



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



11.5

February 1, 2024

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

REQUESTED ACTION

Approve 120-0 Wild Rose Lane LLC's request to amend NH Department of Environmental Services (NHDES) Wetland Bureau permit #2021-00641, to perform the following work on Piscataqua River in Portsmouth, in accordance with RSA 482-A:3. This amendment will increase the length of the approved seasonal ramp from 40 feet to 50 feet. The project was previously approved by the Governor and Executive Council on October 13, 2021, Item #69. Comments submitted by the Portsmouth Conservation Commission recommending approval are included in the enclosed documents.

Impact 1,546 square feet of tidal wetland and 120 square feet of previously developed upland tidal buffer zone to construct a tidal docking structure consisting of a 6 foot by 20 foot access way to a 6 foot by 150 foot fixed pier connected to a 3 foot by 50 foot ramp connected to a 10 foot by 40 foot float secured by six 4 foot wide by 4 foot long concrete block moorings. The overall structure length, seaward of the highest observable tide line, is 210 feet, providing two slips on 508 feet of frontage along the Piscataqua River.

NHDES imposed the following conditions as part of this approval:

1. [AMENDED] All work shall be done in accordance with the approved amended plan sheet C2 titled "NHDES Permit Plan" dated January 2021, and revised through September 26, 2023, by Ambit Engineering Inc., and last received by the NH Department of Environmental Services (NHDES) on October 30, 2023, and the approved amended plan sheet D1 titled "Dock Details" dated January 2021, and revised through May 19, 2023, by Ambit Engineering Inc., and last received by the NH Department of Environmental Services (NHDES) on May 22, 2023, in accordance with Env-Wt 307.16.
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. The ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season, in accordance with Env-Wt 606.06(b).
4. All work shall be done at low tide, in the dry, when the work area is fully exposed, in accordance with Env-Wt 609.10(b)(4).
5. Tidal docking installation shall be done by barge or upland to prevent the driving of construction equipment in or through tidal waters/wetlands or on the bottom of the inter-tidal zone, in accordance

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

with Env-Wt 606.05(b).

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6. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
7. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
8. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.
9. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
10. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.

EXPLANATION

NHDES approved this project on December 05, 2023. NHDES supported its decision with the following findings:

1. This is classified as a major project per Rule Env-Wt 606.17(a)(1), for all new overwater structure construction in tidal waters/wetlands.
2. On October 30, 2023, the Department received correspondence from the NH Fish and Game Department (NHFG) dated September 25, 2023, stating that the NHFG "do not expect that [the protected anadromous fish species] will be impacted by the proposed project. No further consultation with NHFG is required."
3. On October 30, 2023, the Department received correspondence from the Natural Heritage Bureau (NHB) dated September 26, 2023, stating that the identified sensitive plant species "will not be impacted by this proposed 10ft gangway extension," that "with utilization [of] proper erosion and sediment controls impacts [to the existing exemplary natural community] can be avoided/ minimized," and that "NHB has no further concerns regarding this project."
4. The applicant has coordinated with the NH Fish and Game Department and the Natural Heritage Bureau to identify actions needed to avoid and minimize project-related impacts on rare or protected animal species and habitat and has incorporated those actions into the project as proposed.
5. On June 6, 2023, the applicant obtained a statement from the Pease Development Authority, Division of Ports and Harbors regarding the project's impact on navigation and passage stating, "[w]e examined the proposed site and found that the structure will have no negative effect on navigation in the channel," per Rule Env-Wt 603.09.
6. NHDES finds that the requirements for a public hearing do not apply as the project will not have a significant environmental impact, as defined in New Hampshire Administrative Rule Env-Wt 104.19, on the resources protected by RSA 482-A, or, is not of substantial public interest, as defined in New Hampshire Administrative Rule Env-Wt 104.32.

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7. The Department finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2021-00641 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.



Robert R. Scott
Commissioner



**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau
Check the Status of your Application



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

APPLICANT'S NAME: 120-0 Wild Rose Lane LLC

TOWN NAME: Portsmouth

		Administrative Use Only	File No. 2021-00641
			Check No. 3768
			Amount \$5,776.00
			Initials: [Signature]

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))
Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): marsh elder (<i>Iva frutescens</i>), Atlantic sturgeon (<i>Acipenser oxyrinchus</i>), shortnose sturgeon (<i>Acipenser brevirostrum</i>) NHB Project ID #: 20-3570 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

• A copy of the application was sent to the LAC on Month: Day: Year: N/A		
For dredging projects, is the subject property contaminated? • If yes, list contaminant:		<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 <u>WPPT</u> or Stream Stats): N/A		
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.		
The project proposes 1,484 sq. ft. of permanent impact to tidal wetland and 120 sq. ft. of impact to the previously developed 100' Tidal Buffer Zone for the construction of a tidal docking structure including a 6' x 20' accessway, a 6' x 150' fixed pier, a 3' x 40' gangway, and a 10' x 40' float (overall structure length 200') providing two slips on 508+/- feet of frontage along the Piscataqua River. The permanent impact also includes 64 sq. ft. of the use of four (4) concrete moorings.		
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.		
ADDRESS: 60 Pleasant Point Drive		
TOWN/CITY: Portsmouth		
TAX MAP/BLOCK/LOT/UNIT: Map 207, Lot 13		
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River <input type="checkbox"/> N/A		
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):		X: 1,231,031.9381° North

Y: 208,527.6659* West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: 120-0 Wild Rose Lane, LLC

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 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

N/A

LAST NAME, FIRST NAME, M.I.: Riker, Steven, D.

COMPANY NAME: Ambit Engineering, Inc.

MAILING ADDRESS: 200 Griffin Road, Unit 3

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: sdr@ambitengineering.com

FAX:

PHONE: 603-430-9282

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

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

Same as applicant

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

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

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):
Please see attached narrative.

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

N/A - Mitigation is not required

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

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

N/A - Compensatory mitigation is not required

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input checked="" type="checkbox"/>			<input checked="" 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 checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Designated Prime Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Perennial Stream or River			<input checked="" type="checkbox"/>			<input checked="" 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	120		<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		1,484					

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

MINIMUM IMPACT FEE: Flat fee of \$400.

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

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

Permanent and temporary (non-docking):	SF	× \$0.40 =	\$
Seasonal docking structure:	520 SF	× \$2.00 =	\$ 1040
Permanent docking structure:	1,084 SF	× \$4.00 =	\$ 4,336
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
Total =			\$ 5,776

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

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

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

www.des.nh.gov

SECTION 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: <i>SR</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
------------------------	--

Initials: <i>SR</i>	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: <i>SR</i>	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
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Initials: <i>SR</i>	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.
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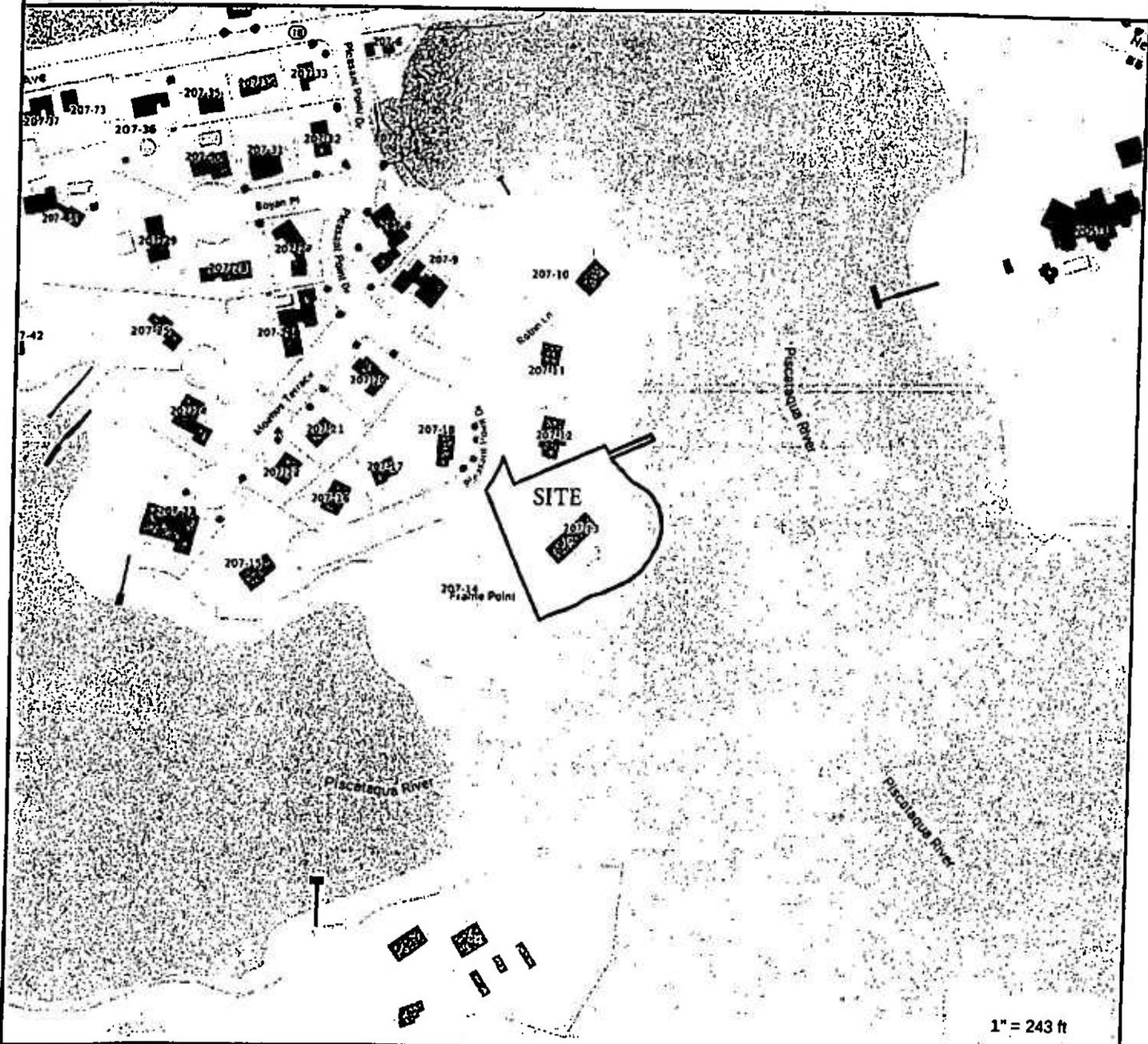
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>[Signature]</i>	PRINT NAME LEGIBLY: Steven D. Riker	DATE: 3/9/2021

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: <i>Kelli L. Barnaby</i>	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: Portsmouth	DATE: March 9, 2021



Property Information

Property ID 0207-0013-0000
 Location 60 PLEASANT POINT DR
 Owner 120-0 WILD ROSE LANE LLC

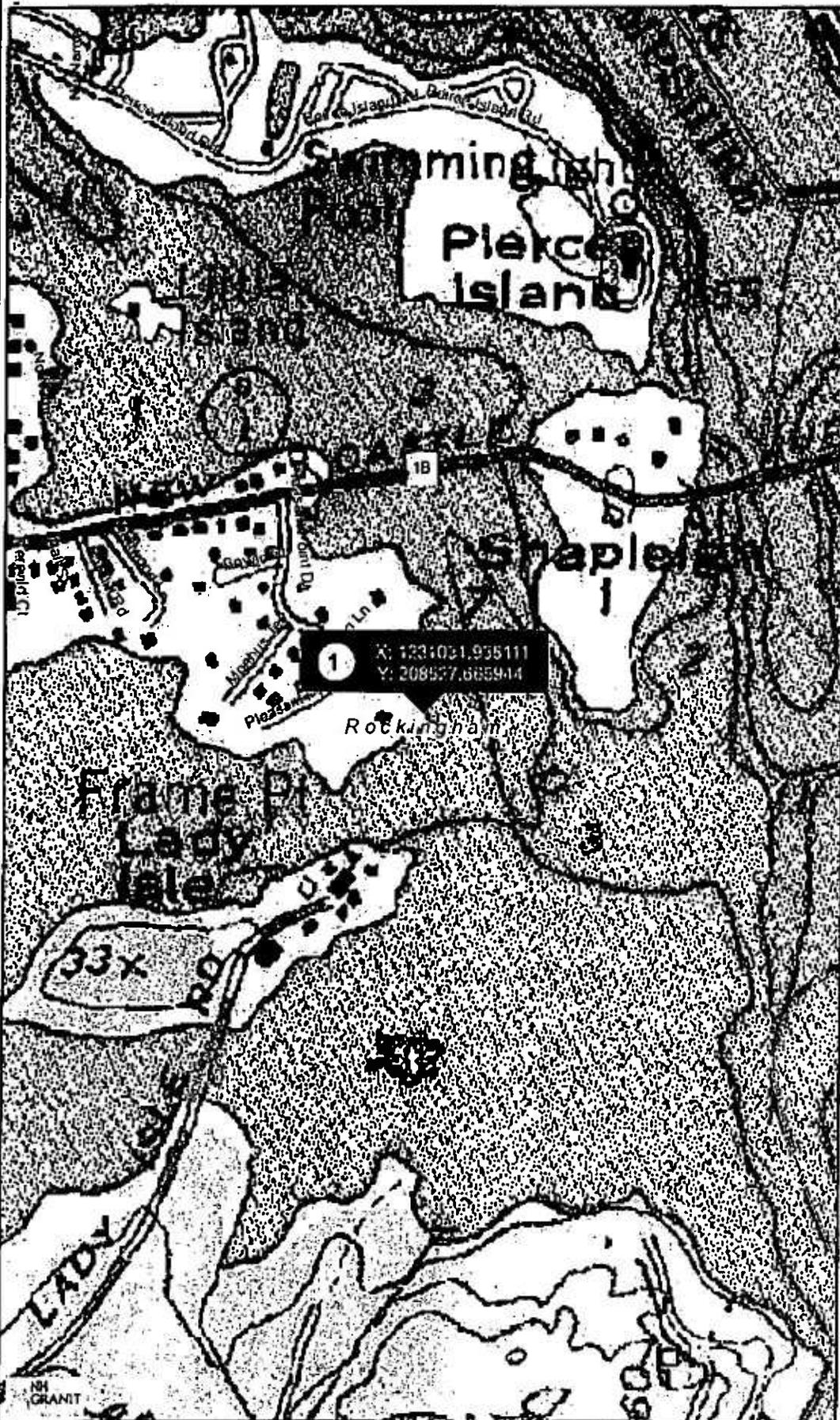


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

Map by NH GRANIT



Legend

- State
- County
- City/Town

Map Scale

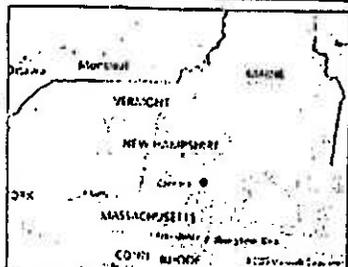
1: 6,494

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Map Generated: 12/9/2020



Notes





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



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources, NHB. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Pamela G. Monroe, Legal Unit Administrator, NH Department of Environmental Services, at: pamela.g.monroe@des.nh.gov, or (603) 271-3137.

For intermittent and ephemeral streams, the linear footage of impacts 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 (see Rule 309:02(d)), however other dredge or fill impacts should be included below.

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			126			126
	Scrub-shrub Wetland			126			126
	Emergent Wetland			126			126
	Wet Meadow			126			126
	Vernal Pool			126			126
	Designated Prime Wetland			126			126
	Duly-established 100-foot Prime Wetland Buffer			126			126
Surface	Intermittent / Ephemeral Stream			126			126
	Perennial Stream or River			126			126
	Lake / Pond			126			126
	Docking - Lake / Pond			126			126
	Docking - River			126			126
Banks	Bank - Intermittent Stream			126			126
	Bank - Perennial Stream / River			126			126
	Bank / Shoreline - Lake / Pond			126			126
Tidal	Tidal Waters			126			126
	Tidal Marsh			126			126
	Sand Dune			126			126
	Undeveloped Tidal Buffer Zone (TBZ)			126			126
	Previously-developed TBZ			126			126
	Docking - Tidal Water	126					
TOTAL		126					

SECTION 12 - APPLICATION FEES (RSA 482-A:3(i))

<input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.				
<input checked="" type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).				
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:				
Permanent and temporary (non-docking):	SF	×	\$0.40 =	\$
Seasonal docking structure:	SF 30 Sq. Ft	×	\$2.00 =	\$ 60.00
Permanent docking structure:	SF 96 Sq. Ft.	×	\$4.00 =	\$ 384.00
Projects proposing shoreline structures (including docks) add				\$ 400 =
Total =				\$ 444.00
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$</i>				



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



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.

1. The applicant shall follow NOFA standards in the maintenance of the area between the decks and the waterline.
2. That applicant shall consider other salt tolerable plantings other than grass for planting along the area between the decks and the waterline.
3. That any treatment to the decks (i.e. bleaching) be done in a way to prevent overspray or contamination of soil or water.
4. The applicant shall use composite decking.

3. 1 Raynes Avenue, 31 Ryanes Avenue, & 203 Maplewood Avenue
One Raynes Ave, LLC, 31 Raynes Ave, LLC, & 203 Maplewood Ave, LLC, Owners
Assessor Map 123, Lots 10, 12, 13, 14

After due deliberation, the Commission voted to postpone the Wetland Conditional Use Permit Application to the June 09, 2021 meeting.

4. 145 Lang Road
Arbor View & the Pines, LLC, Owner
Assessor Map 287, Lot 1
(Request to Postpone)

At the applicant's request, the Commission voted to postpone the Wetland Conditional Use Permit Application to the June 09, 2021 meeting.

III. STATE WETLANDS BUREAU PERMIT APPLICATIONS (OLD BUSINESS)

1. 375 Banfield Road
Banfield Realty, LLC, Owner
Assessor Map 266, Lot 7
(Request to Postpone)

At the applicant's request, the Commission voted to recommend postponement of the Standard, Dredge, and Fill Application to the State Wetlands Bureau to the June 09, 2021 meeting.

2. 60 Pleasant Point Drive
120-0 Wild Rose Lane, LLC, Owner
Assessor Map 207, Lot 13

After due deliberation, the Commission voted to recommend approval of the Minimum Impact Application to the State Wetlands Bureau with the following stipulations:

1. The applicant shall remove the brush pile from the 100 ft. buffer.
2. There shall be no lighting or use of the dock other for boating purposes.

ABUTTER'S LIST

JN 3050.37

Client: 120-0 Wild Rose Lane, LLC

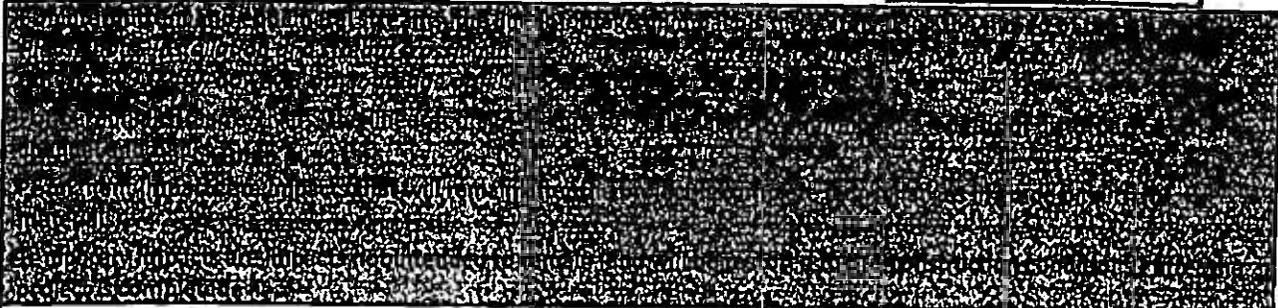
Project Address: 60 Pleasant Point Drive, Portsmouth, NH

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
207	14	Jonathan & Kimberly W. Levy Family Trust			...
		Jonathan & Kimberly W. Levy Trustees			
207	12	James M. McSharry Revocable Trust			
		James M. McSharry Trustee			

AMENDED APPLICATION RECEIVED ON
OCTOBER 30, 2023

RECEIVED
OCT 30 2023
NHDES
LAND RESOURCES MANAGEMENT

NHDES-W-06-012



JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond						
	Docking - Lake / Pond						
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ						
	Docking - Tidal Water	126					
TOTAL		126					

<input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input checked="" type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): SF × \$0.40 = \$
Seasonal docking structure: SF 30 Sq. Ft. × \$2.00 = \$ 60.00
Permanent docking structure: SF 96 Sq. Ft. × \$4.00 = \$ 384.00
Projects proposing shoreline structures (including docks) add \$400 = \$
Total = \$ 444.00
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$</i>

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



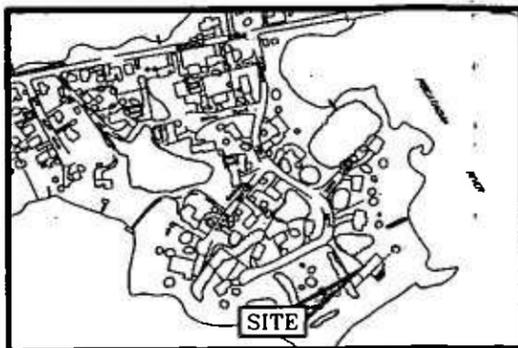
The State of New Hampshire
**Department of Environmental
Services**



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.



LOCATION MAP SCALE 1"=300'

LEGEND:

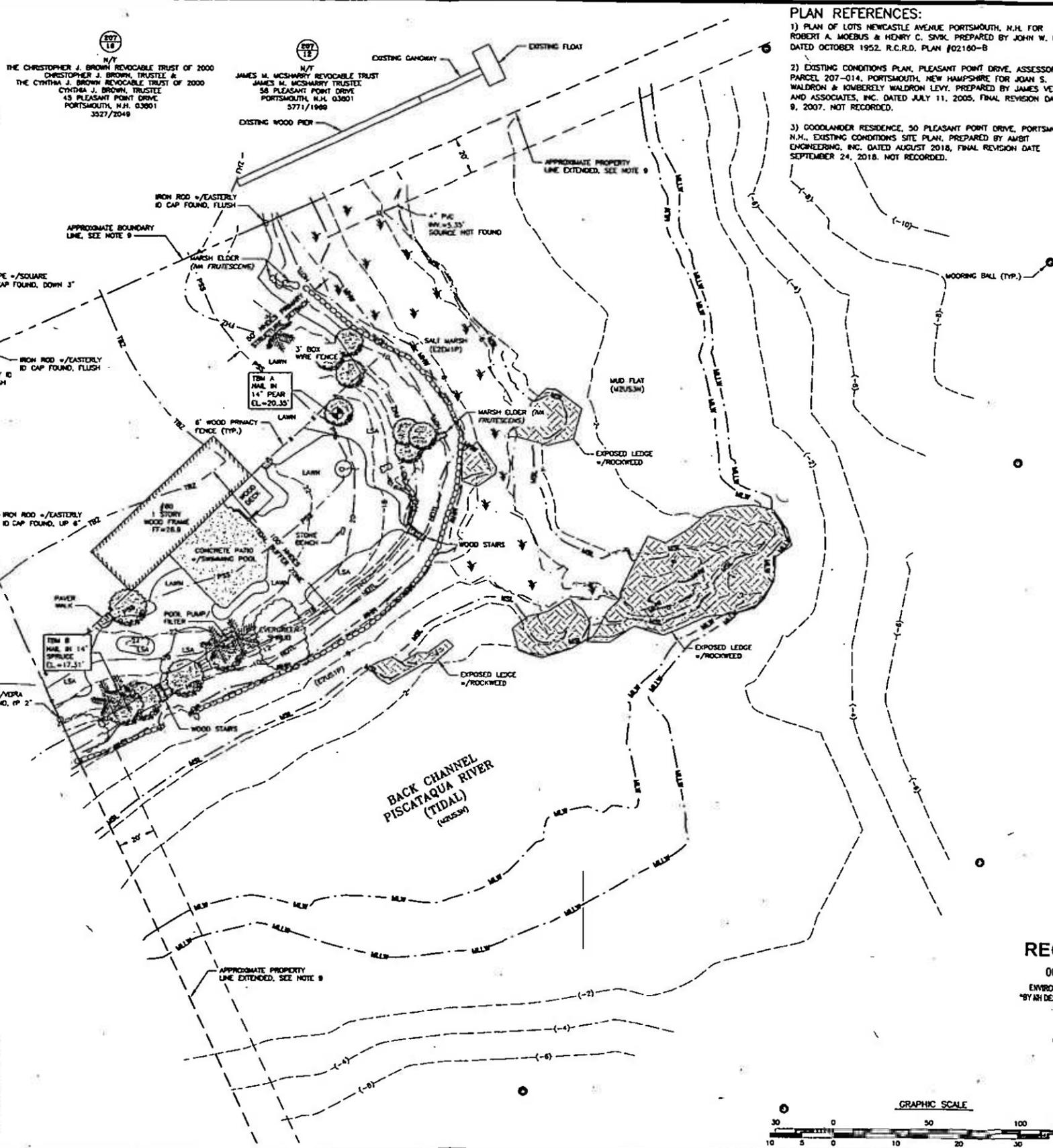
N/F	NON OR FORMERLY
RP	RECORD OF PROBATE
RCD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
MAP 11 / LOT 21	
IRON ROD/IRON PIPE FOUND	APPROXIMATE BOUNDARY
MEAN LOWER LOW WATER	MEAN LOW WATER LINE
MLW	MEAN SEA LEVEL
MSL	MEAN HIGH WATER LINE
MHW	NH DES HIGHEST OBSERVABLE TIDE LINE
HOTL	NH DES 50' PRIMARY STRUCTURE SETBACK
PSS	NH DES 100' TIDAL BUFFER ZONE
TRZ	CONTOUR
100	SPOT ELEVATION
97.3	EDGE OF PAVEMENT (EP)
W	WOODS / TREE LINE
EL	SALT MARSH
TY	ELEVATION
HW	FINISHED FLOOR
TM	MARKET
TY	TEMPORARY BENCHMARK
LSA	TYPICAL
	LANDSCAPED AREA

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 12/10/2020 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEMPPCC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"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, L.S. 738
DATE 9-27-23



PLAN REFERENCES:

- PLAN OF LOTS NEWCASTLE AVENUE PORTSMOUTH, N.H. FOR ROBERT A. MOEBUS & HENRY C. SIVK, PREPARED BY JOHN W. DURGH, DATED OCTOBER 1952, R.C.R.D. PLAN #02180-B
- EXISTING CONDITIONS PLAN, PLEASANT POINT DRIVE, ASSESSOR'S PARCEL 207-014, PORTSMOUTH, NEW HAMPSHIRE FOR JOAN S. WALDRON & KIMBERLY WALDRON LEVY, PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED JULY 11, 2005, FINAL REVISION DATE MAY 9, 2007, NOT RECORDED.
- GOODLANDER RESIDENCE, 50 PLEASANT POINT DRIVE, PORTSMOUTH, N.H., EXISTING CONDITIONS SITE PLAN, PREPARED BY AMBIT ENGINEERING, INC. DATED AUGUST 2018, FINAL REVISION DATE SEPTEMBER 24, 2018, NOT RECORDED.

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
800 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8225
Fax (603) 430-8315



NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 13.
- OWNERS OF RECORD:
120-0 WILD ROSE LANE, LLC
209 WATER STREET
NEWBURYPORT, MA 01950
6174/1450
- A PORTION OF THE PARCEL IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE (AE EL-9), AS SHOWN ON FIRM PANEL 3301500278E, EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
1.18± ACRES (PER ASSESSOR)
- PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
- DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	15,000 S.F.
FRONTAGE:	100 FEET
LOT DEPTH:	100 FEET
SETBACKS:	FRONT 30 FEET
	SIDE 10 FEET
	REAR 30 FEET
- MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 20%
MINIMUM OPEN SPACE: 40%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF ASSESSOR'S MAP 207 LOT 13 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS MEAN LOW LOW WATER (MLLW), BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS. REDUCTION FROM NAVD83 TO MLLW BASED ON NOAA STATION 8419870 - SEAVEY ISLAND, PORTSMOUTH HARBOR.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES AS SHOWN ARE BASED ON THE REFERENCE PLAN LISTED HEREON. NO DEED RESEARCH OR BOUNDARY DETERMINATION WAS MADE TO CONFIRM OR REFUTE MATTERS SHOWN ON SAID PLANS FOR THE PURPOSES OF THIS PLAN. EASEMENTS, RESERVATIONS, ETC. THAT MAY EXIST ARE NOT SHOWN OR NOTED HEREON.

TIDAL DOCKING STRUCTURE
MORRIS RESIDENCE
60 PLEASANT POINT DRIVE
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD 20' SETBACKS TO PROPERTY LINE EXTENDED	9/27/23
0	ISSUED FOR COMMENT	1/20/21

RECEIVED
OCT 30 2023
ENVIRONMENTAL SERVICES
BY NH DES WETLANDS BUREAU



SCALE 1"=30' JANUARY 2021

EXISTING CONDITIONS PLAN C1

