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 Chinburg Development LLC's request to perform the following work on Little Bay in Newington pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-00758, 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 a total of 1,107 square feet (SF) of jurisdictional areas, consisting of 329 SF within the undeveloped tidal buffer zone and 778 SF of tidal waters, to clear a 6 foot wide path to the water and construct a new tidal docking structure consisting of a 4 foot by 7 foot access landing connected to a 3 foot by 12 foot set of access stairs connected to a 4 foot by 72 foot permanent pier connected to a 3 foot by 30 foot seasonal gangway connected to a 10 foot by 40 foot seasonal float secured with helical moorings and chains. The overall length of this docking structure, seaward of the highest observable tide line, is approximately 139 feet, on approximately 52.6 feet of 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 329 SF of permanent impacts to undeveloped tidal buffer zone (a priority resource area). 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 March 6, 2026, and revised through July 22, 2026, by Civilworks New England, and received by the NH Department of Environmental Services (NHDES) on July 22, 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. 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).
5. No watercraft shall be secured to this docking facility in a manner that is prohibited by RSA 482-A:3, XIII, (b).

6. 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).
7. 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.
8. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
9. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
10. 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.
11. 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.
12. 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.
13. 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 August 07, 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 March 27, 2026, the NHDES received correspondence from the NHDES Ecological Review Section (ERS) dated February 18, 2026, indicating that the Datacheck report (DCT26-0379) was reviewed for the project and that the applicant coordinated with the ERS to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities as required per Rule Env-Wt 311.01(b) and Rule Env-Wt 311.06(g). Associated recommendations have been incorporated into the approved plans.
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. Per Rule Env-Wt 311.06(h), no comments were received by NHDES from the Newington Conservation Commission about this application.
5. On March 27, 2026, the NHDES obtained a statement dated March 23, 2026, 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.

6. Mitigation is required for the impacts to undeveloped tidal buffer zone (a priority resource area) in accordance with Env-Wt 313.04(a).
7. Per Rule Env-Wt 803.10(e), the 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.
8. 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 329 SF of permanent impacts to undeveloped tidal buffer zone (a priority resource area).
9. 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.
10. On July 9, 2026, the NHDES received notarized written consent, signed by the property owner and the affected abutting property owner at Newington Tax Map #6, Lot #6, authorizing the boat docking facility to be located closer than 20 feet from an abutter's property line tidal waters as required in accordance with RSA 482-A:3, XIII,(c).
11. NHDES finds that this permit, as conditioned, 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.
12. 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 #2026-00758 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

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management Program / Wetlands Bureau

Check the status of your application

RECEIVED
MAR 27 2026
NHDES
LAND RESOURCES MANAGEMENT

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

Applicant name:	**Town name:**
Chinburg Development, LLC	Newington

Administrative Use Only	*File number:* 2026-00758	*Initials:*
	Check number: 60107	*Amount:* $3,989.40

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 Land Resources Management Permit Planning Tool (LRMPPT), the DataCheck Tool, the Stream Crossing Initiative Data Viewer 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 (such as an agreement from the NHDES Ecological Review Section for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ■ No
Protected species or habitat?	■ Yes ☐ No
• If yes, species or habitat name(s): [redacted]	
• DataCheck project ID number: [redacted]	
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 (mm/dd/yyyy):	
For dredging projects, is the subject property contaminated?	☐ Yes ■ No
• If yes, list contaminant:	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	■ Yes ☐ No
For stream crossing projects, provide watershed size (see LRMPPT or Stream Stats):	

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

Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.

Construction of a residential dock into Little Bay off of Bean Lane in Newington, NH. The dock structure consists of a 4' x 72' pier, 3' x 30' gangway, 10' x 40' float. The water access consists of a 6' wide path from the existing gravel road, a 4' x 7' wood landing, and a 3' x 11' stairway. Erosion and sediment control will be implemented during construction. This is to ensure that sediment from the construction process will be kept away from the Little Bay substrate. As well as not impeding wildlife, all construction activities will be conducted in dry conditions. The docking structure was designed to provide adequate height to not shade the vegetation. The pier will be permanent, while the gangway and float are seasonal. The total proposed disturbance is 1097 square feet. 778 sf for proposed docking structure and 319 sf for proposed water access.

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

Address: Beane Lane

Town or city: Newington, NH 03801

Tax map/block/lot/unit: Tax Map 6, Lot 5

U.S. Geological Survey (USGS) topo map waterbody name: ☐ n/a Little Bay

(Optional) Latitude / longitude in decimal degrees (to five decimal places):

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: Chinburg Development, LLC

Mailing address: [redacted]

Town or city: [redacted] State: [redacted] ZIP: [redacted]

Email address: [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, middle initial: Haight, Stephen, J

Company name: Civilworks New England

Mailing address: P.O. Box 1166

Town or city: Dover State: NH ZIP: 03821

Email address: permitting@civilworksne.com 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 or city:	State:	ZIP:
Email address:	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, Env-Wt 700, and Env-Wt 900: N/A
Env-Wt 600: Construction activities in coastal lands (Env-Wt 602.09); Highest Observable Tide Line 'HOTL' (Env-Wt 602.23); Residential tidal dock (Env-Wt 602.44); 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); Vulnerabilty Assessment completed within Costal 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 (mm-dd-yyyy):	■ 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 or 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; meaning work was started or completed without a permit).

For intermittent and ephemeral streams, linear feet of impact are 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, linear feet of impact are 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 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			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)	319		☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water	778		☐			☐
TOTAL		1,097					

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

☐ Minimum impact: flat fee of $600.
☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of $600 (refer to R2-A:3, 1(c) for restrictions).
■ Minor or major impact fee: calculate using the table below.

Permanent and temporary (non-docking):	319	SF	× $0.60 = 191.40	$ 191.40
Seasonal docking structure:	490	SF	× $3.00 = 1,470	$ 1,470
Permanent docking structure:	288	SF	× $6.00 = 1,728	$ 1,728
Projects proposing shoreline structures (including docks): add $600.				$ 600
Total				$ 3,989.40
The application fee for minor or major impact is the above calculated total or $600, whichever is greater.				$ 3,989.40

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:	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials:	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:	The signer understands that 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 office of professional licensure and certification established by RSA 310.
Initials:	If the applicant is not the owner, each property owner's 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: SHAWNA SAMMIS DULY AUTHORIZED AGENT, CHINBURG DEVELOPMENT	Date: 25MAR26
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable): SA	Print name legibly: STEVE HAIGHT	Date:

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 provided a hard copy and a digital copy of a completed application form, with required attachments, to the town or city indicated below.	
Town or city clerk signature: Rebecca St. Germaine	Print name legibly: Rebecca St. Germaine
Town or city: Newington NH	Date: 03/26/2026

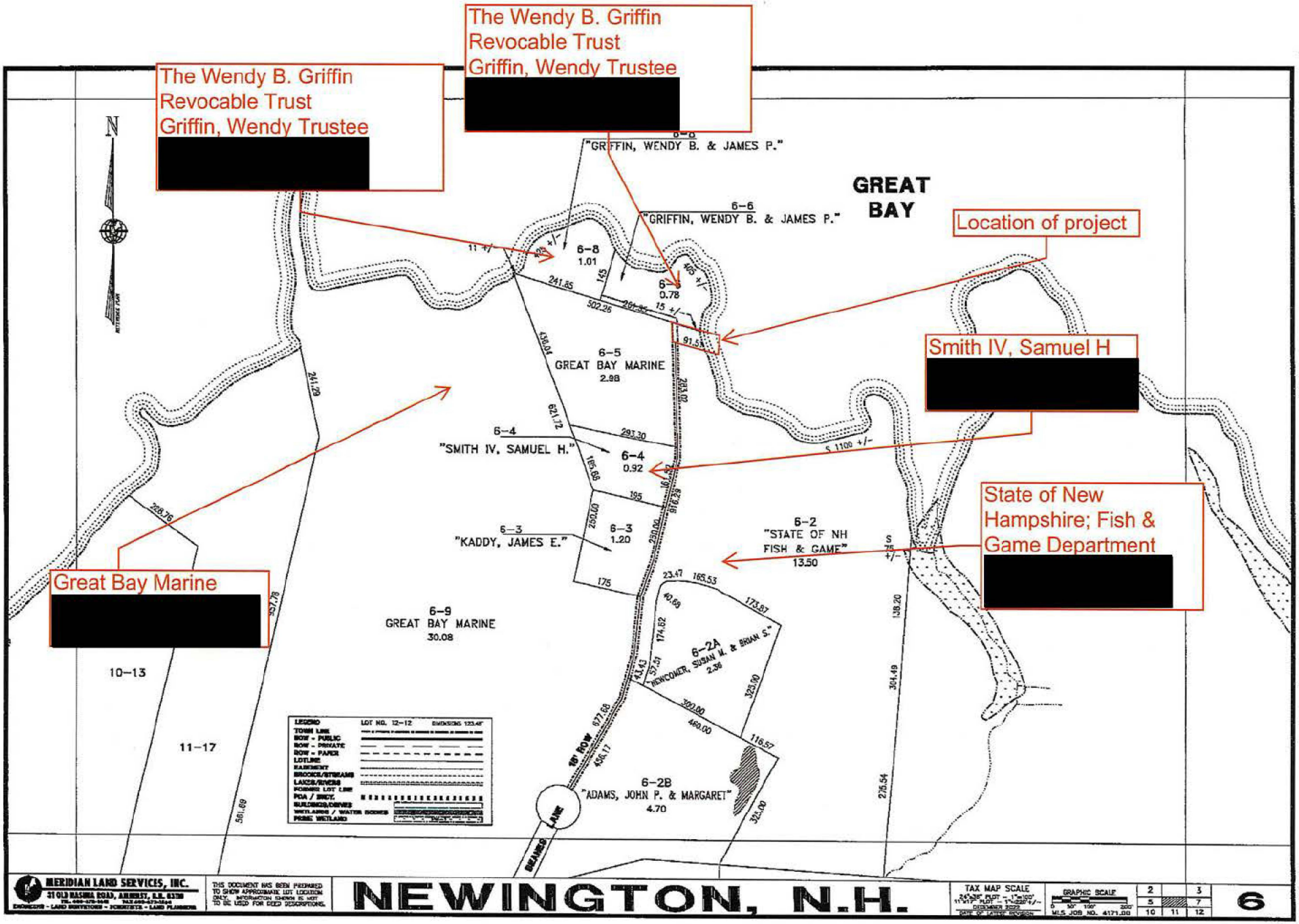
DIRECTIONS FOR TOWN OR CITY CLERK

1. Upon confirming receipt of one paper copy and one digital copy of this application, with its attachments, Immediately sign a copy of the application and return it to the applicant for submittal to the department.
2. Retain the hard copy for review by the public and immediately distribute a digital copy of the application package to each of the following bodies:

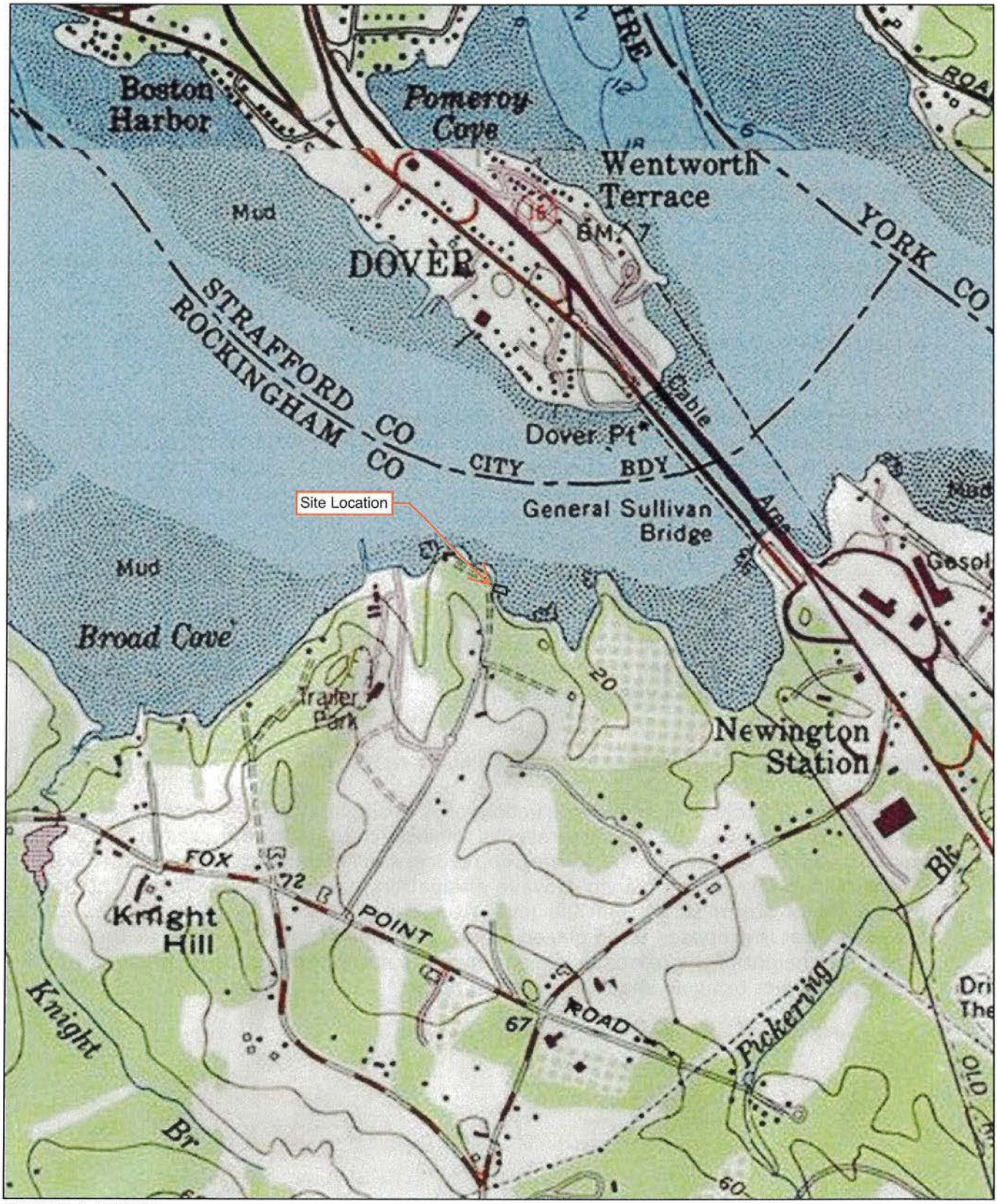
    a. Local conservation commission.
    b. Local governing body such as select board or town or city council.
    c. Local planning board.

DIRECTIONS FOR APPLICANT

1. Bring one hard copy of the application and its attachments, and one digital copy of the same, to the municipal clerk(s) of the town(s) in which proposed jurisdictional impacts are located. Digital copies shall be in PDF format or other formats approved by NHDES.
2. Submit the copy of the complete application package signed by the municipal clerk(s) to NHDES.
3. State agency applicants may file simultaneously with NHDES and the municipal clerk.


The Wendy B. Griffin
Revocable Trust
Griffin, Wendy Trustee
[redacted]
The Wendy B. Griffin
Revocable Trust
Griffin, Wendy Trustee
[redacted]
"GRIFFIN, WENDY B. & JAMES P."
"GRIFFIN, WENDY B. & JAMES P."
GREAT BAY
Location of project
Smith IV, Samuel H
[redacted]
State of New Hampshire; Fish & Game Department
[redacted]
Great Bay Marine
[redacted]
6-8
1.01
6-7
0.78
6-5
GREAT BAY MARINE
2.98
6-4
"SMITH IV, SAMUEL H."
6-4
0.92
6-3
"KADDY, JAMES E."
6-3
1.20
6-2
"STATE OF NH FISH & GAME"
13.50
6-9
GREAT BAY MARINE
30.08
6-2A
"NEWCOMER, SUSAN M. & BRIAN S."
2.36
6-2B
"ADAMS, JOHN P. & MARGARET"
4.70
10-13
11-17
BEAMES LANE
NEWINGTON, N.H.
MERIDIAN LAND SERVICES, INC.
THIS DOCUMENT WAS BEEN PREPARED TO SHOW APPROXIMATE LOT LOCATION ONLY. INFORMATION SHOWN IS NOT TO BE USED FOR DEED DESCRIPTIONS.
TAX MAP SCALE
GRAPHIC SCALE
MLS JOB NO. 4171.00
6

CNE#25176 - Beane Lane - USGS Map



2/13/2026, 2:45:26 PM

USA_Topo_Maps

1:12,000

0 500 1,000 2,000 ft

0 165 330 660 m

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Prepared By: Civilworks New England

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

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

From: Ecological Review Section
New Hampshire Department of Environmental Services
cc: NHFG Review, David Simmons
Date: 02/18/2026 (valid until 02/18/2027)
Re: DataCheck Review by NHDES Ecological Review Section
Permits: NHDES - Wetlands Standard Dredge & Fill, USACE - General Permit

DCT ID: DCT26-0379

Town: Newington
Location: 61 Beane Lane

Project Description: Project proposes the construction of a 723 square foot residential dock in tidal waters consisting of a permanent pier, seasonal gangway, and seasonal float (held in place by helical anchors and mooring chains). The project also proposes a 6 foot walking path and stairway leading to the docking structure.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information, protected species may be impacted by the proposed work activities. Please carefully read the comments and instructions below for next steps to avoid and minimize impacts.

Plant and Exemplary Natural Community Comments: Please ensure proper erosion and sediment controls are used. Please also ensure the tidal docking structure is designed in a way that reduces impacts to the exemplary sparsely vegetated intertidal system by reducing impacts to the tidal substrate to the greatest extent practicable (reduce number of piles), avoiding impacts to vegetation wherever possible (reconfigure dock location and orientation), and allowing as much light to pass through the dock as practicable (increase deck spacing or use material that allows light to pass through). No ecological review is needed.

Wildlife and Critical Habitat Comments: Please refer to the following conservation measures for DCT26-0379 to avoid and minimize impacts to Atlantic sturgeon and shortnose sturgeon:

1. All operators and personnel working on or entering the site shall be made aware of the potential presence of these species and shall be provided flyers that help to identify these species, along with NHFG biologist contact information. Please refer to the NHFG website for updated Protected Species Flyers.

a. Protected species information (e.g. identification, observation and reporting of observations, when to contact the NHFG biologists immediately) should be communicated during meetings prior to work commencement throughout the construction phase of the project. See cover sheet or sheet immediately proceeding. Include flyers on plan sheet set.

2.All work shall be done in the dry at low tide or from a work barge and appropriate erosion and sediment control measures (e.g., turbidity curtains) shall be installed.

3.If unable to drive piles in the dry, piles shall be driven during the dredge window of November 15th – March 15th. Vibratory hammering is recommended for pile driving.

4.All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps should not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.

5.All observations of threatened or endangered species on the project site should be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation. Photographs of the observed species and nearby elements of habitat or areas of land disturbance should be provided to NHFG in digital format at the above email address for verification, as feasible.

6.In the event a protected species is observed on the project site during the term of the permit, the species should not be disturbed, handled, or harmed in any way prior to consultation with and implementation of corrective actions recommended by the Ecological Review Section.

7.The Ecological Review Section, its employees and authorized agents, should have access to the property during the term of the permit.

Additional recommendations not required to be added to plans:

1.These Conservation Measures do 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 DataCheck Letter. Please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (IPaC; https://ipac.ecosphere.fws.gov/) 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).

This ecological review decision is based on the presumption that the information submitted as part of the application is true, complete and not misleading. If after the issuance of conservation measures new information is received, the ecological review decision may be considered invalid, and a new ecological review request may need to be submitted. No further ecological review is needed.

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a $500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the Ecological Review Request form found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (iPaC) website 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 or 603-223-2541).

Ecological Review Database records:

The following species and habitats may be impacted by the proposed work activities. 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.
Subtidal 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 (*Acipenser oxyrinchus oxyrinchus*)	T	T	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).
Shortnose Sturgeon (*Acipenser brevirostrum*)	E	E	Contact the NH Fish & Game Dept and the US Fish & Wildlife Service (see above).

[1]Codes: "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.

Disclaimer:
DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

DCT26-0379


N
Newington
0
0.02
0.04
0.06
0.08
0.1
Miles
Legend
City/Town
Site bounds

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

March 23,2026

Elijah Allen
Civilworks New England
PO Box 1166
181 Watson Rd.
Dover, NH 03820

Re: Beane Ln., Newington, NH – Residential Dock

Dear Mr. Allen:

We have reviewed the plans for a residential dock off of Beane Ln. in Newington, NH (Tax Map 6, Lot 5), in the Tricky's Cove water way, off of the Piscataqua River belonging to:

Chinburg Development, LLC
3 Penstock Way
Newmarket, NH

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

Respectfully,

Adam Winkler
Acting Chief Harbor Master

May 19, 2026

Chinburg Development LLC
[redacted]

Subject: 61 Beane Lane – Chinburg Tidal Dock, Abutter Wendy B. Griffin Rev. Trust Consent

Dear Chinburg Development LLC,

I, abutter, Wendy B. Giffin, of 137 Beane Lane, Wendy B. Giffin Revocable Trust, support your pursuing permits to construct a residential tidal dock based on our discussions and review of the dock plan you presented, dated 5-19-2026. As you described, portions of the docking structure will be closer than 20 feet from riparian line toward our property and I support this proposed work.

Sincerely,

Authorized Signatory Date

Wendy B Griffin 07/08/2026

Agreed, Chinburg Development LLC, 61 Bean Lane (Tax Map 6, Lot 5)

Authorized Signatory Date

Matt J [illegible] 7/8/26

STEPHEN J. HAIGHT
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
March 23, 2027

RECEIVED
MAR 27 2026
NHDES
LAND RESOURCES MANAGEMENT

Abutters List – February 2026
Great Bay Marine
61 Beane Lane
Newington, NH
Tax Map 06, Lot 05

Map-Lot-Unit	Owner Name & Address
06-09	Great Bay Marine [redacted]
06-08	The Wendy B. Giffin Revoc Trust Griffin, Wendy B. & James P. [redacted]
06-06	The Wendy B. Giffin Revoc Trust Griffin, Wendy B. & James P. [redacted]
06-04	Smith IV, Samuel H [redacted]
06-02	State of New Hampshire Fish & Game Department [redacted]
Engineer/Surveyor:	Civilworks New England [redacted]

9589 0710 5270 3277 6221 87

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For delivery information, visit our website at *www.usps.com®*.
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Extra Services & Fees (check box, add fee as appropriate) $4.40	
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☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To Town of Newington
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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

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☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To Wendy a James Griffin, Trustees
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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

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☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To Samuel H. Smith, IV
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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

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☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To Great Bay Marine
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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

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☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To Wendy B. Griffin Trustee
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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

9589 0710 5270 3277 6221 94

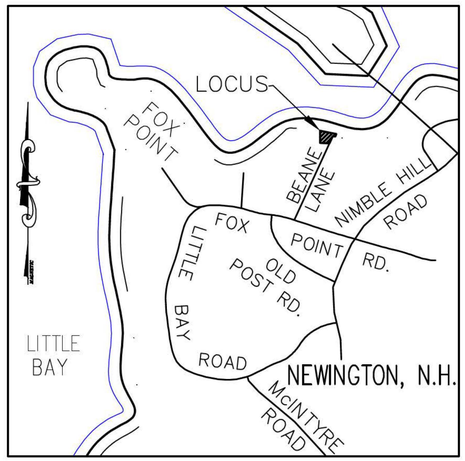
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☐ Adult Signature Restricted Delivery $	
Postage $0.78	
Total Postage and Fees $10.48	03/06/2026

Sent To State of NH-Fish & Game Dept
Street and Apt. No., or PO Box No. [redacted]
City, State, ZIP+4® [redacted]

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



LOCUS MAP
NOT TO SCALE

PROPOSED RESIDENTIAL DOCK
PERMIT PLAN

TAX MAP 06, LOT 05

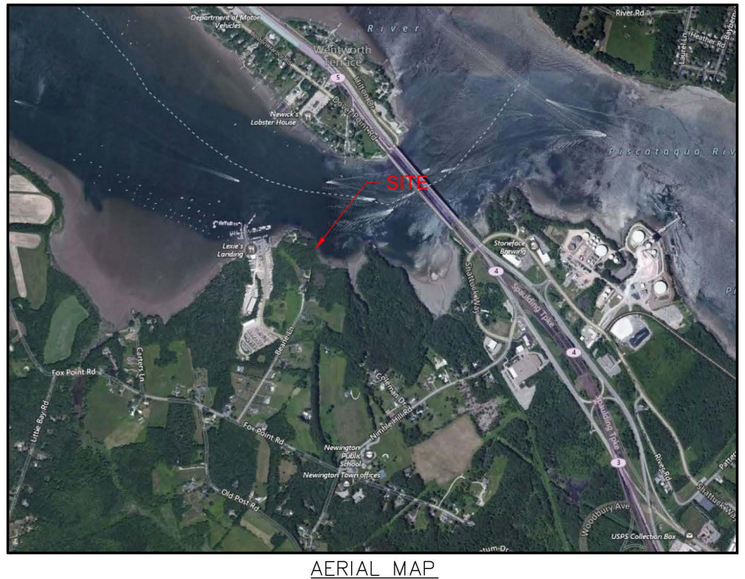
BEANE LANE

NEWINGTON, NH

MARCH 6, 2026

REV: MAY 19, 2026

REV: JULY 22, 2026



AERIAL MAP
NOT TO SCALE

OWNER/APPLICANT — CHINBURG DEVELOPMENT, LLC [redacted]

SITE CIVIL ENGINEER

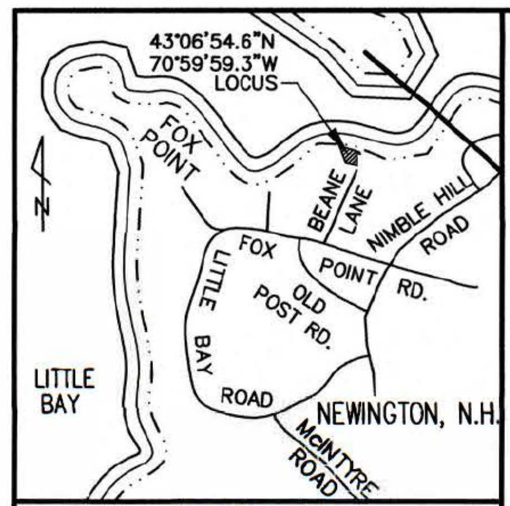
CNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

LAND SURVEYOR — MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND
P.O. BOX 1166
181 WATSON ROAD
DOVER, NH 03821
(603) 742–0911

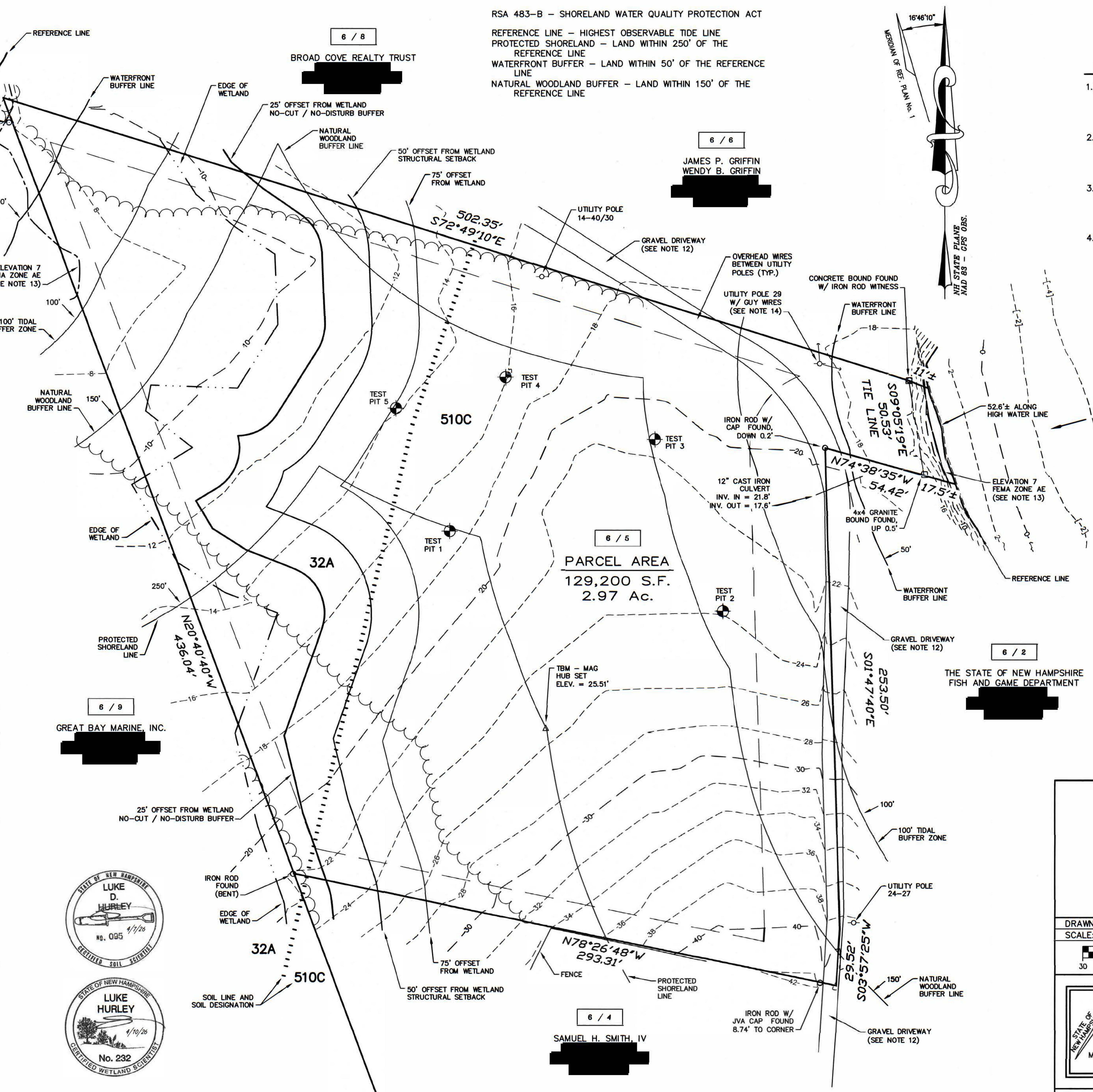
WETLAND SCIENTIST — LUKE HURLEY, CWS #232
HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC
PO BOX 356
EPSOM, NH 03234
(603) 583–1745

SHEET INDEX	SHEET
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE PLAN	3
DOCK PROFILE PLAN	4
DETAIL SHEET	5
MITIGATION PLAN	6
TREE SCORE PLAN	7

2/27/2026 11:51:06 File: P:\25176 - Beane Lane Newington NH Great Bay Marine\Survey\Drawings\25176 SHORELAND.dwg Layout: 25176 25208 EC



LOCATION PLAN
(NO SCALE)



RSA 483-B – SHORELAND WATER QUALITY PROTECTION ACT

REFERENCE LINE – HIGHEST OBSERVABLE TIDE LINE
PROTECTED SHORELAND – LAND WITHIN 250' OF THE REFERENCE LINE
WATERFRONT BUFFER – LAND WITHIN 50' OF THE REFERENCE LINE
NATURAL WOODLAND BUFFER – LAND WITHIN 150' OF THE REFERENCE LINE

NOTES:

1.) OWNER OF RECORD:

CHINBURG DEVELOPMENT, LLC
[redacted]

2.) 6 / 9 – DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREA = 129,200 S.F.± / 2.97 Ac.±

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF FEBRUARY 23, 2026.

5.) ZONING DISTRICT IS 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

THE PARCEL IS SUBJECT TO THE REQUIREMENTS OF THE WETLANDS OVERLAY DISTRICT.
WETLAND BUFFER PROVISION – NO-CUT AND NO-DISTURBANCE BUFFER = 25 FEET
STRUCTURAL SETBACK = 50 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.) WETLANDS SHOWN WERE DELINEATED BY LUKE D. HURLEY OF HURLEY ENVIRONMENTAL & LAND PLANNING, LLC, C.W.S. No. 232 DURING SEPTEMBER 2025 IN ACCORDANCE WITH THE 1987 CORPS. OF ENGINEERS WETLANDS DELINEATION MANUAL AND LOCATED BY THIS OFFICE.

10.) SOIL TEST PITS SHOWN WERE OBSERVED BY LUKE D. HURLEY OF HURLEY ENVIRONMENTAL & LAND PLANNING, LLC, NHSSS No. 095 AND WITNESSED BY MICHAEL CUOMO, ROCKINGHAM COUNTY CONSERVATION DISTRICT ON OCTOBER 29, 2025 AND LOCATED BY THIS OFFICE.

11.) THE SOIL TYPES ON THE SITE ARE:
32A BOXFORD SILT LOAM, 0 TO 3 PERCENT SLOPES
510C HOOSIC GRAVELLY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
THE SOURCE FOR THE SOIL TYPE DATA IS USDA NRCS WEB SOIL SURVEY http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

12.) THE PARCEL IS SUBJECT TO AND BENEFITS FROM A RIGHT OF WAY FOR ALL PURPOSES OVER BEANES (BEANE) LANE.

13.) THE SUBJECT PARCEL IS WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ELEVATION 7); AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 33015C0255F; EFFECTIVE DATE JANUARY 29, 2021.

14.) THE PARCEL IS SUBJECT TO EASEMENTS FOR DISTRIBUTION LINES AND UTILITY POLES AS DESCRIBED IN R.C.R.D. BOOK 1051, PAGES 389-390 & 390-391.

REFERENCE PLANS:

1.) PLAT OF LAND – NEWINGTON, NEW HAMPSHIRE FOR GREAT BAY MARINA; SCALE: 1" = 100'; DATED: SEPTEMBER 1987, REVISED THROUGH 6/4/91; BY: DURGIN-SCHOFIELD ASSOCIATES; RECORDED R.C.R.D. PLAN D-21055.

2.) SUBDIVISION OF LAND OF DORIS BEANE IN NEWINGTON, N.H.; SCALE: 1" = 100'; DATED: OCTOBER 26, 1973, REVISED THROUGH 1/18/74; BY: MOULTON ENGINEERING CO.; RECORDED R.C.R.D. PLAN 4381.

3.) SUBDIVISION OF LAND – NEWINGTON, N.H. – MARGESON TO MARGESON – MARGESON TO GRIFFIN. SCALE: 1" = 60'; DATED: OCTOBER 1976; BY: JOHN W. DURGIN CIVIL ENGINEERS. RECORDED R.C.R.D. PLAN C-6767.

4.) PLAN OF HOUSE LOTS, NEWINGTON N.H. SCALE: 1" = 60'; DATED: DECEMBER 1937; BY: JOHN W. DURGIN. RECORDED R.C.R.D. PLAN 0899 (SEARCH BEANE, ANN).

LEGEND

- S.F. – SQUARE FEET
- Ac. – ACRE
- (TYP.) – TYPICAL
- ± – MORE OR LESS
- ø – DIAMETER
- R.C.R.D. – ROCKINGHAM COUNTY REGISTRY OF DEEDS
- UP 33/70 – UTILITY POLE W/ I.D. Nos.
- OHU – OVERHEAD UTILITIES
- TBM – TEMPORARY BENCHMARK
- INV. – INVERT ELEVATION
- EDGE OF WETLAND
- WETLAND
- SOILS LINE
- 32A – SOILS DELINEATION
- TREE LINE
- 20 – CONTOUR LINE (2 FOOT INTERVAL)
- TP5 – SOIL TEST PIT

NO.	DATE	DESCRIPTION	BY	CHK
24-2403 25176		REVISIONS		

25208	EXIST. COND.	25-07	72-73
PROJECT NO	TYPE	FIELDBOOK & PAGES	

EXISTING CONDITIONS PLAN
PREPARED FOR
CHINBURG DEVELOPMENT, LLC
TAX MAP 6, LOT No. 5
[61] BEANE LANE
TOWN of NEWINGTON
COUNTY of
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: P:\25176\S\D\25176 SHLD
SCALE: 1" = 30'	DATE: FEBRUARY 23, 2026

Scale bar: 30 15 0 15 30 60 90 120

STATE OF NEW HAMPSHIRE No. 661 KEVIN M. McENEANEY LICENSED LAND SURVEYOR SIGNATURE

McEneaney Survey Associates of NEW ENGLAND
P.O. Box 1166 – 181 WATSON ROAD
DOVER, NH 03821 (603) 742-0911
SURVEYING – PLANNING – CONSULTING

LEGEND

- FEMA ELEVATION LINES
- HIGH TIDE ELEVATION LINES
- LOW TIDE ELEVATION LINES
- OBSERVED LOW TIDE ON SEPTEMBER 11, 2024
- PROPOSED PERMANENT IMPACTS WITHIN UNDEVELOPED TBZ = 329 S.F.
- PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS = 288 S.F.
- PROPOSED SEASONAL IMPACTS WITHIN TIDAL SURFACE WATERS = 490 S.F.
- EOG : EXISTING EDGE OF GRAVEL
- EXISTING UTILITY POLE
- EXISTING UTILITY GUY WIRE
- EXISTING MONUMENT
- [-2] : EXISTING TOPOGRAPHY
- PROPERTY LINE
- PROPERTY LINE EXTENSION
- E1UBL : ESTUARINE, SUBTIDAL, UNCONSOLIDATED BOTTOM, SUBTIDAL
- E2USN : ESTUARINE, INTERTIDAL, UNCONSOLIDATED SHORE, REGULARLY FLOODED

NOTES:

1. THE ATTACHED PE STAMP IS LIMITED TO PERMIT DRAWING PREPARATION. THIS PE STAMP DOES NOT COVER ANALYSIS OR STRUCTURE DESIGN, WHICH IS BEING PERFORMED BY OTHERS.
2. PILE AND MOORING EMBEDMENT, AND DOCK STRUCTURAL DESIGN, BY OTHERS, SHALL BE ADEQUATE TO RESIST DOCK BREAK AWAY IN STORM CONDITIONS.
3. AT PILE BEND 1 AND PILE BEND 7 PROVIDE NO–BREAKAWAY TIE–DOWN CHAIN OR CABLE BOLTED TO DOCK FRAMING AND CONNECTED TO HELICAL ANCHOR.
4. EACH TIE–DOWN CHAIN OR CABLE AND HELICAL ANCHOR SHALL BE DESIGNED TO HANDEL A MINIMUM OF 1,600 LBS OF UPLIFT.
5. PROPOSED CLEARING FOR FOOT PATH SHALL NOT BE GREATER THAN 6 FEET WIDE PER NHDES.
6. THE PROPOSED FLOAT AND GANGWAY ARE INTENDED TO BE SEASONAL DOCKING STRUCTURES.
7. THE PROPOSED PIER IS INTENDED TO BE A PERMANENT DOCKING STRUCTURE.
8. SPACING BETWEEN DECK COMPONENTS SHALL BE NOT LESS THAN ¾–INCH.
9. EXISTING SHORELINE FRONTAGE FOR THE SUBJECT PROPERTY IS 52.6'±.
10. PROPOSED OVERALL DOCKING STRUCTURE LENGTH MEASURES 139' SEAWARD TO ALLOW TERMINAL SECTION OF THE DOCK TO BE FLOATING AT MEAN LOW WATER.
11. PROPOSED OVERALL DOCKING STRUCTURE FOOTPRINT IS 778 SQUARE FEET. NO COMPENSATORY MITIGATION IS REQUIRED FOR DOCKING STRUCTURE.

ANTICIPATED CONSTRUCTION SEQUENCE:

1. ALL WORK OTHER THAN HELICAL MOORING ANCHOR INSTALLATION SHALL BE PERFORMED IN DRY CONDITIONS.
2. INSTALL SILTSOXX AS NEEDED.
3. CLEAR PATH FOR WATER ACCESS.
4. CONSTRUCT WATER ACCESS STAIRWAY.
5. INSTALL TIMBER PILES, WITHIN A SILTSOXX, WITHIN THE ALLOWED TIME OF YEAR.
6. CONSTRUCT DOCK SUPER STRUCTURE & RAILINGS.
7. INSTALL HELICAL MOORING ANCHORS.
8. BRING IN GANGWAY AND FLOATING DOCK BY WATER ACCESS, CONNECT TO HELICAL ANCHORS.
9. REMOVE EROSION CONTROL AFTER PILES AND STAIRWAY HAVE BEEN INSTALLED AND SITE STABILIZED.
10. DEMOBILIZE EQUIPMENT.

NH STATE PLANE NAD 83 – SRS 0305

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

6 / 6

JAMES P. GRIFFIN
WENDY B. GRIFFIN
[redacted]

6 / 5

PARCEL AREA
129,200 S.F.
2.97 Ac.

6 / 2

THE STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT
[redacted]

EOG
EXISTING GRAVEL ROAD
EOG
EOG
EOG

10' PROPERTY LINE SETBACK
10' PROPERTY LINE SETBACK

6' WIDE PATH
4' X 7' WOOD LANDING
3' X 12' STAIRWAY
100' NHDES TIDAL BUFFER ZONE
50' NHDES WATERFRONT BUFFER
75' LOCAL LIMITED CUT BUFFER

HELICAL ANCHOR MOORING (4) (TYP)
E1UBL
E2USN
20' DOCKING STRUCTURE SETBACK
20' DOCKING STRUCTURE SETBACK
PROPOSED SILTSOXX (TYP)
4' X 72' PIER
PROPOSED SILTSOXX AROUND EACH PILE (TYP)
3' X 30' GANGWAY
10' X 40' FLOAT
50' MOORING CHAINS (4) (TYP)

HOTL OBSERVED ON (11/15/2024) : ELEV.=4.19'
MEAN HIGH WATER: ELEV.=2.95'
MEAN LOWER LOW WATER: ELEV.=−3.68'
MEAN LOW WATER: ELEV.=−3.43'
EXTENT OF SPECIAL FLOOD HAZARD AREA + SEA LEVEL RISE – ZONE "AE" + SLR ELEVATION 7.3'
EXTENT OF SPECIAL FLOOD HAZARD AREA – ZONE "AE" ELEVATION 7'
LOW TIDE ON SEPTEMBER 11, 2024 ELEV.=−2.35' APPROX

FEMA "AE" + SLR ELEV.	= 7.3'
FEMA "AE" ELEV.	= 7'
HOTL (11/15/2024)	= 4.19'
MEAN HIGH WATER	= 2.95'
MEAN LOW WATER	= −3.43'
MEAN LOWER LOW WATER	= −3.68'
LOW WATER OBSERVED ON SEPTEMBER 11, 2024	= −2.35'

NOAA TIDE STATION: 8423005

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
CIVIL & WATERFRONT ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

NO.	REVISION	APP'D	DATE
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1	REV. PER NHDES RFMI #1	SJH	5-19-2026

DATE: 3-6-2026
SCALE: 1"=10'
DRAWN BY: ETA
DESIGN BY: ETA
APPROVED BY: SJH
PROJECT NO: 25178
FILE: SITE.DWG

STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

GREAT BAY MARINE, INC.
MAP 6, LOT 5
BEANE LANE
NEWINGTON, NH 03801

WETLAND PERMIT
RESIDENTIAL DOCK
GREAT BAY MARINE, INC.

SITE PLAN

3

FEMA "AE" + SLR ELEV.	=	7.3'
FEMA "AE" ELEV.	=	7'
HOTL (11/15/2024)	=	4.19'
MEAN HIGH WATER	=	2.95'
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MEAN LOWER LOW WATER	=	−3.68'
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NOAA TIDE STATION: 8423005

LEGEND

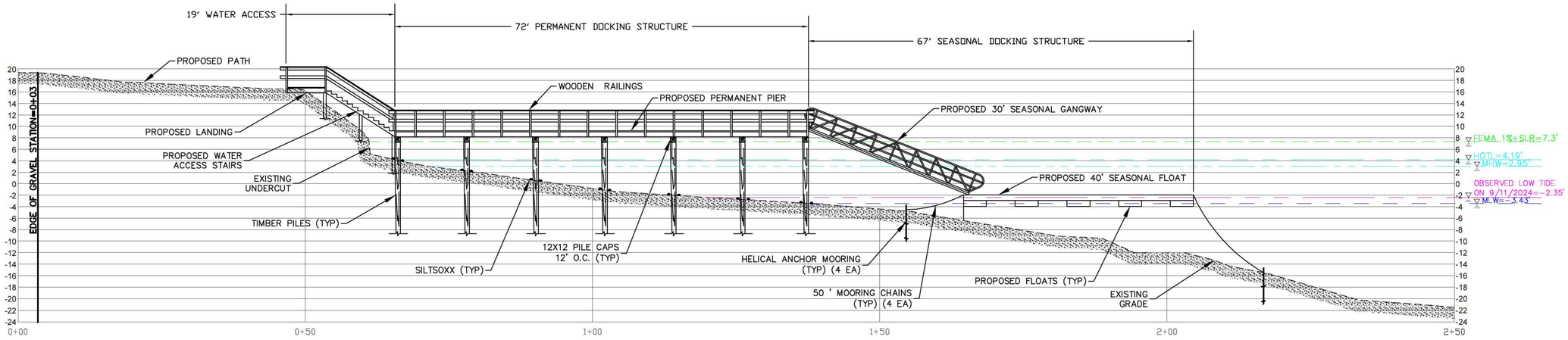
- FEMA ELEVATION LINES
- HIGH TIDE ELEVATION LINES
- LOW TIDE ELEVATION LINES
- OBSERVED LOW TIDE ON SEPTEMBER 11, 2024

NOTES:

1. THE ATTACHED PE STAMP IS LIMITED TO PERMIT DRAWING PREPARATION. THIS PE STAMP DOES NOT COVER ANALYSIS OR STRUCTURE DESIGN, WHICH IS BEING PERFORMED BY OTHERS.
2. PILE AND MOORING EMBEDMENT, AND DOCK STRUCTURAL DESIGN, BY OTHERS, SHALL BE ADEQUATE TO RESIST DOCK BREAK AWAY IN STORM CONDITIONS.
3. AT PILE BEND 1 AND PILE BEND 7 PROVIDE NO-BREAKAWAY TIE-DOWN CHAIN OR CABLE BOLTED TO DOCK FRAMING AND CONNECTED TO HELICAL ANCHOR.
4. EACH TIE-DOWN CHAIN OR CABLE AND HELICAL ANCHOR SHALL BE DESIGNED TO ACCOMMODATE A MINIMUM OF 1,600 LBS OF UPLIFT.
5. PROPOSED CLEARING FOR FOOT PATH SHALL NOT BE GREATER THAN 6 FEET WIDE PER NHDES.
6. THE PROPOSED FLOAT AND GANGWAY ARE INTENDED TO BE SEASONAL DOCKING STRUCTURES.
7. THE PROPOSED PIER AND WATER ACCESS ARE INTENDED TO BE PERMANENT DOCKING STRUCTURES.
8. SPACING BETWEEN DECK COMPONENTS SHALL BE NOT LESS THAN ¾-INCH.

ANTICIPATED CONSTRUCTION SEQUENCE:

1. ALL WORK OTHER THAN HELICAL MOORING ANCHOR INSTALLATION SHALL BE PERFORMED IN DRY CONDITIONS.
2. INSTALL SILTSOXX AS NEEDED.
3. CLEAR PATH FOR WATER ACCESS.
4. CONSTRUCT WATER ACCESS STAIRWAY.
5. INSTALL TIMBER PILES, WITHIN A SILTSOXX, WITHIN THE ALLOWED TIME OF YEAR.
6. CONSTRUCT DOCK SUPER STRUCTURE & RAILINGS.
7. INSTALL HELICAL MOORING ANCHORS.
8. BRING IN GANGWAY AND FLOATING DOCK BY WATER ACCESS, CONNECT TO HELICAL ANCHORS.
9. REMOVE EROSION CONTROL AFTER PILES AND STAIRWAY HAVE BEEN INSTALLED AND SITE STABILIZED.
10. DEMOBILIZE EQUIPMENT.

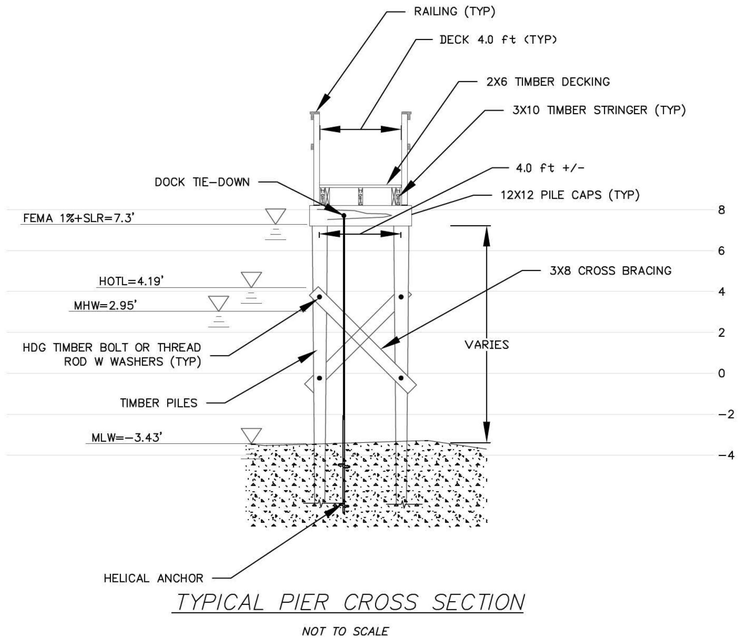


PROFILE VIEW

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)



TYPICAL PIER CROSS SECTION

NOT TO SCALE

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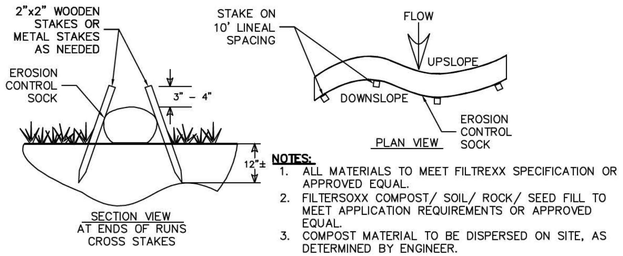
DATE: 3-6-2026
SCALE: AS NOTED
DRAWN BY: ETA
DESIGN BY: ETA
APPROVED BY: SJH
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STATE OF NEW HAMPSHIRE
STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER
MARINE CONSTRUCTION ENGINEER

DOCK PROFILE PLAN

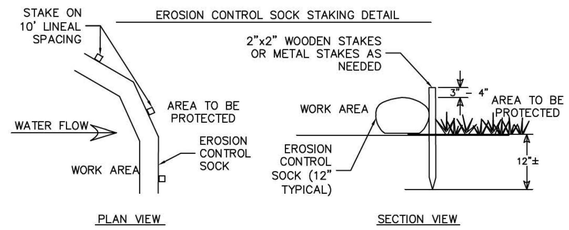
GREAT BAY MARINE, INC.
MAP 6, LOT 5
BEANE LANE
NEWINGTON, NH 03801

WETLAND PERMIT
RESIDENTIAL DOCK
GREAT BAY MARINE, INC.



NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. FILTERSOXX COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS OR APPROVED EQUAL.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

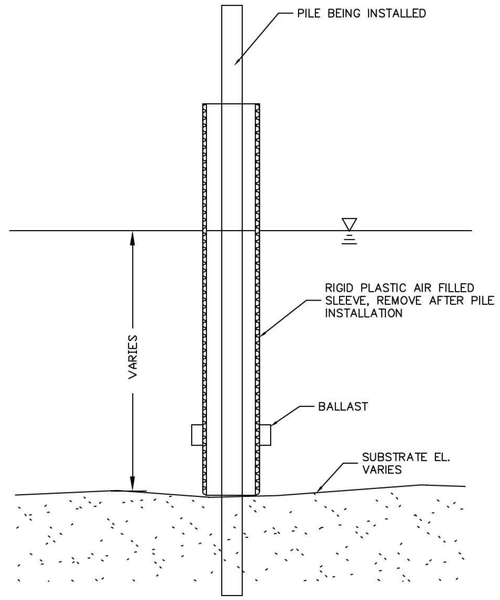
EROSION CONTROL SOCK STAKING DETAIL



NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATION OR APPROVED EQUAL.
2. SILTSOXX 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 INSTALLATION OUTSIDE WINTER DREDGE WINDOW, IF APPROVED.
2. PROVIDE TEMPORARY RIGID PLASTIC AIR FILLED SLEEVE TO ATTENUATE UNDERWATER NOISE.

PILE SLEEVE DETAIL

NOT TO SCALE

[redacted]

NEW HAMPSHIRE
STATE ENDANGERED

SHORTNOSE STURGEON

Report Sightings: Contact the Marine Fisheries Division at (603) 868 – 1095 for observations in tidal waters or the Inland Fisheries Division at (603) 271 – 2501 in freshwater rivers. Observations can be sent to NHFGreview@wildlife.nh.gov. Photographs and exact locations are strongly encouraged.


Photo credit: Ryan Hagerty, USFWS

Species Information:
- Long fish, up to 4.5 feet in length and 50 lbs.
- Pointy snout with barbels and five rows of bony plates, called scutes, along sides.
- Large dorsal fin is located in rear third of body. Upper lobe of caudal fin extends past the lower lobe.
- Located in freshwater rivers, estuaries, and coastal areas.
- Spawn in shallow, moderately flowing freshwater rivers with gravel or cobble substrates in spring.
- Forage between rivers and estuaries.
- Average lifespan is 30 years, up to 67 years.


Photo credit: Ryan Hagerty, USFWS


Photo credit: National Aquarium

This species is federally protected and protected under RSA 212-A and Fis 1000.

DO NOT DISTURB OR HANDLE WILDLIFE UNLESS AUTHORIZED BY NH FISH AND GAME

10/7/25

DCT26–0379 CONSERVATION MEASURES:

1. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG BIOLOGIST CONTACT INFORMATION. PLEASE REFER TO THE NHFG WEBSITE FOR UPDATED PROTECTED SPECIES FLYERS.
   A. PROTECTED SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT THE NHFG BIOLOGISTS IMMEDIATELY) SHOULD BE COMMUNICATED DURING MEETINGS PRIOR TO WORK COMMENCEMENT THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. SEE COVER SHEET OR SHEET IMMEDIATELY PROCEEDING. INCLUDE FLYERS ON PLAN SHEET SET.
2. ALL WORK SHALL BE DONE IN THE DRY AT LOW TIDE OR FROM A WORK BARGE AND APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES (E.G., TURBIDITY CURTAINS) SHALL BE INSTALLED.
3. IF UNABLE TO DRIVE PILES IN THE DRY, PILES SHALL BE DRIVEN DURING THE DREDGE WINDOW OF NOVEMBER 15TH –MARCH 15TH. VIBRATORY HAMMERING IS RECOMMENDED FOR PILE DRIVING.
4. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN ¼ INCHES.
5. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603–271–2461 AND BY EMAIL AT HYPERLINK "MAILTO:NHFGREVIEW@WILDLIFE.NH.GOV"NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
6. IN THE EVENT A PROTECTED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY THE ECOLOGICAL REVIEW SECTION.
7. THE ECOLOGICAL REVIEW SECTION, ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

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CWILWORKS NEW ENGLAND
CIVIL & WATERSHED ENGINEERING
181 Watson Road, PO Box 1166
Dover, New Hampshire 03821
603.749.0443

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PROJECT NO: 25178
FILE: SITE.DWG

STATE OF NEW HAMPSHIRE – STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER

GREAT BAY MARINE, INC.
MAP 6, LOT 5
BEANE LANE
NEWINGTON, NH 03801

WETLAND PERMIT
RESIDENTIAL DOCK
GREAT BAY MARINE, INC.

DETAIL SHEET

5

DISTURBANCES:

– PERMANENT UNDEVELOPED TIDAL BUFFER ZONE IMPACT: 329 SF

COMPENSETORY 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 329 SF IN NEWINGTON, NH HAS BEEN ESTIMATED TO COST $2,574.40.

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 0.0076 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 0.0113 WITH COST CALCULATIONS SHOWN BELOW:

WETLAND CONSTRUCTION COST (($65,000 + AVERAGE INFLATION) PER ACRE)	=	$1,479.16
TOWN LAND VALUE ($58,801.39 * ACRES OF WETLAND CONSTRUCTION)	=	$666.17
NHDES ADMINISTRATIVE COST OF 20%	=	$429.07
TOTAL	=	$2,574.40

NOTE:

1. PROPOSED OVERALL DOCKING STRUCTURE FOOTPRINT IS 778 SQUARE FEET. COMPENSATORY MITIGATION IS NOT REQUIRE FOR THE CONSTRUCTION OF A TIDAL DOCKING STRUCTURE WHERE THE COMBINED TOTAL OF ALL DOCKING STRUCTURE SURFACE AREA ON THE FRONTAGE IS LESS THAN 2,000 SF.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

6 / 6

JAMES P. GRIFFIN
WENDY B. GRIFFIN
[redacted]

6 / 5

PARCEL AREA
129,200 S.F.
2.97 Ac.

6 / 2

THE STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT
[redacted]

EOG
EXISTING GRAVEL ROAD
EOG
EOG
EOG

10' PROPERTY LINE SETBACK
10' PROPERTY LINE SETBACK

6' WIDE PATH
4' X 7' WOOD LANDING
3' X 12' STAIRWAY
100' NHDES TIDAL BUFFER ZONE
50' NHDES WATERFRONT BUFFER
75' LOCAL LIMITED CUT BUFFER

E2USN
E1UBL

HELICAL ANCHOR MOORING (4) (TYP)
20' DOCKING STRUCTURE SETBACK
20' DOCKING STRUCTURE SETBACK
PROPOSED SILTSOXX (TYP)
PROPOSED SILTSOXX AROUND EACH PILE (TYP)
4' X 72' PIER
3' X 30' GANGWAY
10' X 40' FLOAT
50' MOORING CHAINS (4) (TYP)
14.4'

HOTL OBSERVED ON (11/15/2024) : ELEV.=4.19'
MEAN HIGH WATER: ELEV.=2.95'
MEAN LOWER LOW WATER: ELEV.=–3.68'
MEAN LOW WATER: ELEV.=–3.43'
EXTENT OF SPECIAL FLOOD HAZARD AREA + SEA LEVEL RISE – ZONE "AE" + SLR ELEVATION 7.3'
EXTENT OF SPECIAL FLOOD HAZARD AREA – ZONE "AE" ELEVATION 7'
LOW TIDE ON SEPTEMBER 11, 2024 ELEV.=–2.35' APPROX

FEMA "AE" + SLR ELEV.	=	7.3'
FEMA "AE" ELEV.	=	7'
HOTL (11/15/2024)	=	4.19'
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NOAA TIDE STATION: 8423005

NHDES SITE PLAN APPROVAL – SEE SHEET 1 FOR GENERAL NOTES

NOT FOR CONSTRUCTION FOR PERMIT USE ONLY

GNE CIVILWORKS NEW ENGLAND
COLE A. MATHERSON, ENGINEERING
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STEPHEN J HAIGHT No. 7978 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

PROPOSED MITIGATION PLAN

GREAT BAY MARINE, INC.
MAP 6, LOT 5
BEANE LANE
NEWINGTON, NH 03801

WETLAND PERMIT
RESIDENTIAL DOCK
GREAT BAY MARINE, INC.

6

NOTES:

1. THE FOLLOWING RATING SYSTEM WAS USED FOLLOWING STATE SHORELAND REQUIREMENTS. TREE DIAMETER WAS MEASURED AT 4.5 FEET ABOVE THE GROUND.
   1 TO 3 INCHES = 1 POINT
   < 3 TO 6 INCHES = 5 POINTS
   < 6 TO 12 INCHES = 10 POINTS
   < 12 INCHES = 15 POINTS
2. NH SHORELAND REGULATIONS REQUIRE A MINIMUM 25 POINT SCORE IN EACH 25' BY 50' WATERFRONT BUFFER GRID.
3. THE EXISTING POINT SCORES ARE 97 FOR GRID#1 AND 124 FOR GRID#2.
4. THE PROPOSED POINT SCORES DUE TO CONSTRUCTION WILL BE 97 FOR GRID#1 AND 77 FOR GRID#2.
5. THE APPROXIMATE LOCATIONS OF TREES IN THE WATERFRONT BUFFER ARE SHOWN BELOW.

Existing Grid #1	Diameter	Score
	10.4	10
	12.9	15
	3	1
	21.9	15
	1.8	1
	5.9	5
	9.6	10
	24.9	15
	3.6	5
	4.7	5
	6.1	10
	4.5	5
Total Tree count	12	
Total Point Score		97

Existing Grid #2	Diameter	Score
	8.3	10
	13.3	15
	10.2	10
Cherry - To Be Removed	14.9	15
	12.1	15
	2	1
	4.1	5
Oak - To Be Removed	3	1
	2	1
Oak - To Be Removed	12.3	15
Birch - To Be Removed	5.7	5
Elm - To Be Removed	4.4	5
	8.8	10
	4	5
	7.4	5
	3.5	5
Oak - To be Removed	2.5	1
Total Tree count	17	
Total Point Score		124

LEGEND

- ○ – 1" TO 3" TREE
- ✳ – GREATER THAN 3" TO 6" TREE
- ○ – GREATER THAN 6" TO 12" TREE
- ✳ – GREATER THAN 12" TREE
- × – EXISTING TREE TO BE CUT

"TBR" – TO BE REMOVED

NH STATE PLANE GPS OBS. – NAD 83

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

6 / 6
JAMES P. GRIFFIN
WENDY B. GRIFFIN
[redacted]

6 / 5
PARCEL AREA
129,200 S.F.
2.97 Ac.

6 / 2
THE STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT
[redacted]

EOG
EXISTING GRAVEL ROAD
EOG
EOG
EOG

10' PROPERTY LINE SETBACK
10' PROPERTY LINE SETBACK
20' DOCKING STRUCTURE SETBACK
20' DOCKING STRUCTURE SETBACK

GRID#1
GRID#2

CHERRY TREE (TBR) DIAMETER=14.9"
BIRCH TREE (TBR) DIAMETER=5.7"
OAK TREE (TBR) DIAMETER=2.5"
OAK TREE (TBR) DIAMETER=3.0"
OAK TREE (TBR) DIAMETER=12.3"
ELM TREE (TBR) DIAMETER=4.4"

E1UBL
E2USN
14.4"

100' NHDES TIDAL BUFFER ZONE
50' NHDES WATERFRONT BUFFER
75' LOCAL LIMITED CUT BUFFER

HOTL OBSERVED ON (11/15/2024) : ELEV.=4.19'
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TREE SCORE PLAN

GREAT BAY MARINE, INC.
MAP 6, LOT 5
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NEWINGTON, NH 03801

WETLAND PERMIT
RESIDENTIAL DOCK
GREAT BAY MARINE, INC.

7