



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

Robert R. Scott, Commissioner

118



April 30, 2025

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
State House  
Concord, NH 03301

**REQUESTED ACTION**

Approve Hilton Family Revocable Trust's request to perform the following work on Piscataqua River in Newington pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03547, and in accordance with RSA 482-A:3. Comments submitted by the Newington Conservation Commission on the project as proposed, are addressed in the Findings and are included in the enclosed documents.

Impact a total of 1,158 square feet of tidal resources to include 1,088 square feet of tidal waters and 70 square feet of undeveloped 100-foot tidal buffer zone in order to construct a new 6 foot x 85 foot pier, a 3 foot x 43 foot ramp, and a 12 foot x 33 foot float with an overall structure length seaward of the highest observable tide line of 161 feet along frontage on the Piscataqua River.

NHDES imposed the following conditions as part of this approval:

1. No work authorized by this permit shall be conducted until NHDES confirms the receipt of a one-time in lieu fee payment to the Aquatic Resource Mitigation (ARM) Fund sufficient to offset the project's compensatory mitigation liability as required for 70 square feet of permanent impacts to jurisdictional areas. Permittees are advised to contact the NHDES ARM Fund Program to verify the required amount prior to submittal of the payment.
2. All work shall be done in accordance with the approved revised plans by TF Moran dated February 19, 2025, as received by the NH Department of Environmental Services (NHDES) on February 19, 2025, in accordance with Env-Wt 307.16.
3. 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 RSA 482-A:3, II and Env-Wt 314.02(b) and (c).
4. Pile installation shall occur between November 15 and March 15, in order to protect anadromous fish, in accordance with Env-Wt 307.10(i) and Env-Wt 311.06(g).
5. 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).

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

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

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

6. 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 with Env-Wt 606.05(b).
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.

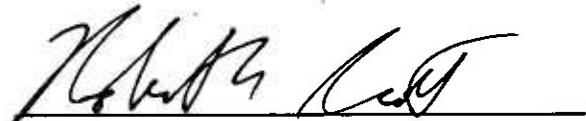
#### EXPLANATION

- NHDES approved this project on March 25, 2025. NHDES supported its decision with the following findings:
1. This project 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. NHDES finds that this permit for work to dredge or fill will not 'infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners' and would not be prohibited by RSA 482-A:11, II.
  3. The Newington Conservation Commission provided comments on the proposed project on January 9, 2025.
  4. The approval has been conditioned that the work be performed during the federal dredge window between November 15 - March 15 or during dry conditions in accordance with NHF&G recommendations relayed in correspondence dated November 13, 2024 and the requirements of RSA 212-A.
  5. NHDES finds the location, design, and method of construction for this proposed residential tidal dock has been based on the results of the coastal functional assessment, is the least environmentally-impacting practicable alternative, has been certified by a professional engineer as having sufficient structural integrity based on the results of the vulnerability assessment, and will not impede the passage of non-motorized watercraft to a degree that a reasonable person would find objectionable, therefore, the requirements of Rule Env-Wt 606.06(e) have been met.
  6. The applicant obtained a statement from the Pease Development Authority, Division of Ports and Harbors regarding the projects impact on navigation and passage stating, "[w]e examined the proposed site and found that the structure will have no negative effect on safe navigation in the channel."
  7. NHDES finds that the requirements for a public hearing, as established in RSA 482-A, 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 and is not of substantial public interest, as defined in New Hampshire Administrative Rule Env-Wt 104.32.

8. NHDES has determined that compensatory mitigation is required to offset the loss of functions and values provided by 70 square feet of jurisdictional areas, exclusive of watercourses, to be permanently impacted by this project pursuant to Env-Wt 313.04.
9. The applicant has proposed to make a one-time in-lieu fee payment into New Hampshire's Aquatic Resource Mitigation (ARM) Fund, operated by NHDES to offset the project's compensatory mitigation liability pursuant to Env-Wt 313.04.
10. NHDES has determined that the use of the in-lieu fee payment option authorized pursuant to RSA 482-A:30, RSA 482-A:30-a, and RSA 482-A:30-b satisfies the compensatory mitigation liability associated with the approved impacts to jurisdictional areas.
11. For any project that also requires a federal permit from the US Army Corps of Engineers (USACE) under section 404 of the Clean Water Act, it is the applicant's responsibility to consult with the USACE to confirm the estimation of the required federal mitigation and determine whether additional mitigation will be required in order to satisfy federal mitigation requirements.

NHDES Wetlands Bureau permit #2024-03547 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:** Hilton Family Revocable Trust      **TOWN NAME:** Newington

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No: <b>2024-03547</b>
			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="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"> <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): [REDACTED]</li> <li>○ NHB Project ID #: [REDACTED]</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <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"> <li>• Name of Local River Management Advisory Committee (LAC): N/A</li> <li>• A copy of the application was sent to the LAC on Month: / Day: / Year: /</li> </ul>	

[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

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

**SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311:04(i))**  
Provide a 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.

This project proposes 520 square feet of permanent impacts within Tidal Surface Waters, 568 square feet of seasonal / temporary impacts within Tidal Surface Waters, and 70 square feet of permanent impacts within the Undeveloped Upland Tidal Buffer Zone for the purpose of constructing a residential tidal docking structure.

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

ADDRESS: 80 Shipwright Way

TOWN/CITY: Newington, NH

TAX MAP/BLOCK/LOT/UNIT: Tax Map: 6, Lot: 1-6

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):  
43.115° North  
-70.827° 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: Hilton Family Revocable Trust (Bradley E. Hilton, trustee)

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED]

STATE: [REDACTED]

ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED]

PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here: [REDACTED], 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.: Taylor, Luke

COMPANY NAME: TFMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite #102

TOWN/CITY: Portsmouth

STATE: NH

ZIP CODE: 03801

EMAIL ADDRESS: LTaylor@tfmoran.com

FAX: N/A

PHONE: 603-431-2222

ELECTRONIC COMMUNICATION: By initialing here LST, 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: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED]

STATE: [REDACTED]

ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED]

PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here [REDACTED], 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 the attached supplemental narrative entitled, "SECTION 7: Resource Specific Criteria."

**SECTION 8: AVOIDANCE AND MINIMIZATION**

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

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

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

**SECTION 9: MITIGATION REQUIREMENT (Env-Wt 311:02)**

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

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

N/A - Mitigation is not required

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

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

N/A - Compensatory mitigation is not required

**SECTION 11 - IMPACT AREA (Env-Wt 311:04(g))**

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

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

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

Permanent 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 checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Emergent Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Wet Meadow			<input checked="" type="checkbox"/>			<input checked="" 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 checked="" type="checkbox"/>			<input checked="" 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 checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - Lake / Pond			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Banks	Bank - Intermittent Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank - Perennial Stream / River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Tidal	Tidal Waters			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Tidal Marsh			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Sand Dune			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)	70		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Previously-developed TBZ			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - Tidal Water	520		<input checked="" type="checkbox"/>	568		<input checked="" type="checkbox"/>
<b>TOTAL</b>		<b>590</b>			<b>568</b>		

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

<input checked="" type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.
<input checked="" 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): <u>N/A</u> SF × \$0.40 = \$ <u>N/A</u>
Seasonal docking structure: <u>568</u> SF × \$2.00 = \$ <u>1,136</u>
Permanent docking structure: <u>590</u> SF × \$4.00 = \$ <u>2,360</u>
Projects proposing shoreline structures (including docks) add \$400 = \$ <u>400</u>
<b>Total =</b> \$ <u>3,896</u>

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The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 3,896

**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**  
 Indicate the project classification.

Minimum Impact Project       Minor Project       Major Project

**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials: BH  
 LST

To the best of the signer's knowledge and belief, all required notifications have been provided.

Initials: BH  
 LST

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: BH  
 LST

The signer understands that:

- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
  - 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.

Initials: BH  
 LST

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): <u>[Signature]</u>	PRINT NAME LEGIBLY: <u>Bradley H. Iton</u>	DATE: <u>12/4/24</u>
SIGNATURE (APPLICANT IF DIFFERENT FROM OWNER): <u>[Signature]</u>	PRINT NAME LEGIBLY: <u>Bradley H. Iton</u>	DATE: <u>12/4/24</u>
SIGNATURE (AGENT, IF APPLICABLE): <u>[Signature]</u>	PRINT NAME LEGIBLY: <u>Luke Taylor</u>	DATE: <u>11/14/2024</u>

**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: [Signature]      PRINT NAME LEGIBLY: Doreen Caradonna

TOWN/CITY: <i>Newington</i>	DATE: <i>12/5/24</i>
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**DIRECTIONS FOR TOWN/CITY CLERK:**

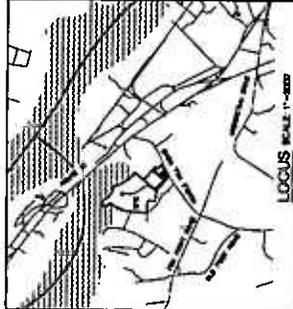
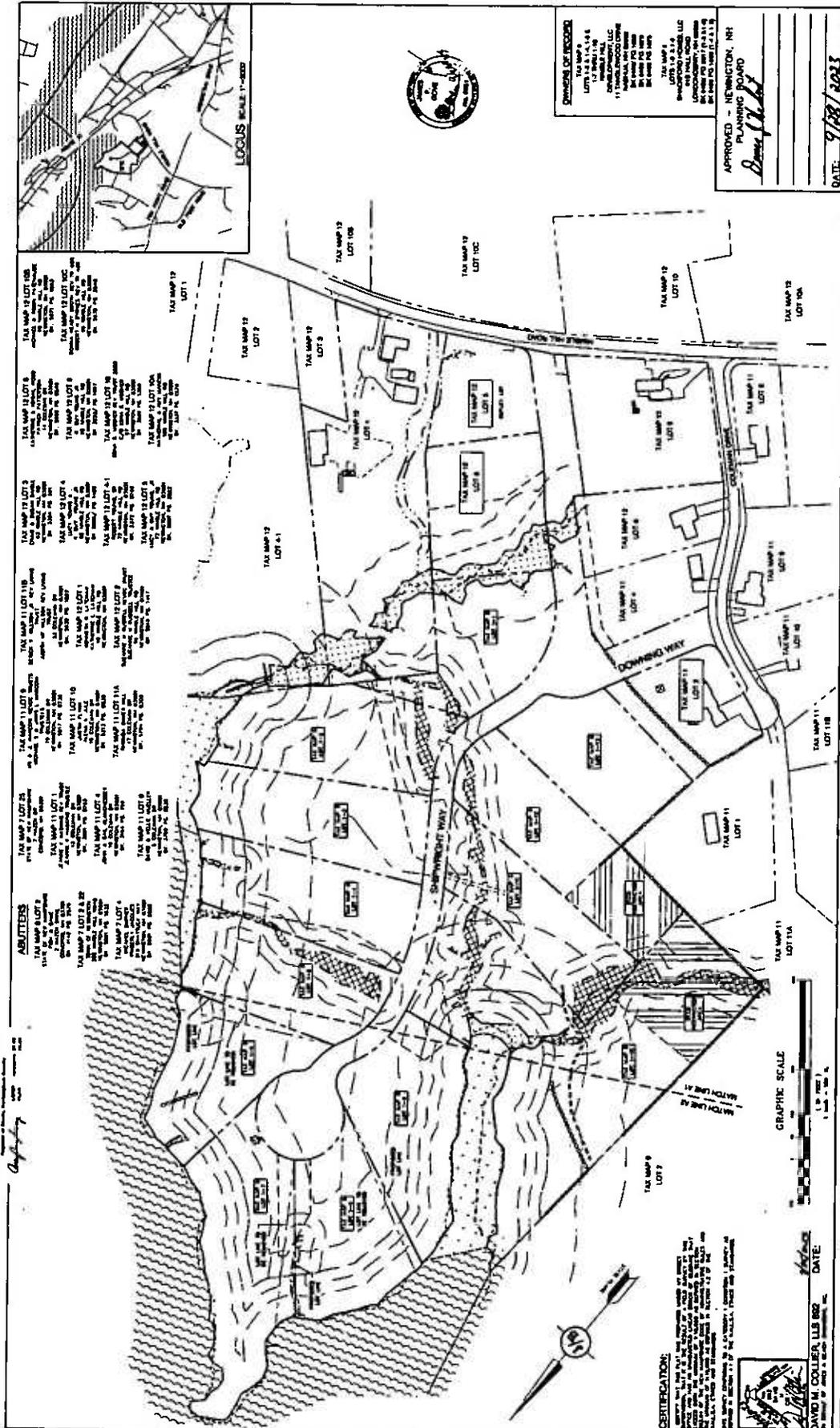
Per RSA 482-A:3, I(a)(1)

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".





- TAX MAP 11 LOT 18  
AREA: 1.25 ACRES  
...  
TAX MAP 11 LOT 17  
AREA: 1.25 ACRES  
...  
TAX MAP 11 LOT 16  
AREA: 1.25 ACRES  
...  
TAX MAP 11 LOT 15  
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TAX MAP 11 LOT 13  
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AREA: 1.25 ACRES  
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TAX MAP 11 LOT 1  
AREA: 1.25 ACRES  
...

**APPROVED - NEWINGTON, NH**  
**PLANNING BOARD**  
*David M. Collier*  
 DATE: 9/28/2018

PROJECT NO: **OV1**  
 SHEET NO: 1 of 3

**OVERVIEW LOT LINE ADJUSTMENT PLAN**  
 PROJECT: SHAW-SOARD POINT  
 111 WINDY HILL ROAD, NEWINGTON, NH  
 OWNER: SHAW-SOARD POINT LLC  
 ENGINEER: J/B Jones & Beach Engineers, Inc.  
 111 WINDY HILL ROAD, NEWINGTON, NH 03840

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 111 WINDY HILL ROAD, NEWINGTON, NH 03840  
 TEL: 603-883-7777  
 FAX: 603-883-7778  
 WWW.JBENGINEERS.COM

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING		
2	REVISIONS TO PERMITTING		
3	REVISIONS TO PERMITTING		
4	REVISIONS TO PERMITTING		



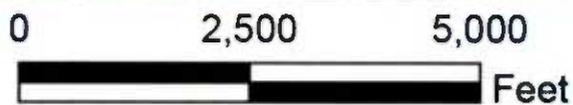
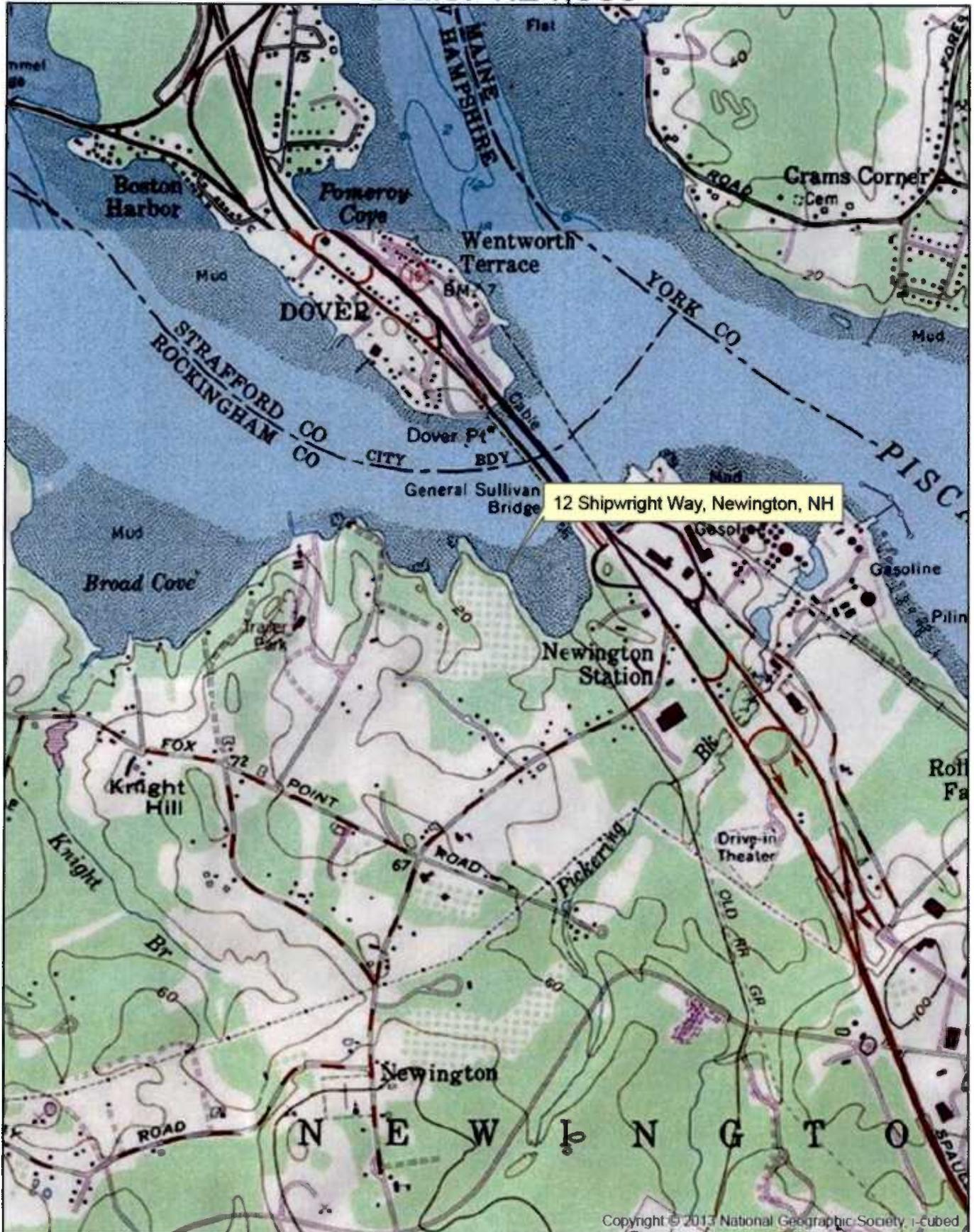
**CERTIFICATION:**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of New Hampshire, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the owner of the same, and that the same conform to the requirements of the Public Health Law of the State of New Hampshire, Chapter 223-A, Section 2:10, and the rules and regulations of the State Board of Professional Engineers, Chapter 223-B, Section 2:10, of the Public Health Law of the State of New Hampshire.

DATE: 9/28/2018  
 DAVID M. COLLIER, L.L.E. No. 11111  
 IN THE CITY OF NEWINGTON, NH

D-44120 sheet 1 of 3

# USGS Map: Project Location

Scale: 1:24,000





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

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**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](mailto:courtney.l.lockwood@des.nh.gov), or (603) 271-8614.



**PEASE**  
INTERNATIONAL  
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

October 28, 2024

NH Department of Environmental Service  
Coastal Division  
Pease Field Office  
222 International Drive, Suite 175  
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 12 Shipwright Way Map 6 Lot 1-6

Dear Eben,

We reviewed plans for the construction of a pier and float system on the Piscataqua River in Newington at property belonging to

Hilton Family Revocable Trust

We examined the proposed site and found that the structure will have no negative effect on navigation in the channel.

Sincerely,

Tracy R. Shattuck  
Chief Harbor Master

Cc: Kyra Higgins  
TFM  
170 Commerce Way Suite 102  
Portsmouth, New Hampshire 03801

○○○○ TAKING YOU THERE

ph: 603-436-8500 fax: 603-436-2780 www.peasedev.org

**From:** [REDACTED]  
**To:** [DES: Land Resources Management](#)  
**Cc:** [REDACTED]  
**Subject:** Standard Dredge & Fill Permit - Hilton Family Revocable Trust, 80 Shipwright Way, Newington  
**Date:** Monday, January 13, 2025 3:52:52 PM

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**EXTERNAL:** Do not open attachments or click on links unless you recognize and trust the sender.

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Dear NHDES:

On 1.9.25, the Newington Conservation Commission reviewed the above captioned application for a dock structure at 80 Shipwright Way and make the following comments:

1. Plantings) shall be provided to restore any disturbed areas along the shore and along the walkways to ensure embankment stabilization;
2. The approval of the dock should stipulate where the floating section of dock will be stored during the Winter months. The Conservation Commission opposes storage on the shore.

Should you have any questions regarding this email, please feel free to contact me.

John Krebs,  
Consulting Town Planner



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

# Abutters List

Hilton Proposed Residential Tidal Dock  
80 Shipwright Way, Newington, NH

October 18th, 2023

47562.03

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	1-6	HILTON FAMILY REVOCABLE TRUST	14 DEBORAH LANE DOVER, NH 03820
6	1-5	NIMBLE HILL DEVELOPMENT, LLC	11 TANGLEWOOD DRIVE NASHUA, NH 03062
6	1-7	NIMBLE HILL DEVELOPMENT, LLC	11 TANGLEWOOD DRIVE NASHUA, NH 03062

**NOTES**

1. QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #844), ASSISTED WITH PLAN DEVELOPMENT.



TIDAL ELEVATIONS			
MHHW	8.38	-----	MHHW
MHW	8.01	-----	MHW
MTL	-0.37	-----	MTL
MLW	-0.73	-----	MLW
MLLW	-0.99	-----	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 88423005, ATLANTIC TERMINALS, NEW HAMPSHIRE AND ARE AS USED WITHIN THE TOWN OF NEWINGTON VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015, AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**TIDAL DOCK REGULATIONS**

THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES WB-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED RESIDENTIAL TIDAL DOCK.

MINIMAL TIDAL DOCK DIMENSIONS	MINIMAL LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FT	181 FT
25% OF WATERWAY WIDTH AT MEAN LOW WATER	N/A	N/A
OVERALL FOOTPRINT	1,500 SF	1,108 SF
OVERALL FLOAT FOOTPRINT	400 SF	396 SF

IMPACT AREAS		
DOCK IMPACTS	TEMPORARY/SEASONAL	PERMANENT
TIDAL SURFACE WATERS	522 SF	520 SF
UPLAND TIDAL BUFFER ZONE	0 SF	70 SF
TOTAL	522 SF	590 SF

NOTE: WE HAVE PREPARED A WETLANDS RULE WAIVER REQUEST FORM FOR THE ABOVE PROPOSED FLOAT FOOTPRINT (SEE SECTION-1 OF THE ATTACHED WETLANDS PERMIT APPLICATION).

IMPACT AREAS		
	PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS	520 SF
	PROPOSED SEASONAL IMPACTS WITHIN TIDAL SURFACE WATERS	522 SF
	PROPOSED PERMANENT IMPACTS WITHIN UNDEVELOPED UPLAND TIDAL BUFFER ZONE	70 SF

**SITE DEVELOPMENT PLANS**

TAX MAP 6 LOT 1-6  
**PROPOSED CONDITIONS PLAN**  
**TIDAL DOCKING STRUCTURE**  
**80 SHIPWRIGHT WAY, NEWINGTON NH**  
 OWNED BY & PREPARED FOR  
**HILTON FAMILY REVOCABLE TRUST**

SCALE: 1"=20' (11"X17")  
 SCALE: 1"=10' (22"X34")  
 OCTOBER 10, 2024



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

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 Bedford, NH 03110  
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REV#	DATE	DESCRIPTION	LST	JRA
1	2/19/2025	REVISED FLOAT SIZE		

47562.03	DL	LST	FILE	47562.03-DOCK PLANS	C-01
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File: 10\_2025 - 3.54pm  
 F:\BIC Projects\47562 Shipwright Way, Newington, NH\47562-03 Hilton - 12 Shipwright Way, Newington, NH\Design\PRODUCTION DRAWINGS\47562-03-Dock Plans.dwg