"/> feet			
	<b>Existing Crossing Length:</b> <input type="text" value="20"/> feet <i>(parallel to flow)</i>	<b>Outlet Elevation:</b> El. <input type="text" value="21.34"/> feet <b>Culvert Slope:</b> <input type="text" value="0.005"/>			
<b>Proposed Conditions</b>	<b>Proposed Structure Type:</b>	<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Alternative Design</b>
	Bridge Span	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pipe Arch	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
	Closed-bottom Culvert	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
	Open-bottom Culvert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Closed-bottom Culvert with stream simulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Proposed Structure Span:</b> <input type="text" value="10"/> feet <i>(perpendicular to flow)</i>	<b>Culvert Diameter:</b> <input type="text" value="3"/> feet <b>Inlet Elevation:</b> El. <input type="text" value="19.7"/> feet			
	<b>Proposed Structure Length:</b> <input type="text" value="25"/> feet <i>(parallel to flow)</i>	<b>Outlet Elevation:</b> El. <input type="text" value="17.45"/> feet <b>Culvert Slope:</b> <input type="text" value="0.09"/>			
<b>Proposed Entrenchment Ratio:*</b> <input type="text"/> <p><i>For Tier 2, Tier 3 and Tier 4 Crossings Only. To accommodate the entrenchment ratio, floodplain drainage structures may be utilized.</i></p>					

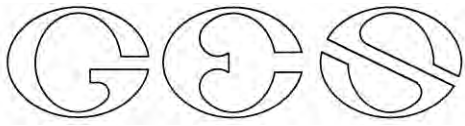
\* Note: Proposed Entrenchment Ratio must meet the minimum ratio for each stream type listed in **Figure 3**, otherwise the applicant must address the Alternative Design criteria listed in Env-Wt 904.10.



**Figure 3:** Reference from Applied River Morphology, Rosgen, 1996.

SECTION 11 - CROSSING STRUCTURE HYDRAULICS		
	Existing	Proposed
100 year flood stage elevation at inlet:	<input type="text"/>	<input type="text"/>
Flow velocity at outlet in feet per second (FPS):	<input type="text"/>	<input type="text"/>
Calculated 100 year peak discharge (Q) for the <i>proposed</i> structure in CFS:		<input type="text"/>
Calculated 50 year peak discharge (Q) for the <i>proposed</i> structure in CFS:		<input type="text"/>
SECTION 12 - CROSSING STRUCTURE OPENNESS RATIO		
<i>For tier 2, tier 3 and tier 4 crossings only.</i>		
<b>Crossing Structure Openness Ratio* = <input type="text"/></b> * Openness box culvert = (height x width)/length Openness round culvert = (3.14 x radius <sup>2</sup> )/length		
SECTION 13 - GENERAL DESIGN CONSIDERATIONS		
Env-Wt 904.01 requires all stream crossings to be designed and constructed according to the following requirements. Check each box if the project meets these general design considerations.		
All stream crossings shall be designed and constructed so as to:		
<input type="checkbox"/> Not be a barrier to sediment transport.		
<input type="checkbox"/> Prevent the restriction of high flows and maintain existing low flows.		
<input type="checkbox"/> Not obstruct or otherwise substantially disrupt the movement of aquatic life indigenous to the waterbody beyond the actual duration of construction.		
<input type="checkbox"/> Not cause an increase in the frequency of flooding or overtopping of banks.		
<input type="checkbox"/> Maintain or enhance geomorphic compatibility by:		
a. Minimizing the potential for inlet obstruction by sediment, wood, or debris, and		
b. Preserving the natural alignment of the stream channel.		
<input type="checkbox"/> Preserve watercourse connectivity where it currently exists.		
<input type="checkbox"/> Restore watercourse connectivity where:		
a. Connectivity previously was disrupted as a result of human activity(ies), and		
b. Restoration of connectivity will benefit aquatic life upstream or downstream of the crossing, or both.		
<input type="checkbox"/> Not cause erosion, aggradation, or scouring upstream or downstream of the crossing.		
<input type="checkbox"/> Not cause water quality degradation.		
SECTION 14 - TIER-SPECIFIC DESIGN CRITERIA		
Stream crossings must be designed in accordance with the tier specific design criteria listed in Part Env-Wt 904.		
<input type="checkbox"/> The proposed project meets the tier specific design criteria listed in Part Env-Wt 904 and each requirement has been addressed in the plans and as part of the wetland application.		
SECTION 15 - ALTERNATIVE DESIGN		
<b>NOTE:</b> If the proposed crossing does not meet all of the general design considerations, the tier specific design criteria, or the minimum entrenchment ratio for each given stream type listed in <b>Figure 3</b> , then an alternative design plan and associated requirements must be addressed pursuant to Env-Wt 904.10.		
<input type="checkbox"/> I have submitted an alternative design and addressed each requirement listed in Env-Wt 904.10.		





Date: September 25, 2024

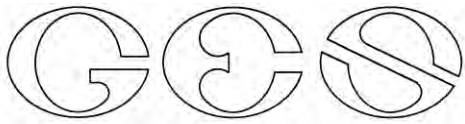
Subject: Functions and Values Analysis

Re: Minor Dredge and Fill Application  
333 Borthwick Ave, Portsmouth

The subject property located on 333 Borthwick Ave, in Portsmouth, NH, identified by Tax map 240 Lot 2-1. The proposed project is for the replacement of an existing tier 1 stream crossing currently utilized as a utility access for a natural gas station on the north of the property. The project area was reviewed and field delineated by Brenden Walden, a NH CWS, in the fall of 2019 with additional flagging to encompass the project area done during February of 2024. During the wetland delineation of the property, two wetlands were identified within the scope of the project area. These wetlands area identified and discussed below as Wetland A & B. A wetland function and value assessment was conducted using the US Army Corps Highway Methodology for the three wetlands identified and will be discussed in more detail below.

The US Army Corps Highway Methodology considers 13 categories of function or value within a particular wetland area:

- 1. Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
- 2. Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
- 3. Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shell fish habitat.
- 4. Water Quality—Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
- 5. Water Quality—Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
- 6. Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
- 7. Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
- 8. 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.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or



diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.

- 10. 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.
- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species

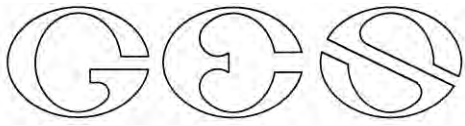
Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by human society from a given wetland or ecosystem and their inherit functions. Functions and values identified as “Principal” have been determined to be significant features of the wetland being evaluated. This does not necessarily indicate the wetland supports these functions or values at a significant level in comparison to other wetlands in the region or even near the site. A discussion of the evaluated areas and the associated functions and values is provided in the sections below.

#### **Wetland A:**

Wetland A is a man-made wetland system designed to direct stormwater around the hospital ground with hydrologic connections to adjacent wetlands through existing culverts. The wetland is dominantly vegetated with Phragmites, with some shrubs and trees existing along the boundary of the wetland. Areas of open water with unknown depth are present, and there is identified flow occurring near the norther outlet structure. Functions and values associated with this wetland identified with this wetland include, Groundwater Recharge/Discharge, Floodflow Alteration, Sediment and Toxicant Retention, Nutrient Removal, Production Export, Sediment and Shoreline Stabilization, and Wildlife Habitat. These functions are attributed to the nature of the wetland’s development, existing dense vegetation, association with a watercourse and hydrologic connectivity up and down stream. The proposed impacts to this wetland for the replacement and improvement of the existing culvert from three 24-inch HDPE culverts to one single 10 x 3 box culvert will have no observable impact to the identified functions and values. Additionally, this wetland will have increase connectivity and passage for aquatic organisms.

#### **Wetland B:**

Wetland B is the down stream more natural wetland system that extends off site. This wetland is composed of areas of emergent vegetation adjacent to the existing parking area with dense scrub shrub vegetation adjacent to the existing watercourse. Functions and values associated with this wetland identified with this wetland include, Groundwater Recharge/Discharge, Floodflow Alteration, Sediment and Toxicant Retention, Nutrient Removal, Production Export, Sediment and Shoreline Stabilization, and Wildlife Habitat. These functions are attributed to the nature of the existing dense vegetation, association with a watercourse and hydrologic connectivity up and down stream. The proposed impacts to this wetland for the replacement and improvement of the existing culvert from three 24-inch HDPE culverts to one single 10 x 3 box culvert will have no observable impact to the identified functions and values. Additionally, this wetland will have increase connectivity and passage for aquatic organisms.



GOVE ENVIRONMENTAL SERVICES, INC.

Overall, the applicant has limited all wetland impacts to the greatest extent practicable and designed the project to be the least impacting alternative. The replacement of an existing structure will provide an overall net benefit to the existing functions and values that exist within the two wetland systems.

This concludes the functions and values analysis for the Minor Dredge and Fill Application for 333 Borthwick Ave, Portsmouth. If you have any other questions or believe I can assist you and any other way please feel free to contact me either by email: [bwalden@gesinc.biz](mailto:bwalden@gesinc.biz) or by phone: 207- 710-7863.

Sincerely

Brenden Walden

President & Wetland Scientist  
Gove Environmental Services, Inc





A

B

# Wetland Function-Value Evaluation Form

Total area of wetland unknown Human made? yes Is wetland part of a wildlife corridor? yes or a "habitat island"? no

Adjacent land use Commercial development and roadway Distance to nearest roadway or other development >50ft

Dominant wetland systems present R2UBFx Contiguous undeveloped buffer zone present no

Is the wetland a separate hydraulic system? no If not, where does the wetland lie in the drainage basin? lower

How many tributaries contribute to the wetland? unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. A  
 Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Prepared by: BMW Date 12/7/23  
 Wetland Impact:  
 Type N/a Area N/a  
 Evaluation based on:  
 Office X Field X  
 Corps manual wetland delineation completed? Y X N \_\_\_\_\_

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	Y	1,2,4,6,7,9,15	y	wetland associated with a stream, has high density of vegetation, shows varying levels of water depth
Floodflow Alteration	Y	3,4,5,6,7,8,9,10,11,12,13,15,16,18	y	Wetland associated with a watercourse hydrologically connected to upstream and down stream wetlands.
Fish and Shellfish Habitat	n	hydroperiod unknown	n	<b>Level of permanent water depth is unknown</b>
Sediment/Toxicant Retention	Y	1,2,3,4,5,6	y	Slow moving water with high density of vegetation
Nutrient Removal	Y	3,4,5,6,7,8,9,10,11	y	<b>dense vegetation for nutrient acquisition</b>
Production Export	Y	1,2,5,7,10,11,	y	associated with a watercourse with potential for flushing
Sediment/Shoreline Stabilization	Y	1,2,3,4,12,13,15	y	bank of water course is effectively stable from existing vegetation
Wildlife Habitat	Y	7,8,13,17,18,19,20,21	Y	man influenced wetland with associated water course and dense vegetation
Recreation	n	10,11	n	<b>private property</b>
Educational/Scientific Value	n	11,13,14	n	<b>private property</b>
Uniqueness/Heritage	n	1,10,11,17,	n	<b>private property</b>
Visual Quality/Aesthetics	n	6,9,12	n	<b>private property</b>
<b>ES</b> Endangered Species Habitat		<b>See NHB</b>		
Other				













Notes:

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland unknown Human made? yes Is wetland part of a wildlife corridor? yes or a "habitat island"? no  
 Adjacent land use Commercial development and roadway Distance to nearest roadway or other development >50ft  
 Dominant wetland systems present PSS1/EM1C Contiguous undeveloped buffer zone present no  
 Is the wetland a separate hydraulic system? no If not, where does the wetland lie in the drainage basin? lower  
 How many tributaries contribute to the wetland? unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. B  
 Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Prepared by: BMW Date 12/7/23  
 Wetland Impact:  
 Type <sup>1</sup> Fill \_\_\_\_\_ Area 200SF \_\_\_\_\_  
 Evaluation based on:  
 Office <sup>x</sup> \_\_\_\_\_ Field <sup>x</sup> \_\_\_\_\_  
 Corps manual wetland delineation completed? Y <sup>x</sup> \_\_\_\_\_ N \_\_\_\_\_

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1,2,4,6,7,9,15	y	wetland associated with a stream, has high density of vegetation, shows varying levels of water depth
 Floodflow Alteration	Y	3,4,5,6,7,8,9,10,11,12,13,15,16,18	y	Wetland associated with a watercourse hydrologically connected to upstream and down stream wetlands.
 Fish and Shellfish Habitat	n	hydroperiod unknown	n	<b>Level of permanent water depth is unknown</b>
 Sediment/Toxicant Retention	Y	1,2,3,4,5,6	y	Slow moving water with high density of vegetation
 Nutrient Removal	Y	3,4,5,6,7,8,9,10,11	y	<b>dense vegetation for nutrient acquisition</b>
 Production Export	Y	1,2,5,7,10,11,	y	associated with a watercourse with potential for flushing
 Sediment/Shoreline Stabilization	Y	1,2,3,4,12,13,15	y	bank of water course is effectively stable from existing vegetation
 Wildlife Habitat	Y	7,8,13,17,18,19,20,21	Y	Large wetland with associated water course and dense vegetation
 Recreation	n	10,11	n	<b>private property</b>
 Educational/Scientific Value	n	11,13,14	n	<b>private property</b>
 Uniqueness/Heritage	n	1,10,11,17,	n	<b>private property</b>
 Visual Quality/Aesthetics	n	6,9,12	n	<b>private property</b>
<b>ES</b> Endangered Species Habitat		<b>See NHB</b>		
Other				

Notes:

\* Refer to backup list of numbered considerations.





**US Army Corps  
of Engineers**®  
New England District

**Appendix B  
New Hampshire General Permits  
Required Information and USACE Section 404 Checklist**

**USACE Section 404 Checklist**

1. Attach any explanations to this checklist. Lack of information could delay a USACE permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 3 for information on single and complete projects.
4. Contact USACE at (978) 318-8832 with any questions.
5. The information requested below is generally required in the NHDES Wetland Application. See page 61 for NHDES references and Admin Rules as they relate to the information below.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See the following to determine if there is an impaired water in the vicinity of your work area. * <a href="https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/">https://nhdes-surface-water-quality-assessment-site-nhdes.hub.arcgis.com/</a> <a href="https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment">https://www.des.nh.gov/water/rivers-and-lakes/water-quality-assessment</a> <a href="https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx">https://www4.des.state.nh.us/onestopdatamapper/onestopmapper.aspx</a>	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to tidal SAS, prime wetlands, or priority resource areas? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> .		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	X	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	unknown	
2.7 What is the area of the proposed fill in wetlands?	750 SF	
2.8 What % of the overall project sire will be previously and proposed filled wetlands?	unknown	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: <a href="https://www4.des.state.nh.us/NHB-DataCheck/">https://www4.des.state.nh.us/NHB-DataCheck/</a> . USFWS IPAC website: <a href="https://ipac.ecosphere.fws.gov/">https://ipac.ecosphere.fws.gov/</a>	X	

3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> <li>• PDF: <a href="https://wildlife.state.nh.us/wildlife/wap-high-rank.html">https://wildlife.state.nh.us/wildlife/wap-high-rank.html</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>		X
3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the GC 31?		X
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		XX
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		
<b>5. Historic/Archaeological Resources</b>		
For a minimum, minor or major impact project - a copy of the RPR Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 37 GC 14(d) of the GP document**	X	
<b>6. Minimal Impact Determination (for projects that exceed 1 acre of permanent impact)</b>	Yes	No
Projects with greater than 1 acre of permanent impact must include the following: <ul style="list-style-type: none"> <li>• Functional assessment for aquatic resources in the project area.</li> <li>• On and off-site alternative analysis.</li> <li>• Provide additional information and description for how the below criteria are met.</li> </ul>		
6.1 Will there be complete loss of aquatic resources on site?		
6.2 Have the impacts to the aquatic resources been avoided and minimized to the greatest extent practicable?		
6.3 Will all aquatic resource function be lost?		
6.4 Does the aquatic resource (s) have regional significance (watershed or ecoregion)?		
6.5 Is there an on-site alternative with less impact?		
6.6 Is there an off-site alternative with less impact?		
6.7 Will there be a loss to a resource dependent species?		
6.8 Are indirect impacts greater than 1 acre within and adjacent to the project area?		
6.9 Does the proposed mitigation replace aquatic resource function for direct, indirect, and cumulative impacts?		

\*Although this checklist utilizes state information, its submittal to USACE is a federal requirement.

\*\* If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.

## 2.0 GENERAL INFORMATION

PREPARED BY (AGENT CONTACT): Brenden Walden

## 2.1 PROJECT NAME, PLANS, AND MAPS

PROJECT NAME: Portsmouth Regional Hospital Stream Crossing Replacement

SITE PLANS/MAPS: Existing Conditions Plan  
Proposed Plan  
8½"x11" USGS Quad Sheet Locus Map  
8½"x11" Wildlife Action Plan  
8½"x11" Aerial Imagery  
11x17" Overview Plan  
11x17" Wetland Impact Plan Detail  
11x17" Project Site Tax Map

## 2.2 TECHNICAL STANDARDS

- 2.2.1 Gove Environmental Services, Inc. delineated the wetlands during the spring of 2019, utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*<sup>1</sup> and the NH DES Wetlands Bureau *Code of Administrative Rules*<sup>2</sup>.
- 2.2.2 Wetland flags were surveyed by James Vera & Associates, Inc.
- 2.2.3 Wetlands were classified by GES utilizing the criteria of *Classification of Wetlands and Deepwater Habitats of the United States*<sup>3</sup>.
- 2.2.4 Dominant hydric soil conditions within the wetlands were identified by GES utilizing the criteria of *Field Indicators for Identifying Hydric Soils in New England*<sup>4</sup>.
- 2.2.5 Dominance of wetland vegetation was assessed by GES utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*<sup>5</sup>.

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<sup>1</sup> Environmental Laboratory. 2012. "Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region." Version 2.0. Technical Report ERDC/EL TR-10-12.

<sup>2</sup> NH Code Admin. R. [Wt] Ch. 100-1000.

<sup>3</sup> Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

<sup>4</sup> New England Hydric Soils Technical Committee, Version 4. June 2020. "Field Indicators for Identifying Hydric Soils in New England."

<sup>5</sup> Lichvar, R.W. & Kartesz, J.T. 2009. *North American Digital Flora: National Wetland Plant List*. 2.2.1.



## 2.3 SITE DESCRIPTION/WETLANDS OVERVIEW

The subject property is located on Tax Map 0240-0002-0001 and is a commercially developed property currently utilized by Portsmouth Regional Hospital. Additional site improvements associated with the hospital include parking stormwater and a helicopter landing pad. A wetland delineation was conducted in 2019 on a limited area associated with a prior wetland permit application for the development of an Oncology Wing for the hospital, NH DES Permit # 2024-00119. With the new proposed work associated with the stream crossing replacement the wetland delineation was expanded to the rear to encompass the all associated jurisdictional features within the proposed project area. This included expanding the man-made drainage feature identified in the functional assessment as wetland A. This is a drainage feature associated with the hospital and was originally designed to direct storm water with the construction of the hospital. Current vegetation in this area consists of some saplings along the wetland boundary with the interior of the wetland dominantly vegetated with phragmites and cattails. The wetland continues beyond the crossing to the north east and extends off property. This wetland is a more natural feature with several different wetland classes throughout, including, open water, emergent, scrubshrub and forested. A third wetland area will be included in the discussion within the functions and values analysis but the wetland is an isolated man-made detention basin that will have no impacts associated with the culvert replacement. Functions and values of each of these areas are to be discussed in more detail in the functional assessment below.

## 3.0 PROJECT OVERVIEW

The applicant's proposed project is for the replacement and improvement of an existing crossing structure. The crossing replacement will remove 3 existing 24-inch HDPE culverts in exchange for the installation of one 25L x 10W x 3H concrete box culvert. The impact location is needed to maintain access to a natural gas facility beyond the crossing. Additionally, the proposed crossing will improve existing hydrologic movement between the two wetland systems an area believed to be contributing to flooding occurring within the watershed. With the replacement of the crossing structure the applicant will also address immediate grading near the inlet and the outlet of the structure to ensure there are no obstructions or low points that could undercut the structure. Two coffer dams and a dewatering feature will be used during the construction to make sure there are no negative impacts to water quality as a result of the construction. The proposed replacement will have impacts to a tier 1 stream and will meet all requirements in chapter 900.

### 3.1 Env-Wt 900 STREAM CROSSING REQUIREMENTS

*Env-Wt 903.04 Information Required for All Stream Crossing Standard Permit Applications. In addition to the information required by Env-Wt 311, the applicant shall submit the following for all stream crossing projects that require a standard permit:*

*(a) On the USGS map or updated data based on LiDAR required by Env-Wt 311.06, the following:*

*(1) The approximate boundaries of the contributing watershed;*

See attached map showing the limits of contributing watershed.

(2) *The size of the contributing watershed; and*

195-acres

(3) *Identification of the stream tier based on watershed size;*

Tier 1.

(b) *Plans showing the following:*

(1) *The scale, a north arrow, and at least 3 cross-sections outside of the construction disturbance area that are representative of the stream system away from the area of direct influence by the crossing;*

Please see attached plan set.

(2) *Clearing limits showing all proposed work areas;*

There isn't any additional clearing required for this replacement. Limit of temporary disturbance are outlined by the erosion controls.

(3) *For both the existing structure, if any, and the proposed structure, the following:*

a. *Location;*

See existing and proposed design.

b. *Type;*

Existing: HDPE culvert.

Proposed: Concrete box culvert

c. *Dimensions; and*

Existing: Three 24-inch Culverts

Proposed: One 25ft L x 10ft W x 3ft H

d. *Inlet and outlet invert elevations;*

See attached detail sheet on C3-00.

(4) *The extent of channel excavation and filling;*

See attached limits of disturbance on C3-00.

(5) *Road locations, including road edges, centerline, and boundaries of the right-of-way;*

See attached EC plan.

*(6) Proposed channel work including bank erosion control features, grade control, and channel linings; and*

See attached proposed limits of disturbance on C3-00

*(7) For the proposed structure, cross-sections showing the water surface elevation resulting from the applicable design storm, with bed material and backfill zones;*

See attached drainage report.

*(c) Existing crossing metrics, including:*

*(1) Existing riparian zone, including the extent and type of existing vegetation surrounding or in the stream bank; and*

vegetation in the immediate project vicinity includes emergent wetland vegetation and sapplings along the boundary of the watercourse.

*(2) Existing tailwater control, including its location and materials, and pool configuration;*

N/A

*(d) The dewatering system, as follows:*

*(1) Estimates of the maximum flow anticipated during construction, including any summer storm estimates;*

See attached details provided on the dewatering system on sheet C3-01

*(2) The hydraulic calculation for the bypass pipe or channel size, length, and gradient;*

See detail on Sheet C3-01 and calculations in the drainage report.

*(3) Location, height, and width of the diversion dam;*

See details on sheet C3-01.

*(4) Sump locations, including estimate of necessary flow and sump capacity;*

See details on C3-01.

*(5) Backwater prevention method; and*

See details on C3-01.

*(6) Sediment treatment plan with methods, release point, and extent;*



See details on filter bag on sheet C3-01.

*(e) Erosion and pollution controls, as follows:*

*(1) Any additional methods of controlling erosion;*

Erosion control methods are outlined in the Erosion notes on C3-00.

*(2) A soil stabilization plan, including but not limited to where to cover stockpiles and place straw bales; and*

See attached stabilization methods outlined on C3-01.

*(3) Pollution control methods for pumps, fuel stations, and equipment storage;*

See attached plan notes that identify general construction notes.

*(f) The number and location of footings, if any, and the following for each:*

*(1) Estimate of bearing capacity;*

N/A

*(2) Dimensions of each footing; and*

N/A

*(3) Footing depth;*

N/A

*(g) A narrative explaining why the cross-sections identified pursuant to (b)(7), above, are representative;*

The cross sections of the crossing location are representative of the drainage structure and the general characteristics of the stream including slope and depth.

*(h) The design features used to improve aquatic organism passage and the expected distance, in linear feet, of downstream and upstream improvement for aquatic organism passage or fish passage;*

The proposed replacement of 3 existing HDPE culverts to a single box culvert will increase the hydrologic connectivity while allowing for better ease of aquatic passage in the area.

*(i) The hydraulic capacity of the proposed crossing, in terms of flood frequency event, and of the existing crossing, if any; and*

See attached drainage report showing the hydraulic capacity for the required storm events.

*(j) The following channel information at the crossing and for the reference reach:*

*(1) The classification of the stream using the Rosgen classification system as described in Applied River Morphology by Dave Rosgen, 1996, available as noted in Appendix B, at the crossing and upstream and downstream of the crossing;*

N/A Tier 1 Stream Crossing Replacement.

*(2) Bankfull width;*

N/A Tier 1 Stream Crossing Replacement.

*(3) Bankfull depth;*

N/A Tier 1 Stream Crossing Replacement.

*(4) Entrenchment ratio;*

N/A Tier 1 Stream Crossing Replacement.

*(5) Sinuosity; and*

N/A Tier 1 Stream Crossing Replacement.

*(6) Flood-prone width.*

N/A Tier 1 Stream Crossing Replacement.

*Env-Wt 904.01 General Design Considerations.*

*(a) All stream crossings, whether over tidal or non-tidal waters, shall be designed and constructed so as to:*

*(1) Not be a barrier to sediment transport;*

The proposed design will improve existing conditions at the crossing location.

*(2) Not restrict high flows and maintain existing low flows;*

The proposed replacement crossing structure will meet the flow requirement for a tier 1 stream crossing.

*(3) Not obstruct or otherwise substantially disrupt the movement of aquatic organisms indigenous to the waterbody beyond the actual duration of construction;*

The proposed crossing replacement structure will provide an improvement to the available area for organisms to cross.

*(4) Not cause an increase in the frequency of flooding or overtopping of banks;*

The proposed crossing will meet the storm requirements for a tier 1 stream crossing.

*(5) Maintain or enhance geomorphic compatibility by:*

*a. Minimizing the potential for inlet obstruction by sediment, wood, or debris; and*

The larger crossing size will reduce the potential for inlet obstruction by wood, sediment and debris at the crossing location.

*b. Preserving the natural alignment of the stream channel;*

There are no proposed changes to the alignment of the stream channel.

*(6) Preserve watercourse connectivity where it currently exists;*

The proposed replacement will improve connectivity at this crossing location.

*(7) Restore watercourse connectivity where:*

*a. Connectivity previously was disrupted as a result of human activity(ies); and*

The proposed project will look to improve connectivity with the new crossing design.

*b. Restoration of connectivity will benefit aquatic organisms upstream or downstream of the crossing, or both;*

The purpose of this crossing is to benefit both upstream and downstream flows

*(8) Not cause erosion, aggradation, or scouring upstream or downstream of the crossing; and*

There should be no negative impacts to scouring upstream or down stream as a result of the replacement

*(9) Not cause water quality degradation.*

There should be no negative impacts to water quality with the proposed work using the proposed BMP's.

*(b) For stream crossings over tidal waters, the stream crossing shall be designed to:*

*(1) Match the velocity, depth, cross-sectional area, and substrate of the natural stream; and*

N/A

*(2) Be of sufficient size to not restrict bi-directional tidal flow over the natural tide range above, below, and through the crossing.*



N/A

*Env-Wt 904.03 Tier 1 Stream Crossings.*

*(a) A tier 1 stream crossing shall be a crossing located on a watercourse where the contributing watershed is less than or equal to 200 acres.*

195-acres

*(b) Tier 1 stream crossings shall:*

*(1) Meet the general design considerations specified in Env-Wt 904.01;*

The proposed design meets these requirements.

*(2) Be sized so as to accommodate the greater of:*

*a. The 50-year design storm; or*

The proposed design meets this requirement.

*b. Applicable federal, state, or local requirements; and*

*(3) Be a span structure, pipe arch, open-bottom culvert, or closed-bottom culvert, with or without being embedded with stream simulation.*

The proposed replacement structure is a designed box culvert.

*(c) An applicant may propose a design that does not meet the criteria of (b)(1) or (b)(2)a., above, by submitting a request for approval of an alternate design as specified in Env-Wt 904.10. In accordance with Env-Wt 903.01(f)(1)a., a project that includes a request to approve an alternative design for a tier 1 stream crossing shall be a minor impact project.*

N/A.

*(d) An existing legal crossing that would be classified as tier 1 under (a), above, may be repaired or replaced in-kind as specified in Env-Wt 904.08 pursuant to:*

*(1) A routine roadway maintenance SPN as specified in Env-Wt 308.04 or registration as specified in Env-Wt 309.03; or*

N/A

*(2) If the crossing is part of a trail, a trail SPN as described in Env-Wt 308.04.*

N/A

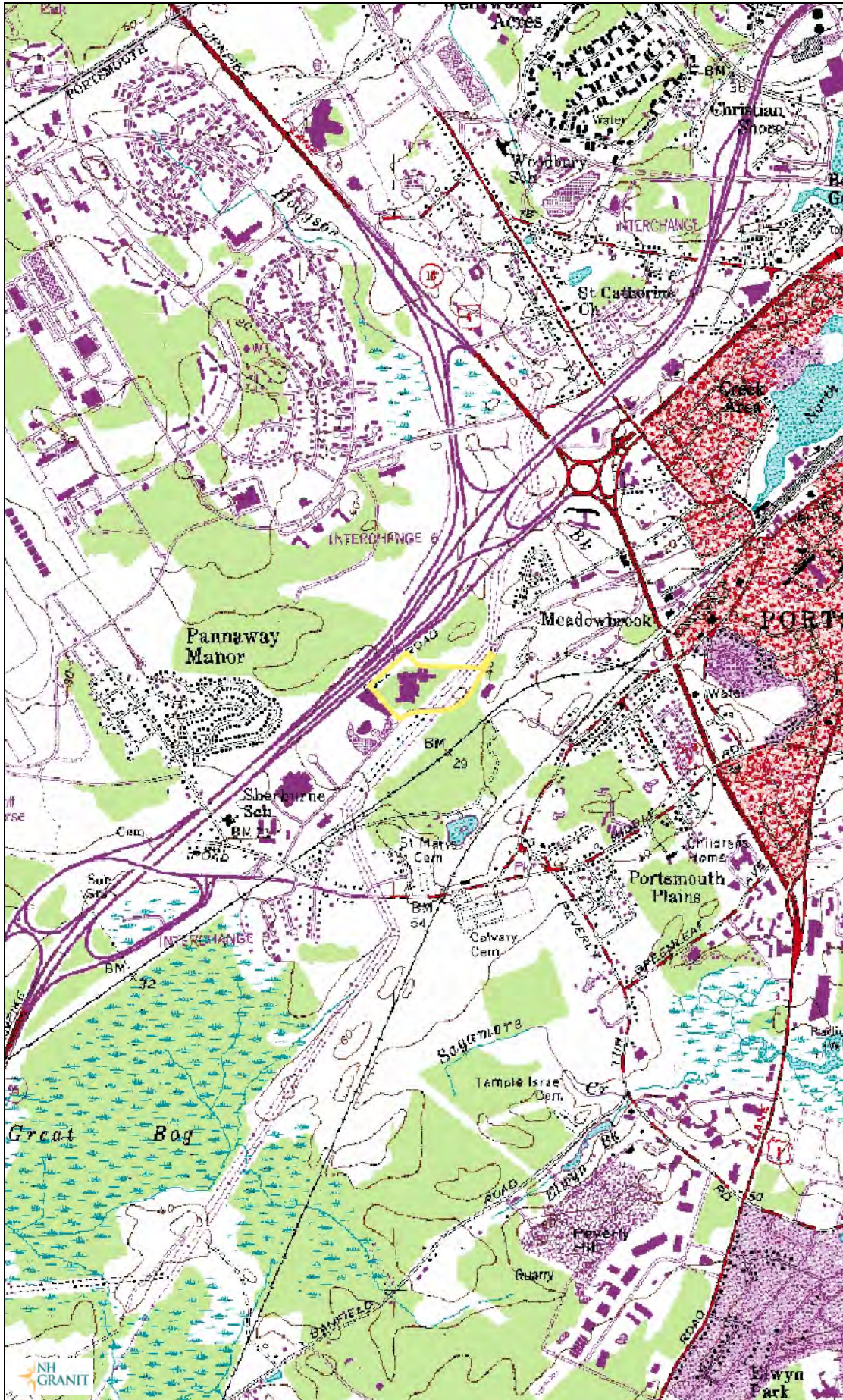
*(e) Compensatory mitigation shall not be required for any tier 1 minimum impact project.*

N/A

**1985 USGS QUAD SHEET LOCUS MAP  
Scale 1:24,000**



# USGS map



## Legend

- State
- County
- City/Town

Map Scale

1: 24,000

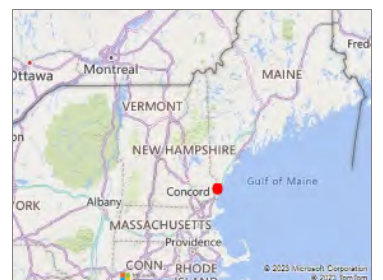
© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 9/5/2023



## Notes

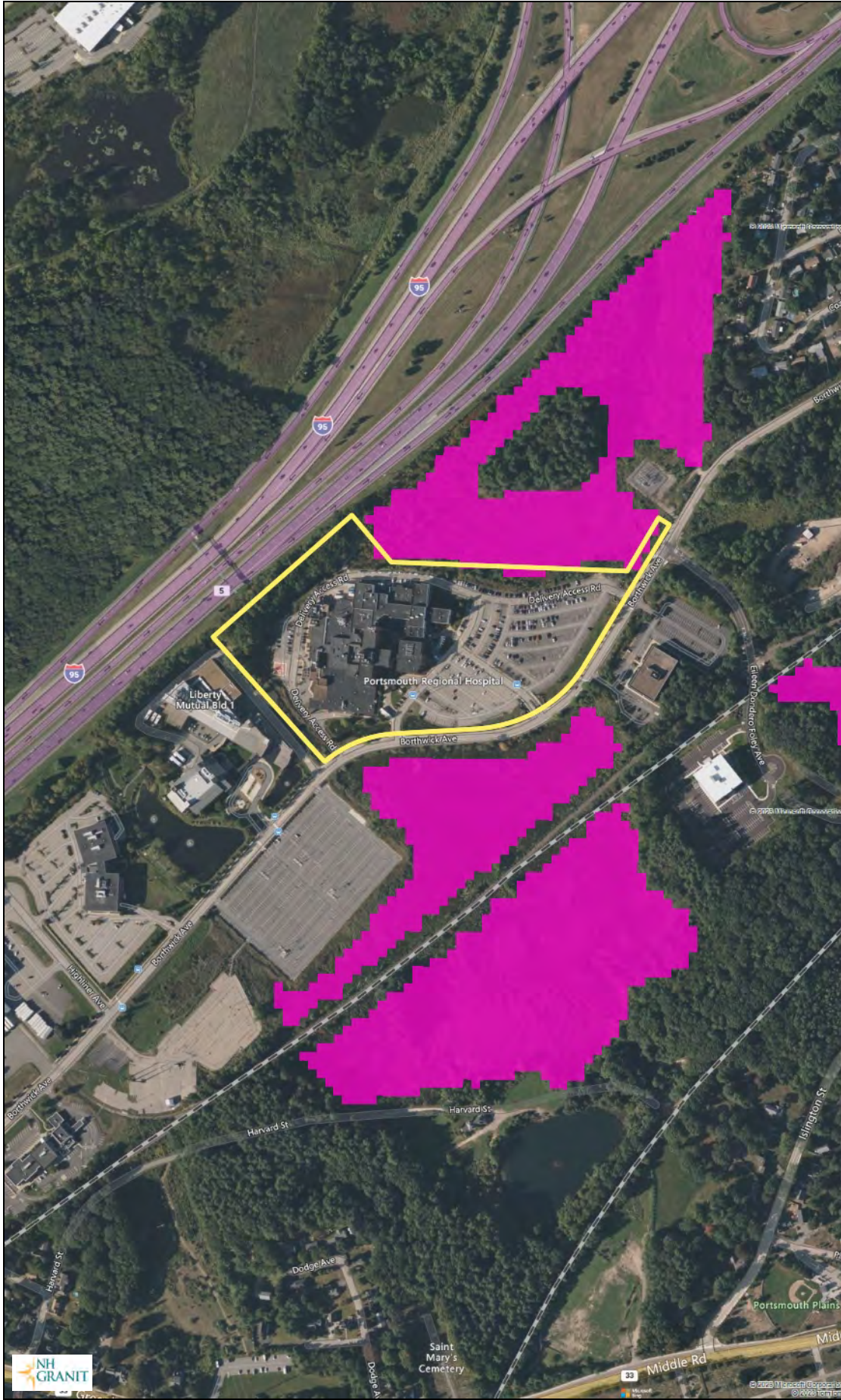
333 Borthwick Ave  
Portsmouth, NH





**Wildlife Action Plan  
Scale 1:24,000**

# Highest ranked Habitat



## Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat**
  - 1 Highest Ranked Habitat in NH
  - 2 Highest Ranked Habitat in Region
  - 3 Supporting Landscape

Map Scale

1: 6,494

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Map Generated: 9/5/2023



## Notes

333 Borthwick Ave  
Portsmouth, NH



## **Aerial Imagery**



# Aerial map



## Legend

- State
- County
- City/Town

## Map Scale

1: 6,494

© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 9/5/2023



## Notes

333 Borthwick Ave  
Portsmouth, NH



**BOWMAN CONSULTING  
SUPPLEMENTAL PACKAGE**

Jul 08, 2024

New Hampshire Department of Environmental Services (NHDES)

Re: **Portsmouth Regional Hospital (PRH) – Culvert Replacement**  
**333 Borthwick Ave, Portsmouth, NH 03801**

Portsmouth Regional Hospital is an existing acute hospital on a ±21-acre parcel at 333 Borthwick Ave, Portsmouth, NH 03801. Along the northern property boundary (adjacent to interstate 10) there is an existing *Unitil* natural gas enclosure with regulators and valves. There is an existing gravel drive with (3) 24" culverts that cross over a man made swale (now classified as wetland) that *Unitil* uses to service their equipment. The existing (3) 24" culverts were installed in 1988 based on design drawings by *Kimball Chase*.

On behalf of Portsmouth Regional Hospital and HCA Healthcare, at the request of the City of Portsmouth, Bowman is proposing to remove the existing (3) 24" culverts and replace with a 10' wide by 3' tall box culvert. All construction and materials shall be in compliance with the *New Hampshire Stream Crossing Guidelines*, latest edition. Temporary disturbance will be ±1,600 square feet and permanent disturbance will be ±750 square feet.

The contributing drainage area to the existing crossing is ±195-acres, based on USGS topographic delineation. A majority of the contributing drainage area is state prime wetland that flows from south of Borthwick Avenue through two (2) city owned and maintained 18" PVC pipes.

See **Appendix A** for the Overall Drainage Area Map. Contributing drainages area parameters:

- Area: ±195-acres
- Time of Concentration: 128.4 minutes
  - 100' sheet flow at 0.5% slope with 0.95 Manning's N Value. Two-year, 24 hr rainfall: 3.33"
  - 3,780' shallow concentrated flow at 0.5% slope (unpaved)
- Curve Number: 90 (very conservative estimate)

See **Appendix B** for Peak Stormwater Runoff outputs, based on Hydrology Studio 2024 v 3.0.0.32 with Portsmouth, NH IDF Data:

- 2-year storm event: 71.57 cubic ft/ second (cfs)
- 10-year storm event: 136.0 cubic ft/ second (cfs)

The replacement box culvert has been sized to meet and exceed the 10-year storm event. The 10' wide x 3' tall box culvert at 0.09% slope has a flow capacity of 164.93 cfs. See **Appendix C** for Studio Express 2023 v1.0.0.15 sizing model results.

If you have any questions, please feel free to reach me at [mhamby@bowman.com](mailto:mhamby@bowman.com).



Matthew Hamby, PE

Principal, Civil Engineer  
Bowman Consulting



Kai Burk, PE  
Chief Civil Engineer

Attachments:

- Appendix A – Overall Drainage Basin Map
- Appendix B – Peak Stormwater Runoff Results
- Appendix C – Box Culvert Sizing Results
- Appendix D – Construction Documents







Pre Overall



# Hydrograph by Return Period

Project Name:

Hydrology Studio v 3.0.0.32

07-15-2024

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre Overall		71.57			136.0			244.7



# Tc by TR55 Worksheet

Project Name:

Hydrology Studio v 3.0.0.32

07-15-2024

## Overall NRCS Runoff

**Hyd. No. 1**

Description	Segments			Tc (min)
	A	B	C	
<b>Sheet Flow</b>				
Description	Overall			
Manning's n	0.950	0.013	0.013	
Flow Length (ft)	100			
2-yr, 24-hr Precip. (in)	3.33	2.28	2.28	
Land Slope (%)	.5			
<b>Travel Time (min)</b>	<b>73.22</b>	<b>0.00</b>	<b>0.00</b>	<b>73.22</b>
<b>Shallow Concentrated Flow</b>				
Flow Length (ft)	3780			
Watercourse Slope (%)	0.50	0.00	0.00	
Surface Description	Unpaved	Paved	Paved	
Average Velocity (ft/s)	1.14			
<b>Travel Time (min)</b>	<b>55.22</b>	<b>0.00</b>	<b>0.00</b>	<b>55.22</b>
<b>Channel Flow</b>				
X-sectional Flow Area (sqft)				
Wetted Perimeter (ft)				
Channel Slope (%)				
Manning's n	0.013	0.013	0.013	
Velocity (ft/s)				
Flow Length (ft)				
<b>Travel Time (min)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Travel Time</b>				<b>128.44 min</b>

### BOX CULVERT

### Channel 1

#### RECTANGULAR

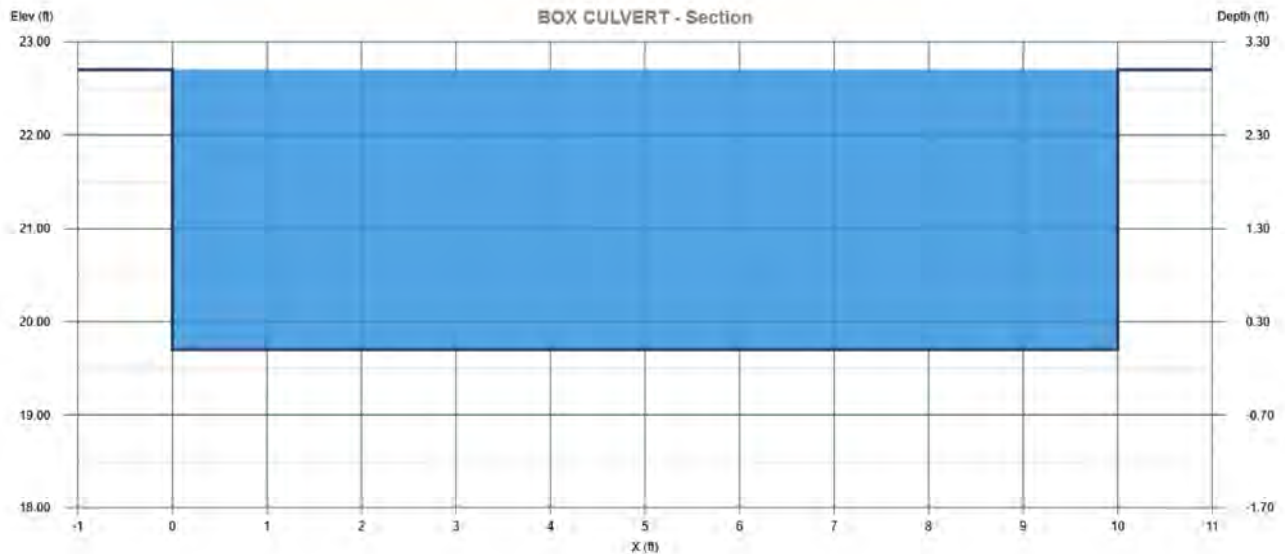
Bottom Width = 10.00 ft  
 Total Depth = 3.00 ft  
 Invert Elevation = 19.70 ft  
 Channel Slope = 0.100 %  
 Manning's n = 0.013

#### DISCHARGE

Method = Q vs Depth  
 Q Min = 4.67 cfs  
 Q Max = **164.93 cfs**  
 Increments = 10

#### CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(ft)	(sqft)	(ft/s)	(ft)		(ft)	(ft)	(ft)	(lb/sqft)	(ft)
<b>164.93</b>	3.00	30.00	5.50	16.00	0.013	2.04	22.70	23.17	0.19	10.00



# GRADING AND DRAINAGE PLANS FOR HCA PORTSMOUTH REGIONAL HOSPITAL CULVERT REPLACEMENT - UTILITY ACCESS DRIVE

333 BORTHWICK AVE, PORTSMOUTH, NH 03801

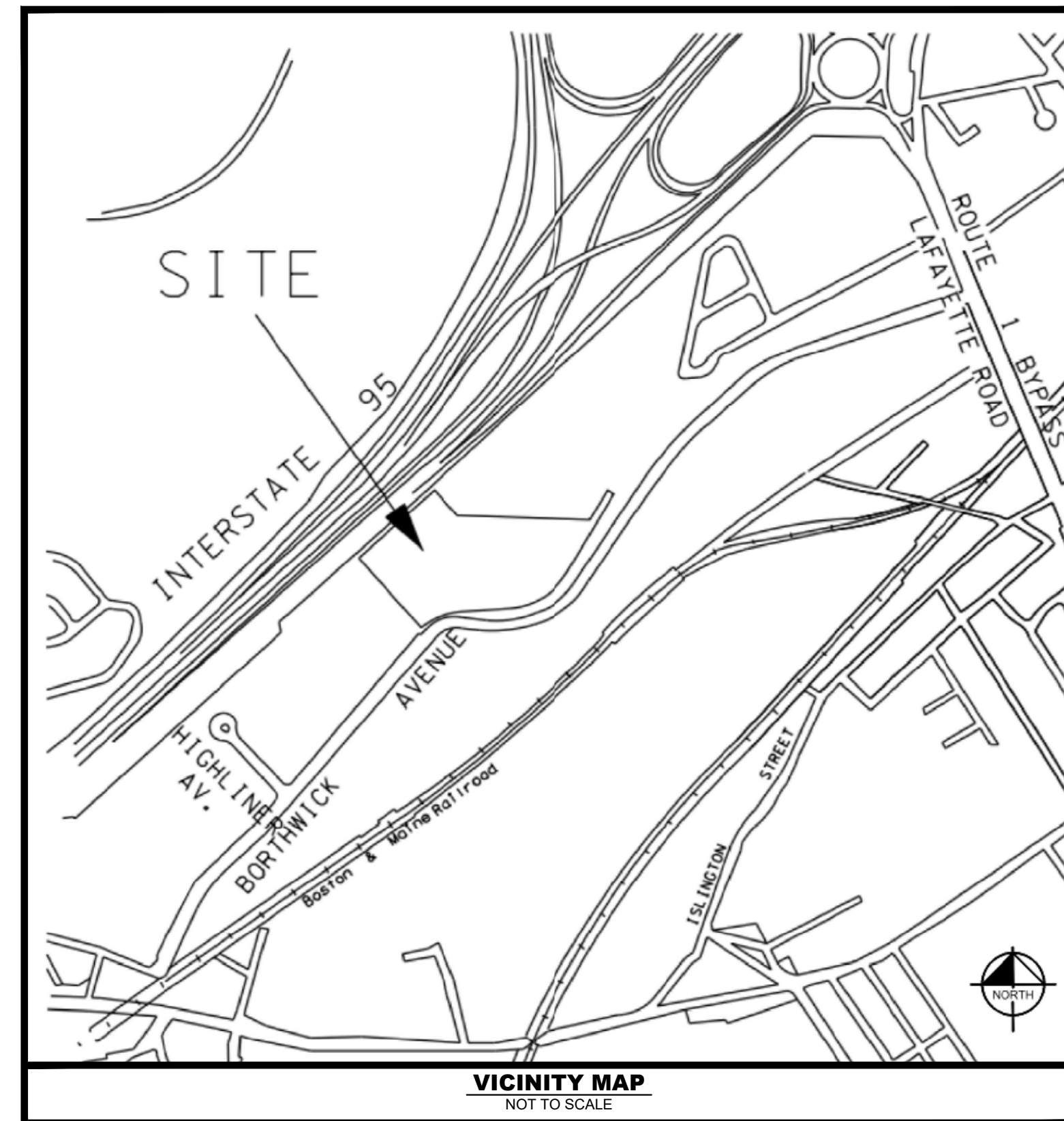
SUBMITTAL SET: JUNE 4, 2024

### SITE DATA TABLE

OWNER OF RECORD	HCA HEALTH SERVICES OF NH INC D/B/A PRH 32902
SITE ADDRESS	333 BORTHWICK AVE, PORTSMOUTH, NH 03801
TAX MAP & LOT	TAX MAP 240, LOT 2-1
ZONING	OR - OFFICE RESEARCH
LAND USE	HOSPITAL
PROPERTY AREA	± 20.87 AC

### PROJECT PURPOSE

AT THE REQUEST OF THE CITY OF PORTSMOUTH, NH - THIS PROJECT INTENDS TO RE-GRADE A HISTORIC MANMADE SWALE TO THE ORIGINAL 1988 DRAINAGE DESIGN BY KIMBALL CHASE, THAT ULTIMATELY CONVEYS PUBLIC STORMWATER RUNOFF FROM SOUTH OF BORTHWICK AVENUE TO NORTH OF INTERSTATE 95 IN PORTSMOUTH, NEW HAMPSHIRE. THE SUBJECT HISTORIC MANMADE SWALE HAS NOW BEEN MAPPED AS STATE WETLANDS. HCA HEALTH SERVICES OF NH INC D/B/A PRH (PROPERTY OWNER) PROPOSED TO REGRADE PORTIONS OF THE WETLAND THAT LIE ON THEIR PROPERTY ONLY. PROPOSED PROJECT SCOPE CONSISTS OF BY-PASS STORMWATER PUMPING, RE-GRADING, LOWERING STORMWATER CULVERTS, AND RE-STABILIZING WITH NEW ENGLAND WETLAND SEED MIX.



**VICINITY MAP**  
NOT TO SCALE  
**CITY OF PORTSMOUTH**  
**ROCKINGHAM COUNTY, NEW HAMPSHIRE**

### PROJECT DESIGN TEAM

**CIVIL ENGINEER**  
BOWMAN CONSULTING  
205 VAN BUREN STREET, STE 126  
NASHVILLE, TN 37208  
CONTACT: MATTHEW HAMBY  
PHONE: 615-649-7622  
EMAIL: MHAMBY@BOWMAN.COM

**SURVEY**  
JAMES VERRA & ASSOCIATES, INC.  
101 SHATTUCK WAY, SUITE 8  
NEWINGTON, NH 03801  
PHONE: (603) 436-3557  
CONTACT: JIM VERRA, LLS

**ENVIRONMENTAL**  
GOVE ENVIRONMENTAL SERVICES, INC  
8 CONTINENTAL DR, UNIT H  
EXETER, NH 03833  
PHONE: (603) 778-0654  
CONTACT: BRENDEN WALDEN

### Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER SHEET
C0-01	GENERAL NOTES
C1-00	SITE SURVEY - BY OTHERS
C2-00	CULVERT REPLACEMENT - PLAN & PROFILE
C3-00	EROSION CONTROL PLAN
C3-01	EROSION CONTROL DETAILS



**PORTSMOUTH REGIONAL HOSPITAL**  
**HCA HEALTHCARE**  
PORTSMOUTH, NH

PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD

MARCH 2024

COVER SHEET

**C0-00**



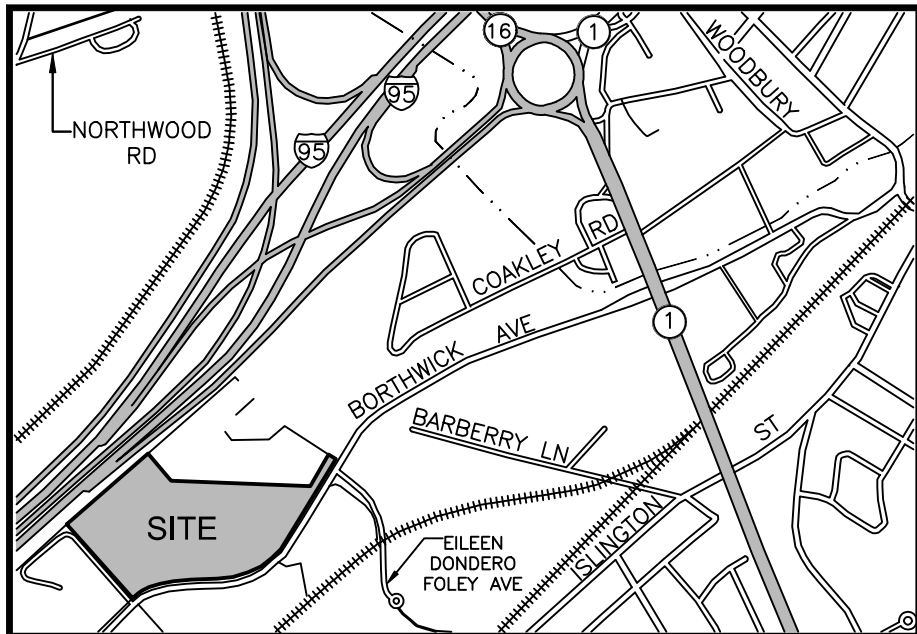
Know what's below.  
Call before you dig.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. REVIEW OF AND DEPENDENCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.





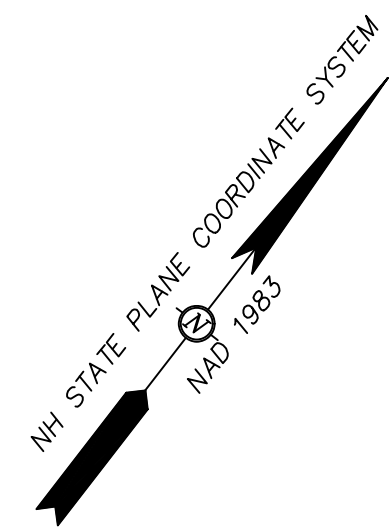
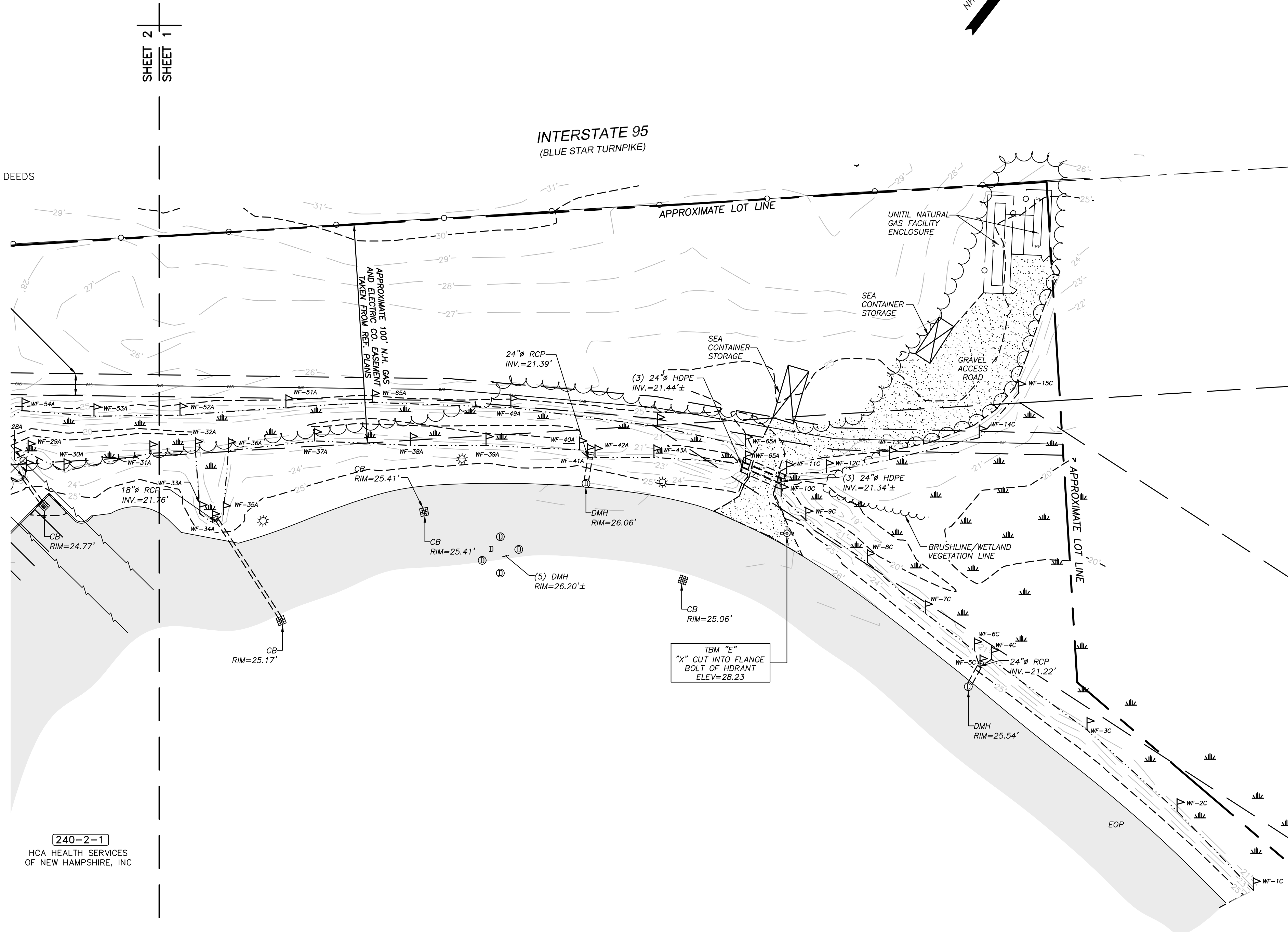




# LOCUS (N.T.S.)

## LEGEND:

- CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/TRANSFORMER
- GUY
- ⊙ LIGHT POLE
- OVERHEAD WIRES
- UGU UNDERGROUND UTILITIES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 240-02-01 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- VGC VERTICAL FACED GRANITE CURB
- SGC SLOPED FACED GRANITE CURB
- PSNH PUBLIC SERVICE CO. OF NH
- ♿ HANDICAP PARKING SPACE
- ⊕ CATCH BASIN (SQUARE)
- ⊕ CATCH BASIN (ROUND)
- ⊕ DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- SIGN
- DOUBLE POST SIGN
- ⊕ ELECTRIC METER
- ⊕ GAS VALVE
- W WATER LINE
- S SEWER LINE
- D DRAIN LINE
- G GAS LINE
- ☀ CONIFEROUS TREE
- ☀ DECIDUOUS TREE
- TREE LINE
- ⊕ WATER GATE VALVE
- ⊕ WATER SHUT OFF VALVE
- ⊕ HYDRANT
- ⊕ FIRE CONNECTION
- ⊕ RIP RAP
- ⊕ CEMENT CONCRETE PAD
- ⊕ CONCRETE RETAINING WALL
- ⊕ LANDSCAPE/LAWN AREA
- (15) PARKING SPACE COUNT



## NOTES:

1. OWNER OF RECORD: HCA HEALTH SVC OF NH INC D/B/A PRH 32902  
C/O DUCHARME MCMILLEN & ASSOCIATES  
ADDRESS: PO BOX 80610, INDIANAPOLIS, IN 46280  
DEED REFERENCE: BK:2784 PG:1340  
TAX SHEET: 240-02-01
2. ZONED: OFFICE RESEARCH (OR)  
MIN. LOT AREA: 3 ACRES FRONT YARD SETBACK: 50'  
FRONTAGE: 300' SIDE YARD SETBACK: 75'  
BUILDING COVERAGE: 30% REAR YARD SETBACK: 50'  
STRUCTURE HEIGHT: 60'
3. THE INTENT OF THIS PLAN IS TO SHOW THE LIMITED AS-BUILT CONDITIONS OF THE BUILDING ADDITION AND RECONFIGURED DETENTION BASIN. THE BOUNDARY INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM THE REFERENCE PLANS AND DOES NOT CONSTITUTE AN UPDATED BOUNDARY SURVEY BY THIS OFFICE.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.  
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA"
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JANUARY OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0260E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE DELINEATION OF THE WETLANDS SHOWN HEREON WAS BY BRENDEN WALDEN NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #297, GOVE ENVIRONMENTAL SERVICES, LLC., 8 CONTINENTAL DRIVE, UNIT H, EXETER, NH 03833.
9. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

## REFERENCE PLANS:

1. GAS LINE AS-BUILT EASEMENT AND CONSERVATION PLAN, PREPARED FOR HOSPITAL CORPORATION OF AMERICA, PORTSMOUTH, NH, DATED 10/31/85. RCRD PLAN #D-15830.
2. SCHILLER S/S-OCEAN ROAD S/S, 115 KV TRANSMISSION LINE #U181, MILE 4, PLAN-6775-A, DATED 7/10/2009, BY NORTHEAST UTILITIES, NOT RECORDED.
3. SUBDIVISION OF LAND, FRANETAL REALTY TRUST COMPANY, OPTIONED TO LIBERTY MUTUAL INSURANCE COMPANY, PORTSMOUTH, NEW HAMPSHIRE, REVISED TO 2/19/71 RCRD PLAN #2190.
4. LIMITED EXISTING CONDITIONS PLAN - 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE - ASSESSORS PARCEL #240-002-001 FOR HCA HEALTH SERVICES OF NEW HAMPSHIRE ON NOVEMBER 19, 2019 BY THIS OFFICE. NOT RECORDED
4. LIMITED AS-BUILT PLAN - PORTSMOUTH REGIONAL HOSPITAL - HCA, 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE, TAX MAP 240, LOT 2-1, PREPARED FOR: DPR CONSTRUCTION, LAND OF: HCA HEALTH SERVICES OF NH ON FEBRUARY 29, 2024 BY THIS OFFICE. NOT RECORDED

## DIRECT ABUTTERS TO SUBJECT PARCEL:

<b>240-01</b> LIBERTY MUTUAL INSURANCE ATTN: JOANNE BRAGG 175 BERKLEY STREET BOSTON, MA 02116 BK: 2057 PG: 0357	<b>240-2-2</b> JACKSON GRAY CONDOS MASTER CARD 330 BORTHWICK AVE PORTSMOUTH, NH 03801 BK: 2648 PG: 0901	<b>234-7-3</b> CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 BK: 4211 PG: 1155
<b>240-2-2001</b> CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0901	<b>240-2-1001</b> CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0902	

REV. NO.	DATE	DESCRIPTION	APPR'D
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**LIMITED EXISTING CONDITIONS PLAN  
PORTSMOUTH REGIONAL HOSPITAL - HCA  
333 BORTHWICK AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
TAX MAP 240 LOT 2-1  
PREPARED FOR: BOWMAN  
LAND OF: HCA HEALTH SERVICES OF NH**



REL	DATE: 02/29/2024
DRAWN BY	JOB NO: 24-2003
RMF	SCALE: 1" = 60'
PROJECT MGR	DWG NAME: 24-2003.DWG
	PLAN NO: 24-2003.DWG
	SHEET: 1 OF 3

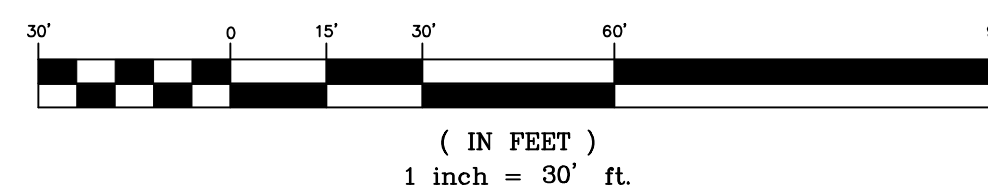
101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 - 603-436-3557 - ©2024

## SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## GRAPHIC SCALE



SHEET 2  
SHEET 1

SHEET 2  
SHEET 1



NH STATE PLANE COORDINATE SYSTEM  
NAD 1983

INTERSTATE 95  
(BLUE STAR TURNPIKE)

APPROXIMATE LOT LINE

APPROXIMATE  
10' GAS MAIN  
EASEMENT TAKEN  
FROM REF. PLANS

SHEET 2  
SHEET 1

SHEET 2  
SHEET 1

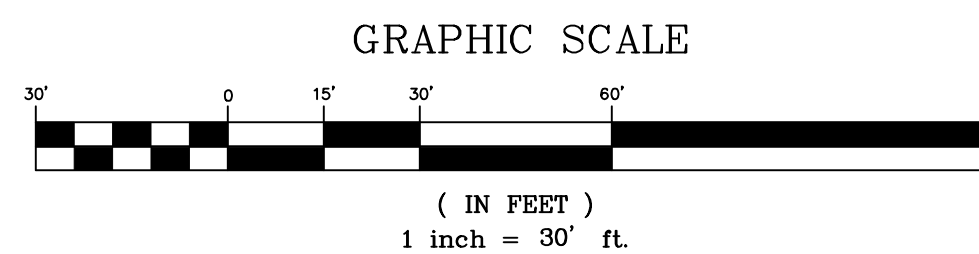
SHEET 2  
SHEET 3

240-01  
LIBERTY MUTUAL INSURANCE  
ATTN: JOANNE BRAGG  
175 BERKLEY STREET  
BOSTON, MA 02116  
BK: 2057 PG: 0357

240-2-1  
HCA HEALTH SERVICES  
OF NEW HAMPSHIRE, INC

**SURVEYOR'S CERTIFICATION**  
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

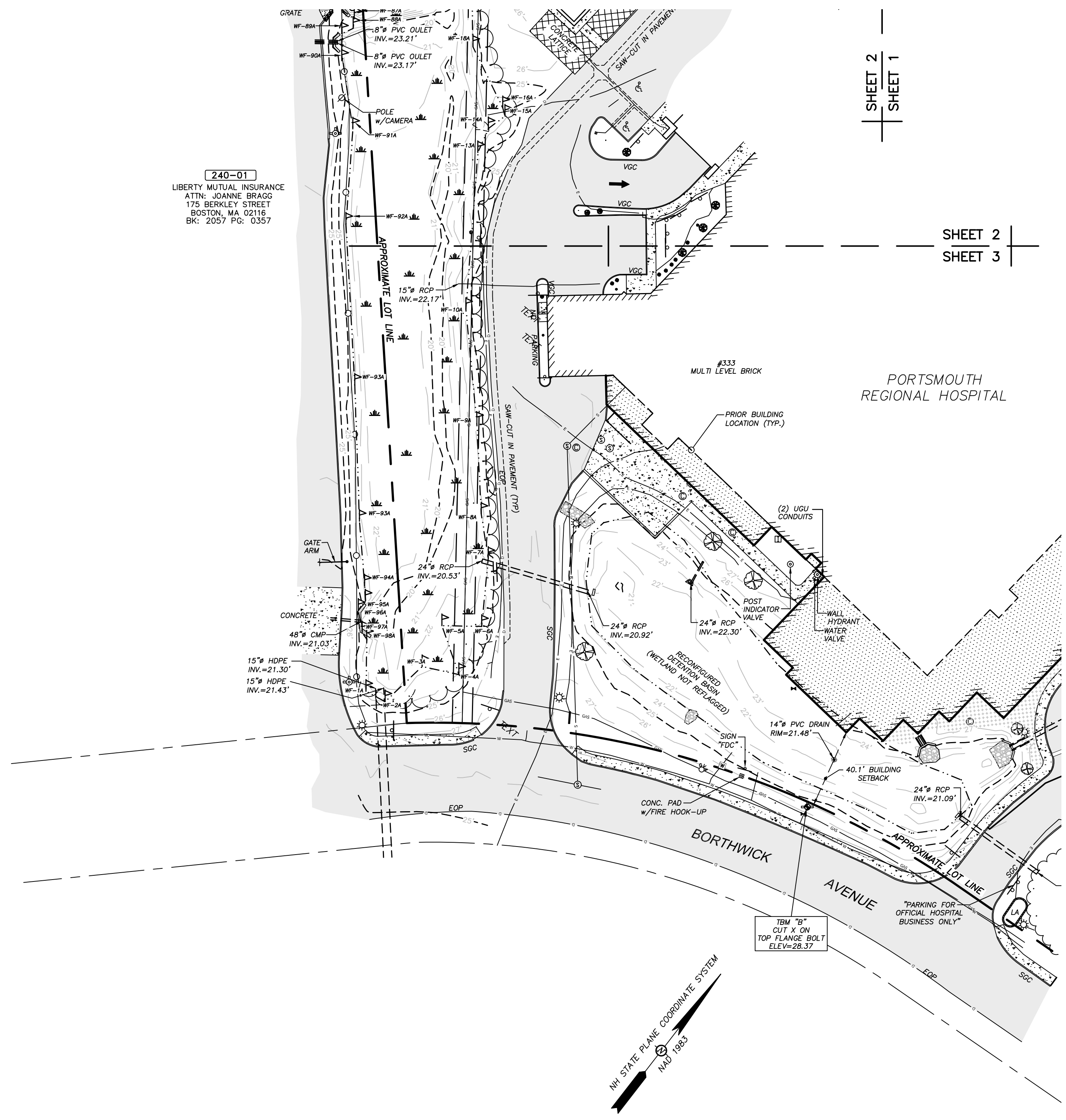


REV. NO.	DATE	DESCRIPTION	APPR'D
<b>LIMITED EXISTING CONDITIONS PLAN</b> <b>PORTSMOUTH REGIONAL HOSPITAL - HCA</b> 333 BORTHWICK AVENUE <b>PORTSMOUTH, NEW HAMPSHIRE</b> TAX MAP 240 LOT 2-1 PREPARED FOR: BOWMAN LAND OF: HCA HEALTH SERVICES OF NH			
REL	DATE: 02/29/2024		
DRAWN BY	JOB NO: 24-2003		
RMF	SCALE: 1" = 60'		
PROJECT MGR	DWG NAME: 24-2003.DWG		
	PLAN NO: 24-2003.DWG		
	SHEET: 2 OF 3		



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240-01  
 LIBERTY MUTUAL INSURANCE  
 ATTN: JOANNE BRAGG  
 175 BERKLEY STREET  
 BOSTON, MA 02118  
 BK. 2057 PG. 0357

SHEET 2  
 SHEET 1

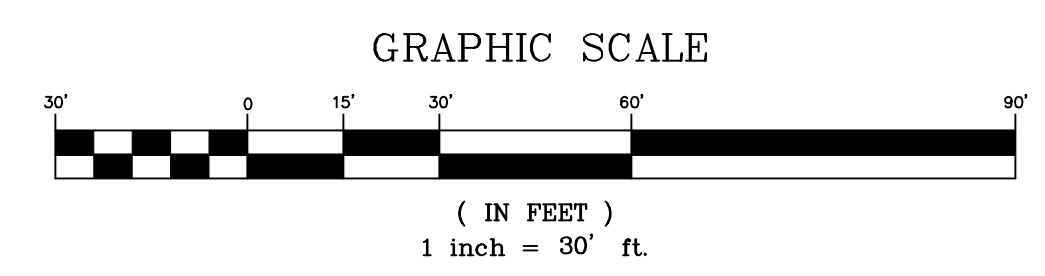
SHEET 2  
 SHEET 3

NH STATE PLANE COORDINATE SYSTEM  
 NAD 1983

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



REV. NO.	DATE	DESCRIPTION	APPR'D
<b>LIMITED EXISTING CONDITIONS PLAN</b> <b>PORTSMOUTH REGIONAL HOSPITAL – HCA</b> <b>333 BORTHWICK AVENUE</b> <b>PORTSMOUTH, NEW HAMPSHIRE</b> <b>TAX MAP 240 LOT 2-1</b> <b>PREPARED FOR: BOWMAN</b> <b>LAND OF: HCA HEALTH SERVICES OF NH</b>			
REL		DATE:	02/29/2024
DRAWN BY		JOB NO.:	24-2003
RMF		SCALE:	1" = 60'
PROJECT MGR		DWG NAME:	24-2003.DWG
		PLAN NO.:	24-2003.DWG
		SHEET:	3 OF 3
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**PREVIOUS PERMIT  
APPROVAL & PLAN**



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



**Robert R. Scott, Commissioner**

---

**WETLANDS AND NON-SITE SPECIFIC PERMIT 2024-00119 PAGE 1 OF 2**

**PERMITTEE:** HCA HEALTH SERVICES OF NEW HAMPSHIRE  
PO BOX 80610  
INDIANAPOLIS IN 46580

**NOTE CONDITIONS**

**PROJECT LOCATION:** 333 BORTHWICK AVE, PORTSMOUTH TAX MAP 240 LOT 2-1

**WATERBODY:** UNNAMED WETLAND

**APPROVAL DATE:** JUNE 06, 2024

**EXPIRATION DATE:** JUNE 06, 2029

---

Based upon review of permit application 2024-00119 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

**PERMIT DESCRIPTION:** Retain 200 square feet (SF) of dredge and fill to man-made palustrine emergent wetland to construct a building expansion for an existing hospital. Restore 2,918 SF of temporary impact to palustrine emergent wetland and 961 SF within the 100-foot duly designated prime wetland buffer of Portsmouth 015 for construction access.

Waive Env-Wt 306.05(a)(1) and Env-Wt 311.10 requiring applicant to provide a wetland delineation and functional assessment for all wetlands on the property.

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

1. All work shall be done in accordance with the approved plans dated December 7, 2023 by Kimley-Horn and Associates, Inc., and received by the NH Department of Environmental Services (NHDES) on January 17, 2024, in accordance with Env-Wt 307.16 and Env-Wt 524.05(b).
2. All work shall be conducted and maintained in such a way as to protect water quality as required by Rule Env-Wt 307.03(a) through (h).
3. All temporary and permanent filling activities shall meet all of the conditions listed in Rule Env-Wt 307.11(a) through (l).
4. Restoration of all temporary impacts shall meet all of the conditions listed in Rule Env-Wt 307.12(a) through (j).
5. In accordance with Env-Wt 307.12(i), areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.
6. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.
7. In accordance with Env-Wt 307.18(c), a report that describes the monitoring conducted and date(s) of inspections, and includes photos showing the extent of jurisdictional impacts, areas of restoration, and progress of any plantings shall be submitted to the department.

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

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

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

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



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

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



Eben M. Lewis  
Southeast Region Supervisor, Wetlands Bureau  
Land Resources Management, Water Division

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

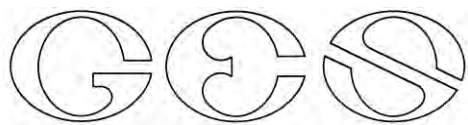
\_\_\_\_\_  
PERMITTEE SIGNATURE (required)

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

**PHOTOLOG OF IMPACT AREAS**







GOVE ENVIRONMENTAL SERVICES, INC.

333 Borthwick Ave, Portsmouth, NH

Photos taken 7/17/2024

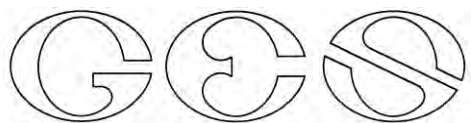


Photo 1. Culvert entry looking east toward access road



Photo 2. Culvert entry from the west of access road





GOVE ENVIRONMENTAL SERVICES, INC.

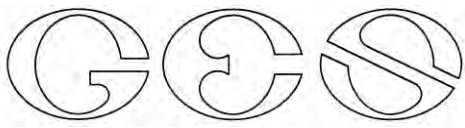


Photo 3. Tier 1 stream following west



Photo 4. Maintained grass area between stream and paved road with parking looking west





GOVE ENVIRONMENTAL SERVICES, INC.

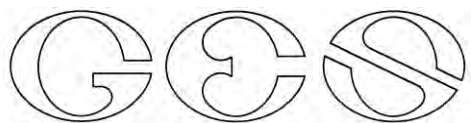


Photo 5. 3 culvert entry to the east of access road



Photo 6. Maintained grass and paved street with parking to tier one stream looking east





GOVE ENVIRONMENTAL SERVICES, INC.

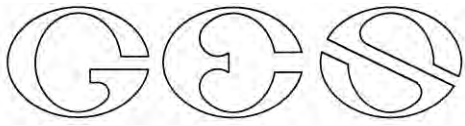


Photo 7. Outlet to scrub shrub/emergent wetland located east of tier one stream



Photo 8. Representative upland habitat located northwest of stream

**FISH AND GAME COORDINATION PACKAGE**



GOVE ENVIRONMENTAL SERVICES, INC.

July 12, 2024

NH Fish and Game Department  
Attn. Wildlife Division, Nongame Program  
11 Hazen Drive  
Concord, N.H. 03301

**Re: Request for NHFG Fis 1004 Consultation  
NHB24-2219  
Portsmouth regional hospital oncology expansion  
333 Borwick Ave  
Portsmouth, NH**

Dear NHF&G Reviewer:

We are pleased to provide the following information and enclosed documents in support of a consultation under Fis1004 for a culvert replacement on the Portsmouth Regional Hospital property in Portsmouth, NH. Several figures depicting the location of the site and proposed work have been attached along with photographs of the site.

**Fis 1004.03 Information Required for Consultation.**

(a) In all cases where consultation is required, all information shall be provided to the department in electronic format at [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov) , or in paper format at:

NH Fish and Game Department  
Attn. Wildlife Division, Nongame Program  
11 Hazen Drive  
Concord, N.H. 03301

(b) In all communications, the NHB DataCheck tool results letter number shall be included in the email subject line and documents.

(c) The following information shall be provided to the department:

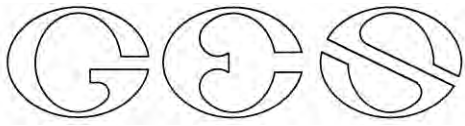
(1) A copy of the department of natural and cultural resources NHB DataCheck tool results letter, dated within one year of the date of the consultation request, and which includes the DataCheck tool results letter number;

NHB24-2219: Blandings Turtle, Marsh Wren, Sora

(2) The applicant's full name;

HCA Health Services of New Hampshire





GOVE ENVIRONMENTAL SERVICES, INC.

- (3) The applicant's mailing address;

PO box 80601, Indianapolis, IN, 46580

- (4) The applicant's telephone number and email address to be used for the purpose of contact;

Trip DeMoss, [Trip.DeMoss@hcahealthcare.com](mailto:Trip.DeMoss@hcahealthcare.com), 615-344-1604

- (5) If the applicant is a corporation, firm, partnership, association, institution, or public or private agency, the name, mailing address, and email address of the person who will respond to requests for information on behalf of the applicant;

Brenden Walden Gove Environmental Services Inc.  
[bwalden@gesinc.biz](mailto:bwalden@gesinc.biz)  
603-418-7260

- (6) The name, mailing address, and email address of any person acting as an agent of the applicant, or any consultant who will submit information to the department on behalf of the applicant;

Brenden Walden Gove Environmental Services Inc.  
[bwalden@gesinc.biz](mailto:bwalden@gesinc.biz)  
603-418-7260

- (7) Description of the proposed action;

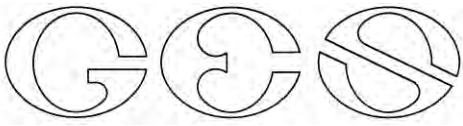
The proposed project is for a culvert replacement on the property that currently serves as an access to a gas utility station to the north of the property. The replacement of the three existing 24inch HDPE culverts to one single 25Lx10Wx3H box culvert will improve connectivity both for hydrology and aquatic organisms in the area.

- (8) Description of the project parcel by reference to street address and town, and, if available, a geographical information system defined project boundary;

The project site is located at 333 Borthwick ave, Portsmouth NH and is comprised of one lot totaling 20.87 acres. (Assessor's Map 240 Lot 21).

- (9) A listing of any state or federal permits which have been applied for, have been granted, or which will be necessary for the proposed action to proceed;

NH DES Wetlands Dredge and Fill Application (no file number yet)



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(10) The current condition of the action area prior to any proposed modifications, including a description of known or discernible actions within the preceding 24 months that have altered the site, including but not limited to, timber harvests, significant impact from storms, removal of gravel or stone, or addition or removal of structures;

A recent Dredge and Fill permit was issued for after the fact work in an identified detention basin. No other alterations have occurred on site in the past 2 years.

(11) Any habitat features supporting or that could support threatened and endangered species that have been identified; and

Blanding's Turtle (*Emydoidea blandingii*)

Found in wetland habitats with permanent shallow water and emergent vegetation such as marshes, swamps, bogs, and ponds. Use vernal pools extensively in spring and while traveling through the landscape. May use slow rivers and streams as mechanisms for dispersal between wetlands. Extensive use of terrestrial habitats for nesting and travel among wetlands.

Marsh Wren (*Cistothorus palustris*)

Marsh Wrens occupy wetlands filled with cattails, sedges, bulrushes, and Phragmites as well as cordgrass-filled saltmarshes year-round. In the winter they also use brushy thickets near wetlands, tidal saltmarshes, and weedy agricultural canals.

Sora (*Porzana carolina*)

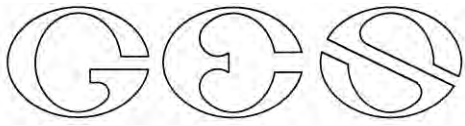
oras spend most of the year in freshwater and brackish wetlands with cattail, sedges, and rushes. During migration and winter, they also use wet pastures, ditches, impoundments, and flooded fields.

Areas suitable for all three species are present on the property however this is adjacent to a commercially developed area which may provide challenges to the species. Additionally, the culvert replacement will not have any long-term negative impacts to any of the identified species.

(12) A description of any conservation measures proposed by the applicant to avoid, minimize, or mitigate potential harm to threatened and endangered species and habitat determined to be critical, including but not limited to:

- a. Design modifications to proposed actions to protect species from harm.

The applicant has proposed a larger culvert size instead of a direct replacement to the existing structures.



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- b. Modifications to proposed actions such as alteration of the timing of proposed actions to protect species from harm;

No alterations in timing have been proposed beyond construction occurring during low flow conditions.

- c. Design crossing structures to maintain and enhance habitat quality and accommodate movement of species;

The overall design will enhance the opportunity of species movement from the current structure.

- d. Education and training for construction personnel as to what construction activities have the potential to cause adverse impacts to species;

No education or training specific to this project is proposed.

- e. Signage to identify specific locations where construction activities must avoid potential adverse impacts to species;

No signage is proposed at this time.

- f. Continued research and monitoring of identified species;

No monitoring is proposed for this project.

- g. Protection or restoration of wildlife corridors;

There are no specific protections or restoration activities with this project.

- h. Maintenance, enhancement, or protection of habitat buffer areas; and

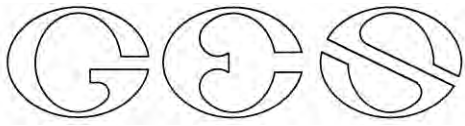
Beyond the crossing replacement there are no additional maintenance, enhancement or protections for other habitat areas.

- i. Habitat protection, management, or restoration.

Beyond culvert replacement, there are no specific protections, management or restoration of jurisdictional areas on the property.

(d) An applicant seeking consultation to meet permit requirements under Env-Wt 311, Env-Wq 1406.06, or Env-Wq 1503.05, shall provide the following additional information to the department to initiate consultation:





GOVE ENVIRONMENTAL SERVICES, INC.

(1) A topographic map identifying the action area at a scale of 1:24,000 or closer, and which shows property lines and the limits of proposed disturbance;

See attached USGS.

(2) An aerial photograph identifying the current condition of the action area at a scale of 1:24,000 or closer and which shows property lines and the limits of proposed disturbance;

See attached aerial imagery.

(3) Site photographs with dates and a photograph location plan, showing existing conditions, habitat features, and possible locations of identified threatened and endangered species, if known;

See attached impact photos.

(4) Project site plan sheets showing the area of proposed disturbance and location of any proposed new or modified structures;

See attached plans in the Bowman package.

(5) Any reports created to assess the site, including but not limited to wetland assessments, vernal pool surveys, or other site visit observations; and

There are no reports beyond the functions and values included in the dredge and fill application.

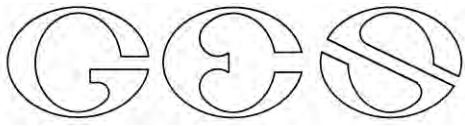
(6) Any other available information, from whatever source, that describe the potential impacts of the proposed action on listed species or habitat.

N/A

Fis 1004.04 Signatures and Certifications Required.

(a) Each document, or group of documents intended as a single submission, that is submitted to the department, including but not limited to applications, requests, and reports, shall:

(1) If submitted in paper format, be signed and dated by the applicant, owner or the agent of either, and show the typed or printed name and title, if applicable, of the individual who signed; or



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(2) If submitted in electronic format, be electronically signed and dated by the applicant, owner or the agent of either, and show the name and title, if applicable, of the individual who signed.

(b) Each physical or electronic signature required by (a), above, shall constitute certification by the signer that:

(1) The information contained in or otherwise submitted with the document is true, complete, and not misleading to the best of the signer's knowledge and belief; and

(2) The signer understands that the submission of false, incomplete, or misleading information shall constitute grounds, pursuant to Fis 1004.13, for the department to:

a. Suspend consultation pending submission of true, complete, and not misleading information;

b. Terminate consultation;

c. Withdraw any recommendations made to the referring state agency under this part; or

d. Report the suspension, termination, or withdrawal of recommendations, and the full circumstances of the submission, to the referring state agency for action in the pending or completed request for a permit or other action.

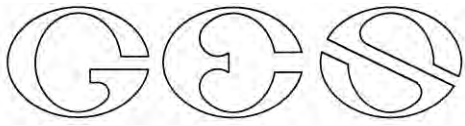
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: Brenden Walden NH CWS# 297

Company: Gove Environmental Services, Inc.

Title: President



GOVE ENVIRONMENTAL SERVICES, INC.

Appendices:

NHB  
Aerial Photo  
USGS Topo Map  
WAP: Habitat Cover Map  
WAP: Highest Ranked Wildlife Habitat  
Map Wildlife Corridors Map  
Wildlife Secondary Corridors Map  
Prioritized Habitat Blocks  
Conservation Parcels Map  
Functions and Values Analysis  
Photo Map  
Photo Log  
Plan Set Revision Date March 2024





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Brenden Walden, Gove Environmental Services, Inc.  
8 Continental Drive Bldg 2 Unit H  
Exeter, NH 03833  
info@gesinc.biz

From: NHB Review  
NH Natural Heritage Bureau  
Main Contact: [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov)

cc: NHFG Review

Date: 07/26/2024 (valid until 07/26/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: NHDES - Standard Dredge & Fill - Minor, USACE - General Permit

**NHB ID: NHB24-2219**

Town: Portsmouth

Location: 333 Borthwick Avenue

**Project Description:** Culvert replacement on a tier one stream located in the rear of the property

### **Next Steps for Applicant:**

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

**NHB Comments:** No comments at this time.

**NHFG Comments:** Please refer to NHFG consultation requirements below.

### **NHB Consultation**

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov).

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

### **NH Fish and Game Department Consultation**

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov) or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov), and include the NHB DataCheck results letter number and "review request" in the email subject line.

**Contact NH Fish & Game at (603) 271-0467 with questions.**



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.  
Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State <sup>1</sup>	Federal	Notes
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	E	--	Contact the NH Fish & Game Dept (see below).
Marsh Wren ( <i>Cistothorus palustris</i> )	--	--	Contact the NH Fish & Game Dept (see above).
Sora ( <i>Porzana carolina</i> )	SC	--	Contact the NH Fish & Game Dept (see above).

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (\*) indicates that the most recent report for that occurrence was 20 or more years ago.

*For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.*

**Disclaimer:** NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.  
NHB recommends surveys to determine what species/natural communities are present onsite.





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NHB24-2219



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-2219

EOCODE:

ARAAD04010\*632\*NH

## New Hampshire Natural Heritage Bureau - Animal Record

### Blanding's Turtle (*Emydoidea blandingii*)

#### Legal Status

Federal: Not listed  
State: Listed Endangered

#### Conservation Status

Global: Apparently secure but with cause for concern  
State: Critically imperiled due to rarity or vulnerability

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank: --

Detailed Description: 2011: Area 12906: 1 adult observed.

General Area: 2011: Area 12906: Marsh along railroad tracks.

General Comments: --

Management: --

Comments:

#### Location

Survey Site Name: Meadowbrook  
Managed By: Hospital Corporation of America

County: Rockingham

Town(s): Portsmouth

Size: 1.9 acres

Elevation:

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

Directions: 2011: Area 12906: Marsh adjacent to 333 Borthwick Avenue, behind Portsmouth Regional Hospital.

#### Dates documented

First reported: 2011-05-07

Last reported: 2011-05-07

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-2219

EOCODE:

ABPBG10020\*019\*NH

## New Hampshire Natural Heritage Bureau - Animal Record

### Marsh Wren (*Cistothorus palustris*)

#### Legal Status

Federal: Not listed  
State: Not listed

#### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Not ranked (need more information)

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank: --

Detailed Description: 2020: 8 observed between 5/2 and 8/17. 2019: 3 observed between 5/12 and 6/30. Includes marsh area on north side of railroad tracks. 2016: 2 observed between 5/8 and 7/23. 2013: 3 observed between 5/18 and 5/26. 2012: Species observed on 5/18 and 5/19. 2011: Species observed on 5/21. 2010: 1 observed between 5/17 and 5/22. 2009: 3 observed on 6/20. 2006: Species observed on 5/25. 1997: 2 observed on 6/22.

General Area: --

General Comments: 2020: Includes data from NH Auduon sites "Portsmouth City Park" and "Borthwick Ave. Marsh".

Management: --

Comments:

#### Location

Survey Site Name: Portsmouth Hospital Marsh  
Managed By: Hospital Corporation of America

County: Rockingham

Town(s): Portsmouth

Size: 33.6 acres

Elevation:

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

Directions: --

#### Dates documented

First reported: 1997-06-22

Last reported: 2020-08-17

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-2219

EPCODE:

ABNME08020\*010\*NH

## New Hampshire Natural Heritage Bureau - Animal Record

### *Sora (Porzana carolina)*

#### Legal Status

Federal: Not listed  
State: Special Concern

#### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Not ranked (need more information)

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank: --

Detailed Description: 2021: 2 observed between 5/12 and 6/4. 2020: 2 observed between 5/1 and 7/14.  
2019: 1 observed 5/9 and 6/3. 2012: 1 observed between 5/18 and 5/26. 2011: 1  
observed on 5/21. 2009: 2 observed between 5/3 and 5/24. 1997: 2 observed on 6/22.  
1996: 1 observed on 5/15.

General Area: --  
General Comments: --  
Management: --  
Comments:

#### Location

Survey Site Name: Portsmouth Hospital Marsh  
Managed By: Hospital Corporation of America

County: Rockingham  
Town(s): Portsmouth  
Size: 33.6 acres Elevation:

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

Directions: --

#### Dates documented

First reported: 1996-05-15 Last reported: 2021-06-04

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

# Aerial



## Legend

- State
- County
- City/Town

Map Scale

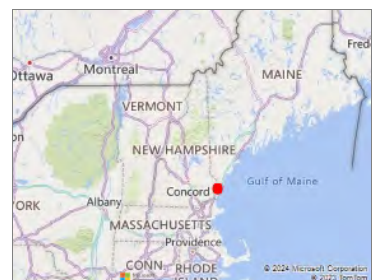
1: 24,000

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Map Generated: 1/10/2024

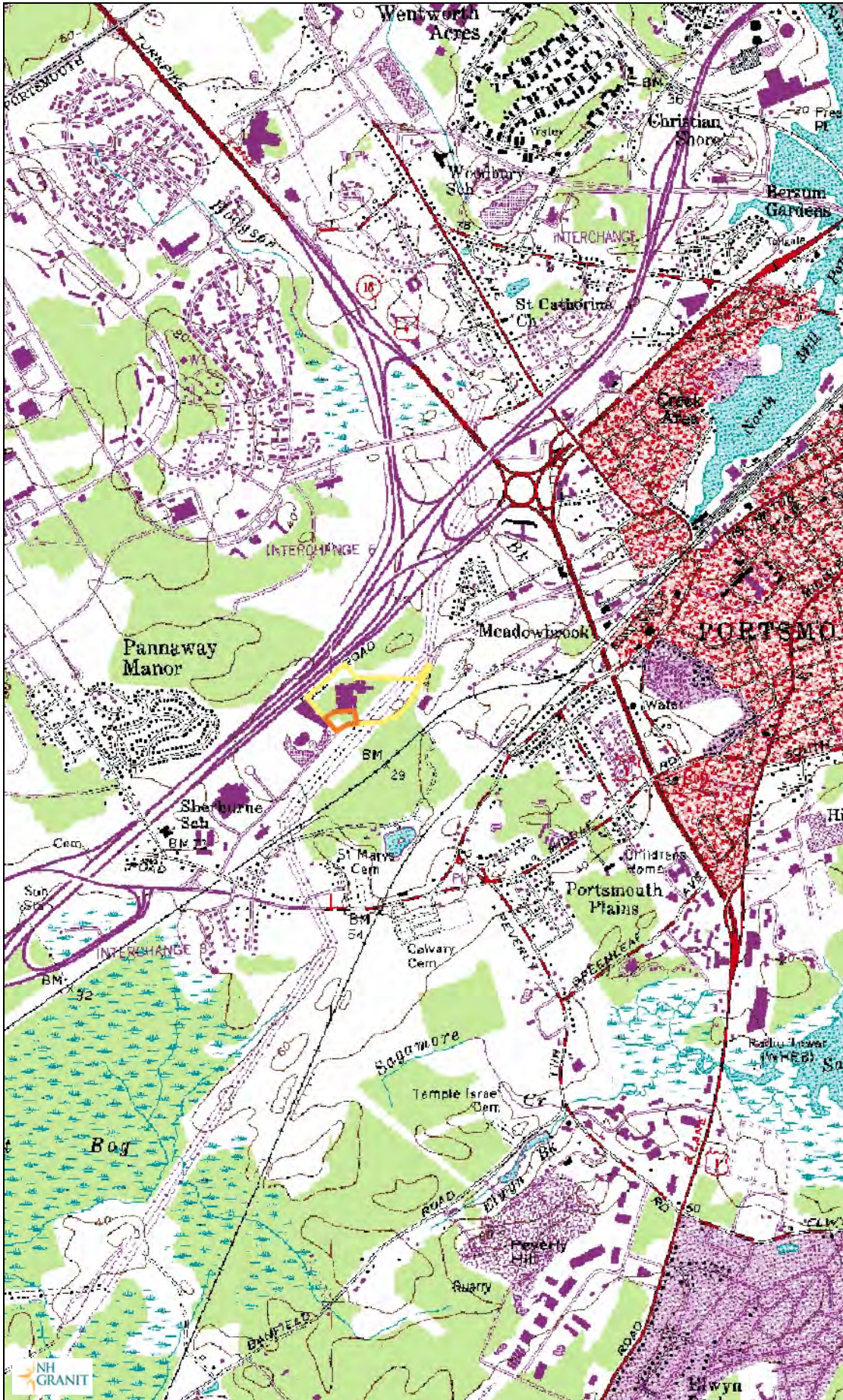


## Notes





# USGS



## Legend

- State
- County
- City/Town

Map Scale

1: 24,000

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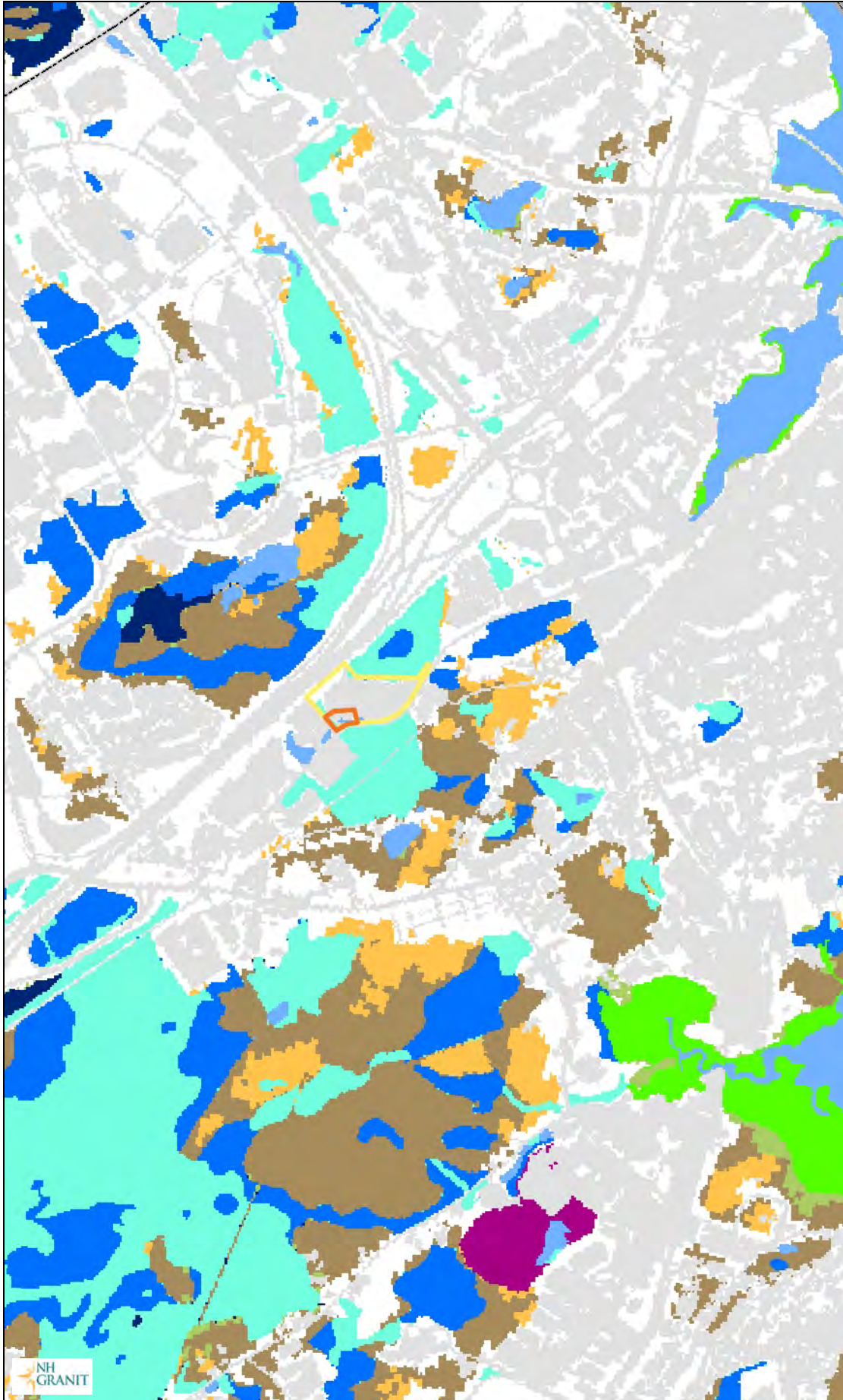


## Notes





# Habitat Cover



## Legend

- State
- County
- City/Town
- WAP 2020: Wildlife Habitat I Cover
- Alpine
- Appalachian oak-pine
- Cliff and Talus slope
- Coastal island and Rocky coast
- Developed Impervious
- Developed or Barren land
- Dune
- Floodplain forest
- Grassland
- Hemlock-hardwood-pine
- High-elevation spruce-fir
- Lowland spruce-fir
- Northern hardwood-conifer
- Northern swamp
- Open water
- Peatland
- Pine barren
- Rocky ridge
- Salt marsh
- Sand/Gravel
- Temperate swamp
- Marsh and shrub wetland

Map Scale

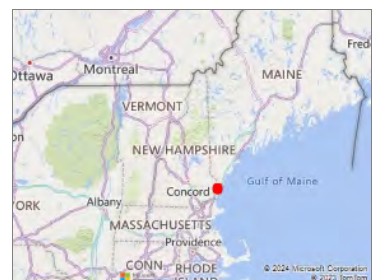
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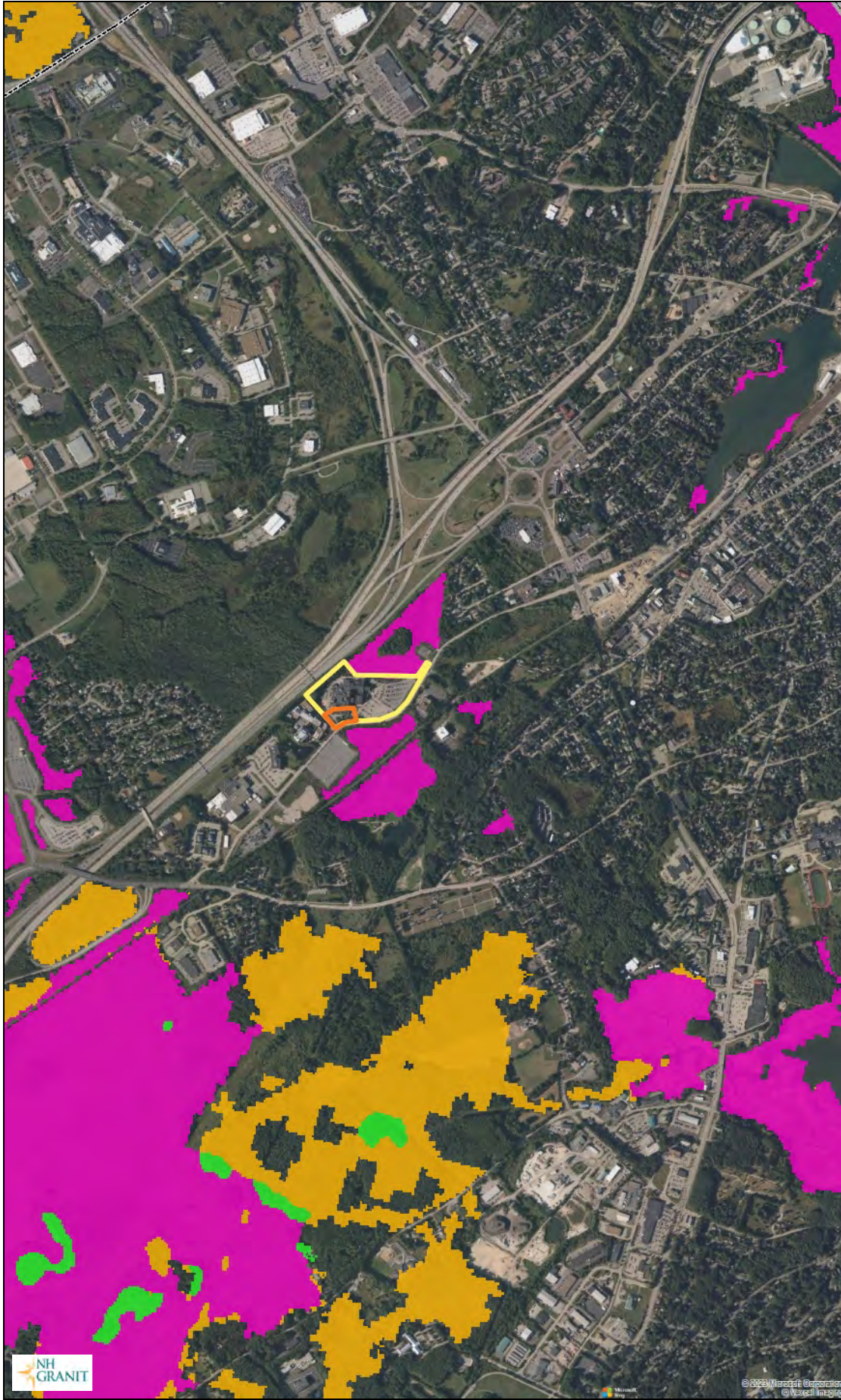
Map Generated: 1/10/2024

## Notes





# Highest Ranked Habitat



## Legend

- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
  - 1 Highest Ranked Habitat in NH
  - 2 Highest Ranked Habitat in Region
  - 3 Supporting Landscape

Map Scale

1: 24,000

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Map Generated: 1/10/2024



## Notes





# Wildlife Corridors



## Legend

- Wildlife Corridors
- State
- County
- City/Town

Map Scale

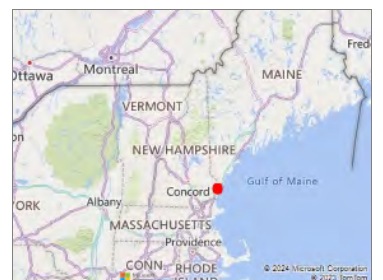
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Map Generated: 1/10/2024



## Notes





# Secondary Wildlife Corridors



## Legend

- Wildlife Secondary Corridors
- State
- County
- City/Town

Map Scale

1: 24,000



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Map Generated: 1/10/2024

## Notes





# Prioritized Habitat Blocks



## Legend

- Prioritized Habitat Blocks
- State
- County
- City/Town

Map Scale

1: 24,000

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Map Generated: 1/10/2024



## Notes





# Conservation Land



## Legend

- State
- County
- City/Town
- Conservation and Public Land

Map Scale

1: 24,000

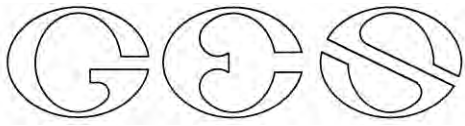
© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 1/10/2024



## Notes







Date: September 25, 2024

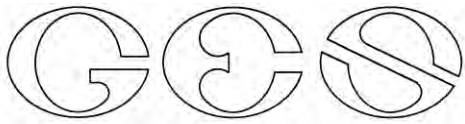
Subject: Functions and Values Analysis

Re: Minor Dredge and Fill Application  
333 Borthwick Ave, Portsmouth

The subject property located on 333 Borthwick Ave, in Portsmouth, NH, identified by Tax map 240 Lot 2-1. The proposed project is for the replacement of an existing tier 1 stream crossing currently utilized as a utility access for a natural gas station on the north of the property. The project area was reviewed and field delineated by Brenden Walden, a NH CWS, in the fall of 2019 with additional flagging to encompass the project area done during February of 2024. During the wetland delineation of the property, two wetlands were identified within the scope of the project area. These wetlands area identified and discussed below as Wetland A & B. A wetland function and value assessment was conducted using the US Army Corps Highway Methodology for the three wetlands identified and will be discussed in more detail below.

The US Army Corps Highway Methodology considers 13 categories of function or value within a particular wetland area:

- 1. Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
- 2. Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
- 3. Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shell fish habitat.
- 4. Water Quality—Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
- 5. Water Quality—Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
- 6. Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
- 7. Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
- 8. 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.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or



diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.

- 10. 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.
- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species

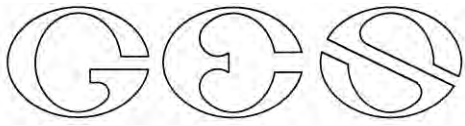
Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by human society from a given wetland or ecosystem and their inherit functions. Functions and values identified as “Principal” have been determined to be significant features of the wetland being evaluated. This does not necessarily indicate the wetland supports these functions or values at a significant level in comparison to other wetlands in the region or even near the site. A discussion of the evaluated areas and the associated functions and values is provided in the sections below.

#### **Wetland A:**

Wetland A is a man-made wetland system designed to direct stormwater around the hospital ground with hydrologic connections to adjacent wetlands through existing culverts. The wetland is dominantly vegetated with Phragmites, with some shrubs and trees existing along the boundary of the wetland. Areas of open water with unknown depth are present, and there is identified flow occurring near the norther outlet structure. Functions and values associated with this wetland identified with this wetland include, Groundwater Recharge/Discharge, Floodlfow Alteration, Sediment and Toxicant Retention, Nutrient Removal, Production Export, Sediment and Shorleline Stabilization, and Wildlife Habitat. These functions are attributed to the nature of the wetland’s development, existing dense vegetation, association with a watercourse and hydrologic connectivity up and down stream. The proposed impacts to this wetland for the replacement and improvement of the existing culvert from three 24-inch HDPE culverts to one single 10 x 3 box culvert will have no observable impact to the identified functions and values. Additionally, this wetland will have increase connectivity and passage for aquatic organisms.

#### **Wetland B:**

Wetland B is the down stream more natural wetland system that extends off site. This wetland is composed of areas of emergent vegetation adjacent to the existing parking area with dense scrub shrub vegetation adjacent to the existing watercourse. Functions and values associated with this wetland identified with this wetland include, Groundwater Recharge/Discharge, Floodlfow Alteration, Sediment and Toxicant Retention, Nutrient Removal, Production Export, Sediment and Shorleline Stabilization, and Wildlife Habitat. These functions are attributed to the nature of the existing dense vegetation, association with a watercourse and hydrologic connectivity up and down stream. The proposed impacts to this wetland for the replacement and improvement of the existing culvert from three 24-inch HDPE culverts to one single 10 x 3 box culvert will have no observable impact to the identified functions and values. Additionally, this wetland will have increase connectivity and passage for aquatic organisms.



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Overall, the applicant has limited all wetland impacts to the greatest extent practicable and designed the project to be the least impacting alternative. The replacement of an existing structure will provide an overall net benefit to the existing functions and values that exist within the two wetland systems.

This concludes the functions and values analysis for the Minor Dredge and Fill Application for 333 Borthwick Ave, Portsmouth. If you have any other questions or believe I can assist you and any other way please feel free to contact me either by email: [bwalden@gesinc.biz](mailto:bwalden@gesinc.biz) or by phone: 207- 710-7863.

Sincerely

Brenden Walden

President & Wetland Scientist  
Gove Environmental Services, Inc





A

B

# Wetland Function-Value Evaluation Form

Total area of wetland unknown Human made? yes Is wetland part of a wildlife corridor? yes or a "habitat island"? no













Adjacent land use Commercial development and roadway Distance to nearest roadway or other development >50ft

Dominant wetland systems present R2UBFx Contiguous undeveloped buffer zone present no

Is the wetland a separate hydraulic system? no If not, where does the wetland lie in the drainage basin? lower

How many tributaries contribute to the wetland? unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. A  
 Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Prepared by: BMW Date 12/7/23  
 Wetland Impact:  
 Type N/a Area N/a  
 Evaluation based on:  
 Office X Field X  
 Corps manual wetland delineation completed? Y X N \_\_\_\_\_

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1,2,4,6,7,9,15	y	wetland associated with a stream, has high density of vegetation, shows varying levels of water depth
 Floodflow Alteration	Y	3,4,5,6,7,8,9,10,11,12,13,15,16,18	y	Wetland associated with a watercourse hydrologically connected to upstream and down stream wetlands.
 Fish and Shellfish Habitat	n	hydroperiod unknown	n	<b>Level of permanent water depth is unknown</b>
 Sediment/Toxicant Retention	Y	1,2,3,4,5,6	y	Slow moving water with high density of vegetation
 Nutrient Removal	Y	3,4,5,6,7,8,9,10,11	y	<b>dense vegetation for nutrient acquisition</b>
 Production Export	Y	1,2,5,7,10,11,	y	associated with a watercourse with potential for flushing
 Sediment/Shoreline Stabilization	Y	1,2,3,4,12,13,15	y	bank of water course is effectively stable from existing vegetation
 Wildlife Habitat	Y	7,8,13,17,18,19,20,21	Y	man influenced wetland with associated water course and dense vegetation
 Recreation	n	10,11	n	<b>private property</b>
 Educational/Scientific Value	n	11,13,14	n	<b>private property</b>
 Uniqueness/Heritage	n	1,10,11,17,	n	<b>private property</b>
 Visual Quality/Aesthetics	n	6,9,12	n	<b>private property</b>
<b>ES</b> Endangered Species Habitat		<b>See NHB</b>		
Other				













Notes:

\* Refer to backup list of numbered considerations.

# Wetland Function-Value Evaluation Form

Total area of wetland unknown Human made? yes Is wetland part of a wildlife corridor? yes or a "habitat island"? no  
 Adjacent land use Commercial development and roadway Distance to nearest roadway or other development >50ft  
 Dominant wetland systems present PSS1/EM1C Contiguous undeveloped buffer zone present no  
 Is the wetland a separate hydraulic system? no If not, where does the wetland lie in the drainage basin? lower  
 How many tributaries contribute to the wetland? unknown Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. B  
 Latitude \_\_\_\_\_ Longitude \_\_\_\_\_  
 Prepared by: BMW Date 12/7/23  
 Wetland Impact:  
 Type <sup>1</sup> Fill \_\_\_\_\_ Area 200SF \_\_\_\_\_  
 Evaluation based on:  
 Office <sup>x</sup> \_\_\_\_\_ Field <sup>x</sup> \_\_\_\_\_  
 Corps manual wetland delineation completed? Y <sup>x</sup> \_\_\_\_\_ N \_\_\_\_\_

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1,2,4,6,7,9,15	y	wetland associated with a stream, has high density of vegetation, shows varying levels of water depth
 Floodflow Alteration	Y	3,4,5,6,7,8,9,10,11,12,13,15,16,18	y	Wetland associated with a watercourse hydrologically connected to upstream and down stream wetlands.
 Fish and Shellfish Habitat	n	hydroperiod unknown	n	<b>Level of permanent water depth is unknown</b>
 Sediment/Toxicant Retention	Y	1,2,3,4,5,6	y	Slow moving water with high density of vegetation
 Nutrient Removal	Y	3,4,5,6,7,8,9,10,11	y	<b>dense vegetation for nutrient acquisition</b>
 Production Export	Y	1,2,5,7,10,11,	y	associated with a watercourse with potential for flushing
 Sediment/Shoreline Stabilization	Y	1,2,3,4,12,13,15	y	bank of water course is effectively stable from existing vegetation
 Wildlife Habitat	Y	7,8,13,17,18,19,20,21	Y	Large wetland with associated water course and dense vegetation
 Recreation	n	10,11	n	<b>private property</b>
 Educational/Scientific Value	n	11,13,14	n	<b>private property</b>
 Uniqueness/Heritage	n	1,10,11,17,	n	<b>private property</b>
 Visual Quality/Aesthetics	n	6,9,12	n	<b>private property</b>
<b>ES</b> Endangered Species Habitat		<b>See NHB</b>		
Other				

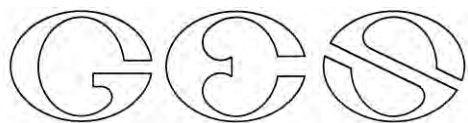
Notes:

\* Refer to backup list of numbered considerations.









GOVE ENVIRONMENTAL SERVICES, INC.

333 Borthwick Ave, Portsmouth, NH

Photos taken 7/17/2024

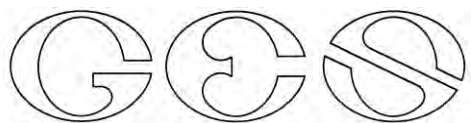


Photo 1. Culvert entry looking east toward access road



Photo 2. Culvert entry from the west of access road





GOVE ENVIRONMENTAL SERVICES, INC.

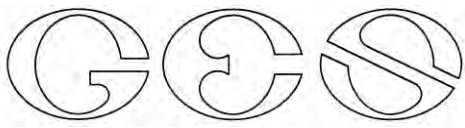


Photo 3. Tier 1 stream following west



Photo 4. Maintained grass area between stream and paved road with parking looking west





GOVE ENVIRONMENTAL SERVICES, INC.

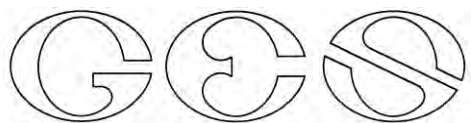


Photo 5. 3 culvert entry to the east of access road



Photo 6. Maintained grass and paved street with parking to tier one stream looking east





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Photo 7. Outlet to scrub shrub/emergent wetland located east of tier one stream



Photo 8. Representative upland habitat located northwest of stream

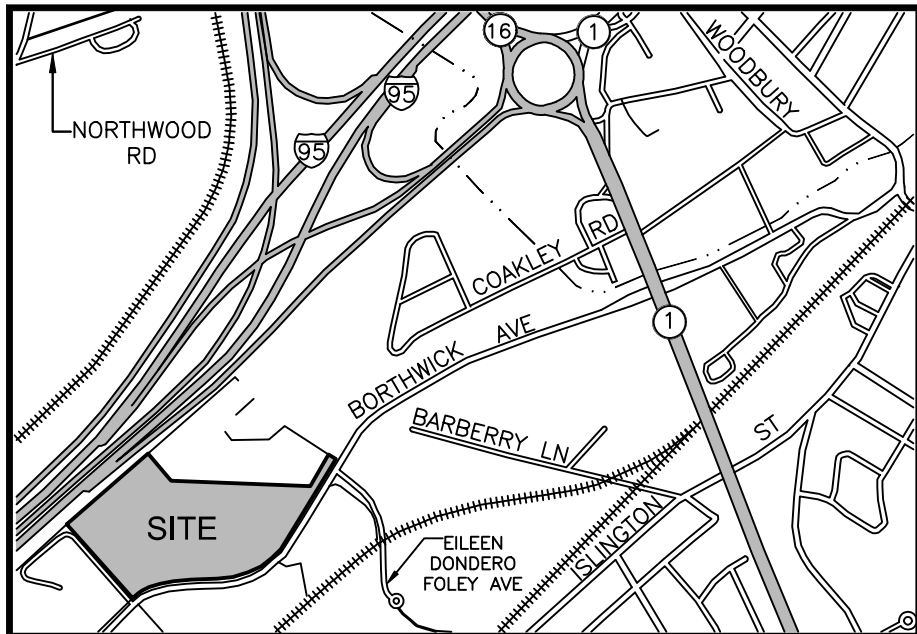








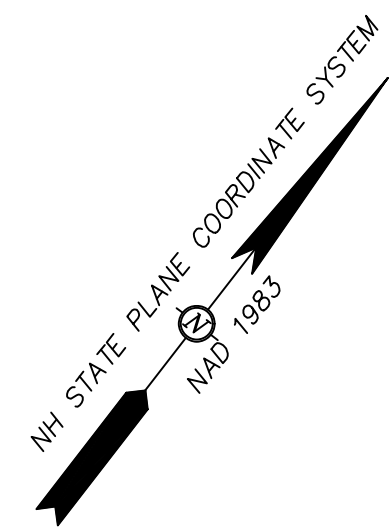
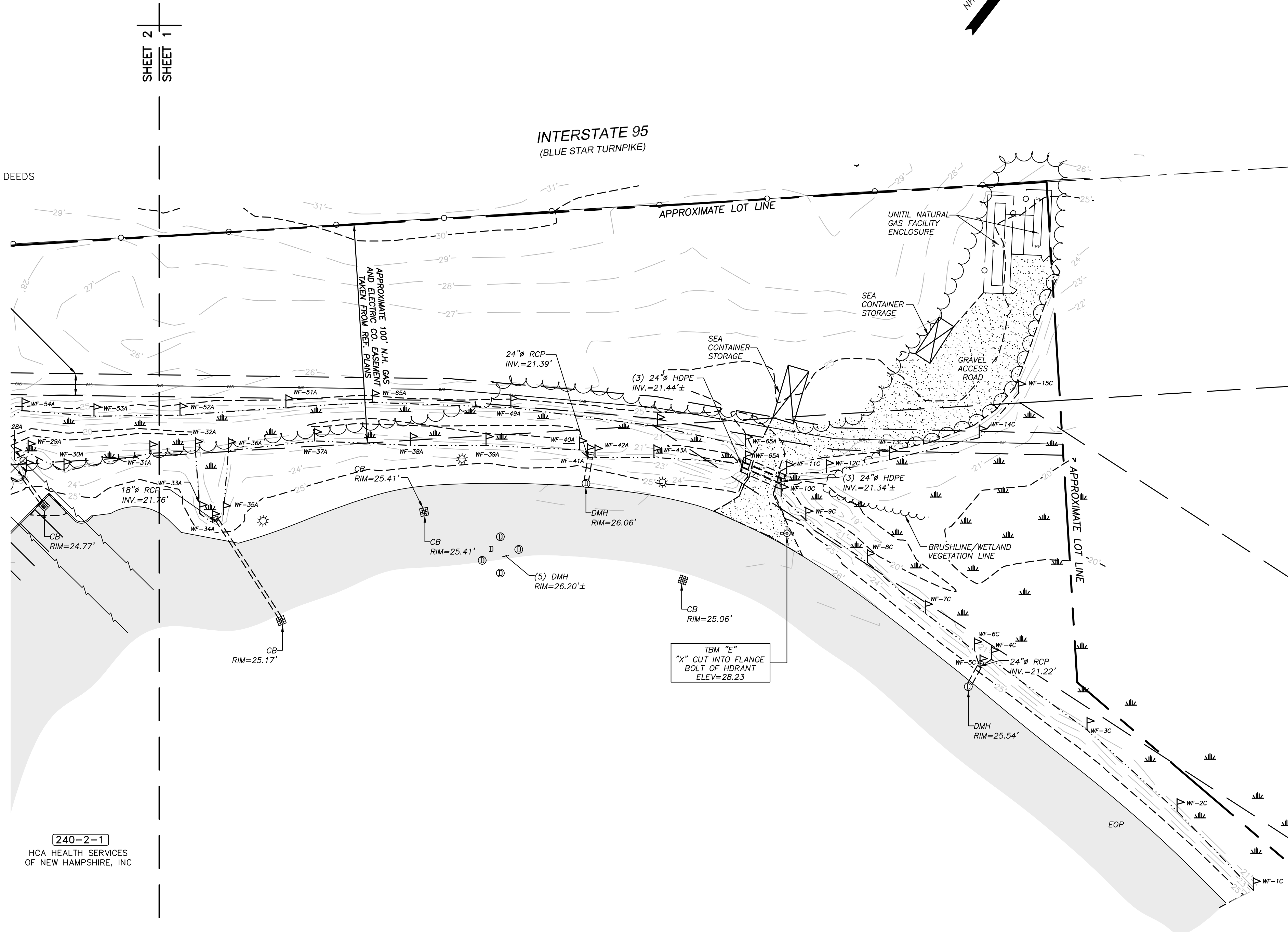




# LOCUS (N.T.S.)

## LEGEND:

- CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊛ UTILITY POLE W/TRANSFORMER
- GUY
- ⊛ LIGHT POLE
- OVERHEAD WIRES
- UGU UNDERGROUND UTILITIES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 240-02-01 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- VGC VERTICAL FACED GRANITE CURB
- SGC SLOPED FACED GRANITE CURB
- PSNH PUBLIC SERVICE CO. OF NH
- ♿ HANDICAP PARKING SPACE
- ⊠ CATCH BASIN (SQUARE)
- ⊙ CATCH BASIN (ROUND)
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- SIGN
- DOUBLE POST SIGN
- ⊠ ELECTRIC METER
- ⊙ GAS VALVE
- W WATER LINE
- S SEWER LINE
- D DRAIN LINE
- G GAS LINE
- ☀ CONIFEROUS TREE
- ☀ DECIDUOUS TREE
- TREE LINE
- ⊠ WATER GATE VALVE
- ⊠ WATER SHUT OFF VALVE
- ⊠ HYDRANT
- ⊠ FIRE CONNECTION
- ⊠ RIP RAP
- ⊠ CEMENT CONCRETE PAD
- ⊠ CONCRETE RETAINING WALL
- ⊠ LANDSCAPE/LAWN AREA
- (15) PARKING SPACE COUNT



## NOTES:

1. OWNER OF RECORD: HCA HEALTH SVC OF NH INC D/B/A PRH 32902  
C/O DUCHARME MCMILLEN & ASSOCIATES  
ADDRESS: PO BOX 80610, INDIANAPOLIS, IN 46280  
DEED REFERENCE: BK:2784 PG:1340  
TAX SHEET: 240-02-01
2. ZONED: OFFICE RESEARCH (OR)  
MIN. LOT AREA: 3 ACRES FRONT YARD SETBACK: 50'  
FRONTAGE: 300' SIDE YARD SETBACK: 75'  
BUILDING COVERAGE: 30% REAR YARD SETBACK: 50'  
STRUCTURE HEIGHT: 60'
3. THE INTENT OF THIS PLAN IS TO SHOW THE LIMITED AS-BUILT CONDITIONS OF THE BUILDING ADDITION AND RECONFIGURED DETENTION BASIN. THE BOUNDARY INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM THE REFERENCE PLANS AND DOES NOT CONSTITUTE AN UPDATED BOUNDARY SURVEY BY THIS OFFICE.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.  
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA"
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JANUARY OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0260E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE DELINEATION OF THE WETLANDS SHOWN HEREON WAS BY BRENDEN WALDEN NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #297, GOVE ENVIRONMENTAL SERVICES, LLC., 8 CONTINENTAL DRIVE, UNIT H, EXETER, NH 03833.
9. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

## REFERENCE PLANS:

1. GAS LINE AS-BUILT EASEMENT AND CONSERVATION PLAN, PREPARED FOR HOSPITAL CORPORATION OF AMERICA, PORTSMOUTH, NH, DATED 10/31/85. RCRD PLAN #D-15830.
2. SCHILLER S/S-OCEAN ROAD S/S, 115 KV TRANSMISSION LINE #U181, MILE 4, PLAN-6775-A, DATED 7/10/2009, BY NORTHEAST UTILITIES, NOT RECORDED.
3. SUBDIVISION OF LAND, FRANETAL REALTY TRUST COMPANY, OPTIONED TO LIBERTY MUTUAL INSURANCE COMPANY, PORTSMOUTH, NEW HAMPSHIRE, REVISED TO 2/19/71 RCRD PLAN #2190.
4. LIMITED EXISTING CONDITIONS PLAN - 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE - ASSESSORS PARCEL #240-002-001 FOR HCA HEALTH SERVICES OF NEW HAMPSHIRE ON NOVEMBER 19, 2019 BY THIS OFFICE. NOT RECORDED
4. LIMITED AS-BUILT PLAN - PORTSMOUTH REGIONAL HOSPITAL - HCA, 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE, TAX MAP 240, LOT 2-1, PREPARED FOR: DPR CONSTRUCTION, LAND OF: HCA HEALTH SERVICES OF NH ON FEBRUARY 29, 2024 BY THIS OFFICE. NOT RECORDED

## DIRECT ABUTTERS TO SUBJECT PARCEL:

<b>240-01</b> LIBERTY MUTUAL INSURANCE ATTN: JOANNE BRAGG 175 BERKLEY STREET BOSTON, MA 02116 BK: 2057 PG: 0357	<b>240-2-2</b> JACKSON GRAY CONDOS MASTER CARD 330 BORTHWICK AVE PORTSMOUTH, NH 03801 BK: 2648 PG: 0901	<b>234-7-3</b> CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 BK: 4211 PG: 1155
<b>240-2-2001</b> CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0901	<b>240-2-1001</b> CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0902	

REV. NO.	DATE	DESCRIPTION	APPR'D
----------	------	-------------	--------

**LIMITED EXISTING CONDITIONS PLAN  
PORTSMOUTH REGIONAL HOSPITAL - HCA  
333 BORTHWICK AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
TAX MAP 240 LOT 2-1  
PREPARED FOR: BOWMAN  
LAND OF: HCA HEALTH SERVICES OF NH**



REL	DATE: 02/29/2024
DRAWN BY	JOB NO: 24-2003
RMF	SCALE: 1" = 60'
PROJECT MGR	DWG NAME: 24-2003.DWG
	PLAN NO: 24-2003.DWG
	SHEET: 1 OF 3

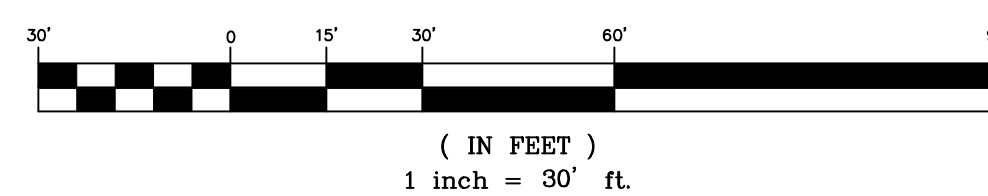
101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 - 603-436-3557 - ©2024

## SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## GRAPHIC SCALE



SHEET 2  
SHEET 1

SHEET 2  
SHEET 1



NH STATE PLANE COORDINATE SYSTEM  
NAD 1983

INTERSTATE 95  
(BLUE STAR TURNPIKE)

APPROXIMATE LOT LINE

APPROXIMATE  
10' GAS MAIN  
EASEMENT TAKEN  
FROM REF. PLANS

SHEET 2  
SHEET 1

SHEET 2  
SHEET 1

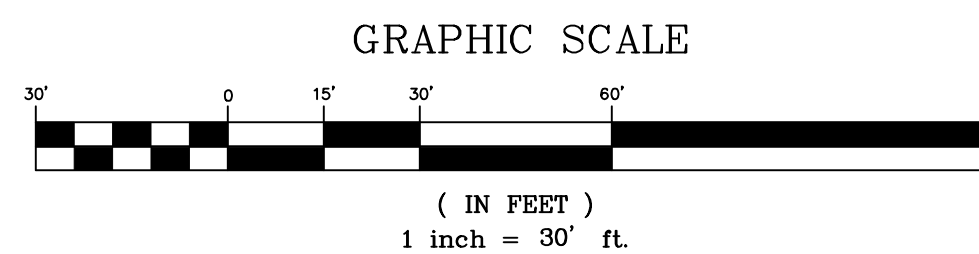
SHEET 2  
SHEET 3

240-01  
LIBERTY MUTUAL INSURANCE  
ATTN: JOANNE BRAGG  
175 BERKLEY STREET  
BOSTON, MA 02116  
BK: 2057 PG: 0357

240-2-1  
HCA HEALTH SERVICES  
OF NEW HAMPSHIRE, INC

**SURVEYOR'S CERTIFICATION**  
"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

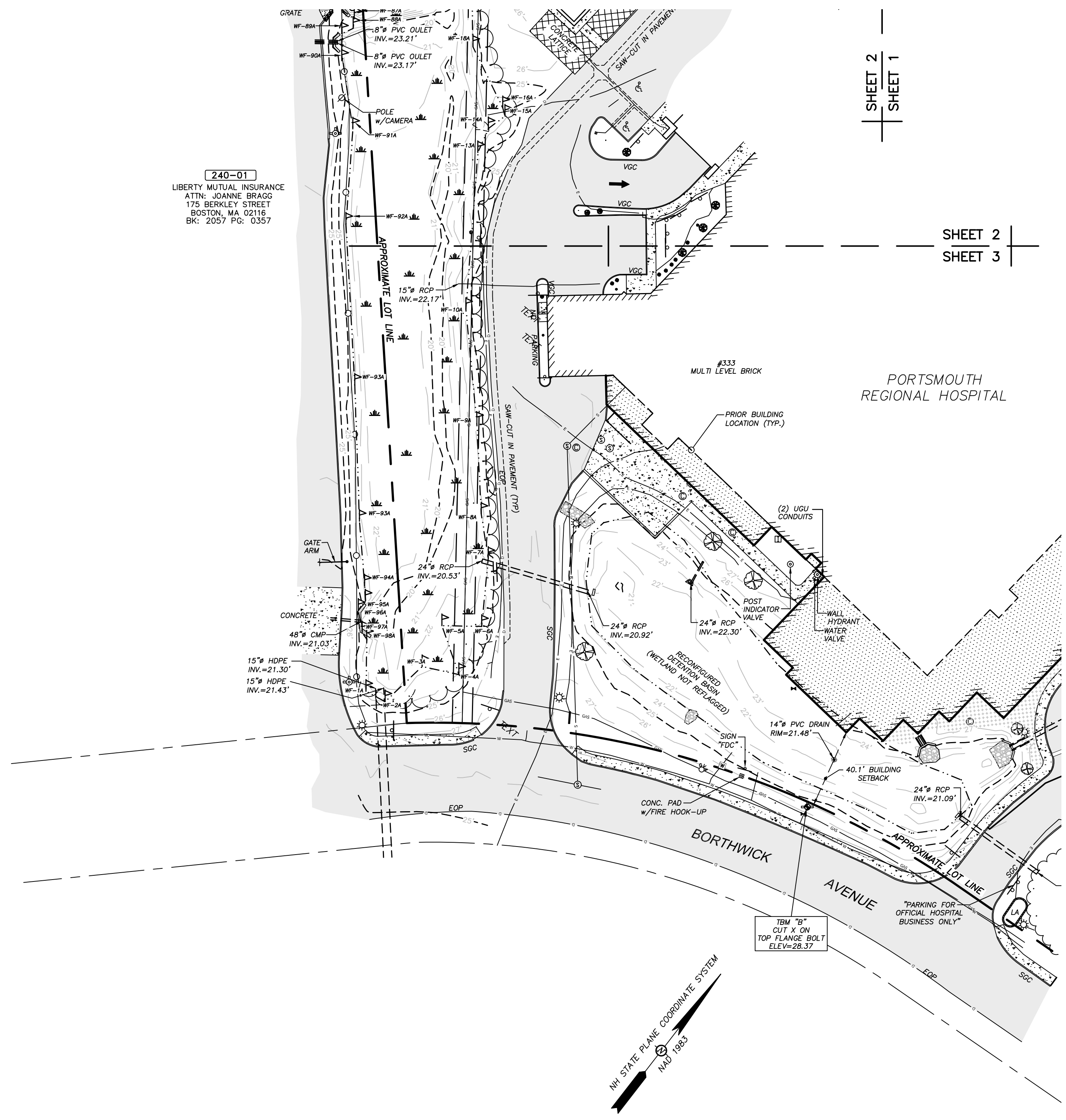


REV. NO.	DATE	DESCRIPTION	APPR'D
<b>LIMITED EXISTING CONDITIONS PLAN</b> <b>PORTSMOUTH REGIONAL HOSPITAL - HCA</b> 333 BORTHWICK AVENUE <b>PORTSMOUTH, NEW HAMPSHIRE</b> TAX MAP 240 LOT 2-1 PREPARED FOR: <b>BOWMAN</b> LAND OF: <b>HCA HEALTH SERVICES OF NH</b>			
REL	DATE: 02/29/2024		
DRAWN BY	JOB NO: 24-2003		
RMF	SCALE: 1" = 60'		
PROJECT MGR	DWG NAME: 24-2003.DWG		
	PLAN NO: 24-2003.DWG		
	SHEET: 2 OF 3		



101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 - 603-436-3557 - ©2024





240-01  
 LIBERTY MUTUAL INSURANCE  
 ATTN: JOANNE BRAGG  
 175 BERKLEY STREET  
 BOSTON, MA 02118  
 BK: 2057 PG: 0357

SHEET 2  
 SHEET 1

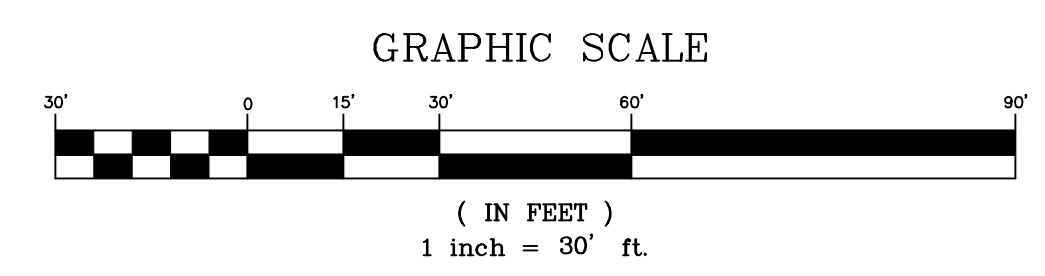
SHEET 2  
 SHEET 3

NH STATE PLANE COORDINATE SYSTEM  
 NAD 1983

**SURVEYOR'S CERTIFICATION**

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

LICENSED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_



REV. NO.	DATE	DESCRIPTION	APPR'D
<b>LIMITED EXISTING CONDITIONS PLAN</b> <b>PORTSMOUTH REGIONAL HOSPITAL – HCA</b> <b>333 BORTHWICK AVENUE</b> <b>PORTSMOUTH, NEW HAMPSHIRE</b> <b>TAX MAP 240 LOT 2-1</b> <b>PREPARED FOR: BOWMAN</b> <b>LAND OF: HCA HEALTH SERVICES OF NH</b>			
REL	DATE: 02/29/2024		
DRAWN BY	JOB NO: 24-2003		
RMF	SCALE: 1" = 60'		
PROJECT MGR	DWG NAME: 24-2003.DWG		
	PLAN NO: 24-2003.DWG		
	SHEET: 3 OF 3		
101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 – 603-436-3557 – ©2024			















**Appendix I**  
**New Hampshire Natural Heritage Bureau Inquiry**



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

To: Brenden Walden, Gove Environmental Services, Inc.  
8 Continental Drive Bldg 2 Unit H  
Exeter, NH 03833  
info@gesinc.biz

From: NHB Review  
NH Natural Heritage Bureau  
Main Contact: [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov)

cc: NHFG Review

Date: 07/26/2024 (valid until 07/26/2025)

Re: DataCheck Review by NH Natural Heritage Bureau and NH Fish & Game

Permits: NHDES - Standard Dredge & Fill - Minor, USACE - General Permit

**NHB ID: NHB24-2219**

Town: Portsmouth

Location: 333 Borthwick Avenue

**Project Description:** Culvert replacement on a tier one stream located in the rear of the property

### **Next Steps for Applicant:**

NHB's database has been searched for records of rare species and exemplary natural communities. Please carefully read the comments and consultation requirements below.

**NHB Comments:** No comments at this time.

**NHFG Comments:** Please refer to NHFG consultation requirements below.

### **NHB Consultation**

If this NHB DataCheck letter includes records of rare plants and/or natural communities/systems, please contact NHB and provide any requested supplementary materials by emailing [nhbreview@dncr.nh.gov](mailto:nhbreview@dncr.nh.gov).

If this NHB DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with NHB is required.

### **NH Fish and Game Department Consultation**

If this NHB DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

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If this NHB DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov) or can be sent by mail, and **must include the NHB DataCheck results letter number and "Fis 1004 consultation request" in the subject line.**

If the NHB DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email [NHFGreview@wildlife.nh.gov](mailto:NHFGreview@wildlife.nh.gov), and include the NHB DataCheck results letter number and "review request" in the email subject line.

**Contact NH Fish & Game at (603) 271-0467 with questions.**



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

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### NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project.  
Please see the map and detailed information about the record(s) on the following pages.

Vertebrate species	State <sup>1</sup>	Federal	Notes
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	E	--	Contact the NH Fish & Game Dept (see below).
Marsh Wren ( <i>Cistothorus palustris</i> )	--	--	Contact the NH Fish & Game Dept (see above).
Sora ( <i>Porzana carolina</i> )	SC	--	Contact the NH Fish & Game Dept (see above).

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (\*) indicates that the most recent report for that occurrence was 20 or more years ago.

*For all animal reviews, refer to 'IMPORTANT: NHFG Consultation' section above.*

**Disclaimer:** NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.  
NHB recommends surveys to determine what species/natural communities are present onsite.



## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

### NHB24-2219





## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-2219

EPCODE:

ARAAD04010\*632\*NH

## New Hampshire Natural Heritage Bureau - Animal Record

### Blanding's Turtle (*Emydoidea blandingii*)

#### Legal Status

Federal: Not listed  
State: Listed Endangered

#### Conservation Status

Global: Apparently secure but with cause for concern  
State: Critically imperiled due to rarity or vulnerability

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank: --

Detailed Description: 2011: Area 12906: 1 adult observed.

General Area: 2011: Area 12906: Marsh along railroad tracks.

General Comments: --

Management --

Comments:

#### Location

Survey Site Name: Meadowbrook  
Managed By: Hospital Corporation of America

County: Rockingham

Town(s): Portsmouth

Size: 1.9 acres

Elevation:

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

Directions: 2011: Area 12906: Marsh adjacent to 333 Borthwick Avenue, behind Portsmouth Regional Hospital.

#### Dates documented

First reported: 2011-05-07

Last reported: 2011-05-07

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

## NHB DataCheck Results Letter

NH Natural Heritage Bureau

Please note: maps and NHB record pages are **confidential** and shall be redacted from public documents.

NHB24-2219

EOCODE:

ABPBG10020\*019\*NH

## New Hampshire Natural Heritage Bureau - Animal Record

### Marsh Wren (*Cistothorus palustris*)

#### Legal Status

Federal: Not listed  
State: Not listed

#### Conservation Status

Global: Demonstrably widespread, abundant, and secure  
State: Not ranked (need more information)

#### Description at this Location

Conservation Rank: Not ranked  
Comments on Rank: --

Detailed Description: 2020: 8 observed between 5/2 and 8/17. 2019: 3 observed between 5/12 and 6/30. Includes marsh area on north side of railroad tracks. 2016: 2 observed between 5/8 and 7/23. 2013: 3 observed between 5/18 and 5/26. 2012: Species observed on 5/18 and 5/19. 2011: Species observed on 5/21. 2010: 1 observed between 5/17 and 5/22. 2009: 3 observed on 6/20. 2006: Species observed on 5/25. 1997: 2 observed on 6/22.

General Area: --

General Comments: 2020: Includes data from NH Auduon sites "Portsmouth City Park" and "Borthwick Ave. Marsh".

Management: --

Comments:

#### Location

Survey Site Name: Portsmouth Hospital Marsh  
Managed By: Hospital Corporation of America

County: Rockingham

Town(s): Portsmouth

Size: 33.6 acres

Elevation:

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

Directions: --

#### Dates documented

First reported: 1997-06-22

Last reported: 2020-08-17

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.





Appendix II  
New Hampshire Department of Historic Resources Inquiry

**Appendix III**  
**Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts**

Subject Property

Tax Map 240 Lot 2-1  
HCA Health Services of New Hampshire  
PO Box 80610,  
Indianapolis, IN 46280

Abutters:

Tax Map 240 Lot 1  
Liberty Mutual Insurance Company  
Attn: Joanne Bragg  
175 Berkeley St  
Boston, MA 02116

Tax Map 240 Lot 2-1001  
City of Portsmouth DPW  
PO Box 628  
Portsmouth, NH 03802

Tax Map 234 Lot 7-3  
City of Portsmouth  
1 Junkins Ave  
Portsmouth, NH 03802



August, 2024

«Name»

«Street»

«TownStateZip»

Re: Portsmouth Regional Hospital Culvert Replacement  
Subject: NH Department of Environmental Services Wetlands Bureau  
Minor Impact Dredge & Fill Application

Dear Abutter:

The purpose of this letter is to inform you HCA HEALTH SVC of Portsmouth, NH is applying to the NH Department of Environmental Services Wetlands Bureau, which requires this notice for a dredge and fill permit to impact areas under its jurisdiction. The applicant is proposing a project that will have 750 SF of direct wetland impact and 1,600 SF of temporary impact. The wetland impact is associated with a proposed culvert replacement on the property. The project is proposed on Tax map 0240-0002-0001 on 333 Borthwick Ave, Portsmouth, NH.

A copy of the application, including plans, will be made available for your review at the town offices and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive in Concord.

If you have any questions that we might be able to answer, please do not hesitate to contact our office.

Sincerely,

Brenden Walden  
GES, Inc.