



The State of New Hampshire
Department of Environmental Services



February 7, 2013

Her Excellency, Governor Margaret Wood Hassan
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve Martingale Wharf Limited Partnership's request to perform the following work on the Piscataqua River, in Portsmouth. File # 2012-01050. This project will not have significant impact on or adversely affect the values of the Piscataqua River.

Construct a tidal docking structure consisting of a 14 ft.-8 in. x 4 ft. platform attached to an existing wharf to a 3 ft. x 25 ft. ramp connecting to a 10 ft. x 75 ft. float, providing three slips on 185.5 ft. of frontage on the Piscataqua River.

The Department imposed the following conditions as part of this approval:

1. All work shall be in accordance with revised plans by Riverside & Pickering Marine Contractors dated December 6, 2012, as received by the Department on December 10, 2012.
2. Any future work in jurisdiction as specified in RSA 482-A on this property will require a new application and approval by the Department of Environmental Services ("DES") Wetlands Bureau.
3. This permit shall not be effective until recorded at the Rockingham County Registry of Deeds Office by the permittee. A copy of the recorded permit shall be submitted to the DES Wetlands Bureau prior to construction.
4. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized.
5. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
6. Construction of this tidal docking structure consisting of a 14 ft.-8 in. x 4 ft. platform attached to an existing wharf to a 3 ft. x 25 ft. ramp connecting to a 10 ft. x 75 ft. float, providing three slips on 185.5 ft. of frontage on the Piscataqua River shall be the only dock structure on this water frontage.
7. Work shall be done during low tide.
8. Work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
9. Work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.

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9. Work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.

EXPLANATION

The DES Wetlands Bureau approved this project on January 2, 2013. DES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Wt 303.02(a), projects in sand dunes, tidal wetlands, or bogs, except for the repair of existing structures pursuant to Wt 303.04(v).
2. The need for the proposed impacts has been demonstrated by the applicant per Wt 302.01. The proposed float will provide access to the water from the existing wharf.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Wt 302.03. The applicant has demonstrated that the proposal is the minimal amount of float necessary to allow reasonable and safe access to the water.
4. The applicant has demonstrated by plan and example that each factor listed in Wt 302.04(a) and (c), Requirements for Application Evaluation, has been considered in the design of the project. NH Natural Heritage Bureau (NHB) has record of a sensitive species within the vicinity of the project, but NHB does not expect impacts to this sensitive species. This project has been reviewed by the Pease Development Authority Division of Ports and Harbors which determined that the project would have no negative effect on navigation, per letter dated May 16, 2012.
5. This dock is consistent with other tidal dock approvals in the seacoast.
6. DES staff field inspection on November 13, 2012 found that the site is accurately represented in the application.
7. The Portsmouth Conservation Commission recommends approval of the application.
8. In accordance with RSA 482-A:8, DES finds that the requirements for a public hearing do not apply as the permitted project is not of substantial public interest, and will not have a significant impact on or adversely affect the values of the estuarine resource, as identified under RSA 482-A:1.

Application file documents are being forwarded to the Governor and Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3,II.(a) as it is a major project in public waters of the state.

We respectfully submit this request for your consideration.



Thomas S. Burack
Commissioner



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND RESOURCES MANAGEMENT
WETLANDS BUREAU
29 Hazen Drive, PO Box 95
Concord, NH 03302-0095



Phone: (603) 271-2147 Fax: (603) 271-6588
Website: <http://des.nh.gov/organization/divisions/water/wetlands/index.htm>
Permit Application Status: <http://des.nh.gov/onestop/index.htm>

WETLANDS PERMIT APPLICATION

COMPLETE			File No: 2012-01050
Administrative Use Only APR 26 2012	Administrative Use Only APR 26 2012	Administrative Use Only APR 26 2012	Check No: 4170
			Amount: \$2,529.00
			Initial: JR

1. REVIEW TIME AND IMPACT TYPE: Use Attachment "A" to determine review time and impact type.

Expedited Review, Minimum Impact Standard Review, Minimum Impact Standard Review, Minor or Major Impact

2. PROJECT LOCATION:

ADDRESS: 99 Bow Street		TOWN/CITY: Portsmouth	
TAX MAP: 106	BLOCK:	LOT: 54	UNIT:
LOCATION COORDINATES: 43 04' 44.28" N/70 45' 22.90" W		<input checked="" type="checkbox"/> Latitude/Longitude <input type="checkbox"/> UTM <input type="checkbox"/> State Plane	

3. PROPERTY OWNER INFORMATION:

NAME: Martingale Wharf Limited Partnership	
EMAIL or FAX: * See Applicant Info	PHONE: 603 427 0725
MAILING ADDRESS: P.O. Box 930	
TOWN/CITY: Portsmouth	STATE: NH ZIP CODE: 03802

4. APPLICANT INFORMATION:

NAME: Zachary Taylor, Riverside & Pickering Marine Contractors	
EMAIL or FAX: zach@riversideandpickering.com	PHONE: (207)451-9229
MAILING ADDRESS: P.O. Box 368	
TOWN/CITY: Eliot	STATE: ME ZIP CODE: 03903

5. AGENT INFORMATION:

NAME:	COMPANY NAME:
EMAIL or FAX:	PHONE:
MAILING ADDRESS:	
TOWN/CITY:	STATE: ZIP CODE:

6. CHECK BOX TO INDICATE APPLICABLE PROJECT TYPES:

- Excluding culverts and bridges, all work in the bed or bank of a lake/pond of which the property owner(s) listed on page 1 do NOT own the entire bed and banks of the lake/pond.
- Dock construction, maintenance, repair or replacement on a RIVER.

- Work in a wetland, stream, river (excluding docks on rivers), prime wetland, prime wetland buffer, tidal water, salt marsh, sand dune, tidal buffer zone or in a pond of which the entire bed and banks are owned by the property owner(s) listed on page 1.
- All culvert and bridge construction, maintenance, repair or replacement.

7. PROJECT DESCRIPTION:

1) Construct and install a +/- 444 square foot wharf with a 3' X 25' gangway leading to a 10' X 143' (1,366 sq/ft) floating dock system.

8. INDICATE AREA OF PROPOSED IMPACTS FOR EACH RESOURCE:

Resource:	Permanent Sq. Ft.	Permanent Lin. Ft.	Temporary Sq. Ft.	Temporary Lin. Ft.	After-the-fact Sq. Ft.	After-the-fact Lin. Ft.
Forested wetland		-		-		-
Scrub-shrub wetland		-		-		-
Emergent wetland		-		-		-
Wet meadow		-		-		-
Bog		-		-		-
Prime wetland		-		-		-
Prime wetland buffer		-		-		-
Docking structure	1885	-		-		-
Tidal Buffer Zone		-		-		-
Tidal water		-		-		-
Salt Marsh		-		-		-
Sand dune		-		-		-
Intermittent Stream						
Perennial Stream						
River						
Lake						
Pond						
Other						
Total	1885					

16. THE SUBMITTED APPLICATION WILL BE RETURNED TO YOU IF THE FOLLOWING INFORMATION IS NOT PROVIDED:

- A. Attach application fee, check or money order payable to the NH DES Wetlands Bureau (RSA 482-A:3, I & Env-Wt 505.01(c))
- B. Applicant and Town Clerk signatures, numbers 19 and 23 on pages 5 and 6 of this form (Env-Wt 501.01(d)&(e) & 505.01(m)&(o))
- C. Narrative description of the proposed project, number 7 on page 2 of this form (Env-Wt 501.02(a) & 505.01(l))
- D. Documentation from Department of Resources and Economic Development's Natural Heritage Bureau (NHB) indicating that NHB has reviewed your project. Documentation can be obtained online at: <https://www2.des.state.nh.us/nhbdatacheck/> or by phone (603) 271-2215 x 323. Please attach the REQUIRED letter/memo and map provided by NHB.
- E. Attach a U. S. Geological Survey topographic map upon which the property lines and project limits have been outlined. The map must be at an unaltered scale of 1:24,000 or 1" = 2,000 feet (1:25,000 metric map). (Env-Wt 501.02(a)(4) & 505.01(g))
- F. Attach a legible copy or tracing of the tax map from the municipal office (Env-Wt 501.02(a)(1)& 505.01(e))
- G. Attach legible and labeled color photographs clearly depicting the jurisdictional areas to be impacted, the resource outside of impact area, any shoreline structures and culvert inlet/outlets (Env-Wt 501.02(a)(3) & 505.01(i))
- H. Attach overview, cross-section and profile plans as applicable (Env-Wt 501.02(a)(2) & 505.01(h))

17A. INFORMATION REQUIRED FOR COMPLETION OF TECHNICAL REVIEW FOR ALL PROJECTS:

- A. Is the project within a ¼ mile of a designated river? <http://des.nh.gov/organization/divisions/water/wmb/rivers/designriv.htm>
 - Y N. If **yes**: 1. Indicate river: _____
 - 2. As required by RSA 482-A:3, I(d)(2), I have notified the Local River Advisory Committee (<http://des.nh.gov/organization/divisions/water/wmb/rivers/lac/index.htm>) by sending a copy of the complete application and supporting materials via certified mail on: **Day:** ___ **Month:** ___ **Year:** ___
 - 3. Attach a copy of the certified mail receipt with your application submittal (RSA 482-A:3, I(d)(2))
- B. Attach a completed U.S. Army Corps of Engineers New Hampshire Programmatic General Permit (PGP) Appendix B – Required Information and Corps Secondary Impact Checklist (Attachment B).
- C. Does the project require compensatory mitigation pursuant to Env-Wt 302.03? Y N
If **yes**, attach materials outlined in AND a completed Mitigation Agreement Form (Env-Wt 501.02(a)(6) & 501.06)
Link: http://des.nh.gov/organization/commissioner/pip/forms/wetlands/documents/mitigation_form.doc
- D. Attach a copy or tracing of the town tax map showing the property of the applicant, the location of the proposed project on the property, and the location of properties of abutters with each lot labeled with the abutter's name(s) and mailing address(es); or a list of abutters' names and mailing addresses to cross-reference with the tax map (Env-Wt 501.02(a)(1)& 505.01(f)). Abutter Notification Exceptions see Env-Wt 501.01(c)
- E. Attach a construction sequence (Env-Wt 501.02(a)(5) & 505.01)
- F. Is/are (a) waiver(s) to wetland rules being requested? Y N If **yes**, attach the waiver request(s) as outlined in Env-Wt 204
- G. All stream/river crossing projects, attach a response to Env-Wt 904.01, General Design Considerations (except single family residential access for Tier 1 and Tier 2 crossings pursuant to Env-Wt 303.04(z) & 901.03(e))
- H. If the applicant is not the property owner, attach a written letter of permission from the property owner granting the applicant permission to act on their behalf
- I. Will impacts occur within 20 feet of an abutting property line or imaginary extension thereof over surface water? Y N
If **yes**, attach the signed permission letter(s) from the affected abutters (Env-Wt 304.04). This letter must be notarized if your project is a boat docking facility (RSA 482-A:3-XIII(c))

17B. INFORMATION REQUIRED FOR COMPLETION OF TECHNICAL REVIEW FOR MINIMUM IMPACT PROJECTS:

- J. Refer to Attachment A: Determination for Project Impact Classification & Review Time, Section 2: Minimum Impact Project Requirements, and indicate the letter for the Minimum Impact rule that describes your project: **Env-Wt 303.04** ___
- K. Attach required pages from Attachment A: Determination for Project Impact Classification & Review Time, as instructed on the attachment.
- L. Attach a statement demonstrating need for the proposed project (Pursuant to Env-Wt 302.03)
- M. Attach a statement demonstrating that the proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction in accordance with Env-Wt 302.03. (Env-Wt 505.01(d)&(y)).

17C. INFORMATION REQUIRED FOR COMPLETION OF TECHNICAL REVIEW FOR MINOR AND MAJOR IMPACT PROJECTS:

- N. Attach a response to questions outlined in Env-Wt 302.04(a)
- O. Attach a vernal pool survey and report (Env-Wt 302.04(a))
- P. If a wetland delineation is required, provide a NH Certified Wetland Scientist Stamp on attached plans (Env-Wt 301.01)

9-13. IF APPLICABLE, PROVIDE:

9. Cubic yards of proposed sand for beach replenishment:

10. Cubic yards of proposed dredge material for surface water dredge:

11. Contributing watershed size(s) of impacted stream(s) and river(s) (acres or square miles):

12. U. S. Geological Survey Topographic Map Waterbody name: **Piscataqua River**

13. ONLY Required for docking structures	(a) Straight line distance pin to pin (lin. ft.)	(b) Actual natural navigable shoreline pin to pin (lin. ft.)	(a) + (b) / 2 = Shoreline Frontage (lin. ft.):
	181.6 ft	189.3 ft	= 185.5 ft

14. APPLICATION FEE:

Minimum Impact, Expedited Review Application: Flat fee of \$ 200

- OR -

Minimum, Minor or Major Impact, Standard Review Application: Complete calculation below

Total temporary and permanent impacts:	_____ sq. ft.	X \$0.20 =	_____
Temporary Docking Structure:	1441 sq. ft.	X \$1.00 =	1441
Permanent Docking Structure:	444 sq. ft.	X \$2.00 =	888
Projects proposing shoreline structures add \$200 or NA =			200.00
Total =			\$2529.00
The Application Fee is above calculated Total or \$200, whichever is greater = _____			

15. INDICATE RELATED FILE / APPROVAL NO. AND STATUS:

Existing Wetlands Bureau file no. this application is replacing:

Wetlands Bureau enforcement (subject and abutting properties):

Wetlands Bureau emergency authorization (subject property):

Wetlands Bureau denials (subject and abutting properties):

Wetlands Bureau withdrawals (subject and abutting properties):

Wetlands Bureau approvals (subject and abutting properties):

Shoreland Program waiver or permit:

Alteration of Terrain Bureau:

Watershed Management Program:

Subsurface Systems Bureau:

Other NHDES Programs and Bureaus:

City/Town:

State Agencies:

Federal Agencies:

Link to all NHDES Programs, Bureaus and Units: <http://des.nh.gov/programs/index.htm>

18. SEE LISTED WETLAND RULE(S) FOR APPLICABLE PROJECT TYPE(S) PLAN REQUIREMENTS:

<input type="checkbox"/> Minimum	Env-Wt 505.01
<input checked="" type="checkbox"/> Minor and Major	Env-Wt 501.02
<input type="checkbox"/> Subdivision	Env-Wt 304.09(c)
<input type="checkbox"/> Vegetative & riprap bank stabilization (river, stream, lake, pond)	Env-Wt 404.03 & 404.04
<input type="checkbox"/> Retaining Walls	Env-Wt 404.05
<input type="checkbox"/> Shoreline	Env-Wt 501.02(c)
<input checked="" type="checkbox"/> Tidal	Env-Wt 501.02(b)
<input type="checkbox"/> Protected Shoreland (SWQP)	Env-Wt 501.02(d)
<input type="checkbox"/> New Tier 1 Stream Crossing (Exempt: Env-Wt 303.04(z))	Env-Wt 903.03(a) & 904.01
<input type="checkbox"/> Tier 1 stream crossing or replacement	Env-Wt 903.03(a) & 904.01
<input type="checkbox"/> New Tier 2 stream crossing (Exempt: Env-Wt 303.04(z))	Env-Wt 903.03(a), 904.01, 904.03 (e), 904.03(f)
<input type="checkbox"/> Tier 2 stream crossing repair or replacement	Env-Wt 903.03(a), 904.01, 904.03 (e), 904.03(f)
<input type="checkbox"/> All Tier 3 Stream Crossings	Env-Wt 903.03 (a) & (b) , 904.01, 904.04(d), 904.04(g), 904.05

Wetland Rules Link: <http://des.nh.gov/organization/commissioner/legal/rules/documents/env-wt100-900.pdf>

19. APPLICANT AND AGENT SIGNATURES REQUIRED FOR ALL APPLICATIONS:

By signing the application, I am certifying that:

1. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
2. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
3. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
4. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.44.
5. I have submitted a copy of the application materials to the NH State Historic Preservation Officer.
6. I authorize the municipal conservation commission to inspect the site of the proposed project.
7. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
8. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
9. I am aware that the work I am proposing may require additional state, local or federal permits.
10. The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.

 **Zachary C Taylor**

Signature of Applicant Print name legibly 04/20/2012
Date

Signature of Authorized Agent (if applicable) Print name legibly Date

20. ELECTRONIC COMMUNICATION:

By initialing here, I the applicant or authorized agent in accordance with RSA 482-A:3, XIV (b), hereby authorize DES to communicate all matters relative to this application electronically with the individual's email addresses provided on pg. 1 of the application:

 ZCT

21. CONSERVATION COMMISSION SIGNATURE REQUIRED FOR EXPEDITED APPLICATIONS ONLY

Expedited Applications ONLY require that the Conservation Commission signature is obtained prior to submitting the final application to the Town/City Clerk for signature and mailing to the NHDES Wetlands Bureau. *The Conservation Commission is not required to sign. If the Conservation Commission does not sign this statement for any reason, then the application is not eligible for expedited review and shall be reviewed in the standard review time.*

The signature below certifies that the municipal conservation commission has reviewed this application, and: 1) waives its right to intervene per RSA 482-A:11; 2) believes that the application and submitted plans accurately represent the proposed project; and 3) has no objection to permitting the proposed work.

Authorized Commission Signature

Print name legibly

Date

22. APPLICATION SUBMITTAL

APPLICANT:

1. If sought, obtain the Conservation Commissions signature as outlined above on this page, no. 21;
2. Submit the original application form and materials, four copies, application fee check and any required municipal fees (authorized by RSA 482-A:3,1) to the town/city clerk.

TOWN/CITY CLERK:

Per RSA 482-A:3,1(d):

1. Collect from the applicant the postal receipts demonstrating that all abutters and the Local Advisory Committee were sent proper notice;
2. Immediately sign the original application and four copies in the signature space provided on this pg. no. 23 below;
3. Retain one copy of the application form and all attachments that will remain with the town/city clerk and will be made reasonably accessible to the public;
4. Immediately distribute a copy of the application with attachments to the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board in accordance with RSA 482-A:3, 1; and
5. IMMEDIATELY send the original application materials and filing fee, by CERTIFIED MAIL to the NHDES Wetlands Bureau at the address indicated on the front of this application.

23. TOWN/CITY CLERK SIGNATURE REQUIRED FOR ALL APPLICATIONS:

I hereby certify that the applicant has filed five application forms, five detailed plans, and five USGS location maps with the town/city indicated below. As required by Chapter 482-A:3 (amended 1991), and I have received and retained certified postal receipts (or copies) for all abutters identified by the applicant.

Portsmouth
Town/City

Kelli L. Barnaby CMC
Signature or Town/City Clerk

Kelli L. Barnaby
Print name legibly

4/25/12
Date

Piscataqua River

Ryan G. ...

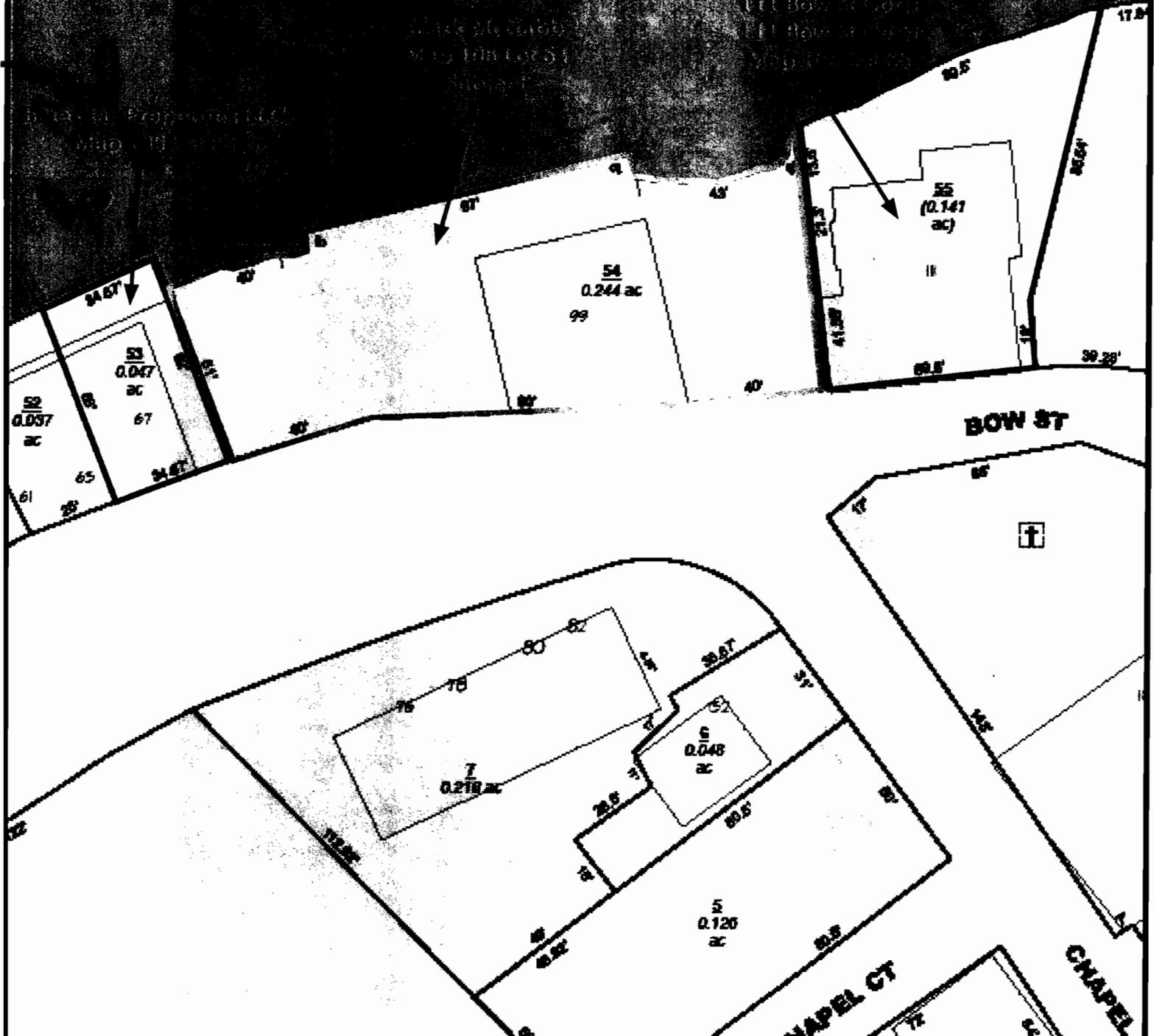
George ...

111 Bow Street

111 Bow Street

111 Bow Street
111 Bow Street

Portsmouth, NH
Map 106



Tax Map	
For: Martingale Wharf Limited Partnership 99 Bow Street Portsmouth, NH 03801 Map 106 Lot 54	RIVERSIDE PICKERING MARINE CONTRACTORS P.O. Box 368 Eliot, ME 03903 Telephone (207) 451 9229 Fax (207) 703 0354 Date: 04/20/12 Scale: NTS By: ZCT

(DOVER EAST)

KITTERY QUADRANGLE
NEW HAMPSHIRE
TOPOGRAPHIC SERIES (YORK BEACH)

070° 46' 17.76" W
043° 05' 42.51" N

(YORK HARBOR)

070° 43' 35.83" W
043° 05' 42.51" N



815
170

(PORTSMOUTH)

(Unavailable)

043° 02' 54.94" N
070° 46' 17.76" W

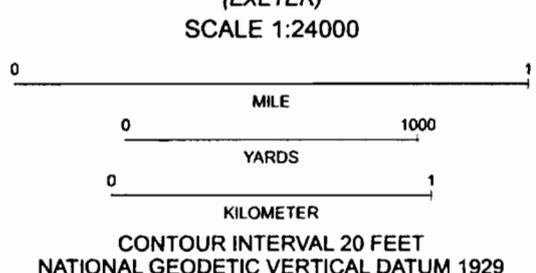
(EXETER)

(EXETER)

Produced by MyTopo Terrain Navigator
topography based on USGS 1:24,000
maps

North American 1983 Datum (NAD83)
Lambert Conformal Conic Projection

To place on the predicted North American
927 move the projection lines 10M N and
1M E



Site Map		RIVERSIDE & PICKERING	
For:		MARINE CONTRACTORS	
Martingale Wharf Limited Partnership		P.O. Box 368 Eliot, ME 03903	
99 Bow St Portsmouth, NH 03801		Telephone (207) 451 9229 Fax (207) 703 0354	
Date:	Scale:	By:	
04/20/12	1":24k'	ZCT	



NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: Zachary Taylor
P.O. Box 368

Eliot, ME 03903

From: NH Natural Heritage Bureau

Date: 3/20/2012 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 3/14/2012

NHB File ID: NHB12-0580

Applicant: Zachary Taylor

Location: Portsmouth
Tax Maps: 106 & 54

Project

Description: Construct a #7-349 commercial wharf with a 3' x 25' gangway leading to a 10' x 100' floating dock system

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 3/14/2012, and cannot be used for any other project.



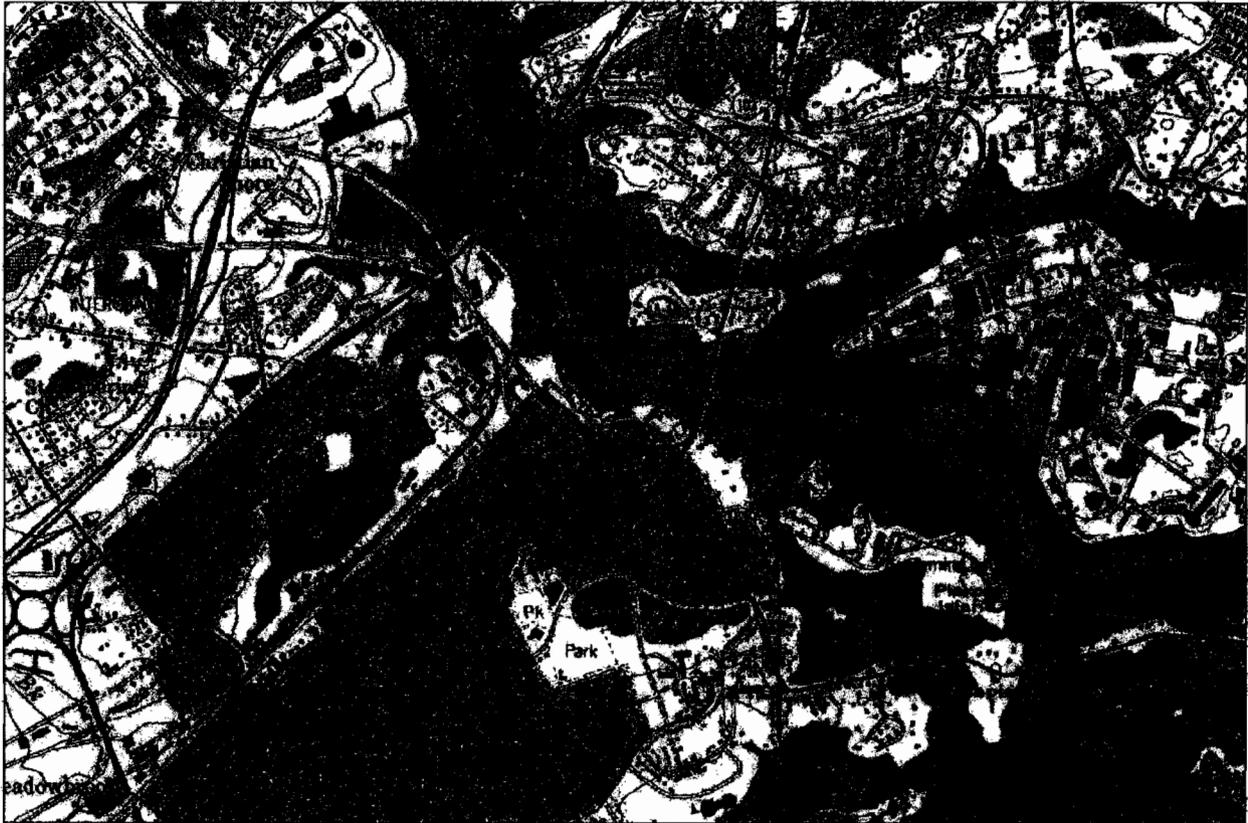
NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

MAP OF PROJECT BOUNDARIES FOR: NHB12-0580

NHB12-0580



NH NATURAL HERITAGE BUREAU



1:18000

Valid for one year from this date: 20 Mar 2012



RIVERSIDE & PICKERING
MARINE CONTRACTORS

ABUTTER NOTIFICATION

April 20, 2012

Dear Abutter,

As required by the NH Dept. of Environmental Services, you are being notified about proposed work at property, which abuts yours. Should you have any questions or concerns, please do not hesitate to contact this office. We will be glad to discuss any aspect of the proposed project. A copy of the full application sent to the NH Dept. of Environmental Services, Wetlands Bureau will be available for your inspection at your City/Town Clerk's office.

Thank you,



Zachary Taylor
Project Planner, Riverside & Pickering Marine Contractors

Name of property owner (s): Martingale Wharf Limited Partnership

Location of proposed project: 99 Bow St, Portsmouth, NH Map 106, Lot 54

Brief description of work: Construct a 444 sq/ft wharf with a gangway and float system.

<u>ABUTTERS LIST</u>	<u>CERTIFIED MAIL #</u>	<u>ABUTTERS LIST</u>	<u>CERTIFIED MAIL #</u>
Tax Map & Lot Number			
Blue Star Properties LLC Map 106, Lot 53 67 Bow St Portsmouth, NH 03801	7010 1670 0001 9959 5598	111 Bow Street Corporation Map 106 Lot 55 109 Bow St #4 Portsmouth, NH 03801	7010 1670 0001 9959 5499
Ryan P Cronin Map 106 Lot 55 [REDACTED] Portsmouth, NH 03801	7010 1670 0001 9959 5468	111 Bow Street Corporation Map 106 Lot 55 109 Bow St #5 Portsmouth, NH 03801	7010 1670 0001 9959 5505
Bowports EV Corporation Map 106 Lot 55 109 Bow St #2 Portsmouth, NH 03801	7010 1670 0001 9959 5475		
George Glidden Map 106 Lot 55 [REDACTED] Portsmouth, NH 03801	7010 1670 0001 9959 5482		

Docks * Piers * Pile Driving * Seawalls * Residential * Commercial * Marine Towing

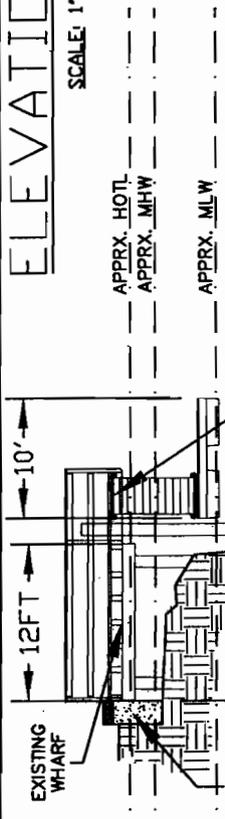
Office: 207-451-9229 Fax: 207-703-0354 P.O. Box 368 Eliot, Maine 03903

www.RiversideandPickering.com

A division of Riverside Marine Construction Inc.

ELEVATION VIEW

SCALE: 1" = 10'



PROPOSED LANDING & RAMP
 MIXED COURSE FINES OVER BEDROCK (E1UB1 & E1RB1)
 RIPRAP OVER LEDGE (E2RS1,2)
 CONTOUR VARIES ALONG SHORELINE

PLAN REFERENCES:

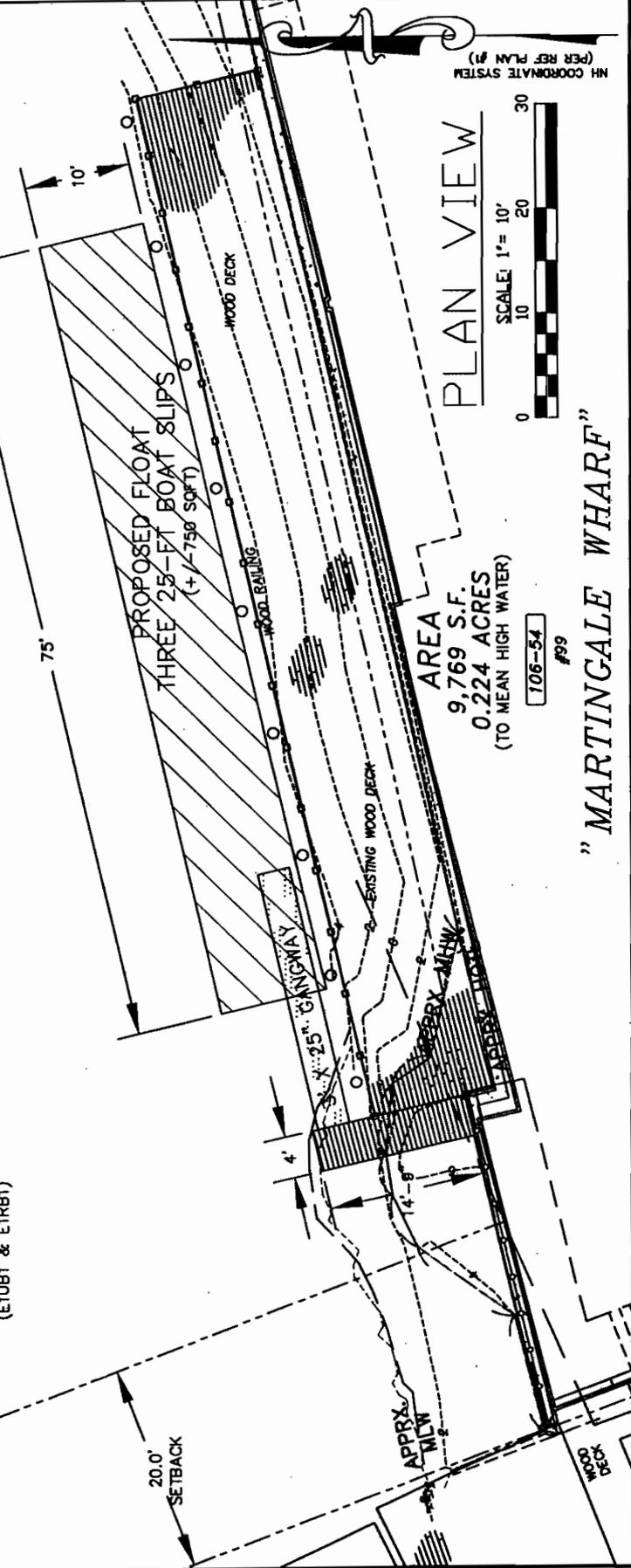
- 1) PORTSMOUTH HARBOR AND PISCATAQUA RIVER MAINE AND NEW HAMPSHIRE CONDITION SURVEY, 35-FOOT CHANNEL AND TURNING BASINS DRAWN BY: U.S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS CONCORD, MASSACHUSETTS. REFERENCE NUMBER: V-3 SHEET 3 OF 6. PLOT DATE: 04/09/07
- 2) "AS BUILT PLAN, MARTINGALE WHARF-99 BOW STREET, PORTSMOUTH, NH, ASSESSOR'S PARCEL: 106-54 FOR MARTINGALE WHARF LIMITED PARTNERSHIP" DRAWN BY: JAMES VERRA AND ASSOCIATES, INC., DATE 9-3-2011

RECEIVED

DEC 10 2012

PISCATAQUA RIVER

ENVIRONMENTAL SERVICES
 "BY NH DES WETLANDS BUREAU"



PLAN VIEW

SCALE: 1" = 10'
 0 10 20 30
 NH COORDINATE SYSTEM
 (PER REF PLAN #)

AREA
 9,769 S.F.
 0.224 ACRES
 (TO MEAN HIGH WATER)
 106-54 #99

"MARTINGALE WHARF"

Date: 4/20/12 Drawn By: ZCT Checked By:		Address: 99 Bow Street Portsmouth, NH City: Portsmouth, NH		Job Class:	
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File # 388-11
 Sheet 1 of 2

Date	Description	Appr.
	Remove pier and reduce float size	
	Elevation view added	

REVISIONS

RIVERSIDE MARINE CONTRACTORS

P.O. Box 368, Eliot, ME 03903
 Phone: (603) 451-9229 Fax: (603) 703-0034

LAYOUT VIEW

SCALE: 1" = 20'



PLAN REFERENCES:

- 1) PORTSMOUTH HARBOR AND PISCATAQUA RIVER MAINE AND NEW HAMPSHIRE CONDITION SURVEY, 35-FOOT CHANNEL AND TURNING BASINS" DRAWN BY: U.S. ARMY ENGINEER DISTRICT CORPS OF ENGINEERS CONCORD, MASSACHUSETTS, REFERENCE NUMBER: V-3 SHEET 3 OF 6, PLOT DATE: 04/09/07
- 2) "AS BUILT PLAN, MARTINGALE WHARF- 99 BOW STREET, PORTSMOUTH, NH, ASSESSOR'S PARCEL: 106-54 FOR MARTINGALE WHARF LIMITED PARTNERSHIP" DRAWN BY: JAMES YERRA AND ASSOCIATES, INC., DATE 5-3-2011

NOTES:

- 1) NO EMERGENT VEGETATION OR SAV WAS FOUND ALONG THE SHORE OF THE OWNER'S PROPERTY.
- 2) 5 BOAT SLIPS ARE GRANDFATHERED FOR THIS PARCEL. 3) THE PROPOSED REVISED DESIGN WILL PROVIDE THREE UNDERSIZED SIZED BOAT SLIPS (25-FT EACH) ON 185.5FT OF FRONTAGE. THE CLOSEST POINT THE PROPOSED FLAAT WILL BE +/- 92-FT FROM THE 35-FT FEDERAL NAVIGABLE CHANNEL. THE FLAAT WILL PROTRUDE NO FURTHER INTO THE NAVIGABLE WATERWAY THEN THE ADJACENT FLAAT TO THE WEST. THE PROPOSED FIXED PIER HAS BEEN REMOVED FROM THE PROPOSED DESIGN AND THE FLAAT SIZE HAS BEEN REDUCED.

PISCATAQUA RIVER

20.0' SETBACK
EBB FLOW



APPRX LOCATION OF HARPOON WILLYS GANGWAY & FLOAT

APPROXIMATE LIMITS OF RIGHTS, IF ANY, TO CERES STREET AND LIMITS OF WHARF AND WATER PRIVILEGES PER BK 616 PG 114 RCRD.

APPROX. P/L EXTENSION

APPROX. P/L EXTENSION

"MARTINGALE WHARF"

AREA 9,789 S.F. 0.224 ACRES (TO BE REMOVED)

EXISTING WHARF

105-FT SETBACK FROM FWP

20.0' SETBACK

RECEIVED

DEC 10 2012

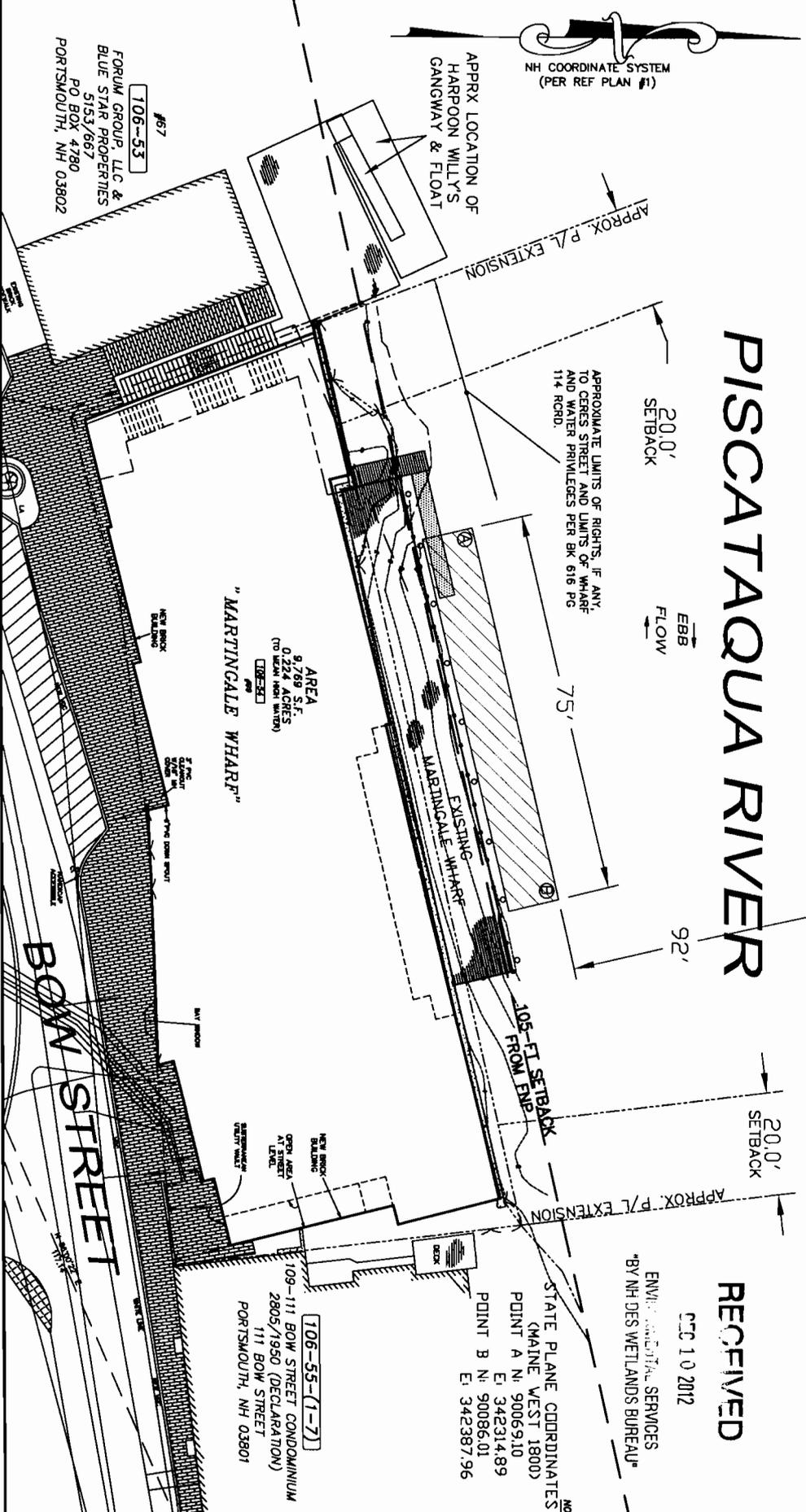
ENVIRONMENTAL SERVICES
BY NH DES WETLANDS BUREAU

STATE PLANE COORDINATES

POINT A N: 90069.10
E: 342314.89
POINT B N: 90086.01
E: 342387.96

[106-55-(1-7)]
109-111 BOW STREET CONDOMINIUM
2805/1950 (DECLARATION)
111 BOW STREET
PORTSMOUTH, NH 03801

#67
[106-53]
FORUM GROUP, LLC &
BLUE STAR PROPERTIES
5153/667
PO BOX 4780
PORTSMOUTH, NH 03802



REVISIONS		
Date	Description	Approve
12/20/12	Remove pier and reduce float size	

RIVERSIDE ENGINEERING
MARINE ENGINEERS

P.O. Box 368, Elliot, ME 03903
Office: (207) 451-9229 Fax: (207) 703-0354

Martingale Wharf
Limited Partnership
NHDES Wetlands Application

Address: 99 Bow Street City: Portsmouth, NH
Map & Lot #: Map 106 Lot 54 Drawing Scale: 1"=20'

Date:	4/20/12
Drawn By:	ZCT
Checked By:	
Approved:	
Date:	
Title:	Job Class:

File # 388-11
Sheet 2 of 2

