Wetlands Rules
Tidal Buffer Zone and Protected Tidal Zone

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100 foot Tidal Buffer Zone (TBZ)

250 foot Protected Tidal Zone (PTZ)
Purpose

• Protect:
  – Public trust, health and safety.
  – Natural Resource Functions.

• Preserve:
  – Integrity.
  – Functions.

• Requirements:
  – Resource Analysis and Management.
  – Site Alteration and Design.
  – Construction of Structures.

Preserve the productive and protective functions of the resource area and prevent unreasonable encroachment on surface waters of the state.
Existing Rules

“Tidal Buffer Zone” (TBZ) extend 100 feet from the highest observable tide line & Shoreland extends 250’ from the HOTL.

Projects in TBZ only require a wetlands permit under RSA 482-A
New Rules

“Tidal Buffer Zone” (TBZ) extend 100 ft from the highest observable tide line & Protected Tidal Zone extends 250 ft from the HOTL.

Projects in TBZ and the Protected Tidal Zone only require a wetlands permit under RSA 482-A.
Classifications of Projects

Minimum

Previously developed TBZ
100 ft. HOTL
>2,000 SF

Minor

Within 75 ft. saltmarsh
Not Major
>3,000 SF
<10,000SF

Major

Within 100 ft. HOTL
AND
Undeveloped/tidal bank, flat, wetland

Not Major
>2,000 SF
<10,000SF
Processing Related Wetland & Shoreland Applications (100 ft TBZ & 250 ft Shoreland)

- Applicants may file the individual permit applications for the project concurrently, with a written request to process the applications together.
- If application processing timelines are different for each permit program under the two statutes and their implementing rules, concurrently filing the application with a request to process the applications together shall constitute a waiver by the applicant of the shorter timeframe.
TBZ & PTZ: Standards and Conditions (Env-Wt 307; Env-Wt 313.05; Env-Wt 600)

• Comply with:
  • Env-Wt 307 Protect Water Quality
TBZ & PTZ: Standards and Conditions
(Env-Wt 307; Env-Wt 313.05; Env-Wt 600)

- Env-Wt 313.05 Process applications together

- If applicants choose to process TBZ and PTZ Applications with waiver

Shoreland App  
Wetlands App  

Both Applications Together
TBZ & Protected Tidal Zone (PTZ): Standards and Conditions (Env-Wt 307; Env-Wt 313.05; Env-Wt 600)

• Comply with:

• Env-Wt 600 Coastal Rules
TBZ & PTZ Requirements

STANDARD APPLICATION
PROJECT-SPECIFIC CRITERIA FOR:
(PROJECT 23) PROTECTED TIDAL ZONE
WETLANDS BUREAU

Check the status of your submitted Application: www.des.nh.gov/onestop/index.htm

Instructions: This worksheet summarizes the criteria and requirements for one of the 6 specific project types in the Chapter Env-Wt 600 and must accompany the Standard Application and the Coastal Resource Worksheet. In addition to this project-specific criteria on this worksheet, all standard applications must meet the general requirements and conditions in Chapter Env-Wt 300. Read this worksheet and fill in the missing information wherever a space has been provided. Please do not refer to the project plans in lieu of providing a response.

APPLICATION REQUIREMENTS Env-Wt 610; RSA 482-A:
Demonstration of Meeting both TBZ (Wetland) and PTZ Requirements Together

- 2-foot contours.
- 100-year floodplain.
- Existing and proposed structures.
- Existing and proposed impervious areas.
- Disturbed Areas.
- Unaltered Areas – 25% from 50 ft.-150 ft.
- Cleared Areas (lawns, gardens, etc.).
- Temporary Areas.
- HOTL.
- 100 ft. TBZ.
- 250 ft. PTZ with 50 ft. primary building setback.
Show Erosion Controls on Plans
50 ft. Waterfront Buffer on Plans
Impervious Area Calculations

>20% - Stormwater Management System
>30% - Stormwater Management System stamped by P.E.
We Covered

100 foot Tidal Buffer Zone (TBZ)

250 foot Protected Tidal Zone (PTZ)
Any Questions?