



The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

January 7, 2022

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

**REQUESTED ACTION**

Approve Cosmic Cove, LLC's request to perform work on Lake Winnepesaukee in Wolfeboro as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-02796. This project will not have significant impact on, or adversely affect, the values of Lake Winnepesaukee. Comments submitted by the Wolfeboro Conservation Commission are included in the enclosed documents.

Dredge 18.2 cubic yards from 327 square feet of lake bed and impact 951 square feet of bank along 56 linear feet of shoreline to construct a 900 square foot "dug-in" 2-slip boathouse, install a 6 foot x 4 foot concrete pad and a 6 foot x 19 foot seasonal pier with an attached 6 foot x 50 foot seasonal pier section parallel with the shoreline in "L" configuration with a single seasonal boatlift and 2 seasonal personal watercraft lifts along an average of 600 feet of frontage along Lake Winnepesaukee in Wolfeboro.

The 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 revised plans revision dated September 24, 2021 by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on September 27, 2021.
2. This permit shall not be effective until it has been recorded in the Carroll 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. 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.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. All portions of the docking structures 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.
6. The boathouse shall be a single-story structure, ridgeline not to exceed 20 feet in height (Elev. 524.32) above normal high water (Elev. 504.32).

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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. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
8. The owner understands and accepts the risk that if this facility requires dredging to maintain a minimum slip depth of 3 feet more frequently than once every 6 years, or is shown to have an adverse impact on abutting frontages, it shall be subject to removal.
9. This facility is permitted with the condition that future maintenance dredging, if needed, shall not be permitted more frequently than once every 6 years, and that a new permit shall be required for each dredge activity.
10. The permittee/permittee's contractor shall revegetate the disturbed area with trees, shrubs and ground covers representing the density and species diversity of the existing stand of vegetation removed for this project, exclusive of any invasive or nuisance species.
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. The owner understands and accepts that should these docking structures be found to have an unreasonable impact on the ability of abutting owners to use and enjoy their properties or the public's right to navigation, passage, and use of the resource for commerce and recreation the structures shall be subject to removal pursuant to RSA 482-A:1, RSA 482-A:11, II, and Env-Wt 513.03(a).
14. 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.
15. 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.
16. 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.
17. 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.
18. All dredged and excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
19. 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.

20. 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

The NHDES approved this project on November 12, 2021. The NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), construction of a major docking system providing 7 boat slips.
2. The applicant has an average of 600 feet of frontage along Lake Winnepesaukee.
3. A maximum of 9 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The "L" shaped docking structure will provide 5 boat slips in accordance RSA 482-A:2, VIII(a) and Env-Wt 103.30.
5. The proposed docking facilities will provide a total 7 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
6. 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.
7. No comments related to the project were received from the abutters.
8. The Wolfeboro Conservation Commission commented that the Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on Lake Winnepesaukee, but the Commission also waived their right to intervene.
9. The Commission also submitted comments that any lighting associated with the proposal shall follow Wolfeboro's Sky Ordinance (zoning ordinance 173-53). These provisions are a local ordinance and not within the regulatory authority of RSA 482-A or Env-Wt 100-1000.
10. 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.

Application file documents are being forwarded to the Governor and the 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 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: **Cosmic Cove, LLC**

TOWN NAME: **Wolfeboro**

	Administrative Use Only	Administrative Use Only	File No: <b>2021-6279-6</b>
	Administrative Use Only	Administrative Use Only	Check No: <b>1145</b>
	Administrative Use Only	Administrative Use Only	Amount: <b>5,522.60</b>
	Administrative Use Only	Administrative Use Only	Initials: <b>BH</b>

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 (WPPN), 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"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;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.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat?                             <ul style="list-style-type: none"> <li>If yes, species or habitat name(s):</li> <li>NHB Project ID #: <b>NHB21-2026</b></li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Bog?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<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"> <li>Name of Local River Management Advisory Committee (LAC):</li> <li>A copy of the application was sent to the LAC on Month: Day: Year:</li> </ul>	

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats):	
<b>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))</b> 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>Construct a 900 sq ft "Dug-In" boathouse (223.5 sq ft over land) with 6 ft wide walkway to provide 2 boat slips for year-round storage of boats and related accessories and install 2 boat lifts inside the boathouse slips. Construct an "L" shaped seasonal dockage to provide 4 boat slips. The "L" shaped design is necessary due to relatively deep water (12 ft +/-) offshore and better orienting vessels tied to the dock perpendicular to the significant wave action generated by numerous waterski and wakeboard boats circling in Winter Harbor.</p> <p>All temporary impact areas shall be restored/replanted upon completion. The project area will be surrounded with turbidity curtain during work and until stabilization. Note that tree removal and impact fees for these areas were previously counted under NHDES Shoreland Permit #2020-02712.</p> <p>See NHDES Shoreland Permit #2020-02712 for upland details.</p>	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 12 Point Luck Circle	
TOWN/CITY: Wolfeboro	
TAX MAP/BLOCK/LOT/UNIT: 214-001-033	
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):	43.586395° North 71.257331° West

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Cosmic Cove, LLC		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX: N/A	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here <b>N/A</b> , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>		
<input type="checkbox"/> 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: <a href="mailto:pwg@watermarkmarine.com">pwg@watermarkmarine.com</a>		
FAX: N/A	PHONE: 603-293-4000	
ELECTRONIC COMMUNICATION: By initialing here <b>PWG</b> , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>		
If the owner is a trust or a company, then complete with the trust or company information.		
<input checked="" type="checkbox"/> Same as applicant		
NAME: OWNER IS APPLICANT		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here <b>N/A</b> , 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 checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Scrub-shrub Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Emergent Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Wet Meadow			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Vernal Pool			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Designated Prime Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Perennial Stream or River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Lake / Pond			<input checked="" type="checkbox"/>	326.5		<input checked="" type="checkbox"/>
	Docking - Lake / Pond	900		<input checked="" type="checkbox"/>	415		<input checked="" type="checkbox"/>
	Docking - River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Banks	Bank - Intermittent Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank - Perennial Stream / River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank / Shoreline - Lake / Pond	235		<input checked="" type="checkbox"/>	1,170		<input checked="" type="checkbox"/>
Tidal	Tidal Waters			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Tidal Marsh			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Sand Dune			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Previously-developed TBZ			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - Tidal Water			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
<b>TOTAL</b>							

**SECTION 12 - APPLICATION FEE (RSA 482-A:31)**

<input checked="" type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.	
<input checked="" type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).	
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:	
Permanent and temporary (non-docking):	1,731.5 SF × \$0.40 = \$ 692.60
Seasonal docking structure:	415 SF × \$2.00 = \$ 830.00
Permanent docking structure:	900 SF × \$4.00 = \$ 3,600.00
Projects proposing shoreline structures (including docks) add \$400 =	\$ 400.00
<b>Total =</b>	<b>\$ 5,522.60</b>
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = <b>\$ 5,522.60</b>	

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**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**

Indicate the project classification.

Minimum Impact Project

Minor Project

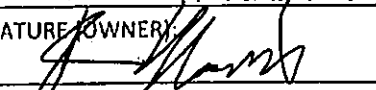

Major Project

**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

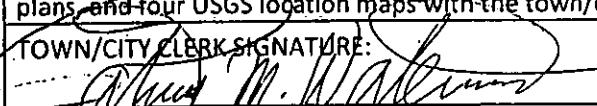
X Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.
X Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
X Initials:	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                             <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. 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.</li> </ol> </li> <li>• The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>• 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.</li> </ul>
X Initials:	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)**

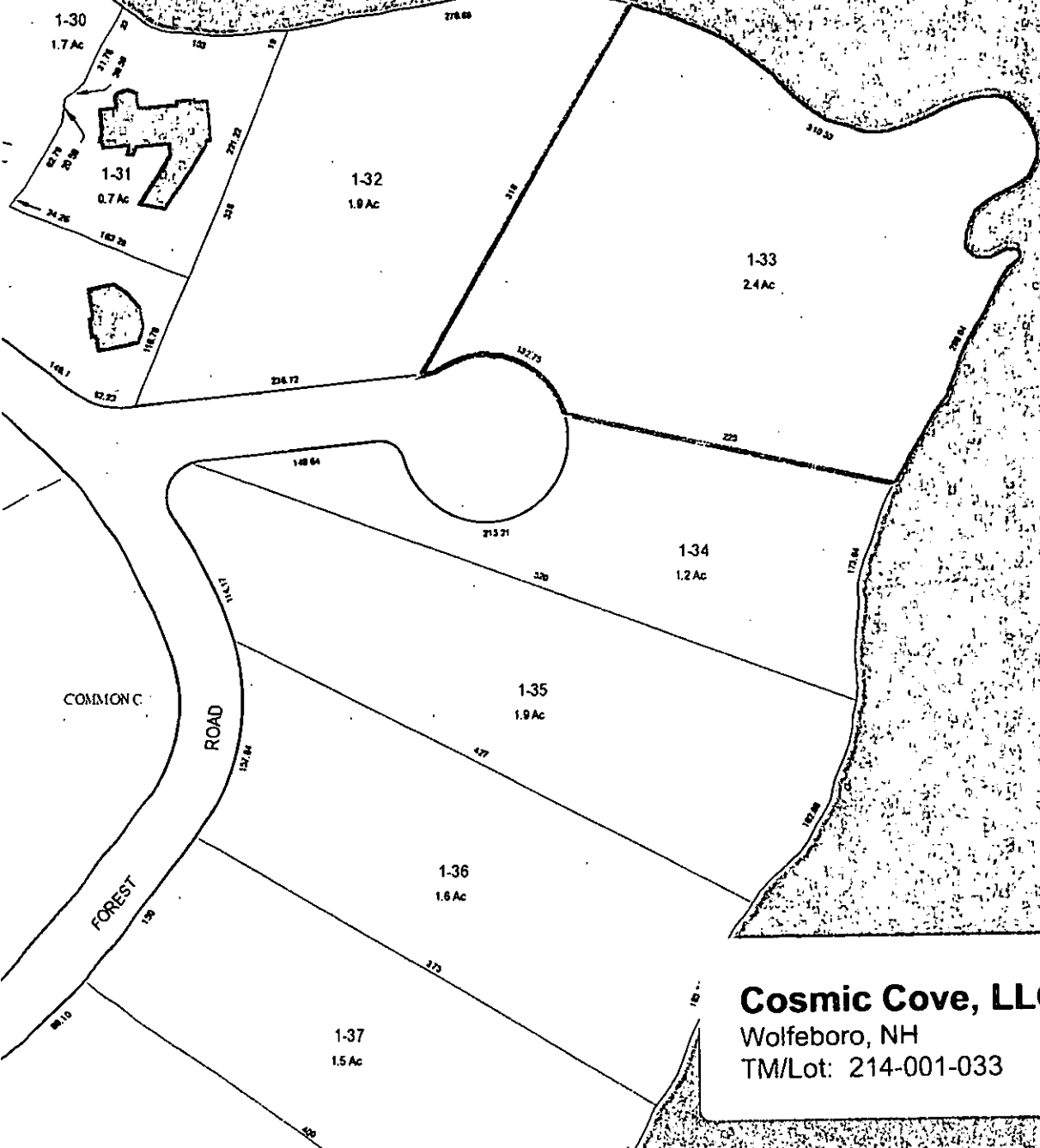
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: John Marriott, Manager	DATE: 8/22/21
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Paul W. Goodwin	DATE: 8/25/21

**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.

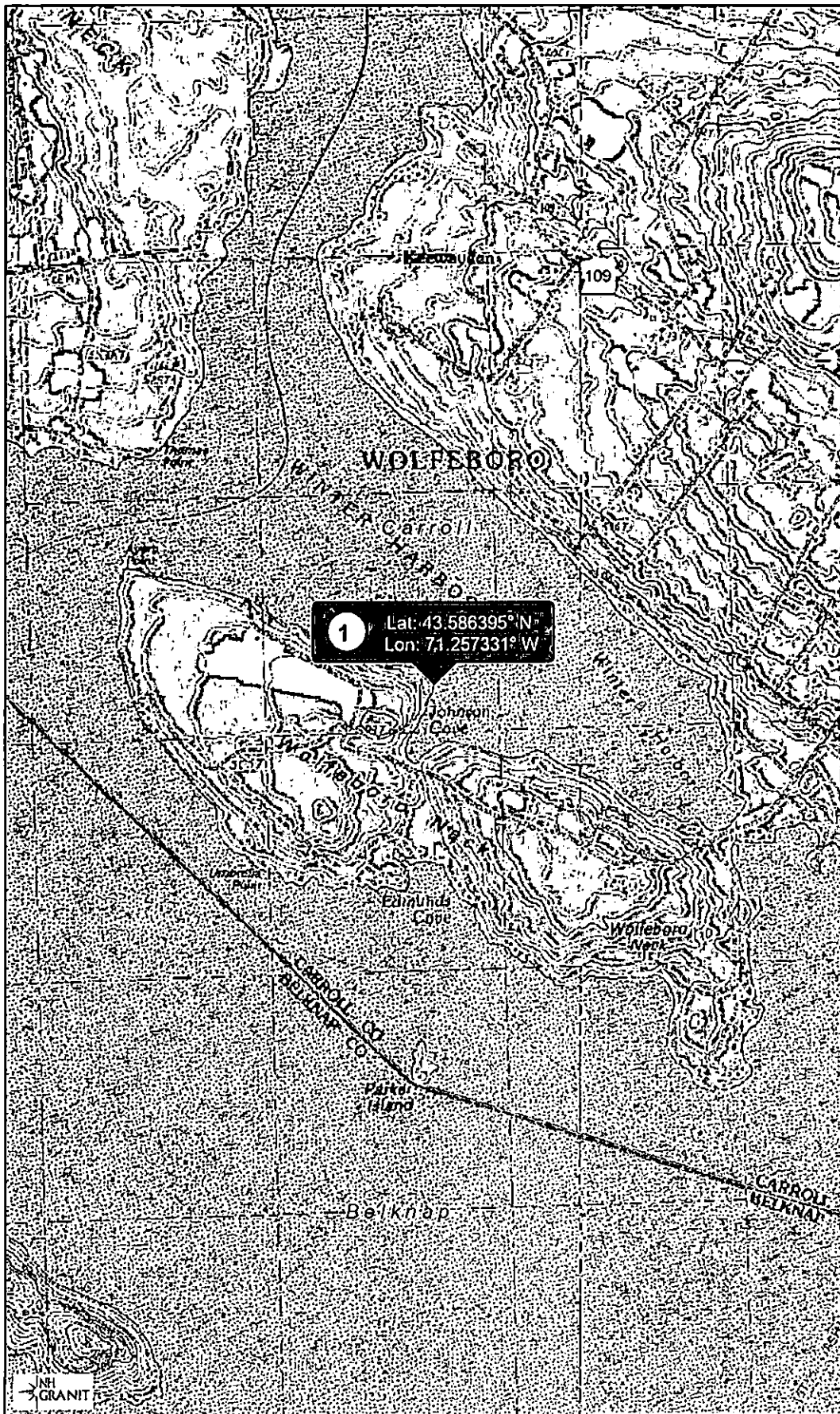
TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: PATRICIA M. WATERMAN
TOWN/CITY: Wolfboro	DATE: 8-27-2021

SITE



**Cosmic Cove, LLC**  
Wolfeboro, NH  
TM/Lot: 214-001-033

# COSMIC COVE LLC



## Legend

- State
- County
- City/Town

1 Lat: 43.586395° N  
Lon: 71.257331° W

Map Scale

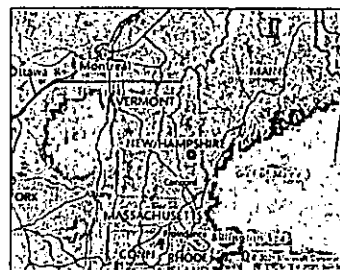
1: 24,000



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Map Generated: 8/16/2021

## Notes



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

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**To:** Cosmic Cove, LLC  
540 Gaither Road Suite 100  
Rockville, MD 20850

**From:** NH Natural Heritage Bureau

**Date:** 8/16/2021 (This letter is valid through 8/16/2022)

**Re:** Review by NH Natural Heritage Bureau of request dated 8/16/2021

**Permit Types:** Wetland Standard Dredge & Fill - Major  
General Permit

**NHB ID:** NHB21-2673

**Applicant:** Cosmic Cove, LLC

**Location:** Wolfeboro  
Tax Map: 214, Tax Lot: 001-033  
Address: Grand View Commons

**Proj. Description:** Construct a 30x30 (900 sq ft) dug-in boathouse and "L" shaped seasonal dock and install a seasonal boatlift and 2 seasonal PWC lifts

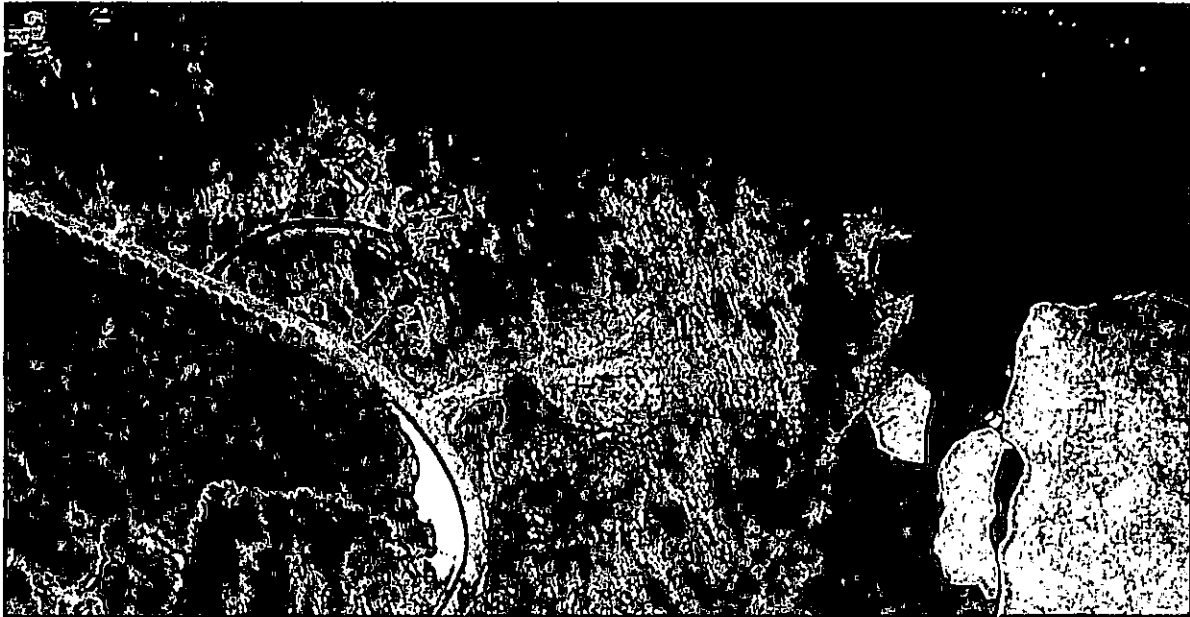
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF PROJECT BOUNDARIES FOR: NHB21-2673



2021 - 02796



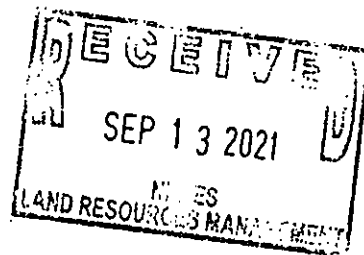
Town of  
Wolfeboro

Conservation Commission

September 12, 2021

NH Department of Environmental Services  
Wetlands Bureau  
PO Box 95  
Concord, NH 03302

Re: Cosmic Cove, LLC  
Standard Dredge & Fill  
Tax Map #214-1-33



Dear Sir / Madam;

We have received and reviewed the Standard Dredge and Fill application submitted for the above applicant to construct a 900 SF dug-in boathouse with a 6' wide walkway to provide two boat slips for year round storage of boats and related accessories, install two boat lifts inside the boathouse slips and construct an L-shaped seasonal dock to provide four boat slips.

The Wolfeboro Conservation Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on the lake, but understand they are legal structures on Lake Winnepesaukee and waive our right to intervene. The Commission requests that if there is any lighting associated with this proposal, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "*Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.*

- (1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.*
- (2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.*
- (3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."*

Should you have any questions concerning this application and/or the Wolfeboro Conservation Commission's response to such, please feel free to contact me.

Yours truly,  
*Lenore Clark*  
Lenore Clark  
Chairman



# 10 foot Abutters List Report

Wolfeboro, NH  
August 16, 2021

## Subject Property:

Parcel Number: 214-001-033  
CAMA Number: 214-001-033  
Property Address: 12 POINT LUCK CIRCLE

Mailing Address: COSMIC COVE LLC

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## Abutters:

Parcel Number: 214-001-032  
CAMA Number: 214-001-032  
Property Address: GRAND VIEW COMMONS

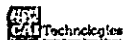
Mailing Address: COSMIC COVE LLC

Parcel Number: 214-001-034  
CAMA Number: 214-001-034  
Property Address: GRAND VIEW COMMONS

Mailing Address: COSMIC COVE LLC



NOTE - There are no abutters to this parcel beyond the applicant, therefore no abutter letters have been sent.



www.cai-tech.com

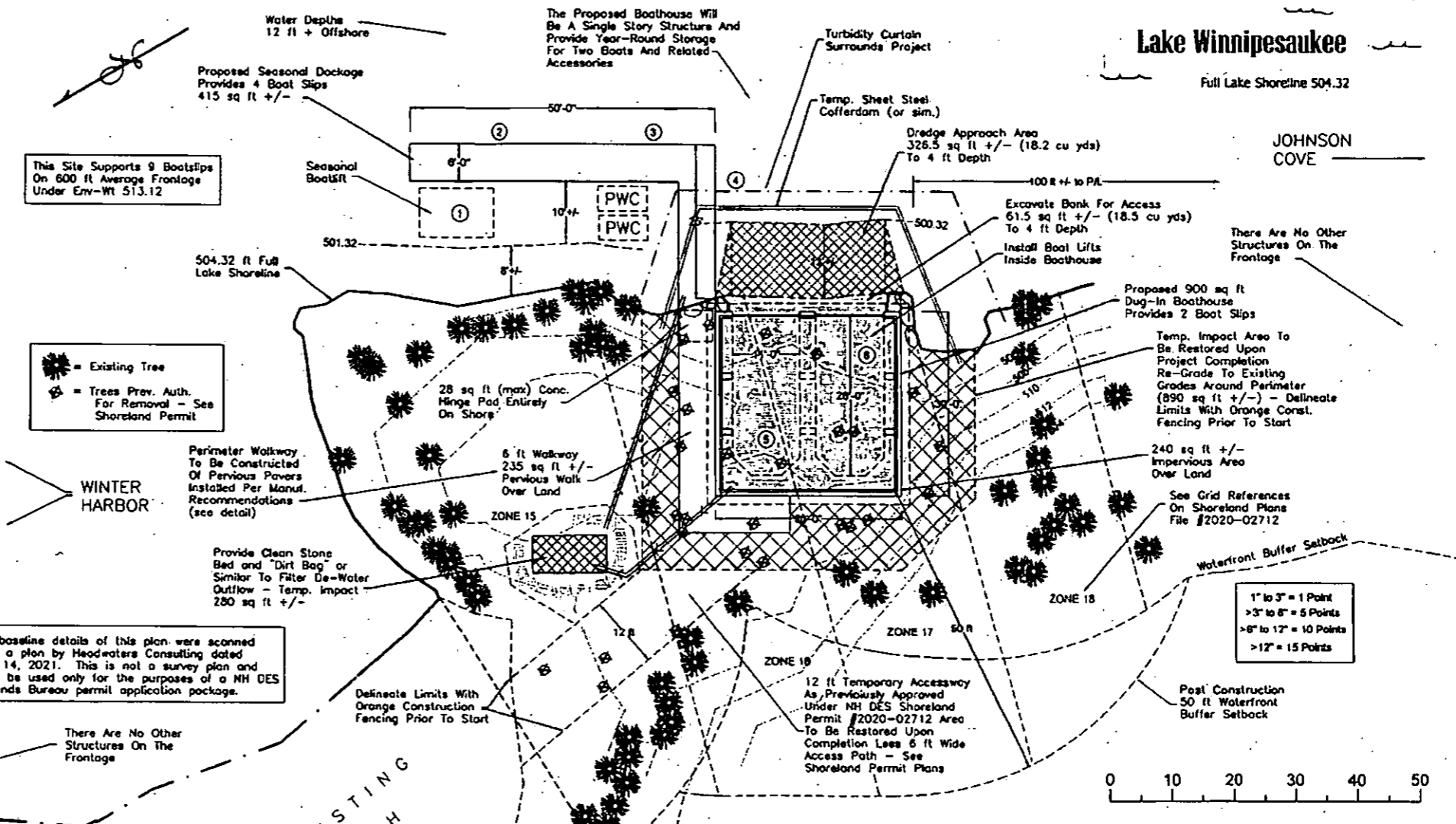
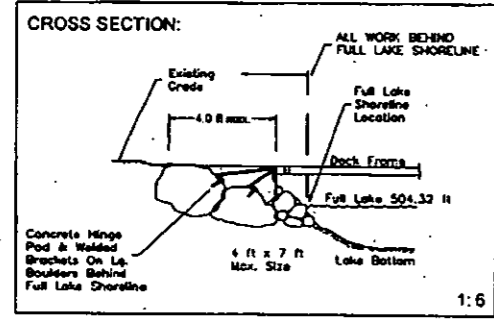
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# PROPOSED SHORELINE IMPACT DETAIL PLAN:

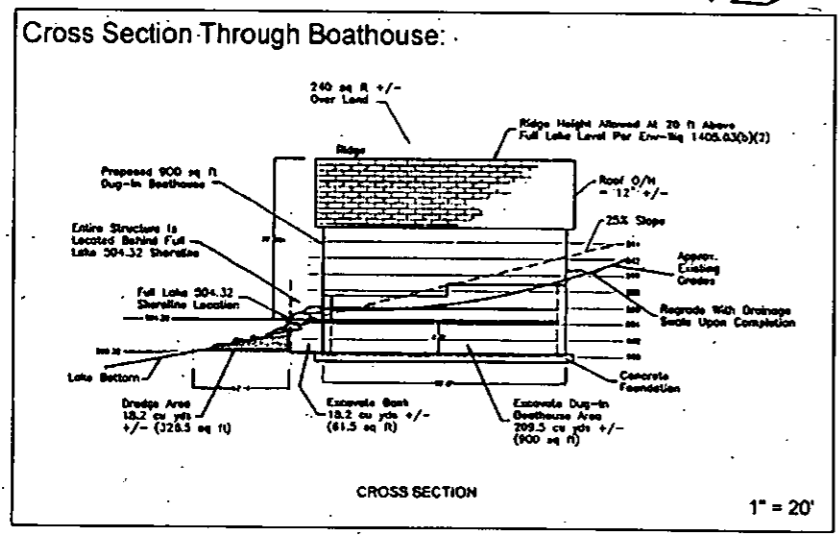
Lake Winnepesaukee

Full Lake Shoreline 504.32

JOHNSON COVE

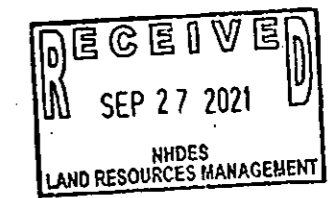


The baseline details of this plan were scanned from a plan by Headwaters Consulting dated Jan. 14, 2021. This is not a survey plan and is to be used only for the purposes of a NH DES Wetlands Bureau permit application package.



REFER TO NHDES SHORELAND PERMIT FILE #2020-02712 FOR ADDITIONAL DETAILS & IMPACTS

REVISION NOTES:  
REV 9/24/21 Edit Impervious Walkway Around Boathouse To Pervious Pavers Installed Per Manuf. Rec.



Watermark Marine Const 1218 Union St Lucas, NH 603-283-4000 (PH) 603-324-6100	
Project Name: Cosmic Cove Bhse	Plan Title: Proposed Condition:
Plan Scale: 1" = 20'	Project Town: Wolfboro, NH
Plan Date: REV 9/24/21	Site Address: 12 Point Luck Circle

Plot at 17" x 11" "Landscape"