95 - 10/21/26

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

September 24, 2026

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

REQUESTED ACTION

Approve Ducey Family Trust's request to perform the following work on Lamprey River in Newmarket pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-00084, and in accordance with RSA 482-A:3. No comments were submitted by the Newmarket 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 a total of 562 square feet (SF) of jurisdictional areas, consisting of 57 SF within the previously developed upland tidal buffer zone and 505 SF of tidal wetlands and tidal waters, to construct a new tidal docking structure consisting of a 4 foot by 10 foot access stairs connected to a 4 foot by 50 foot permanent pier connected to a 4 foot by 30 foot seasonal gangway connected to a 10 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 mean high water tide line, is approximately 84 feet, on approximately 215 feet of frontage along the Lamprey River in Newmarket.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plan sheets dated June 25, 2025, and revised through March 12, 2026, by TF Moran, Inc., and received by the NH Department of Environmental Services (NHDES) on June 3, 2026, in accordance with Env-Wt 307.16.
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds as required by RSA 482-A:3, VI. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. The ramp and float portions of the tidal dock 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).
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 July 29, 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/wetlands.
2. On January 13, 2026, the NHDES received correspondence from the NHDES Ecological Review Section (ERS) dated September 8, 2025, indicating that the NHB Datacheck report (NHB25-0255) was reviewed for the project as required per Rule Env-Wt 311.06(g).
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 Newmarket Conservation Commission about this application.
5. On March 4, 2026, NHDES received a letter from the Lamprey River Local Advisory Committee (LRLAC) dated February 18, 2026, identifying their concerns about the project.
6. In a request for more information letter (RFMI) dated March 6, 2026, NHDES required the applicant to address all concerns identified in the LRLAC's letter.
7. In response to the RFMI letter received by NHDES on June 3, 2026, the applicant addressed the concerns of the LRLAC.
8. On October 21, 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 project will have no negative effect on navigation in the channel," per Rule Env-Wt 603.09.
9. 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.

10. 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.
11. NHDES has determined that the location of the highest observable tide line along the Applicant's frontage is not accurately depicted on the plans submitted with the application. However, the circumstances of this specific project and location are such that the failure to accurately locate this feature on the plans does not preclude NHDES' ability to evaluate the project and determine that the intent and purpose of RSA 482-A has been met.

NHDES Wetlands Bureau permit #2026-00084 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: Ducey Family Trust **TOWN NAME:** Newmarket

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

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

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

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

Has the required planning been completed?	☒ 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 (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ 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: • Name of Local River Management Advisory Committee (LAC): N/A • A copy of the application was sent to the LAC on Month: / Day: / Year: /	☐ Yes ☒ No

For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	☐ 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): N/A	

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))

Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Permanently impact 61 square feet of the Previously Developed Upland Tidal Buffer Zone, 2 square feet of Salt Marsh, and 181 square feet of Tidal Surface Waters as well as temporarily / seasonally impact 320 square feet of Tidal Surface Waters for the purpose of constructing a new residential tidal docking structure and access way.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 15 Moody Point Drive

TOWN/CITY: Newmarket

TAX MAP/BLOCK/LOT/UNIT: Tax Map: R2, Lot: 41

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lamprey River
☐ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.06714° North
-70.91752° West

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: Ducey Family 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.

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

LAST NAME, FIRST NAME, M.I.: Boyer, Olivia, M.

COMPANY NAME: TFMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite #102

TOWN/CITY: Portsmouth STATE: NH ZIP CODE: 03801

EMAIL ADDRESS: oboyer@tfmoran.com

FAX: N/A PHONE: 603-431-2222

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):
Please see the attached supplemental narrative titled, "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/rivers, 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			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface Water	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	2		☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ	61		☐			☐
	Docking - Tidal Water	181		☐	320		☐
TOTAL		244			320		

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

☐ **MINIMUM IMPACT FEE**: Flat fee of $600.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of $600 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ **MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	SF	× $0.60 =	$
Seasonal docking structure:	290 SF	× $3.00 =	$ 960
Permanent docking structure:	SF	× $6.00	$ 1464
Projects proposing shoreline structures (including docks) add $600 =			$ 600
		Total =	$ 3,024

The application fee for minor or major impact is the above calculated total or $600, whichever is greater =	$ 2593.80

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: OMB	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: OMB	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: OMB	The signer understands that: • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: OMB	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:
	Leo E. Ducey, III	12/17/2025
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	Olivia Boyer	12/16/25

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.

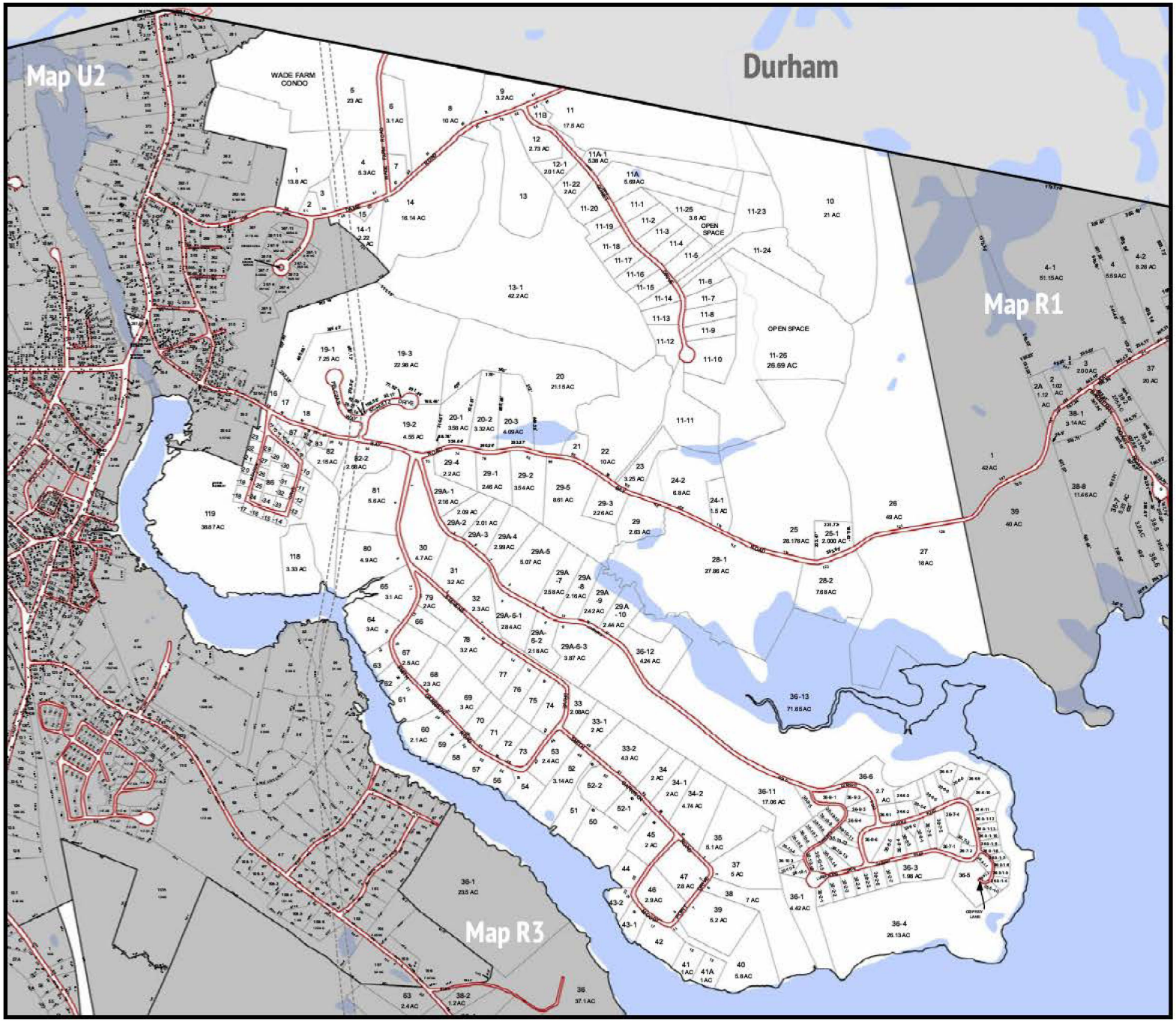
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
	Terri J Littlefield

TOWN/CITY: Newmarket	DATE: January 8, 2026

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".



Map R2

TAX PARCELS MAP

NEWMARKET

NEW HAMPSHIRE

N

Legend

- Parcels
- Adjacent Map Sheets
- Rivers and Streams
- Lakes and Ponds
- Roads
- Right-of-Way

Prepared by the
Strafford Regional Planning Commission
150 Wakefield St. Suite 12 Rochester, NH 03867
Phone: (603) 994-3500
Email: srpc@strafford.org
Date: 12/17/2021

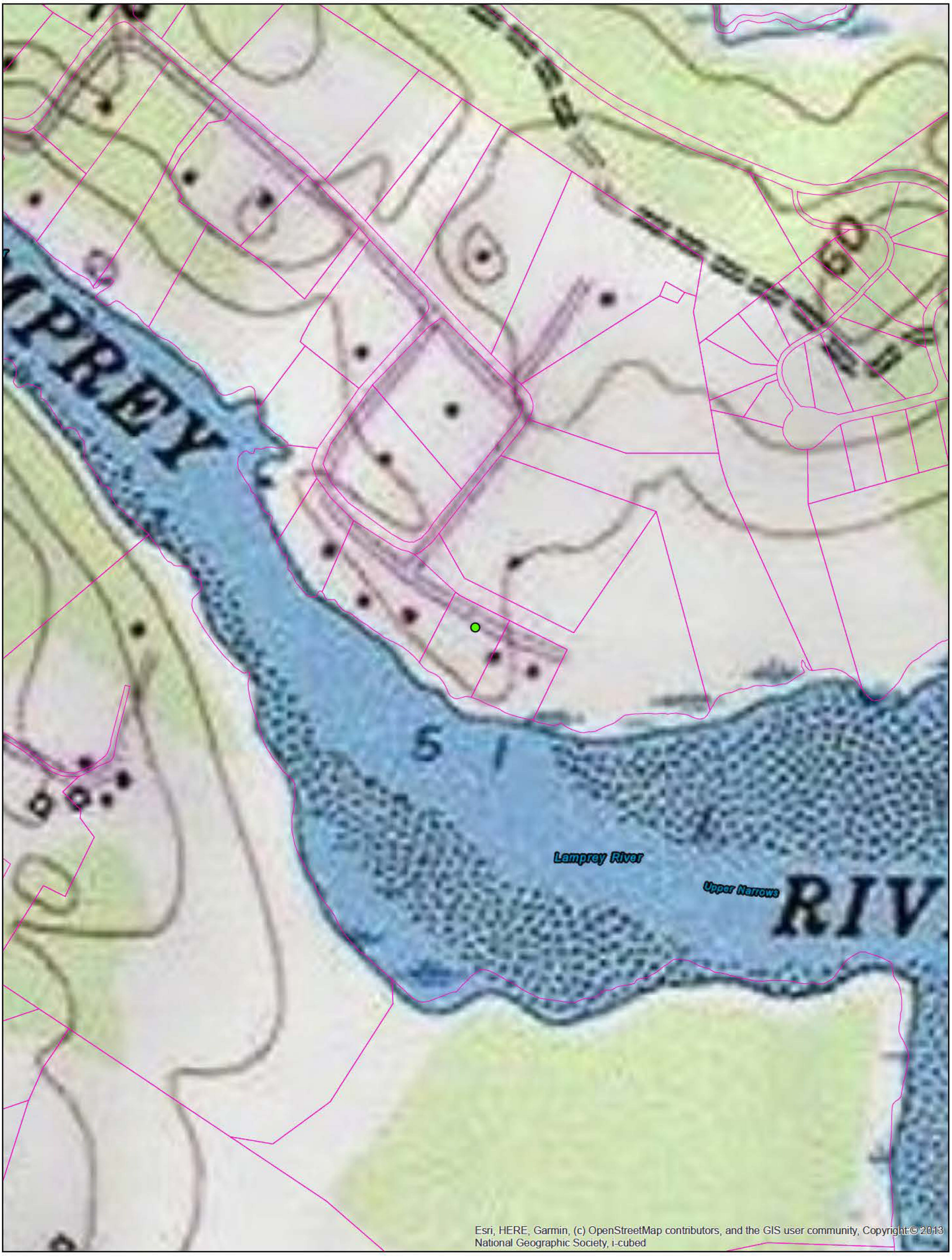
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED FOR LEGAL DESCRIPTION OR CONVEYANCE.

These tax maps dated November 10, 2021 were updated with data through April 1, 2021.

Base data layers from ESRI, NH GRANIT, and the Town of Newmarket. These agencies and organizations have derived this data using a variety of cited source materials, at different time frames, through different methodologies, with varying levels of accuracy. As such, errors are often inherent in GIS data and should be used for planning purposes only. Please visit the original location of the data, contact the original host source, or contact SRPC for information on the full data set.

TOWN OF NEWMARKET NH EST. DEC. 15, 1727

2021



0 500 1,000 2,000 Feet

N



0 0.5 1 2 Miles

N

The State of New Hampshire

Department of Environmental Services

Robert R. Scott, Commissioner

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

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

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

October 21, 2025

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

Attn: Eben Lewis

Re: 15 Moody Point Drive, Map R2 Lot 41

Dear Eben,

We reviewed plans for a proposed pier and floating dock system in the Lamprey River in Newmarket on property belonging to

Ducey Family Trust
15 Moody Point Drive
Newmarket, 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: Olivia Boyer
TF Moran Inc

TFM Since 1968

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

RIVERSIDE MARINE - DUCEY
15 MOODY POINT DR, NEWMARKET, NH
March 24, 2025
46030.10

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS R2	41	DUCEY FAMILY TRUST LEO E. DUCEY III, TRUSTEE	[redacted]
R2	40	STEPHEN C. LYONS 2023 REVOCABLE TRUST STEPHEN C. LYONS, TRUSTEE	[redacted]
R2	41A	TONI M. WEINSTEIN & JOSHUA D. WEINSTEIN REVOCABLE TRUSTS JOSHUA & TONI WEINSTEIN, TRUSTEES	[redacted]
R2	42	MELVIN E. PROSTKOFF	[redacted]
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801

9589 0710 5270 1579 5672 81

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $ 4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 4.10
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ .69

Total Postage and $ 9.64

Sent To MELVIN E. PROSTKOFF

Street and Apt. N [redacted]

City, State, ZIP+4

PS Form 3800, J

NORTH HAM
MAR 26
Postmark Here
NH 0386

9589 0710 5270 1579 5672 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $ 4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 4.10
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ .69

Total Postage and Fe $ 9.64

Sent To STEPHEN C. LYONS 2023 REVOCABLE TRUST STEPHEN C. LYONS, TRUSTEE

Street and Apt. No., [redacted]

City, State, ZIP+4

PS Form 3800, Jan

NORTH HAMPTON
MAR 26 2025
Postmark Here

9589 0710 5270 1579 5672 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $ 4.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ 4.10
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ .69

Total Postage and Fees $ 9.64

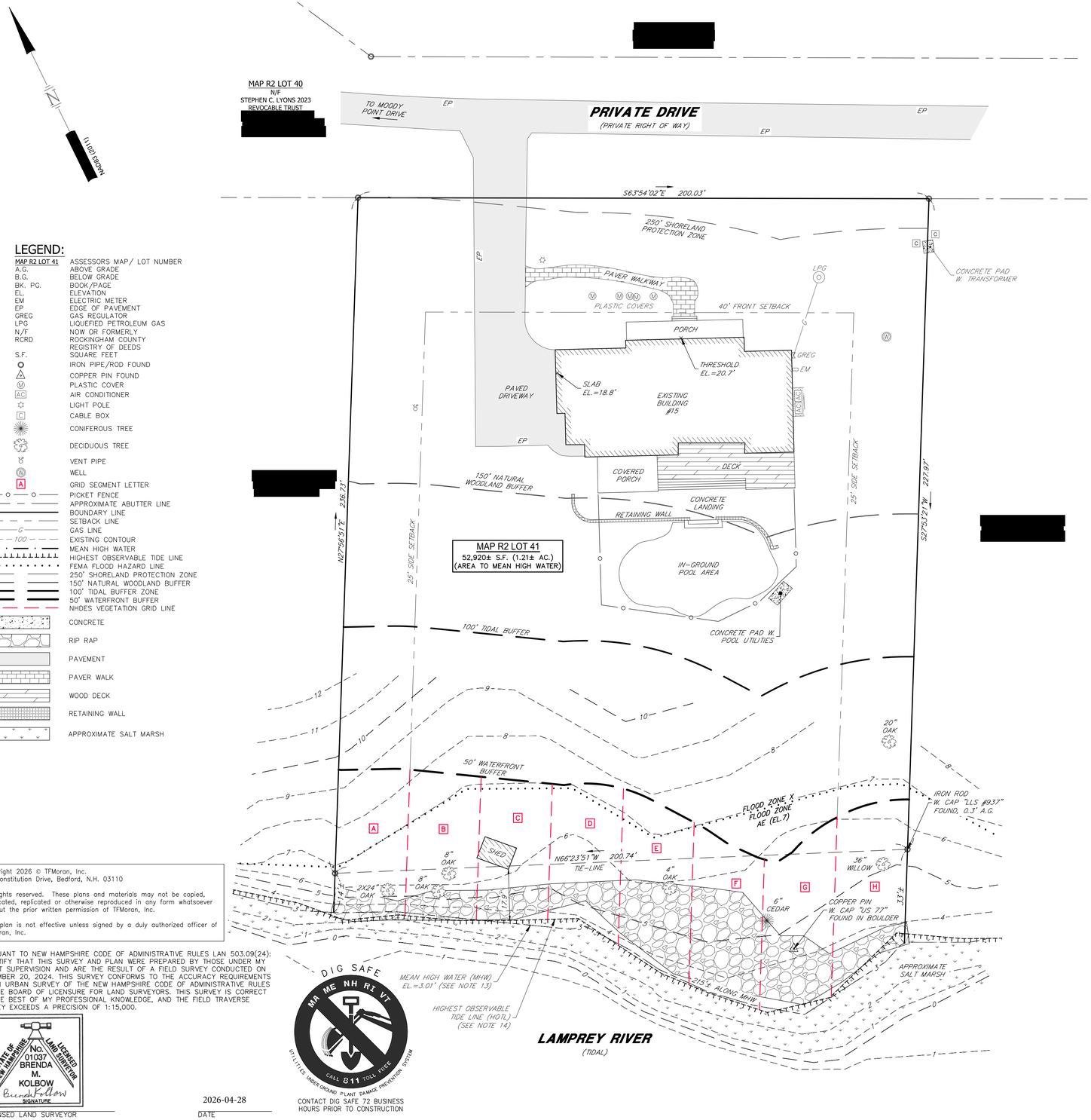
Sent To TONI M. WEINSTEIN & JOSHUA D. WEINSTEIN REVOCABLE TRUSTS JOSHUA & TONI WEINSTEIN, TRUSTEES

Street and Apt. No., or PO [redacted]

City, State, ZIP+4®

PS Form 3800, January

MAR 26 2025
Postmark Here



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LEGEND:

MAP R2 LOT 41	ASSESSORS MAP/ LOT NUMBER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
BK. PG.	BOOK/PAGE
EL.	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
GREG	GAS REGULATOR
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
	IRON PIPE/ROD FOUND
	COPPER PIN FOUND
M	PLASTIC COVER
AC	AIR CONDITIONER
	LIGHT POLE
C	CABLE BOX
	CONIFEROUS TREE
	DECIDUOUS TREE
	VENT PIPE
W	WELL
A	GRID SEGMENT LETTER
	PICKET FENCE
	APPROXIMATE ABUTTER LINE
	BOUNDARY LINE
	SETBACK LINE
G	GAS LINE
100	EXISTING CONTOUR
	MEAN HIGH WATER
	HIGHEST OBSERVABLE TIDE LINE
	FEMA FLOOD HAZARD LINE
	250' SHORELAND PROTECTION ZONE
	150' NATURAL WOODLAND BUFFER
	100' TIDAL BUFFER ZONE
	50' WATERFRONT BUFFER
	NHDES VEGETATION GRID LINE
	CONCRETE
	RIP RAP
	PAVEMENT
	PAVER WALK
	WOOD DECK
	RETAINING WALL
	APPROXIMATE SALT MARSH

Copyright 2026 © TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

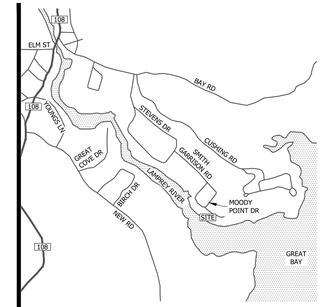
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24): I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON NOVEMBER 20, 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

STATE OF NEW HAMPSHIRE — No. 01037 — BRENDA M. KOLBOW — SIGNATURE — LICENSED LAND SURVEYOR

2026-04-28
DATE



LOCATION PLAN

	REQUIRED:
	2 AC.
	200'
	40'
	25'
	25'
	35'

GRID SEGMENT "E" TABLE

Diameter of Tree at 4 ½ feet High	Point Score	Number of Trees	Segment Point Score
1 to 3 inches	1	0	0
>3 to 6 inches	5	0	0
>6 to 12 inches	10	0	0
>12 inches	15	0	0
TOTAL SEGMENT POINT SCORE =			0

GRID SEGMENT "F" TABLE

Diameter of Tree at 4 ½ feet High	Point Score	Number of Trees	Segment Point Score
1 to 3 inches	1	0	0
>3 to 6 inches	5	0	0
>6 to 12 inches	10	0	0
>12 inches	15	0	0
TOTAL SEGMENT POINT SCORE =			0

GRID SEGMENT "G" TABLE

Diameter of Tree at 4 ½ feet High	Point Score	Number of Trees	Segment Point Score
1 to 3 inches	1	0	0
>3 to 6 inches	5	1	5
>6 to 12 inches	10	0	0
>12 inches	15	0	0
TOTAL SEGMENT POINT SCORE =			5

GRID SEGMENT "H" TABLE

Diameter of Tree at 4 ½ feet High	Point Score	Number of Trees	Segment Point Score
1 to 3 inches	1	0	0
>3 to 6 inches	5	0	0
>6 to 12 inches	10	0	0
>12 inches	15	1	15
TOTAL SEGMENT POINT SCORE =			15

20 10 0 20
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK
2	4/28/2026	ADDED APPROXIMATE SALT MARSH	SS	BMK
1	12/8/2025	REVISED NOTE 14	BMK	JRA

5. OWNER OF RECORD:
MAP R2 LOT 41:
DUCEY FAMILY TRUST
LEO E. DUCEY, III, TRUSTEE
CALICE DUCEY, TRUSTEE
[redacted]

6. PARCEL AREA:
MAP R2 LOT 41:
52,920± S.F.
(1.21± ACRES)

7. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.

8. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, LIMITED TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP R2 LOT 41.

9. FIELD SURVEY COMPLETED BY TCE ON NOVEMBER 20, 2024 USING A LEICA TS-16 TOTAL STATION, GS-18 & GS-16 GPS RECEIVERS AND CARLSON DATA COLLECTION SOFTWARE.

10. HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER REDUNDANT NETWORK RTK GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FOOT.

11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

13. THE MEAN HIGH WATER LINE WAS DETERMINED USING NOAA TIDAL STATION: 8423005, ATLANTIC TERMINALS T14A NH.

14. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON NOVEMBER 20, 2024 BY TODD EMERSON UNDER THE SUPERVISION OF 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.

PLAN REFERENCES:

1. "PLAN OF LAND FOR EDWARD ZICK, NEWMARKET, N.H." PREPARED BY BRUCE L. POHOPEK. DATED NOVEMBER 23, 1976. RCRD PLAN C-6450.
2. "FINAL SUBDIVISION PLAN FOR ROLAND CATE, SMITH GARRISON RD. & MOODY POINT DR., NEWMARKET, NEW HAMPSHIRE" PREPARED BY K.E. MOORE & B.G. STAPLES. DATED APRIL 1977. RCRD PLAN D-6855.

TAX MAP R2 LOT 41

LIMITED EXISTING CONDITIONS PLAN

15 MOODY POINT DRIVE
NEWMARKET, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY

THE DUCEY FAMILY TRUST

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

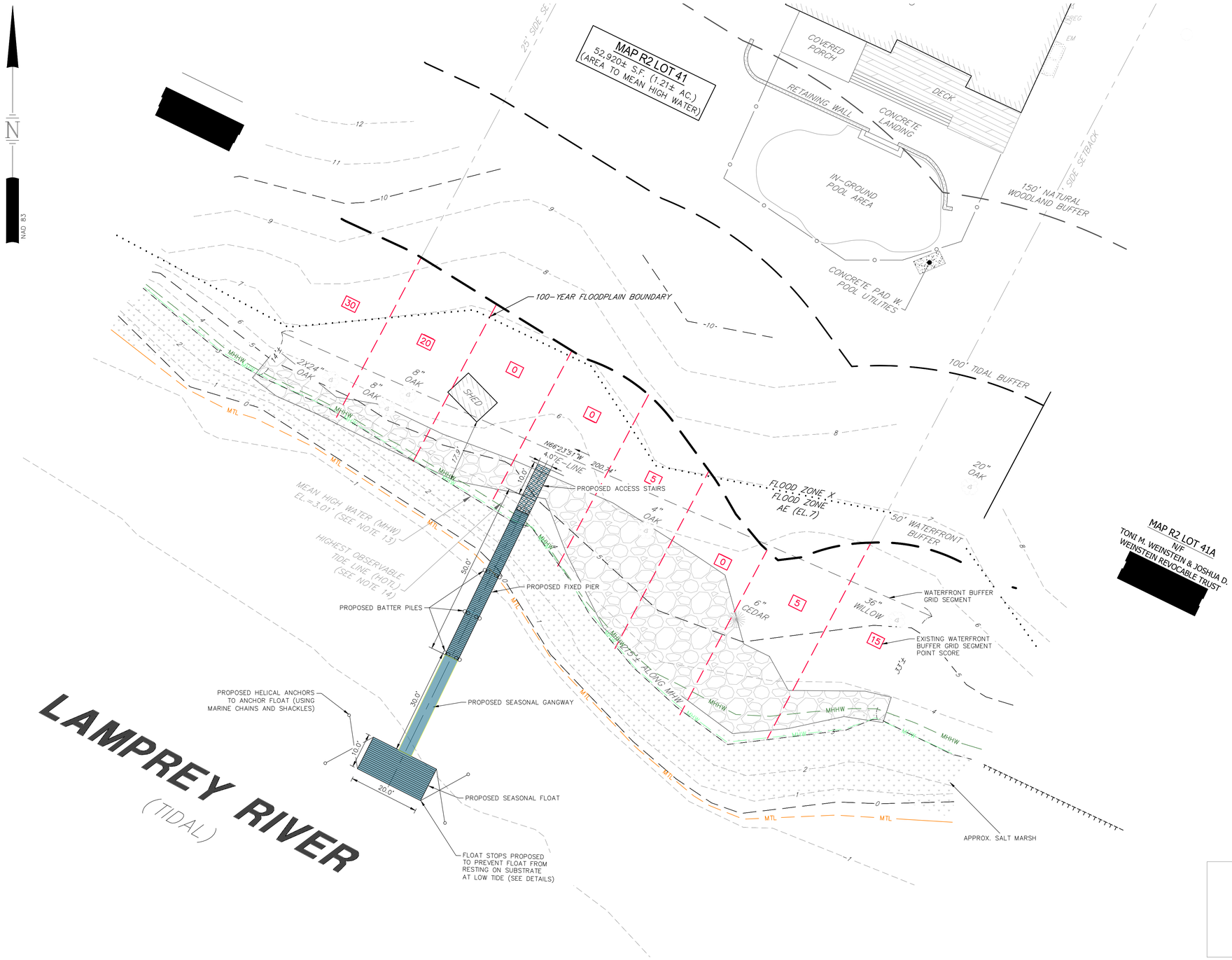
APRIL 20, 2026

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

FILE	DR	PJT	FB	
46030-10	CK	BMK	CADFILE	SEE MARGIN

S-1

Apr 28, 2026 - 12:26pm
F:\MSC Projects\46030 - Moody Point Dr, Newmarket, NH\46030-10 Ducey 15 Moody Point Dr, Newmarket, NH\Carlson Survey\Dwgs\46030-10 SURVEY.dwg



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

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION #8423005, FOR ATLANTIC TERMINALS, NEW HAMPSHIRE AND ARE AS USED WITHIN THE TOWN OF NEWMARKET VULNERABILITY ASSESSMENT PREPARED BY THE STRAFFORD REGIONAL PLANNING COMMISSION (SEPTEMBER 2015) AND INCLUDED WITH THIS NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

TIDAL DOCK REGULATIONS

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

TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED DIMENSIONS
OVERALL STRUCTURE LENGTH	200 FT	100 FT
25% OF WATERWAY WIDTH AT MEAN LOW WATER	N/A	N/A
OVERALL FOOTPRINT	1,500 SF	564 SF
OVERALL FLOAT FOOTPRINT	400 SF	200 SF

IMPACT AREAS

PROPOSED PERMANENT IMPACTS WITHIN PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE	57 S.F.
PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS	505 S.F.

NOTES

1. QUALIFIED COASTAL PROFESSIONAL JASON R. AUBE (CWS #313), USING PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED IN THIS PLAN.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #844) ASSISTED WITH PLAN DEVELOPMENT.
3. APPROXIMATE SALT MARSH LOCATION DETERMINED BY EXAMINATION OF AERIAL IMAGERY AND SITE VISITS.
4. PILES TO BE LOCATED BEYOND THE LIMITS OF THE EXISTING SALT MARSH.
5. FLOAT STOPS TO BE INSTALLED TO PREVENT FLOAT FROM SITTING ON THE SUBSTRATE AT LOW TIDE.

SITE DEVELOPMENT PLANS

TAX MAP R2 LOT 41

PROPOSED CONDITIONS

PROPOSED RESIDENTIAL TIDAL DOCKING STRUCTURE

15 MOODY POINT DRIVE, NEWMARKET

OWNED BY AND PREPARED FOR

THE DUCEY FAMILY TRUST

SCALE: **JUNE 25, 2025**

HORIZONTAL SCALE 1"=15'
15 7.5 0 15

REV	DATE	DESCRIPTION	DR	CK
1	3/12/2026	TIDAL DOCK DESIGN REVISIONS	OMB	JRA

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

FILE		DR	KRH	FB	–	
	46030.10	CK	JRA	CADFILE	46030-10-DOCK-PLANS	C-01

Copyright 2026 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

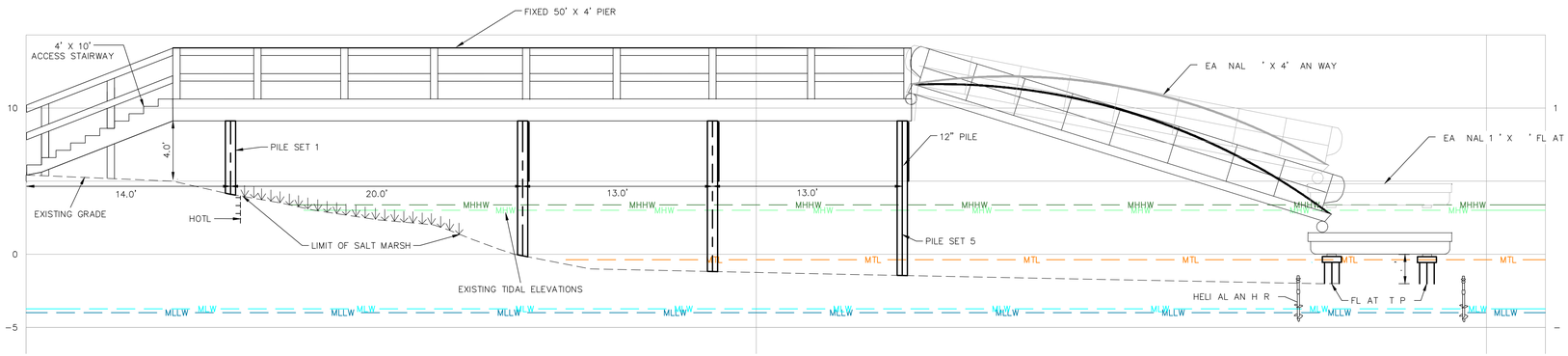
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

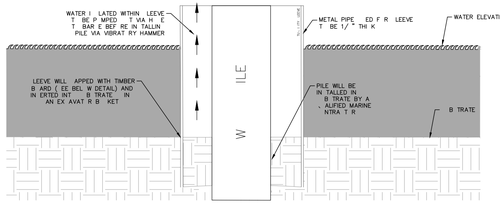
May 29, 2026 - 9:00am
F:\MSC Projects\46030 - Moody Point Dr. Newmarket, NH\46030-10 Ducey 15 Moody Point Dr. Newmarket, NH\Design\PRODUCTION DRWGS\XREF-46030-10-Dock-Plans.dwg

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

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION #8423005, FOR ATLANTIC TERMINALS, NEW HAMPSHIRE AND ARE AS USED WITHIN THE TOWN OF NEWMARKET VULNERABILITY ASSESSMENT PREPARED BY THE STRAFFORD REGIONAL PLANNING COMMISSION (SEPTEMBER 2015) AND INCLUDED WITH THIS NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

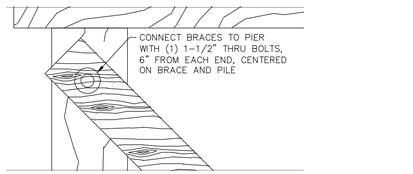


PROPOSED DOCK PROFILE



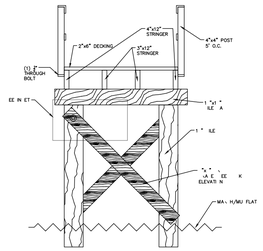
TEMPORARY TURBIDITY SLEEVE

N T T ALE

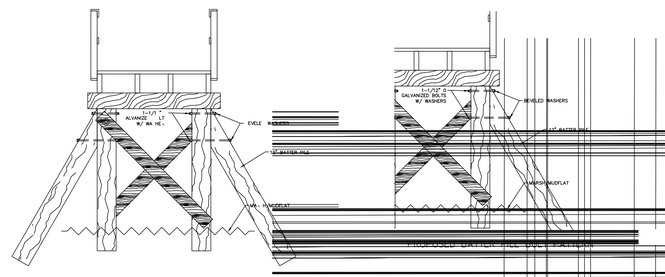


\ E \ \A E
LT ATTE \N
ALE 1"=1'

H \IZ NTAL ALE 1"=1'



H \IZ NTAL ALE 1"=4'



\A IN VIEW
ALE 1"=4'

ATTE \ ILE VIEW
ALE 1"=4"

H RIZ NTAL ALE 1"= '

TURBIDITY SLEEVE + OVERHEAD DETAIL

NOT TO SCALE

HORIZONTAL SCALE 1"=4'

PROPOSED FLOAT STOP

NOT TO SCALE

NOTES

T \U TU \AL TA ILITY

1. \ \A IN T E IN TALLE N THE E N TH \ U H F U \TH ET F ILE EE \ \A IN VIEW A VE. \ \A IN VIEW A VE.
. ATTE \ ILE T E IN TALLE N THE E N, TH \ , AN F U \TH ET F ILE EE ATTE \ ILE VIEW A VE.

E \UEN E F N T \U TI N

1. N M \E THAN 7 AY \I \ T MMEN IN THE N T \U TI N A TIVITIE, THE \ E \TY WNE \, \ THEI \ A ENT, WILL N TIFY NH E VIA THE INITIATI N F N T \U TI N N TIFI ATI N F \M.
. M ILIZATI N F THE \E \UI E \ANE A \E, U H AT, W \K KIFF, MATE \IAL, AN \EFA \I ATE M NENT, IN LU IN THE FL AT, WILL U \T THE \ JE T A \EA.
. THE A \E WILL E ITI NE A JA ENT T THE \ JE T A \EA AN EY N THE LIMIT F ANY EME \ ENT VE ETATI N.
4. THE \ JE T WILL MMEN E AT L W TI E T MINIMIZE E IMENTATI N AN TU \ I ITY. IF W \K MU T U \ UTI E F THE L W TI E TIMEF \AME, A TEM \A Y TU \ I ITY LEEVE WILL E UTILIZE EE A JA ENT ETAIL.
. U N A L W-IM A T ME HANI AL VI \AT \Y TE HNI UE, THE ILE WILL E \IVEN UNTIL \EFU AL THE ILE WILL E L ATE A E ITE IN THE A \VE LAN A IATE WITH THI NH E WETLAN E \MIT A LI ATI N.
. N E ALL ILE A \E \IVEN, E U \E IN LA E, AN UT / A E, THE E KIN F \ THE FIXE IE \ WILL E IN TALLE. THE EA NAL AN WAY AN FL AT WILL THEN E LIFTE F \M THE A \E AN E U \E T THE FIXE IE \
7. N E THE \ JE TI M LETE, U \IN HI H TI E, THE A \E WILL \ET \EAT F \M THE \ JE T A \EA WITH ANY LEFT VE \ MATE \IAL, E \UI MENT, AN WA TE.
. U N M LETIN THE \ JE T, THE \ E \TY WNE \, \ THEI \ A ENT, WILL N TIFY NH E VIA THE M LETI N F N T \U TI N N TI E AN E \TIFI ATE F M LIAN E F \M.

I HA \ E F \E E \ FILL MATE \IAL INT WATE \ F THE U. . AN ANY E N A \Y IM A T HALL E AVI E AN MINIMIZE T THE MAXIMUM EXTENT \A TI A LE. E \MITTEE MAY NLY FILL TH E JU \I TI NAL WETLAN AN WATE \WAY THAT THE \ AN NH E AUTH \IZE \ U A E AN NH E, ANY UNAUTH \IZE FILL \ E N A \Y IM A TT WETLAN MAY E N I E \E A A VILATI N F THE MA.
UNLE E IFI ALLY AUTH \IZE \ U A E AN NH E, N W \K HALL \AIN A WATE \ F THE U. . Y \ VI IN A N UIT F \ WATE \ N \ EL W THE U \FA E.

HEAVY E \UI MENT IN TI AL WETLAN

HEAVY E \UI MENT THE \ THAN FIXE E \UI MENT \ILL \I , FIXE \ANE , ET . W \KIN IN WETLAN HALL N T E T \E , MAINTAINE , \ E AI \E IN WETLAN , UNLE IT I LE ENVI \NMENTALLY AMA IN THE \WI E, AN A MU H A I LE HALL N T E E \ATE WITHIN TE INTERNAL ZNE WHERE NSTRUCTI N
\E \UI E HEAVY E \UI MENT E \ATI N IN WETLAN , THE E \UI MENT HALL EITHE \ HAVE L W \ UN \E U \E < I, \ HALL N T E L ATE I \E TLY N WETLAN IL AN VE ETATI N; IT HALL E LA E N WAM MAT THAT A \E A E \UATE T U \T THE E \UI MENT IN SUITE A WAY AS TO MINIMIZE DISTURBANCE OF
WETLAN AN VE ETATI N. WAM MAT A \E T E LA E IN THE WETLAN F \M THE U LAN F \M E \UI MENT ITI NE N WAM MAT IF W \KIN IN A WETLAN, \A IN WAM MAT INT ITI N \ HI TE , THE U \T U TU \E THAT A \E E IMA TEMPORARY DISTURBANCE. THESE AREAS SHALL BE RESTORED
E \UI MENT MAY E U E WITH W ITTEN \ AN NH E AUTH \IZATI N. IMILA LY, N T U IN MAT U \IN F \ZEN, \Y \ THE \ N ITI N MAY E ALL WE WITH W ITTEN \ AN NH E AUTH \IZATI N. \ U \ Y \ A AN WAM / N T \U TI N MAT A \E N I E \E A E WHETHER TEMPORARILY INSTALLED TEMPORARILY OR
E \MANENTLY.

TU \ I ITY AN N I E \E T \ I TI N

1. ILE WILL E IN TALLE IN-THE- \Y U \IN L W WATE \ \ WITH THE \E EN E F A TEM \A Y TU \ I ITY LEEVE, \
. MU T E \ILLE AN INNE T LE E, AN
. L W-IM A T VI \AT \Y HAMME . HALL E E T IN TALL ANY IZE AN UANTITY F W , N \E TE \ TEEL ILE , AN
4. IM A T HAMME \ WILL E LIMITE T NE HAMME \ AN < ILE IN TALLE / AY WITH THE F LL WIN : W ILE F ANY IZE; N \E TE ILE \ 1 -IN HE IN IAMETE \; TEEL ILE 1 -IN HE IN IAMETE \ IF THE HAMME \ I < L ; AN / \ A W U HI N I U E ETWEEN THE HAMMI AND STEEL PILE FOR Z \ ABOVE
I. IN-WATE \ N I E LEVEL HALL N T EX EE 1 7 I EL \E I\ \ I EAK \E I\ AT A I TAN E >1 M F \ M THE ILE EIN IN TALLE , AN
II. IN-WATE \ N I E LEVEL \EATE \ THAN 1 I EAK \E I\ HALL N T EX EE 1 N E UTIVE H U \ N ANY IVEN AY AN A 1 -H U \ \E VE \Y E \I I.E. IN-WATE \ N I E EL W 1 I EAK \E I\ MU T E \ VI E ETWEEN W \K AY.

W \K ITE \E T \ATI N

1. U N M LETI N F N T \U TI N, ANY I TU \ E WETLAN A \EA HALL E \ E \LY TA ILIZE. ANY EE MIX UTILIZE HALL NTAIN NLY LANT E IE NATIVE T NEW EN LAN .
. THE INT \ U TI N \ \EA F INVA IVE LANT E IE IN ITU \ E A \EA I \ HI ITE .
. IN A \EA F AUTH \IZE TEM \A Y I TU \ AN E: IF T EE A \E UT THEY HALL E UT AT \ UN LEVEL AN N T U \ TE IN \ E \T \EVENT I \U TI N T THE WETLAN IL T U TU \E AN T ALL W TUM \ UT T \EVE ETATE THE W \K A \EA, UNLE THE \WI AUTHORIZE
4. WETLAN A \EA WHE \E E \MANENT I T \U AN E I N T AUTH \IZE HALL E \E T \E T THEI \ \ INAL N ITI N AN ELEVATI N, WHI H UN E \N I \UM TAN E HALL E HI HE \ THAN THE \E- N T \U TI N ELEVATI N. \ INAL N ITI N MEAN A \EFUL \ TE TI N ANALYSIS N WHICH T \U TU \E AN T ALL W TUM \ UT T \EVE ETATE THE W \K A \EA, UNLE THE \WI AUTHORIZE
\E LA EMENT A K T THE \I INAL L ATI N U H THAT THE \I INAL IL LAYE \IN AN VE ETATI N HEME A \E A \IMATELY THE AME.

E IMENTATI N AN E \ IN NT \ L

A E \UATE E IMENTATI N AN E \ IN NT \ L MANA EMENT MEA U \E, \A TIE AN EVI E, U H A HA E N T \U TI N, VE ETATE FILTE \, T \I , E TEXTILE ILT FEN E , T \MWATE \ ETENTI N AN INFILT \ATI N Y TEM, E IMENT ETENTI N A IN . \ THE \ EVI E
\E U E E \ IN AN \ETAIN E IMENT N- ITE U \IN AN AFTE \ N T \U TI N. THEY HALL E A LE F \EVENTIN E \ I N, \ LLE TIN E IMENT, U EN E AN FL ATIN MATE \IAL, AN F FILTE \IN FINE E IMENT. THE I TU \ E A \EA HALL E TA ILIZE AN THEN TO VEGETATIVE COVER
TA ILIZATI N. THE E IMENT LLE TE Y THE E EVI E HALL E \EM VE AN LA E AT AN U LAN L ATI N IN A MANNE \ THAT WILL \EVENT IT LATE \ E \ I N INT A WATE \WAY \ WETLAN . ALL EX E ILAN THE \ FILL HALL E E \MANENTLY TA ILIZE AT THE ACTUAL EXCAVATED GRADE.

AWNIN A \EA

I HA \ E F \E E \ FILL MATE \IAL, AN / \ U EN E E IMENT- \ U IN A TIVITIE IN FI H AN HELLFI H AWNIN \ NU \ E \Y A \EA , \ AM HI IAN AN MI \AT \Y I \ \EE IN A \EA , U \IN AWNIN \ \EE IN EA N HALL E AVI E . IM A T T THE AWNIN SHALL BE MINIMIZED TO THE MAXIMUM EXTENT
\A TI A LE U \IN ALL TIME F THE YEA \. INF \MATI N N AWNIN HA ITAT F \ E IE MANA E UN E \ THE MA NU N- TEVEN FI HE \Y N E \VATI N AN MANA EMENT A T I.E. EFH F \ AWNIN A ULT AN E TAINE F \M THE NMF WE ITE AT WWW.NE \.N AA. V/NOAA

IN E TI N

THE E \MITTEE HALL ALL W THE \ AN NH E T MAKE E \I IN E TI N AT ANY TIME EEME NE E A \Y IN \ E \T EN U \E THAT THE W \K I EIN \ HA EEN E \F \ME IN A \ AN E WITH THE TE \M AN NITI N F THE I UE E \MIT. THE \ AN NHDES MAY ALSO REQUIRE FIELD INSPECTION
EN INEE \IN \AWIN F \ M LETE W \K, AN T- \E IN U \VEY \AWIN F \ ANY \E IN W \K.

yright ©TFM rin, In .
4 ntitutin riv, If rl, N.H. 11

All right r rv l. Th ll in inl mit ril my nt l il, luplit l, rpli t l r thwi rjr lu l in ny f rm whit v r with ut th jri r writt n rmi in f TFM rin, In .

Thi lin i nt ff tiv unl ijn l l y luly uth riz l ffi r f TFM rin, In .

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 INCREASE FLOOD HEIGHTS AS A RESULT OF THE 100-YEAR STORM. THE PE STAMP DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT INCLUDING THE ONSHORE IMPROVEMENTS, CONSTRUCTABILITY, OR OTHERWISE.

SITE DEVELOPMENT PLANS

TAX MAP 12 LOT 14

DOCK DETAILS

PROPOSED RESIDENTIAL TIDAL DOCKING STRUCTURE

10 MOODY POINT DRIVE, NEWMARKET

OWNED BY AND PREPARED FOR

THE DUCEY FAMILY TRUST

STATE OF NEW HAMPSHIRE
06/03/2026
JACK YOUNG
No. 15652
STRUCTURE ONLY
LICENSED
PROFESSIONAL ENGINEER

DOCK LATERAL ICE LOAD ONLY

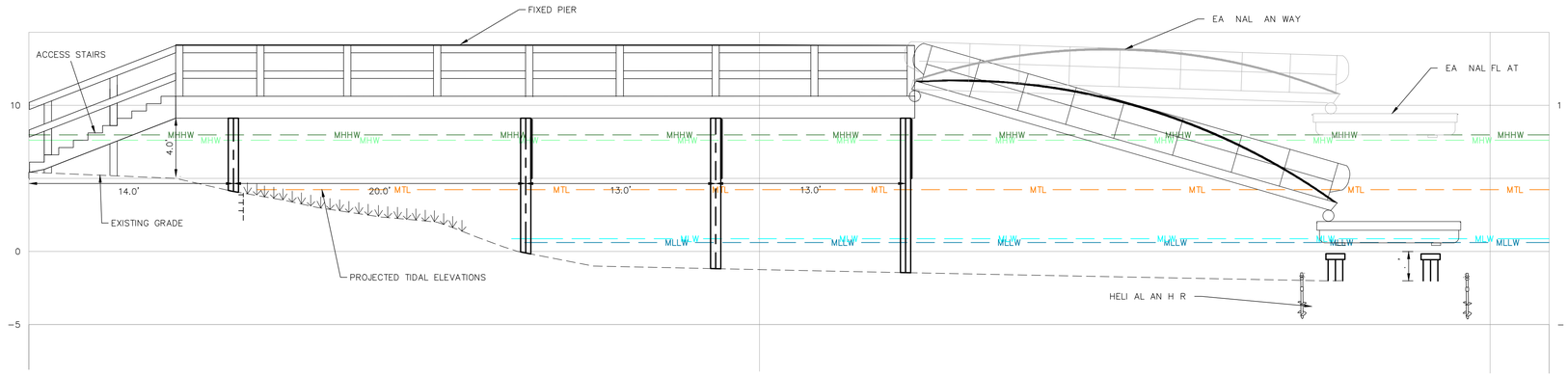
SCALE: AS NOTED JUNE 25, 2025

Seacoast Division
TFM
©
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Specialists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmorse.com

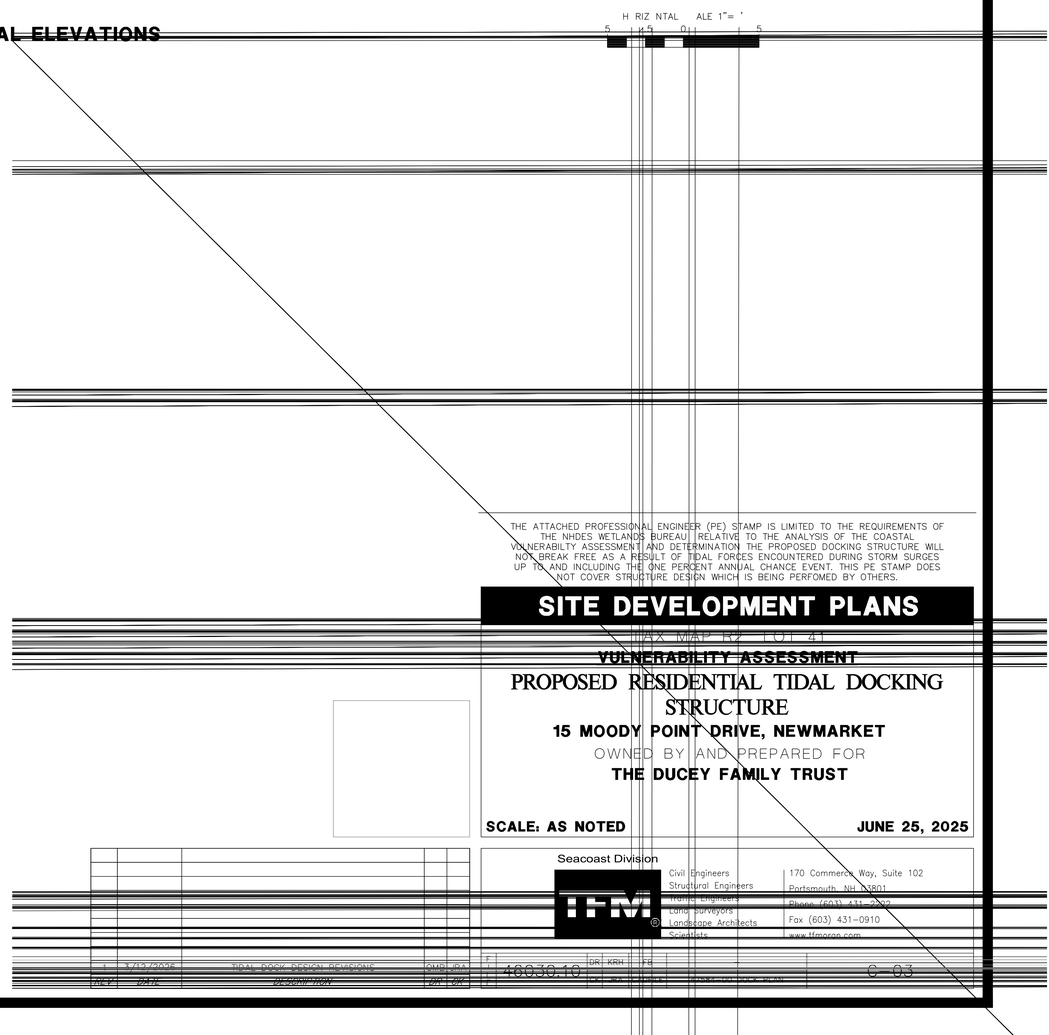
1	6/03/2026	FINAL DOCK DESIGN REVISIONS	CWP/JAM	4868.00
NO.	DATE	DESCRIPTION	CHK'D BY	JOB NO.

SHEET NO. C-02

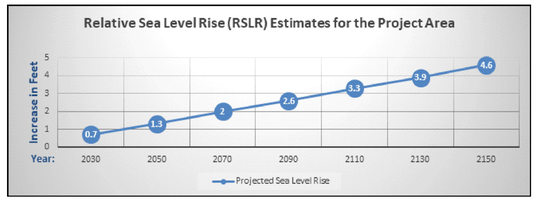
May 29, 2026 - 9:01am
F:\MSC Projects\4800 - Moody Point Dr, Newmarket, NH\4860\30-10 Ducey 15 Moody Point Dr, Newmarket, NH\Design\PRODUCTION DRWGS\XREF\4860\30-10-Dock-Plans.dwg



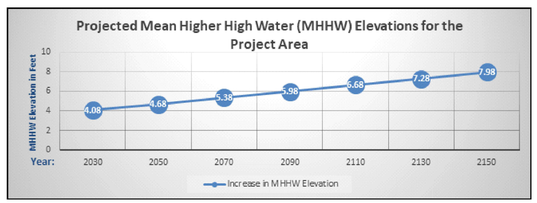
PROPOSED DOCK PROFILE - YEAR 2150 PROJECTED TIDAL ELEVATIONS



COASTAL VULNERABILITY ASSESSMENT GRAPHS



IN CREMENTAL RELATIVE EA LEVEL RISE ESTIMATE FOR THE PROJECT AREA E N ENT ATI N ATHWAY 4. AN A HI H T LE AN E F FL R K.



IN CREMENTAL RELATIVE EA LEVEL RISE EFFE T N MEAN HI HE HI H WATE MHHW F THE JE T A EA A E N E ENTATIVE N ENT ATI N ATHWAY 4. , A HI H T LE AN E F FL RISE K, AN THE U ENT MEAN HI HE HI H WATE MHHW ELEVATI N F FEET ETE MINE Y THE NATI NAL EANI AN ATM HE RIC A IATI N AA F TI AL AU E TATI N # 4 F ATLANTI TE MINAL , NH U IN NAV ATUM.

TIDAL ELEVATIONS			
	2025	2150 (PROJECTED)	
MHHW	3.38	7.98	MHHW
MHW	3.01	7.61	MHW
MTL	-0.37	4.23	MTL
MLW	-3.73	0.87	MLW
MLLW	-3.99	0.61	MLLW

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION #8423005, FOR ATLANTIC TERMINALS, NH AND ARE AS USED WITHIN THE TOWN OF NEWMARKET VULNERABILITY ASSESSMENT PREPARED BY THE STRAFFORD REGIONAL PLANNING COMMISSION (SEPTEMBER, 2015) AND INCLUDED WITH THIS NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

yright ©TFM rin, In .
4 ntituti n riv , If rl, N.H. 11

All right r rv l. Th ilin inl mit ri il my n t l il, luplil it l, rilli it l r th rmi ri r lu lin my f rm whit v r with ut th ri r writt n rmi in f TFM rin, In .

Thi ilin i nt ff tiv unl ijn l ly ulu uth riz l ffi r f TFM rin, In .

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 PERFOMED BY OTHERS.

SITE DEVELOPMENT PLANS

TAX MAP R2 LOT 41

VULNERABILITY ASSESSMENT

PROPOSED RESIDENTIAL TIDAL DOCKING STRUCTURE

15 MOODY POINT DRIVE, NEWMARKET

OWNED BY AND PREPARED FOR

THE DUCEY FAMILY TRUST

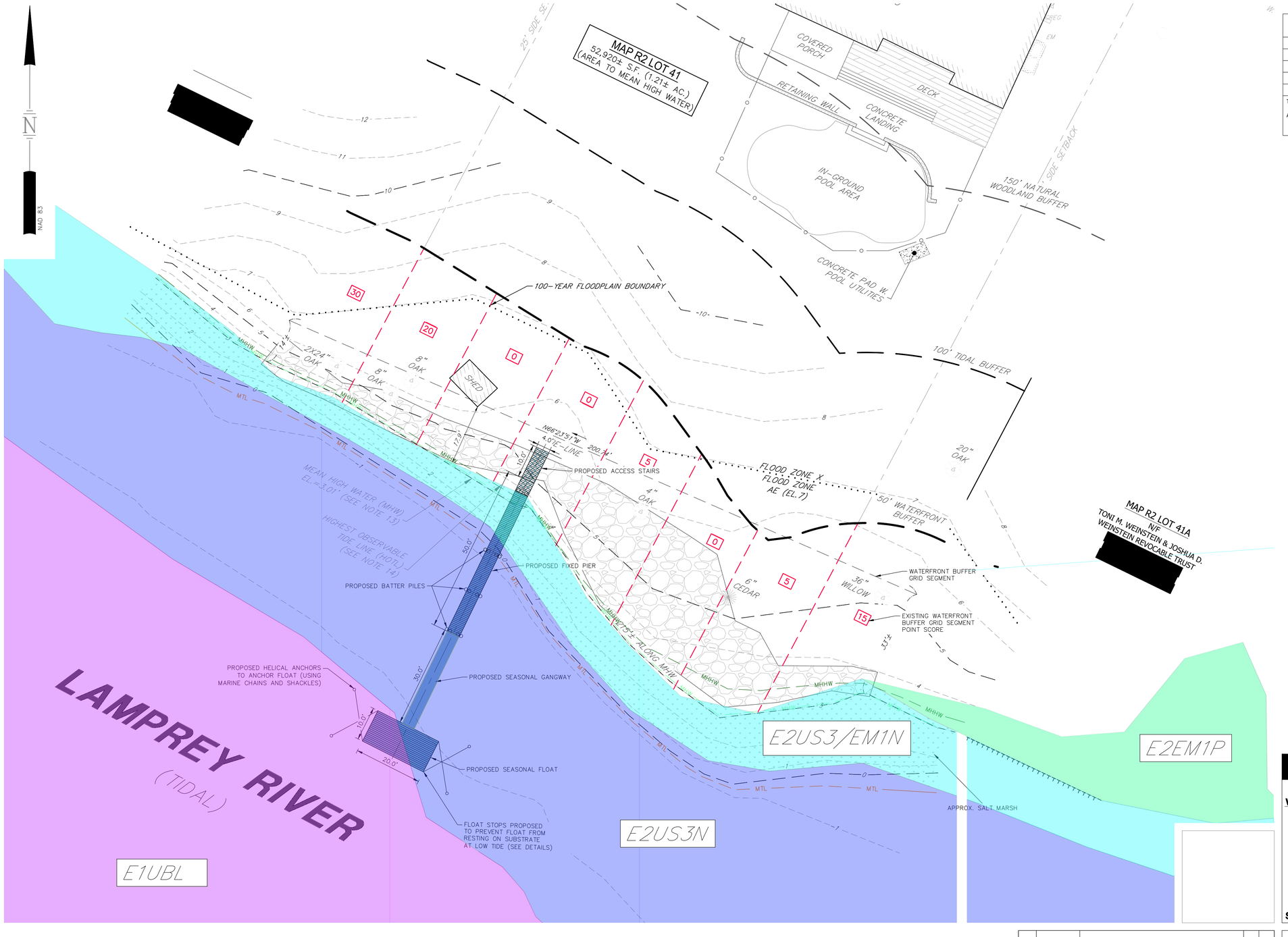
SCALE: AS NOTED **JUNE 25, 2025**

NO.	DATE	DESCRIPTION	CHK'D	APP'D
1	6/27/2025	TIDAL DOCK DESIGN REVISIONS	CMG	JBA

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.tfmorse.com

DR	KRH	FB
46030.10		C-03

May 29, 2026 - 9:01am
F:\MISC Projects\46030 - Moody Point Dr, Newmarket, NH\46030-10 Ducey 15 Moody Point Dr, Newmarket, NH\Design\PRODUCTION DRWGS\XREF\46030-10-Dock-Plans.dwg



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

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION #8423005, FOR ATLANTIC TERMINALS, NEW HAMPSHIRE AND ARE AS USED WITHIN THE TOWN OF NEWMARKET VULNERABILITY ASSESSMENT PREPARED BY THE STRAFFORD REGIONAL PLANNING COMMISSION (SEPTEMBER 2015) AND INCLUDED WITH THIS NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

HABITAT CLASSIFICATIONS

E1UBL	ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL
E2US3N	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD, REGULARLY FLOODED
E2US3/EM1N	ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, MUD / EMERGENT, PERSISTENT, REGULARLY FLOODED
E2EM1P	ESTUARINE, INTERTIDAL, EMERGENT, PERSISTENT, IRREGULARLY FLOODED

NOTES

1. QUALIFIED COASTAL PROFESSIONAL KYRA HIGGINS, USING PUBLISHED NOAA AND USFWS DATA, COMPLETED THIS WETLAND CLASSIFICATION.
2. THE USFWS NATIONAL WETLANDS INVENTORY WAS REFERENCED IN CREATION OF THIS PLAN.
3. APPROXIMATE SALT MARSH LOCATION DETERMINED BY EXAMINATION OF AERIAL IMAGERY AND SITE VISITS.

SITE DEVELOPMENT PLANS

TAX MAP R2 LOT 41

WETLANDS AND DEEPWATER HABITATS CLASSIFICATION PLAN

PROPOSED RESIDENTIAL TIDAL DOCKING STRUCTURE

15 MOODY POINT DRIVE, NEWMARKET

OWNED BY AND PREPARED FOR

THE DUCEY FAMILY TRUST

SCALE: **JUNE 25, 2025**

HORIZONTAL SCALE 1"=15'
15 7.5 0 15

REV	DATE	DESCRIPTION	DR	CK

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

FILE		DR	KRH	FB	–	
	46030.10	CK	JRA	CADFILE	46030-10-DOCK-PLANS	C-04

Copyright 2026 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

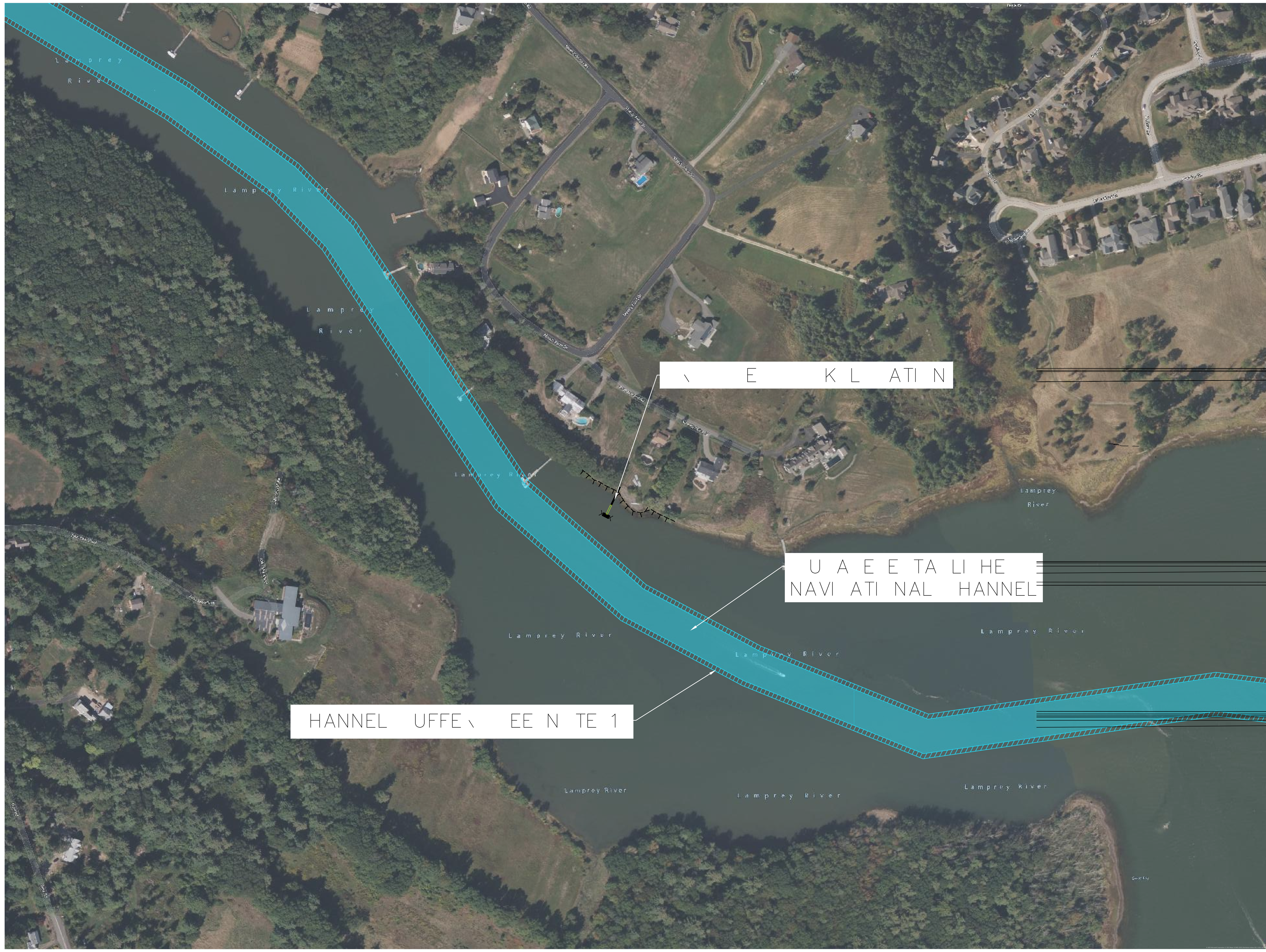
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

May 29, 2026 - 9:02am
F:\MSC Projects\46030 - Moody Point Dr. Newmarket, NH\46030-10 Ducey 15 Moody Point Dr. Newmarket, NH\Design\PRODUCTION DRWGS\XREF-46030-10-Dock-Plans.dwg

N
NAD 83



LE END

(cyan fill)	. . ARMY RP F EN INEER – E TABLI HED NAVI ATI NAL HANNEL
(cyan hatch)	NAVI ATI NAL HANNEL B FFER

NOTE

THI PLAN REPRE ENT DATA FR M THE ENTERPRI E E RAPHI INF RMATI N Y TEM (E I) DATABA E, M RE PE IFI ALLY, THE N RE I NALLY A TH RIZED NAVI ATI NAL HANNEL MAINTAINED BY THE . . ARMY RP F EN INEER (A E).

1. IVEN THAT THE LAMPREY RIVER DRED E PR E T MAINTAIN A HANNEL DEPTH F ', THE HANNEL B FFER I 1 ', A AL LATED IN THE :1 FEDERAL NAVI ATI N PR E T (FNP) TANDARD.

H \IZ NTAL ALE 1"=200'
1 200

REV	DATE	DESCRIPTION	DR	CK

SITE DEVELOPMENT PLANS

TAX MAP R2 LOT 41

ACOE NAVIGATIONAL CHANNEL PLAN

PROPOSED RESIDENTIAL TIDAL DOCKING STRUCTURE

15 MOODY POINT DRIVE, NEWMARKET

OWNED BY AND PREPARED FOR

THE DUCEY FAMILY TRUST

1"=400' (11"X17")
SCALE: 1"=200' (22"X34")

JUNE 25, 2025

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

46030.10 DR KRH FB
C-05

May 29, 2026 - 9:02am
F:\MSC Projects\46030 - Moody Point Dr, Newmarket, NH\46030-10 Ducey 15 Moody Point Dr, Newmarket, NH\Design\PRODUCTION DRWGS\XREF\46030-10-Dock-Plans.dwg