



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

Robert R. Scott, Commissioner



152

June 13, 2022

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

**REQUESTED ACTION**

Approve Witteveen Family Trust's request to perform the following work on Lake Winnepesaukee in Alton pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-00591, and in accordance with RSA 482-A:3. No comments were submitted by the Alton Conservation Commission regarding the project as proposed.

Remove an existing 40 linear foot breakwater and attached "U" shaped docking structure and construct a 50 linear foot breakwater with a 4 foot x 46 foot cantilevered pier and a 6 foot x 40 foot piling pier connected by a 4 foot x 12 foot walkway in a "U" shaped configuration, install a seasonal boatlift, two seasonal personal watercraft lifts, a permanent boatlift, a 14 foot x 30 foot seasonal canopy, relocate a single ice cluster and two fender piles, and repair existing 4 foot wide wooden access stairs on an average of 107 feet of frontage along Lake Winnepesaukee on Black Point in Alton.

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 February 15, 2022, by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on March 14, 2022.
2. This permit shall not be effective until it has been recorded in the Belknap 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, 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.
6. No portion of the cantilevered docking structure shall extend more than 46 feet from the shoreline at full lake elevation (Elev. 504.32) pursuant to Env-Wt 513.22, (a).

[www.des.nh.gov](http://www.des.nh.gov)

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. The height of the breakwater shall not exceed 3 feet above the normal high water line (504.32) as required per Env-Wt 512.04(a).
8. The width of the breakwater at its highest point shall not exceed 3 feet as required per Env-Wt 512.04(b).
9. The side slopes of the breakwater shall be 1:1.5, rise to run, or steeper, as required per Env-Wt 512.04(c).
10. The sides and top of the breakwater shall have irregular surfaces to diffuse wave activity as required per Env-Wt 512.04(d).
11. In accordance with Env-Wt 512.05(b), no rocks shall be stockpiled in any jurisdictional area.
12. All watercraft lifts shall be removed for the non-boating season as required per Env-Wt 513.22.
13. 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.
14. Pursuant to Env-Wt 102.33 and Env-Wt 513.19(a) no sides may be attached to, or hung beneath any seasonal canopy.
15. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
16. 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.
17. 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).
18. 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.
19. 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.
20. 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.
21. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
22. 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.
23. 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.

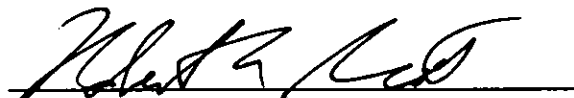
EXPLANATION

NHDES approved this project on May 03, 2022. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 512.06, modification of a breakwater.
2. The applicant has an average of 106 feet of frontage along Lake Winnepesaukee.
3. A maximum of 2 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 will provide 2 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The applicant has provided the NHDES with evidence that the property has insufficient water depth for the use of a standard length pier as required by Env-Wt 513.08(b).
6. The NHDES has accepted the evidence of the physical hardship and approved the extension of a permanent dock beyond that permissible under Env-Wt 513.11(a)(1)(b).
7. 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.
8. No concerns were received from abutters nor the local Conservation Commission related to the project.
9. The Department 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.

NHDES Wetlands Bureau permit #2022-00591 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

*\* DES 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: Witteveen Family Trust

TOWN NAME: Alton Bay

			File No: <u>2022-00591</u> Check No: <u>1836</u> Amount: <u>\$ 876.00</u> Initials: <u>RS</u>
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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, I(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"> <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 #: <u>NHB22-0672</u></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

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

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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
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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For stream crossing projects, provide watershed size (see WPPT 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.

Rebuild and extend an existing +/-40ft rock breakwater, attached 4ft x 34ft cantilevered pier and a 6ft x 30ft piling pier each by +/-10ft. Proposed dockage dimensions to be a 50ft rock breakwater with an attached U-shaped dockage consisting of a +/-4ft x 44ft cantilevered pier and a 6ft x 40ft piling pier connected by a 4ft x 12ft walkway. Existing ice protection cluster and two fender pilings to be repaired or replaced but moved to deeper water to align with the dock extension. Additionally, retain an existing seasonal canopy and install a permanent piling supported boatlift in the center slip of the dockage. Install two seasonal PWC lifts and an existing seasonal boatlift to be permitted after-the-fact and moved from the center boatslip. Lastly, repair or replace existing 4ft wide wooden access stairs to the dock in-kind with no change in size location or configuration.

Due to insufficient water depths and vast exposure to the broads at Black Point a longer rock breakwater and a longer dock is necessary to safely and securely dock boats at this site.

**SECTION 3 - PROJECT LOCATION**

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 218 Black Point Road

TOWN/CITY: Alton Bay

TAX MAP/BLOCK/LOT/UNIT: 044-017-000

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee  
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):      43.53330° North  
71.24563° West

<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: Witteveen Family Trust %: Bart & Cathy Witteveen		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS: N/A		
FAX: N/A	PHONE: N/A	
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: Ian E. Aldcroft		
COMPANY NAME: Watermark Marine Construction		
MAILING ADDRESS: 1218 Union Avenue		
TOWN/CITY: Laconia	STATE: NH	ZIP CODE: 03246
EMAIL ADDRESS: <a href="mailto:iea@watermarkmarine.com">iea@watermarkmarine.com</a>		
FAX: N/A	PHONE: 603-293-4000	
ELECTRONIC COMMUNICATION: By initialing here <b>IEA</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: Witteveen Family Trust %: Bart & Cathy Witteveen		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS: N/A		
FAX: N/A	PHONE: N/A	
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, bathouses, 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	150		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - Lake / Pond	104		<input checked="" type="checkbox"/>			<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			<input checked="" type="checkbox"/>			<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>		<b>254</b>					

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


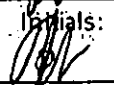
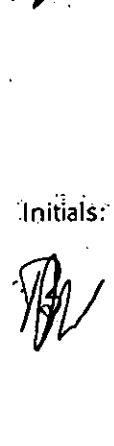
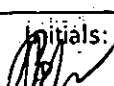


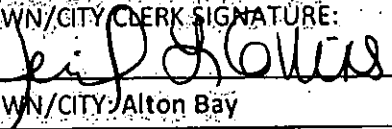
<input checked="" type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.			
<input checked="" type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).			
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:			
Permanent and temporary (non-docking):	150 SF	× \$0.40 =	\$ 60.00
Seasonal docking structure:	0 SF	× \$2.00 =	\$ 0.00
Permanent docking structure:	104 SF	× \$4.00 =	\$ 416.00
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400.00
Total =			\$ 876.00
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater =			\$ 876.00

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

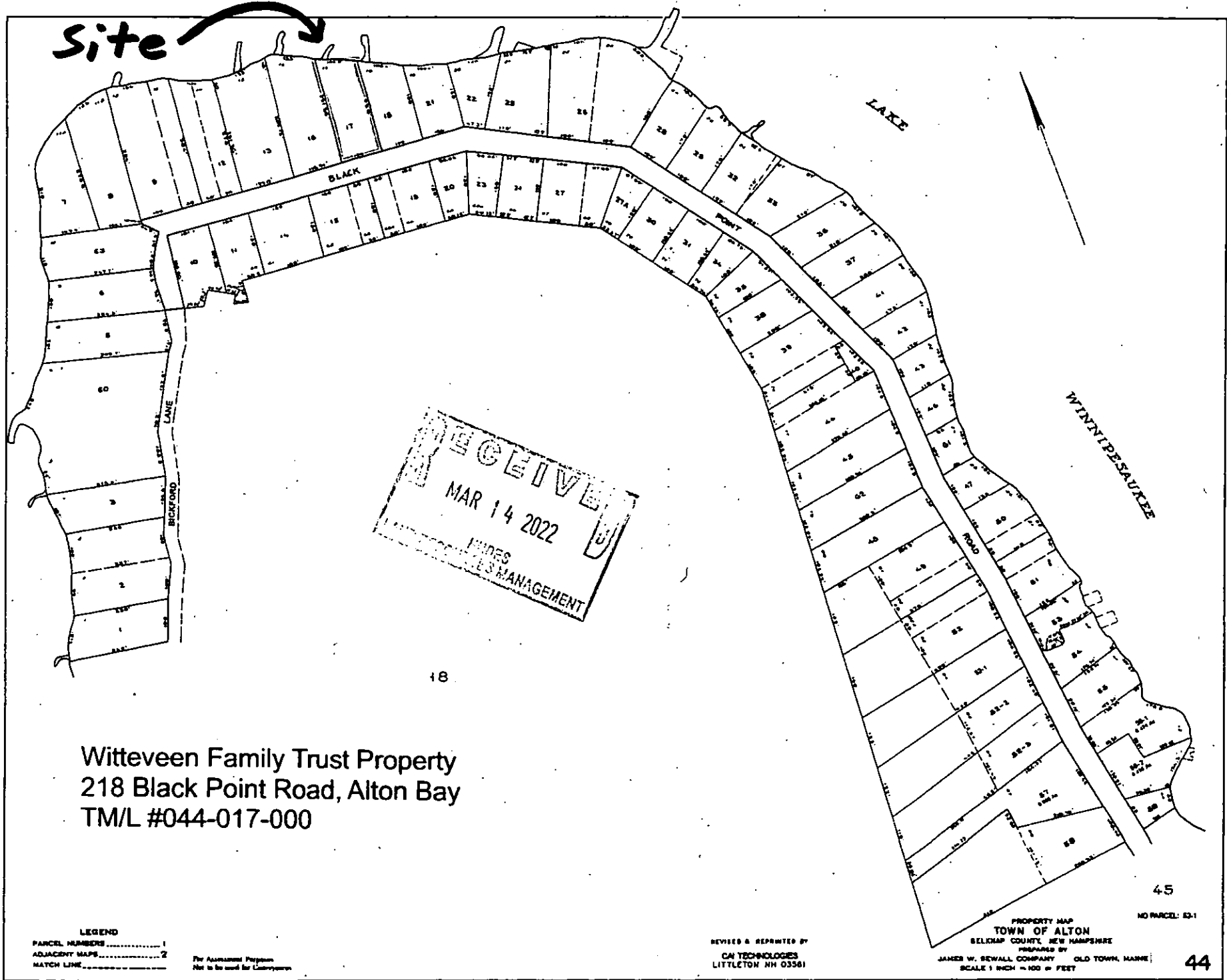
NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

[www.des.nh.gov](http://www.des.nh.gov)



<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311-11)</b>		
Initial each box below to certify:		
<i>Initials:</i> 	To the best of the signer's knowledge and belief, all required notifications have been provided.	
<i>Initials:</i> 	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
<i>Initials:</i> 	The signer understands that: <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>	
<i>Initials:</i> 	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.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311-11)</b>		
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Bart Wilfong	DATE: 2/17/2022
SIGNATURE (APPLICANT IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Ian Aldcroft	DATE: 02/15/2022
<b>SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
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: Jennifer L. Collins	
TOWN/CITY: Alton Bay	DATE: 3.10.2022	

Site



RECEIVED  
 MAR 14 2022  
 LANDS MANAGEMENT

Witteveen Family Trust Property  
 218 Black Point Road, Alton Bay  
 TM/L #044-017-000

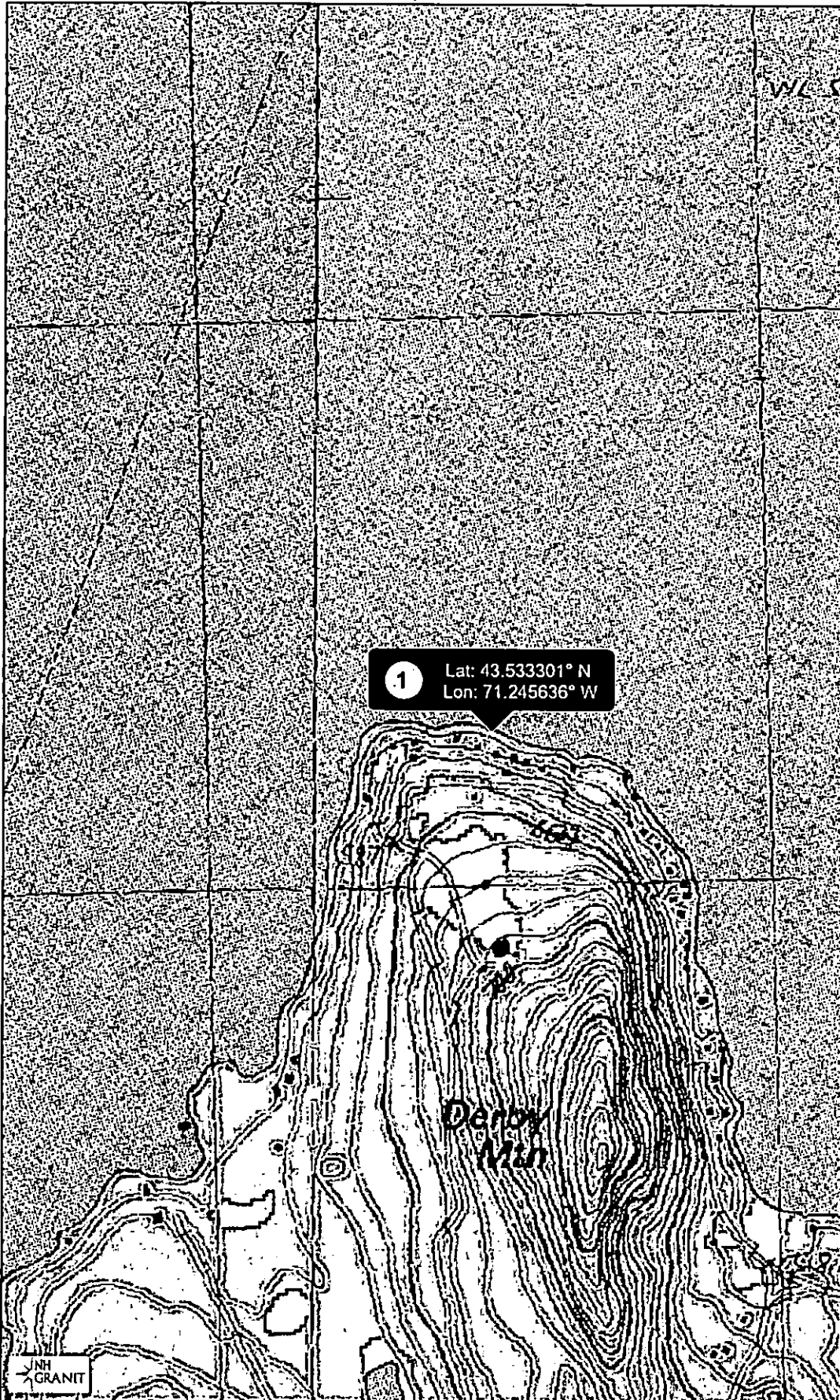
LEGEND  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE .....

For Assessment Purposes  
 Not to be used for Conveyance

REVISED & REPRINTED BY  
 CN TECHNOLOGIES  
 LITTLETON NH 03561

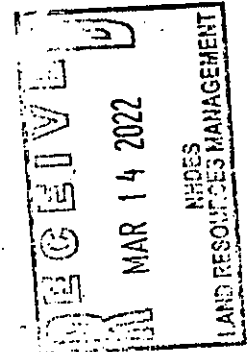
PROPERTY MAP  
 TOWN OF ALTON  
 BELLEFLEUR COUNTY, NEW HAMPSHIRE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
 SCALE 1 INCH = 100 FT

# Witteveen Family Trust Property



## Legend

- State
- County
- City/Town



Map Scale

1: 10,000

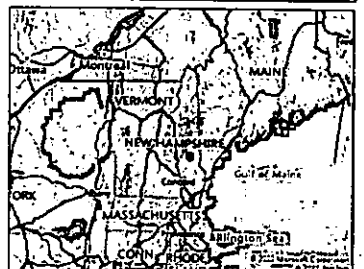


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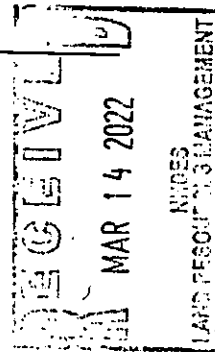
Map Generated: 2/9/2022

## Notes

Witteveen Family Trust  
218 Black Point Road, Alton Bay  
TMVL #044-017-000  
Geographic Coordinates:  
Latitude: 43.53330° N  
Longitude: 71.24563° W



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter



**To:** Ian Aldcroft  
1218 Union Avenue  
  
Laconia, NH 03246

**From:** NH Natural Heritage Bureau  
**Date:** 3/2/2022 (valid until 3/2/2023)  
**Re:** Review by NH Natural Heritage Bureau of request submitted 2/15/2022  
**Permits:** NHDES - Wetland Standard Dredge & Fill - Major, USACE - General Permit

**NHB ID:** NHB22-0672

**Applicant:** Ian Aldcroft

**Location:** Alton Bay  
218 Black Point Road

**Project**

**Description:** Rebuild and extend an existing +/-40ft rock breakwater, attached 4ft x 34ft cantilevered pier and a 6ft x 30ft piling pier each by +/-10ft. Proposed dockage dimensions to be a 50ft rock breakwater with an attached U-shaped dockage consisting of a +/-4ft x 44ft cantilevered pier and a 6ft x 40ft piling pier connected by a 4ft x 12ft walkway. Existing ice protection cluster and two fender pilings to be repaired or replaced. Additionally, retain an existing seasonal canopy and install a permanent piling supported boatlift in the center slip of the dockage. Install two seasonal PWC lifts and an existing seasonal boatlift to be permitted after-the-fact and moved from the center boatslip. Lastly, repair or replace existing 4ft wide wooden access stairs to the dock in-kind.

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 2/15/2022 9:52:30 AM, and cannot be used for any other project.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB22-0672

NHB22-0672



Abutter List

TM/L: #044-017-000

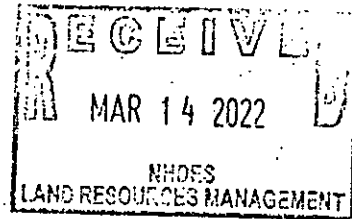
Witteveen Family Trust  
Trustee: Bart & Cathy Witteveen

#044-016-000

Kathleen & Walter Robinson

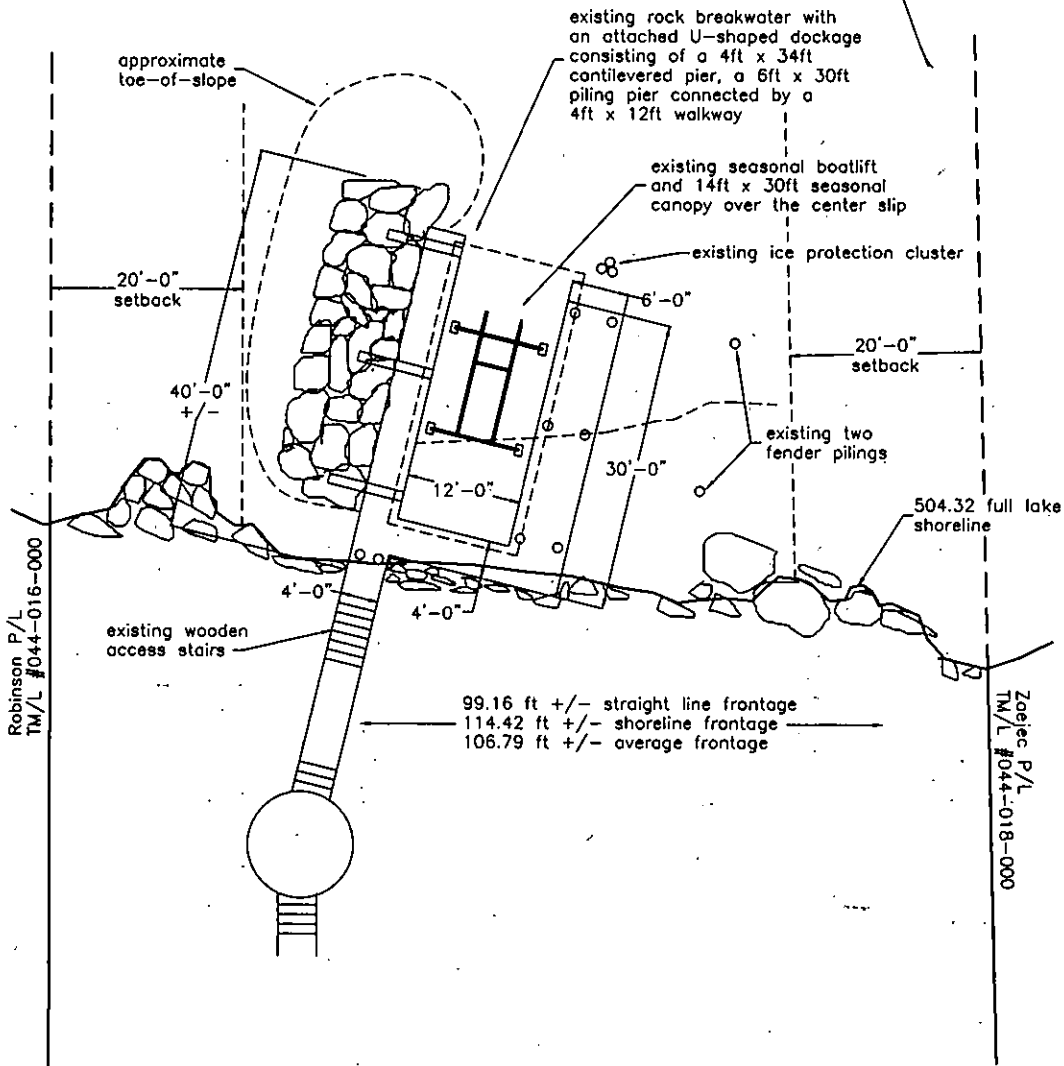
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Jean Zaejec

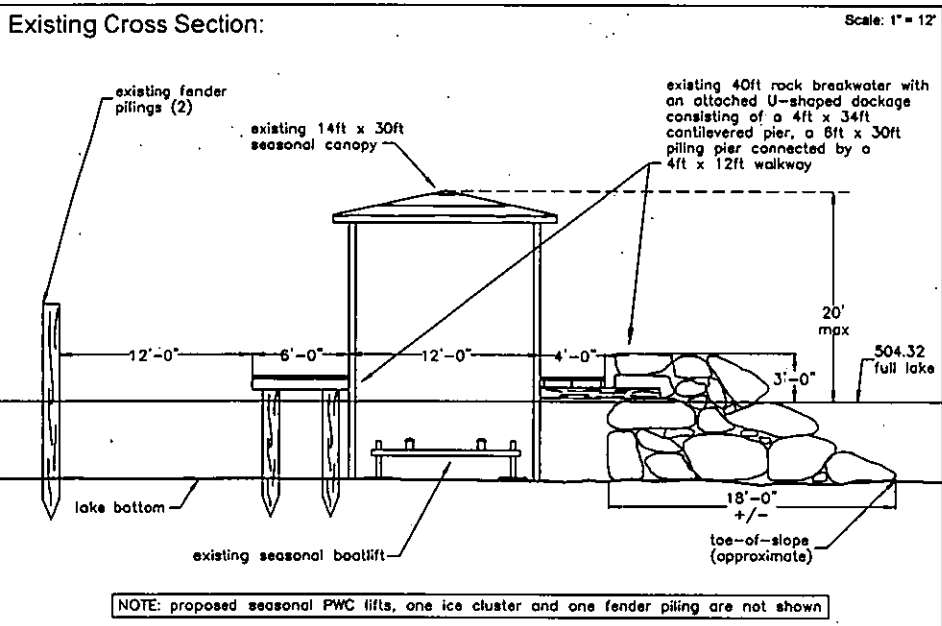



# Lake Winnepesaukee

Full Lake Shoreline 504.32



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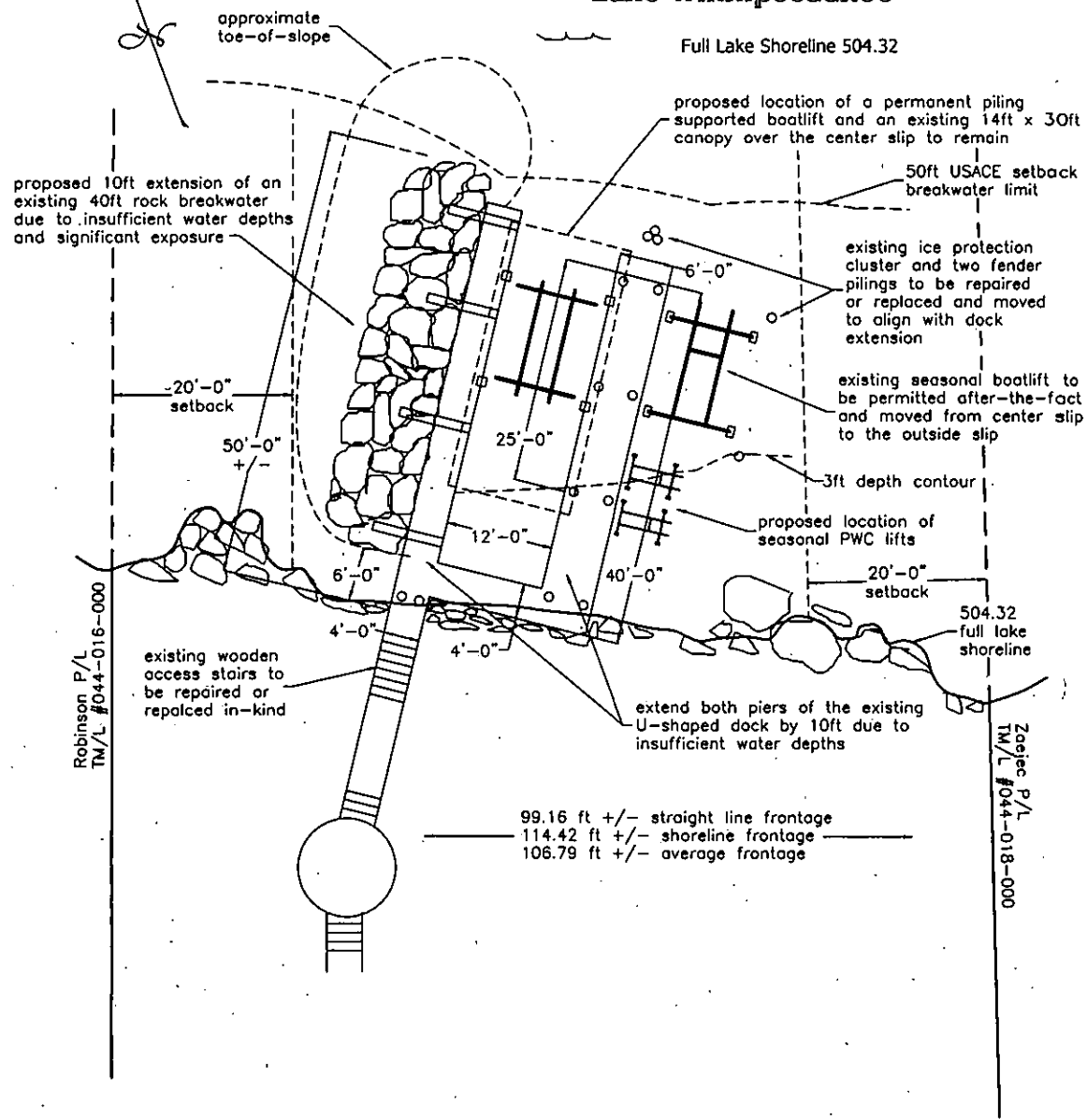


 <b>Watermark Marine Construction</b> 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Owner Name: Witteveen Family Trust	Plan Title: Existing Conditions:
Plan Scale: 1" = 20'	Project Town: Alton Bay, NH
Plan Date: 02/15/2022	Revisions Date(s):



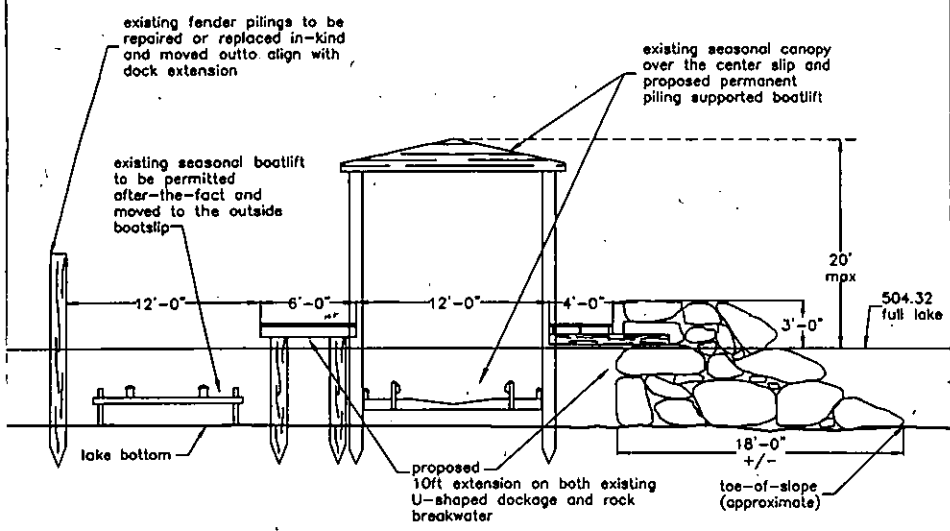
# Lake Winnepesaukee

Full Lake Shoreline 504.32




## Proposed Cross Section:

Scale: 1" = 12'



NOTE: proposed seasonal PWC lifts, one ice cluster and one fender piling are not shown

 <b>WATERMARK</b> MARINE CONSTRUCTION		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Owner Name: Witteveen Family Trust		Plan Title: Proposed Conditions	
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