



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



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February 9, 2026

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

REQUESTED ACTION

Approve Lisa & Jonathan Morse's request to perform the following work on Sagamore Creek in Portsmouth pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-02251, and in accordance with RSA 482-A:3. Comments submitted by the Portsmouth Conservation Commission, stating their approval of the project as proposed, are included in the enclosed documents.

Impact 540 square feet (SF) of tidal wetland and tidal waters to modify an existing tidal docking structure by replacing the existing 3 foot by 34 foot seasonal ramp and 8 foot by 28 foot seasonal float and two float pylons, resulting in a tidal docking structure consisting of a 4 foot by 83 foot fixed pier connected to a 3 foot by 45 foot seasonal ramp connected to a 8 foot by 50 foot seasonal float secured by 4 float piles. The overall length of this docking structure, seaward of the mean high tide line, is 123 feet, on approximately 800 feet of frontage along Sagamore Creek in Portsmouth.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plan sheets dated August 4, 2025, by TF Moran, Inc., and received by the NH Department of Environmental Services (NHDES) on December 4, 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 as required by RSA 482-A:3, VI. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. The ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season, in accordance with Env-Wt 606.06(b).
4. 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).
5. Piles shall be installed during low tide in dry conditions using a vibratory hammer. If piles cannot be installed during low tide in dry conditions, then all work shall occur between November 15 and March 15, to protect anadromous fish as required by Env-Wt 307.06.
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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29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(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.

Conditions for the Protection of Threatened or Endangered Species (See Plan sheet C-03):

1. All operators and personnel working on or entering the site should be made aware of the potential presence of Shortnose sturgeon (State Endangered) and Atlantic sturgeon (State Threatened), which occur within the vicinity of the project area.
2. All work should be done in the dry at low tide or from a work barge and appropriate erosion and sediment control measures (e.g., turbidity curtains) should be installed.
3. Piles should be installed in the dry at low tide. The NH Fish and Game Department (NHF&G) recommends using vibratory hammering. If unable to drive the piles in the dry, piles shall be driven during the dredge window of November 15th - March 15th.
4. All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
5. All observations of threatened or endangered species on the project site shall be reported immediately to the NHF&G nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHF&G in digital format at the above email address for verification, as feasible.
6. In the event a threatened or endangered species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with NHF&G and implementation of corrective actions recommended by NHF&G.
7. NHF&G, including its employees and authorized agents, should have access to the property during the term of the permit.

EXPLANATION

NHDES approved this project on December 10, 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), construction of new tidal structure within tidal waters.
2. NHDES has determined that the location of the highest observable tide line along the Applicant's frontage is not accurately depicted on the plans submitted with the application. However, the circumstances of this specific project and location are such that the failure to accurately locate this feature on the plans does not preclude NHDES' ability to evaluate the project and determine that the intent and purpose of RSA 482-A has been met.
3. On August 20, 2025, the NHDES received correspondence from the NH Natural Heritage Bureau (NHB) dated April 16, 2025, indicating that the NHB Datacheck report (NHB25-0824) was reviewed for the project as required per Rule Env-Wt 311.06(g) and that "NHB has no further concerns regarding NHB25-0824."
4. On August 20, 2025, NHDES received correspondence from the NH Fish and Game Department (NHF&G) dated April 18, 2025, indicating that the NHB Datacheck report (NHB25-0824) was reviewed for the project as required per Rule Env-Wt 311.01(b)(1) and Env-Wt 311.06(g), and associated NHF&G recommendations have been incorporated as conditions of the permit.
5. NHDES finds that the 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.
6. On September 11, 2025, NHDES received correspondence from the Portsmouth Conservation Commission dated September 11, 2025, stating that "[The Portsmouth Conservation Commission] recommends approval of the cited project."
7. On July 9, 2025, 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 navigation in the channel," per Rule Env-Wt 603.09.
8. 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 thus meets Rule Env-Wt 313.01(a)(5), and RSA 482-A:11, II.
9. 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.

NHDES Wetlands Bureau permit #2025-02251 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: Lisa & Jonathan Morse

TOWN NAME: Portsmouth

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No: 2025-02251
			Check No.:
			Amount:
			Initials:

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))	
Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" 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. Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): Marsh elder (<i>Iva frutescens</i>), Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>), Shortnose Sturgeon (<i>Acipenser brevirostrum</i>) NHB Project ID #: NHB25-0824 Bog? Floodplain wetland contiguous to a tier 3 or higher watercourse? Designated prime wetland or duly-established 100-foot buffer? Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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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<ul style="list-style-type: none"> A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> 	
<p>For dredging projects, is the subject property contaminated?</p> <ul style="list-style-type: none"> If yes, list contaminant: N/A 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Is there potential to impact impaired waters, class A waters, or outstanding resource waters?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>For stream crossing projects, provide watershed size (see WPPT or Stream Stats): N/A</p>	
<p>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))</p> <p>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.</p> <p>The existing gangway and pier at the residence will be replaced in-kind, and the existing float will be extended to 8' x 50'. This will involve the replacement of two existing float piles and the installation of four additional piles. The project will temporarily impact 145 S.F. and permanently impact 395 S.F. within tidal surface waters.</p>	
<p>SECTION 3 - PROJECT LOCATION</p> <p>Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.</p>	
<p>ADDRESS: 70 Martine Cottage Road</p>	
<p>TOWN/CITY: Portsmouth</p>	
<p>TAX MAP/BLOCK/LOT/UNIT: Map 202, Lot 19</p>	
<p>US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Sagamore Creek</p> <p><input type="checkbox"/> N/A</p>	
<p>(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):</p> <p style="text-align: right;">43.05552° North</p> <p style="text-align: right;">-70.74262° West</p>	

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: Lisa & Jonathan Morse		
MAILING ADDRESS: [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: Private		
FAX: Private	PHONE: Private	
ELECTRONIC COMMUNICATION: By initialing here: LST, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Taylor, Luke, S.		
COMPANY NAME: TFMoran, Inc.		
MAILING ADDRESS: 170 Commerce Way, Suite 102		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: LTaylor@tfmoran.com		
FAX: 603-431-0190	PHONE: 603-431-2222	
ELECTRONIC COMMUNICATION: By initialing here LST, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input checked="" type="checkbox"/> 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.		

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

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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			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water	395		<input type="checkbox"/>	145		<input type="checkbox"/>
TOTAL		395			145		

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

MINIMUM IMPACT FEE: Flat fee of \$600.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$600 (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	× \$0.60 =	\$	
Seasonal docking structure:	540	SF	× \$3.00 =	\$	1,620.00
Permanent docking structure:		SF	× \$6.00 =	\$	
Projects proposing shoreline structures (including docks) add \$600 =				\$	600
Total =				\$	

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,220

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:

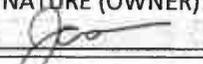
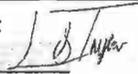
Initials:  JM LST	To the best of the signer's knowledge and belief, all required notifications have been provided.
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Initials:  JM LST	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
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Initials:  JM LST	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"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 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. • 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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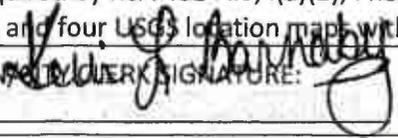
Initials:  JM LST	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Jonathan Morse	DATE: 08/10/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Luke Taylor	DATE: 07/29/2025

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: Portsmouth	DATE: August 19, 2025

DIRECTIONS FOR TOWN/CITY CLERK:

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

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

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

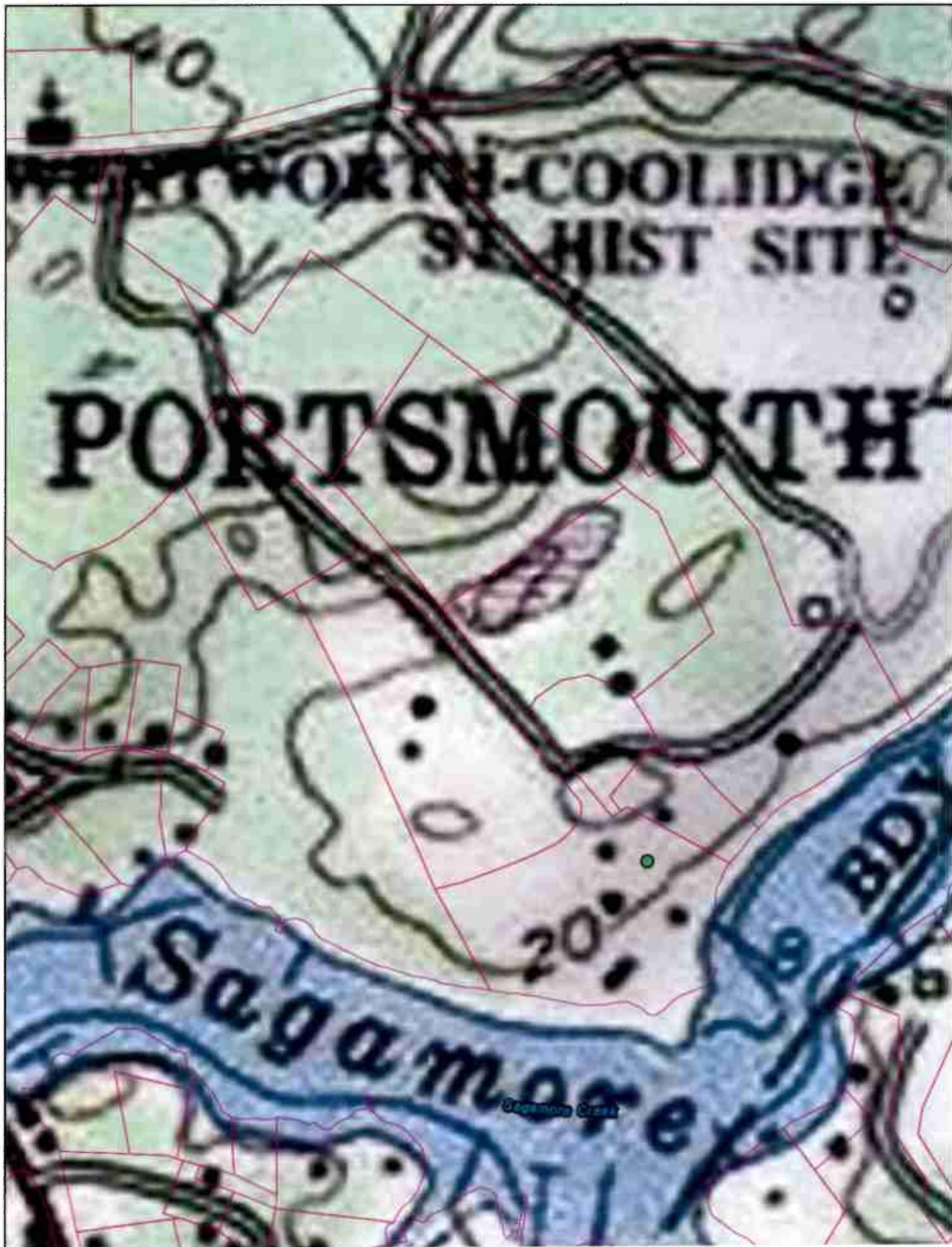
Tax Map

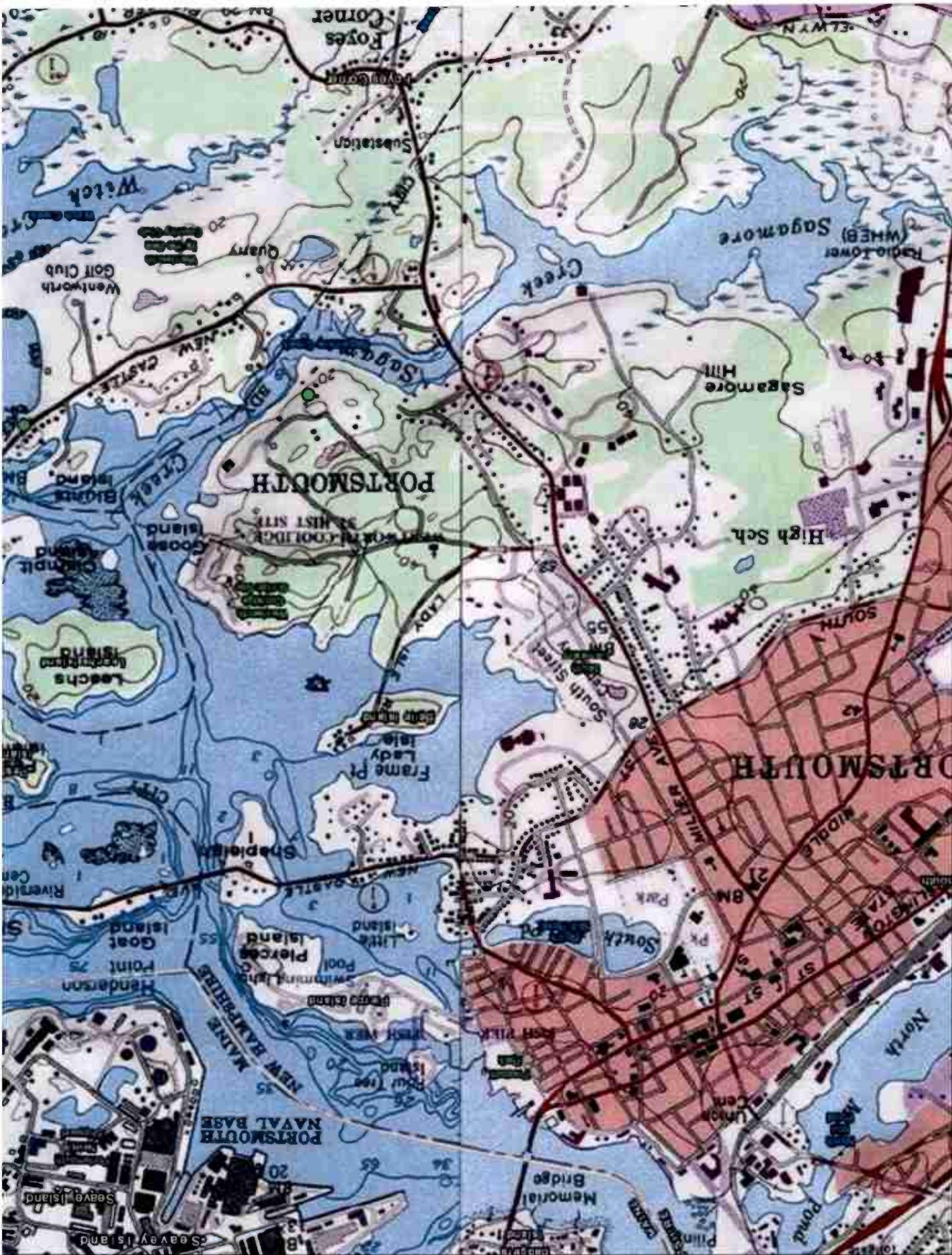


Property Information	
Property ID	0202-0019-0000
Location	70 MARTINE COTTAGE RD
Owner	PARTY OF FIVE TRUST


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.







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.



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

Abutters List

Morse
70 Martine Cottage Road, Portsmouth NH

January 4, 2025
 47631.00

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
202	01	JEFFERY ARON REV TRUST	[REDACTED]
202	02	CHRISTIANA & TANNA CLEWS	
202	03	CHRISTIANA & TANNA CLEWS	
202	13	JOSEPH G. SAVTELLE, TRUSTEE OF SAGAMORE LANDING	
202	14	GRANT H STOKES RV TR	
202	14A	ROBERT NAJAR REVOC TRUST	
202	15	ELIZABETH E SIMPSON REVOCABLE TRUST	
202	16	ROBERT J JR & SUSAN L NALEWAJK TRUSTEES	
202	17	STEVENS H BROOKS REVOC TRUST	
202	18	STEVENS H BROOKS REVOC TRUST	
202	20	SCOTT P & FRANCES ANN OSGOOD	
202	21	MAHER FAMILY REVOCABLE TRUST OF 2018	
204	8	LITTLE HARBOR CHAPEL TEES	
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801

9589 0710 5270 2554 7699 11

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 4.10

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and F \$ 9.64

Sent To **SCOTT P & FRANCES ANN OSGOOD**

Street and Apt. No. [REDACTED]

City, State, ZIP+4® [REDACTED]

PS Form 3800, Jan 2019

Postmark Here: APR - 8 2025

9589 0710 5270 2554 7698 29

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Sent To **ROBERT NAJAR REVOC TRUST**

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Sent To **MAHER FAMILY REVOCABLE TRUST OF 2018**

Street and Apt. No. [REDACTED]

City, State, ZIP+4® [REDACTED]

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Postage \$.69

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Sent To **LITTLE HARBOR CHAPEL TEES 82 COURT STEET**

Street and Apt. [REDACTED]

City, State, ZIP [REDACTED]

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Return Receipt (electronic) \$ _____

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and F \$ 9.64

Sent To **STEVENS H BROOKS REVOC TRUST**

Street and Apt. [REDACTED]

City, State, ZIP+4® [REDACTED]

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: GRANT H STOKES RV TR

Street and Apt. #: [REDACTED]

City, State, ZIP+4: [REDACTED]

PS Form 3800, [REDACTED]



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Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: CHRISTIANA & TANNA CLEWS

Street and Apt. #: [REDACTED]

City, State, ZIP+4: [REDACTED]

PS Form 3800, [REDACTED]



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Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: ELIZABETH E SIMPSON REVOCABLE TRUST

Street and Apt. #: [REDACTED]

City, State, ZIP+4: [REDACTED]

PS Form 3800, [REDACTED]



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: JOSEPH G. SAVTELLE,
TRUSTEE OF SAGAMORE LANDING TRUST

Street and Apt. #: [REDACTED]

City, State, ZIP+4: [REDACTED]

PS Form 3800, [REDACTED]



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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.69
Total Postage and Fees	\$ 9.64

Sent To: JEFFERY ARON REV TRUST

Street and Apt. #: [REDACTED]

City, State, ZIP+4: [REDACTED]

PS Form 3800, [REDACTED]



PORTSMOUTH CONSERVATION COMMISSION

September 11, 2025

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

Attn: Permit Coordinator

RE: Standard Dredge and Fill Application

MEETING DATE: September 10, 2025

CONSTRUCTION SITE: 70 Martine Cottage Road, Portsmouth, NH 03801

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

The Commission voted (6-0) to recommend approval of this application to NHDES with the following condition:

1. The eco-moorings referenced within the application shall be changed to float piles as the applicant admitted the use of eco-moorings was a typo.

FOR THE COMMISSION:

Sincerely,



Samantha Collins, Chair
Portsmouth Conservation Commission

cc: Peter Britz, Planning and Sustainability Director
Lisa & Jonathan Morse, Property Owners
Luke Taylor, Applicant, TF Moran, Inc.

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: 17 Martine Cottage Road, Map 202 Lot 19

Dear Eben,

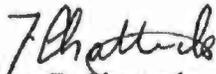
We reviewed plans for the reconstruction of an existing pier and floating dock system in Sagamore Creek in Portsmouth on property belonging to

Jonathan M. and Lisa B. Morse



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

TIDAL DOCK RECONSTRUCTION

70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE

AUGUST 4, 2025



INDEX OF SHEETS	
SHEET	SHEET TITLE
C-00	COVER
S-1	EXISTING CONDITIONS PLAN
C-02	PROPOSED CONDITIONS PLAN
C-03	DOCK DETAILS
C-04	VULNERABILITY ASSESSMENT PLAN
C-05	WETLAND CLASSIFICATION PLAN
C-06	NAVIGATIONAL CHANNEL PLAN

OWNER

MAP 202 LOT 19
LISA & JONATHAN MORSE
88 SPARHAWK STREET
PORTSMOUTH, NH 03801

RESOURCE LIST

PLANNING/ZONING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7216

CONSERVATION COMMISSION
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7225

BUILDING DEPARTMENT
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-610-7245

PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603-427-1530

POLICE DEPARTMENT
3 JUNKINS AVENUE
PORTSMOUTH, NH 03801
603-427-1510

FIRE DEPARTMENT
170 COURT STREET
PORTSMOUTH, NH 03801
603-427-1515

ASSOCIATED PROFESSIONALS

ENGINEERING
5 RAILROAD STREET
NEWARK, NH 03857
603-659-4979
JACK YOUNG, P.E.

ADJUTERS



SITE DEVELOPMENT PLANS

TAX MAP 202 LOT 19
COVER
MORSE RESIDENCE
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
OWNED BY & PREPARED FOR
JONATHAN M. & LISA B. MORSE

AUGUST 4, 2025

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THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.

REV	DATE	DESCRIPTION	DR	CK



Soil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

47631.00	DR	LST	FB	47631.00 DOCK PLANS	C-00
	CK	JRA	CADFILE		

LEGEND:

- MAP 202 LOT 19 ASSESSORS MAP / LOT NUMBER
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- BK.-PG. BOOK/PAGE
- HOTL HIGHEST OBSERVABLE TIDE LINE
- MHW MEAN HIGH WATER
- N/F NOW OR FORMERLY
- REV. REVOCABLE
- ROCKINGHAM COUNTY REGISTRY OF DEEDS SQUARE
- SO. SQUARE
- DRILL HOLE FOUND
- IRON PIPE/ROD FOUND
- BOUND FOUND
- RAILROAD SPIKE FOUND
- DECIDUOUS TREE
- WELL
- APPROXIMATE ABUTTER LINE
- BOUNDARY LINE
- APPROXIMATE LOT LINE
- SETBACK LINE
- EXISTING CONTOUR
- STONE WALL
- MEAN HIGH WATER
- HIGHEST OBSERVABLE TIDE LINE
- FEMA FLOOD HAZARD LINE
- 250' SHORELAND PROTECTION ZONE
- 150' NATURAL WOODLAND BUFFER
- 100' TIDAL BUFFER ZONE
- 50' WATERFRONT BUFFER
- WOOD DECK



NOTES:

1. THE PARCEL IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 202 AS LOT 19.
3. THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD" AND ZONE AE WITH A BASE FLOOD ELEVATION OF 8' PER NAVD83, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, MAP NUMBER 33015C0286F, MAP REVISED JANUARY 29, 2021.
4. ZONING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT AREA:	R:	5 ACRES
CONTINUOUS STREET FRONTAGE:	NA	
MINIMUM LOT DEPTH:	NA	
MINIMUM YARD DIMENSIONS:		
FRONT:		50 FT
SIDE:		20 FT
REAR:		40 FT
MAXIMUM STRUCTURE DIMENSIONS:		
BUILDING HEIGHT:		35 FT
BUILDING COVERAGE:		5%
MINIMUM OPEN SPACE:		75%
5. OWNER OF RECORD: MAP 202 LOT 19, PARTY OF FIVE TRUST, JONATHAN M. & LISA B. MORSE, TRUSTEES, 70 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801, RCRD BK#6517 PG#1842
6. PARCEL AREA: MAP 202 LOT 19, (14.93± ACRES), PER CITY OF PORTSMOUTH TAX RECORDS
7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITED BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 202 LOT 19 WITHIN THE AREA OF THE PIER.
9. FIELD SURVEY COMPLETED BY TCE ON FEBRUARY 7, 2025 USING A LEICA TS-16, GS-16 & GS-18 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.
10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD83 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.
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 LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE.
13. MEAN HIGH WATER WAS DETERMINED USING NOAA TIDES & CURRENTS DATA FROM THE MONITORING STATION LOCATED AT FORT POINT, NH. STATION NUMBER 8423898.
14. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON FEBRUARY 7, 2025 BY QUALIFIED COASTAL PROFESSIONAL, LUKE S. TAYLOR. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE WETLANDS BUREAU ADMINISTRATIVE RULES, UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD LIMIT OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

ABUTTERS LIST:

TAX MAP & LOT	OWNER NAME	OWNER MAILING ADDRESS	RCRD DEED REFERENCE (BK.-PG.)
MAP 202 LOT 13	SAGAMORE LANDING CONDOMINIUM	241 WALKER BUNGALOW ROAD	3002-251
MAP 202 LOT 21	MAHER FAMILY REV. TRUST	P.O. BOX 298, PORTSMOUTH, NH 03801	5943-1083
MAP 202 LOT 3	CHRISTIANA & TANNA CLEWS	107 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801	6382-533
MAP 202 LOT 2	CHRISTIANA & TANNA CLEWS	107 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801	6382-533
MAP 202 LOT 1	(1/2) ARON JEFFREY REV. TRUST (1/2) KRISTEN JEFFREY REV. TRUST	93 WALKER BUNGALOW ROAD, PORTSMOUTH, NH 03801 6400-1495	6400-1495
MAP 204 LOT 6	LITTLE HARBOR CHAPEL	82 COURT STREET, PORTSMOUTH, NH 03801	NO REF
MAP 204 LOT 7	CITY OF PORTSMOUTH CONSERVATION COMMISSION	1 JUNKINS STREET, PORTSMOUTH, NH 03801	2395-1462
MAP 204 LOT 8	LITTLE HARBOR CHAPEL	82 COURT STREET, PORTSMOUTH, NH 03801	NO REF
MAP 202 LOT 16	NALEWAJK FAMILY REV. TRUST	350 LITTLE HARBOR ROAD, PORTSMOUTH, NH 03801	6021-2447
MAP 202 LOT 14A	(1/2) ROBERT NAJAR REV. TRUST (1/2) ROBIN NAJAR REV. TRUST	10 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 6063-1681	6063-1681
MAP 202 LOT 14	(1/2) GRANT H. STOKES REV. TRUST (1/2) ANN W. STOKES REV. TRUST	25 MARTINE COTTAGE ROAD, PORTSMOUTH, NH 03801 6566-2875	6566-2875
MAP 202 LOT 15	ELIZABETH E. SIMPSON REV. TRUST	P.O. BOX 4093, PORTSMOUTH, NH 03801	5836-2680

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY, TAX MAP 202 - LOTS 17 & 18, OWNER OF RECORD: CAROLYN MCCOMBE, TRUSTEE, CAROLYN MCCOMBE REVOCABLE TRUST OF 1998" PREPARED BY AMBIT ENGINEERING, INC. DATED JULY 2012, RECORDED AT THE RCRD AS PLAN D-37631.
2. "LOT LINE REVISION FOR PROPERTY AT MARTINE COTTAGE ROAD, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY ELIZABETH E. SIMPSON REVOCABLE TRUST, CAROLYN MCCOMBE REVOCABLE TRUST OF 1998, ELIZABETH BARKER BERGDE REVOCABLE TRUST OF 1993, TIMOTHY BARKER" PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED MAY 16, 2017, WITH REVISION A DATED 7/6/17. RCRD PLAN D-40236.
3. "PLAN OF LAND FOR DOROTHY S. HARDING AND NATHANIEL & ANN S. SAGE, LITTLE HARBOR ROAD, PORTSMOUTH, N.H." PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS. DATED JULY 1957. RCRD PLAN 02639.
4. "LOT LINE RELOCATION PLAN FOR JOHN R. MAHER & MARILYN I. BRODY AND DONALD D. BRODY, WALKER BUNGALOW ROAD & MARTINE COTTAGE ROAD (OFF LITTLE HARBOR ROAD), COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE" PREPARED BY AMBIT SURVEY. DATED FEBRUARY 4, 1992. REV. 3, AUGUST 20, 1992. RCRD PLAN D-21803.
5. "SUBDIVISION PLAN OF LAND OF NATHANIEL M. JR. & ANNE S. SAGE FOR GORDON & CAROL CLARK, MARTINE COTTAGE ROAD, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" PREPARED BY RICHARD P. MILLETTE. DATED AUGUST 1981. RCRD PLAN D-10553.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON FEBRUARY 7, 2025. 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. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 202 LOT 19
LIMITED EXISTING CONDITIONS PLAN

70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
PARTY OF FIVE TRUST

SCALE: 1" = 30' (22x34)
1" = 60' (11x17)

APRIL 1, 2025

Seacoast Division

TFM

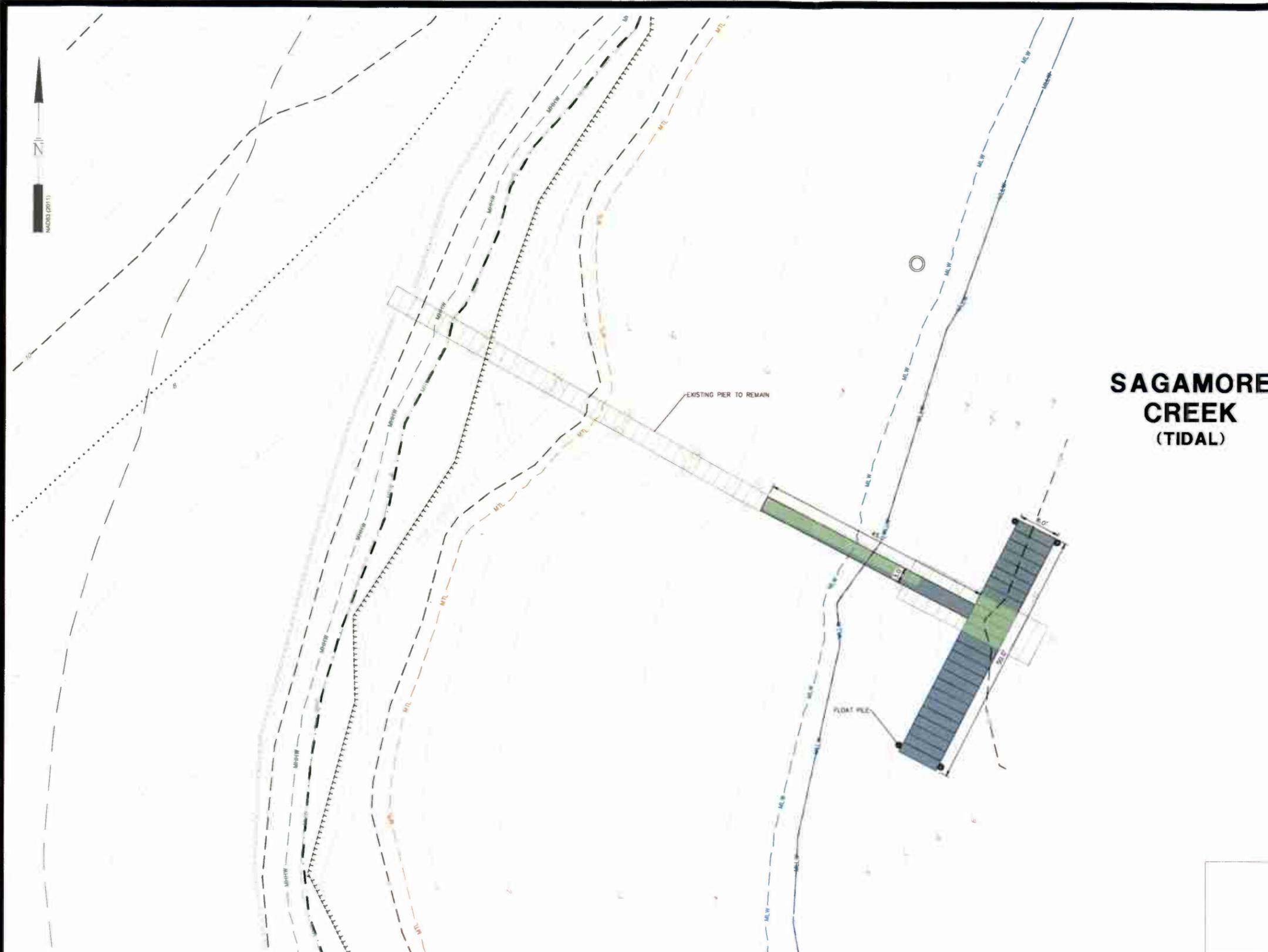
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Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

47631-00 DR: LK FB: 612
CK: BAK CADFILE: SEE MARGIN

S-1

Jun 24, 2025 - 3:45pm F:\MISC Projects\7831 Martine Cottage Rd. Portsmouth, NH\7831-00 Riverside Marine - Morse 70 Martine Cottage Rd. Portsmouth, NH\Carlson Survey\7831-00 SURVEY.dwg



- NOTES:**
1. THE PARCEL IS LOCATED IN THE RESIDENTIAL (R) ZONING DISTRICT.
 2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 202 AS LOT 19.
 3. THE PARCEL IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD" AND ZONE AE WITH A BASE FLOOD ELEVATION OF 8' PER NAVD88, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, MAP NUMBER 3301SC0286F, WITH A MAP REVISED DATE OF JANUARY 29, 2021.
 4. **DIMENSIONAL REQUIREMENTS:**

MINIMUM LOT SIZE:	5 AC.	REQUIRED:	5 AC.
LOT FRONTAGE:	N/A	REQUIRED:	N/A
LOT DEPTH:	N/A	REQUIRED:	N/A

MINIMUM YARD DIMENSIONS:

FRONT:	50 FT
SIDE:	20 FT
REAR:	40 FT

MAXIMUM STRUCTURE DIMENSIONS:

BUILDING HEIGHT:	35 FT
BUILDING COVERAGE:	5%
MIN. OPEN SPACE:	75%
 5. **OWNER OF RECORD:**
 MAP 202 LOT 19:
 PARTY OF FIVE TRUST
 JONATHAN M. & LISA B. MORSE, TRUSTEES
 70 MARTINE COTTAGE ROAD
 PORTSMOUTH, NH 03801
 RCRD BK#6517 PG#1842
 6. **PARCEL AREA:**
 MAP 202 LOT 19:
 (14.93 ACRES)
 PER CITY OF PORTSMOUTH TAX RECORDS
 7. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION AND DIMENSIONS OF THE PROPOSED FLOAT AND GANGWAY EXPANSION.
 8. MEAN HIGH WATER WAS DETERMINED USING NOAA TIDES & CURRENTS DATA FROM THE MONITORING STATION LOCATED AT FORT POINT, NH STATION NUMBER 8423898.

SAGAMORE CREEK (TIDAL)

TIDAL ELEVATIONS			
MHHW	4.39	-----	MHHW
MHW	3.97	-----	MHW
MTL	-0.35	-----	MTL
MLW	-4.66	-----	MLW
MLLW	-5.00	-----	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NEW HAMPSHIRE AS USED WITHIN VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE MDEP NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

IMPACT AREAS		
	PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS	398 S.F.
	PROPOSED TEMPORARY IMPACTS WITHIN TIDAL SURFACE WATERS	148 S.F.

SITE DEVELOPMENT PLANS

TAX MAP 202 LOT 19
PROPOSED CONDITIONS
MORSE RESIDENCE
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY & PREPARED FOR
JONATHAN M. & LISA B. MORSE

1"=20' (11"X17")
 SCALE: 1"=10' (22"X34") **AUGUST 4, 2025**

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REV	DATE	DESCRIPTION	DR	CK

	Civil Engineers	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		
47631.00	DR LST FB CK JRA CADPLE	47631.00 DOCK PLANS	C-02

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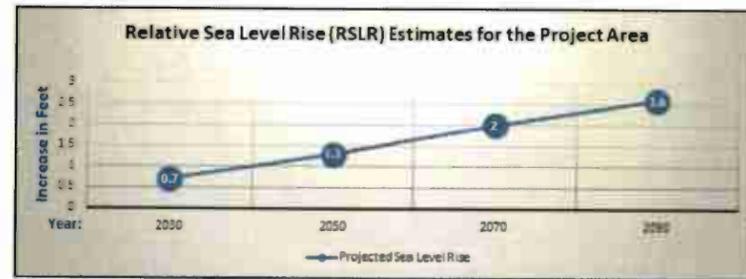


PROPOSED DOCK PROFILE - YEAR 2090 PROJECTED TIDAL ELEVATIONS

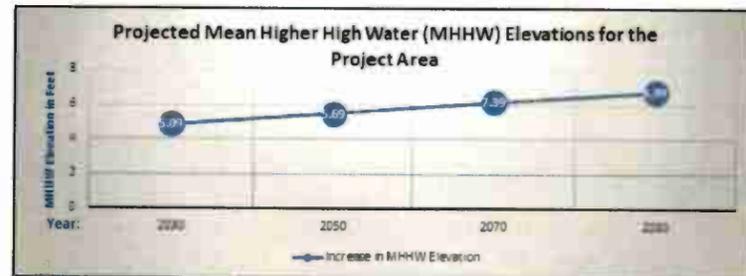
TIDAL ELEVATIONS			
	2024	2090 (PROJECTED)	
MHHW	4.39	6.99	-----
MHW	3.97	6.57	-----
MTL	-0.35	2.25	-----
MLW	-4.66	-2.06	-----
MLLW	-5.00	-2.40	-----

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE 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)

COASTAL VULNERABILITY ASSESSMENT GRAPHS



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5.



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 3.38 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA), CONTROL STATION 8423005 ATLANTIC TERMINALS, NH USING NAVD 88 DATUM.

SITE DEVELOPMENT PLANS

TAX MAP 202 LOT 19
VULNERABILITY ASSESSMENT
MORSE RESIDENCE
70 MARTINE COTTAGE ROAD
PORTSMOUTH, NEW HAMPSHIRE
 OWNED BY & PREPARED FOR
JONATHAN M. & LISA B. MORSE

1"=20' (11"X17")
 SCALE: 1"=10' (22"X34") **AUGUST 4, 2025**

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

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 www.tfmoran.com



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FILE	47631.00	DR	LST	FB	47631.00 DOCK PLANS	C-04
		CK	JRA	CADFILE		

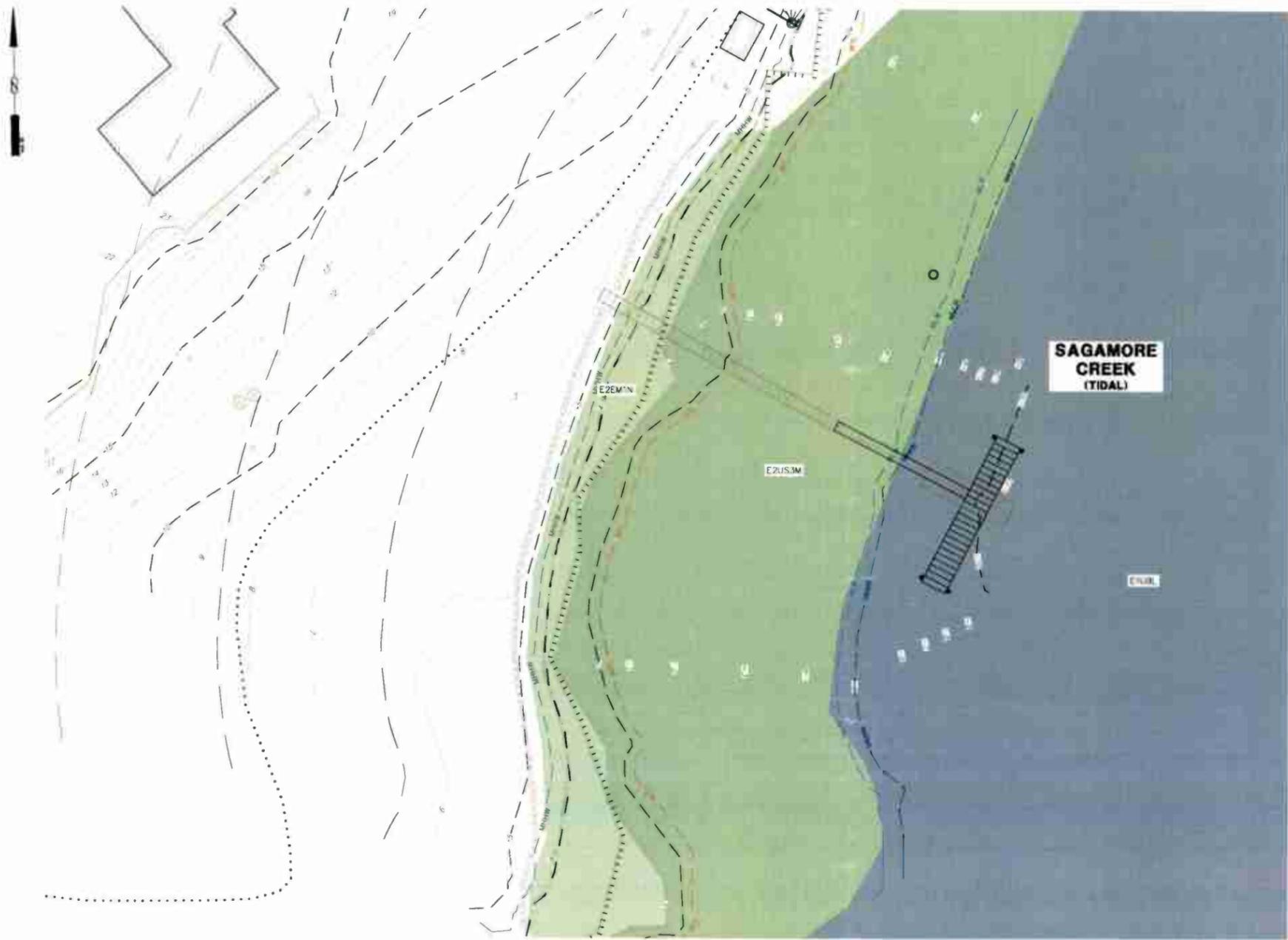
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WETLAND CLASSIFICATION	
E2EM1N	ESTUARINE, INTERTIDAL, EMERGENT, PERSISTENT, REGULARLY FLOODED
E2US3M	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED
E2UB	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL

NOTES

1. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON FEBRUARY 7, 2025 BY QUALIFIED COASTAL PROFESSIONAL LUKE S. TAYLOR. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES UNDER ENV-WT 602.23. HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD LIMIT OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.
2. THE WETLANDS (SALTMARSH AREA) DEPICTED ON THIS PLAN WERE DELINEATED ON FEBRUARY 7, 2025 BY LUKE TAYLOR UNDER THE SUPERVISION OF JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
3. THE U.S. FISH AND WILDLIFE SERVICE (USFWS) NATIONAL WETLANDS INVENTORY (NWI) WAS REFERENCED IN CREATION OF THIS PLAN.

SITE DEVELOPMENT PLANS

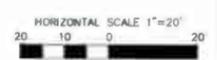
TAX MAP 202 LOT 19
WETLAND & DEEPWATER HABITAT CLASSIFICATION
MORSE RESIDENCE
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	Scientists	

47631.00	DR LST FB	47631.00 DODK PLANS	C-05
	CK JRA CADFILE		

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