



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

June 9, 2016

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

REQUESTED ACTION

Approve Lake Houses at Christmas Island LLC's request to perform the following work on Lake Winnepesaukee, in Laconia. File # 2016-00248. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

Permanently remove all existing docking structure frontages with the exception of a 4 ft. x 24 ft. seasonal pier near the north property line and construct a 3 ft. x 95.6 ft. piling pier from which will extend seven 2.5 ft. x 23.5 ft. seasonal finger piers, and drive one ice cluster on an average of 759 ft. of shoreline frontage along Lake Winnepesaukee, in Laconia.

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

1. All work shall be in accordance with revised plans by Rokeh Consulting LLC, dated November 8, 2013, as modified by Docks Unlimited and received by the NH Department of Environmental Services (DES) on January 27, 2016 and undated plans by Docks Unlimited received by the NH Department of Environmental Services (DES) on April 22, 2016.
2. This permit is not valid and effective until it has been recorded with the appropriate county Registry of Deeds by the applicant. Prior to starting work under this permit, the permitted shall submit a copy of the recorded permit to the DES Wetlands Program by certified mail, return receipt requested.
3. No work is authorized to the 8 ft. x 35 ft. concrete structure at the shoreline from which the piling pier will extend.
4. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and N.H. Code of Administrative Rules Env-Wq 1400 during and after construction.
5. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain in place until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
6. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate dredge area and shall remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
7. All construction-related debris shall be placed outside of the areas subject to RSA 482-A. Any spoil material deposited within 250 ft. of any surface water shall comply with RSA-483-B.

DES Web site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 • Fax: (603) 271-6588 • TDD Access: Relay NH 1-800-735-2964

8. Any subdivision of the property 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.
9. Only those structures shown on the approved plans shall be installed or constructed along this frontage. All portions of the structures shall be at least 20 ft. from the abutting property lines or the imaginary extension of those lines into the water.
10. Pilings shall be spaced a minimum of 12 ft. apart as measured piling center to piling center.
11. No portion of the pier shall extend more than 95.6 ft. from the shoreline at full lake elevation (Elev. 504.32 ft.).
12. All seasonal structures shall be removed for the non-boating season.
13. This permit does not allow dredging for any purpose.

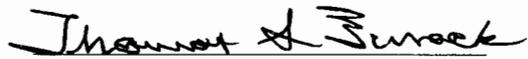
EXPLANATION

The DES Wetlands Bureau approved this project on May 10, 2016. DES supported its decision with the following findings:

1. This project is classified as a major project per Rule Env-Wt 303.02(d), construction of a docking facility providing 5 or more slips.
2. The applicant has an average of 759 ft. of frontage along Lake Winnepesaukee.
3. A maximum of 11 slips may be permitted on this frontage per Rule Env-Wt 402.13, Frontage Over 75 ft.
4. The pre-existing docking facilities provide 18 slips as defined per RSA 482-A:2, VIII and, therefore, the structures fail to conform to Rule Env-Wt 402.13 and are subject to Rule Env-Wt 402.21, Modification of Existing Structures.
5. The modifications to the docking facilities will reduce the number of slips provided on the frontage by one and will result in fewer square feet of impact over public submerged lands than the existing docking structures and, therefore, the project meets Rule Env-Wt 402.21, Modification of Existing Structures.
6. Public hearing is waived with the finding that the project impacts will not significantly impair the resources of Lake Winnepesaukee.

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



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: <http://des.nh.gov/onestop>

RSA/Rule: Env-Wq 100-900



RECEIVED JAN 27 2016 Only NHDES LAND RESOURCES MANAGEMENT	COMPLETE JAN 27 2016 Only	Administrative Use Only	File No: <u>2016-00248</u> Check No: <u>1634</u> Amount: <u>\$1,193.60</u> Initials: <u>Emk</u>
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1. REVIEW TIME:
Indicate your Review Time below. Refer to Guidance Document A for Instructions.

Standard Review (Minimum, Minor or Major Impact)
 Expedited Review (Minimum Impact only)

2. PROJECT LOCATION:
Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: 630 WELLS BLVD. TOWN/CITY: LACONIA
 TAX MAP: 216 BLOCK: _____ LOT: 216/4 UNIT: _____
 USGS TOPO MAP WATERBODY NAME: WINNIPESAUKEE NA STREAM WATERSHED SIZE: NA
 LOCATION COORDINATES (if known): Latitude/Longitude UTM State Plane

3. PROJECT DESCRIPTION:
Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

REPLACE EXISTING DOCKS WITH SMALLER AND CONFIRMING DOCK WITH LESS SCIFF AND LESS SLIPS

4. SHORELINE FRONTAGE

NA This lot has no shoreline frontage. SHORELINE FRONTAGE: 759 LF
 Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND ALTERATION OF TERRAIN, ETC...

2013-00853

6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 13-0563
 b. Designated River the project is in ¼ miles of: _____; and
 date a copy of the application was sent to Local River Advisory Committee: Month: ___ Day: ___ Year: ___
 NA

7. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: LAKE HOUSES AT CHRISTMAS ISLAND LLC			
TRUST / COMPANY NAME:		MAILING ADDRESS: 25 BLUTTRICK RD. STE A1	
TOWN/CITY: LONDONDERRY		STATE: NH	ZIP CODE: 03053
EMAIL or FAX:		PHONE:	

ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize DES to communicate all matters relative to this application electronically

8. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:		MAILING ADDRESS:	
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:		PHONE:	

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize DES to communicate all matters relative to this application electronically

9. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: GRAHAM TERENCE		COMPANY NAME: DOCKS UNLIMITED	
MAILING ADDRESS: 45 D. W. HIGHWAY			
TOWN/CITY: MEREDITH		STATE: NH	ZIP CODE: 03253
EMAIL or FAX: DOCKSUNL@HOTMAIL.COM		PHONE: 455-6847	

ELECTRONIC COMMUNICATION: By initialing here RG, I hereby authorize DES to communicate all matters relative to this application electronically

10. PROPERTY OWNER SIGNATURE

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

- I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
- I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
- All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
- I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
- I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
- 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 101.47.
- I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to be reviewed for the presence of historical/ archeological resources.
- I authorize DES and the municipal conservation commission to inspect the site of the proposed project.
- I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
- 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.
- I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
- The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.

	ROMCO R. LACASSE	11/18/2015
Property Owner Signature	Print name legibly	Date

MUNICIPAL SIGNATURES

11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed the application and believes that the application and attached plans are suitable for approval and that the applicant is qualified to receive the permit.

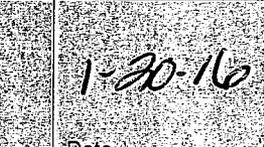
Signature: _____ Date: _____

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained on the original application to the Town/City Clerk.
3. The Conservation Commission may refuse to sign if the Conservation Commission does not sign in its signature for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

12. TOWN/CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), 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.

 <input type="checkbox"/> Town/City Clerk Signature	 Print name legibly Deputy	 Town/City	 Date
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3:

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board, and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

13. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: Impacts that will remain after the project is complete.

Temporary: Impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Salt marsh	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Lake / Pond	286.8 <input type="checkbox"/> ATF	420 SEASONAL DOCK <input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
TOTAL	/	/

14. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

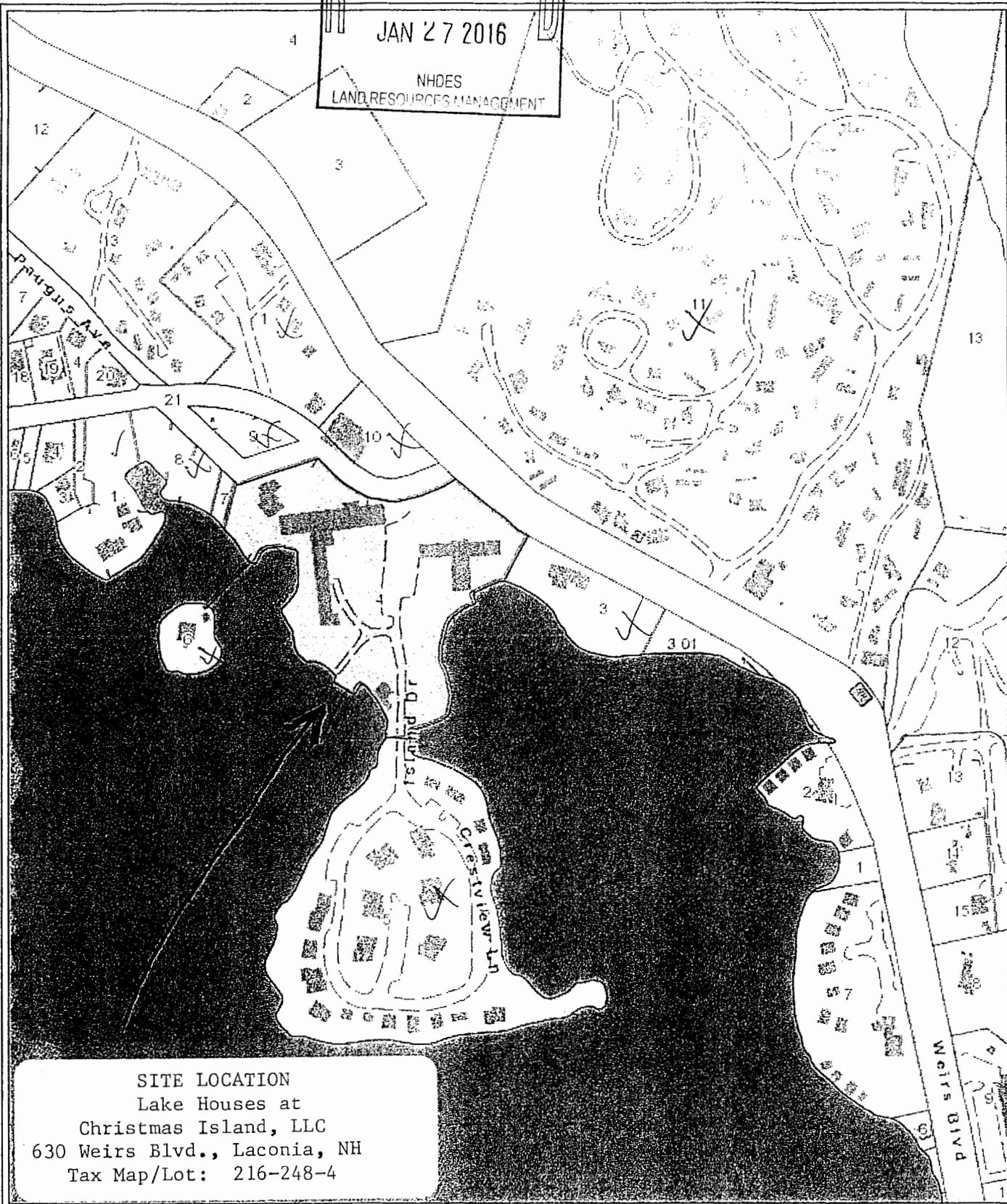
Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking)	_____ sq. ft.	X \$0.20 =	\$ _____
Temporary (seasonal) docking structure:	420 sq. ft.	X \$1.00 =	\$ 420.00
Permanent docking structure:	286.8 sq. ft.	X \$2.00 =	\$ 573.60
Projects proposing shoreline structures (including docks) add \$200 =			\$ 200
Total =			\$ 1193.60

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ _____

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JAN 27 2016
NHDES
LAND RESOURCES MANAGEMENT



SITE LOCATION
Lake Houses at
Christmas Island, LLC
630 Weirs Blvd., Laconia, NH
Tax Map/Lot: 216-248-4

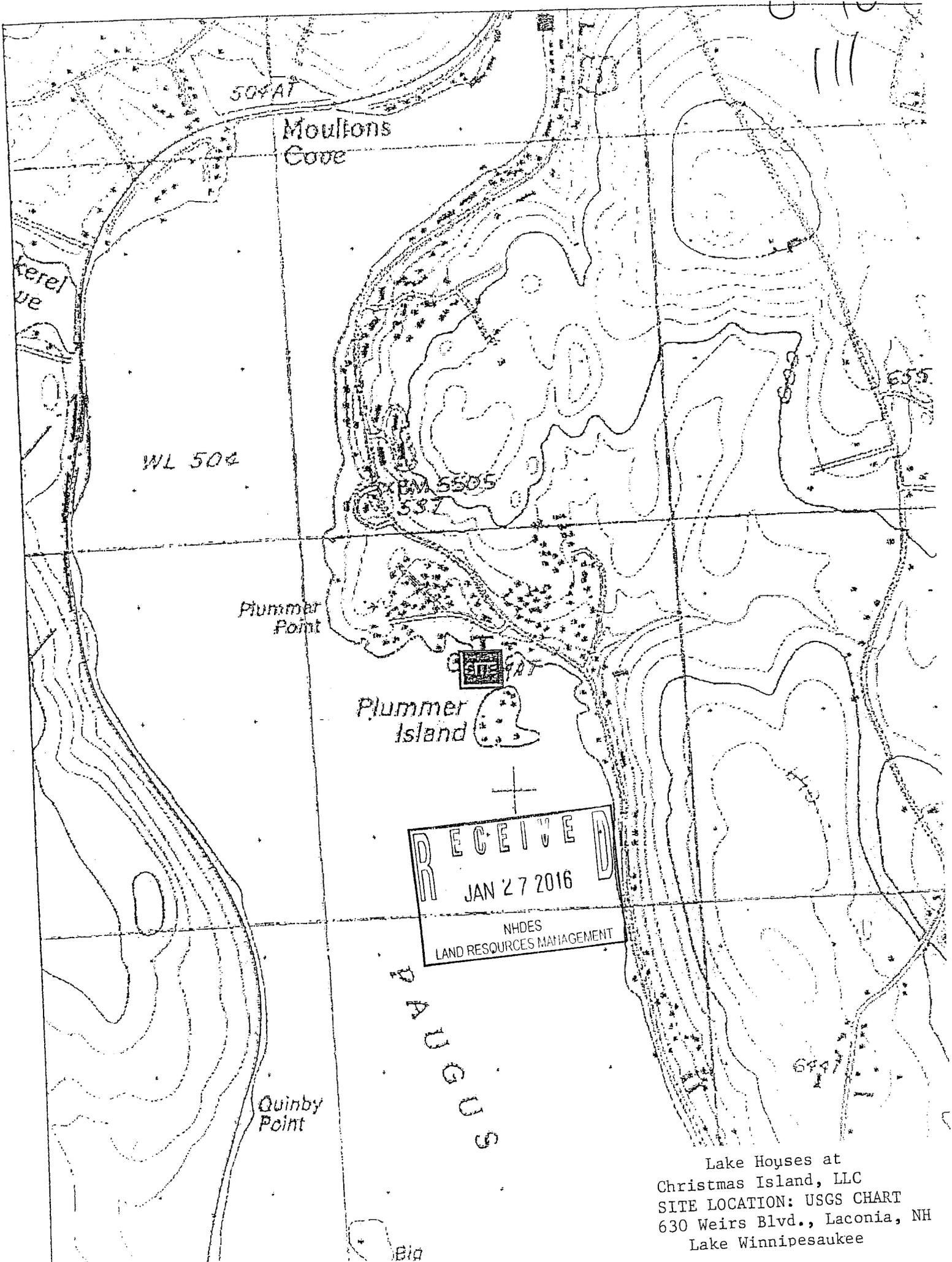


Laconia, NH
1 Inch = 240 Feet
March 28, 2013



Data shown on this map is provided for planning and informational purposes only. The municipality and Cartographic Associates, Inc. are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-info.com
CARTOGRAPHIC ASSOCIATES, INC.



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WL 504

BM 5505
537

Plummer
Point

SITE

Plummer
Island

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LAND RESOURCES MANAGEMENT

PADGUGS

Quinby
Point

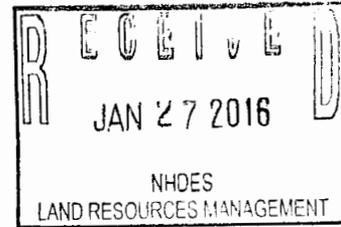
Bia

Lake Houses at
Christmas Island, LLC
SITE LOCATION: USGS CHART
630 Weirs Blvd., Laconia, NH
Lake Winnepesaukee



NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: Terry Graham, Docks Unlimited
45 DW Highway
Meredith, NH 03253



From: NH Natural Heritage Bureau

Date: 12/31/2015 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 12/23/2015

NHB File ID: NHB15-4046

Applicant: Terry Graham

Location: Laconia
Tax Maps: Map 216 Lot 4

Project

Description: Rebuild in kind existing condominium docks. Previously approved NHB13-0563 (expired).

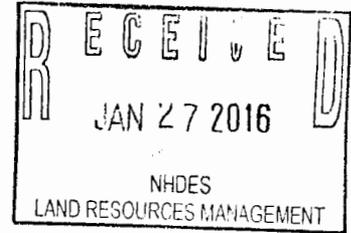
The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered 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 12/23/2015, and cannot be used for any other project.

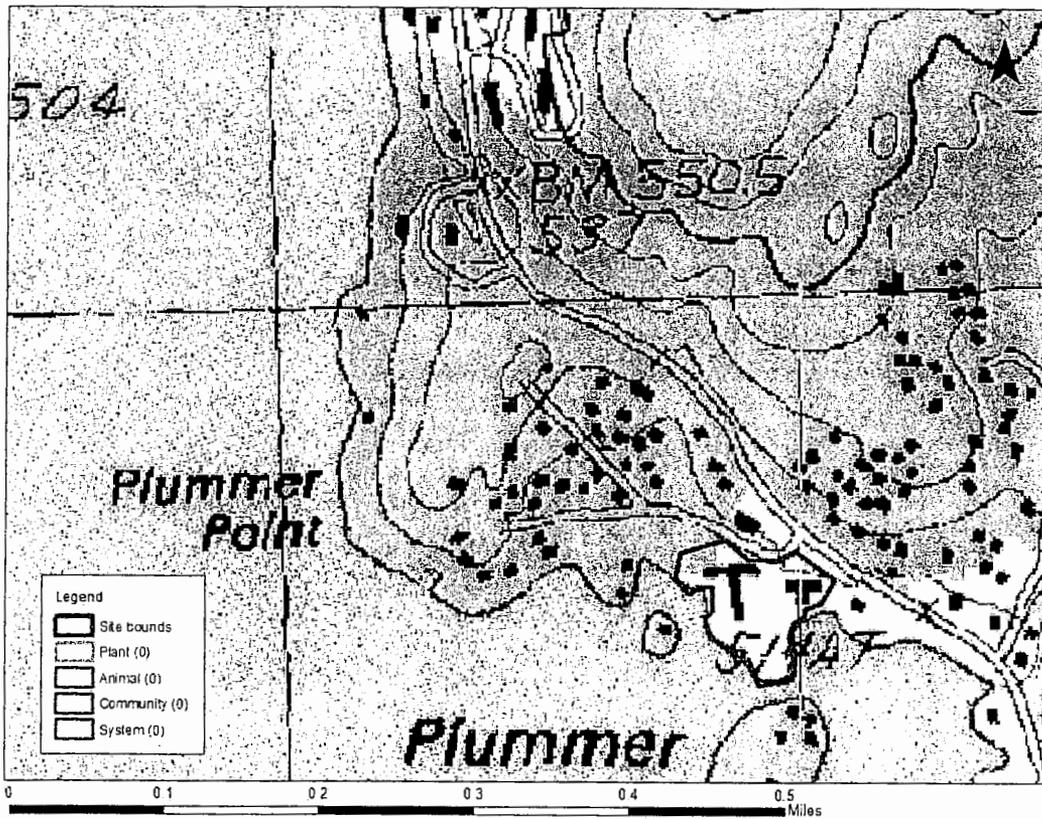


NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

MAP OF PROJECT BOUNDARIES FOR: NHB15-4046



NHB15-4046



7015 1520 0000 7557 7374

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LACONIA NH 03247
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$3.94

0253
08 Postmark
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01/13/2016

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Street and Apt. No., or PO Box No.
PO Box 1391
City, State, ZIP+4®
LACONIA NH 03247

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
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Total Postage and Fees	\$3.94

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Street and Apt. No., or PO Box No.
612 WEISS BLVD.
City, State, ZIP+4®
LACONIA NH 03247

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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WALTHAM MA 02452
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$3.94

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55 WY LN.
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WALTHAM MASS 02452

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$3.94

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14 COUNTRY CLUB RD.
City, State, ZIP+4®
GILFORD NH 03249

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$3.94

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33 REFLECTION DR.
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SANDWICH MASS 02563

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LACONIA NH 03247
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	N/A
<input type="checkbox"/> Adult Signature Restricted Delivery	N/A
Postage	\$0.49
Total Postage and Fees	\$3.94

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PO Box 5489
City, State, ZIP+4®
LACONIA NH 03247

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2016-00248
 LAKE HOUSES
 AT CHRISTMAS ISLAND

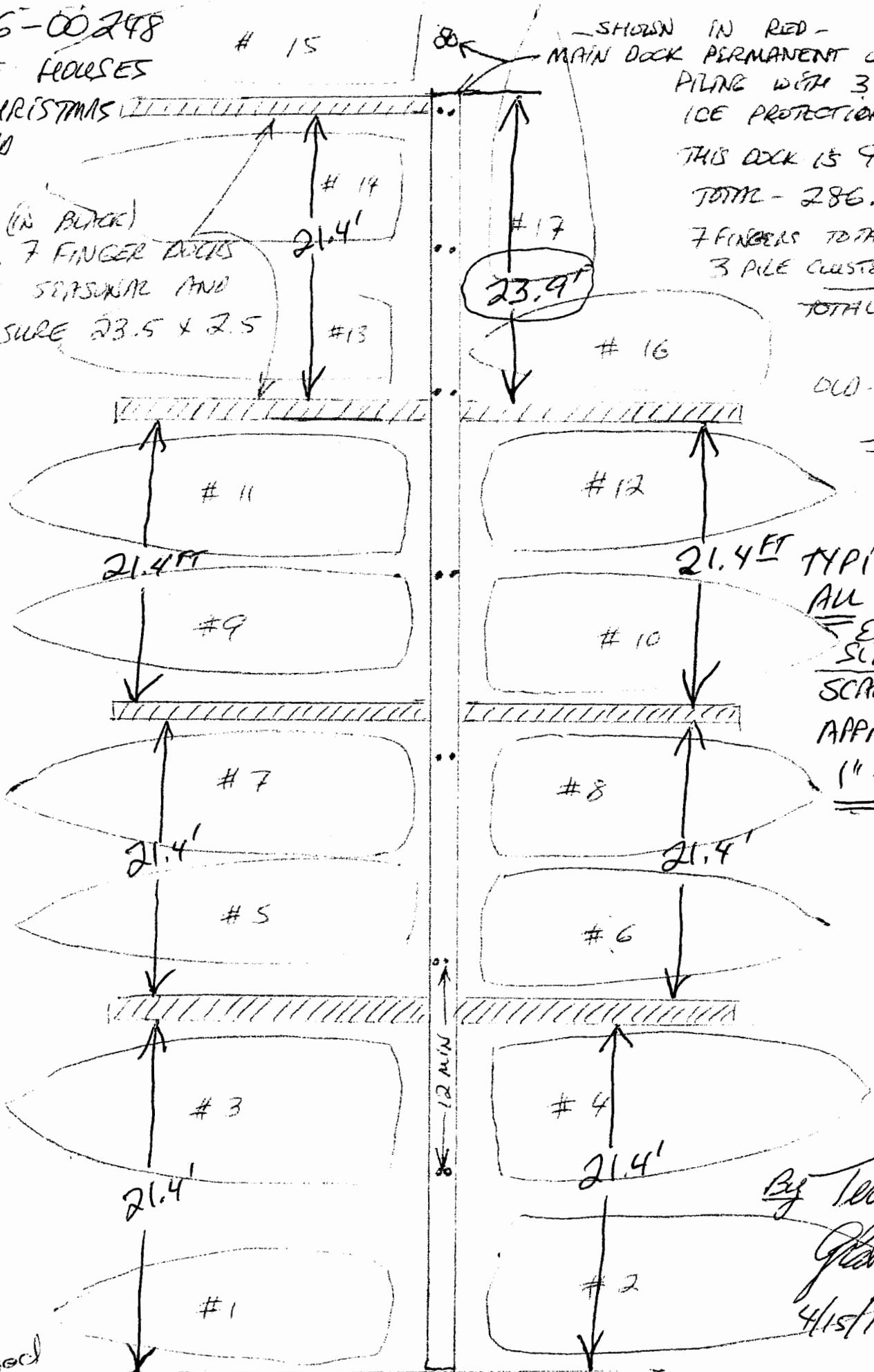
15

(IN BLACK)
 ALL 7 FINGER DOCKS
 ARE SEASONAL AND
 MEASURE 23.5 x 2.5

- SHOWN IN RED -
 MAIN DOCK PERMANENT ON 14
 PILING WITH 3 PILE
 ICE PROTECTION CLUSTER
 THIS DOCK IS 95.6 x 3
 TOTAL - 286.8 SQ/FT
 7 FINGERS TOTAL 411.25
 3 PILE CLUSTER 3 -

TOTAL - 701.05

OLD - 384 PERM
 3.25 SEAS.
 709 SQ/FT



21.4' TYPICAL
 ALL SLIPS
 EXCEPT
 SLIP ABOVE
 SCREW IS
 APPROXIMATELY
 1" = 10'

By Terry
 Jones
 4/15/16

Received
 by DES
 1/23, 2016