



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



149

June 7, 2024

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

REQUESTED ACTION

Approve City of Dover's request to amend NH Department of Environmental Services (NHDES) Wetland Bureau permit #2019-03464, to eliminate the previously approved kayak ramp and replace with an extension of bank stabilization and landscaping methods and perform the following work on Cocheco River in Dover, in accordance with RSA 482-A:3. This project was previously approved by the Governor and Executive Council on August 17, 2022, Item #55. Comments submitted by the Dover Conservation Commission, stating their approval of the project as proposed, are included in the enclosed documents.

Dredge and fill 11,295 square feet within the bed and banks of the Cocheco River (impacting 1,470 linear feet along the shoreline), 19,972 square feet of palustrine wetland (emergent, forested and scrub-shrub) and 235,000 square feet within the previously-developed upland tidal buffer zone for the Cocheco Waterfront Development project. The project includes remediation from past industrial uses in conjunction with the creation of a public waterfront park and construction of internal roadways, with associated utility and stormwater management infrastructure, in preparation for future mixed-use development. In addition, the project will temporarily impact 26,619 square feet within the bed and banks of the Cocheco River and 901 square feet of palustrine emergent wetland during construction. Impacts above include construction of a tidal docking structure consisting of an 11 foot by 17 foot fixed platform connected to a 5 foot by 70 foot ramp connected to a 239 foot by 6 foot seasonal float system configured parallel to the shoreline. The overall structure extends 27 feet seaward of the highest observable tide line and provides eight boat slips on 2,872 feet of frontage along the Cocheco River. Compensatory mitigation is proposed as a combination of on-site permittee-responsible mitigation and a one-time payment of \$158,586.72 into the Aquatic Resource Mitigation (ARM) Fund within the Salmon Falls / Piscataqua Rivers Watershed account.

NHDES imposed the following conditions as part of this approval:

1. All work shall be in accordance with plans by Cocheco Waterfront plans by Horsley Witten Group, Inc. dated October 24, 2019 and revised through May 27, 2022, Dover Waterfront Floating Dock System Design plans by GZA Environmental Inc. dated March 29, 2022 and the landscape plan set by Ironwood dated December 2019 and revised through May 27, 2022 and revised plans to eliminate kayak ramp dated February 15, 2024 and March 15, 2024.
2. This permit is not valid and effective until it has been recorded with the Strafford County Registry of Deeds. Prior to starting work under this permit, the permittee shall submit a copy of the recorded permit to the NHDES Wetlands Bureau by certified mail, return receipt requested.

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

3. This approval is not valid until NHDES receives a one-time payment of \$158,586.72 to the DES Aquatic Resource Mitigation (ARM) Fund. The applicant shall remit payment to NHDES. If NHDES does not receive payment within 120 days of the date of this approval letter, NHDES will deny the application.
4. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and N.H. Code Admin. Rules Env-Wq 1400 during and after construction.
5. This permit is not valid unless an Alteration of Terrain permit or other method of compliance with RSA 485-A:17 and Env-Wq 1500 is achieved.
6. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.
7. Dredging shall not disturb contaminated material unless conducted in compliance with applicable requirements of the NHDES Waste Management Division.
8. The permittee shall schedule a pre-construction meeting on-site with NHDES Land Resources Management Program staff to occur at least 48 hours prior to the start of any work authorized by this permit to review the conditions of this wetlands permit and the Alteration of Terrain permit. The meeting shall be attended by the permittee, their professional engineer(s), wetlands scientist(s), and the contractor(s) responsible for performing the work.
9. Not less than 5 state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau and the local conservation commission in writing of the date on which work under this permit is expected to start.
10. Any further alteration of areas on this property that are subject to RSA 482-A jurisdiction will require review and approval by the NHDES Wetlands Bureau.
11. This permit shall not preclude NHDES from initiating appropriate action if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.
12. Work within the river, inclusive of work associated with installation of a cofferdam, shall not be conducted between March 15 - July 1. Outside of that timeframe, work within the river shall be done in the dry, at low tide (unless within the dredge window, November 15 - March 15).
13. The permittee shall monitor local weather forecasts to avoid working during or following precipitation events.
14. Construction of the dock shall occur from land, or from a barge and crane if land-based construction is not feasible, to reduce potential impacts to the salt marsh and intertidal zone.
15. The height of the pier's decking over the surface of the tidal marsh at normal high tide shall equal the width of the decking. Decking shall have 3/4-inch spacing between the decking planks.
16. Each float shall be fitted with a float stop or similar structure so that the float will have minimal contact with the underlying intertidal area.
17. Seasonal structures, including but not limited to tidal dock ramp and floats, shall be removed during the non-boating season and stored on the pier or in an upland location.
18. No concrete is to be used anywhere in the construction of the shoreline stabilization. All stone shall be dry laid or placed stone underlain with filter fabric.
19. Work authorized shall be carried out such that there are no discharges in or to spawning or nursery areas during spawning seasons. Impacts to such areas shall be avoided or minimized to the maximum extent practicable during all other times of the year.

20. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A. Any spoil material deposited within 250 feet of any surface water shall comply with RSA-483-B.
21. Dredged materials, whether to be stockpiled or disposed of, shall be dewatered in sedimentation basins lined with siltation and erosion controls, and located outside of areas subject to RSA 482-A jurisdiction.
22. Precautions shall be taken to prevent import or transport of soil or seed stock containing nuisance or invasive species such as Purple Loosestrife, Knotweed, or Phragmites. The contractor responsible for work shall appropriately address invasive species in accordance with the NHDOT Best Management Practices for Roadside Invasive Plants (2008).
23. To prevent the introduction of invasive plant species to the site, the permittee's contractor(s) shall clean all soils and vegetation from construction equipment and matting before such equipment is moved to the site.
24. The permittee shall control invasive plant species such as Purple loosestrife (*Lythrum salicaria*) and Common reed (*Phragmites*) by measures agreed upon by the DES Wetlands Program if any such species is found in the stabilization areas during construction or during the early stages of vegetative establishment.
25. Equipment initially entering surface waters shall be completely free of any aquatic plants and animals. Boat washing/rinsing shall not take place in areas in subject to RSA 482-A jurisdiction.
26. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
27. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
28. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate dredge area and shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
29. Prior to commencing work on a substructure located within surface waters, the permittee or permittee's contractors shall construct a cofferdam to isolate the substructure work area from the surface waters.
30. Cofferdams shall not be installed during periods of high flow, whether due to seasonal runoff or precipitation. Once the cofferdam is fully effective, confined work can proceed without restriction.
31. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
32. The temporary cofferdam shall be entirely removed within 2 days after work within the cofferdam is completed and water has returned to normal clarity.
33. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
34. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.

35. The permittee/permittee's contractor shall regrade temporary impacts to pre-construction conditions and plant native species similar to those within the wetland prior to impact. The permittee shall implement corrective measure promptly if needed to ensure the plantings survive.
36. Restoration of temporary impact areas shall have at least 75% successful establishment of wetlands vegetation after two (2) growing seasons, or they shall be replanted and re-established until a functional wetland is replicated in a manner satisfactory to the DES Wetlands Program.
37. Restoration of temporary impact areas shall not be considered successful if sites are invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction. The permittee shall submit a remediation plan to DES that proposes measures to be taken to eradicate nuisance species during this same period.

MONITORING:

38. A certified wetlands scientist or qualified professional, as applicable, shall monitor the project during construction to verify that all work is done in accordance with the approved plans and narratives, adequate siltation and erosion controls are properly implemented, and no water quality violations occur. A follow-up report including photographs of all stages of construction shall be submitted to the NHDES Wetlands Bureau within 60 days of final site stabilization.
39. Rare species transplantation and monitoring shall be conducted in coordination with the NH Natural Heritage Bureau and in accordance with the approved "Cochecho Waterfront Development Project 5-Year Monitoring Plan for Shoreline Restoration and Living Shoreline" provided by Horsley Witten Group, Inc., dated April 2022 and received by NHDES on April 08, 2022.
40. All post-construction monitoring shall be conducted in accordance with the approved "Cochecho Waterfront Development Project 5-Year Monitoring Plan for Shoreline Restoration and Living Shoreline" provided by Horsley Witten Group, Inc., dated April 2022 and received by NHDES on April 08, 2022.

EXPLANATION

NHDES approved this project amendment on May 07, 2024. NHDES supported its decision with the following findings:

1. This permit application was received prior to December 15, 2019 and is therefore subject to the design and approval criteria in effect at that time.
2. This is a major impact project per Env-Wt 303.02(a), (c), (d) and (i) as it will impact tidal waters, will impact more than 20,000 square feet of nontidal wetlands, will involve the construction of a major tidal docking structure and will disturb more than 200 linear feet along the tidal shoreline of the Cocheco River.
3. Per Rule Env-Wt 302.04(a)(7), the applicant coordinated with the NH Fish and Game Department and the Natural Heritage Bureau to avoid and minimize project-related impacts on rare or protected animal species and habitat identified on the NHB Datacheck Report (NHB19-1217). Cofferdam and pile installation is prohibited between March 15 to July 1 and limited to dry conditions (unless during the dredge window) to protect anadromous fish runs. Avoidance and minimization of impacts to exemplary natural communities and endangered plant species were addressed through the Natural Heritage Bureau by collection and preservation of seed material, a detailed transplantation plan and phased monitoring to ensure long term establishment and success.
4. The applicant obtained a statement, dated December 17, 2019, from the City of Dover Conservation Commission, expressing support of the project, as proposed.

5. The site is located within a Shoreland Urban Exemption zone (2008-00372).
6. The site is located within the Designated River corridor. Per RSA 482-A:3I.(e), the Cocheco River Local Advisory Committee was provided a copy of the application package.
7. Written agreement was obtained from the affected abutter located within the 20 foot setback from property lines, per Env-Wt 304.04.
8. In correspondence dated January 29, 2020, the Pease Development Authority, Division of Ports and Harbors, determined that the project would have no negative effect on navigation in the channel.
9. Per RSA 482-A:8, NHDES held a public hearing on May 05, 2022. The applicant/owner and applicant's agent provided an overview of the project and described how the project will comply with applicable NHDES wetland rules. Oral and written public testimony provided to the application record was in favor of the project, as proposed.
10. Per Env-Wt 302.03(c)d., compensatory mitigation is not required for components of the project that exclusively incorporate bioengineering methods or includes such work in combination with other qualifying criteria. The bioengineered and living shoreline stabilization strategies have been designed for projected 2100 relative sea level rise scenarios and predicted climate change. They also include detailed monitoring plans to ensure long term establishment and success.
11. Per Env-Wt 302.03(c)(2)b., c., and f., the project requires compensatory mitigation for 19,972 square feet of impact to palustrine wetlands, 115 linear feet of hard armor along the tidal riverbank and 455 square feet of permanent tidal docking structure (in excess of 2,000 square feet overall).
12. The department has determined that this project is acceptable for one-time payment of \$158,586.72 into the Aquatic Resource Mitigation (ARM) Fund within the Salmon Falls / Piscataqua Rivers Watershed account.
13. The Department decision is issued in letter form and upon receipt of the ARM fund payment, the Department shall issue a posting permit in accordance with Env-Wt 803.08(f).
14. Per Rule Env-Wt 314.07(a) and subject to Env-Wt 314.07(b), the permittee requested an amendment to the approved permit on March 26, 2024. The project as amended eliminates the previously proposed kayak ramp and proposes to extend the bank stabilization and landscaping through the affected jurisdictional area.
15. In accordance with RSA-482-A:3, XIV.(e), the request does not constitute a "significant amendment".

NHDES Wetlands Bureau permit #2019-03464 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



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: www.des.nh.gov/onestop



RSA 483-A/ Env-W100-900

RECEIVED Administrative Use Only OCT 8 0 2019 NHDES LAND RESOURCES MANAGEMENT	Administrative Use Only	Administrative Use Only	File: 2019-03464
			Check No: 241740
			Amount: \$58,908.00
			Initials: JB

1. REVIEW TIME: Indicate your review time below. To determine review time, refer to **Guidance Document A** for Instructions.

Standard Review (Minimum, Minor or Major Impact)
 Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:
 If mitigation is required, a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if mitigation is required, please refer to the **Determine if Mitigation is Required Frequently Asked Questions**.

Mitigation Pre-Application Meeting Date: Month: 02 Day: 08 Year: 2018
 N/A - Mitigation is not required

3. PROJECT LOCATION:
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 31 River Street and Towne Dr. TOWN/CITY: Dover

TAXMAP: 22 BLOCK: _____ LOT: 1 and 42 UNIT: _____

USGS TOPOMAP WATERBODY NAME: Cochecho River NA STREAM WATERSHED SIZE: 185 sq mi NA

LOCATION COORDINATES (If known): 43.197, -70.868
 Latitude/Longitude UTM State Plane

4. PROJECT DESCRIPTION:
 Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The Cochecho Waterfront Development Project proposes to restore and revitalize over 2500 feet of shoreline, create a shoreline public park with public water access, and prepare the city-owned parcel for economic redevelopment by constructing a network of roads and utility infrastructure, and installing a soil cap to prevent public exposure to the underlying contaminated soils and groundwater. [CONTINUED - See Project Narrative attached]

5. SHORELINE FRONTAGE:
 N/A This does not have shoreline frontage. SHORELINE FRONTAGE: 2872

Shoreline Frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line (Env-Wt 101.89).

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:
 Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the **Land Resources Management Website**.

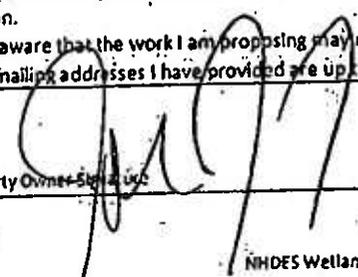
Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	190301-033	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
 See the **Instructions & Required Attachments** document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 19 - 1217

b. This project is within a **Designated River** corridor. The project is within X mile of: The Cochecho River; and date a copy of the application was sent to the **Local River Management Advisory Committee**: Month: Day: Year:

N/A - This project is not within a Designated River corridor.

8. APPLICANT INFORMATION (Desired permit holder)			
LAST NAME, FIRST NAME, M.I.: Joyal, J Michael Jr.			
TRUST / COMPANY NAME: City of Dover		MAILING ADDRESS: 288 Central Ave.	
TOWN/CITY: Dover		STATE: NH	ZIP CODE: 03820
EMAIL or FAX: mjoyal@dover.nh.gov		PHONE: 603-516-6023	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
9. PROPERTY OWNER INFORMATION (if different than applicant)			
LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME: City of Dover		MAILING ADDRESS: 288 Central Ave.	
TOWN/CITY: Dover		STATE: NH	ZIP CODE: 03820
EMAIL or FAX: mjoyal@dover.nh.gov		PHONE: 603-516-6023	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
10. AUTHORIZED AGENT INFORMATION			
LAST NAME, FIRST NAME, M.I.: Baker, Elizabeth S.		COMPANY NAME: Horsley Witten Group, Inc.	
MAILING ADDRESS: 113 R2 Water Street			
TOWN/CITY: Exeter		STATE: NH	ZIP CODE: 03833
EMAIL or FAX: ebaker@horsleywitten.com		PHONE: 603-658-1660	
ELECTRONIC COMMUNICATION: By initialing here <u>EB</u> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			
11. PROPERTY OWNER SIGNATURE			
See the <u>Instructions & Required Attachments</u> document for clarification of the below statements.			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application. I have reviewed and submitted information & attachments outlined in the <u>Instructions and Required Attachment</u> document. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for National Historic Preservation Act (NHPA) 106 compliance. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate. I understand that the willful submission of falsified or misrepresented information to the NHDES is a criminal act, which may result in legal action. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned 			
<input checked="" type="checkbox"/>  Property Owner Signature		J. Michael Joyal, Jr. Print name legibly	10/27/19 Date

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

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

<input style="width: 100%; height: 100%;" type="text"/>	Print name legibly	Date
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DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained prior to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), 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.

<input style="width: 100%; height: 100%;" type="text"/>	Susan Mistrutta Print name legibly	Dover Town/City	10/29/2019 Date
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. 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.
4. 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; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. 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.

14. IMPACT AREA:

For each Jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact.

Permanent: Impacts that will remain after the project is complete.

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

Intermittent Streams: linear footage distance of disturbance is measured along the thread of the channel.

Perennial Streams/Rivers: the total linear footage distance is calculated by summing the lengths of disturbance to the channel and each bank.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	701 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Scrub-shrub wetland	13,625 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Emergent wetland	5,646 <input type="checkbox"/> ATF	901 <input type="checkbox"/> ATF
Wet meadow	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Intermittent stream channel	0 / 0 <input type="checkbox"/> ATF	0 / 0 <input type="checkbox"/> ATF
Perennial Stream / River channel	231 / SeeBank <input type="checkbox"/> ATF	2960 / SeeBank <input type="checkbox"/> ATF
Lake / Pond	0 / 0 <input type="checkbox"/> ATF	0 / 0 <input type="checkbox"/> ATF
Bank - Intermittent stream	0 / 0 <input type="checkbox"/> ATF	0 / 0 <input type="checkbox"/> ATF
Bank - Perennial stream / River	11,159 / 115 <input type="checkbox"/> ATF	12,287 / 1,355 <input type="checkbox"/> ATF
Bank - Lake / Pond	0 / 0 <input type="checkbox"/> ATF	0 / 0 <input type="checkbox"/> ATF
Tidal water	SeeRiver / River <input type="checkbox"/> ATF	SeeRiver / River <input type="checkbox"/> ATF
Salt marsh	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Sand dune	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Prime wetland	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Prime wetland buffer	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Previously-developed upland in TBZ	235,000 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Docking - Lake / Pond	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
Docking - River	224 <input type="checkbox"/> ATF	1757 <input type="checkbox"/> ATF
Docking - Tidal Water	SeeRiver <input type="checkbox"/> ATF	SeeRiver <input type="checkbox"/> ATF
Vernal Pool	0 <input type="checkbox"/> ATF	0 <input type="checkbox"/> ATF
TOTAL	266,586 / 115	17,905 / 1,355

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) 282,510 sq. ft. X \$0.20 = \$ 56,502

Temporary (seasonal) docking structure: 1,757 sq. ft. X \$1.00 = \$ 1,757

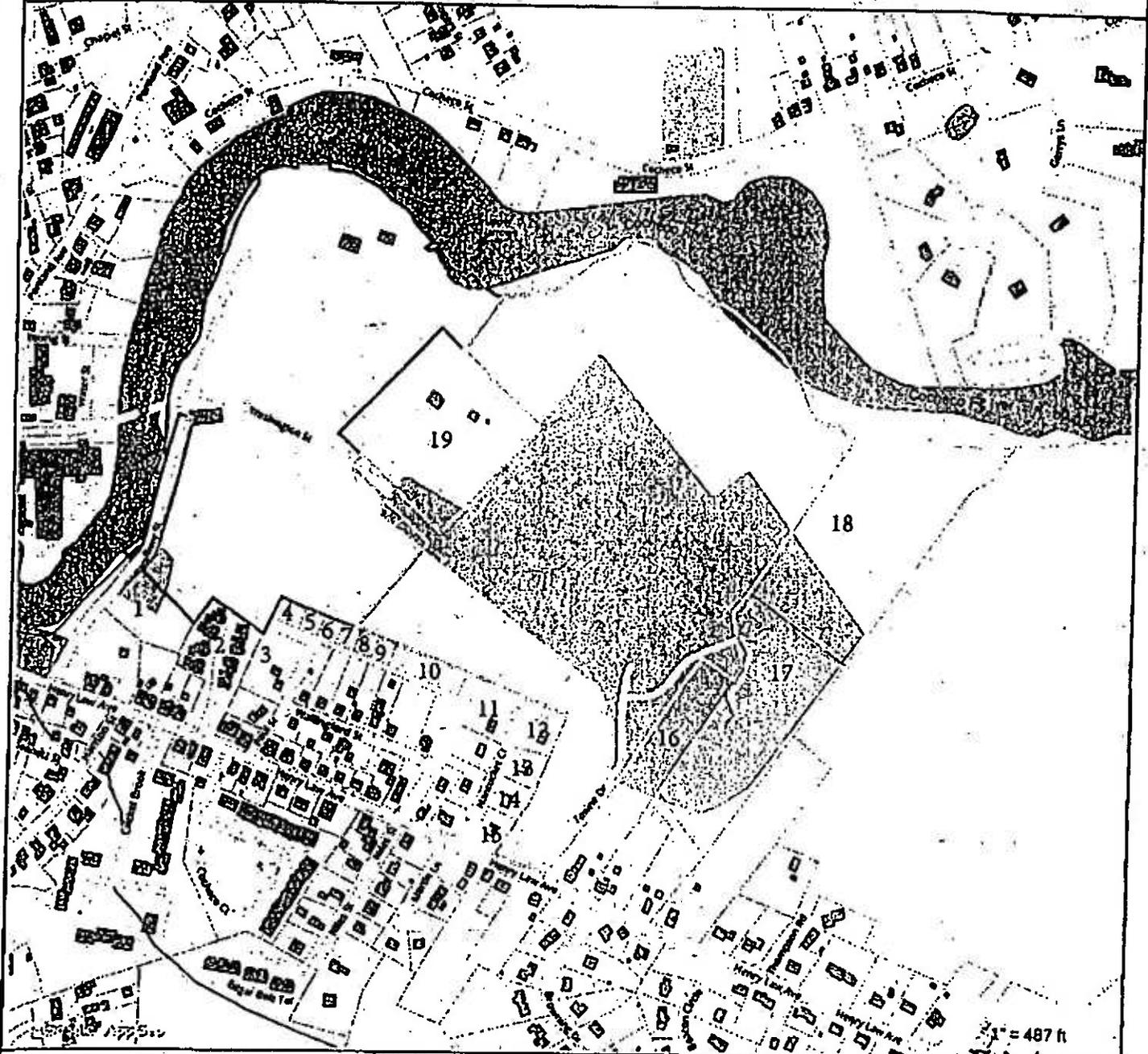
Permanent docking structure: 224 sq. ft. X \$2.00 = \$ 449

Projects proposing shoreline structures (including docks) add \$200 = \$ 200

Total = \$ 58,908

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 58,908

Abutters - Cochecho Waterfront Development Project



Property Information

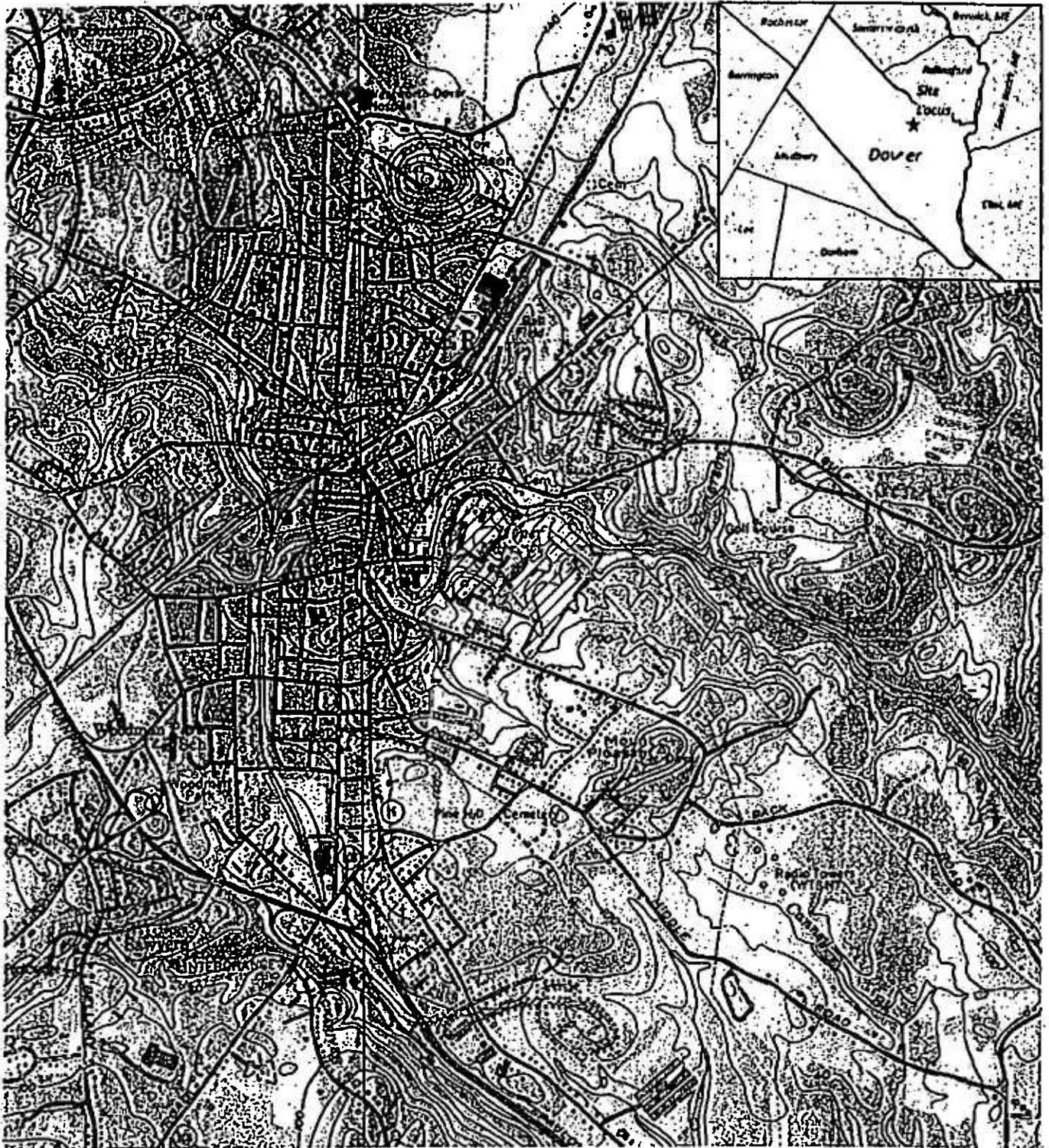
Property ID 22042-000000
 Location TOWNS DR
 Owner CITY OF DOVER
 Land Use 903



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

City of Dover, 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 10/18/2019
 Data updated Daily



Document Path: H:\Projects\2015\15157 Union Station Dover NH Waterfront\GIS\Maps\180410_USGSlocus.mxd

*Dover West & Dover East, NH-ME Topographic Quadrangles

Legend

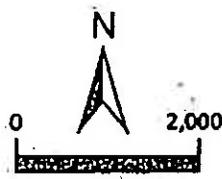
Site Parcels

-  Map 22 lot 1
-  Map 22 lot 42

Horsley Witten Group
 Sustainable Environmental Solutions
95 Acacia St. Suite 11 - Southport, NH 02883
 603-875-4422 - hws@hws.com



**USGS Locus
 Cochecho Waterfront
 Development
 Dover, NH**





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.



City of Dover, New Hampshire
CONSERVATION COMMISSION
288 Central Avenue
Dover, N.H. 03820-4169

December 17, 2019

Ms. Stefanie Giallongo
Department of Environmental Services – Wetlands Bureau
PO Box 95
Concord, NH 03302-0095

Re: Wetlands File Number 2019-03464

Dear Ms. Giallongo:

The Dover Conservation Commission reviewed the Standard Dredge and Fill Permit application for the City of Dover at 31 River Street on December 9, 2019. The applicant, per Wetlands File Number 2019-03464, proposes to redevelop a City-owned parcel adjacent to the Cochecho River, with regrading to raise the site elevation, shoreland stabilization and construction of a public riverfront park and docks and install a road and utility infrastructure network.

The Dover Conservation Commission voted unanimously on December 9, 2019 to endorse the NHDES Wetlands Permit application.

Please contact me if you have any questions.

Sincerely,

William Hunt, Chair
Dover Conservation Commission

Cc: Steven Bird, City Planner
Ellie Baker, Horsley Witten Group

Cochecho Waterfront Development Project
Dover, NH

March 1, 2022

List of Abutters

Property ID	Abutter Information
1	City of Dover C/O C/S Recreation/Gym and Pool
2	Dover Bluff Condominium Association
3	Patricia A. Frew
4, 5, 10	Catherine and Kevin McEneaney
6	Diane M Duffy and Erik J Sweetser
7, 8, 9	Wayne R and Patricia Taylor, Trustees Taylor Family Revocable Trust
11	Alexander and Tatiana Romanyuk
12	Peter A and Shari R Grieve
13	Jessica L and Eric J Champagne

Property ID	Abutter Information
14	Elliott and Nicole Casey
15	Robin Trefethen
16	Christopher Jon Prior
17	Dover Youth Softball League
18	City of Dover
19	Eleanor Mary Dennis
20	Robert S Mairs Rev Liv Trust
21	BNFamDover LLC
22	COCHECO MILLS HOLDINGS LLC
23	WASHINGTON STREET MILL LLC
24	TURGEON ROBERT & EVA GEN PART
25	MARKER 44 HOLDINGS LLC

Property ID	Abutter Information
26	MAGLARAS GEORGE
27	MAIRS ROBERT S TRUSTEE
28	PUBLIC SERVICE COMPANY OF NH

Cochecho Waterfront Development Project
Dover, NH

October 2019

List of Abutters

Property ID	Abutter Information
1	City of Dover C/O C/S Recreation/Gym and Pool
2	Dover Bluff Condominium Association
3	Patricia A. Frew
4, 5, 10	Catherine and Kevin McEneaney
6	Diane M Duffy and Erik J Sweetser
7, 8, 9	Wayne R and Patricia Taylor, Trustees Taylor Family Revocable Trust
11	Alexander and Tatiana Romanyuk
12	Peter A and Shari R Grieve
13	Jessica L and Eric J Champagne

Property ID	Abutter Information
14	Manuel DeAguirre and Linsley Sikorski
15	Luke T and Elizabeth N Murphy
16	Christopher Jon Prior
17	Dover Youth Softball League
18	City of Dover
19	Eleanor Mary Dennis



**AMENDMENT REQUEST FORM
FOR A WETLANDS APPLICATION OR PERMIT
Water Division/Land Resources Management
Wetlands Bureau**



RSA/Rule: RSA 482-A:3, XIV(e)/ Env-Wt 311.13; Env-Wt 314.07

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

Any request for an amendment to a wetlands application or permit must be submitted to the Department on this form. An applicant may request an amendment to a pending permit application or an existing permit, provided the proposed change does not constitute a "significant amendment." A "significant amendment" means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project's impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the Department (RSA 482-A:3, XIV(e)).

SECTION 1 - REQUESTED AMENDMENT TYPE AND AMENDMENT CRITERIA	
Does the proposed change constitute a "significant amendment" as provided in RSA 482-A:3, XIV(e) and described above? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If you answered "yes" to the previous question, then you cannot request an amendment using this form and must file a new permit application.	
<input type="checkbox"/> AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: <input type="text"/> (proceed to Section 2) <input checked="" type="checkbox"/> AMENDMENT TO EXISTING PERMIT NUMBER: <u>2019-03464</u> (proceed to Section 3)	
SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION	
<input checked="" type="checkbox"/> Not applicable	
To request an amendment to a pending permit application, the applicant must:	
<ul style="list-style-type: none"> • Submit the information required by Env-Wt 311.03, showing the changes prior to the Department's issuance of a final decision on the application, including but not limited to, a revised set of plans and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, 1(b) or (c) as applicable, and • Provide notice to each person to whom notice of the original application was sent prior to filing the amended application with the Department (Env-Wt 311.13). 	
<input type="checkbox"/> By checking this box, you confirm that you have provided all information required pursuant to Env-Wt 311.03 to the Department and provided the required notice(s) as described above.	

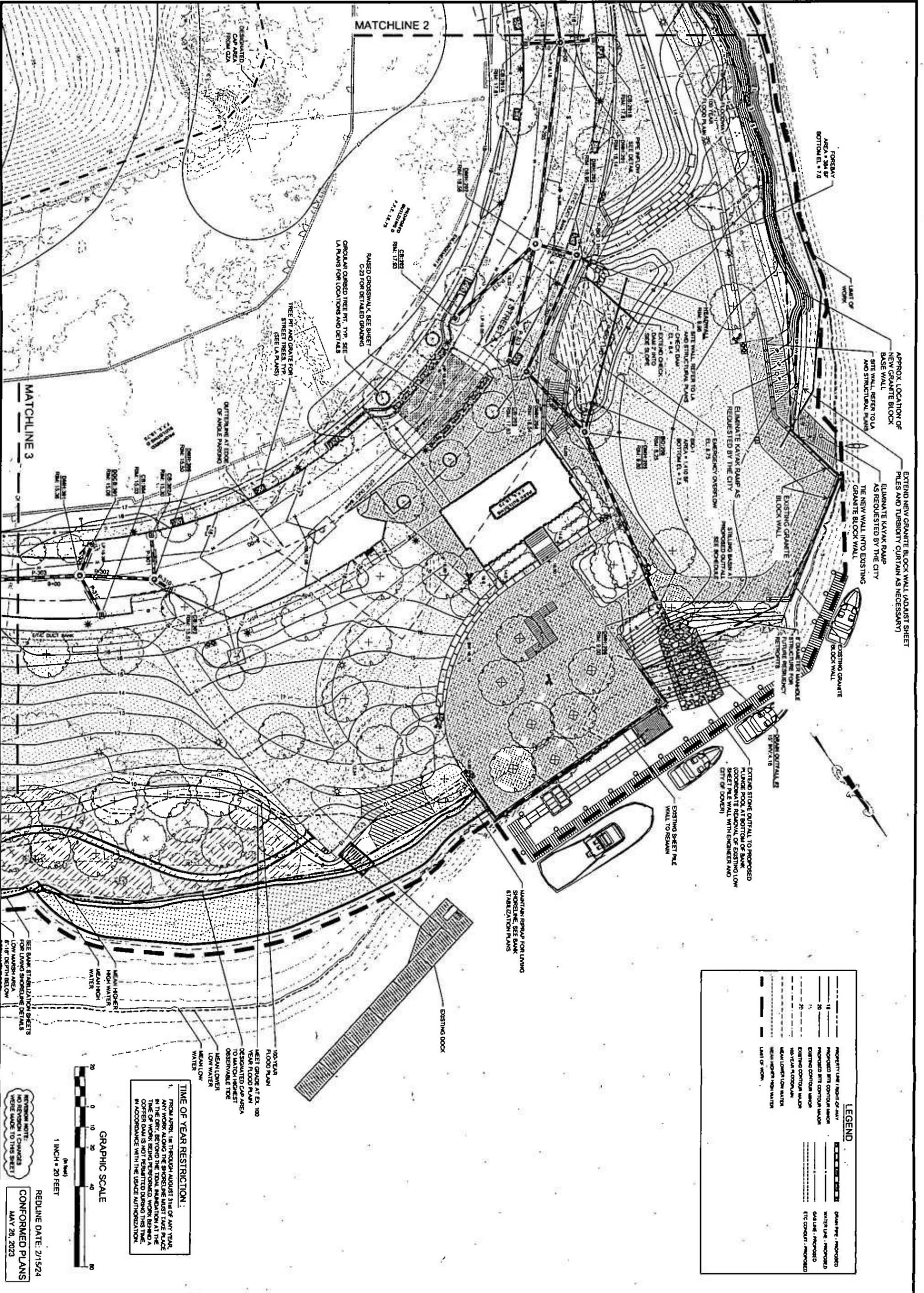
SECTION 3 - AMENDMENT TO AN EXISTING PERMIT

Not applicable

To request an amendment to an existing permit, the permittee must:

- Submit the information required and filed with the original permit application, including but not limited to a revised set of plans, and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
- Provide notice to all who received notice of the original application prior to filing the amended application with the Department (Env-Wt 314.07).

By checking this box, you confirm that you have provided all necessary information to the Department and provided the required notice(s) as described above.



<p>REVISION DATE: 2/15/24 CONFORMED PLANS MAY 26, 2023</p>	<p>City of Dover 286 Canal Ave Dover, NH 03820 Phone: (603) 516-8000 Fax: —</p>	<p>COCHECHO WATERFRONT BID DRAWINGS DOVER, NEW HAMPSHIRE</p> <p>GRADING AND DRAINAGE 2</p>	<p>Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 80 Route 8A Sandwich, MA 02563 508-833-6600 voice 508-833-3750 fax</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td>ELIMINATE KAYAK RAAMP, EXTEND WALL</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1			ELIMINATE KAYAK RAAMP, EXTEND WALL
NO.	DATE	BY	DESCRIPTION									
1			ELIMINATE KAYAK RAAMP, EXTEND WALL									

**SKETCH PLAN DEPICTING
ELIMINATION OF PROPOSED
KAYAK RAMP
COCHECHO WATERFRONT PROJECT
DOVER, NEW HAMPSHIRE
DATE: MARCH 15, 2024**

