



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

**87**  
March 25, 2026



**Robert R. Scott, Commissioner**

March 3, 2026

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

**REQUESTED ACTION**

Approve 62 Waterloo Circle Realty LLC's request to perform the following work on Piscataqua River in Dover, NH pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-01662, and in accordance with RSA 482-A:3. No comments were submitted by the Dover Conservation Commission regarding the project as proposed.

Impact 36 square feet (SF) of previously developed upland tidal buffer zone and 344 SF of tidal wetland and tidal waters to modify an existing tidal docking structure by replacing the existing wooden access landing and access stairs with an aluminum access ramp, removing two bench seats extending over the water at the end of the existing pier, extending the fixed pier by 43 feet, and reconfiguring the seasonal ramp and float resulting in a final configuration consisting of a 3 foot x 30 foot aluminum access ramp connected to a permanent 6 foot x 103 foot fixed pier connected to a 3 foot x 40 foot seasonal ramp connected to a 10 foot x 32 foot seasonal float secured with helical moorings and chains. The overall length of this modified docking structure, seaward of the highest observable tide line, is 149 feet, on 281 feet of frontage along the Piscataqua River in Dover.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plan sheets dated May 27, 2025, and September 24, 2025, by Civilworks New England, and received by the NH Department of Environmental Services (NHDES) on September 29, 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. 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.

[www.des.nh.gov](http://www.des.nh.gov)

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

6. 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.
7. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
8. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
9. 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.
10. 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.
11. 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.
12. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.

#### EXPLANATION

NHDES approved this project on January 22, 2026. 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. On June 24, 2025, the NHDES received correspondence from the NH Fish and Game Department (NHF&G) dated May 27, 2025, indicating that the NHB Datacheck report (NHB25-0629) 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.
3. 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.
4. No comments were received by NHDES from the Dover Conservation Commission about this application per Rule Env-Wt 311.06(h).
5. On June 24, 2025, NHDES received correspondence regarding the projects impact on navigation and passage from the Pease Development Authority, Division of Ports and Harbors dated April 14, 2025, 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.
6. 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.

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
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7. NHDES finds that the requirements for a public hearing, as established in RSA 482-A, do not apply as the project will not have a significant environmental impact, as defined in New Hampshire Administrative Rule Env-Wt 104.19, on the resources protected by RSA 482-A, and is not of substantial public interest, as defined in New Hampshire Administrative Rule Env-Wt 104.32.

NHDES Wetlands Bureau permit #2025-01662 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  
Check the Status of your Application



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

APPLICANT'S NAME: 62 Waterloo Circle Realty | TOWN NAME: Dover

	Administrative Use Only	Administrative Use Only	File No.: 2025-01662
			Check No.: 2379
			Amount: \$ 1,428. <sup>00</sup>
			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 <u>Wetland Permit Planning Tool (WPPT)</u> , the Natural Heritage Bureau (NHB) <u>DataCheck Tool</u> , the <u>Aquatic Restoration Mapper</u> , or other sources to assist in identifying key features such as: <u>Priority Resource Areas (PRAs)</u> , <u>protected species or habitats</u> , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="radio"/> Yes <input type="radio"/> No
<ul style="list-style-type: none"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat?                             <ul style="list-style-type: none"> <li>If yes, species or habitat name(s): [REDACTED]</li> <li>NHB Project ID #: [REDACTED]</li> </ul> </li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
• Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC):</li> <li>A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	

irm@des.nh.gov or (603) 271-2147  
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[des.nh.gov](http://des.nh.gov)

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

**SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))**  
 Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

The applicant is proposing to extend an existing timber pier by 43 feet and relocate an existing float and gangway so the float complies with current NHDES Wetland rules for low tide under float clearance, thus be more conforming. The existing access steps to the dock are too steep and unsafe, and are proposed to be replaced with a 3'x30' aluminum ramp within the existing footprint. Permanent impacts, access by barge with pile installation in the dry at low tides.

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

ADDRESS: 62 Waterloo Circle

TOWN/CITY: Dover

TAX MAP/BLOCK/LOT/UNIT: M 76-10

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.16704N 70.82975W

<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: 62 Waterloo Circle Realty, LLC			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Mellor, Duncan			
COMPANY NAME: Civilworks New England			
MAILING ADDRESS: PO Box 1166			
TOWN/CITY: Dover		STATE: NH	ZIP CODE: 03821
EMAIL ADDRESS: dmellor@civilworksne.com			
FAX:		PHONE: 603-749-0443	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>			
If the owner is a trust or a company, then complete with the trust or company information.			
<input 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):

See attached Env-Wt responses.

The project meet the specified plan requirements by Env-Wt 311.03(b)(4).

Env-Wt 600: The required CFA and Vulnerability Assessment are attached. The Project design narrative, design plans are in compliance with Env-Wt 603.06 & 603.07.

Env-Wt 700: The required information and Map detailing are in compliance.

Env-Wt 800: This project does not require a compensatory mitigation as specified in Env-Wt 313.04 (b)(8).

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required

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

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

N/A – Compensatory mitigation is not required

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

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

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

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

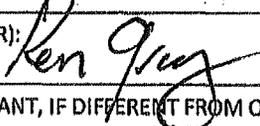
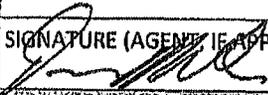
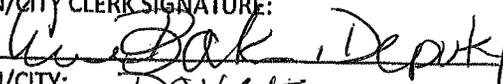
Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			█			█
	Scrub-shrub Wetland			█			█
	Emergent Wetland			█			█
	Wet Meadow			█			█
	Vernal Pool			█			█
	Designated Prime Wetland			█			█
	Duly-established 100-foot Prime Wetland Buffer			█			█
Surface	Intermittent / Ephemeral Stream			█			█
	Perennial Stream or River			█			█
	Lake / Pond			█			█
	Docking - Lake / Pond			█			█
	Docking - River			█			█
Banks	Bank - Intermittent Stream			█			█
	Bank - Perennial Stream / River			█			█
	Bank / Shoreline - Lake / Pond			█			█
Tidal	Tidal Waters			█			█
	Tidal Marsh			█			█
	Sand Dune			█			█
	Undeveloped Tidal Buffer Zone (TBZ)			█			█
	Previously-developed TBZ	30	4	█			█
	Docking - Tidal Water	254	6	█			█
<b>TOTAL</b>		284	10				

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

<input checked="" 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): 30 SF × \$0.40 = \$ 12
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: 254 SF × \$4.00 = \$ 1016
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 1428
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1428</i>

<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>		
Initial each box below to certify:		
Initials: DCM KG	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: DCM KG	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: DCM KG	The signer understands that: <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> </ul>	
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>		
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Ken Gray	DATE: 6-18-25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Duncan Mellor	DATE: 6-16-25
<b>SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: Annie Baker	
TOWN/CITY: DOVER	DATE: 6-19-2025	

**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".

### Dover Tax Map



**Property Information**

Location 62 WATERLOO CR  
 Owner 62 WATERLOO CIRCLE REALTY LLC  
 Land Use 101R  
 Zoning Code R-40  
 Property Id M0076-010000

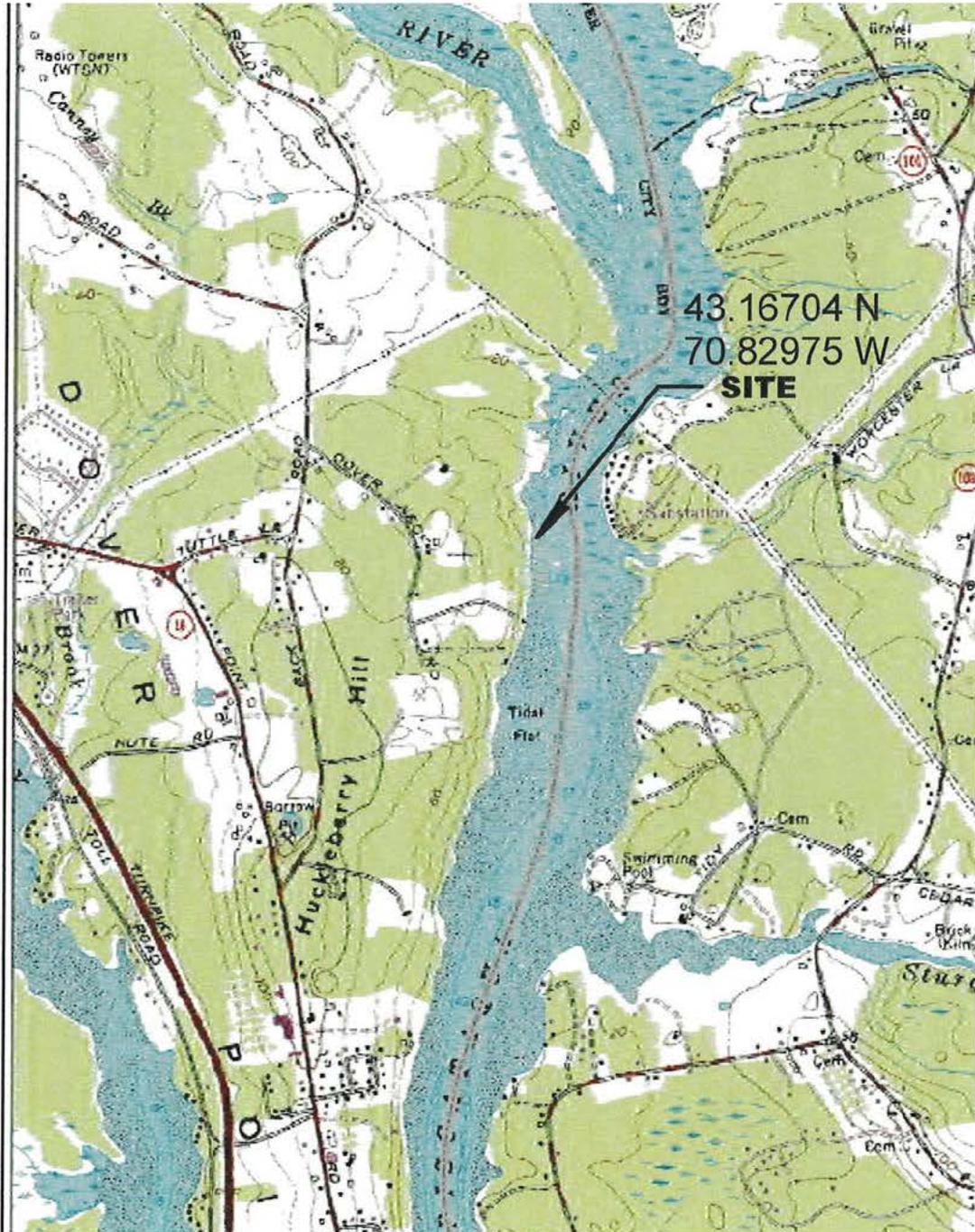


**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

City of Dover, 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 10/30/2023  
Data updated Daily

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



DOCK MODIFICATIONS  
MAP M LOT 76-10  
STRAFFORD COUNTY  
PISCATAQUA RIVER TIDAL

62 WATERLOO CIR. REALTY, LLC



**CNE**   
**CIVILWORKS NEW ENGLAND**  
CIVIL & WATERFRONT ENGINEERING  
 181 Watson Road, PO Box 1166  
 Dover, New Hampshire 03821  
 603.749.6443

VICINITY MAP



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

April 14, 2025

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

Attn: Eben Lewis

Re: 62 Waterloo Cr, Map N Lot 76-10

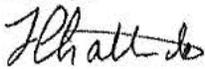
Dear Eben,

We reviewed plans for the extension of an existing pier and floating dock system on the Piscataqua River in Dover at property belonging to

62 Waterloo Circle Realty, LLC  


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: Duncan Mellor, PE  
Civilworks New England

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○○○○ TAKING YOU THERE

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

**Abutters List – May 2025  
62 WATERLOO CIRCLE REALTY LLC**

**Property Location  
62 Waterloo Circle  
Dover, NH 03820  
Tax Map M, Lot 76-10**



**Map/Lot**

**Owner Name & Address**

M 76-9

REYNOLDS NEAL J & PATRICIA A  
TRUSTEES, REYNOLDS NEAL AND  
PATRICIA REVOCABLE TRU



M 74-B

KAGELEIRY CHARLES P &, KAGELEIRY  
SHEILA



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Dover, NH 03821

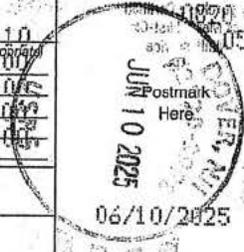
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.68

Sent To *Charles + Sheila Kageleira*  
 Street and  
 City, State,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 07

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Dover, NH 03820

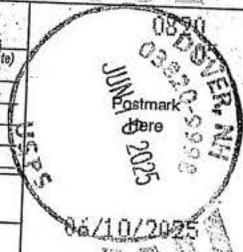
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To *Reynolds Neal J & Patricia A. Trustees*  
 Street and Apt. No.  
 City, State,

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 07

**WETLAND NOTE:**

JURISDICTIONAL WETLANDS WERE FIELD DELINEATED BY DAMON BURT, CWS, OF FRAGGLE ROCK ENVIRONMENTAL, SEPTEMBER 2, 2024 UTILIZING THE FOLLOWING:

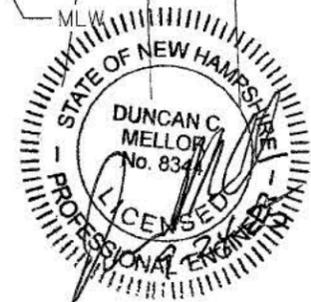
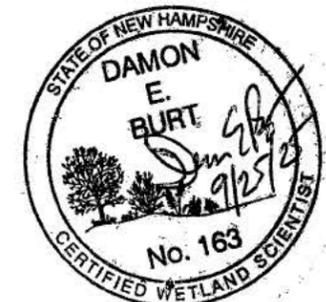
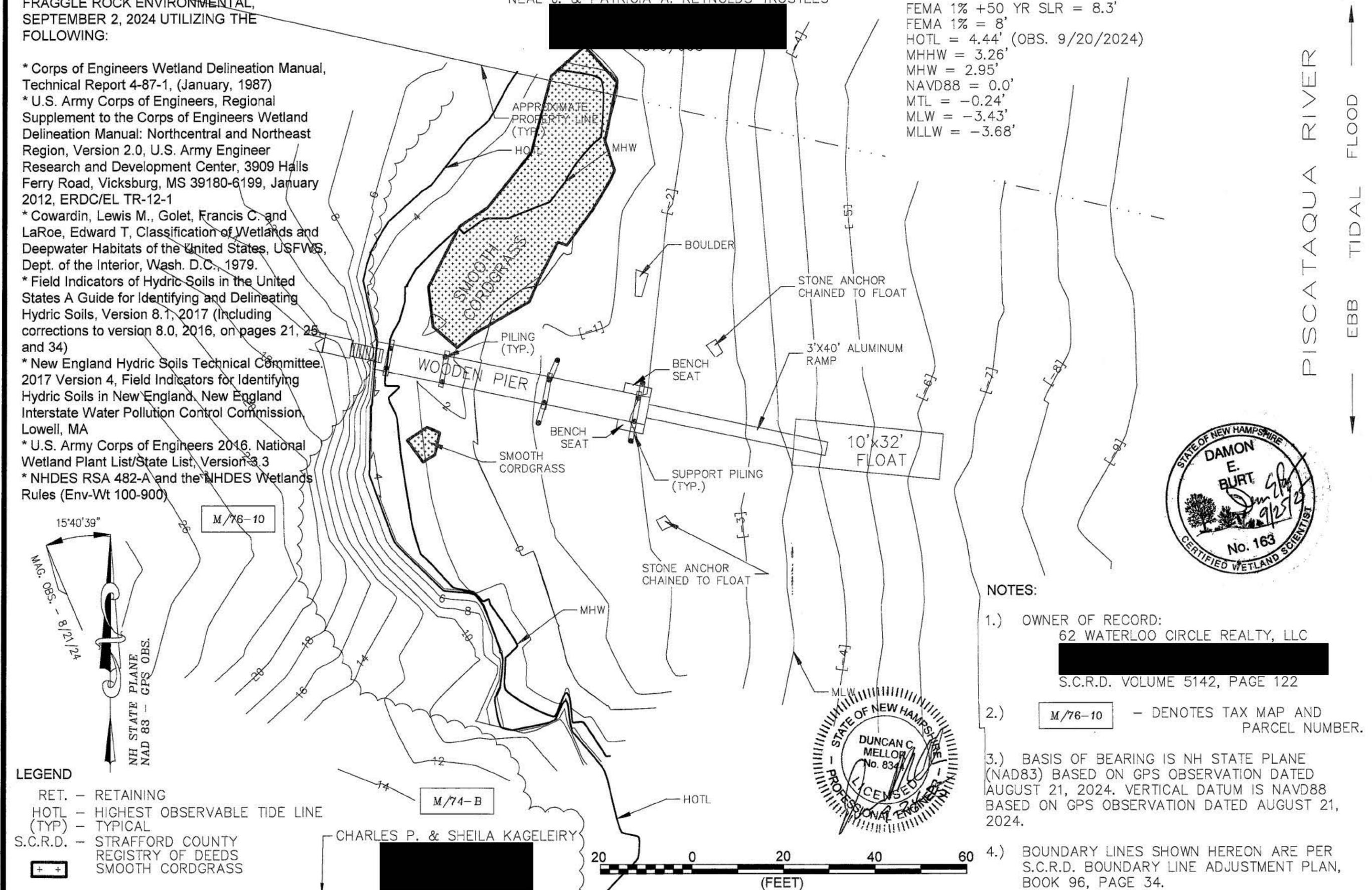
- \* Corps of Engineers Wetland Delineation Manual, Technical Report 4-87-1, (January, 1987)
- \* U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, U.S. Army Engineer Research and Development Center, 3909 Halls Ferry Road, Vicksburg, MS 39180-6199, January 2012, ERDC/EL TR-12-1
- \* Cowardin, Lewis M., Golet, Francis C. and LaRoe, Edward T, Classification of Wetlands and Deepwater Habitats of the United States, USFWS, Dept. of the Interior, Wash. D.C., 1979.
- \* Field Indicators of Hydric Soils in the United States A Guide for Identifying and Delineating Hydric Soils, Version 8.1, 2017 (Including corrections to version 8.0, 2016, on pages 21, 25, and 34)
- \* New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA
- \* U.S. Army Corps of Engineers 2016. National Wetland Plant List/State List, Version 3.3
- \* NHDES RSA 482-A and the NHDES Wetlands Rules (Env-Wt 100-900)

M/76-9

NEAL & PATRICIA REYNOLDS REVOCABLE TRUST  
NEAL J. & PATRICIA A. REYNOLDS TRUSTEES

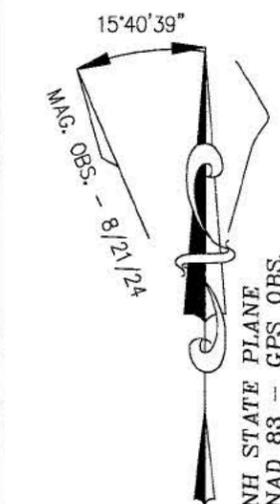
BASED ON NOAA TIDE GAUGES 8423005 AND 8418150 WITH UNH MULTIPLIERS FOR BAY. IN FEET, NAVD88 DATUM, 1983-2001 (CURRENT) TIDAL EPOCH

FEMA 1% +50 YR SLR = 8.3'  
FEMA 1% = 8'  
HOTL = 4.44' (OBS. 9/20/2024)  
MHHW = 3.26'  
MHW = 2.95'  
NAVD88 = 0.0'  
MTL = -0.24'  
MLW = -3.43'  
MLLW = -3.68'

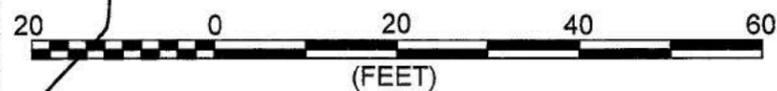


**NOTES:**

- 1.) OWNER OF RECORD:  
62 WATERLOO CIRCLE REALTY, LLC  
[REDACTED]  
S.C.R.D. VOLUME 5142, PAGE 122
- 2.) M/76-10 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED AUGUST 21, 2024. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED AUGUST 21, 2024.
- 4.) BOUNDARY LINES SHOWN HEREON ARE PER S.C.R.D. BOUNDARY LINE ADJUSTMENT PLAN, BOOK 96, PAGE 34.



- LEGEND**
- RET. - RETAINING
  - HOTL - HIGHEST OBSERVABLE TIDE LINE (TYP) - TYPICAL
  - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
  - [+ +] - SMOOTH CORDGRASS



PISCATAQUA RIVER  
EBB TIDAL FLOOD



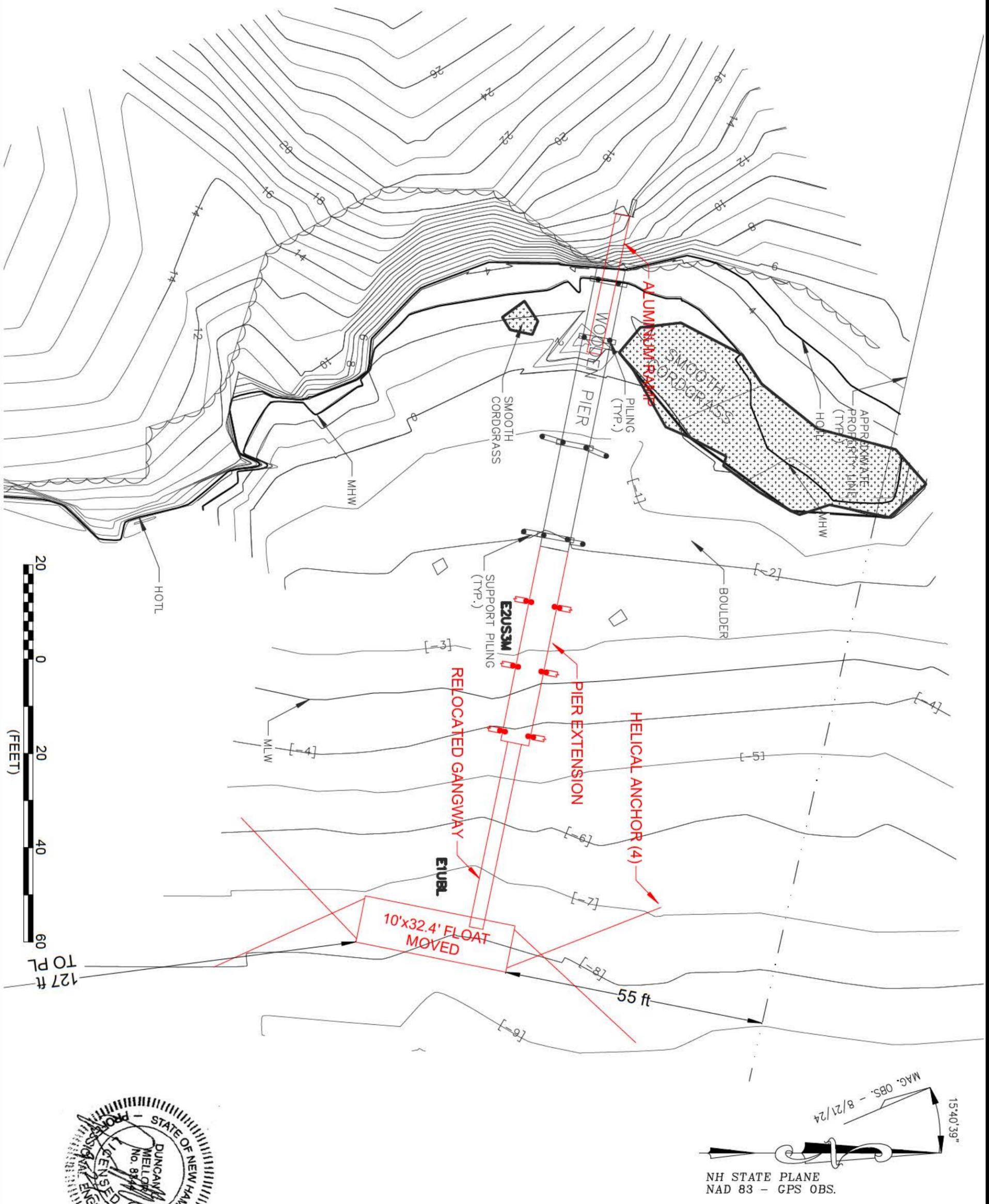
PROJECT NO. : 24072 / 2632	APPROVED BY:
DATE: 9-24-25	SCALE: SHOWN
DRAWN BY: JJH	FILE:
DESIGN BY: DCM	

EXISTING CONDITIONS PLAN

62 WATERLOO CIR. REALTY, LLC  
[REDACTED]

DOCK MODIFICATIONS  
MAP M LOT 76-10

WF - 1

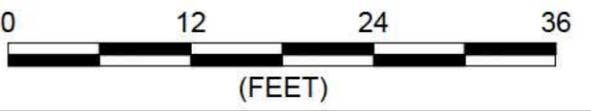
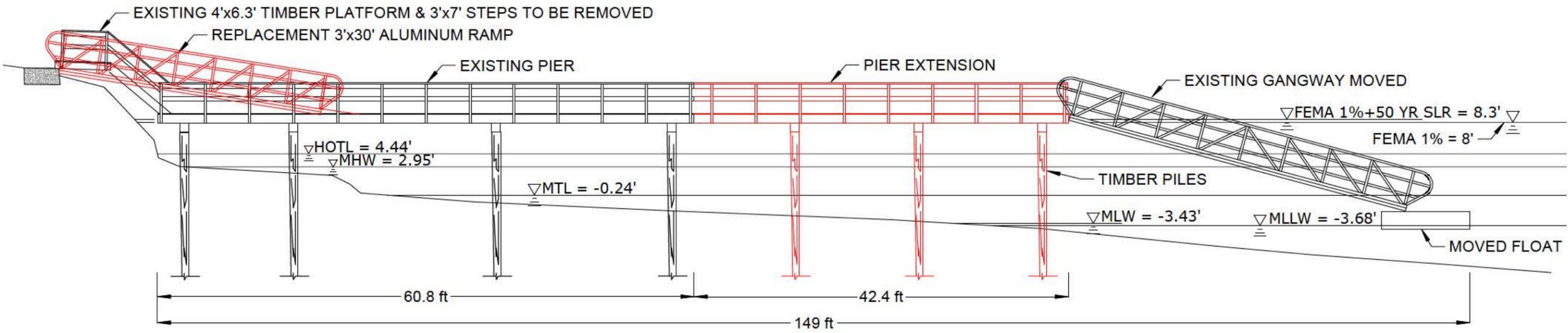
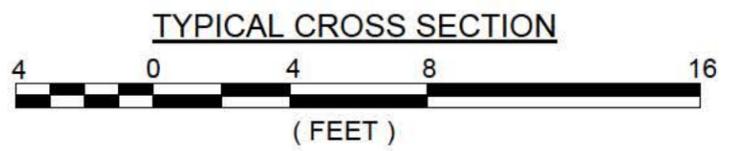
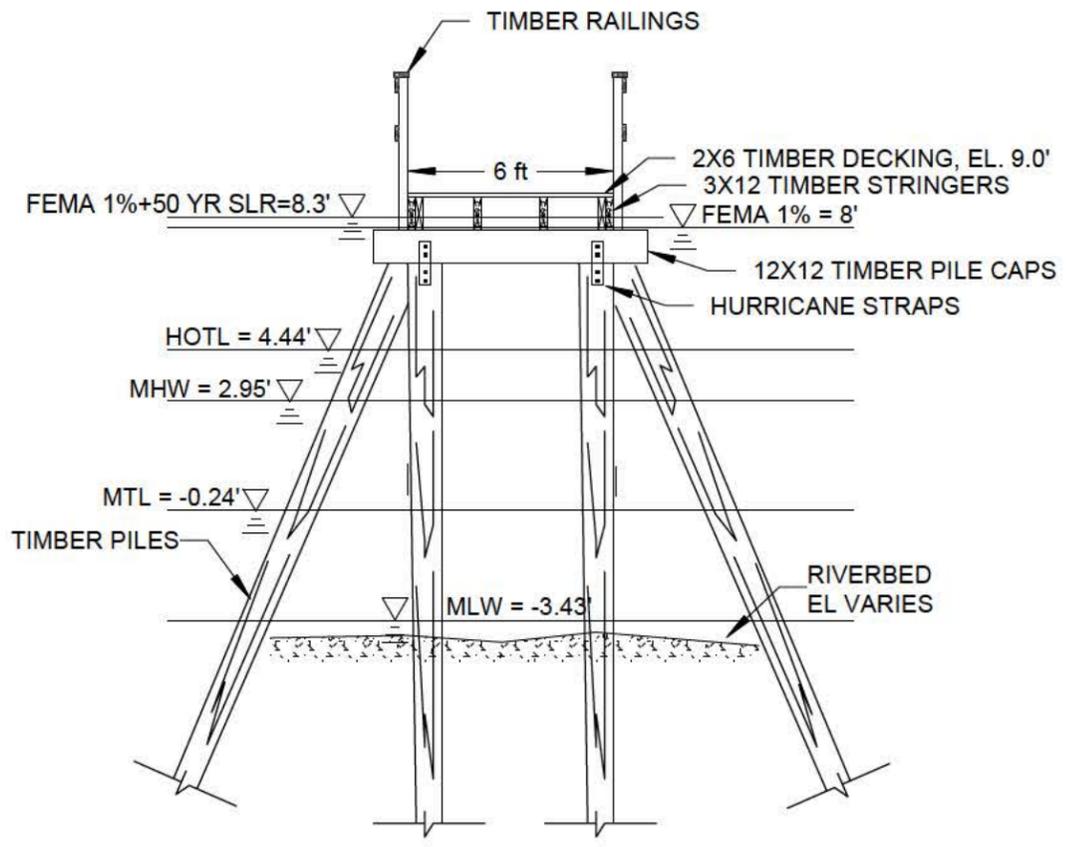


15:40'39"  
 MAG. OBS. - 8/21/24  
 NH STATE PLANE  
 NAD 83 - GPS OBS.

PISCATAQUA RIVER

← EBB TIDAL FLOOD →

<b>MODIFICATION PLAN</b> DOCK MODIFICATIONS MAP M LOT 76-10		PROJECT NO. : 24072 / 2632 DATE: 5-27-25 SCALE: SHOWN DRAWN BY: JUH DESIGN BY: DCM		APPROVED BY: FILE:		 CIVIL & WATERFRONT ENGINEERING 181 Watson Road, PO Box 1166 Dover, New Hampshire 03821 603.749.0443
WF - 2	62 WATERLOO CIR. REALTY, LLC 					



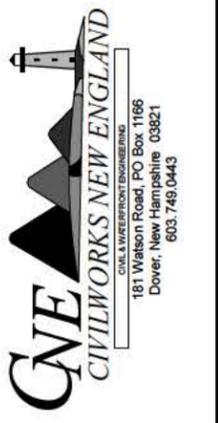
PROFILE

CONSTRUCTION SEQUENCE:

1. ALL WORK OTHER THAN HELICAL MOORING ANCHOR INSTALLATION SHALL BE PERFORMED IN DRY CONDITIONS.
2. INSTALL EROSION CONTROL SOCK AND TURBIDITY CURTAIN AS NEEDED.
3. INSTALL DOCK PILES IN THE DRY. CONSTRUCT DOCK SUPERSTRUCTURE & RAILINGS.
4. REOCATE EXISITNG GANGWAY AND SEASONAL FLOAT.
5. REMOVE EROSION AND TURBIDITY CONTROLS WHEN STABILIZED.

NOTES:

1. THE ATTACHED PE STAMP COVERS CNE SURVEY, PERMIT DRAWING PREPARATION, VULNERABILITY ASSESSMENT AND PRELIMINARY DESIGN. THIS PE STAMP DOES NOT COVER FINAL DOCK STRUCTURE TIMBER DESIGN, WHICH IS BEING PERFORMED BY OTHERS.
2. EXISTING PILE EMBEDMENT PROVIDED NO-BREAKAWAY PERFORMANCE ON THE JANUARY 14, 2024 STORM SURGE WHICH EXCEEDED THE FEMA 1% FLOOD PLUS SEA LEVEL RISE ALLOWANCE. THE PROPOSED DESIGN ENHANCES RESILIENCY WITH DOCK HURRICANE STRAPS.



PROJECT NO. : 24072 / 2632

DATE: 9-24-25

SCALE: SHOWN

DRAWN BY: DCM

DESIGN BY: DCM

62 WATERLOO CIR. REALTY, LLC

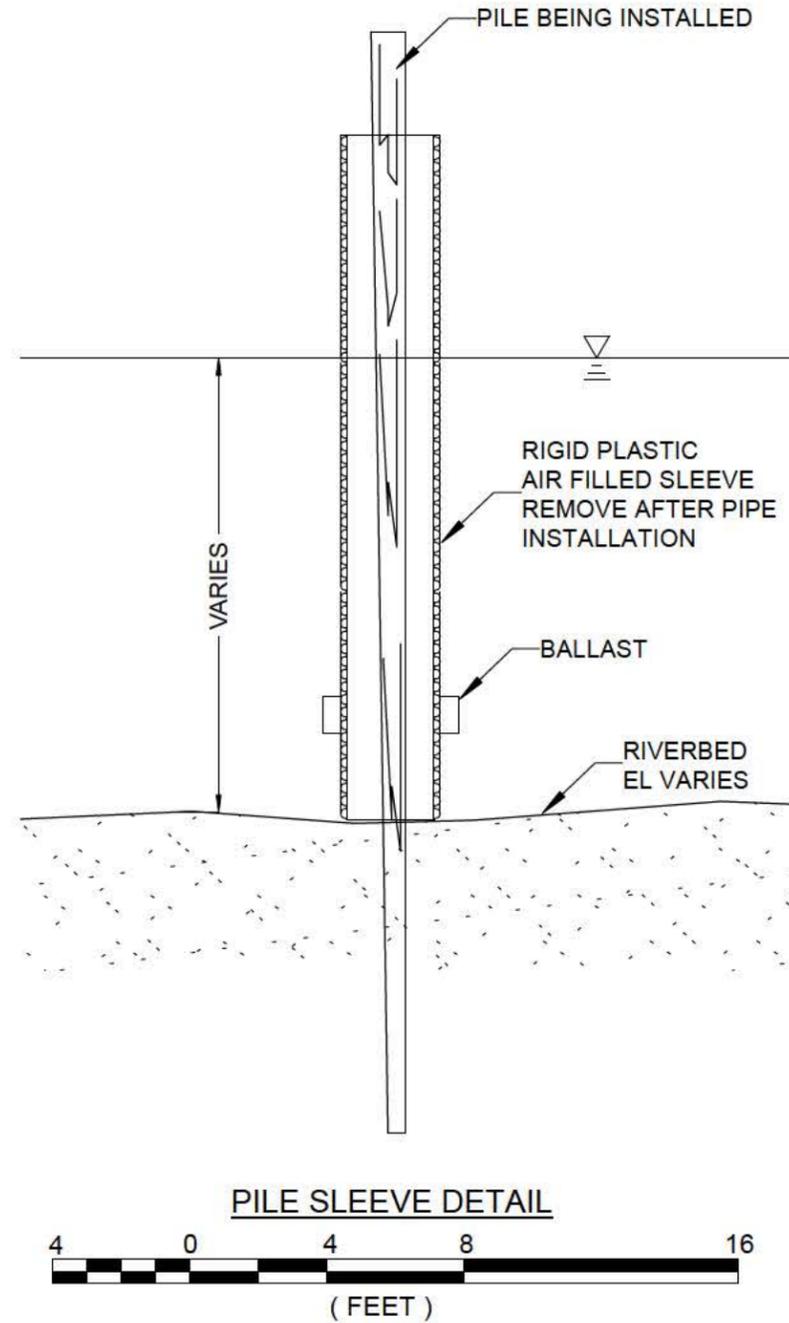
DOCK MODIFICATIONS  
MAP M LOT 76-10

DETAILS

WF - 3

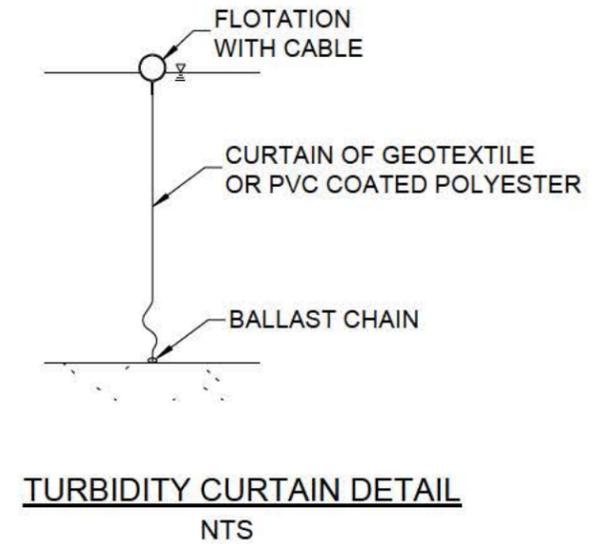
NHB25-0629 New Hampshire Fish and Game Recommended Conservation Measures:

1. Shortnose sturgeon (State Endangered) and Atlantic sturgeon (State Threatened) occur within the vicinity of the project area. All operators and personnel working on or entering the site should be made aware of their potential presence.
2. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) should be communicated during meetings prior to work commencement throughout the construction phase of the project.
3. 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.
4. 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.
5. 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. See Drawing WF-4.
6. All observations of threatened or endangered species on the project site should 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, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
  - a) Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.
7. 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 NHFG and implementation of corrective actions recommended by NHFG.
8. NHFG, including its employees and authorized agents, should have access to the property during the term of the permit.



PILE SLEEVE NOTES:

1. PROVIDE TEMPORARY RIGID PLASTIC AIR FILLED SLEEVE AROUND PILES BEING INSTALLED IN THE WATER COLUMN BETWEEN MARCH 15 TO NOVEMBER 15 TO ATTENUATE UNDERWATER NOISE. COPYRIGHT CIVILWORKS NEW ENGLAND 2025.



CURTAIN NOTES:

1. PROVIDE TYPE 1, 2 OR 3 CURTAIN TO SUIT SITE CONDITIONS.
2. KEEP CURTAIN IN PLACE UNTIL TURBIDITY SETTLES.



PROJECT NO. : 24072 / 2632

DATE: 9-24-25

SCALE: SHOWN

DRAWN BY: DCM

DESIGN BY: DCM

NH FISH & GAME CONDITIONS

62 WATERLOO CIR. REALTY, LLC

DOCK MODIFICATIONS  
MAP M LOT 76-10

WF - 4