



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



mac

September 16, 2025

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

REQUESTED ACTION

Approve ADL 325 Little Harbor Road Trust's request to amend NH Department of Environmental Services (NHDES) Wetland Bureau permit #2022-00789, to perform the following work on Piscataqua River in Portsmouth, in accordance with RSA 482-A:3. This project was previously approved by the Governor and Executive Council on November 8, 2023, Item #119. No comments were submitted by the Portsmouth Conservation Commission regarding the project as proposed.

Impact 40 square feet (SF) of previously developed upland tidal buffer zone and 949 SF of tidal wetland to remove an existing tidal docking structure and construct a new tidal docking structure consisting of a 6 foot by 65 foot fixed pier connected to a 4 foot by 50 foot ramp connected to a 10 foot by 40 foot float with associated piles. The overall length of this docking structure, seaward of the highest observable tide line, is 117.8 feet, on approximately 3,800 feet of frontage on Lady Isle (Belle Isle) along the Piscataqua River in Portsmouth.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans dated April 21, 2025, and revised through April 21, 2025, by TF Moran, Inc., and last received by the NH Department of Environmental Services (NHDES) on July 9, 2025, 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. Pile installation shall occur between November 15 and March 15, to protect anadromous fish as required by Env-Wt 307.06.
4. 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).
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 with Env-Wt 606.05(b).
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).

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(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

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 August 07, 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. Per Rule Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, 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'.
3. On April 28, 2023, NHDES received a request to waive Rule Env-Wt 606.06(d), to relieve the applicant from the requirement to demonstrate that a proposed residential tidal dock is the least impacting alternative by showing that the subject property is not already served by an existing residential tidal dock at the property.
4. On July 21, 2023, NHDES received a request to waive Rule Env-Wt 606.06(k)(1), to relieve the applicant from the requirement to limit the density of residential tidal docks on the frontage to one structure that meets the property line setback established in RSA 482-A:3, XIII(a) on each frontage.
5. Per Rule of Env-Wt 204.05, NHDES finds that granting the waivers will not result in an avoidable adverse impact on the environment or natural resources of the state, including but not limited to jurisdictional areas and protected species or habitat, an avoidable adverse impact on public health or public safety, any impact on abutting properties that is more significant than that which would result from complying with the rule, nor the waiver of a statutory requirement.
6. 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.
7. Per Rule Env-Wt 314.07(a) and subject to Env-Wt 314.07(b), on May 13, 2025, NHDES received an amendment request to reconfigure the seasonal float from the originally approved 16 foot by 25 foot float to a 10 foot by 40 foot float.
8. On May 13, 2025, NHDES received correspondence from the NHF&G dated May 12, 2025, indicating that the revised NHB Datacheck report (NHB25-1211) was reviewed for the project and associated NHF&G recommendations have been incorporated as conditions of the permit.

Her Excellency, Governor Kelly A. Ayotte
and The Honorable Council
Page 3 of 3

9. NHDES finds that the amended project as approved and conditioned will not have an unreasonable adverse impact on the value of such areas as sources of nutrients for finfish, crustacea, shellfish and wildlife of significant value, nor will it damage or destroy habitats and reproduction areas for plants, fish and wildlife of importance.
10. No comments were received by NHDES from the Portsmouth Conservation Commission about this permit amendment request.
11. On July 9, 2025, the applicant obtained a statement from the Pease Development Authority, Division of Ports and Harbors regarding the impact of this permit amendment request 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.
12. NHDES finds that the requirements for a public hearing, as established in RSA 482-A, do not apply as the permit amendment 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.

NHDES Wetlands Bureau permit #2022-00789 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: ADL 325 Little Harbor Road Trust TOWN NAME: Portsmouth

	INCOMPLETE Administrative MAR 31 2022 Only	COMPLETE Administrative APR 04 2022 Only	File No.: 2022-00759
			Check No.: 591888
			Amount: 3,164.00
			Initials: BA

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 <u>Wetland Permit Planning Tool (WPPT)</u> , the Natural Heritage Bureau (NHB) <u>DataCheck Tool</u> , the <u>Aquatic Restoration Mapper</u> , or other sources to assist in identifying key features such as: <u>priority resource areas (PRAs)</u> , <u>protected species or habitats</u> , 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, Atlantic Sturgeon, Shortnose Sturgeon NHB Project ID #: NHB21-0381 	<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 type="checkbox"/> Yes <input checked="" 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): N/A A copy of the application was sent to the LAC on Month: Day: Year: 	

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
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): <u>N/A</u>	
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.	
Temporarily impact 27 SF and permanently impact 34 SF of the Previously Developed Upland Tidal Buffer Zone and Temporarily impact 305 SF and permanently impact 644 SF of Tidal Surface Waters for the purpose of replacing an existing residential docking structure with a new residential docking structure. Total Impact area = 989 Square Feet.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <u>325 Little Harbor Road</u>	
TOWN/CITY: <u>Portsmouth, NH</u>	
TAX MAP/BLOCK/LOT/UNIT: <u>Tax Map: 205, Lot: 2</u>	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <u>Piscataqua River</u>	
<input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	<u>43.06725° North</u> <u>70.74591° West</u>

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: ADL 325 Little Harbor Road Trust

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED] STATE: N [REDACTED] ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED] PHONE: private

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.: Aube, Jason, R.

COMPANY NAME: TFMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite 102

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

EMAIL ADDRESS: jaube@tfmoran.com

FAX: [REDACTED] PHONE: 603-431-2222

ELECTRONIC COMMUNICATION: By initialing here JRA, 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 attached supplemental information 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/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 type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	13		<input type="checkbox"/>	27		<input type="checkbox"/>
	Docking - Tidal Water	644		<input type="checkbox"/>	305		<input checked="" type="checkbox"/>
TOTAL		657			332		

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:	596	SF	×	\$2.00 =	\$ 1,192
Permanent docking structure:	393	SF	×	\$4.00 =	\$ 1,572
Projects proposing shoreline structures (including docks) add \$400 =					\$ 400
Total =					\$ 3,164

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

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

Initials:  ad	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:  ad	The signer understands that: <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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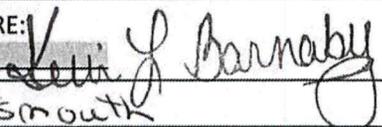
Initials:  ad	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): <i>Steve Roberts</i>	PRINT NAME LEGIBLY: Stephen H. Roberts, Trustee	DATE: 3-22-2022
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: Anthony D Lorenzo	DATE: 3/22/2022
SIGNATURE (AGENT, IF APPLICABLE): <i>Jason Aube</i>	PRINT NAME LEGIBLY: Jason Aube	DATE: 3/21/2022

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: Kelli L. Barnaby
TOWN/CITY: <i>Portsmouth</i>	DATE: <i>March 24, 2022</i>

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".

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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City of Portsmouth 2019 Rural Tax Maps

Map 201-298

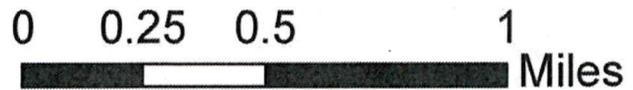
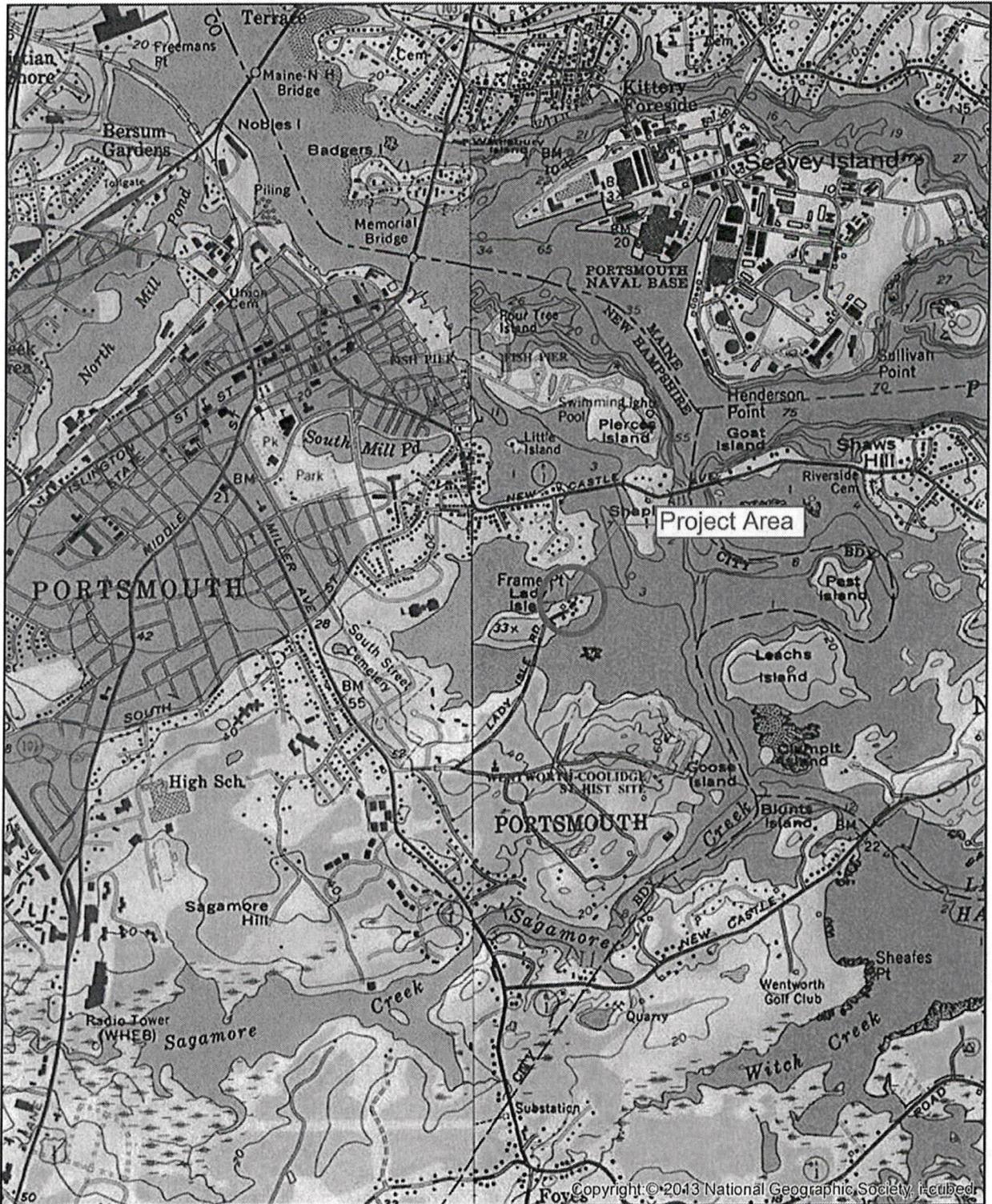
Tax Map Legend	
L&A	Lot or Lot Unit Number
PA	Parcel Area in Acres
AD	Address Number
PN	Parcel Number from a Neighboring Map
PL	Parcel Line Dimension
SR	Street Name
WR	Water Body
CR	Cemetery
PC	Parcel Assigned to the Current Map
PA	Parcel from Another Map (please refer to the appropriate map)
W	Water
CU	Parcel in Current Use
---	Line Between Parcels
---	Line Between Parcel and Right of Way
---	Line Between Parcel and Water
---	City Line
---	New Hampshire Air National Guard (NH-ANG) Boundary
---	Peace International Transport Boundary
---	Structure (2001 data)
---	Swimming Pool (2006 data)
---	Railroad Track



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MAR 31 2022
CITY OF PORTSMOUTH
LAND RESOURCES DEPARTMENT

USGS Map of Project Area

Scale = 1:24,000





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 PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

CONSERVATION COMMISSION

April 29, 2022

TO: DES Wetlands – Coastal Region
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Permit Coordinator

RE: Standard Dredge and Fill Application

MEETING DATE: April 13, 2022

CONSTRUCTION SITE: 325 Little Harbor Road

This Commission recommends approval of the cited project.

This Commission requests the statutory 40-day delay in order to allow for further investigation of the project. (See below)

This Commission recommends denial of the cited project for the reasons.

Other

*After due deliberation, the Commission voted to recommend **approval** of the State Wetlands Bureau Application as presented.*

FOR THE COMMISSION:

Sincerely,

Barbara McMillan, Chair
Conservation Commission

cc: Peter Britz, Environment Planner/Sustainability Coordinator
Jason R. Aube, T.F. Moran

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MAY 03 2022

ENVIRONMENTAL SERVICES
"BY NH DES WETLANDS BUREAU"

City of Portsmouth 2019 Rural Tax Maps

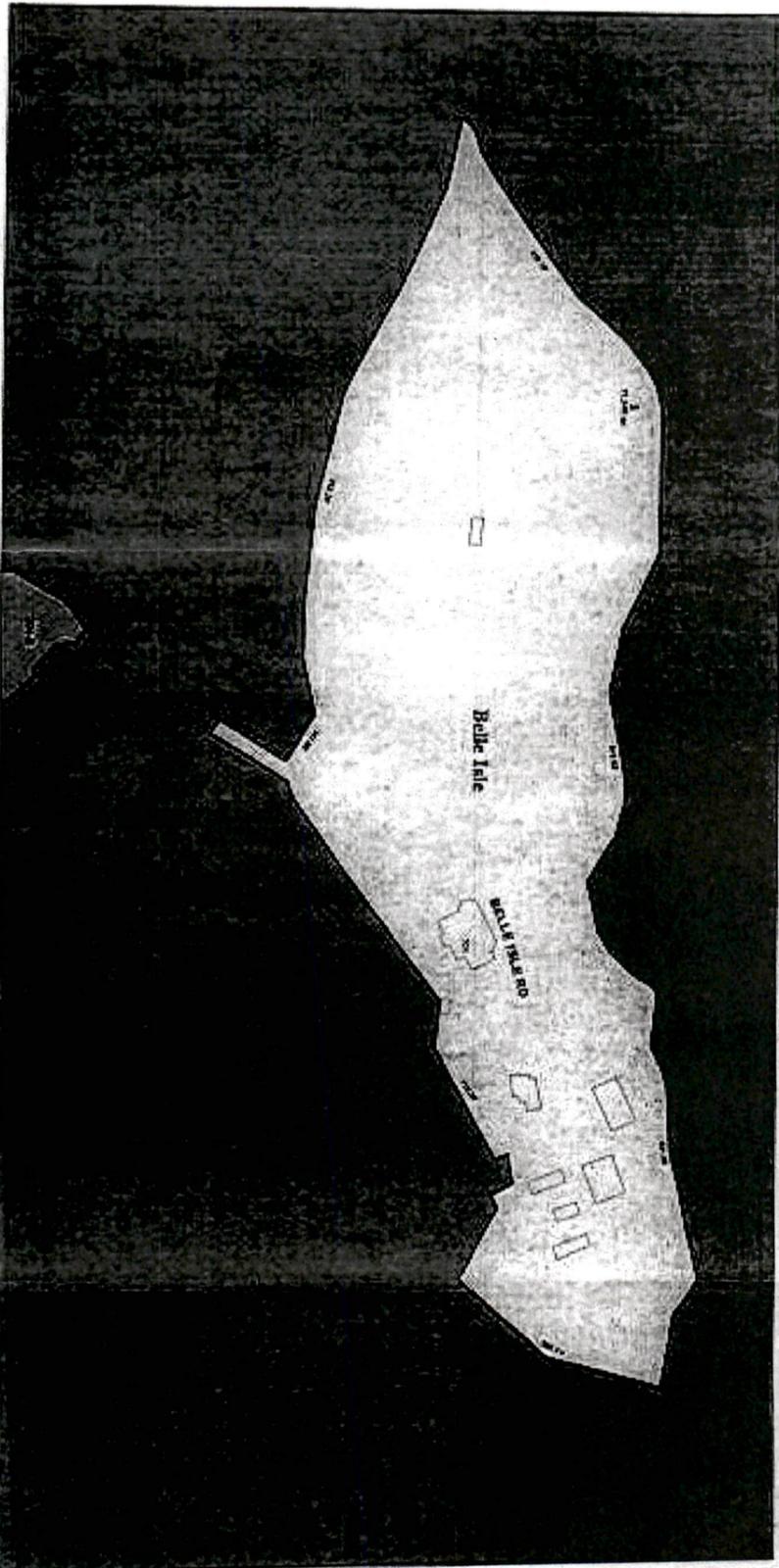
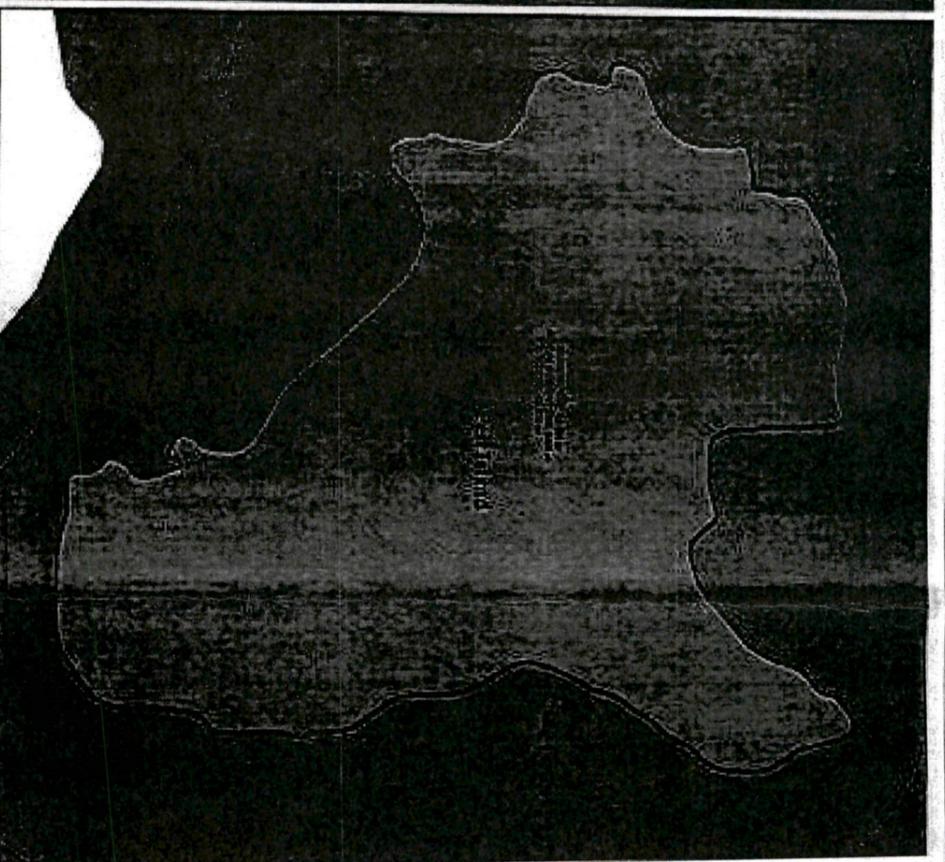
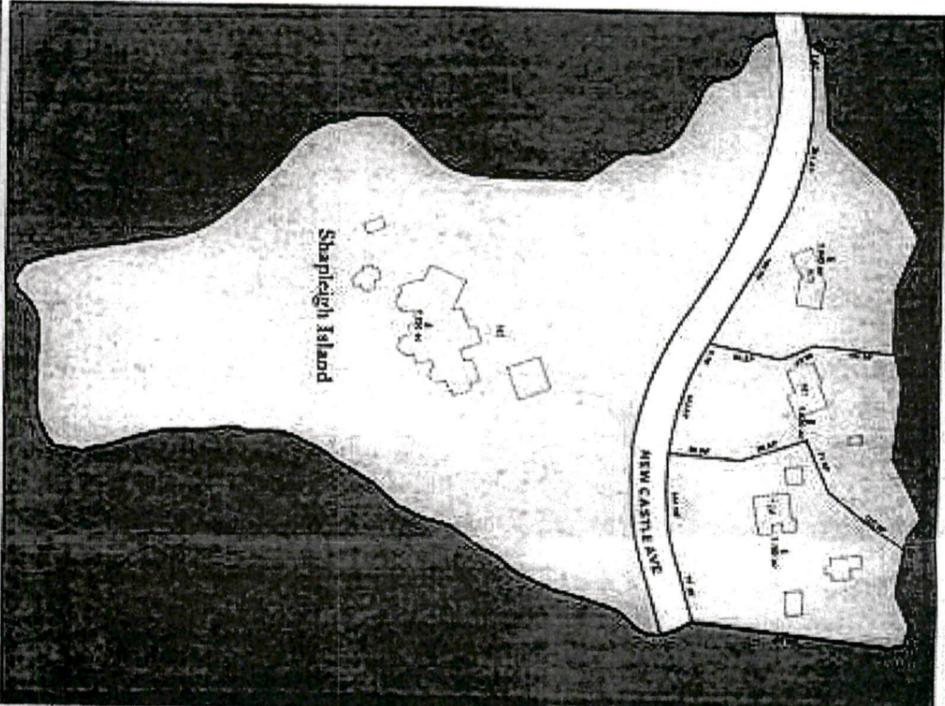
Maps 201-298

Tax Map Legend	
LSA	Lot or Lot-Unit Number
LSA	Parcel Area in Acres
27	Address Number
20117	Parcel Number from a Neighboring Map
=	Parcel Line Dimension
SIMS AVE	Street Name
Piscataqua River	Water Body
☠	Cemetery
▭	Parcel Assigned to the Current Map
▭	Parcel Built Another Map (please refer to the appropriate map)
▭	Water
▭	Parcel in Current Use
—	Line Between Parcels
—	Line Between Parcel and Right of Way
—	Line Between Parcel and Water
—	City Line
—	New Hampshire Air National Guard (NHANG) Boundary
—	Pease International Transport Boundary
—	Structures (2006 data)
—	Swimming Pool (2006 data)
—	Railroad Track

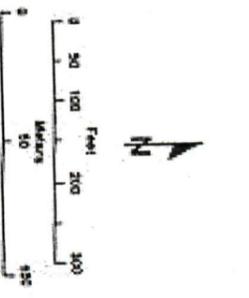


RECEIVED
MAR 31 2022
NHDP
LAND RESOURCES DIVISION

RECEIVED
 MAR 31 2022
 LAND RESOURCE MANAGEMENT



Partial Legend
 See the cover sheet for the complete legend
 15A Lot or parcel number
 250 Lot Parcel area in acres (100 or greater lot area)
 27 Address number
 220 Lot Parcel number from a neighboring map
 or Parcel the dimension
 5185 AVE Street name
 Partial parcel boundary
 Partially owned boundary
 Water boundary
 Shadow (DOCS) data
 Parcel created by this map
 Parcel from a neighboring map
 Parcel not shown for current date



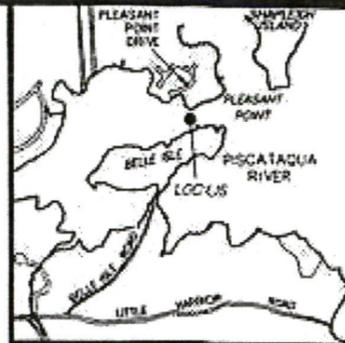
This map is for assessment purposes only. It is not intended for legal or other purposes. Parcel area subject to 20% (40%) discrepancy. Boundary boundaries are 2000 5000 and may not represent current conditions. Street alignment on this map may be based on aerial imagery. Lot numbers also provided on our address website. Address numbers shown on this map may not represent parcel or legal addresses.

Neighboring Tax Maps



Portsmouth, New Hampshire
 2020
Tax Map 205

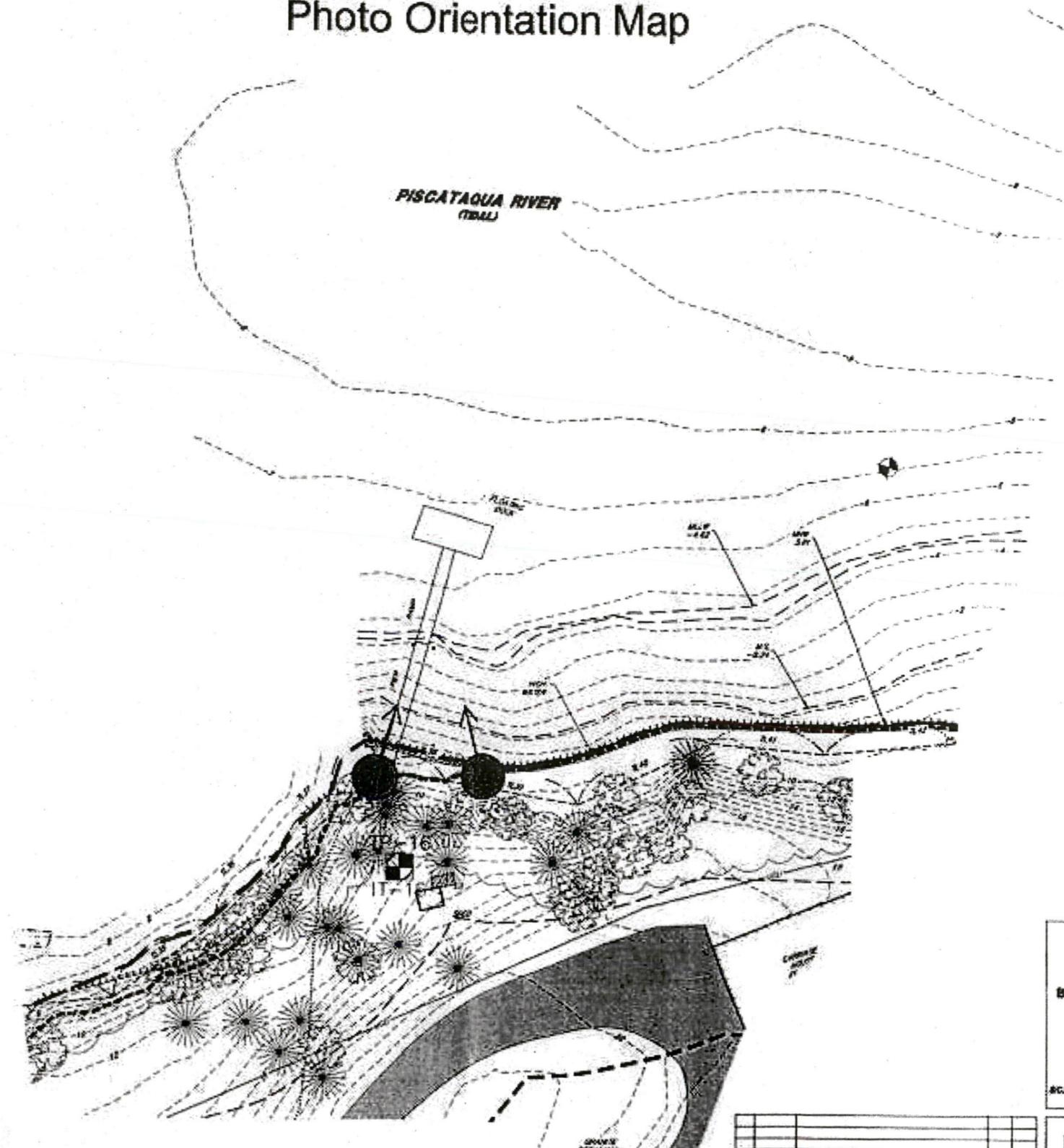
Photo Orientation Map



LOCATION PLAN

LEGEND:

BL/ST/PL/ST/AS	BOOK NO./PAGE NO.
D	DOCKET BOX
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
HOPE	HIGH-DENSITY POLYETHYLENE
NET	NEW ENGLAND TELEPHONE
PSM	PUBLIC SERVICE COMPANY OF NEW ENGLAND
RCO	ROCKINGHAM COUNTY REGISTER OF DEEDS
SM	SEWER MANHOLE
UD	UNDERGROUND UTILITIES
TM	TEMPORARY BENCH MARK
---	TREE LINE
---	OVERHEAD UTILITIES
---	ELECTRIC CENTER
---	LIMIT OF SALT MARSH
---	BACKGROUND UTILITIES
---	DOWN FORCE MAIN LINE
---	WATER LINE
---	WATER SERVICE
---	HIGHEST OBSERVABLE TIDE LINE
---	HIGH WATER
---	FLOOD ZONE LINE
---	UTILITY POLE
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	MONITORING WELL
---	SEWER MANHOLE
---	SEPTIC TANK
---	WATER SHUT OFF
---	TRANSFORMER
---	TELEPHONE PEDestal
---	ELECTRIC METER
---	ELECTRIC BOX
---	OUT POLE/WIRE
---	TEST BORE
---	WETLAND FLAG
---	PAVEMENT
---	SALT MARSH
---	WATER



- NOTES:**
1. THE PROPERTY IS LOCATED IN THE RURAL ZONE.
 2. THE PROPERTY IS OWNED BY THE STATE OF NEW HAMPSHIRE BETWEEN THE HIGH WATER ELEVATION OF MAP 205 LOT 2 & MAP 207 LOTS 1 & 2.
 3. THE PROPERTY IS GENERALLY LOCATED IN FLOOD HAZARD ZONE AE (AE1) AND SOME AREAS DETERMINED TO BE OUTSIDE THE FLOOD HAZARD ZONE (FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278, MAP NUMBER 220000000E, EFFECTIVE DATE: MAY 13, 2005. THIS PLAN IS PREPARED FOR: THE ADL 325 LITTLE HARBOR ROAD TRUST, STEPHEN H. ROBERTS, ESQ., TRUSTEE, 127 PARSONS AVENUE, PORTSMOUTH, NH 02801, 603-883-8124.
 4. HIGHEST OBSERVABLE TIDE LINE (HOLT) AND SALT MARSH DEPICTED WERE INTERPRETED BY MARK JACOBS, CONSULTING WETLAND SCIENTIST (CWS), ON MAY 24, 2018. SALT MARSH WAS DELINEATED BASED UPON THE COAST OF RICHMOND EMERGENCY SALT-TOLERANT VEGETATION OBSERVED DURING LOW TIDE. HOLT WAS DELINEATED BASED UPON THE COAST OF ADJACENT TIDE GAUGES IN THE DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS SURVEY - CIVIL UNIT 100-000, ESPECIALLY INV-VT 101.00. COPIES OF SITE PLANS WHICH DOCUMENT THE DELINEATION THAT HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN DISTRIBUTED FOR THIS PROJECT.
 5. THE CONTRACTOR SHALL CONTACT "DOD SAFETY" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION, CALL 1-888-344-7233. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO AUTHORIZE CONTACT AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL COORDINATE REMEDIATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 6. ALL UTILITIES AND CONSTRUCTION SHALL COMPLY WITH RSA 403-A, THE SHAWMUT WATER QUALITY PROTECTION ACT (SWQPA). REFERENCE IS ALSO MADE TO ARTICLE 10 SECTION 10.01 OF THE PORTSMOUTH ZONING ORDINANCES WHICH SPECIFIES THE PERMITTED USES IN THE 100' TIDAL WATER ZONE SHOWN HEREON.
 7. HORIZONTAL DATUM IS NAD83(2011). VERTICAL DATUM IS NAVD83 (GEOID). THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FEATURES BETWEEN PLEASANT POINT AND BELLE ISLE AND THE EXISTING MUNICIPAL WATER AND SEWER LINES AT PLEASANT POINT BRIDGE.
 8. FIELD SURVEY COMPLETED BY TERRY C. EMERSON, PLS & SALVATORE & STAN C. KALASZAK IN APRIL & APRIL 2019 USING A TOPCON 6012S, TOPCON HORNED SPIKE SALT AND TOPCON P00000 DATA COLLECTOR.
 9. ELEVATIONS, BENCHMARKS, AND RESTRICTIONS SHOWN OR REFERRED ARE THOSE WHICH WERE OBTAINED DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTER OF DEEDS. OTHER BENCHMARKS, ELEVATIONS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCELS WOULD DETERMINE.
 10. THE BOUNDARY LINE OF MAP 205 LOT 2 IS THE HIGH WATER LINE SHOWN HEREON.

- PLAN REFERENCES:**
1. TAX MAP 205 LOT 2 BELLE ISLE / AREA LINT THE EXISTING CONDITIONS SEE LITTLE HARBOR ROAD PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, OWNED BY THE ADL 325 LITTLE HARBOR ROAD TRUST BY MIC & DOROTHY OF TOWN, INC. DATED JULY 28, 2016. PLAN IS NOT RECORDED.
 2. TAX MAP 207 LOT 15 WETLANDS PERMIT PLAN EXISTING CONDITIONS TO PLEASANT POINT BRIDGE PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY DOROTHY LYNN THORNTON BY MIC & DOROTHY OF TOWN, INC. DATED APRIL 25, 2016. PLAN IS NOT RECORDED.

TAX MAP 205 LOT 2
EXISTING CONDITIONS
 BELLE ISLAND/PISCATAQUA RIVER/PLEASANT POINT
 PORTSMOUTH, NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM
 OWNED BY
THE ADL 325 LITTLE HARBOR ROAD TRUST

SCALE: T = 20' (32x34)
 T = 50' (18x18)

FEBRUARY 8, 2022

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

175 Commerce Way, Suite 100
 Portsmouth, NH 02801
 Phone (603) 431-2222
 Fax (603) 431-0810
 www.tfmnh.com

47099 01

RECEIVED
 MAR 31 2022
 NHDES
 LAND RESOURCES MANAGEMENT

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF AN ORDINARY SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD SURVEY SURVEY EXCEEDED A PRECISION OF 1:12,000.



Feb 03, 2022 - 3:10pm
 C:\Users\jdoyle\Documents\2022\2022 Existing Conditions.dwg

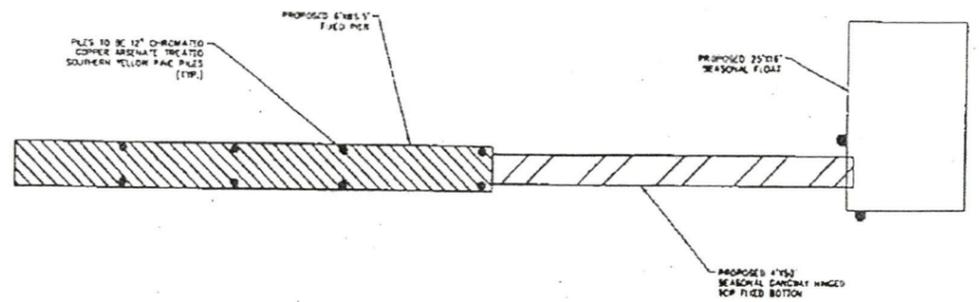
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 40 Constitution Ave, Bedford, NH 03110

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

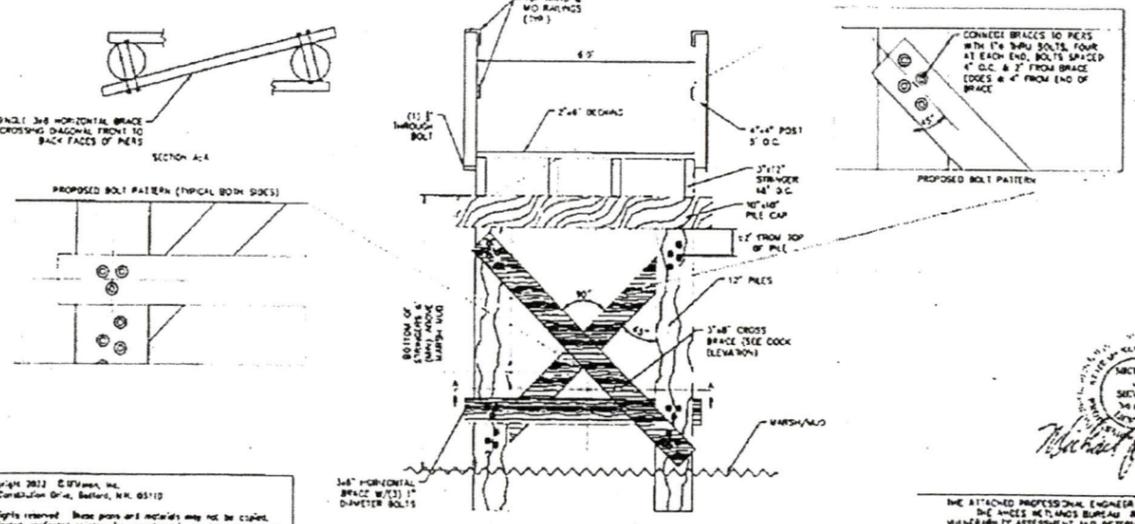
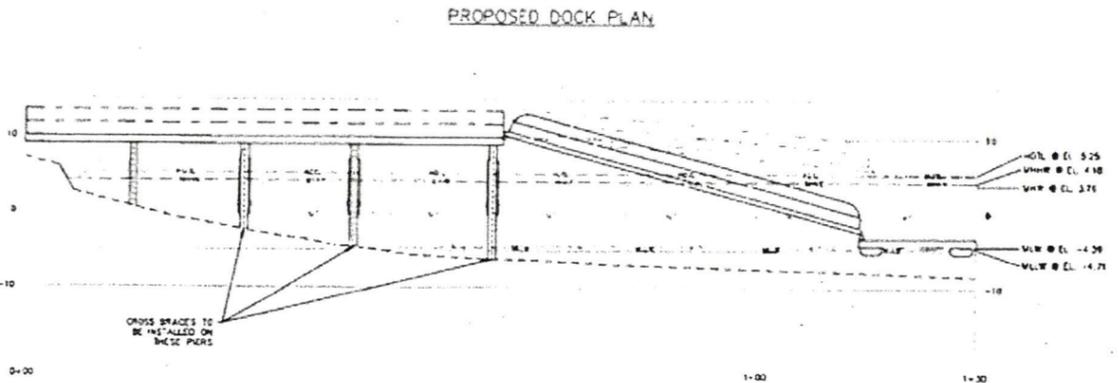


REV	DATE	DESCRIPTION	BY	CHK



TIDAL ELEVATIONS		
	2012	2100 PROJECTION
MHW	4.58	7.13
MHW	3.76	6.71
MWL	0.22	2.82
MLW	4.79	-1.44
MLW	4.71	-1.76

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8402 BINE BEAVER ISLAND, MAINE AS USED WITHIN THE ZONING OF MAINE FROM VULNERABILITY ASSESSMENT PREPARED BY THE NORTHEAST PLANNING COMMISSION, SEPTEMBER 2002 AND INCLUDED WITHIN THE WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).



Michael J. Short
Professional Engineer
No. 10000

THE ATTACHED PROFESSIONAL ENGINEER (PE) STAMP IS LIMITED TO THE REQUIREMENTS OF THE MAINE WETLANDS BUREAU RELATIVE TO THE ANALYSIS OF THE CONSTRUCTION, MAINTENANCE, OPERATION AND DEMOLITION OF THE PROPOSED DOCKING STRUCTURE. IT WILL NOT BE VALID AS A RESULT OF LOCAL FORCE ENCOURAGEMENTS DURING STORM SURGES UP TO AND INCLUDING THE ONE PERCENT ANNUAL CHANCE EVENT (1% ACF) STAMP BOXES NOT COVER STRUCTURE DESIGN WHICH IS BEING PROVIDED BY OTHERS.

SEQUENCE OF CONSTRUCTION

1. AT LEAST 48 HOURS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY AGENCIES ON THE NEARBY CONSTRUCTION NOTIFICATION FORM.
2. INSTALLATION OF CRANE BARGE, PILING BARGE, SHIP SHED, WATER WALLS, AND PREFABRICATED COMPONENTS, INCLUDING THE GANTRY AND FLAT AT THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING DOCKING STRUCTURE AND BEYOND THE LIMITS OF ANY EXISTING VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. THROUGH A MECHANICAL PILE DRIVING METHOD, THE EXISTING PILES AND DOCKING WILL BE REMOVED AND LOADED ON THE BARGE.
6. USING THE SAME MECHANICAL PILE DRIVING METHOD, THE NEW PILES WILL BE DRIVEN UNTIL REFUSAL. EACH NEW PILE WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED PERMIT.
7. ONCE THE PILES ARE SET, THEY ARE CUT AND BEAM CAPS ARE INSTALLED AND THE DOCKING IS INSTALLED.
8. THE GANTRY AND THE FLAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
9. ANY DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND BUFFER ZONE WILL BE SEEDS WITH A SHOULDER SEED MIX.
10. DURING CONSTRUCTION, THE BARGE WILL RETIRE FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.
11. UPON COMPLETION OF THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY AGENCIES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

DISCHARGE OF DREDGED MATERIALS AND WETLANDS

DREDGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WETLANDS THAT THE CORP AND AGENCIES AUTHORIZES AS SECONDARY IMPACTS, IF NOT SPECIFICALLY AUTHORIZED BY USACE AND WHOSE HAV UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CWA.

HEAVY EQUIPMENT IN WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FRED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED, OR REPAIRED IN WETLANDS UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE, SHALL NOT BE OPERATED WITHIN THE BUFFER ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN THE WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (LGP) OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION. IT SHALL BE LIFTED ON TRUCKS OR TRAILERS THAT ARE LOCATED TO SUPPORT THE EQUIPMENT IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE OF WETLAND SOILS AND VEGETATION. SWAMP WATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP WATS IF WORKING IN A WETLAND. DRIVING SWAMP WATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND AGENCIES AUTHORIZATION. SIMILARLY, NOT USING WATS OR SWAMP WATS MAY BE ALLOWED WITH WRITTEN CORPS AND AGENCIES AUTHORIZATION. CONDUIT ROADS AND SWAMP/CONSTRUCTION WATS ARE CONSIDERED AS FILL WHETHER THEY ARE INSTALLED TEMPORARILY OR PERMANENTLY.

USE OF YEAR WORK WATERS AND WATERS RESTRICTIONS

1. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 15TH - MARCH 15TH, OR
2. MUST BE DRILLED AND PILED TO LEAVE OR
3. NEARBY WATERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES OR
4. IMPACT HAWKS LIMITED TO ONE HAWKER AND ONE PILE INSTALLED/DAY WITH THE FOLLOWING WOOD PILES OF ANY SIZE CONCRETE PILES 12-INCHES DIAMETER STEEL PILES 12-INCHES DIAMETER IF THE HAWKER IS 4300 LBS AND A WOOD CUSHION IS USED BETWEEN THE HAWKER AND STEEL PILE FOR 2'-4' ABOVE.
5. IN-WATER NOISE LEVELS SHALL NOT EXCEED SEL RE 140dB OR 200dB PEAK RE 140dB AT A DISTANCE 31M FROM THE PILE BEING INSTALLED AND
6. IN-WATER NOISE LEVELS 155dB PEAK RE 140dB SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12-HOUR RECOVERY PERIOD (I.E. IN-WATER NOISE BELOW 155dB PEAK RE 140dB) MUST BE PROVIDED BETWEEN WORK DAYS.

WETLAND RESTORATION

UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED AND SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED. IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF THESE ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT INTRODUCED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW SWAMP PRODUCTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED. WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION COMPLEX ARE APPROPRIATELY THE SAME.

STABILIZATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, SLOTTED PIPE FLOWERS, STORMWATER DETENTION AND INTERTRAP SYSTEMS, SEDIMENT DETENTION BASINS OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OR COLLAPSE OF SEDIMENT, SUSPENDED AND FLOWING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPANNING AREAS

DREDGES OF DREDGED OR FILL MATERIAL AND/OR DREDGED SEDIMENT PRODUCTS ACROSS A FISH AND SHELLFISH SPANNING OR HABITAT AREAS, OR SUBMERGED AND WETLANDS AND WETLANDS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL PHASES OF THE YEAR. INFORMATION ON SPANNING HABITAT FOR SPECIES MANAGED UNDER THE WADSWORTH-SEYMOUR FISHERY CONSERVATION AND MANAGEMENT ACT (16 CFR 178) CAN BE OBTAINED FROM THE WMS WEBSITE AT WWW.NEOLNOAA.COM/MSD.

SPECIFICATIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND AGENCIES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND AGENCIES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY ONGOING WORK.

SITE DEVELOPMENT PLANS
TAX MAP 205 LOT 2
DOCK DETAILS
LADY ISLE
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

HORIZONTAL SCALE 1"=10'
SCALE: 1"=10' (22"x34")
MARCH 7, 2022

Successor Division
TFM
Civil Engineers
Structural Engineers
Soils Engineers
Land Surveyors
Professional Engineers
Surveyors

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone: (603) 431-2277
Fax: (603) 431-0810
www.tfm.com

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C-02

03/07/2022 11:52 AM
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 PLOTTER: HP DesignJet 2400

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**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? Yes 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.

AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: [] (proceed to Section 2)

AMENDMENT TO EXISTING PERMIT NUMBER: 2022-00789 (proceed to Section 3)

SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION

Not applicable

To request an amendment to a pending permit application, the applicant must:

- 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, I(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).

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.



PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

July 9, 2025

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

Attn: Eben Lewis

Re: 325 Little Harbor Road, Map 205 Lot 2

Dear Eben,

We reviewed plans for the modification of an existing pier and floating dock system in Peirce Island back channel in Portsmouth on property belonging to

Little Harbor Road Trust
325 Little Harbor Rd
Portsmouth, NH

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

Sincerely,

Tracy R. Shattuck
Chief Harbor Master

Cc: Olivia Boyer
TF Moran Inc



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



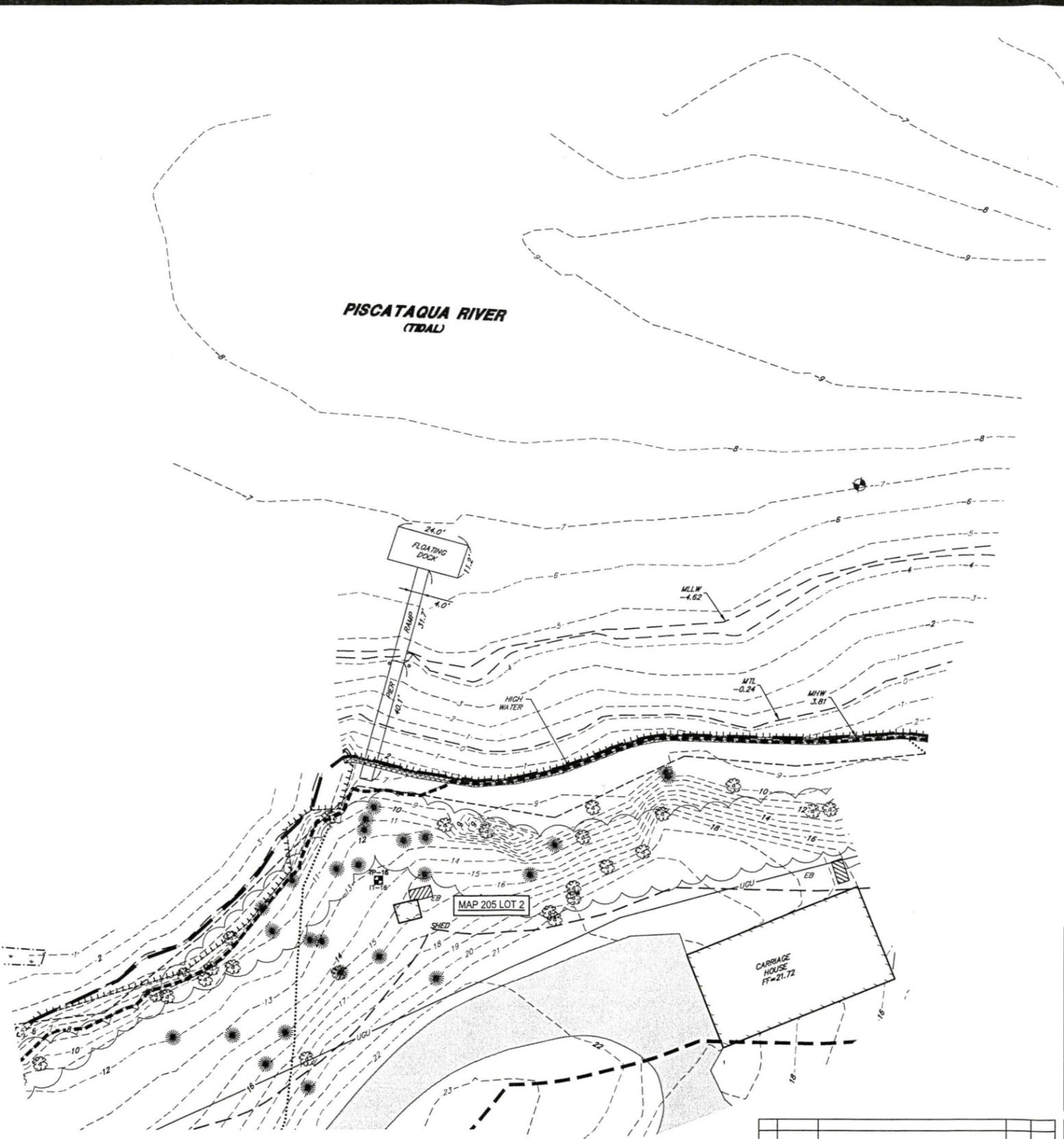
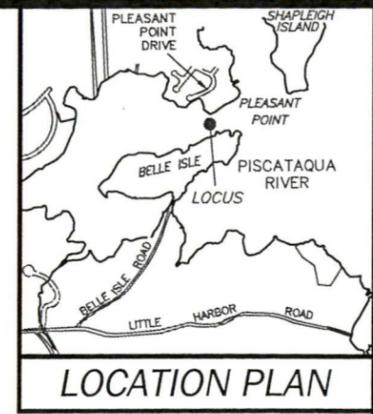
Robert R. Scott, Commissioner

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.

PLAN REFERENCES:

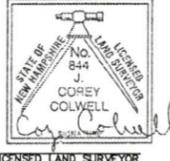
1. "TAX MAP 205 LOT 2 BELLE ISLE / AKA LADY ISLE EXISTING CONDITIONS 325 LITTLE HARBOR ROAD PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM, OWNED BY THE ADL 325 LITTLE HARBOR ROAD TRUST" BY MSC A DIVISION OF TFMORAN, INC., DATED JULY 22, 2019. PLAN IS NOT RECORDED.
2. "TAX MAP 207 LOT 15 WETLAND PERMIT PLAN EXISTING CONDITIONS 70 PLEASANT POINT DRIVE PORTSMOUTH, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY DONNA LYN TAMAROFF" BY MSC A DIVISION OF TFMORAN, INC., DATED JUNE 25, 2018. PLAN IS NOT RECORDED.



NOTES:

1. THE PROPERTY IS LOCATED IN THE RURAL ZONE.
2. THE PROPERTY IS OWNED BY THE STATE OF NEW HAMPSHIRE BETWEEN THE HIGH WATER ELEVATION OF MAP 205 LOT 2 & MAP 207 LOTS 14 & 15.
3. THE PROPERTY IS GRAPHICALLY LOCATED IN FLOOD HAZARD ZONE AE (EL.9) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278, MAP NUMBER 3301500278E, EFFECTIVE DATE: MAY 17, 2005.
4. THIS PLAN IS PREPARED FOR:
THE ADL 325 LITTLE HARBOR ROAD TRUST
STEPHEN H. ROBERTS, ESQ., TRUSTEE
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.5959 PG.1244
5. HIGHEST OBSERVABLE TIDE LINE (HOTL) AND SALT MARSH DEPICTED WERE DELINEATED BY MARD JACOBS, CERTIFIED WETLAND SCIENTIST 090, ON MAY 24, 2019. SALT MARSH WAS DELINEATED BASED UPON THE EXTENT OF ROOTED EMERGENT SALT-TOLERANT VEGETATION OBSERVED DURING LOW TIDE. HOTL WAS DELINEATED BASED UPON THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900, ESPECIALLY ENV-WT 101.49. COPIES OF SITE PLANS WHICH DEPICT THE DELINEATION THAT HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.
6. THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL 1-888-344-7233. THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE TERMINATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
7. ALL USES AND CONSTRUCTION SHALL COMPLY WITH RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA). REFERENCE IS ALSO MADE TO ARTICLE 10 SECTION 10.1016 OF THE PORTSMOUTH ZONING ORDINANCES WHICH SPECIFIES THE PERMITTED USES IN THE 100' TIDAL BUFFER ZONE SHOWN HEREON.
8. HORIZONTAL DATUM IS NAD83(2011). VERTICAL DATUM IS NAVD88.
9. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FEATURES IN THE AREA OF THE DOCK TO BE REPLACED.
10. FIELD SURVEY COMPLETED BY TODD C. EMERSON, ERIC J. SALOVITCH & RYAN C. KALLBACH IN APRIL & JUNE 2019 USING A TOPCON DS103, TOPCON HYPERV GPS UNIT AND TOPCON FC5000 DATA COLLECTOR.
11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
12. THE BOUNDARY LINE OF MAP 205 LOT 2 IS THE HIGH WATER LINE SHOWN HEREON.
13. SEE SHEET S-1 FOR OVERALL SITE, ADDITIONAL NOTES AND LEGEND.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2019, DECEMBER 2020 AND MARCH 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

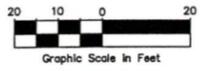


2023-04-25
DATE



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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



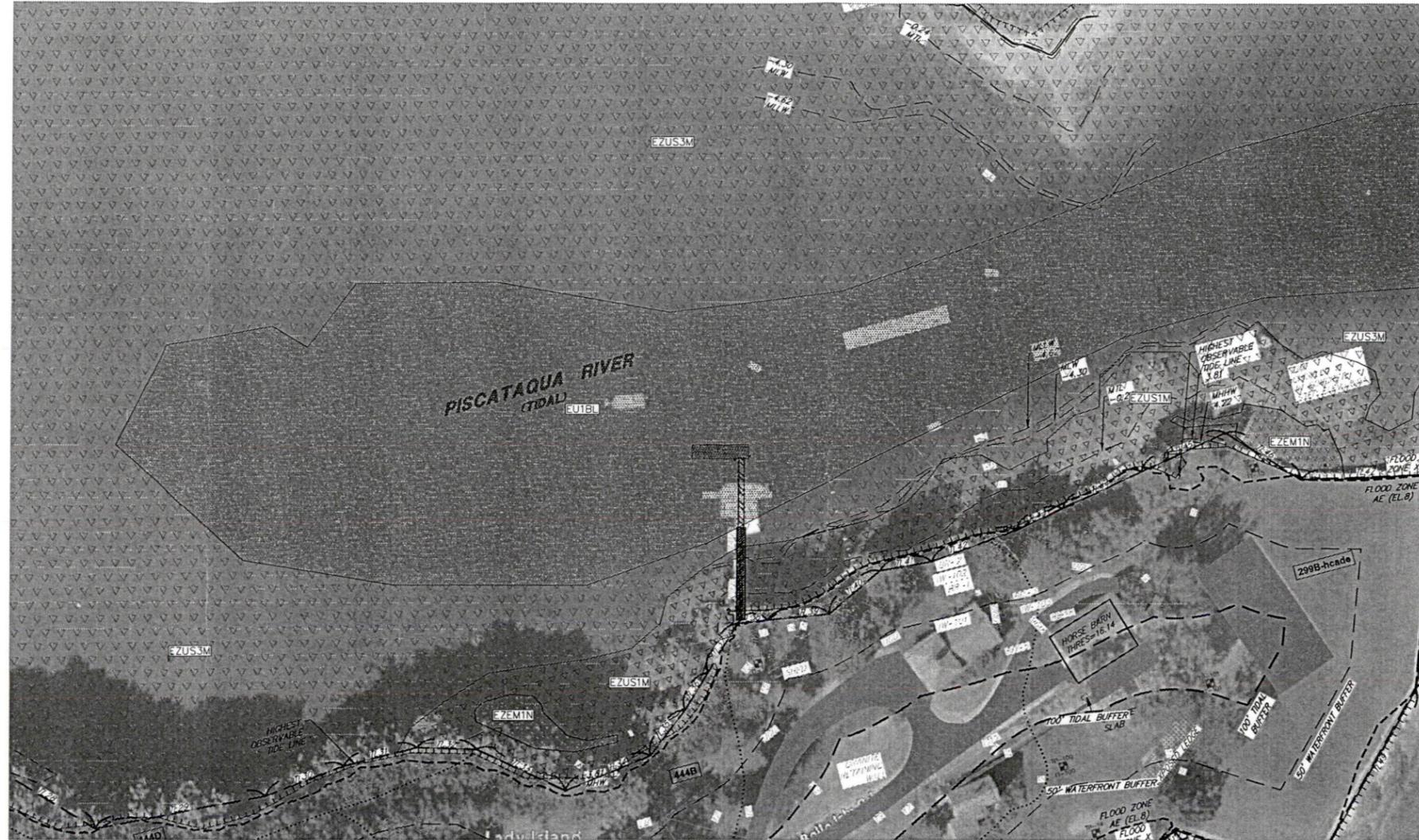
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 205 LOT 2
EXISTING CONDITIONS - DETAIL
BELLE ISLE/PISCATAQUA RIVER/PLEASANT POINT
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
THE ADL 325 LITTLE HARBOR ROAD TRUST
SCALE: 1" = 20' (22'±34')
1" = 10' (11'±17')
FEBRUARY 3, 2022

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47099.01	DR	FB	S-02
	CK	CADFILE	

Apr 25, 2023 - 1:33pm F:\MSC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - DLorenzo - 325 Little Harbor Rd\Centerline Survey\Digit\47099-01 Existing Conditions_Desk.dwg



WETLAND CLASSIFICATION	
EZEM1N	ESTUARINE INTERTIDAL, EMERGENT, PERSISTENT, REGULARLY FLOODED
EZUS1M	ESTUARINE INTERTIDAL, UNCONSOLIDATED BOTTOM, COBBLE-GRAVEL, IRREGULARLY EXPOSED
EZUS3M	ESTUARINE INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED
E1UBL	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL

NOTE: WETLANDS WERE CLASSIFIED USING THE U.S. FISH AND WILDLIFE SERVICE CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARDIN ET AL., 1979.

SITE DEVELOPMENT PLANS
 TAX MAP 205 LOT 2
WETLAND CLASSIFICATION PLAN
LADY ISLE
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=100' (11"x17")
 SCALE: 1"=50' (22"x34")

APRIL 21, 2025

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REV	DATE	DESCRIPTION	DR	CK
4	4/21/2025	DOCK AMENDMENT	OWB	JCC
3	7/11/2023	NO REVISIONS THIS SHEET		
2	4/7/2023	NO REVISIONS THIS SHEET		
1	3/24/2023	NO REVISIONS THIS SHEET		

Seacoast Division

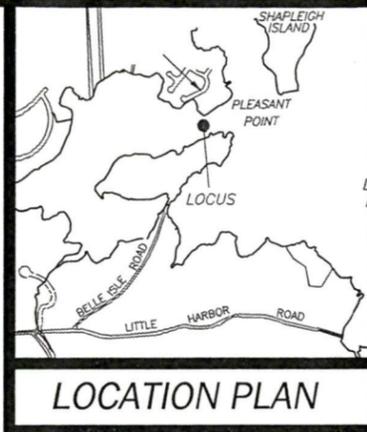
Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

47099.01 DR JCC FB
 CK JCC CADFILE 47099-01 DOCK AMENDMENT

C-00

Apr 21, 2025 - 5:01 pm
 F:\MSC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - Dilorenzo - 325 Little Harbor Rd\Design\PRODUCTION DRAWINGS\Dock Amendment 2025\47099-01_Dock_Amendment.dwg



TIDE ELEVATION LEGEND		
COLOR	ELEV.	TIDE ELEVATION
■	-4.71	MEAN LOWER-LOW WATER
■	-4.39	MEAN LOW WATER
■	-0.32	MEAN TIDE LEVEL
■	3.76	MEAN HIGH WATER
■	4.18	MEAN HIGHER-HIGH WATER

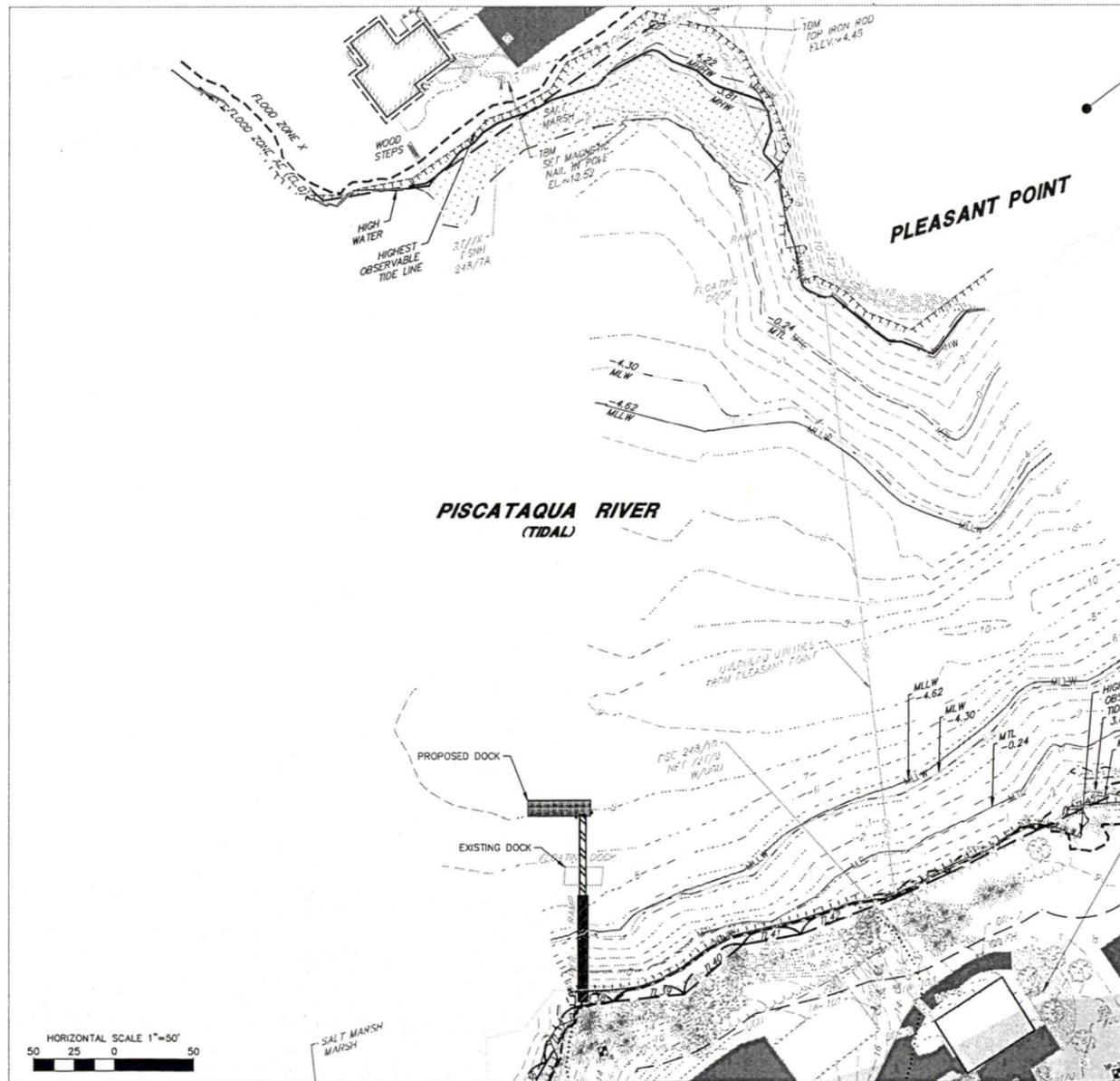
TIDE ELEVATION IS BASED ON NOAA STATION 8419870, SEAVEY ISLAND, MAINE

TIDAL DOCK REGULATIONS

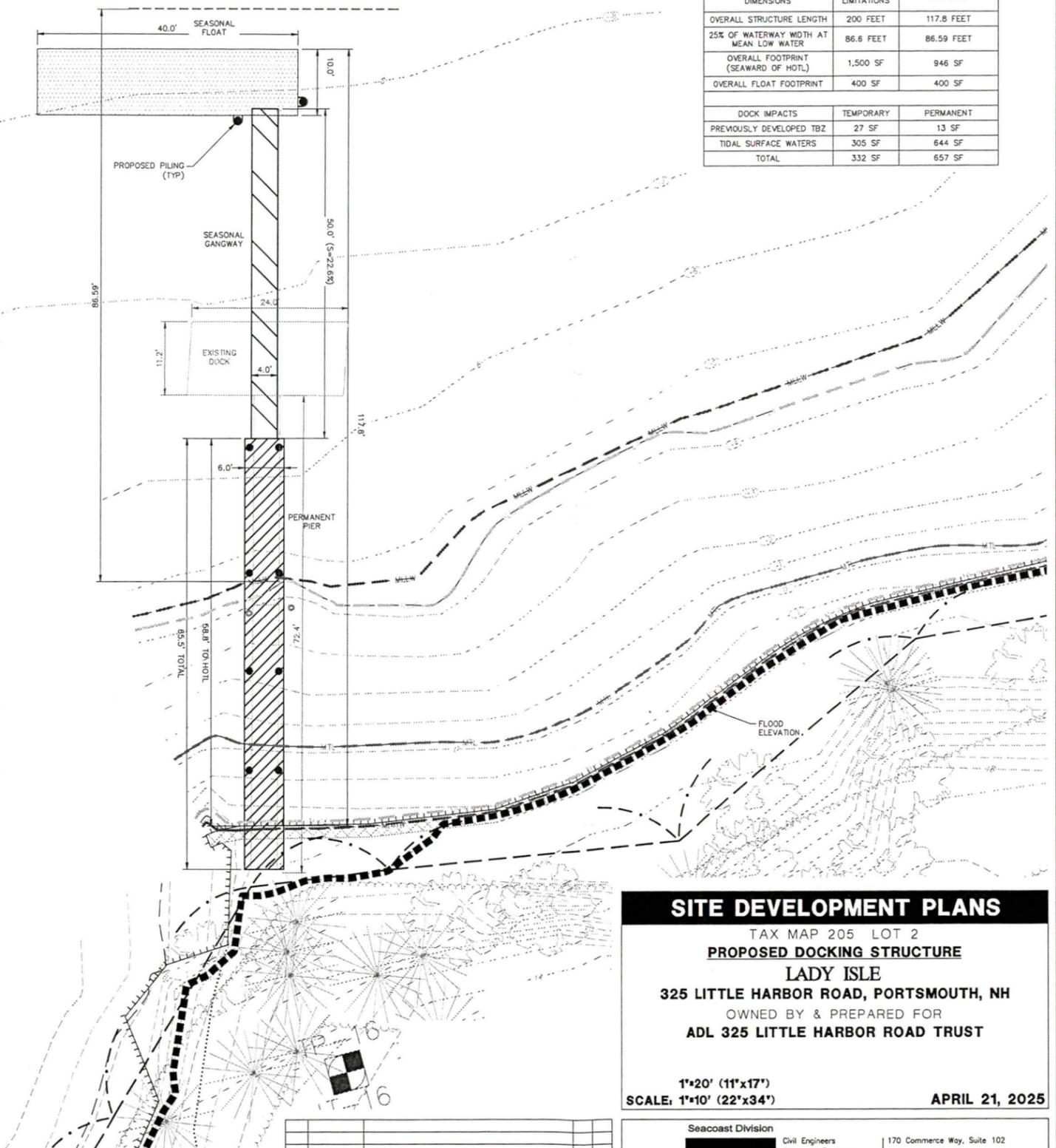
THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES WB-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED TIDAL DOCK.

MINIMAL TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FEET	117.8 FEET
25% OF WATERWAY WIDTH AT MEAN LOW WATER	86.6 FEET	86.59 FEET
OVERALL FOOTPRINT (SEAWARD OF HOTL)	1,500 SF	948 SF
OVERALL FLOAT FOOTPRINT	400 SF	400 SF

DOCK IMPACTS	TEMPORARY	PERMANENT
PREVIOUSLY DEVELOPED TBZ	27 SF	13 SF
TIDAL SURFACE WATERS	305 SF	644 SF
TOTAL	332 SF	657 SF



HORIZONTAL SCALE 1"=50'
50 25 0 50



HORIZONTAL SCALE 1"=10'
10 5 0 10

SITE DEVELOPMENT PLANS
 TAX MAP 205 LOT 2
PROPOSED DOCKING STRUCTURE
LADY ISLE
 325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=20' (11"x17")
 SCALE: 1"=10' (22"x34")

APRIL 21, 2025

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REV	DATE	DESCRIPTION	DR	CR
4	4/21/2025	DOCK AMENDMENT	OMB	JCC
3	7/11/2023	REVISED DOCK REGULATIONS TABLE LANGUAGE	JCC	JCC
2	4/7/2023	NO REVISIONS THIS SHEET		
1	3/24/2023	NO REVISIONS THIS SHEET		

Seacoast Division
TFM Civil Engineers
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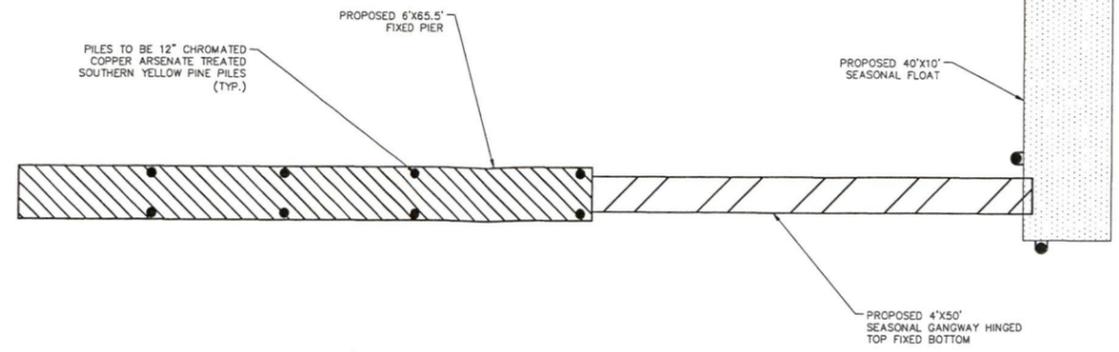
47099.01 DR JCC FB
 CK JCC CADFILE 47099-01_DOCK_AMENDMENT C-01

Apr 21, 2025 - 4:56pm F:\WISC Projects\47099 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - Dilorenzo - 325 Little Harbor Rd\Design\PRODUCTION DRAWINGS\Dock Amendment 2025\47099-01_Dock_Amendment.dwg

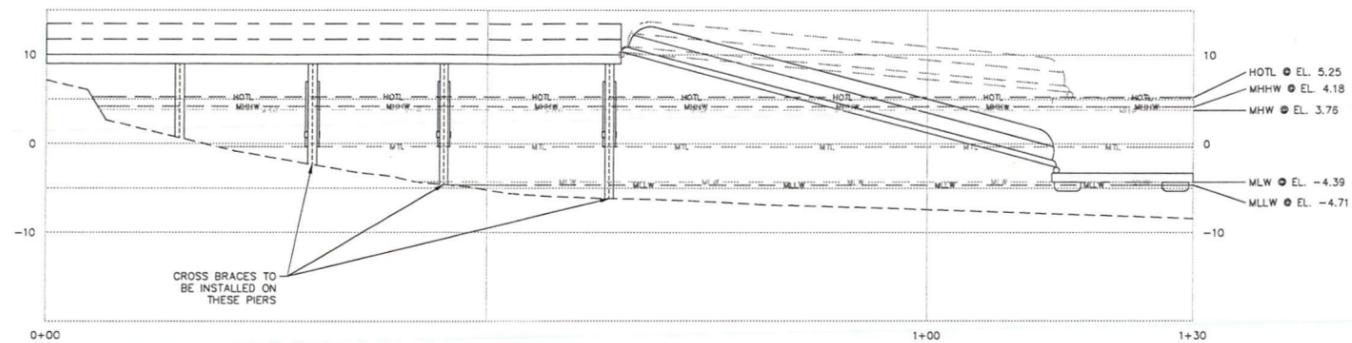
Apr 21, 2025 - 4:44pm F:\MSC Projects\47099-01 - Little Harbor Rd & Gosport Rd - Portsmouth - Portsmouth\47099-01 - D:\Lorenzo - 325 Little Harbor Rd\Design\PRODUCTION DRAWINGS\Dock Amendment\2025\47099-01_Dock_Amendment.dwg

TIDAL ELEVATIONS			
	2022	2100(PROJECTED)	
MHHW	4.18	7.13	-----
MHW	3.76	6.71	-----
MTL	-0.32	2.63	-----
MLW	-4.39	-1.44	-----
MLLW	-4.71	-1.76	-----

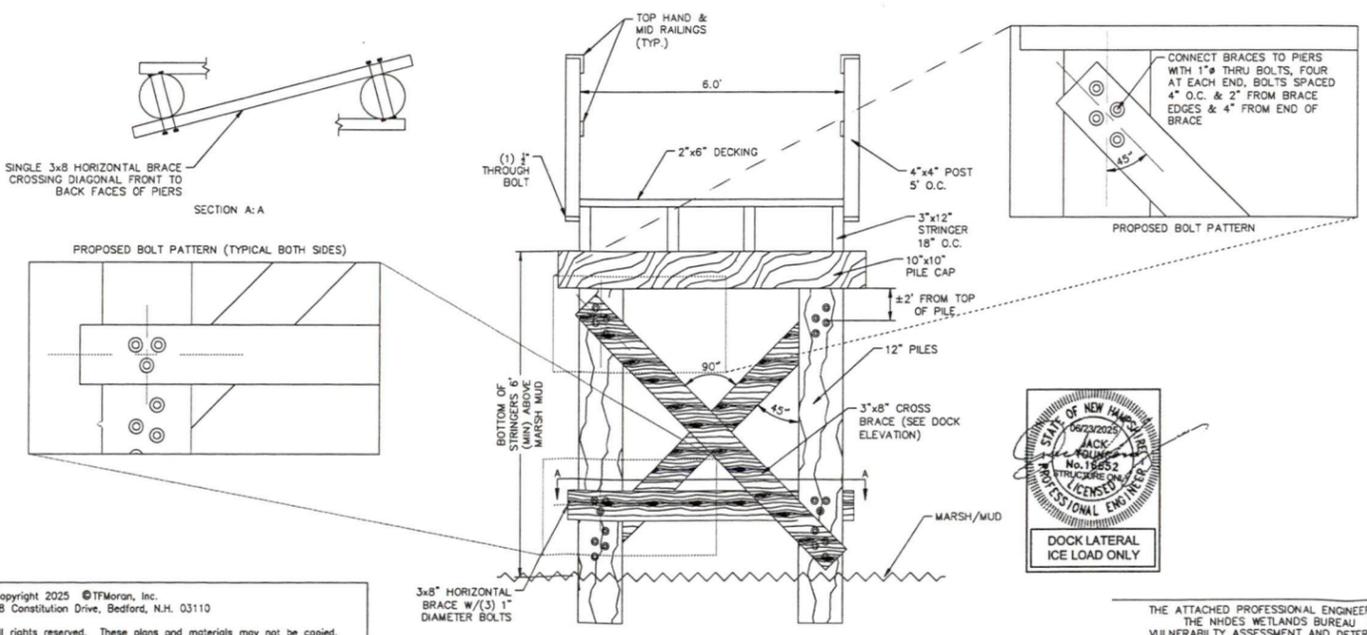
TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, SEAVEY ISLAND, NH AND AS USED WITHIN THE TOWN OF HAMPTON VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



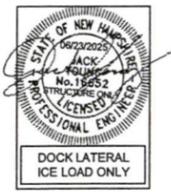
PROPOSED DOCK PLAN



PROPOSED DOCK ELEVATION



PROPOSED PIER DETAIL



THE ATTACHED PROFESSIONAL ENGINEER (PE) STAMP IS LIMITED TO THE REQUIREMENTS OF THE NHDES WETLANDS BUREAU RELATIVE TO THE ANALYSIS OF THE COASTAL VULNERABILITY ASSESSMENT AND DETERMINATION THE PROPOSED DOCKING STRUCTURE WILL NOT BREAK FREE AS A RESULT OF TIDAL FORCES ENCOUNTERED DURING STORM SURGES UP TO AND INCLUDING THE ONE PERCENT ANNUAL CHANCE EVENT. THIS PE STAMP DOES NOT COVER STRUCTURE DESIGN WHICH IS BEING PERFORMED BY OTHERS.

SEQUENCE OF CONSTRUCTION

1. AT LEAST 48-HOURS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM.
2. MOBILIZATION OF CRANE, BARGE, PUSH BOAT, WORK SKIFF, MATERIALS, AND PREFABRICATED COMPONENTS, INCLUDING THE GANGWAY AND FLOAT WILL BE TRANSFERRED TO THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING DOCKING STRUCTURE AND BEYOND THE LIMITS OF ANY EMERGENT VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. THROUGH A MECHANICAL VIBRATORY METHOD, THE EXISTING PILES AND DECKING WILL BE REMOVED AND LOADED ON THE BARGE.
6. USING THE SAME MECHANICAL VIBRATORY TECHNIQUE, THE NEW PILES WILL BE DRIVEN UNTIL REFUSAL. EACH NEW PILE WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED NHDES WETLANDS PERMIT.
7. ONCE THE PILING IS SET, THEY ARE CUT AND BEAM CAPS ARE INSTALLED AND THE DECKING IS INSTALLED.
8. THE GANGWAY AND THE FLOAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
9. ANY DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND BUFFER ZONE WILL BE SEEDED WITH A SHORELINE SEED MIX THAT INCLUDES SPECIES TOLERANT OF SALT AND SANDY SOILS.
10. DURING HIGH TIDE THE BARGE WILL RETREAT FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.
11. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACE AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CMA. UNLESS SPECIFICALLY AUTHORIZED BY USACE AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN TIDAL WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED, OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN THE WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE LACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING IN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. CORROUROY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

1. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV, 15TH - MARCH 15TH, OR
 2. MUST BE DRILLED AND PINNED TO LEDGE, OR
 3. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
 4. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING WOOD PILES OF ANY SIZE, CONCRETE PILES < 18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS <3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE FOR 2-4 ABOVE.
1. IN-WATER NOISE LEVELS SHALL NOT >107dB SEL RE 1μPo OR 206dB PEAK RE 1μPo AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
 2. IN-WATER NOISE LEVELS >155dB PEAK RE 1μPo SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12-HOUR RECOVERY PERIOD (I.E. IN-WATER NOISE BELOW 155dB PEAK RE 1μPo) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLAN SPECIES NATIVE TO NEW ENGLAND. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREA IS PROHIBITED. IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED. WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OR COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E. EPH FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT WWW.NERO.NDAA.GOV/HCD.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2
DOCK DETAILS
LADY ISLE
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=20' (11"x17")
 SCALE: 1"=10' (22"x34") **APRIL 21, 2025**



REV	DATE	DESCRIPTION	DR	CK
4	4/21/2025	AMENDMENT TO DOCK	OMB	JCC
3	7/11/2023	NO REVISIONS THIS SHEET		
2	4/7/2023	REVISED PER NHDES COMMENTS	JCC	JCC
1	3/4/2023	NO REVISIONS THIS SHEET		

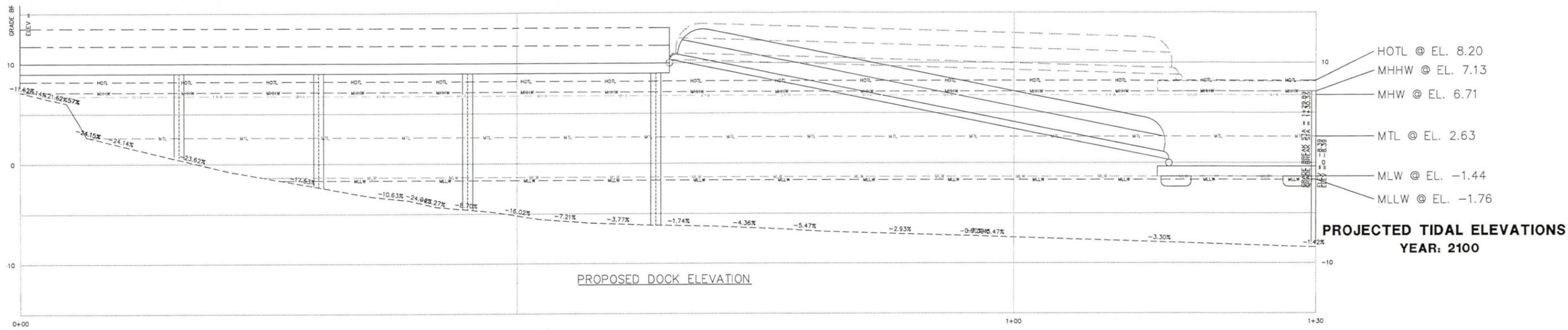
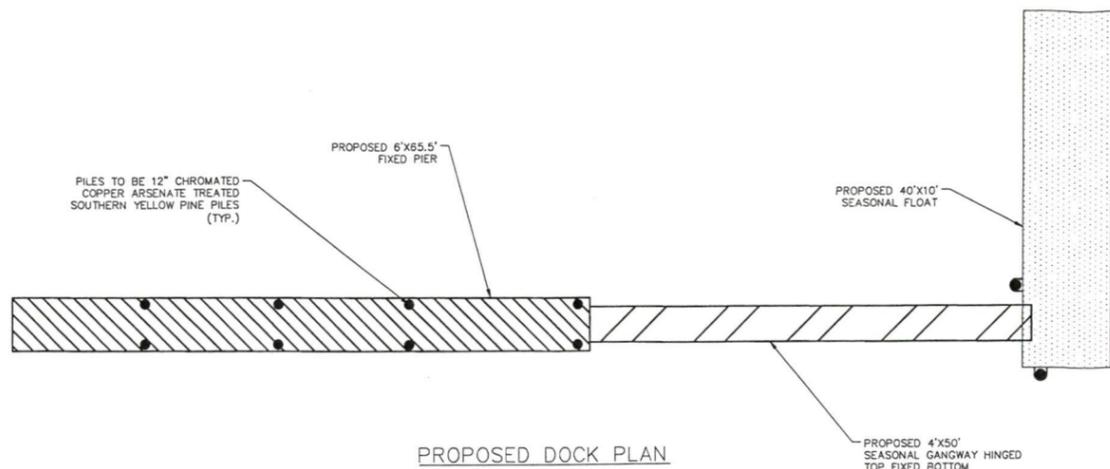
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F I
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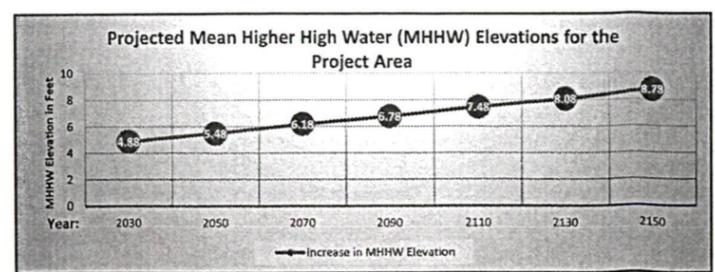
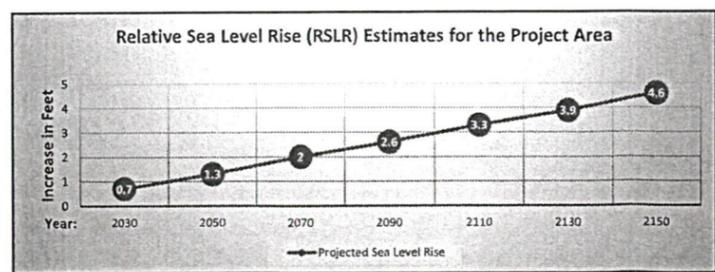
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NOTE: JASON AUBE OF TFMORAN, INC. PREPARED THIS VULNERABILITY ASSESSMENT AND DETERMINED THE ELEVATIONS DEPICTED ON THIS PLAN.



TIDAL ELEVATIONS		
	2022	2100(PROJECTED)
MHHW	4.18	7.13
MHW	3.76	6.71
MTL	-0.32	2.63
MLW	-4.39	-1.44
MLLW	-4.71	-1.76

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, SEAVEY ISLAND, NH AND AS USED WITHIN THE TOWN OF HAMPTON 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)



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INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND THE CURRENT MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 4.18 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA) SEAVEY ISLAND, MAINE STATION 8419870 USING NAVD 88 DATUM.

REV	DATE	DESCRIPTION	DR	CHK
4	4/21/2025	AMENDMENT TO DOCK	OMB	JCC
3	7/11/2023	NO REVISIONS THIS SHEET		
2	4/7/2023	NO REVISIONS THIS SHEET		
1	3/24/2023	REVISED PER NHDES COMMENTS	JKC	JCC

SITE DEVELOPMENT PLANS

TAX MAP 205 LOT 2

VULNERABILITY ASSESSMENT - PROJECTED SEA LEVEL RISE

LADY ISLE

325 LITTLE HARBOR ROAD, PORTSMOUTH, NH

OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=10'
SCALE: 1"=5' AS NOTED

APRIL 21, 2025

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47099.01 DR JKC FB
CK JCC CADFILE 47099-01_DOCK_AMENDMENT C-03

Apr 21, 2025 - 4:43pm
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