



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

**Robert R. Scott, Commissioner**

December 15, 2025



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JAN 07 2026

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

**REQUESTED ACTION**

Approve True North Development LLC's request to perform the following work on Little Bay in Dover pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-02389, and in accordance with RSA 482-A:3. No comments were submitted by the Dover Conservation Commission regarding the project as proposed.

Impact 1,594 square feet of tidal resources to include 102 square feet of previously developed tidal buffer zone and 1,492 of tidal waters to construct a new 6 foot x 122 foot permanent pier, a 4 foot x 40 foot gangway, a 8 foot x 45 foot float parallel to the shoreline and two (2) 4 foot x 30 foot finger floats perpendicular to the main float with an overall structure length seaward of the highest observable tideline of 200 feet to provide slips for three (3) residences on the property, along 185 linear feet of frontage of Little Bay.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans by Matthew Cardin dated July 1, 2025, as received by the NH Department of Environmental Services (NHDES) on September 3, 2025, in accordance with Env-Wt 307.16.
2. This permit shall not be effective until the permittee records this permit at the Strafford 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).
3. 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).
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. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
7. 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.

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8. 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.
9. 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.
10. 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 October 21, 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. Per Rule Env-Wt 311.06(h), the Dover Conservation Commission did not provide comments on the proposed project.
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 August 29, 2025 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.

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
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NHDES Wetlands Bureau permit #2025-02389 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.

A handwritten signature in black ink, appearing to read 'Robert R. Scott', is written over a horizontal line. The signature is fluid and cursive.

Robert R. Scott  
Commissioner



## STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management  
[Check the Status of your Application](#)



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

APPLICANT'S NAME: True North Development LL TOWN NAME: Dover

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

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

**SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))**

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                             <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): <span style="background-color: black; color: black;">[REDACTED]</span></li> <li>○ NHB Project ID #: <span style="background-color: black; color: black;">[REDACTED]</span></li> </ul> </li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
• Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see <a href="#">WPPT</a> or Stream Stats):	N/A
<b>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))</b>	
Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.	
<p>The application is for the installation of a permanent pier and seasonal ramp and float located at 35 Boston Harbor Road, Dover, NH with frontage on Little Bay (Piscataqua River). The docking structure consists of a 6' x 122' permanent pier, a 4' x 40' seasonal gangway, and 8' x 45' seasonal float parallel to the shoreline and two 4' x 30' finger float perpendicular to the main float, all secured by a series of (8) anchors and chain assemblies, and a 6' x 17' permanent access ramp. The overall structure length from the highest observable tide line is 200'. The pier will be supported by (11) pile bents containing two timber piles each (22 piles total). All piles will consist of 12" diameter Class A, CCA treated timber piles. The gangway and float system will be seasonal structures and installed in spring and removed before winter and stored off-site. The docking structure has been designed to be greater than 1:1 height over substrate to width and sited along the riparian zone as such to minimize impacts to the salt marsh to the extent possible.</p> <p>The pier, seasonal gangway and float are to be installed via a barge during low tide cycles.</p>	
<b>SECTION 3 - PROJECT LOCATION</b>	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 35 Boston Harbor Road	
TOWN/CITY: Dover	
TAX MAP/BLOCK/LOT/UNIT: Map 7, Lot 14	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:	Little Bay
<input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: True North Development, LLC			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Cardin, Matthew			
COMPANY NAME: M. Cardin Environmental			
MAILING ADDRESS: 30 Old Post Road			
TOWN/CITY: Newington		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: Matt@Cardinenvironmental.com			
FAX: [REDACTED]		PHONE: 603-988-6635	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):  
 Please see attached narrative that includes Avoidance and Minimization Checklist, Coastal Functional Assessment, a Vulnerability Assessment, methods to protect and minimize impacts to natural resources during and as a result of constructing the project and design criteria, water depths, statement regarding impact to navigation and passage and appropriate data screening figures.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required)

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

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

N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			■			■
	Scrub-shrub Wetland			■			■
	Emergent Wetland			■			■
	Wet Meadow			■			■
	Vernal Pool			■			■
	Designated Prime Wetland			■			■
	Duly-established 100-foot Prime Wetland Buffer			■			■
Surface	Intermittent / Ephemeral Stream			■			■
	Perennial Stream or River			■			■
	Lake / Pond			■			■
	Docking - Lake / Pond			■			■
	Docking - River			■			■
Banks	Bank - Intermittent Stream			■			■
	Bank - Perennial Stream / River			■			■
	Bank / Shoreline - Lake / Pond			■			■
Tidal	Tidal Waters			■			■
	Tidal Marsh			■			■
	Sand Dune			■			■
	Undeveloped Tidal Buffer Zone (TBZ)			■			■
	Previously-developed TBZ	102		■			■
	Docking - Tidal Water	1492		■			■
<b>TOTAL</b>		1594					

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

<input type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.		
<input type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).		
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:		
Permanent and temporary (non-docking):	SF	× \$0.40 = \$
Seasonal docking structure: 760	SF	× \$2.00 = \$ 2280
Permanent docking structure: 834	SF	× \$4.00 = \$ 5004
Projects proposing shoreline structures (including docks) add \$400 =		\$ 600
		<b>Total = \$ 7884</b>

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

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<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>		
Initial each box below to certify:		
Initials: <i>ZSL</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>ZSL</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>ZSL</i>	The signer understands that: <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>1. Deny the application,</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> </ul>	
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>		
SIGNATURE (OWNER): <i>Zachery Leavitt</i>	PRINT NAME LEGIBLY: <i>Zachery Leavitt</i>	DATE: <i>8/20/25</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Matt Cardin</i>	PRINT NAME LEGIBLY: <b>Matt Cardin, CWS</b>	DATE: <i>8/25/25</i>
<b>SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	
TOWN/CITY:	DATE:	

**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: ZSL	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: ZSL	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: ZSL	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                     <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> </ul>
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Zachery Leavitt	DATE: 8/20/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Matt Cardin, CWS	DATE: 8/25/25

**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: Jessica Vanslyng-Braer
TOWN/CITY: Dover	DATE: 8/28/25

**DIRECTIONS FOR TOWN/CITY CLERK:**

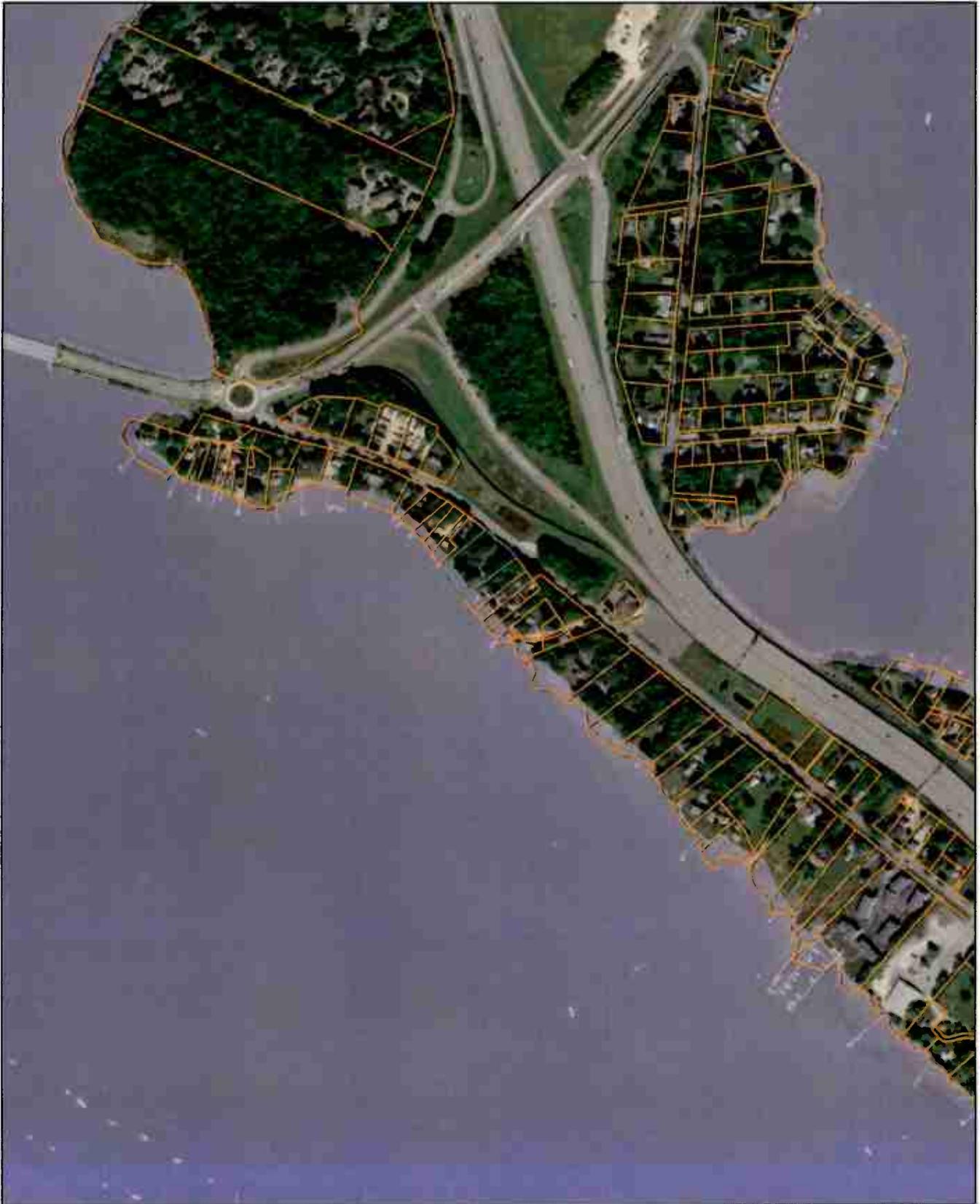
Per RSA 482-A:3, I(a)(1)

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:**

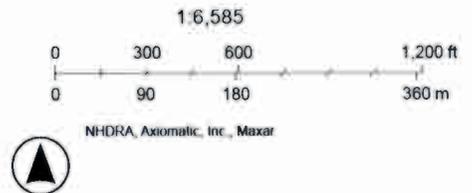
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

# 35 Boston Harbor Road, Dover, NH - Wetland Application - MHW Baseline



8/28/2025, 12:52:19 PM

- Parcels
- MHHW Baseline
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



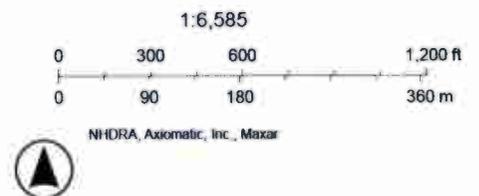
# 35 Boston Harbor Road, Dover, NH - Wetland Application - 1' Sea Level Rise



8/28/2025, 12:45:51 PM

-  Parcels
-  MHHW Baseline
-  MHHW + 1-ft SLR
-  0 - 2
-  2 - 4
-  4 - 6
-  6 - 8
-  8 - 10
-  10 +
-  World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



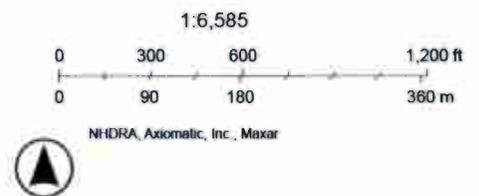
# 35 Boston Harbor Road, Dover, NH - Wetland Application - 2' Sea Level Rise



8/28/2025, 12:47:37 PM

- Parcels
- MHHW Baseline
- MHHW + 2-ft SLR**
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



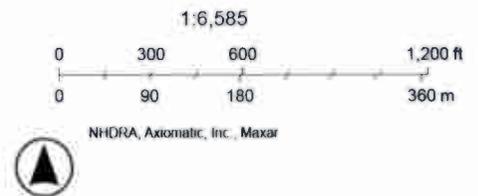
# 35 Boston Harbor Road, Dover, NH - Wetland Application - 4' Sea Level Rise



8/28/2025, 12:48:19 PM

- Parcels
- MHHW Baseline
- MHHW + 4-ft SLR
  - 0 - 2
  - 2 - 4
  - 4 - 6
  - 6 - 8
  - 8 - 10
  - 10 +
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



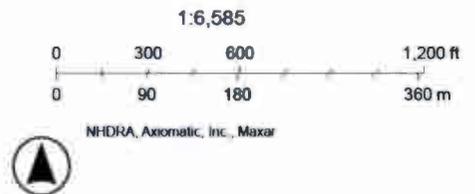
# 35 Boston Harbor Road, Dover, NH - Wetland Application - 6' Sea Level Rise



8/28/2025, 12:48:57 PM

- Parcels
- MHHW Baseline
- MHHW + 6-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



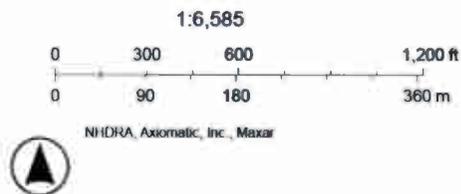
# 35 Boston Harbor Road, Dover, NH - Wetland Application - 8' Sea Level Rise



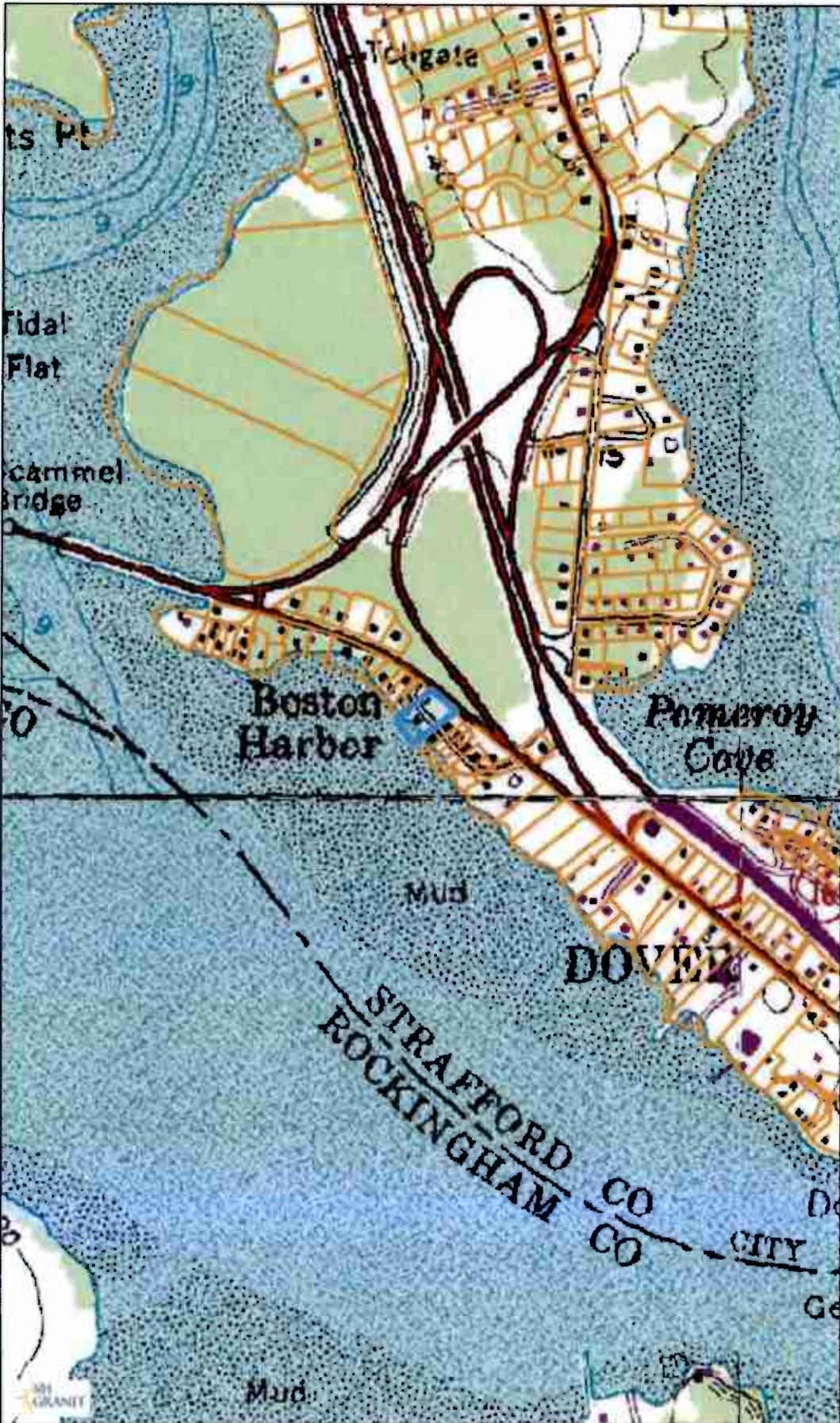
8/28/2025, 12:51:27 PM

- Parcels
- MHHW Baseline
- MHHW + 8-ft SLR
- 0 - 2
- 2 - 4
- 4 - 6
- 6 - 8
- 8 - 10
- 10 +
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata



35 BOSTON HARBOR ROAD, DOVER, NH  
Map 7, Lot 14



Legend

- Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata

Map Scale  
1: 10,000



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 8/27/2025

Notes

USGS 7.5 Quad  
35 Boston Harbor Road, Dover, NH  
Map 7, Lot 14  
USGS 7.5 Quad - Dover East





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.

September 17, 2025

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

Attn: Eben Lewis

Re: 35 Boston Harbor Road, Map 7 Lot 14

Dear Eben,

We reviewed plans for a pier and floating dock system on Little Bay in Dover on property belonging to

True North Development, LLC  
99 Columbus Ave  
Dover, 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: Matt Cardin  
M. Cardin Environmental

**Abutter List**  
**Owner: True North Development, LLC**  
**Site Location: 35 Boston Harbor Road, Dover, NH**  
**Map 7, Lot 14**

Map	Lot	Name	Mailing Address	Street Address
█	█	N/F Samuel W. and Jane P. Pollard	█	█
█	█	N/F The PACC Irrevocable Trust	█	█



APPLICANT:

[REDACTED]

ADJACENT OWNERS

1) N/F SAMUEL W. & JANE P. POLLARD

[REDACTED]

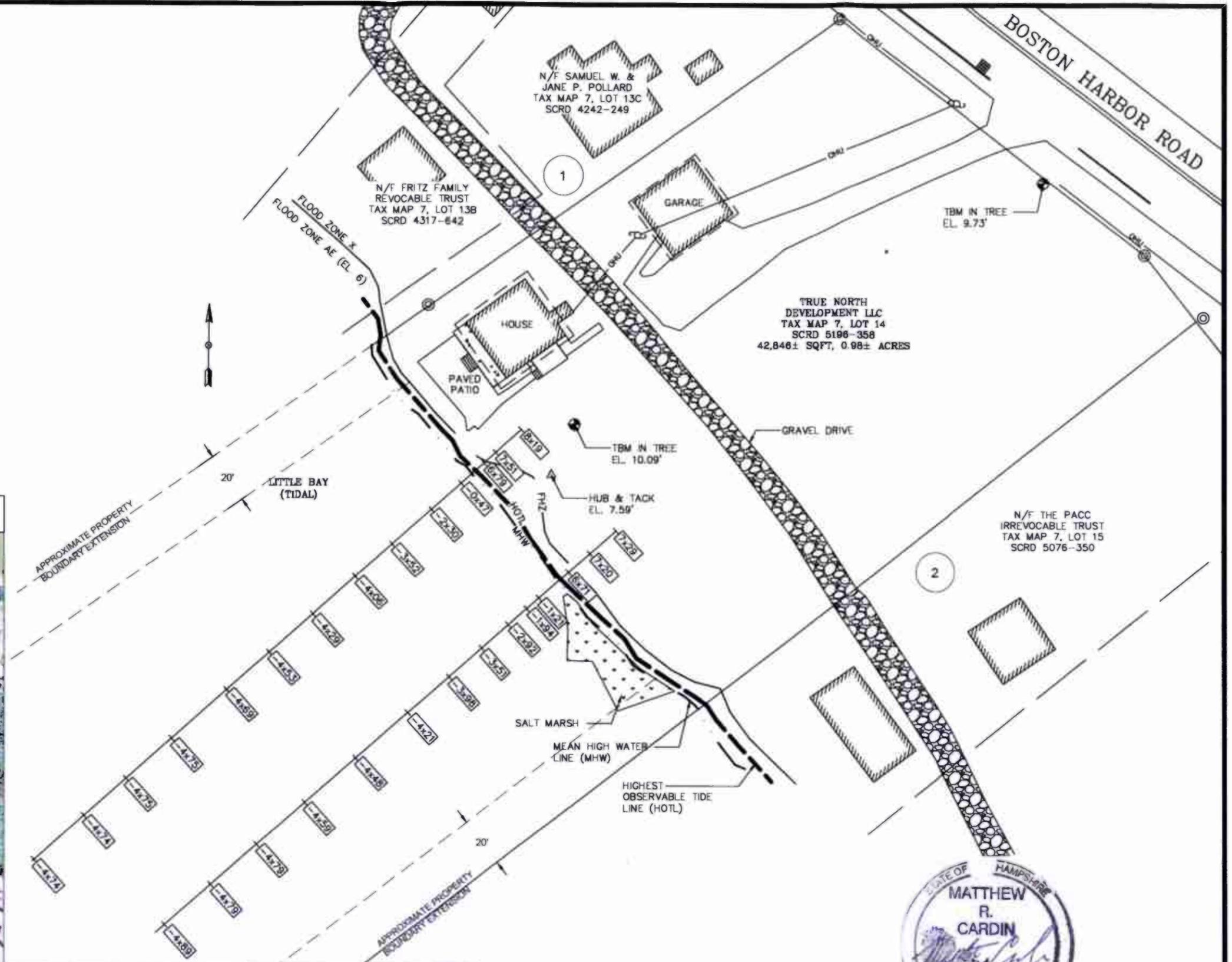
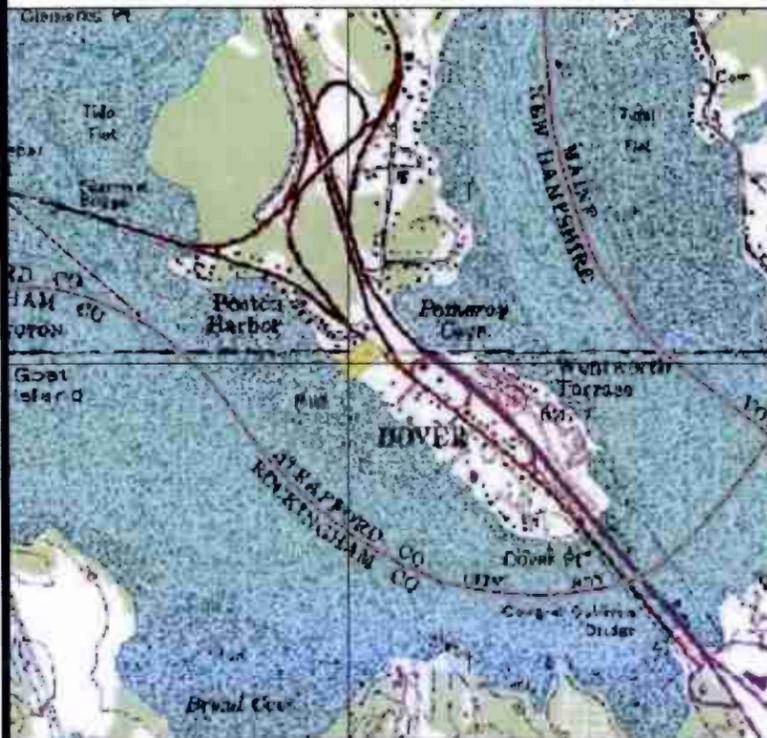
2) N/F THE PACC IRREVOCABLE TRUST

[REDACTED]

NOTES:

- Highest observable tide line (HOTL) delineated by Matthew Cardin, NHCWS #284 on November 7, 2024 per Env-Wt 602.23.
- Water depth measurements portrayed in NAVD88 and determined by Alex Ross, LLC #907.
- FEMA Flood Zone AE based on FIRM Area Number 33017C0405E, effective 9/30/2015.

VICINITY MAP



Prepared For:  
TRUE NORTH DEVELOPMENT, LLC  
[REDACTED]

Prepared By:  
Matthew Cardin, NH CWS

EXISTING CONDITIONS      PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE  
 ON: LITTLE BAY/PISCATAQUA RIVER  
 TOWN: DOVER NH            AT: 35 BOSTON HARBOR ROAD    STATE: NH  
 SHEET: 1 of 3                DATE: JULY 1, 2025

**EXISTING SITE PLAN**  
**SCALE: 1" = 40'**

Plans Prepared by Matthew Cardin, NHCWS #284

**Permitting Notes:**

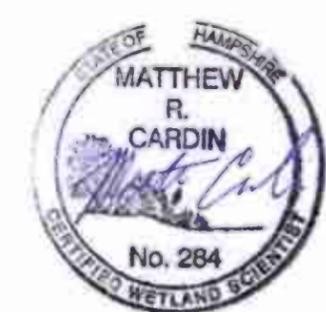
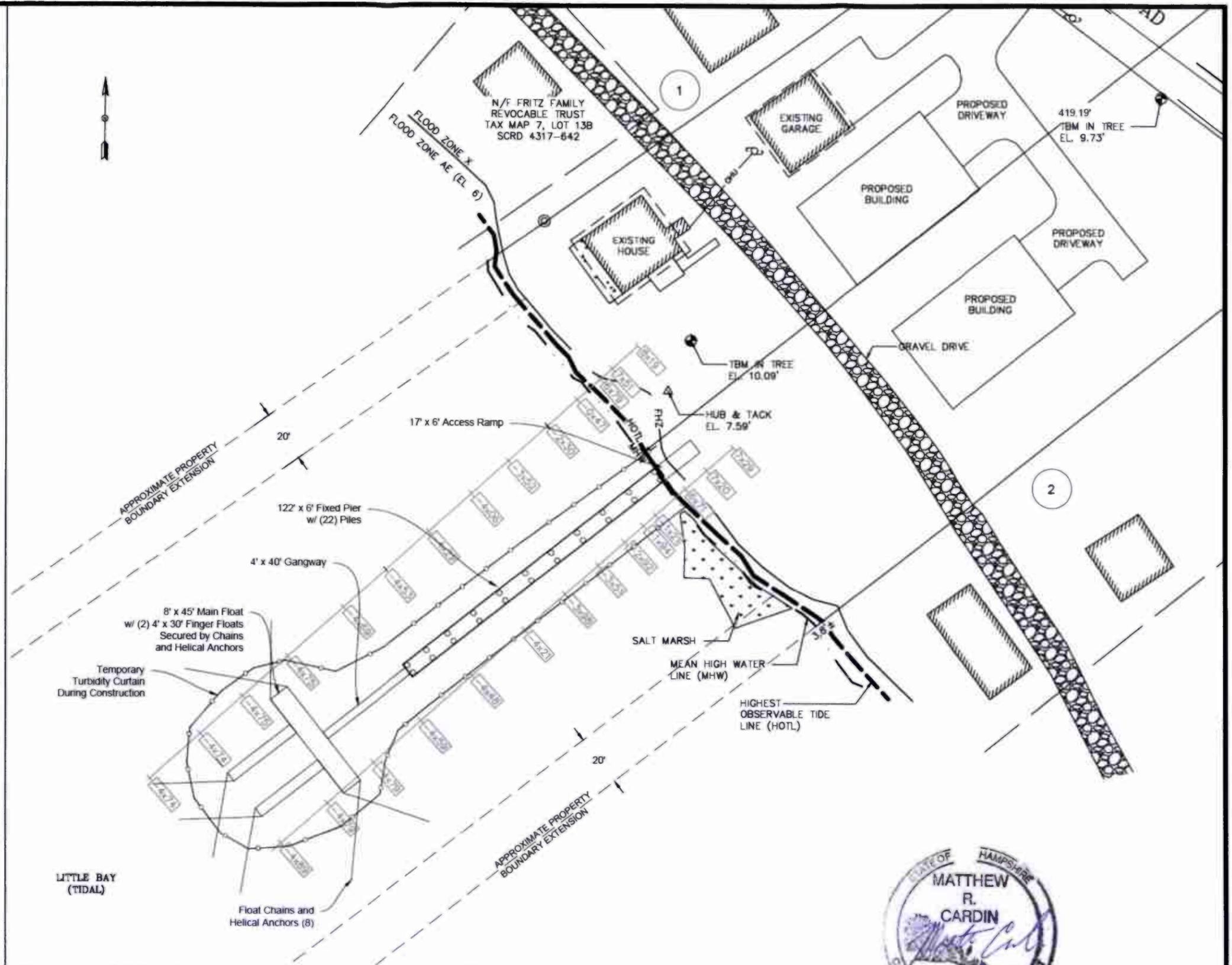
- The proposed permanent tidal docking structure consists of a 17' x 6' permanent access ramp, connected to a 6' x 122' permanent pier, connected to a 4' x 40' seasonal gangway, connected to a 8' x 45' main float and (2) 4' x 30' finger floats secured by (8) chain and anchors.
- The docking structure will service the proposed (3) dwelling condo development (Subdivision pending approval).
- The gangway and float to be seasonal structures and will be removed during winter months.
- The floats are to be elevated above the substrate (mud flat) a minimum of 2 feet using skids fixed to the float.
- The intertidal zone where the proposed structures are situated occurs as an estuarine unconsolidated sand and mud bottom. The pier was situated in the riparian zone to outside of the areas of salt marsh vegetation.
- The work area or proposed dock location does not contain any SAS or any documented or observed eel grass in the vicinity of the proposed docking structure.
- Water depths surveyed by Alex Ross, LLS #906. Elevations shown in NAVD88.
- Highest Observable Tide line (HOTL) and wetlands identified by Matthew Cardin, NHCWS #284 on November 7, 2024 per Env-Wt 602.23.
  - U.S. Army Corps of Engineers Wetland Delineation Manual; Northcentral and Northeast Region Version 2.0 January 2012.
  - Field indicators of Hydric Soils in the U.S., Version 8.2, USFA-NRCS, 2018 and Field Indicators for Identifying Hydric Soils in New England, Version 4, NEIWPCC Wetlands Work Group (2019).
  - Classification of Wetlands and Deepwater Habitats of the United States, USFWS Manual FWS/OBS-79/31 (1997).

**8. Total Wetland Impacts:**

Tidal Buffer: Permanent - 102 sq. ft.;  
Tidal Wetland: Permanent - 732 sq. ft.; Seasonal (temp)- 760 sq. ft.

**Construction Notes & Sequence:**

- All materials with dock structure to be CCA treated lumber and galvanized hardware. CCA treated lumber to be pre-treated prior to arrival at site.
- Barge, push boat and skiff to be mobilized during high-tide and positioned within riparian zone beyond limits of salt marsh, and not on or within the vegetated salt marsh.
- Temporary turbidity curtain to be placed around work area during high tide to once construction has temporarily stopped.
- Materials are to be mobilized to site via barge. Float and gangway are to be pre-fabricated off-site and will be delivered via barge.
- Sections of the pier piles unable to be reached from the barge to be installed with small duty equipment accessed from the previously developed upland area. Temporary matting to be placed within the alignment of the pier to install piles as necessary and mats to be removed as soon as construction is completed.
- The float and gangway will be delivered to site via barge and skiff during a high tide and the gangway will be brought in via land and handled/installed by hand. The anchors will be installed by boat during high tide.
- With the exception of installing the float and anchors/chains, all work is to be done during low-tide intervals where there is no flowing water within the work area.
- Per NHFG, all piles to be installed in dry conditions or between the dredge window of November 15th to March 15th.



Prepared For:  
TRUE NORTH DEVELOPMENT, LLC  
[Redacted]

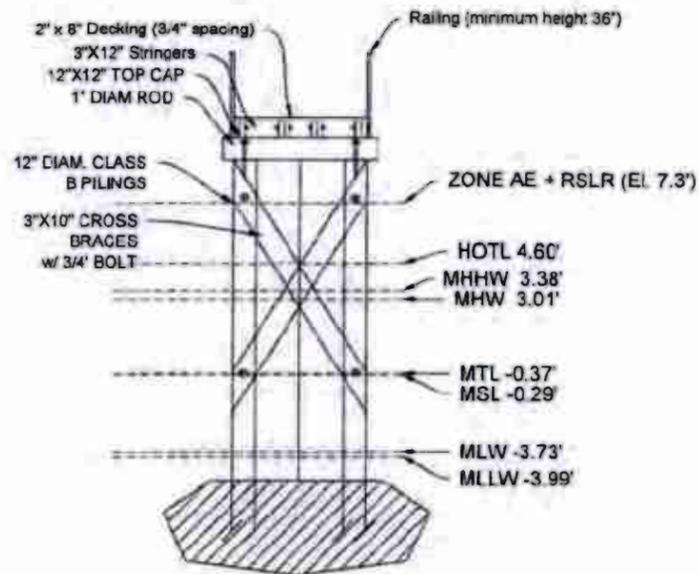
Prepared By:  
Matthew Cardin, NH CWS

PROPOSED PLANS  
ON: LITTLE BAY/PISCATAQUA RIVER  
TOWN: DOVER NH  
SHEET: 2 OF 3

PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE  
AT: 35 BOSTON HARBOR ROAD STATE: NH  
DATE: JULY 1, 2025

**PROPOSED NEW DOCK**  
SCALE: 1" = 30'

Plans Prepared by Matthew Cardin, NHCWS #284

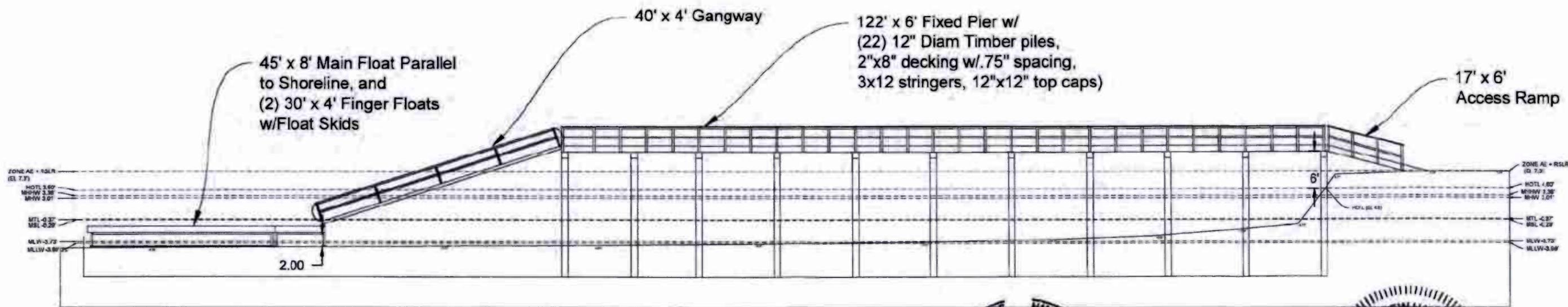


**PROPOSED DOCK  
 CROSS-SECTION  
 B-B**

SCALE: 1" = 8'

**RESILIENCY AND BASIS OF ANALYSIS NOTES:**

1. THE RESILIENCY RECOMMENDATION AND BASIS OF ANALYSIS BY CIVILWORKS NEW ENGLAND (CNE) FOR THIS PROJECT IS LIMITED TO THE RECOMMENDATIONS AND ANALYSIS IN THESE NOTES. THE CLIENT HAS PROVIDED THE SURVEY DATA AND FLOOD ELEVATIONS UPON WHICH CNE IS RELYING FOR THE ANALYSIS. CNE HAS NOT FIELD VERIFIED ANY SURVEY DATA AND CANNOT WARRANT THE ACCURACY OF THE DATA PROVIDED.
2. BASIC WIND AND WAVE ANALYSIS HAS BEEN PERFORMED TO ESTABLISH PILE AND MOORING LATERAL TESTING LOADS DURING CONSTRUCTION TO PROVIDE A REASONABLE LEVEL OF CONFIDENCE THAT THE PROPOSED DOCK MOORINGS AND PIER PILES WILL BE ADEQUATE TO RESIST ENVIRONMENTAL LOADS FROM WIND AND WAVES AT THIS LOCATION WITH THE FLOAT AT A WATER LEVEL OF THE FEMA 100 YR FLOOD PLUS A SEA LEVEL RISE ALLOWANCE PROVIDED BY MATTHEW CARDIN, CWS, USING NHDES GUIDELINES.
3. BASIC WIND SPEED FOR THE SITE FOR THE FLOAT IS 87 MPH WITH LOAD FACTOR REMOVED PER ASCE 7 FOR RISK CATEGORY 1, AT 3 SECOND GUST. SURFACE ROUGHNESS B AND EXPOSURE C, GIVING A WIND PRESSURE OF 15.3 PSF.
4. BASIC WIND SPEED FOR THE SITE FOR THE PIER IS 90 MPH WITH LOAD FACTOR REMOVED PER ASCE 7 FOR RISK CATEGORY 2, AT 3 SECOND GUST. SURFACE ROUGHNESS B AND EXPOSURE C, GIVING A WIND PRESSURE OF 17.7 PSF.
5. WIND PRESSURE ON FLOAT: AS SEVERAL DAYS OF ADVANCED NOTICE IS ANTICIPATED AHEAD OF SUCH SEVERE WINDS, IT IS ASSUMED A DOCKED BOAT WOULD BE REMOVED FROM THE DOCK AND ONLY THE FLOAT WILL BE SUBJECT TO THE ENVIRONMENTAL LOADING. WITH A FLOAT FREEBOARD OF 1.2 FT AND FLOATS ON SIX LOADED MOORINGS, THE LATERAL WIND LOAD PER MOORING IS ABOUT 556 POUNDS PER MOORING AXIAL.
6. THE WIND PRESSURE ON THE PIER, HAS LATERAL WIND LOAD PER PILE BENT (TWO PILES PLUS SUPERSTRUCTURE) IS ABOUT 444 POUNDS.
7. TIMBER PILE STRENGTH WAS CHECKED FOR IMPACT OF A DRIFTING ICE FLOE WITH DIMENSIONS OF 20 FT BY 12 FT BY 1 FOOT DRAFT AND A DRIFT SPEED OF 0.5 FPS AND PILE BENDING STRESS WAS ACCEPTABLE.
8. AVERAGE WIND WAVE FETCH FROM WEST IS 7,100 FT. THE BASIC WIND SPEED (ASCE 7) IS ADJUSTED FROM A 3 SECOND GUST TO A LONGER DURATION NEEDED TO BUILD FULLY DEVELOPED WIND WAVES, GIVES A SIGNIFICANT WAVE HEIGHT OF 2.9 FT WITH 2.3 SECOND PERIOD WITH A LONGITUDINAL PIER LOAD OF 268 POUNDS PER PILE BENT.
9. THE RECOMMENDED LATERAL TEST LOAD PER FLOAT MOORING IS 834 POUNDS AXIAL TO PROVIDE A FACTOR OF SAFETY OF 1.5. IT IS RECOMMENDED THAT THE FIELD LOAD TESTS BE OBSERVED BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH THE ANALYSIS INTENT.
10. THE RECOMMENDED LATERAL TEST LOAD ON EACH PIER BENT IS 950 POUNDS APPLIED AT ELEVATION 10.6 FT NAVD88 TO PROVIDE A FACTOR OF SAFETY OF 1.5 AND ADEQUATE PILE EMBEDMENT. IT IS RECOMMENDED THAT THE FIELD LOAD TESTS BE OBSERVED BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH THE ANALYSIS INTENT.



**PROPOSED DOCK  
 CROSS-SECTION  
 A-A**

SCALE: 1" = 16'



Prepared For:  
 TRUE NORTH DEVELOPMENT, LLC  
 Prepared By:  
 Matthew Cardin, NHCWS

PROPOSED PLANS  
 ON: LITTLE BAY/PISCATAQUA RIVER  
 TOWN: DOVER NH  
 SHEET: 3 of 3  
 PROPOSED: SEASONAL TIDAL DOCKING STRUCTURE  
 AT: 35 BOSTON HARBOR ROAD STATE: NH  
 DATE: JULY 1, 2025

Plans Prepared by Matthew Cardin, NHCWS #284

The attached PE stamp is limited to analysis requested by NHDES Wetlands Bureau for vulnerability assessment of the proposed structure to not break free as a result of tidal forces up to and including the 100 year recurrence event. The PE stamp does not cover structure design, which is being performed by others.