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The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



May 31, 2022

His Excellency, Governor Christopher T. Sununu
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve 8 Millstone Point, LLC's request to perform the following work on Lake Winnepesaukee in Tuftonboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-00216, and in accordance with RSA 482-A:3. No comments were submitted by the Tuftonboro Conservation Commission regarding the project as proposed.

Permanently remove an existing 6 foot x 40 foot seasonal pier, dredge 25.3 cubic yards from 520 square feet of lake bed and excavate 1,612 square feet of bank along 52 linear feet of shoreline to construct a 1,465.5 square foot "dug-in" 2-slip boathouse with two boatlifts and a pervious walkway with access steps, reset dislodged stone from an existing 70 linear foot breakwater and relocate an existing seasonal canopy and seasonal boatlift adjacent to an existing 3 foot 9 inch x 55 foot cantilevered pier along an average of 245 feet of frontage along Millstone Point on Lake Winnepesaukee in Tuftonboro.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the approved plans dated January 21, 2022, by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on January 28, 2022.
2. This permit shall not be effective until it has been recorded in the Carrol County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. The applicant shall permanently remove the existing 6 foot x 40 foot seasonal pier along the frontage prior to the functional use of the proposed boathouse in accordance with Rule Env-Wt 513.22 and Rule Env-Wt 513.12.
4. In accordance with Env-Wt 307.10(f), dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are contained within turbidity controls that prevent turbid water from leaving the basins and located outside of any jurisdictional area.
5. In accordance with Env-Wt 307.10(d), dredged materials shall be disposed of out of jurisdictional areas, unless other disposition is specifically permitted pursuant to Env-Wt 307.10(e).
6. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.

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29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

7. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
8. All portions of the docking structures, including the breakwater toe -of-slope, shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.
9. The canopy, including the support frame and cover, shall be designed and constructed to be readily removed at the end of the boating season and shall be removed for the non-boating season as required per Env-Wt 513.19.
10. Pursuant to Env-Wt 102.33 and Env-Wt 513.19, (a) no sides may be attached to, or hung beneath any seasonal canopy.
11. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
12. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.
13. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
14. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters; Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.
15. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
16. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
17. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700.
18. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

EXPLANATION


NHDES approved this project on April 18, 2022. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 515.06(e), construction of a dug-in basin and boathouse.
2. The applicant has an average of 245 feet of frontage along Lake Winnepesaukee.

3. A maximum of 4 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility, in combination with the existing breakwater and cantilevered pier to remain, will provide 4 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.
6. No concerns were received from abutters, nor the local Conservation Commission related to the project.
7. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2022-00216 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

** WETLANDS COPY **
Orig Photos Attached



STANDARD DREDGE AND FILL
 WETLANDS PERMIT APPLICATION
 Water Division/Land Resources Management
 Wetlands Bureau
Check the Status of your Application



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

APPLICANT'S NAME: 8 Millstone Point, LLCTOWN NAME: Tuftonboro

RECEIVED Administrative Use Only JAN 28 2022 NHDES LAND RESOURCES MANAGEMENT	COMPLETE Administrative Use Only JAN 28 2022	Administrative Use Only	File No: <u>2022-021C</u>
			Check No: <u>1544</u>
			Amount: <u>\$7,339.88</u>
			Initials: <u>RS</u>

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, (d)(2)) Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) Data Check Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): NHB Project ID #: <u>NHB21-2026</u> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Bog? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Floodplain wetland contiguous to a tier 3 or higher watercourse? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Designated prime wetland or duly-established 100-foot buffer? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): A copy of the application was sent to the LAC on Month: Day: Year: 	

lrm@des.nh.gov or (603) 271-2147

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For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats):	
SECTION 2 - PROJECT DESCRIPTION (Env. Wt. 311:04(i))	
Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
<p>Permanently remove existing 6 ft x 40 ft seasonal dockage (net less 240 sq ft dock surface area over public submerged lands and 2 less boat slips), move existing seasonal boatlift and canvas canopy into the boat slip adjacent to the existing cantilevered dockage alongside the existing 70 ft +/- rock breakwater, reset displaced boulders back onto breakwater (no net impact – no rock to be added), install a temporary cofferdam and dredge 520 sq ft of lake bed (25.3 cu yds +/-) and excavate 1,611.5 sq ft of bank (527.6 cu yds +/-) to construct a 1,465.5 sq ft "Dug-In" boathouse (223.5 sq ft over land) with 6 ft wide pervious paver accessway to provide 2 boat slips for year-round storage of boats and related accessories and install 2 boat lifts inside the boathouse slips. All temporary impact areas shall be restored/replanted upon completion. The project area will be surrounded with turbidity curtain during work and until stabilization.</p>	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 8 Millstone Point	
TOWN/CITY: Tuftonboro	
TAX MAP/BLOCK/LOT/UNIT: 061-001-006	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee	
<input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	
	43.59491° North
	71.28361° West

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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: 8 Millstone Point, LLC C/O: Thomas Point, LLC

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS: N/A

FAX: N/A

PHONE: N/A

ELECTRONIC COMMUNICATION: By initialing here N/A, 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

NAME: Paul W. Goodwin

COMPANY NAME: Watermark Marine Construction

MAILING ADDRESS: 1218 Union Avenue

TOWN/CITY: Laconia

STATE: NH

ZIP CODE: 03246

EMAIL ADDRESS: pwg@watermarkmarine.com

FAX: N/A

PHONE: 603-293-4000

ELECTRONIC COMMUNICATION: By initialing here PWG, 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: 8 Millstone Point, LLC C/O: Thomas Point, LLC

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS: N/A

FAX: N/A

PHONE: N/A

ELECTRONIC COMMUNICATION: By initialing here N/A, 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):

There are currently no resource-specific criteria established in chapter Env-Wt 500. There are no resource-specific criteria to meet with regards to the installation of Permanent docks, boathouses, permanent boatlifts, seasonal PWC lifts, seasonal boatlifts and seasonal canopies.

This project proposes no work involving stream crossings, coastal resources or prime wetlands.

SECTION 8: AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)). * Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)). *

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

SECTION 9: MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

☒ N/A - Mitigation is not required

SECTION 10: THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☐ I confirm submittal.

☒ N/A - Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env. Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF, i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env. Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond	520.0		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond	1,465.5		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond	834.7		<input type="checkbox"/>	1,340		<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL							

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

☐ **MINIMUM IMPACT FEE:** Flat fee of \$400.

☐ **NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

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

Permanent and temporary (non-docking): 2694.7 SF × \$0.40 = \$ 1,077.88

Seasonal docking structure: 0 SF × \$2.00 = \$ 0.00

Permanent docking structure: 1465.5 SF × \$4.00 = \$ 5,862.00

Projects proposing shoreline structures (including docks) add \$400 = \$ 400.00

Total = \$ 7,339.88

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 7,339.88

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
X Initials: RH	To the best of the signer's knowledge and belief, all required notifications have been provided.	
X Initials: RH	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
X Initials: RH	The signer understands that: <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II. 	
Initials: N/A	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): [Signature]	PRINT NAME LEGIBLY: RONALD HARRISON	DATE: 1/3/22
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): [Signature] AGENT	PRINT NAME LEGIBLY: Paul W. Goodwin	DATE: 1/21/22
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Paul W. Goodwin	DATE: 07/29/2021
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE: Deputy [Signature]	PRINT NAME LEGIBLY: Priscilla Keaton Deputy Town Clerk	
TOWN/CITY: Tuftonboro	DATE: 1-26-2022	

lrm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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OPERATING AGREEMENT
OF
8 MILLSTONE POINT LLC

COPY

THIS OPERATING AGREEMENT OF 8 MILLSTONE POINT LLC (this "Agreement") is entered into and effective as of August 10, 2017 (the "Effective Date"), by and between 8 MILLSTONE POINT LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), and THE JWM GENERATIONS TRUST SHARE A-DMH, a Maryland trust and its sole member (the "Member").

RECITAL

The parties desire to enter into this Agreement to provide for the organization of a limited liability company under the laws of the State of Delaware and to establish the governance of the Company and the rights, obligations and interests of the Member to the Company, and certain other matters.

AGREEMENT

In consideration of the mutual covenants and premises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows.

SECTION 1
DEFINITIONS

"Act" shall mean the Delaware Limited Liability Company Act, as it may be amended from time to time.

"Agreement" shall have the meaning set forth in the Preamble.

"Capital Contribution" shall mean the amount of money contributed by the Member to the Company pursuant to this Agreement, plus any other property contributed by the Member to the Company pursuant to this Agreement.

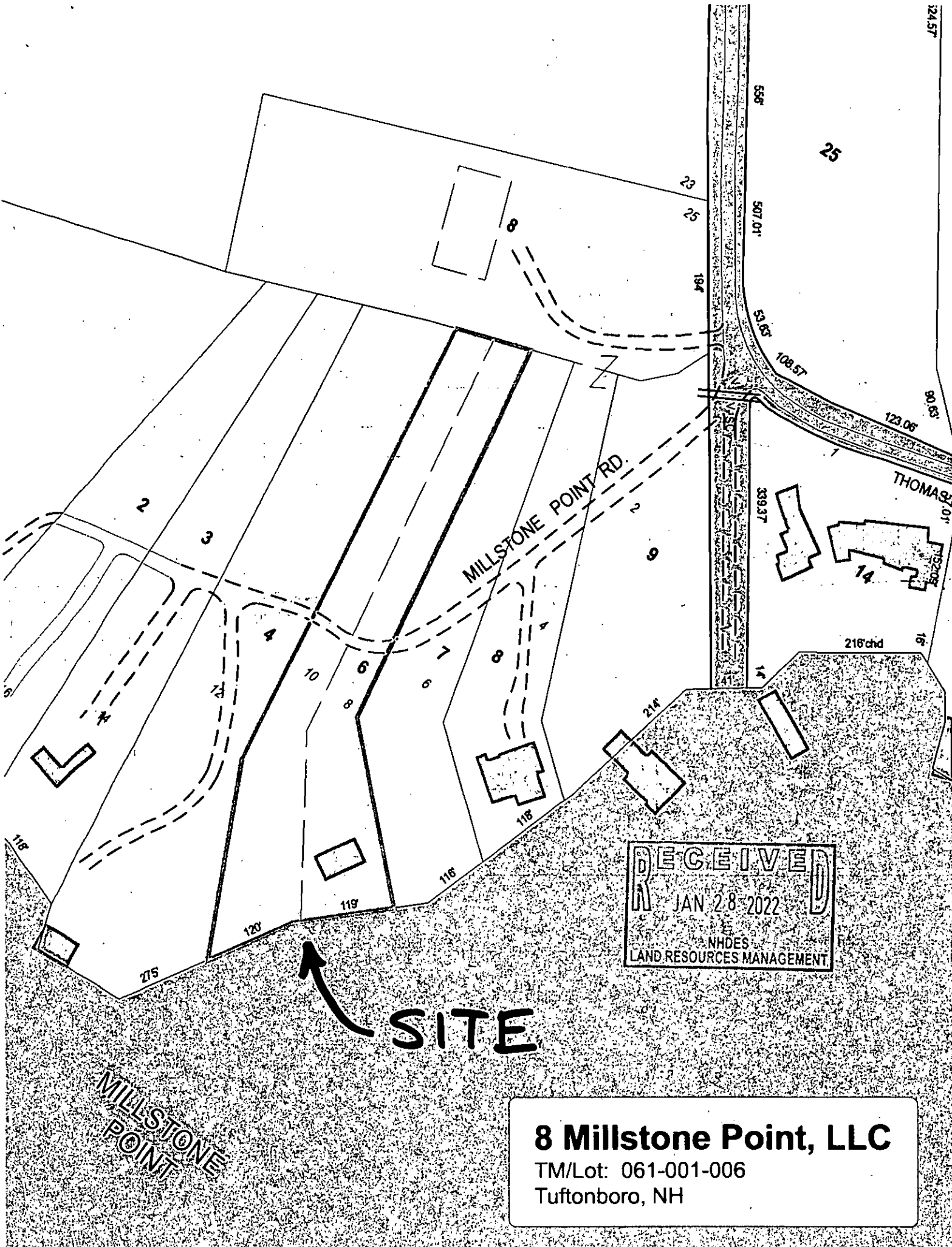
"Certificate" shall mean the Certificate of Formation of 8 Millstone Point LLC filed with the Secretary of State of the State of Delaware on the Effective Date, as the same may be amended from time to time.

"Code" shall mean the Internal Revenue Code of the United States, as it may be amended from time to time.

"Company" shall have the meaning set forth in the Preamble.

"Effective Date" shall have the meaning set forth in the Preamble.

"Member" shall have the meaning set forth in the Preamble.



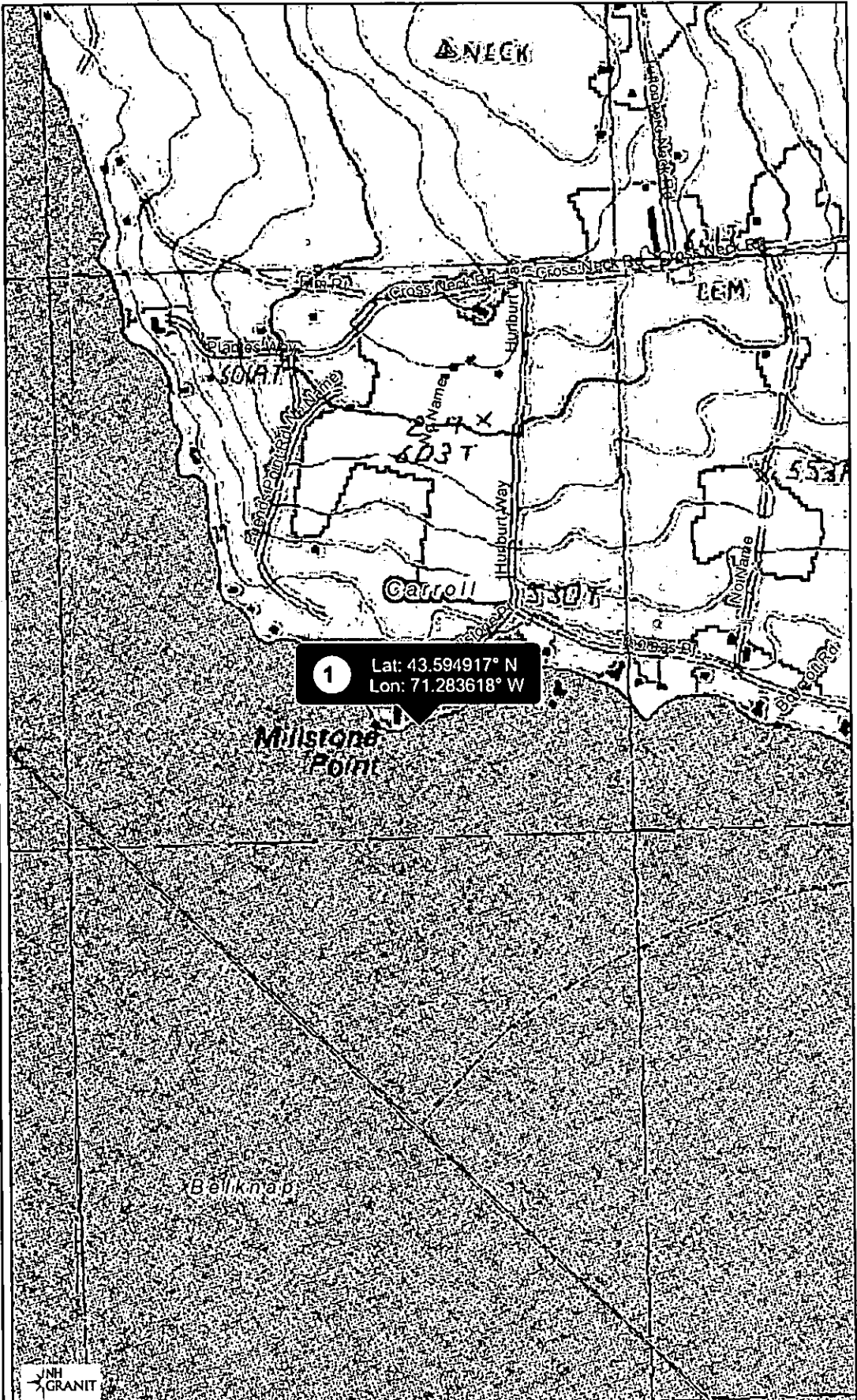
SITE

RECEIVED
JAN 28 2022
NHDES
LAND RESOURCES MANAGEMENT

MILLSTONE
POINT

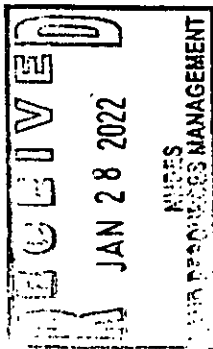
8 Millstone Point, LLC
TM/Lot: 061-001-006
Tuftonboro, NH

8 Millstone Point, LLC Property



Legend

- State
- County
- ☐ City/Town



1: 10,000

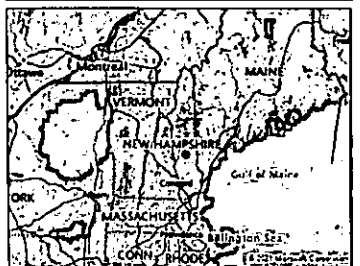


Map Generated: 7/9/2021

Notes

Notes

8 Millstone Point, LLC
8 Millstone Point, Tuftonboro
TM/L #061-001-006
Geographic Coordinates:
Latitude: 43.59491° N
Longitude: 71.28361° W



**New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter**

To: Cindy Buck, Terrain Planning and Design LLC
311 Kast Hill Road

Hopkinton, NH 03229

From: NH Natural Heritage Bureau

Date: 6/23/2021 (valid until 6/23/2022)

Re: Review by NH Natural Heritage Bureau of request submitted 6/15/2021

Permits: MUNICIPAL POR - Tuftonboro, NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB21-2029

Applicant: Cindy Buck

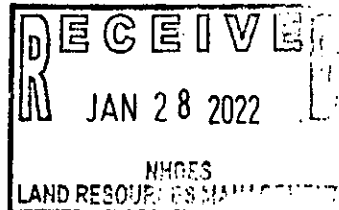
Location: Tuftonboro
8 & 10 Millstone Point Road

Project

Description: New house construction and associated landscaping as well as new boathouse construction to begin in September 2021.

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.

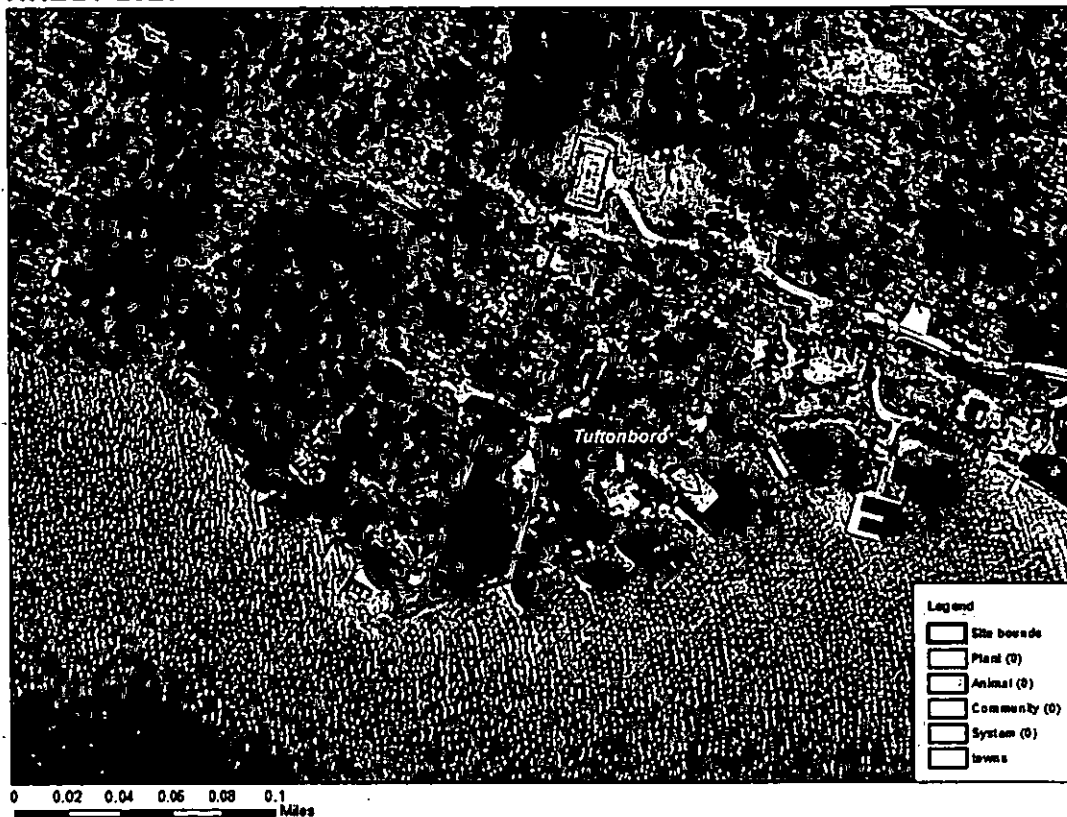
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 6/15/2021 3:44:12 PM, and cannot be used for any other project.



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-2029

NHB21-2029





10 foot Abutters List Report

Tuftonboro, NH
July 08, 2021

Subject Property:

Parcel Number: 061-001-006-000
CAMA Number: 061-001-006-000
Property Address: 8 MILLSTONE PT

Mailing Address: 8 MILLSTONE POINT LLC C/O THOMAS
POINT LLC

Abutters:

Parcel Number: 061-001-004-000
CAMA Number: 061-001-004-000
Property Address: 12 MILLSTONE PT

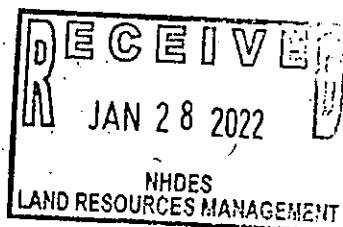
Mailing Address: RTH NH QUALIFIED PER RES. TRUST
DMH NH QUALIFIED PER RES. TRUST

Parcel Number: 061-001-007-000
CAMA Number: 061-001-007-000
Property Address: 6 MILLSTONE PT

Mailing Address: ANGEL PARTNERS OF NH, LLC

Parcel Number: 061-001-008-000
CAMA Number: 061-001-008-000
Property Address: 4 MILLSTONE PT

Mailing Address: SLYE, GEORGE E. REV TRUST ESTATE
TAX SHELTERED TRUST,



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

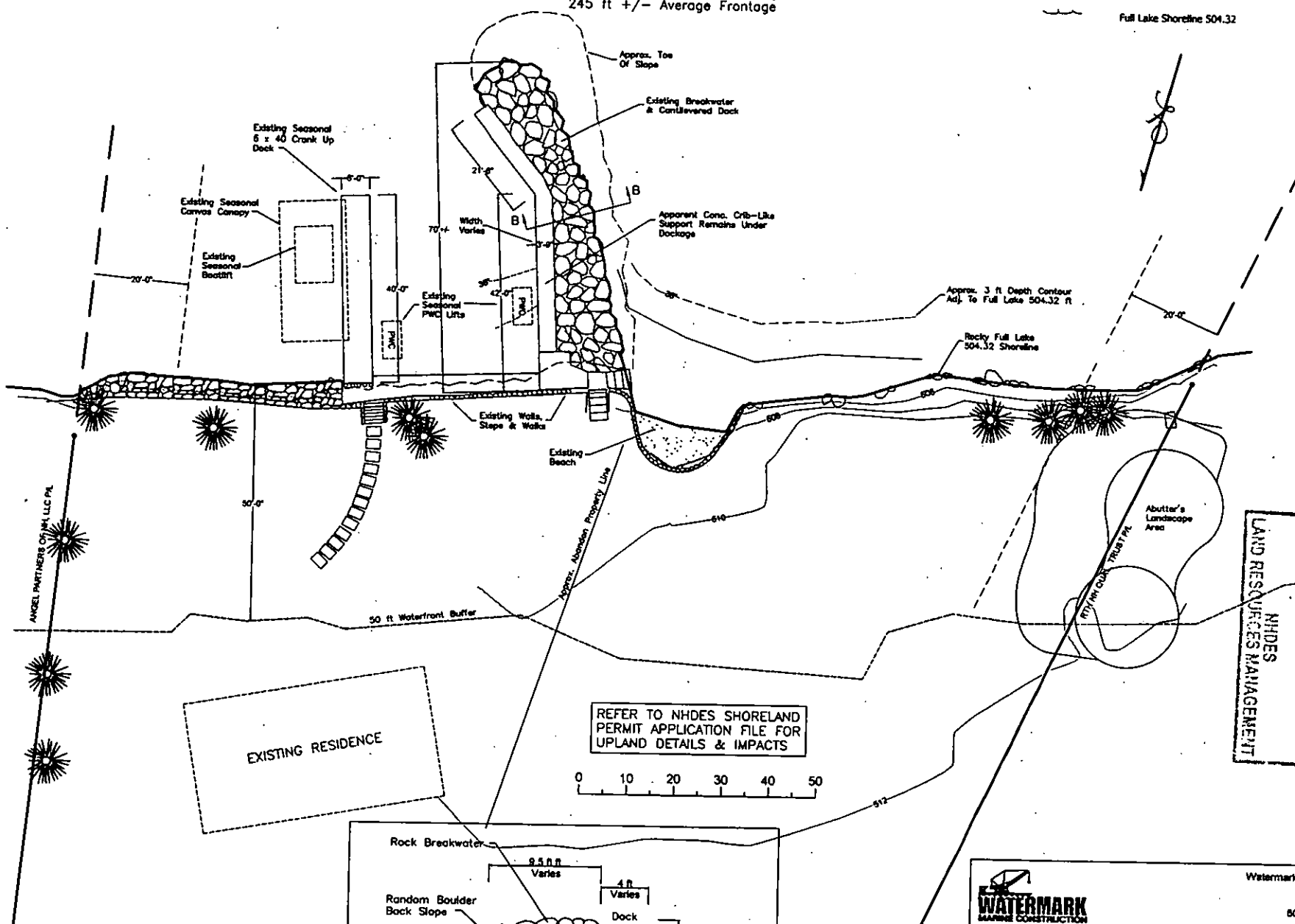
7/8/2021

Page 1 of 1

238 ft +/- Straight Line Frontage
 253 ft +/- Shoreline Frontage
 245 ft +/- Average Frontage

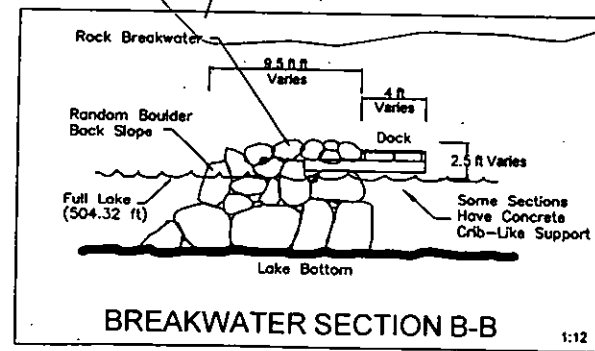
Lake Winnepesaukee

Full Lake Shoreline 504.32



RECEIVED
 JAN 28 2022
 NHDES
 LAND RESOURCES MANAGEMENT

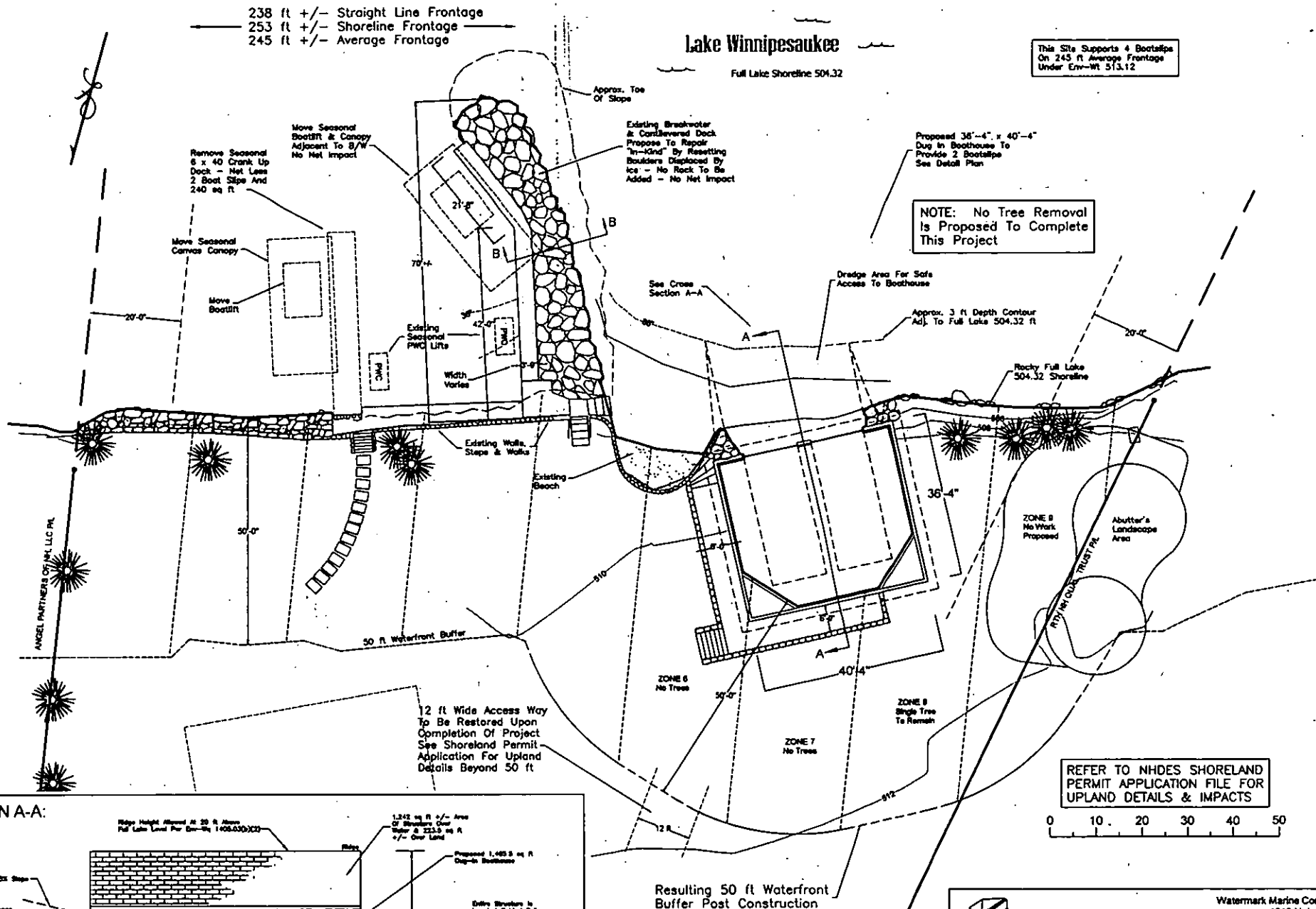
REFER TO NHDES SHORELAND PERMIT APPLICATION FILE FOR UPLAND DETAILS & IMPACTS



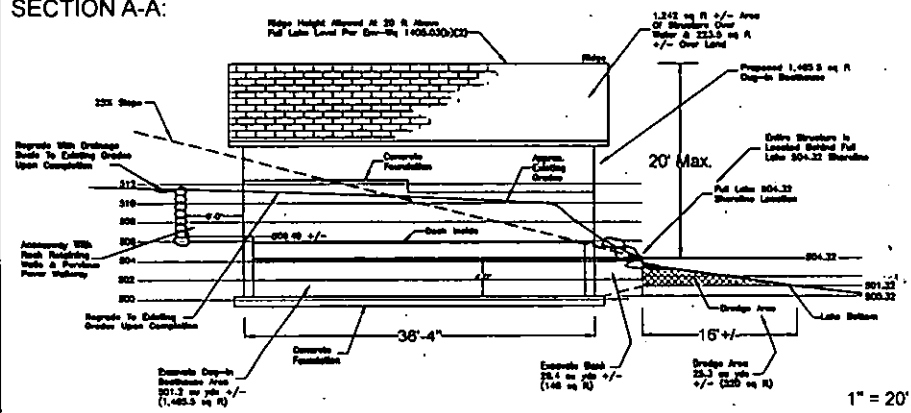
WATERMARK MARINE CONSTRUCTION		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03248 603-293-4000 (Phone) 603-524-8100 (Fax)	
Project Name: 8 Millstone Point, LLC		Plan Title: EXISTING CONDITIONS	
Plan Scale: 1" = 30'		Project Town: Tuftonboro, NH	
Plan Date: 1/21/22		Site Address: 8 Millstone Point	

PRINT "LANDSCAPE" @ 11" x 8.5"


**This Site Supports 4 Boatslips
On 245 ft Average Frontage
Under Env-Wt 513.12**



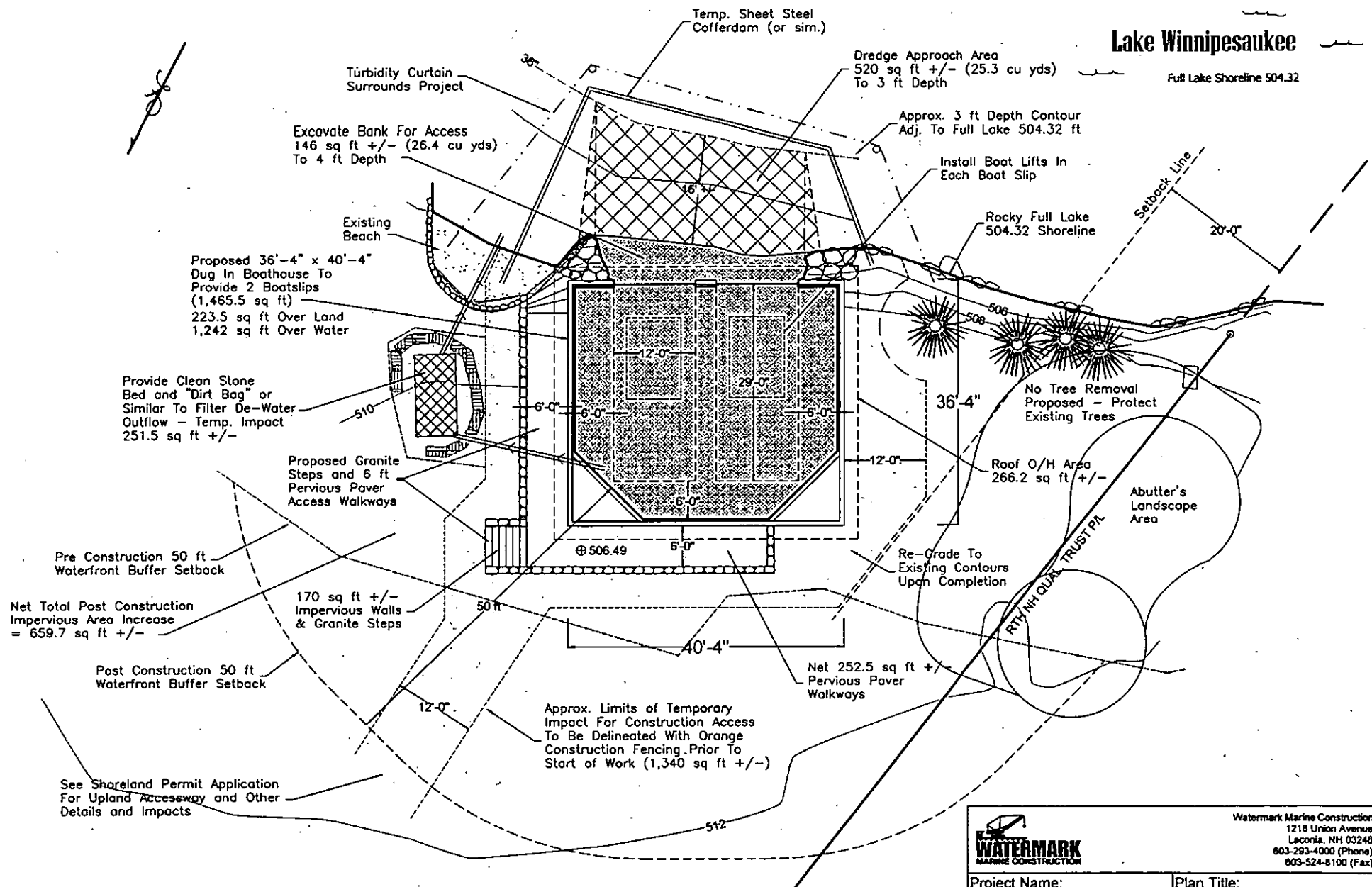
SECTION A-A:



PRINT "LANDSCAPE" @ 11" x 8.5"

	Watermark Marine Construction 1216 Union Avenue Laconia, NH 03248 603-293-4000 (Phone) 603-524-8100 (Fax)
Project Name: 8 Millstone Point, LLC	Plan Title: PROPOSED CONDITIONS
Plan Scale: 1" = 30'	Project Town: Tuftonboro, NH
Plan Date: 1/21/22	Site Address: 8 Millstone Point Road

DUG-IN BOATHOUSE DETAIL:



WATERMARK MARINE CONSTRUCTION		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03248 603-293-4000 (Phone) 603-524-8100 (Fax)	
Project Name: 8 Millstone Point, LLC		Plan Title: Boathouse Detail	
Plan Scale: 1" = 20'		Project Town: Tuftonboro, NH	
Plan Date: 1/21/22		Site Address: 8 Millstone Point Road	