



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

**Robert R. Scott, Commissioner**



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January 8, 2026

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ARC

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

**REQUESTED ACTION**

Approve Cyrus B Noble Revocable Trust's request to perform the following work on Piscataqua River in Newington pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-01492, and in accordance with RSA 482-A:3. No comments were submitted by the Newington Conservation Commission regarding the project as proposed.

Impact 225 square feet (SF) of previously developed upland tidal buffer zone and 832 SF of tidal wetland and tidal waters to construct a tidal docking structure consisting of a 4 foot by 4 foot access landing connected to a 6 foot by 50 foot wooden access stairway built over the bank connected to a permanent 6 foot by 50 foot fixed pier connected to a 3 foot by 30 foot seasonal ramp connected to a 20 foot by 20 foot seasonal float with float stops and secured with helical moorings and chains. The overall length of this docking structure, seaward of the highest observable tide line, is 105 feet, on 475 feet of frontage along the Piscataqua River.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plan sheets dated February 5, 2025, and revised through May 20, 2025, by TF Moran, Inc., and received by the NH Department of Environmental Services (NHDES) on October 22, 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 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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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 titled "Dock Details Cont."):

1. All operators and personnel working on or entering the site should be made aware of the potential presence of Shortnose sturgeon (State Endangered), Atlantic sturgeon (State Threatened), and Common tern (State Threatened) which occur within the vicinity of the project area.
2. Between March 16th and November 14th, all work below the highest observable tideline shall be done in the dry at low tide with appropriate erosion and sediment control measures (e.g., turbidity curtains) installed. Work that cannot be done in the dry should be done during the dredge window of November 15th - March 15th with appropriate turbidity control measures installed.
3. Piles, if proposed, should be installed in the dry at low tide. NHFG recommends using vibratory hammering. If unable to drive the piles in the dry, piles should 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 NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at [NHFGreview@wildlife.nh.gov](mailto: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 shall be provided to NHFG 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 shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
7. NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.

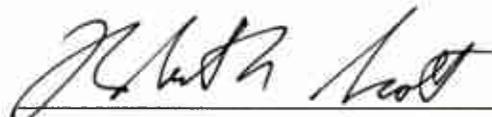
EXPLANATION

NHDES approved this project on November 24, 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), covering all new overwater structure construction in tidal waters and wetlands.
2. On October 22, 2025, NHDES received correspondence from the NH Natural Heritage Bureau (NHB) dated October 15, 2025, indicating that the NHB Datacheck report (NHB25-0350) was reviewed for the project as required per Rule Env-Wt 311.06(g).
3. On June 6, 2025, the NHDES received correspondence from the NH Fish and Game Department (NHF&G) dated February 25, 2025, indicating that the NHB Datacheck report (NHB25-0350) 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.
4. 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.
5. No comments were received by NHDES from the Newington Conservation Commission about this application.
6. On May 6, 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.
7. 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.
8. 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 #2025-01492 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:** Cyrus B. Noble Revocable Trust    **TOWN NAME:** Newington

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.: <u>2025-01492</u>
			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](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b>	
Please use the <a href="#">Wetland Permit Planning Tool (WPPT)</a> , the Natural Heritage Bureau (NHB) <a href="#">DataCheck Tool</a> , the <a href="#">Aquatic Restoration Mapper</a> , or other sources to assist in identifying key features such as: <a href="#">priority resource areas (PRAs)</a> , <a href="#">protected species or habitats</a> , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): Atlantic and Shortnose Sturgeon, and Common Tern</li> <li>○ NHB Project ID #: NHB25-0350</li> </ul> </li> </ul>	<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 checked="" type="checkbox"/> Yes <input 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"> <li>• Name of Local River Management Advisory Committee (LAC): N/A</li> <li>• A copy of the application was sent to the LAC on Month: / Day: / Year: /</li> </ul>	

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <b>brief</b> 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.	
Permanently impact 306 square feet of Tidal Surface Waters, 144 square feet of the Previously Developed Upland Tidal Buffer Zone, and temporarily / seasonally impact 484 square feet of the Tidal Surface Waters.	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 41 Carters Lane	
TOWN/CITY: Newington	
TAX MAP/BLOCK/LOT/UNIT: Tax Map: 5, Lot: 1	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Piscataqua River <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.112° North -70.843° West	

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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<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: Cyrus B. Noble Revocable Trust			
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.: Higgins, Kyra			
COMPANY NAME: TFMoran, Inc.			
MAILING ADDRESS: 170 Commerce Way, Suite #102			
TOWN/CITY: Portsmouth		STATE: NH	ZIP CODE: 03801
EMAIL ADDRESS: khiggins@tfmoran.com			
FAX: N/A		PHONE: 603-431-2222	
ELECTRONIC COMMUNICATION: By initialing here KRH, 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 the attached supplemental narrative entitled, "SECTION 7 - Resource Specific Criteria."

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required)

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

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

N/A – Compensatory mitigation is not required)

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

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

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

For perennial streams/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	144		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water	306		<input type="checkbox"/>	484		<input type="checkbox"/>
<b>TOTAL</b>		450			484		

**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): N/A SF × \$0.40 = \$ N/A
Seasonal docking structure: 484 SF × \$2.00 = \$ 968
Permanent docking structure: 450 SF × \$4.00 = \$ 1,800
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 3,168.00

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

**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 305.05)**

Indicate the project classification.

Minimum Impact Project
  Minor Project
  Major Project

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

Initial each box below to certify:

Initials:  KRH	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:  KRH	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:  KRH	The signer understands that: <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to</li> <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, licensure practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters currently RSA 641.</li> <li>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.</li> </ul>
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Initials:  KRH	If the applicant is not the owner of the property, each property owner signature shall constitute certification that the signer 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)**

DATE: 4/5	PRINT NAME LEGIBLY: <i>RYAN NOBLE</i>	SIGNATURE (OWNER): 
DATE: 4/5	PRINT NAME LEGIBLY: <i>RYAN NOBLE</i>	SIGNATURE (APPLICANT IF DIFFERENT FROM OWNER): 
DATE: 06.03	PRINT NAME LEGIBLY: <i>RYAN NOBLE</i>	SIGNATURE (AGENT, IF APPLICABLE): <i>RYAN NOBLE</i>

**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 data plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE:    
 PRINT NAME LEGIBLY: *Doreen Coradonna*

TOWN/CITY: <u>Newington</u>	DATE: <u>06/05/25</u>
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**DIRECTIONS FOR TOWN/CITY CLERK:**

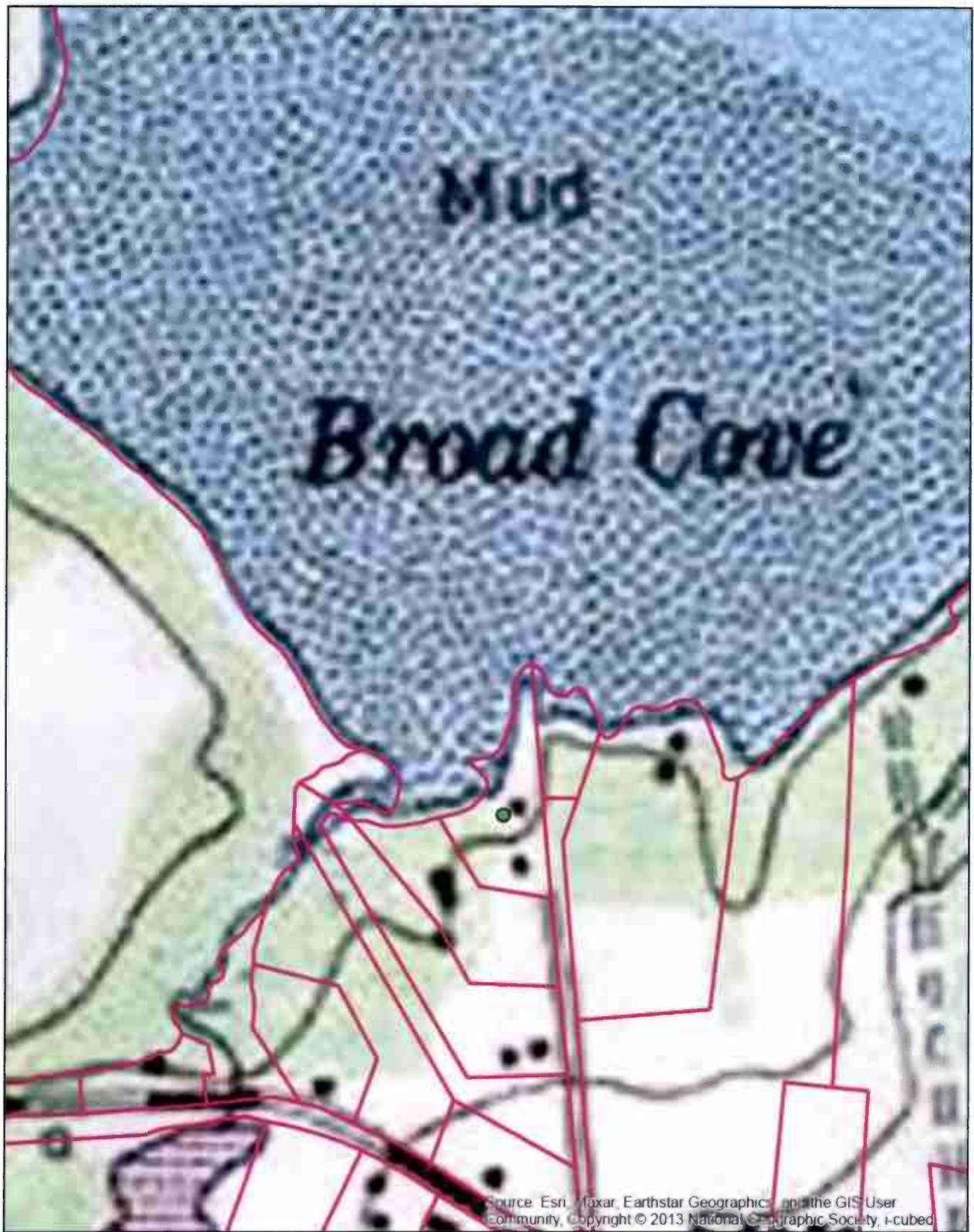
Per RSA 482-A:3, I(a)(1)

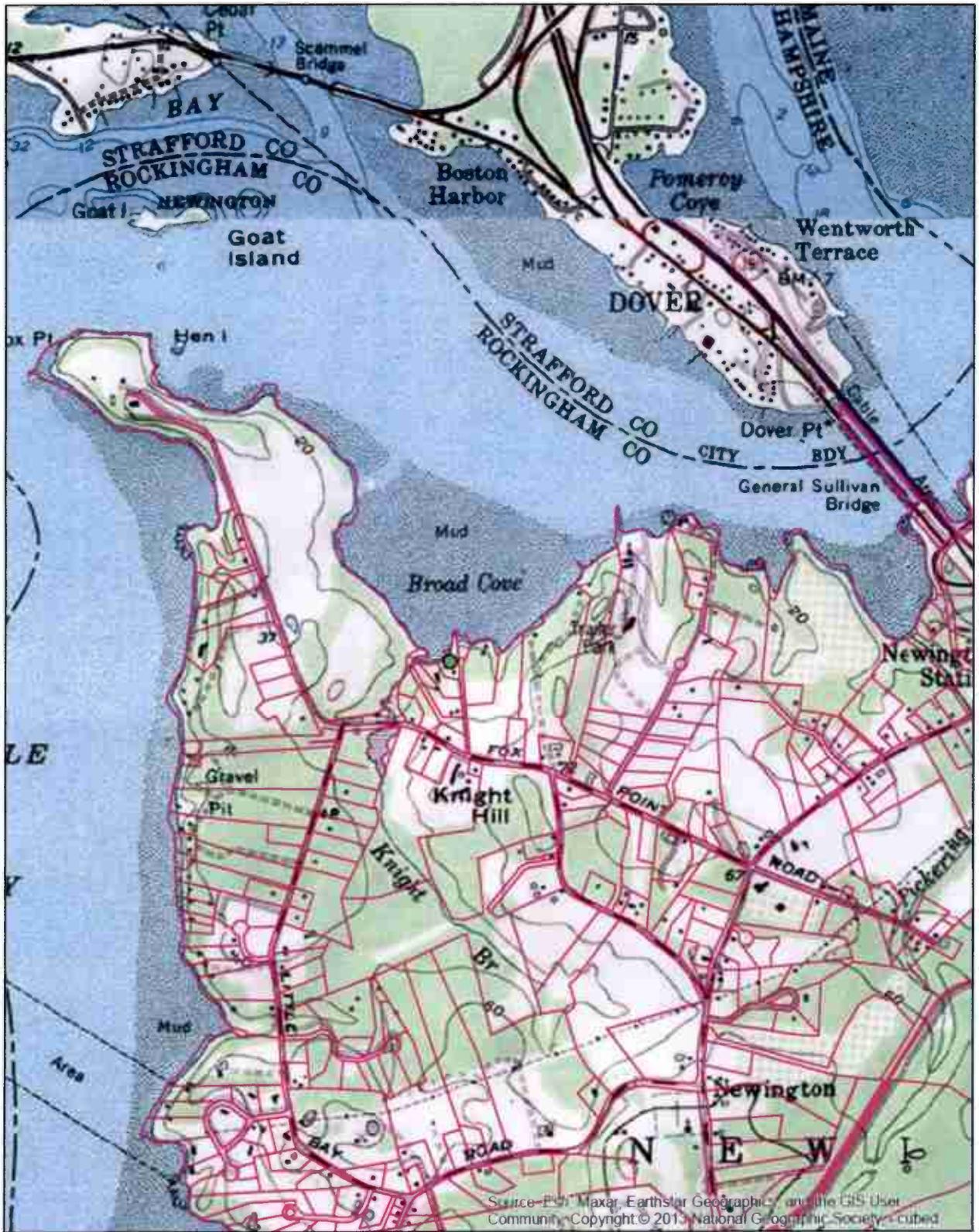
1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY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

**DIRECTIONS FOR APPLICANT:**

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







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

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**Robert R. Scott, Commissioner**

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: [courtney.l.lockwood@des.nh.gov](mailto:courtney.l.lockwood@des.nh.gov), or (603) 271-8614.



**PEASE**

INTERNATIONAL

PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

May 6, 2025

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

Attn: Eben Lewis

Re: 41 Carter's Lane, Map 5 Lot 1

Dear Eben,

We reviewed plans for the construction of a pier and float system Little Bay in Newington at property belonging to

Cyrus B Noble, Rev Trust

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

Sincerely,

Tracy R. Shattuck  
Chief Harbor Master

Cc: Luke Taylor  
TFMoran, Inc  
170 Commerce Way, Suite 102  
Portsmouth, New Hampshire 03801

○○○○ TAKING YOU THERE

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



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

# Abutters List

**Noble - Residential Tidal Docking Structure  
41 Carters Lane, Newington**

01.31.25

47539.01

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	1	CYRUS AND ROBIN NOBLE	[REDACTED]
5	2	TOWN OF NEWINGTON	[REDACTED]
10	7	MATTHEW A. MORTON REVOC. TRUST	[REDACTED]

7020 0640 0001 3191 8460

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- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

Total Postage

Sent To **TOWN OF NEWINGTON**  
 Street and Apt **205 NIMBLE HILL ROAD**  
 City, State, ZIP **NEWINGTON, NH 03801**  
 Project #: 47539.01



PS Form 3800

7020 0640 0001 3191 8477

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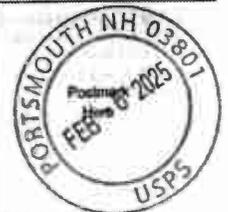
Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

Total Postage

Sent To **MATTHEW A. MORTON REVOCABLE TRUST**  
 Street and Apt [REDACTED]  
 City, State, ZIP [REDACTED]



PS Form 3800

**LEGEND:**

- MAP 10 LOT 7  
 A.G. ASSESSORS MAP / LOT NUMBER  
 B.G. ABOVE GRADE  
 BK. PG. BELOW GRADE  
 DHF BOOK/PAGE  
 EG DRILL HOLE FOUND  
 EL ELEVATION  
 EM ELECTRIC METER  
 EP EDGE OF PAVEMENT  
 INV INVERT  
 IRF IRON PIPE FOUND  
 IRP IRON ROD FOUND  
 MHW MEAN HIGH WATER  
 N/F NOW OR FORMERLY  
 PSMH NEW ENGLAND TELEPHONE COMPANY  
 PVC PUBLIC SERVICE COMPANY OF NH  
 RCRD POLYVINYL CHLORIDE PIPE  
 S.F. ROCKINGHAM COUNTY  
 WM REGISTRY OF DEEDS  
 WP SQUARE FEET  
 GUY WIRE WATER METER  
 UTILITY POLE WHITE PINE  
 HYDRANT  
 WATER SHUT OFF  
 WATER GATE VALVE  
 WELL  
 CONIFEROUS TREE  
 DECIDUOUS TREE  
 BOUNDARY LINE  
 SETBACK LINE  
 OVERHEAD UTILITIES  
 POST & ROPE FENCE  
 STOCKADE FENCE  
 BOX WIRE FENCE  
 DRAIN LINE  
 EXISTING CONTOUR  
 EDGE OF WETLAND  
 HIGHEST OBSERVABLE TIDE LINE  
 FEMA FLOOD HAZARD LINE  
 EDGE OF WOODS  
 250' SHORELAND PROTECTION ZONE  
 150' WOODLAND BUFFER  
 100' TIDAL BUFFER ZONE  
 50' WATERFRONT BUFFER  
 PAVEMENT  
 GRAVEL  
 CONCRETE  
 WETLAND  
 LEDGE

**PLAN REFERENCES:**

- "A PLAN OF LAND IN THE TOWN OF NEWINGTON, N.H. COUNTY OF ROCKINGHAM BELONGING TO NELLIE E. PICKERING OF SAID TOWN, FOUR PARCELS OF LAND TO BE DEEDED TO HER THREE SONS & DAUGHTER, SURVEYED MARCH 1967," BY SURVEYOR W. A. GUNNARSON, RCRD PLAN #1079.
- "PLAN OF LAND BELONGING TO KENNETH E. PICKERING, SR. & BARBARA J. PICKERING NEWINGTON, N.H." SURVEYED BY K. E. MOORE & B.G. STAPLES, DATED MARCH 1971, RCRD PLAN #2236.
- "SUBDIVISION PLAN FOR LEON A. & PHYLLIS P. PICKERING NEWINGTON, N.H." BY EMERY ENGINEERING, DATED DECEMBER 4, 1987, RCRD PLAN #D-17944.
- "LOT LINE VERIFICATION PLAN FOR CARTERS LANE TERMINUS NEWINGTON, N.H. COUNTY OF ROCKINGHAM" BY KNIGHT HILL SURVEYING SERVICES, INC., DATED DEC. 31, 2015, RCRD PLAN #D-40391.

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 MAY, 2023. 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.



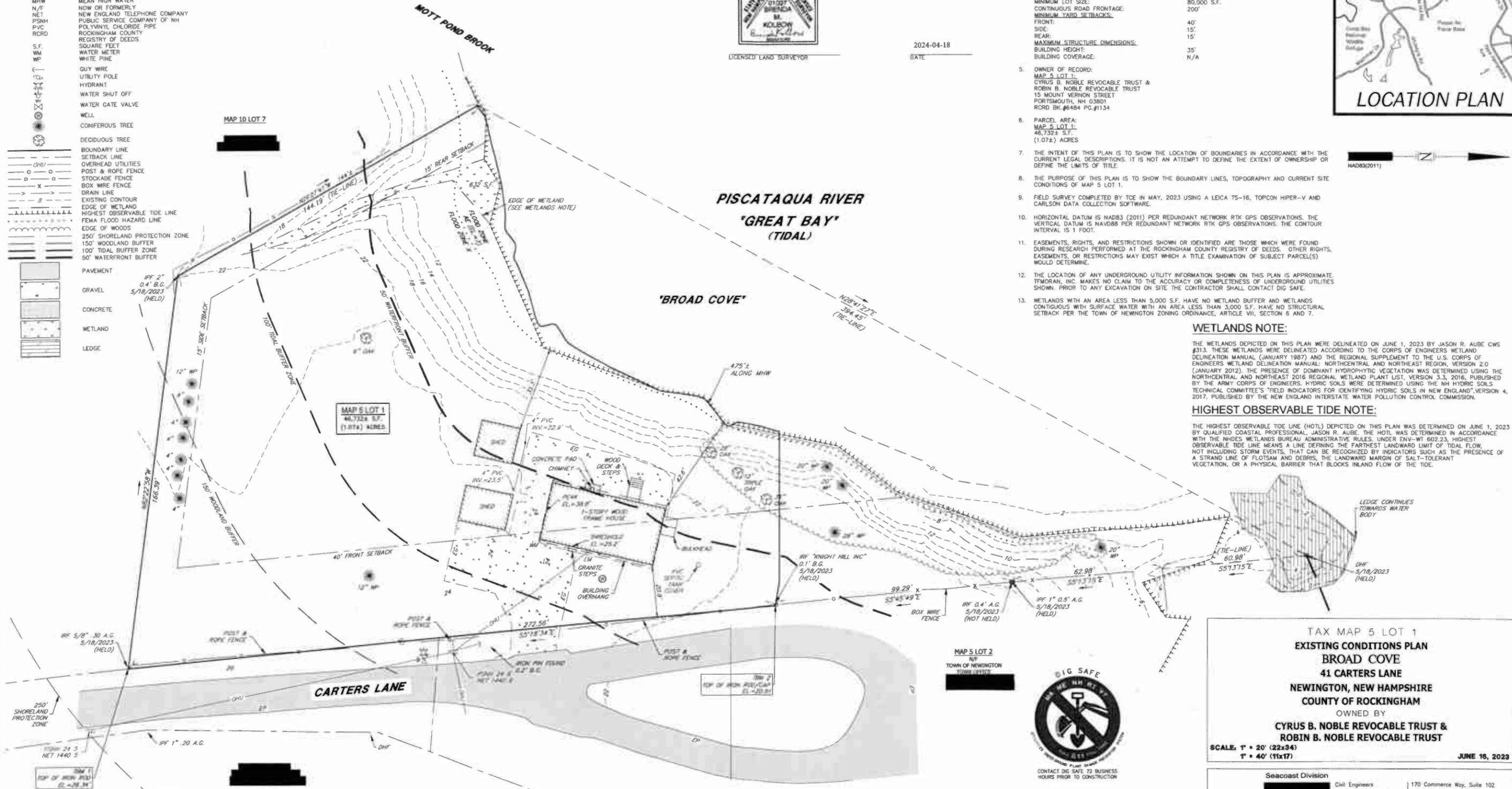
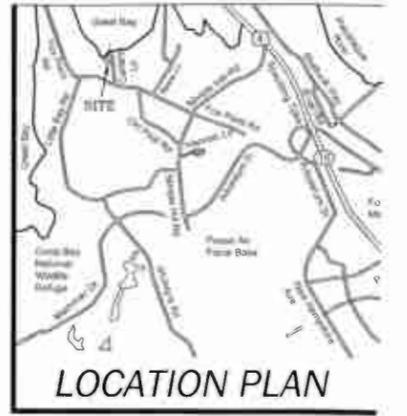
LICENSED LAND SURVEYOR

2024-04-18

DATE

**NOTES:**

- THE PARCEL IS LOCATED IN THE RESIDENTIAL (R) ZONING DISTRICT AND THE NHDES 250' SHORELAND PROTECTION ZONE.
- THE PARCEL IS SHOWN ON THE TOWN OF NEWINGTON ASSESSOR'S MAP 5 AS LOT 1.
- THE PARCEL IS LOCATED IN ZONES AE, WITH A BASE FLOOD ELEVATION OF 7' AND ZONE X, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 255 OF 681, MAP NUMBER 33015C0255F, MAP REVISED JANUARY 29, 2021.
- DIMENSIONAL REQUIREMENTS:**  
 MINIMUM LOT SIZE: 80,000 S.F.  
 CONTINUOUS ROAD FRONTAGE: 200'  
 MINIMUM YARD SETBACKS:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 15'  
**MAXIMUM STRUCTURE DIMENSIONS:**  
 BUILDING HEIGHT: 35'  
 BUILDING COVERAGE: N/A
- OWNER OF RECORD:  
 MAP 5 LOT 1:  
 CYRUS B. NOBLE REVOCABLE TRUST &  
 ROBIN B. NOBLE REVOCABLE TRUST  
 15 MOUNT VERNON STREET  
 PORTSMOUTH, NH 03801  
 RCRD BK. 8444 PG. #1134
- PARCEL AREA:  
 MAP 5 LOT 1:  
 46,732± S.F.  
 (1.07±) ACRES
- 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.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 5 LOT 1.
- FIELD SURVEY COMPLETED BY TCE IN MAY, 2023 USING A LEICA TS-16, TOPCON HIPER-V AND CARLSON DATA COLLECTION SOFTWARE.
- 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.
- 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.
- 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.
- WETLANDS WITH AN AREA LESS THAN 5,000 S.F. HAVE NO WETLAND BUFFER AND WETLANDS CONTIGUOUS WITH SURFACE WATER WITH AN AREA LESS THAN 3,000 S.F. HAVE NO STRUCTURAL SETBACK PER THE TOWN OF NEWINGTON ZONING ORDINANCE, ARTICLE VII, SECTION 6 AND 7.



**WETLANDS NOTE:**

THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON JUNE 1, 2023 BY 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.

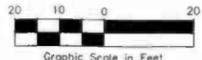
**HIGHEST OBSERVABLE TIDE NOTE:**

THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 1, 2023 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. 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 MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

TAX MAP 5 LOT 1  
**EXISTING CONDITIONS PLAN**  
**BROAD COVE**  
**41 CARTERS LANE**  
**NEWINGTON, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
 OWNED BY  
**CYRUS B. NOBLE REVOCABLE TRUST &**  
**ROBIN B. NOBLE REVOCABLE TRUST**  
 SCALE: 1" = 20' (22x34)  
 1" = 40' (11x17)  
**JUNE 16, 2023**



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REV.	DATE	DESCRIPTION	DR	CK
	12/29/2023	NO REVISIONS THIS SHEET	BCH	JCC

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  
 47539-00  
 DR MYP FB 580  
 CK BMK CADFILE SEE MARGIN  
 S-1

Apr 18, 2024 - 11:28am \\TFM-BEDFOR\Projects\Civil\Survey\MISC\Projects\47539 - Carters Lane, Newington, NH\47539-00\Noblr-41\Carters Lane, Newington\Cartson Survey\Owgn\47539-00 Survey.dwg



TIDAL ELEVATIONS		
MHW	3.38	----- MHHW
MHW	3.01	----- MTL
MTL	-0.37	----- MLLW
MLW	-3.73	----- MLLW
MLLW	-3.99	----- MLLW

(NOT SHOWN)  
(NOT SHOWN)

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423005, ATLANTIC TERMINALS, NEW HAMPSHIRE AND AS USED WITHIN THE CITY OF DURHAM 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)

**NOTES**

1. QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING THE PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #844), ASSISTED WITH PLAN DEVELOPMENT.
3. FINAL PILE LOCATION TO BE DETERMINED BY CONTRACTOR BASED UPON FIELD CONDITIONS.
4. SEASONAL DOCK COMPONENTS NOT TO BE STORED ON SHORELINE DURING THE NON-BATING SEASON.
5. NO HARDSCAPE WALKWAY TO BE BUILT FOR PIER ACCESS.

**TIDAL DOCK REGULATIONS**

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

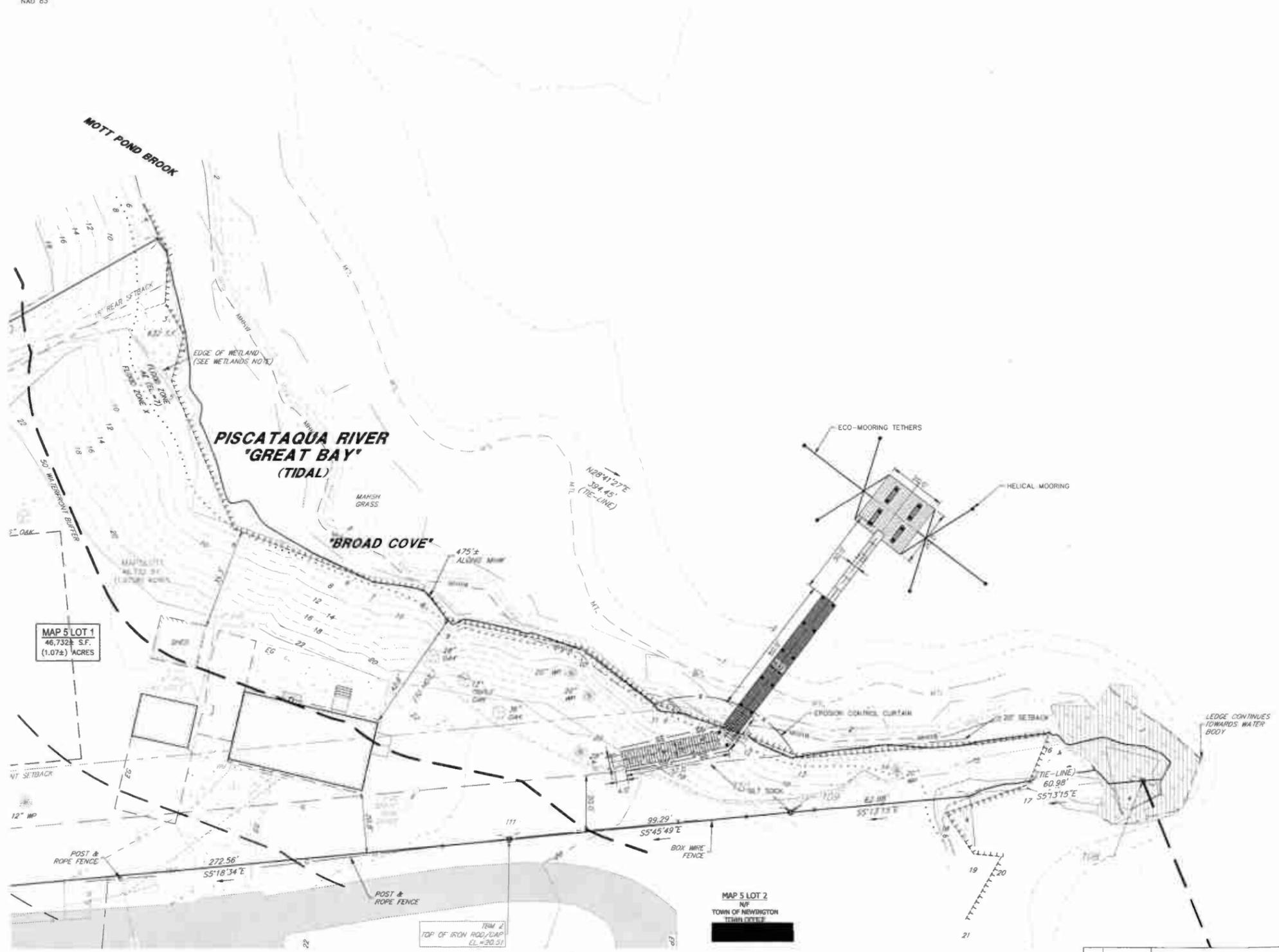
MINIMAL TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FT	105 FT
25% OF WATERWAY WIDTH AT MEAN LOW WATER	N/A	N/A
OVERALL FOOTPRINT	1,500 SF	1,082 SF
OVERALL FLOAT FOOTPRINT	400 SF	400 SF

IMPACT AREAS		
DOCK IMPACTS	TEMPORARY/SEASONAL	PERMANENT
TIDAL SURFACE WATERS	484 SF	348 SF
UPLAND TIDAL BUFFER ZONE	0 SF	255 SF
TOTAL	484 SF	603 SF

**IMPACT AREAS**

PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS	348 S.F.
PROPOSED SEASONAL IMPACTS WITHIN TIDAL SURFACE WATERS	484 S.F.
PROPOSED PERMANENT IMPACTS WITHIN PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE	255 S.F.



**SITE DEVELOPMENT PLANS**

TAX MAP 5 LOT 1  
**DOCK PROPOSED CONDITIONS**  
 NOBLE RESIDENCE  
 41 CARTERS LANE  
 NEWINGTON, NEW HAMPSHIRE  
 COUNTY OF ROCKINGHAM  
 OWNED BY AND PREPARED FOR  
 CYRUS B. NOBLE REVOC. TRUST

1"=40' (11"X17")  
 SCALE: 1"=20' (22"X34")

FEBRUARY 05, 2025

---

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

170 Commerce Way  
 Portsmouth, NH 03801  
 Phone (603) 431-2222  
 Fax (603) 431-0190  
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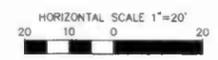
FILE NO.	47539.01	BR	LST	FB	
CK	JRA	CADFILE	47539.01--DOCK--PLANS		C-01

Oct 21, 2025 - 4:37pm  
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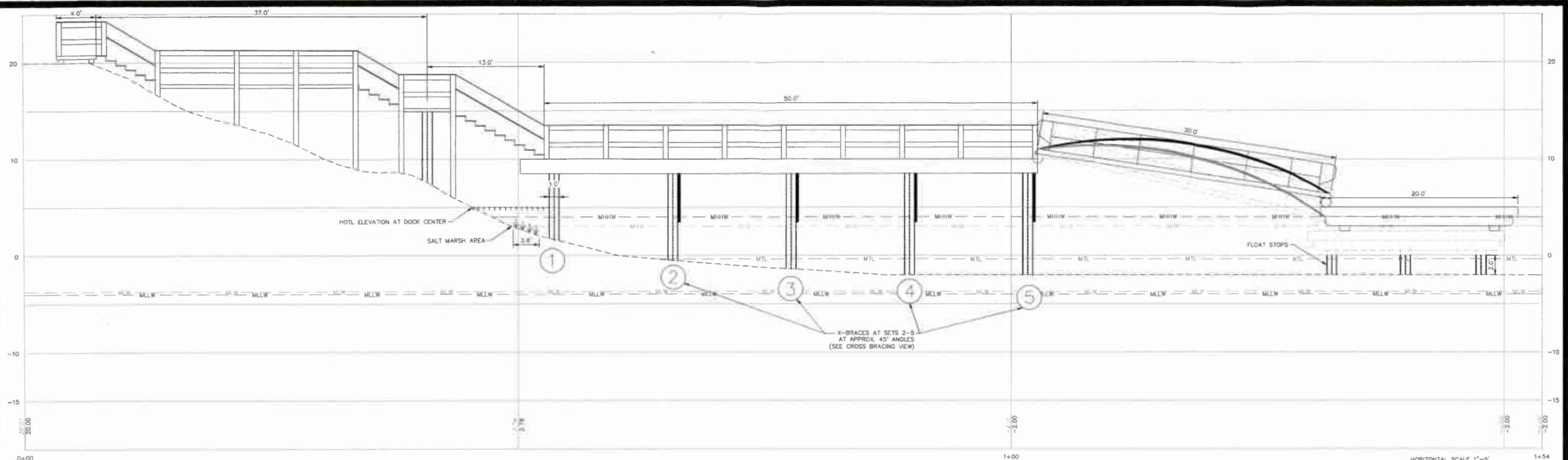
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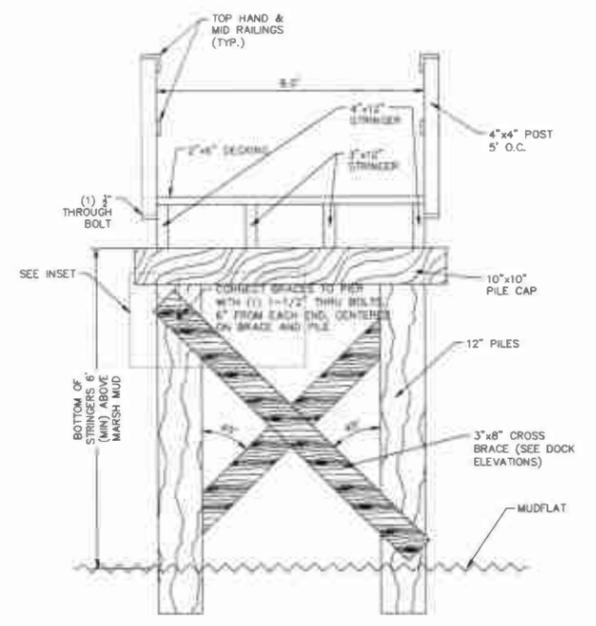


REV	DATE	DESCRIPTION	DR	CK

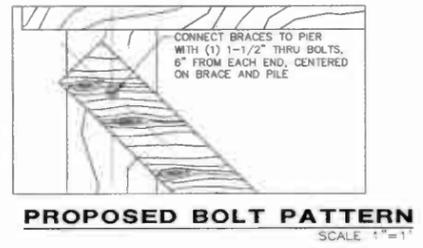
Oct 16, 2025 - 4:22pm  
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 TFM\Projects\47539-01 Carters Lane, Newington, NH\47539-01 Dock-Plans.dwg



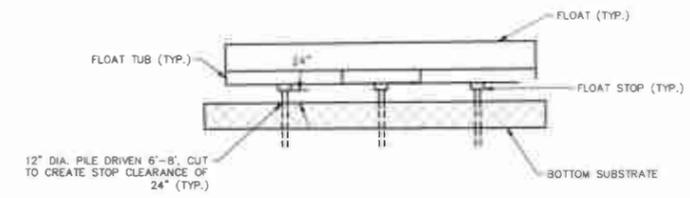
**PROPOSED DOCK PROFILE**



**CROSS BRACING VIEW**  
SCALE 1"=2'



**PROPOSED BOLT PATTERN**  
SCALE 1"=1'



**PROPOSED FLOAT STOP**  
NOT TO SCALE

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.

**SITE DEVELOPMENT PLANS**

TAX MAP 5 LOT 1  
**DOCK DETAILS**  
**NOBLE RESIDENCE**  
**41 CARTERS LANE**  
**NEWINGTON, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
 OWNED BY AND PREPARED FOR  
**CYRUS B. NOBLE REVOC. TRUST**

SCALE: AS NOTED      **FEBRUARY 05, 2025**



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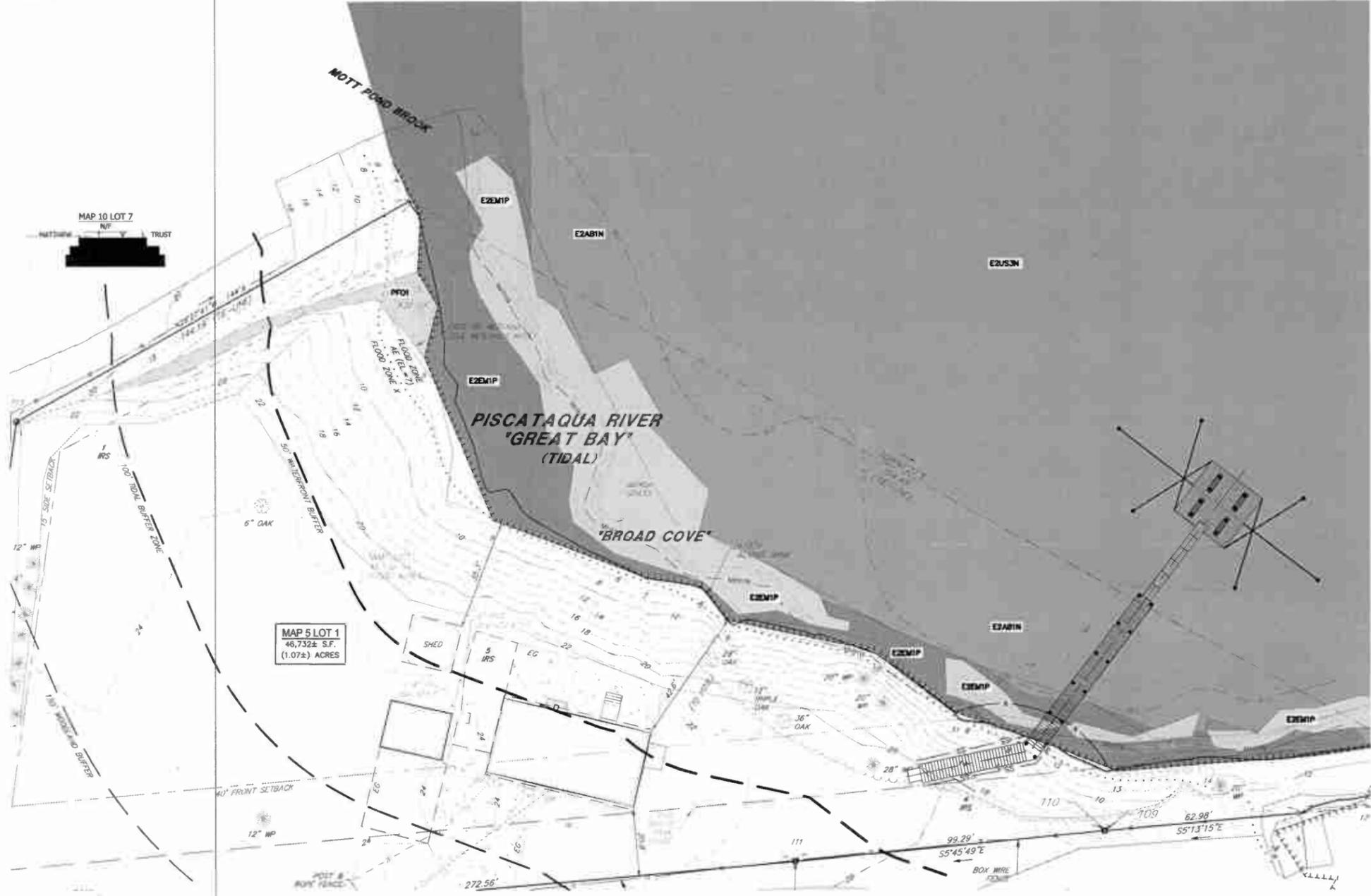
REV	DATE	DESCRIPTION	LST	JRA	DR	CK
1	5/20/2025	ADDED CROSS BRACING VIEW				

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

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 Fax (603) 431-0190  
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47539.01 DR LST FB  
 CK JRA CADFILE 47539.01-DOCK-PLANS      C-02





WETLAND CLASSIFICATION	
PF01	PALLUSTRIAN, FORESTED, BROAD-LEAVED DECIDUOUS
E2EM1P	ESTUARINE, INTERTIDAL, EMERGENT, PERSISTENT, IRREGULARLY FLOODED
E2AB1N	ESTUARINE, INTERTIDAL, AQUATIC BED, ALGAL, REGULARLY FLOODED
E2AL	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, REGULARLY FLOODED
E2E1N	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, ORGANIC MATTER, REGULARLY FLOODED

- NOTES**
1. QUALIFIED COASTAL PROFESSIONAL JASON R. AUBE, USING PUBLISHED NOAA DATA, COMPLETED THE WETLAND FUNCTIONAL ASSESSMENT AND WETLAND CLASSIFICATION.
  2. THE U.S. FISH AND WILDLIFE SERVICE (USFWS) NATIONAL WETLANDS INVENTORY (NWI) WAS REFERENCED IN CREATION OF THIS PLAN.

MAP 5 LOT 1  
46,732± S.F.  
(1.07±) ACRES

**SITE DEVELOPMENT PLANS**  
TAX MAP 5 LOT 1  
**WETLAND & DEEPWATER HABITAT CLASSIFICATION**  
**NOBLE RESIDENCE**  
41 CARTERS LANE  
NEWINGTON, NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM  
OWNED BY AND PREPARED FOR  
**CYRUS B. NOBLE REVOC. TRUST**  
1"=40' (11"X17")  
SCALE: 1"=20' (22"X34") **FEBRUARY 05, 2025**

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REV	DATE	DESCRIPTION	DR	CK

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Structural Engineers  
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JRA CADFILE 47539.01-DOCK-PLANS C-05

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