



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



June 25, 2026

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

REQUESTED ACTION

Approve Great Bay Marine Inc's request to perform the following work on Little Bay in Newington pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-03191, and in accordance with RSA 482-A:3. No comments were submitted by the Newington Conservation Commission regarding the project as proposed. The Pease Development Authority found that the project will have no negative effect on navigation in the channel.

Impact 858 square feet (SF) of tidal waters to construct a 6 foot x 6 foot concrete access landing for an existing seasonal dock and a new docking structure consisting of a 6 foot x 6 foot concrete access landing connected to a 3 foot x 20 foot seasonal gangway connected to a string of seasonal floats forming a 6 foot x 120 foot pier secured with six timber piles to provide improved docking access at the boat launch for Great Bay Marine in Newington. This docking structure shall extend 138 feet seaward of the mean high water tide line on frontage along Little Bay in Newington.

NHDES imposed the following conditions as part of this approval:

1. The permit is contingent on submittal of a check to the Aquatic Resource Mitigation Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30 for 858 SF of permanent impacts to tidal waters. The applicant shall remit payment in the form of a check payable to "Treasurer- State of NH" and mailed to NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095.
2. All work shall be done in accordance with the approved plan sheets dated November 18, 2025, and revised through April 20, 2026, by Civilworks New England, and received by the NH Department of Environmental Services (NHDES) on April 23, 2026, in accordance with Env-Wt 307.16.
3. 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).
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.

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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).
8. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.
9. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
10. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.

EXPLANATION

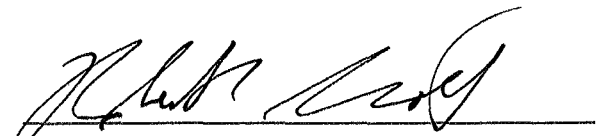
NHDES approved this project on May 26, 2026. NHDES supported its decision with the following findings:

1. This project is classified as a major project per Rule Env-Wt 606.17(a)(1), covering all new overwater structure construction in tidal waters/resources.
2. On November 24, 2025, the NHDES received correspondence from the NHDES Ecological Review Section (ERS) dated October 31, 2025, indicating that the Datacheck report (DCT25-2068) was reviewed for the project as required per Rule Env-Wt 311.06(g), and stated "the design avoids and minimizes impacts and [NHDES ERS has] no further concerns regarding impacts to exemplary natural communities under DCT25-2068."
3. On November 24, 2025, NHDES received correspondence from the NH Fish and Game Department (NHF&G) dated February 25, 2025, indicating that the Datacheck report (DCT25-2068) 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 into the approved plans.
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 November 24, 2025, NHDES obtained a statement dated November 13, 2025, 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 project will have no negative effect on navigation in the channel."
7. The frontage includes approximately 31,000 SF of existing permanent and seasonal tidal docking structures.
8. The project exceeds the criteria in Env-Wt 313.04(b)(8) as the project involves the construction of a tidal docking structure where the combined total of all docking structure surface area on the frontage is 2,000 SF or greater and is therefore not exempt from compensatory mitigation.

9. Mitigation is required for the impacts to tidal waters (a priority resource area) in accordance with Env-Wt 313.04(a).
10. Per Rule Env-Wt 803.10(e), NHDES has accepted the proposal for an in-lieu mitigation payment as the proposal meets the requirements of Env-Wt 803.10(b), and of Env-Wt 803.10(c), and the mitigation type or combination of mitigation types listed in Rule Env-Wt 803.08(a) Table 800-1 that are available in the same watershed as the impacts for compensating jurisdictional area losses are not practicable.
11. The permit is contingent on submittal of a check to the Aquatic Resource Mitigation (ARM) Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30 for the 858 SF of permanent impacts to tidal waters.
12. The payment into the ARM fund shall be deposited in the ARM fund for the Salmon Falls-Piscataqua River watershed per RSA 482-A:29.
13. 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.
14. 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 #2025-03191 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: Great Bay Marine, Inc.

TOWN NAME: Newington

	Administrative Use Only	Administrative Use Only	File No.: 2025-03191
			Check No.: 59836
			Amount: 3439 -
			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?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☒ Yes ☐ No
• 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.	☐ Yes ☒ No
• Protected species or habitat? ○ If yes, species or habitat name(s): [REDACTED] ○ NHB Project ID #: [REDACTED]	☒ Yes ☐ No
• Bog?	☐ Yes ☒ No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	☒ Yes ☐ No
• Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☒ Yes ☐ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
• Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year:	

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

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For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): NA	
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 project parcel is shown on Tax Map 6 as Lot 9, and consists of 36.46± acre lot, currently developed with various boat storage and boat maintenance buildings, driveway, parking, utilities, various piers, floats, and boat ramp. The property abuts the Little Bay Estuary in Newington, NH. The proposed project at Great Bay Marine in Newington, NH involves the installation of a new boarding float structure adjacent to the existing boat launch ramp at 61 Beane Lane. Positioned to the left of the ramp when facing the water, the float will consist of a 6-foot concrete pad anchoring a gangway that connects to a 6-foot by 121-foot boarding float. The float will be supported by piles matching the design and dimensions of the marina's current float system. Construction will take place within the marina's established footprint on Little Bay along the Piscataqua River, offering continued tidal access and enhancing user safety and efficiency during boat launching and retrieval. The project is designed to minimize environmental disruption while improving infrastructure reliability and user access for recreational and commercial maritime activity in the region. The proposed disturbance will be 863 square feet for new float structure installation (720 square feet for floats, 72 square feet for concrete pads, 11 square feet for piles, 60 square feet for the gangway).	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 61 Beane Lane	
TOWN/CITY: Newington, NH 03801	
TAX MAP/BLOCK/LOT/UNIT: Tax Map 6, Lot 9	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: ☐ N/A Little Bay	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

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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: Great Bay Marine Inc.

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 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))☐ N/A

LAST NAME, FIRST NAME, M.I.: Haight, Stephen, J

COMPANY NAME: Civilworks New England

MAILING ADDRESS: P.O. Box 1166

TOWN/CITY: Dover

STATE: NH

ZIP CODE: 03821

EMAIL ADDRESS: permitting@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.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

☒ Same as applicant

NAME:

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):

Env-Wt 400: Env-Wt 406.02, Env-Wt 406.05, & Env-Wt 406.06- N/A No Wetlands located on-site; The project impact a PRA (tidal waters) and qualifies as a major project (Env-Wt 407.02)

Env-Wt 500, and Env-Wt 900: N/A

Env-Wt 600: Construction activities in coastal lands (Env-Wt 602.09); Developed upland (Env-Wt 602.12); Highest Observable Tide Line 'HOTL' (Env-Wt 602.23); Tidal Buffer Zone (Env-Wt 602.52); Tidal Marsh (Env-Wt 602.56); Tidal Shoreline (Env-Wt 602.57); Unaltered State (Env-Wt 602.63); Required information attached to application (603.02); Data screening complete (Env-Wt 603.03); Vulnerability Assessment completed within Coastal Resource worksheet (Env-Wt 603.05); Project Design Narrative complete (Env-Wt 603.06); Design plans have been provided (Env-Wt 603.07); All required information has been provided (Env-Wt 603.08); Proposed project area is located within the Tidal Buffer Zone (Env-Wt 604.02); Avoidance and Minimization complete for coastal project (605.01); Project runoff contained by sediment barriers along the perimeter of the site (Env-Wt 605.02); The project has met all provisions under Env-Wt 606 and qualifies as a major project (606.17) The project has met all provisions under Env-Wt 610 and qualifies as a major project (610.17)

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			☐			☐
	Docking - Tidal Water	863		☐			☐
TOTAL							

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

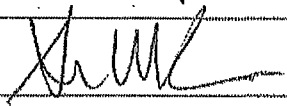
☐	MINIMUM IMPACT FEE: Flat fee of \$400.		
☐	NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).		
☒	MINOR OR MAJOR IMPACT FEE: Calculate using the table below:		
Permanent and temporary (non-docking):		SF	x \$0.60 = \$
Seasonal docking structure: 780		SF	x \$3.00 = \$ 2,340
Permanent docking structure: 83		SF	x \$6.00 = \$ 498
Projects proposing shoreline structures (including docks) add			\$600 = \$ 600
Total =			\$ 3,438

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 3,438

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
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: SM	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: SM	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: SM	The signer understands that: - The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: - Deny the application. - Revoke any approval that is granted based on the information. - If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.	
Initials: SM	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
	SEAN MCKENNA	11/12/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	STEVE HAIGHT	11/13/25
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	
	Doreen Caradonna	
TOWN/CITY: Newington	DATE: 11/19/25	

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

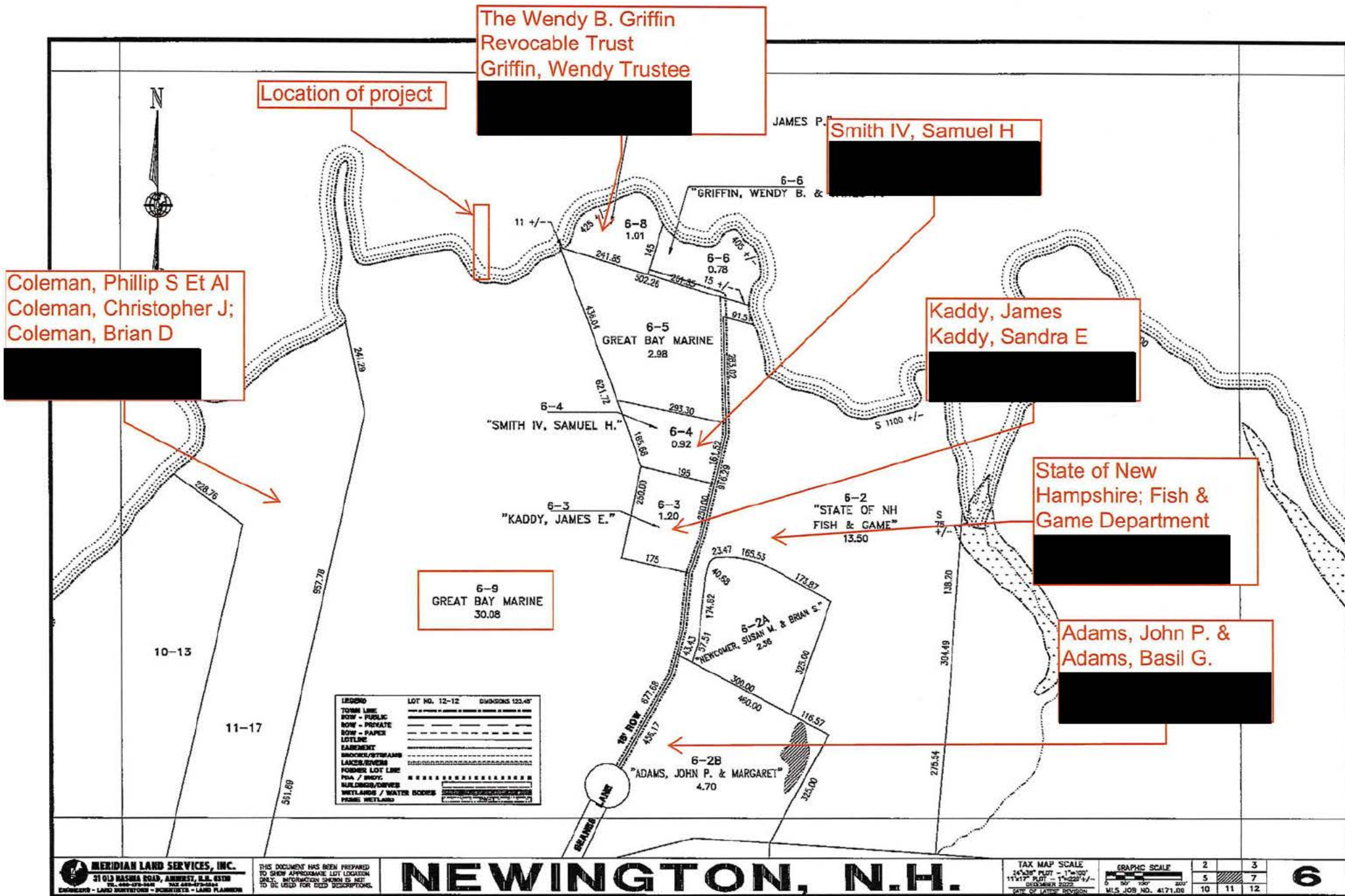
DIRECTIONS FOR APPLICANT:

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

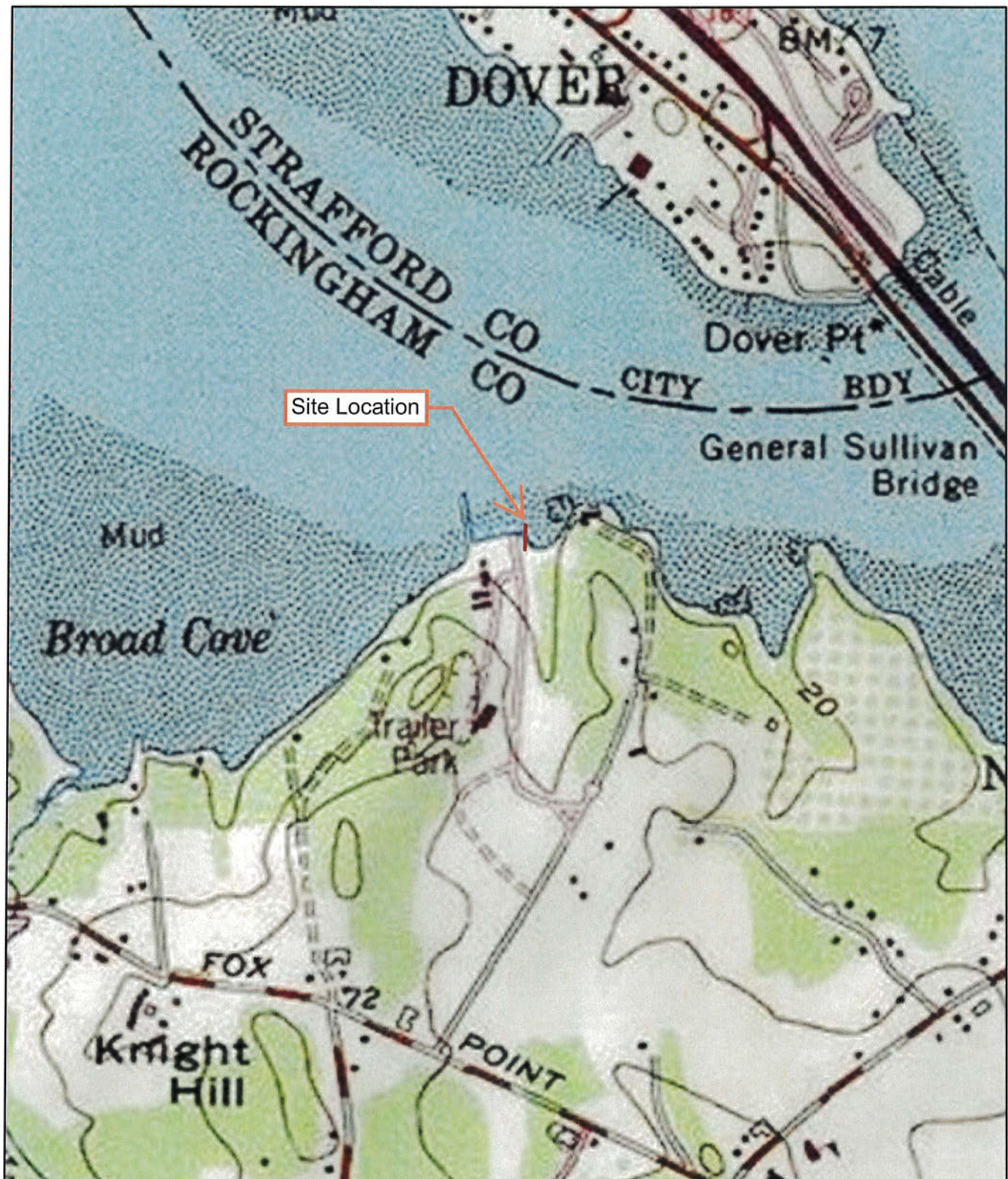
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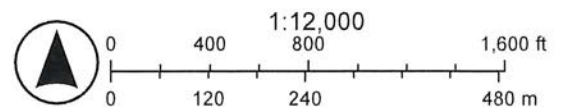


CNE#1728 - Great Bay Marine - USGS Map



11/6/2025, 2:39:32 PM

USA_Topo_Maps



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Prepared By: Civilworks New England



DataCheck Results Letter
For NHDES Ecological Review

To: Steve Haight, Civilworks New England
Po Box 1166
Dover, NH 03821
permitting@civilworksne.com

From: Ecological Review Section
NH Department of Environmental Services
Main Contact: Maddie Severance - EcologicalReviews@des.nh.gov

cc: NHFG Review, David Simmons

Date: 08/04/2025 (valid until 08/04/2026)

Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game

Permits: NHDES - Wetlands Standard Dredge & Fill, USACE - General Permit

DCT ID: DCT25-2068

Town: Newington

Location: 61 Beane Lane

Project Description: There will be a new dock installed to the left of the concrete ramp facing the water, where individuals move their boats in and out. Dimensions will be similar to the existing dock, with a 6' x 6' concrete pad, aluminum gangway, same piles as existing dock, and a 6' x 121' boarding float.

Next Steps for Applicant:

NHDES's Ecological Review Section has searched the Natural Heritage Bureau's (NHB) database of rare species and exemplary natural communities. Please carefully read the comments below and the consultation requirements on the following page.

Plant and Natural

Community Comments: The proposed project area occurs within an exemplary sparsely vegetated intertidal zone. Please indicate how the design of the dock is minimizing impacts to the tidal substrate and allowing as much light to pass through the dock as feasible.

Wildlife Comments: Please refer to NHFG consultation requirements below.



DataCheck Results Letter

For NHDES Ecological Review

Plant and Natural Community Consultation

If this DataCheck letter includes records of rare plants and/or natural communities/systems, please contact the Ecological Review Section and provide any requested supplementary materials by emailing EcologicalReviews@des.nh.gov.

If this DataCheck letter DOES NOT include any records of rare plants and/or natural communities/systems, no further consultation with the Ecological Review Section regarding rare plants and/or natural communities/systems is required.

Wildlife Consultation

If this DataCheck letter DOES NOT include ANY wildlife species records, then, based on the information submitted, no further consultation with the NH Fish and Game Department (NHFG) pursuant to Fis 1004 is required.

If this DataCheck letter includes a record for a threatened (T) or endangered (E) wildlife species, consultation with the New Hampshire Fish and Game Department under Fis 1004 may be required. To review the Fis 1000 rules (effective February 3, 2022), please go to <https://www.wildlife.nh.gov/wildlife-and-habitat/nongame-and-endangered-species/environmental-review>. All requests for consultation and submittals should be sent via email to NHFGreview@wildlife.nh.gov or can be sent by mail, and must include the DataCheck results letter number and "Fis 1004 consultation request" in the subject line.

If the DataCheck response letter does not include a threatened or endangered wildlife species but includes other wildlife species (e.g., Species of Special Concern), consultation under Fis 1004 is not required; however, some species are protected under other state laws or rules, so coordination with NH Fish & Game is highly recommended or may be required for certain permits. While some permitting processes are exempt from required consultation under Fis 1004 (e.g., *statutory permit by notification, permit by rule, permit by notification, routine roadway registration, docking structure registration, or conditional authorization by rule*), coordination with NH Fish & Game may still be required under the rules governing those specific permitting processes, and it is recommended you contact the applicable permitting agency. For projects not requiring consultation under Fis 1004, but where additional coordination with NH Fish and Game is requested, please email NHFGreview@wildlife.nh.gov, and include the DataCheck results letter number and "review request" in the email subject line.

Contact NH Fish & Game at (603) 271-0467 with questions.

Federal ESA Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (<https://ipac.ecosphere.fws.gov/>; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).



DataCheck Results Letter
For NHDES Ecological Review

NHB Database Records:

The following record(s) have been documented in the vicinity of the proposed project. Please refer to this list when coordinating.

Natural Community	State ¹	Federal	Notes
Sparsely vegetated intertidal system	--	--	Threats to these communities are primarily alterations to the hydrology of the wetland (such as alterations that might affect the sheet flow of tidal waters across the intertidal flat) and increased input of nutrients and pollutants in storm runoff.

Vertebrate species	State ¹	Federal	Notes
Atlantic Sturgeon (<i>Acipenser oxyrinchus oxyrinchus</i>)*	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Cliff Swallow (<i>Petrochelidon pyrrhonota</i>)*	T	--	Contact the NH Fish & Game Dept (see above).
Shortnose Sturgeon (<i>Acipenser brevirostrum</i>)*	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

An asterisk (*) indicates that the most recent report for that occurrence was 20 or more years ago.

For all animal reviews, refer to 'Wildlife Consultation' section above. For all federally-listed species, refer to the 'Federal ESA Compliance' section above.

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG.

However, many areas have never been surveyed, or have only been surveyed for certain species.

Surveys are recommended to determine what species/natural communities are present onsite.



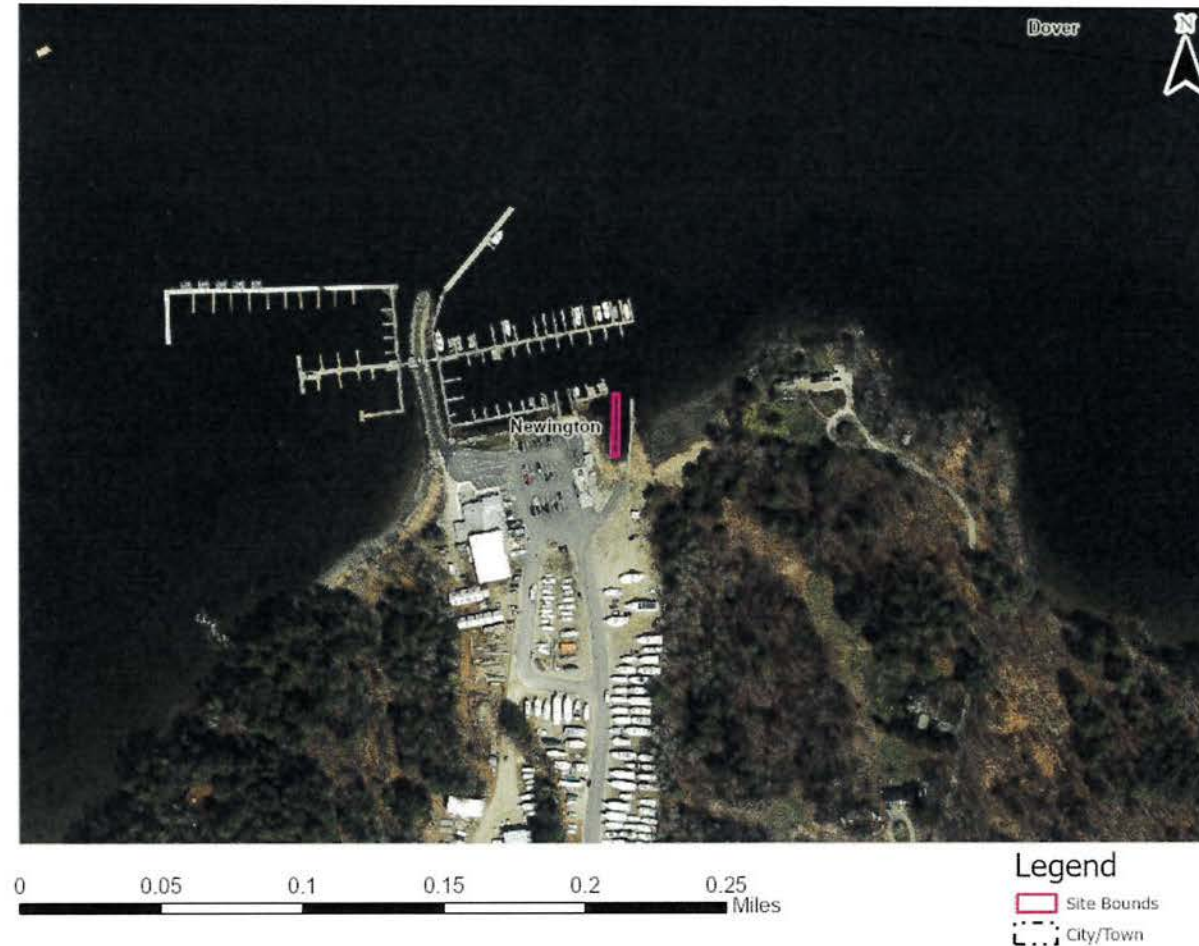
DataCheck Results Letter

For NHDES Ecological Review

Please note: Effective June 10th, 2025, DataCheck letters will no longer include specific locations of rare species and exemplary natural communities. Changes to the map have been made to reflect this update.

Important: The list of rare species and exemplary natural communities that may be impacted by the project is included. Please refer to that list when coordinating.

DCT25-2068





PEASE

INTERNATIONAL

PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

November 13, 2025

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

Attn: Eben Lewis

Re: 61 Beane Lane, Map 6 Lot 9

Dear Eben,

We reviewed plans for the addition of a pile and float system to an existing pier and floating dock system on Little Bay in Newington at property belonging to

Great Bay Marine, Inc
61 Beane Lane
Newington, NH

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

Sincerely,

Tracy R. Shattuck
Chief Harbor Master

Cc: Elijah Allen
Civilworks New England

OOOO TAKING YOU THERE

ph: 603-436-8500

fax: 603-436-2780

www.peasedev.org

Abutters List – November 2025

Great Bay Marine

61 Beane Lane

Newington, NH

Tax Map 06, Lot 09

<u>Map-Lot-Unit</u>	<u>Owner Name & Address</u>
06-08	The Wendy B. Giffin Revoc Trust Griffin, Wendy B. & James P. 
06-05	Great Bay Marine 
06-04	Smith IV, Samuel H 
06-03	Kaddy, James Kaddy, Sanda E. 
06-02	State of New Hampshire Fish & Game Department 
06-02B	Adams, John P. Adams, Basil G. 
11-17	Coleman, Philip S Et Al Coleman, Christopher J Coleman, Brian D 

11-16D

Ten Haagen Family Revoc Trust
Ten Haagen, Joyce & Christopher



11-15A

Westin, Sandra J.



11-15

Westin, Steven T.



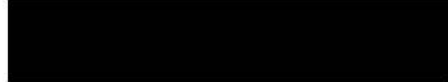
11-14A

Elkins, Cheryl L.



Engineer/Surveyor:

Civilworks New England



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Sent To Cheryl L. Elkins

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

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Sent To The Wendy B. Griffin Revocable Trust
Wendy B. & James P. Griffin

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Sent To Ten Haagen Family Revocable Trust
Joyce & Christopher Ten Haagen

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Sent To Phillip S & Al Coleman
Christopher J. & Brian D. Coleman

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Sent To Great Bay Marine

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Sent To Samuel H. Smith IV

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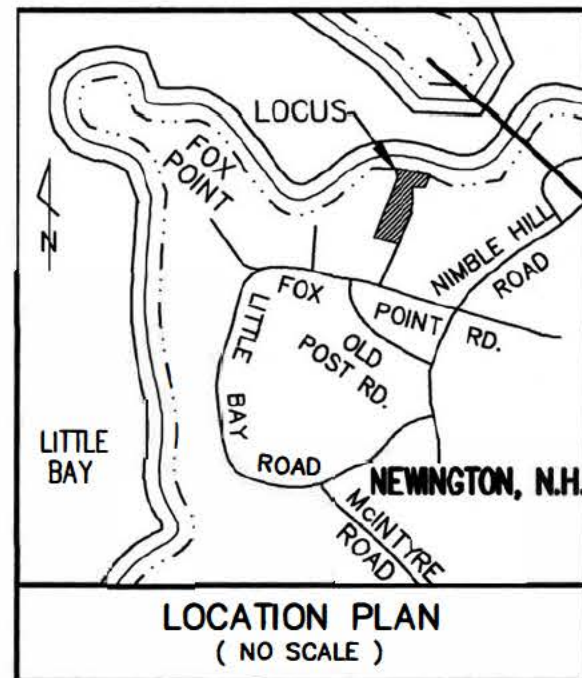
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NOTES:

- OWNER OF RECORD:
GREAT BAY MARINE, INC.
61 BEANE LANE
NEWINGTON, NEW HAMPSHIRE 03801
R.C.R.D. VOLUME 2786, PAGE 422
R.C.R.D. VOLUME 2450, PAGE 1914
- 6 / 9 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA:
6 / 9 = 1,518,700 S.F. ± / 34.9 Ac. ±
6 / 5 = 130,022 S.F. / 2.98 Ac.
- THE INTENT OF THIS PLAN IS TO DEPICT THE PARCELS BOUNDARIES AND EXISTING SITE CONDITIONS AS OF MARCH 6, 2024.
- ZONING DISTRICT: LOT 6/9: MARINA (M)
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 120,000 S.F.
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM FRONTAGE = 300 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 75 FEET
SIDE SETBACK = 30 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET

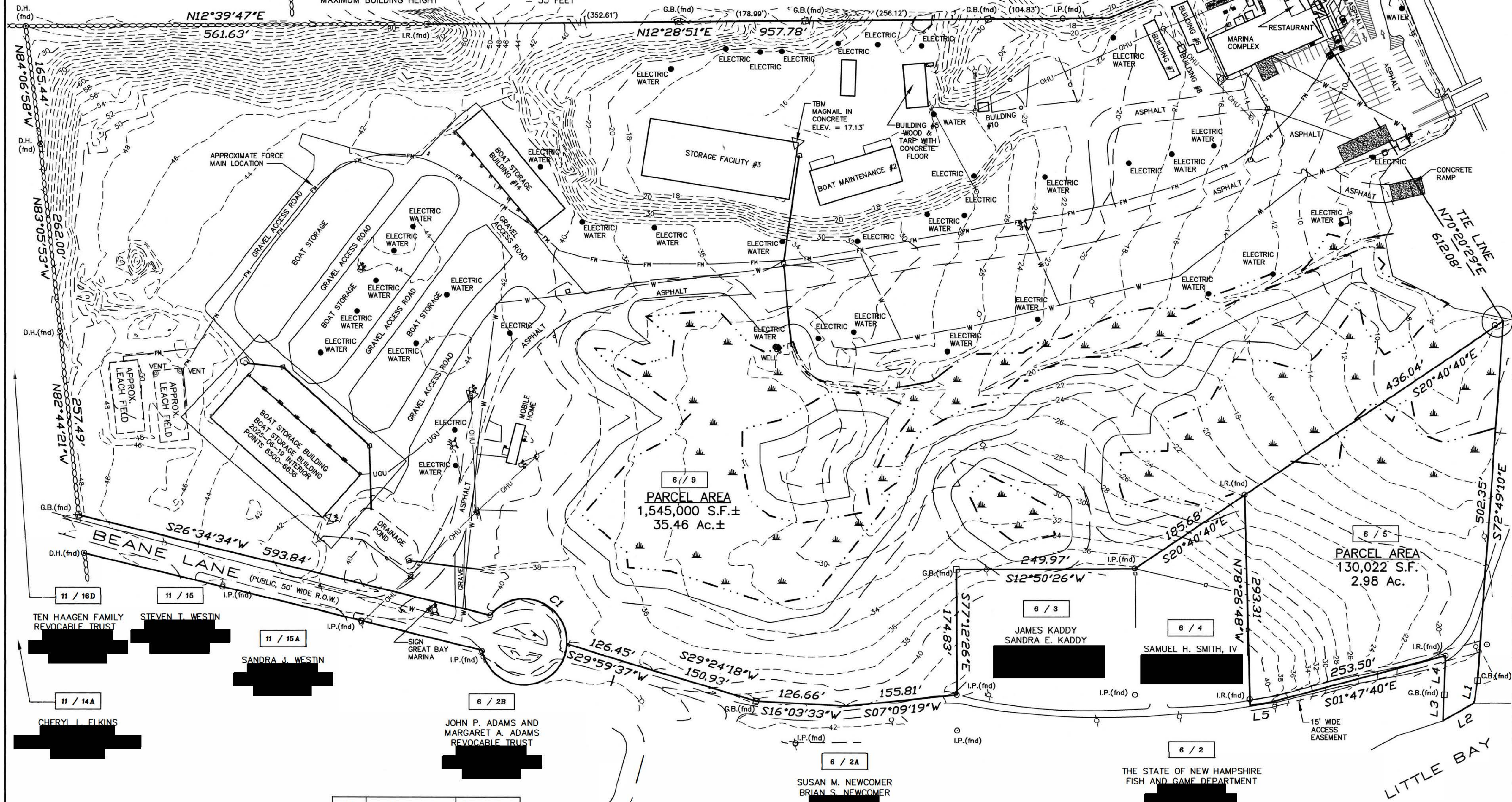
- ZONING DISTRICT: LOT 6/5: RESIDENTIAL (R)
- DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE = 80,000 S.F.
MINIMUM FRONTAGE = 200 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 40 FEET
SIDE SETBACK = 15 FEET
REAR SETBACK = 15 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
- 6.) BASIS OF BEARING IS NH STATE PLANE (NAD83) AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED FEBRUARY 9, 2024.
- 7.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING PERFORMED. CALL DIGSAFE AT 1-888-344-7233.
- 8.) PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS WITHIN 250 FEET OF THE LITTLE BAY REFERENCE LINE.

- 9.) THE SITE EVALUATION OF THE 35.46± ACRE AND 2.98± ACRE PROPERTIES WAS CONDUCTED ON OCTOBER 22, 2025, BY LUKE HURLEY, NH CWS #232. OF HURLEY ENVIRONMENTAL AND PLANNING, LLC. WETLANDS WERE PREVIOUSLY DELINEATED BY LUKE HURLEY ON MAY 24, 2023.

PHILLIP S. COLEMAN
CHRISTOPHER J. COLEMAN
BRIAN D. COLEMAN
130 BLAKE ROAD
STANDISH, ME 04084
PROBATE/E 4347 / 31

REFERENCE PLANS:

- PLAT OF LAND IN NEWINGTON, NEW HAMPSHIRE FOR GREAT BAY MARINA; SCALE: 1" = 100'; BY: DURGIN-SCHOFIELD ASSOCIATES; RECORDED R.C.R.D. PLAN D-21055.
- SUBDIVISION PLAN OF LAND PREPARED FOR ROBERT DUFOUR, NEWINGTON, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 29, 1983; BY: THOMAS F. MORAN, INC.; RECORDED R.C.R.D. PLAN D-11064.
- SUBDIVISION OF LAND OF DORIS BEANE IN NEWINGTON, N.H.; SCALE: 1" = 100'; DATED: JANUARY 18, 1974; BY: MOULTON ENGINEERING CO.; RECORDED R.C.R.D. PLAN 04381.

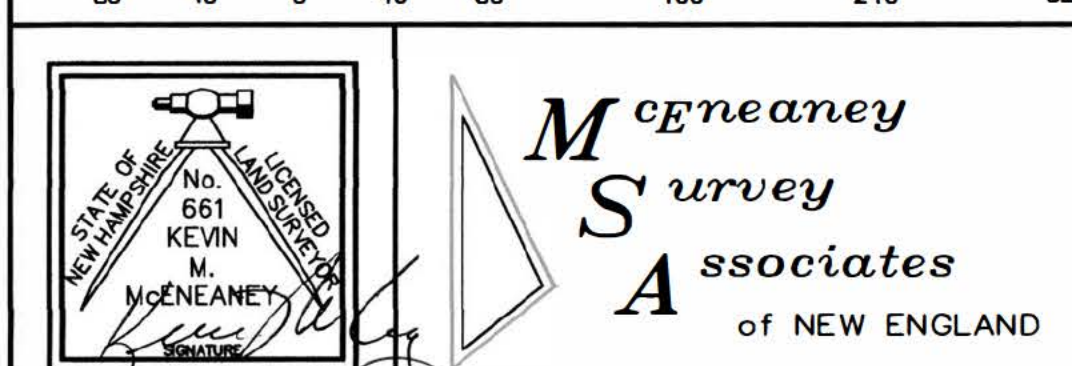
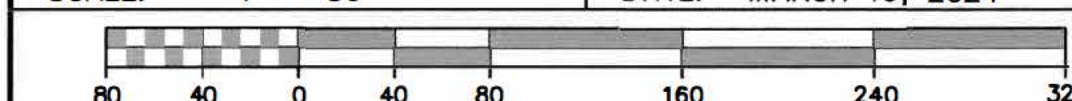


6 / 8
BROAD COVE REALTY TRUST

6 / 6
JAMES P. GRIFFIN
WENDY B. GRIFFIN

EXISTING CONDITIONS PLAN
PREPARED FOR
GREAT BAY MARINE, INC.
TAX MAP 6, LOT Nos. 5 & 9
61 BEANE LANE
TOWN of NEWINGTON
COUNTY of ROCKINGHAM
STATE of NEW HAMPSHIRE

DRAWN BY: KJF
SCALE: 1" = 80'
FILE: MSA\2403\24-2403
DATE: MARCH 19, 2024

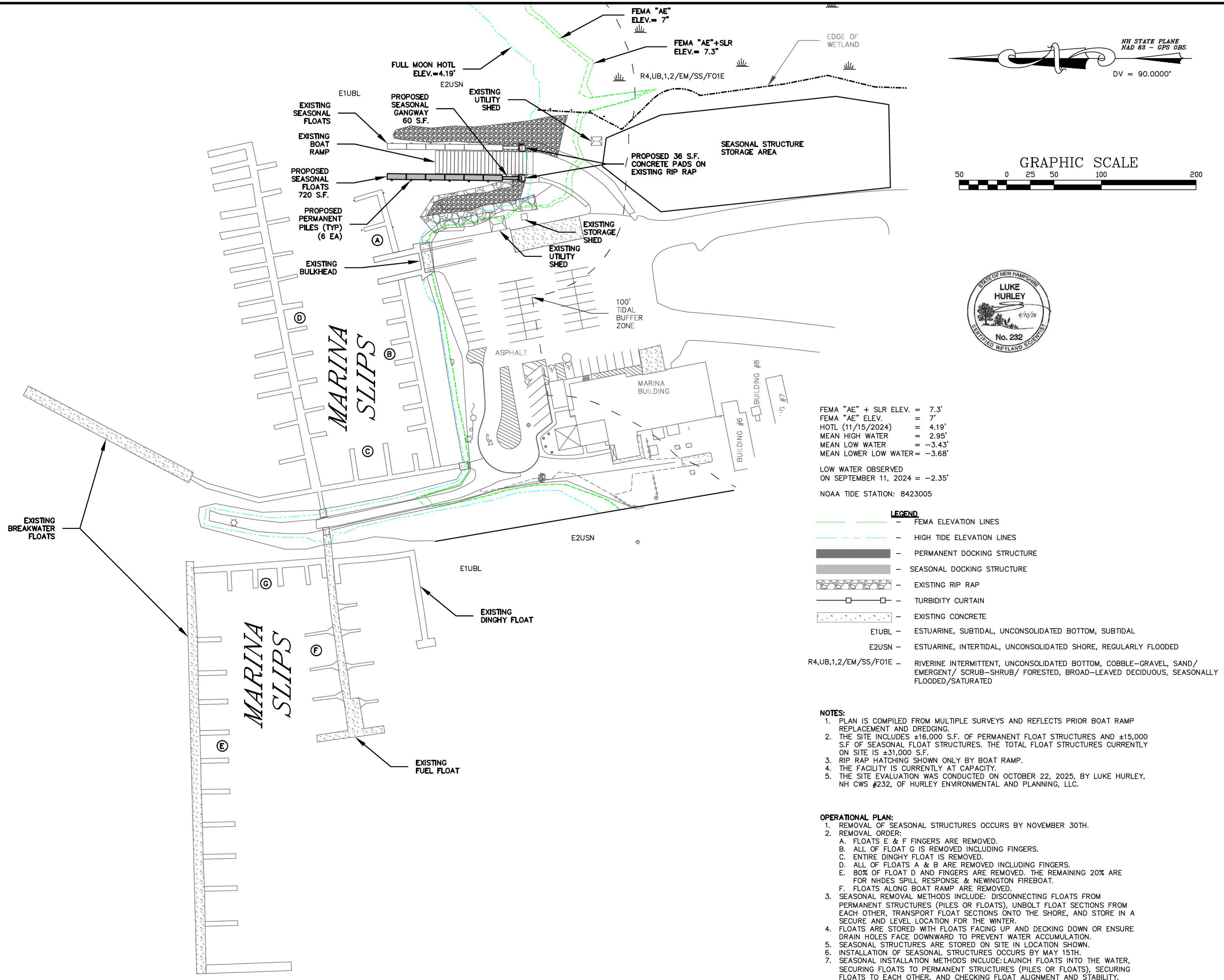


"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

No.	Date	Description	BY	CHK
1	12/4/25	UPDATE WETLANDS, L. HURLEY 2025	RJM	KMM
CNE 1728 REVISIONS				
24-2403	EXIST. CONDITIONS	23-11	55-80	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

No.	Bearing	Distance
L1	S68°03'01"E	31.20'
L2	S16°36'18"E	50.00'
L3	N74°38'35"W	36.55'
L4	N74°38'35"W	54.42'
L5	S03°57'25"W	29.52'

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	144°14'43"	60.00'	151.05'	114.21'	S33°23'36"W

[illegible]

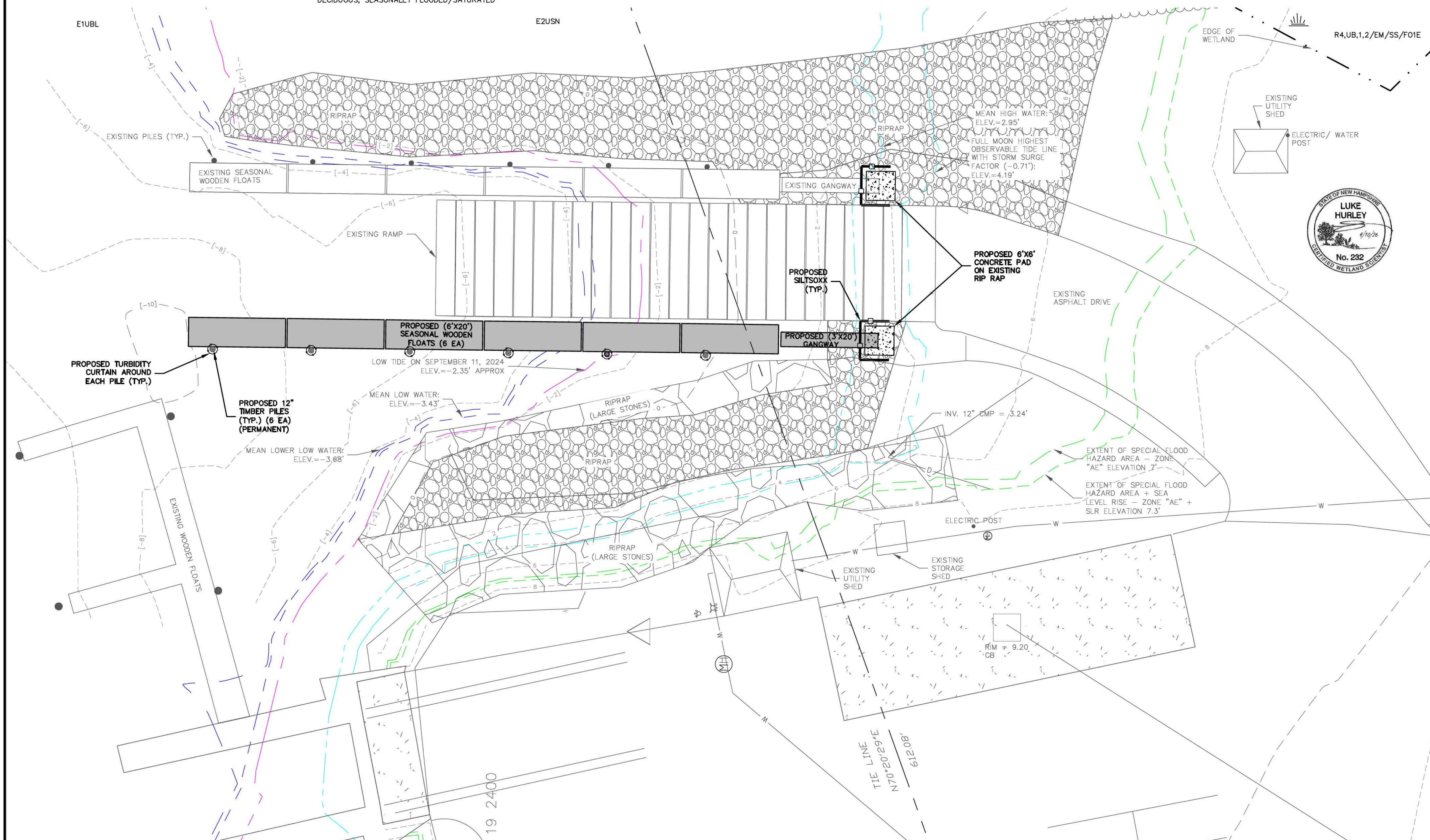
NOAA TIDE STATION: 8423005

	—	FEMA ELEVATION LINES
	—	HIGH TIDE ELEVATION LINES
	—	LOW TIDE ELEVATION LINES
	—	PERMANENT DOCKING STRUCTURE
	—	SEASONAL DOCKING STRUCTURE
E1UBL	—	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL
E2USN	—	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, REGULARLY FLOODED
4,UB,1,2/EM/SS/FO1E	—	RIVERINE INTERMITTENT, UNCONSOLIDATED BOTTOM, COBBLE-GRAVEL, SAND/EMERGENT/ SCRUB-SHRUB/ FORESTED, BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED/SATURATED

1. MOBIIZE EQUIPMENT TO THE SITE IN THE NON-BOATING SEASON.
2. INSTALL TURBIDITY CURTAIN AROUND WORK AREA, PRIOR TO COMMENCING ANY CONSTRUCTION. MAINTAIN CURTAIN UNTIL TURBIDITY SETTLES.
3. INSTALL SILTSOXX IN LOCATION REQUIRED FOR INSTALLATION OF THE CONCRETE RAMP
4. INSTALL CONCRETE RAMP.
5. INSTALL TIMBER PILES, WITHIN A TURBIDITY CURTAIN, WITHIN THE ALLOWED TIME OF YEAR.
6. UTILIZE UNDERWATER NOISE ATTENUATION SLEEVE, IF APPROVED, FOR PILE WORK OUTSIDE THE WINTER DREDGE WINDOW.
7. BRING IN NEW BOARDING FLOATS BY WATER ACCESS, CONNECT TO TIMBER PILES.
8. REMOVE TURBIDITY CURTAIN ONCE TURBIDITY HAS SETTLED, REMOVE SILTSOXX AFTER INSTALLATION OF THE CONCRETE RAMPS.
9. DEMOBILIZE EQUIPMENT.

1. PLAN IS COMPILED FROM MULTIPLE SURVEYS AND REFLECTS PRIOR BOAT RAMP REPLACEMENT AND DREDGING.
2. THE PROPOSED FLOATS AND GANGWAY ARE INTENDED TO BE SEASONAL STRUCTURES.
3. THE PROPOSED PILES ARE INTENDED TO BE PERMANENT STRUCTURES.
4. THE SITE EVALUATION WAS CONDUCTED ON OCTOBER 22, 2025, BY LUKE HURLEY, NH CWS #232, OF HURLEY ENVIRONMENTAL AND PLANNING, LLC.

GRAPHIC SCALE



NOT FOR CONSTRUCTION FOR PERMIT USE ONLY



DATE: 11-18-25					
SCALE: 1"=10'					
DRAWN BY: ETA					
DESIGN BY: DM	3	REV. PER NHDES RFM1 #2	SJH	4-20-2026	
APPROVED BY: DM	2	REV. PER NHDES RFM1 #1B	SJH	2-27-2026	
PROJECT NO: 1728	1	REV. PER NHDES RFM1 #1	SJH	1-28-2026	
FILE: 1728-SITE-LAUNCH	NO.	REVISION	APP'D	DATE	



GREAT BAY MARINE, INC.
MAP 6, LOT 9
61 BEANE LANE
NEWINGTON, NH 03801

**WETLAND PERMIT
NEW BOARDING FLOATS
GREAT BAY MARINE, INC.**

SITE PLAN

4

NOAA TIDE STATION: 8423005

- SEASONAL DOCKING STRUCTURE

DV = 90.0000°



NOTE:

1. PILE CUTOFF ELEVATION SHALL BE AT ELEVATION=12' FEET OR MATCH HEIGHT OF EXISTING ADJACENT PILES; WHICHEVER IS GREATER.

5

PROPOSED PLAN & PROFILE

GREAT BAY MARINE, INC.
MAP 6, LOT 9
61 BEANE LANE
NEWINGTON, NH 03801

**WETLAND PERMIT
NEW BOARDING FLOATS
GREAT BAY MARINE, INC.**

5

NOAA TIDE STATION: 8423005

LEGEND

PLAN VIEW

Scale: 1 inch = 40 feet

North Arrow pointing towards the top right.

Key features and labels include:

- EXISTING PILES (TYP.)
- EXISTING SEASONAL WOODEN FLOATS
- RIPRAP
- EXISTING GANGWAY
- MEAN HIGH WATER: ELEV.=2.95'
- FULL MOON HIGHEST OBSERVABLE TIDE LINE WITH STORM SURGE FACTOR (-0.71'): ELEV.=4.19'
- EXISTING RAMP
- PROPOSED SILTSOXX (TYP.)
- PROPOSED 6'X6' CONCRETE PAD ON EXISTING RIP RAP
- EXISTING ASPHALT DRIVE
- PROPOSED 6'X20' SEASONAL WOODEN FLOATS (6 EA)
- PROPOSED 3'X20' GANGWAY
- LOW TIDE ON SEPTEMBER 11, 2024 ELEV.= -2.35' APPROX
- MEAN LOWER LOW WATER: ELEV.= -3.68'
- PROPOSED TURBIDITY CURTAIN AROUND EACH PILE (TYP.)
- PROPOSED 12" TIMBER PILES (TYP.) (6 EA) (PERMANENT)
- MEAN LOW WATER: ELEV.= -3.43'
- RIPRAP (LARGE STONES)
- INV. 12" CMP = 3.24'
- ELECTRIC POST
- EXTENT OF SPECIAL FLOOD HAZARD AREA - ZONE "AE" ELEVATION 7'-
- EXTENT OF SPECIAL FLOOD HAZARD AREA + SEA LEVEL RISE - ZONE "AE" + SLR ELEVATION 7.3'
- NH STATE PLANE NAD 83 - GPS OBS.
- DV = 90,0000"

DISTURBANCES:

PERMANENT NON-WETLAND JURISDICTIONAL AREA IMPACT: 752 SF

COMPENSATORY MITIGATION:

MITIGATION WILL BE PROVIDED IN THE FORM OF AN IN-LIEU FEE PAYMENT MADE OUT TO THE AQUATIC RESOURCE MITIGATION (ARM) FUND.

PERMANENT IMPACT TO NON-WETLAND JURISDICTIONAL AREAS OF 752 SF IN NEWINGTON, NH HAS BEEN ESTIMATED TO COST \$5,025.63.

THIS VALUE WAS DETERMINED USING THE AQUATIC RESOURCE MITIGATION (ARM) FUND IN-LIEU FEE PAYMENT CALCULATOR THROUGH NHDES. VALUE IS DETERMINED BASED ON IMPACT OF 0.0173 ACRES MULTIPLIED BY THE IN-LIEU FEE (ILF) RATIO OF 1.5 FOR NON-WETLAND JURISDICTIONAL AREAS. TOTAL ACRES OF IMPACT AFTER APPLYING THE RATIO IS 0.0259 WITH COST CALCULATIONS SHOWN BELOW:

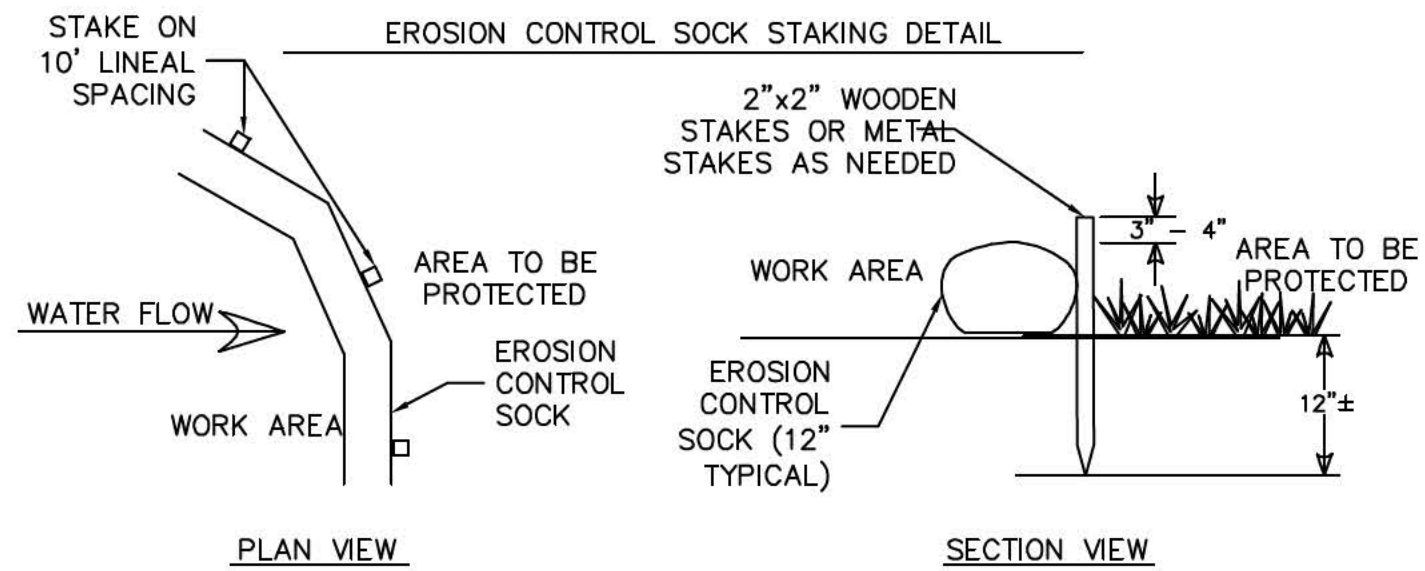
WETLAND CONSTRUCTION COST ((65,000 + AVERAGE INFLATION) PER ACRE)	=	\$3,198.61
TOWN LAND VALUE (\$38,208.15 * ACRES OF WETLAND CONSTRUCTION)	=	\$989.41
NHDES ADMINISTRATIVE COST OF 20%	=	\$837.61
TOTAL	=	\$5,025.63

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

[illegible]

PROPOSED IMPACT & MITIGATION PLAN

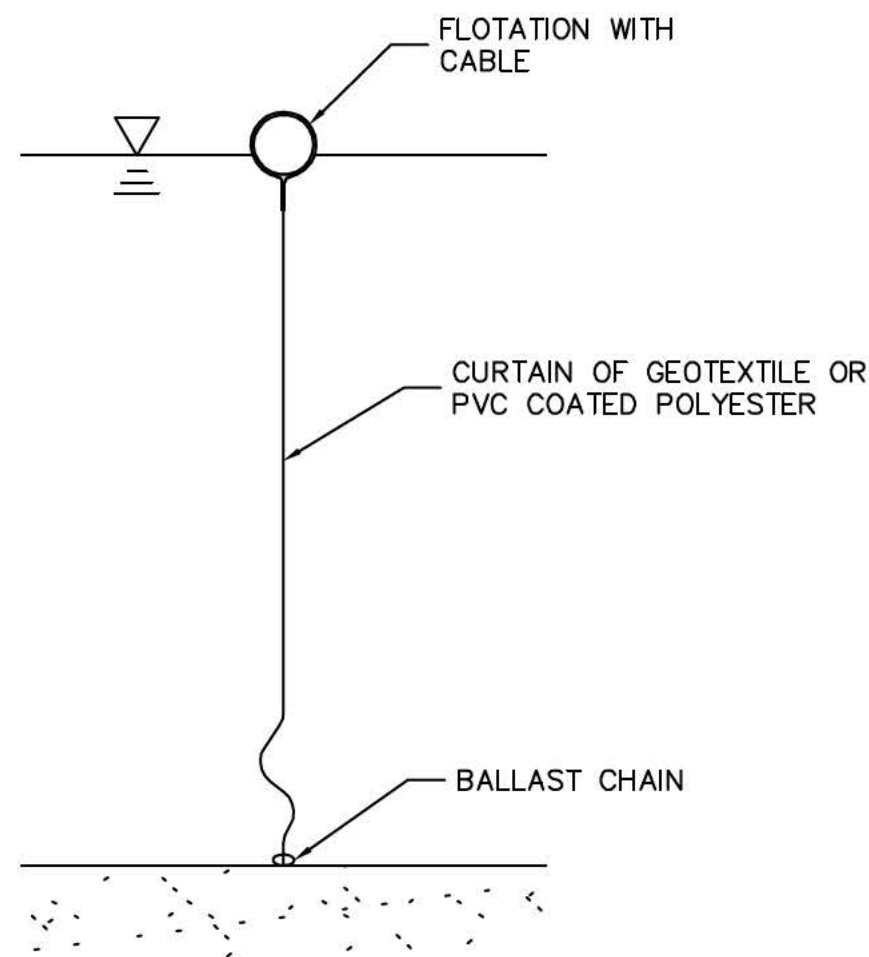
WETLAND PERMIT
NEW BOARDING FLOATS
GREAT BAY MARINE, INC.
GREAT BAY MARINE, INC.
MAP 6, LOT 9
61 BEANE LANE
NEWINGTON, NH 03801



NOTES:

1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. SILT/SOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. EROSION CONTROL SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

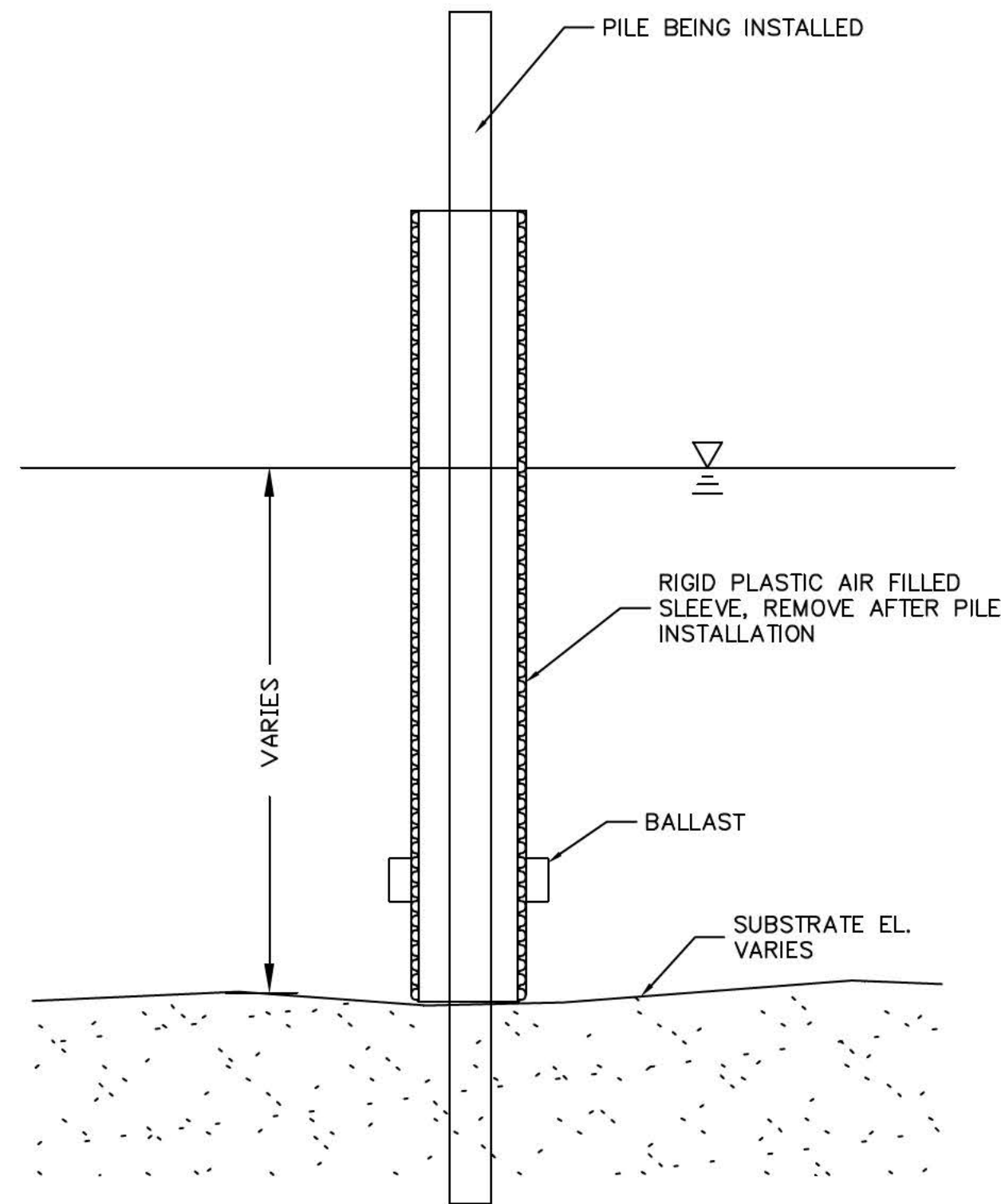
EROSION CONTROL SOCK DETAILS
NOT TO SCALE



NOTES:

1. FOR IN WATER PILE PULLING OR INSTALLATION IF GENERATING TURBIDITY.

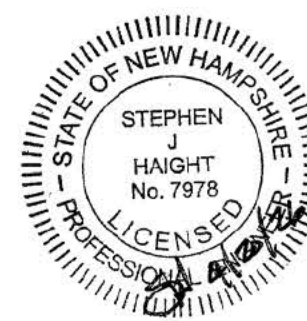
TURBIDITY CURTAIN DETAIL
NOT TO SCALE



NOTES:

1. FOR IN WATER PILE INSTALLATION OUTSIDE WINTER DREDGE WINDOW, IF APPROVED.

PILE SLEEVE DETAIL
NOT TO SCALE

[illegible]

WETLAND PERMIT NEW BOARDING FLOATS GREAT BAY MARINE, INC.	GREAT BAY MARINE, INC. MAP 6, LOT 9 61 BEANE LANE NEWINGTON, NH 03801
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DETAIL SHEET

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