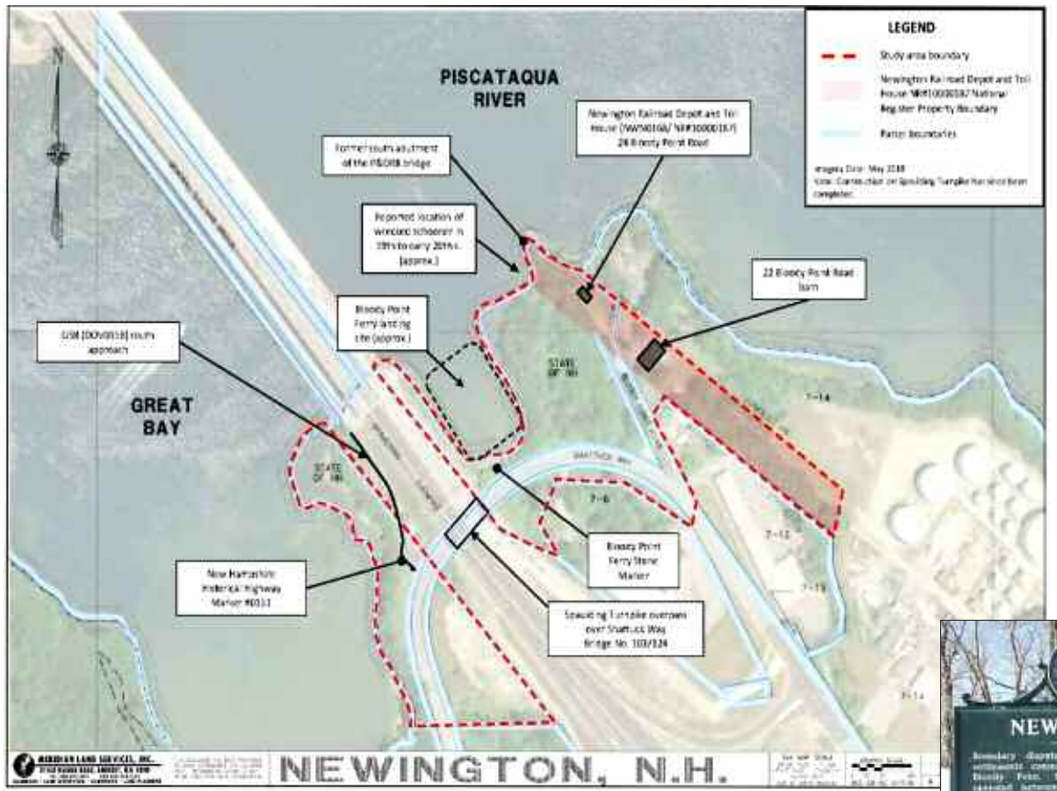
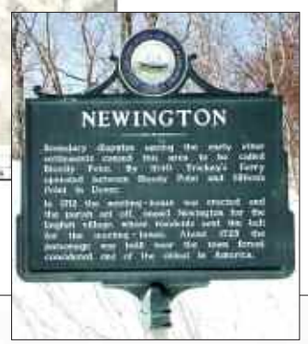
Bloody Point Park – April 19, 2021



Create a public park with a rehabilitated Railroad Depot/Tolltaker residence.
The State rented the building for residential use until about 1972.



Land and Features

Land Rehabilitation

Stunning viewscapes and shorelines already exist.

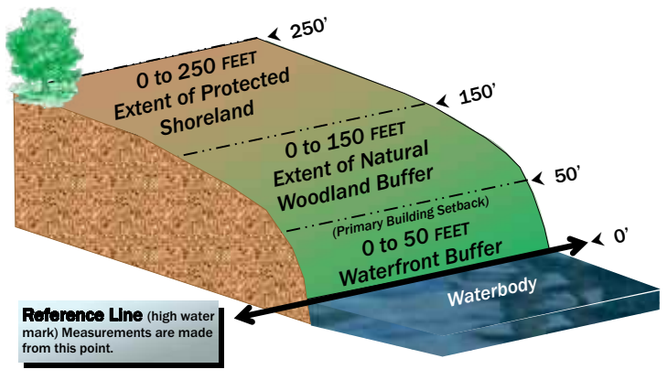
Enable access to the water.

Create nature trails.

Shoreline Protection Act to be followed

THE **COMPREHENSIVE SHORELAND PROTECTION ACT** (CSPA) was enacted in 1992 to protect the water quality of larger water bodies by setting minimum requirements for the development and use of all land within 250 feet of the **Reference Line** (the high water mark - see below).

Within this area, called the **Protected Shoreland** (see below), there are setbacks and restricted use areas that you need to know about. **Effective July 1, 2008, *a state shoreland permit is required*** for many construction, excavation or filling activities within the protected shoreland.



The Protected Shoreland showing setbacks and areas of restricted use.
See inside for definitions of minimum standards for each section.

Rehabilitating the railroad depot building itself is largely exempt from the shoreline protection buffer requirements because it is an existing, non-conforming structure.

Rebuilding the previous platform as a deck will have to be discussed.

Needed to be done:

Surveying to designate the 50, 150, and 250 foot buffer lines

Environmental consultant to walk the waterfront buffer area, count trees as necessary, and create a report on what can be trimmed, removed, bush hogged, etc.

Existing paths to be designated, approved, and widened for access to the waterfront

0-50 feet from Reference Line*

See diagram on reverse for illustration of reference line.

Waterfront Buffer

- All new primary structures must be set back 50' from the reference line. Towns may have a greater set back – but not a lesser one.
- A 50' waterfront buffer must be maintained. Within the waterfront buffer, tree coverage is managed with a 50'x 50' grid and points system (*definition at right*). Cutting trees and saplings is allowed as long as the sum of points for remaining trees and saplings equals 50 points or more per 50'x 50'grid (*see table at right*).
- Natural ground cover (lawns excluded), including the leaf litter, shall not be removed. No cutting or removal of vegetation below 3' in height (excluding lawns) except for an allowable footpath to the water (up to 6' wide) that does not concentrate stormwater or cause erosion.
- Stumps, roots and rocks must remain intact in and on the ground.
- Pesticide use by a *licensed* applicator only.
- Fertilizer restrictions - please visit DES website.

* Does my waterfront property come under the protection of the CSPA? Find out at **www.des.nh.gov/cspa.** Read DES Fact Sheet, *Water Bodies Under the Protection of the CSPA.*

0-150 feet from Reference Line

Natural Woodland Buffer (NWB)

- Within the NWB, **from 50-150'**, for lots over 1/2 acre, fifty percent of the area not covered by impervious surfaces shall remain in an unaltered state (*definition at right*). For lots 1/2 acre or less, 25% of the area shall remain in an unaltered state.
- Fertilizer restrictions - please visit website.

0-250 feet from Reference Line

The Protected Shoreland

- Permits are required for many construction, excavation, and filling activities. However, certain maintenance and low impact activities have been exempted as listed in Env-Wq 1406.
- The general allowance for impervious surfaces is 20% - and up to 30% with runoff protections (*definition at right*).
- New lots must have subdivision approval by DES.
- For new lots, there are density restrictions.
- Fertilizer restrictions - please visit DES website.
- For new septic systems there are setback requirements at 75', 100' and 125'.

Non-Conforming Structures

Structures that do not conform to the provisions of the CSPA may be repaired, renovated, or replaced in kind, as long as the repairs or replacements result in no expansion of the footprint.

Definitions

Impervious Surface—Modified surfaces that cannot absorb water, such as roofs, decks, patios, paved and gravel driveways (excluding bedrock).

Unaltered State means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities.

Grid and Points System

The waterfront buffer is divided into 50'x50' segments. The trees in each segment are given points according to their diameter at 4½' off the ground.

Tree Diameter (at 4½' off the ground)	Number of Points
1" to 6"	1
>6" to 12"	5
12" and larger	10

Fifty points must be maintained in each segment. You may cut the trees or saplings as long as the sum of the points of the remaining trees for that segment is at least 50 points.

If your property did not have 50 points in each segment as of July 1, 2008, you are not required to plant trees to achieve 50 points. However you may not cut any existing trees or saplings unless the grid segment exceeds 50 points.

This is a summary of the CSPA's major provisions. Before planning or undertaking any construction, excavation or filling within the protected shoreland, contact NHDES:

NH Department of Environmental Services, Wetlands Bureau
603-271-2147
www.des.nh.gov/cspa

General cleanup and removal of fallen trees and limbs

0-50 feet from Reference Line*

Waterfront Buffer

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0-150 feet from Reference Line

Natural Woodland Buffer (NWB)

- Within the NWB, **from 50-150′**, for lots over 1/2 acre, fifty percent of the area not covered by impervious surfaces shall remain in an unaltered state (*definition at right*). For lots 1/2 acre or less, 25% of the area shall remain in an unaltered state.

Surveying and permits will be needed

A good tree company can handle the tree trimming, tree removal, stump removal (where approved), and brush mulching.

Plenty of open areas will be good for trails with some cleanup and clearing

Invasive species to be removed

Mechanical removal by trimming and mulching.

Chemical treatments with Round-Up.

Shoreline erosion is a concern

Shoreline stabilization is likely to be the most expense piece of the land rehabilitation plan

The river side of the point facing Eliot has the most vunerable erosion areas.

The end of the point facing Hilton Park already has boulders that may be sufficient.

The turnpike side of the point also has some erosion issues but many small boulders already line parts of the shoreline.

Shoreline erosion is a concern - turnpike side of point

The turnpike side of the point also has some erosion issues (right photo).

Many small boulders already line parts of the shoreline (photo above and to the left).

Lawns, driveway, and drainage

Existing cleared spaces and lawns can be maintained even if within the 50-foot waterfront buffer.

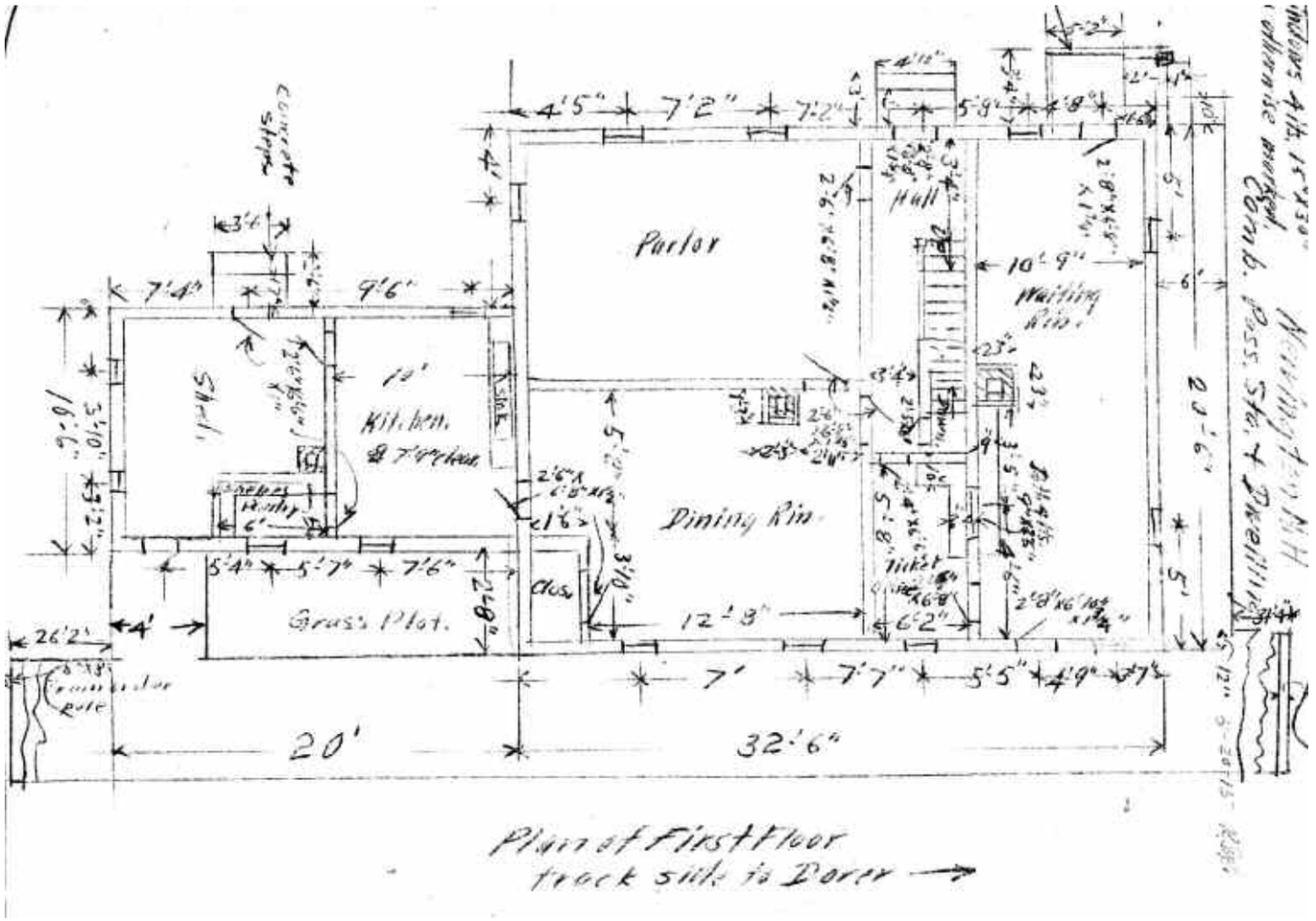
The broken asphalt driveway should be removed so the grounds can be graded away from the front of the building so water does not flow into the cellar.

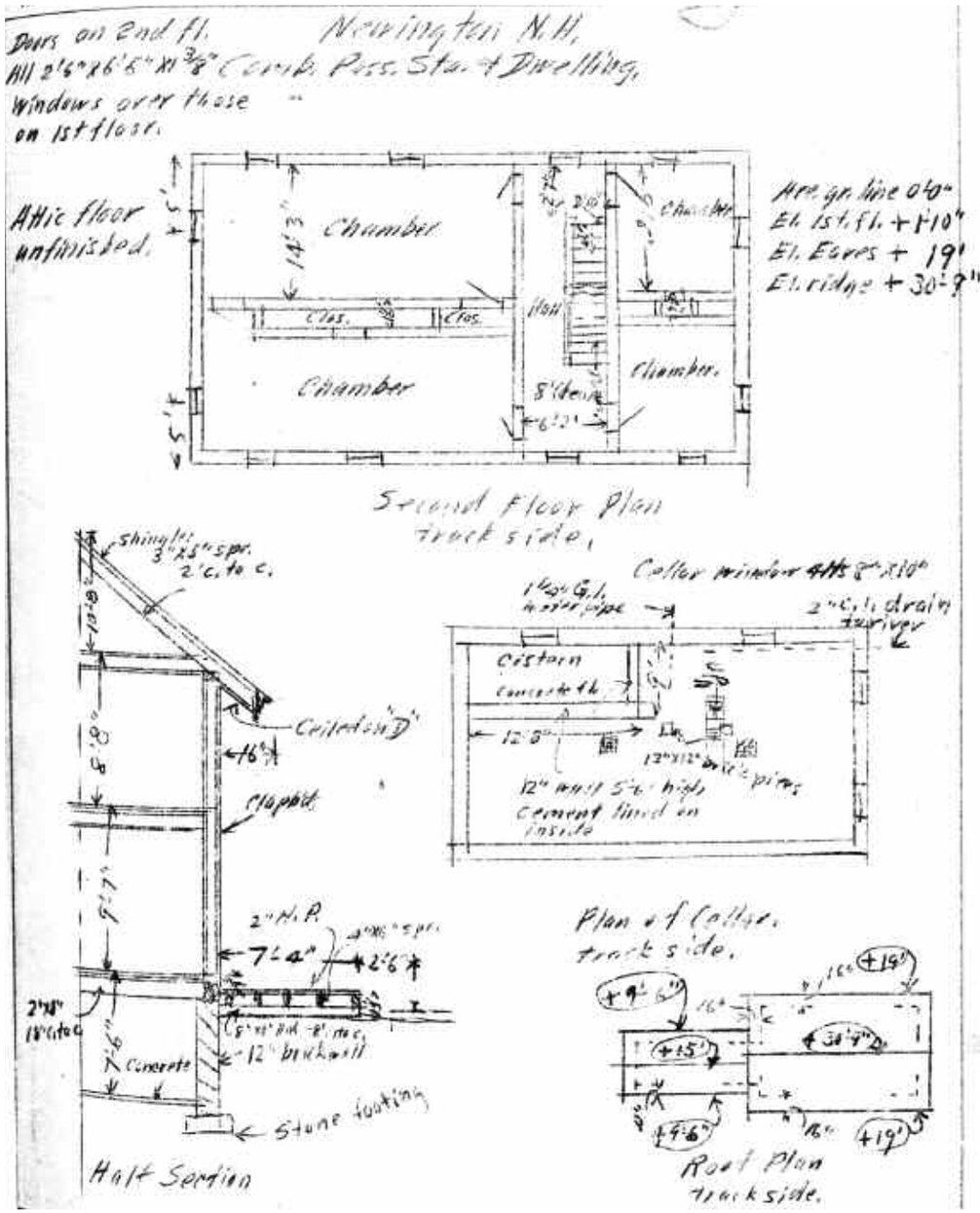
Note the different ground elevation on the driveway side of the building. Rain and snow can pool by one side of the foundation and cause a wet basement.

Replace house gutters to direct water away from foundation.

Install appropriate drainage around the building perimeter.

Internal floor plan





The building has a small footprint = 660 square feet plus a 180-sqaure foot shed.

One concept is to rehabilitate the first floor for public access with bathrooms and a kitchen area.

The shed could be public bathrooms with a crawl space underneath for plumbing.

The front door and stairs could be for access to a second floor/attic rental space.

Roofs and chimneys

House and shed roofs need to be reshingled.

Roof sheathing needs to be checked for water damage and replaced as needed.

Insulation could be installed above or below the attic roof to make the attic part of the living space.

Chimney flashing needs to be checked/replaced.

In 2009, the chimneys looked in good shape.

Check for pointing cement blocks and bricks as needed.

Decide whether to install chimney caps or use the chimneys for heating.

Chimneys need to be cleaned and free of birds and insect nests.

Chimney foundations need to be checked.

Foundation and sills

All internal photos taken in 2009

Wet cellar means water is coming through the front foundation.

Need to regrade the lawns and install drainage around the perimeter of the building so water drains away from the foundation.

Repoint the brick foundation.

Bricks need to be repointed to keep out water (above).
Front sill is rotten in places (below).

The back foundation looks better (above).
Grading and drainage is needed.

The inside sills and brick foundation in the shed (right) looked new in 2009

A floor needs to be installed in the shed to create a crawl space below for electric, plumbing, etc.

Siding, trim, pests, windows and doors

Outside clapboards need to be replaced. Sheathing underneath checked and replaced as needed.

All trim needs to be replaced with Azek trim.

Windows and some doors need to be replaced, and storm windows (heat loss and noise) and gutters installed.

Animal and insect issues need to be addressed.

The roof overhang gives space for using (or not) outside insulation to preserve the internal plastered walls.

Internal rooms – 2009

It looks like the plaster walls had wallpaper that was painted. Removing the wallpaper shows the plaster underneath to be in good shape in most places.

Everything needs to be checked for lead paint and asbestos.

The trim is not fancy and could be replaced. But it looks to be in good condition and could be reused if any lead paint is properly handled.

Electric panel in photo to the left.

Chances are that light sanding and encapsulation would work on all the woodwork to address lead paint if present.

Some ceilings may have had sheetrock installed.

Many floors look like wood floors that could be sanded and refinished.

All rooms need to be painted.

Floors, doors, bannisters, stairs – 2009

In 2009, the floors looked to be wood and in good shape. They could be sanded and refinished.

The front door looks like it could be reused.

The bannisters look in good shape. Their height needs to be checked for code, an iron rail could be installed at code level if needed.

Although not to code, the building is historic and the 3 stairs can likely be refinished and used as is. Note the good state of repair of the plaster walls.

Consider using external insulation to preserve these walls.

Mechanicals, water, sewer, electric, communication, parking, driveway

All the electrical and plumbing will need to be redone. Perhaps two panels, one for the top and one for the bottom floors.

Bathrooms need to be installed on both floors.

HVAC needs to be installed. Perhaps two systems for the public and non-public areas.

Kitchen areas need to be installed if the top floor and attic are to be used for rental income and the bottom floor for public events.

Full basement for mechanicals, hot water heater, HVAC, etc.

The driveway is in poor shape and could be removed. Removing impervious surfaces will help with shoreline buffer discussions.

Unknown if septic system exists. Perhaps connect to Newington sewer system.

An existing electric pole is seen above.

The lot is grandfathered, but electric, water, and communications lines could be installed underground.

Parking to be on open areas that will be gravel.