



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

June 1, 2021

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

REQUESTED ACTION

Approve RMH Bedford Capital, LLC's request to perform work on Lake Winnepesaukee in Moultonborough as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-00340. This project will not have significant impact on, or adversely affect, the values of Lake Winnepesaukee.

Permanently remove an existing 10 foot x 48 foot seasonal pier with an attached 4 foot x 36 foot pier section and two 3 foot x 35 foot seasonal piers attached to a 16 foot 6 inch x 13 foot platform, install a 4 foot x 60 foot seasonal walkway with two 4 foot x 24 foot seasonal finger piers and five 3 foot x 24 foot seasonal finger piers, two personal watercraft lifts anchored by a new 4 foot x 3 foot concrete pad along an average of 165 feet of frontage along Lake Winnepesaukee in Moultonborough.

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 March 10, 2021 by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on March 11, 2021.
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 all existing docking structures along the frontage prior to the installation of the proposed docking structures in accordance with Rule Env-Wt 513.22 (a) and Rule Env-Wt 513.12.
4. 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.
5. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
6. 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.

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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. No portion of the docking structures shall extend more than 60 feet from the shoreline at full lake elevation (Elev. 504.32) pursuant to Env-Wt 513.22, (a).
8. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.
9. The concrete pad shall be constructed landward of the normal high water line (Elev. 504.32) as required per Env-Wt 513.13, (d).
10. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
11. The seasonal docks shall be removed from the water prior to applying any paint, stain, or other preservative coating, and not returned to the water until after such coating is dry as required per Env-Wt 513.22(b)(4).
12. 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, (2), and Env-Wt 513.03 (a).
13. 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.
14. 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.
15. All 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.
16. 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

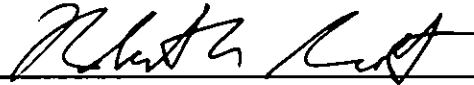
The NHDES approved this project on April 29, 2021. The NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.25 (c)(3), construction of a docking structure providing 5 or more slips.
2. The applicant has an average of 165 feet of frontage along Lake Winnepesaukee.
3. A maximum of 3 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The property identified as lot 6 on Moultonborough tax map 169 (the Property) has two existing docking structures providing 9 boat slips between them.
5. One of the two existing docking structures extends across the imaginary extension of the west property line over the lake and fails to conform with the current setback requirement of RSA 482-A:3, XIII.

6. The proposed docking facility will provide 9 slips as defined per RSA 482-A:2, VIII.
7. The proposed docking facility will comply with the current setback requirement of RSA 482-A:3, XIII.
8. In accordance with Env-Wt 513.23 (a)(1), the department shall not approve any change in size, location, or configuration of an existing docking structure unless the applicant demonstrates, and the department finds, that the modification is less environmentally-impacting than the existing docking structure.
9. The applicant has proposed a modification to the existing docking structures that results in a net reduction of dock surface over public waters, reduces the extension of the dock into Lake Winnepesaukee, eliminates dock surface that extends over the imaginary extension of the abutting property line over public water, reduces lake bottom impacts associated with annual installation, and consolidates docking in a centralized location.
10. The Department determined that the applicant has proposal to modify the docking structure meets Rule Env-Wt 513.23 (a)(1), therefore, the application was approved.
11. 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.
12. Per Rule Env-Wt 311.06 (h), the municipal conservation commission provided comments on the proposed project and recommended that the Department investigate the history of the existing docking structures.
13. Pursuant to Rule Env-Wt 102.69 an "existing legal structure" means a structure that is either a grandfathered structure or one which was constructed pursuant to a permit or grant in right issued under RSA 482-A or any predecessor statute and conforms to that permit or grant in right, as applicable.
14. Pursuant to Rule Env-Wt 103.14 a "grandfathered structure" means a docking structure that was in place before permit jurisdiction, as defined in Env-Wt 103, took effect, has either remained unaltered in location, size, and configuration or is a replacement structure as defined in Env-Wt 104, has not been abandoned as defined in Env-Wt 102, is consistent with the public's right to reasonable use of public waters, as established in New Hampshire case law, and is not built on land created by the unauthorized filling of public waters.
15. Review of prior NHDES wetland permits determined that the structures located at the Property were consistent with Rule Env-Wt 102.69 and Rule Env-Wt 103.14, therefore the permit was approved.
16. 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: **RMH Bedford Capital**

TOWN NAME: **Moultonboro**

		Administrative Use Only	File No.: <i>2021-00340</i>
			Check No.: <i>1149</i>
			Amount: <i>52,130.40</i>
			Initials: <i>LSL</i>

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) DataCheck 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 #: <i>21-0311</i> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" 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: <i>02</i> Day: <i>02</i> Year: <i>2021</i> 	

lrn@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
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): _____	
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>We propose to permanently remove the two large grandfathered seasonal docking systems which provide 9 boatslips at the existing cabin colony and re-configure into a more nearly conforming 9 boat slip seasonal docking system which provides less construction area over public submerged lands by 128 sq ft and which reduces protrusion into Lake Winnepesaukee approx. 27 ft (+/-). This dockage shall be removed from the waterbody during the non-boating season.</p> <p>An affidavit from the previous owner is provided herein to establish history and grandfather status of the existing dockage.</p> <p>This project meets Env-Wt 513:23(b) by having the same number of boat slips and less construction surface area. Further, it is both less impacting and more conforming by reducing penetration into the lake and removal of the existing dockage over the imaginary extension of the property line.</p>	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <u>14 Lake Shore Road</u>	
TOWN/CITY: <u>Moultonboro</u>	
TAX MAP/BLOCK/LOT/UNIT: <u>169-060-000</u>	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <u>Winnepesaukee</u>	
<input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): _____° North _____° West	

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: OWNER IS APPLICANT		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Goodwin, Paul W.		
COMPANY NAME: Watermark Marine Construction		
MAILING ADDRESS: 1218 Union Avenue		
TOWN/CITY: Laconia	STATE: NH	ZIP CODE: 03246
EMAIL ADDRESS: pwg@watermarkmarine.com		
FAX: 603-524-8100	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.		
<input checked="" type="checkbox"/> Same as applicant		
NAME: RMH Bedford Capital, LLC		
MAILING ADDRESS: PO Box 1206		
TOWN/CITY: Londonderry	STATE: NH	ZIP CODE: 03053
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here ; , 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):

This projects meets Env-Wt 513.03, Env-Wt 513.05, Env-Wt 513.10(a), Env-Wt 513.13, Env-Wt 513.21(a)(2), Env-Wt 513.22(a)(b) and Env-Wt 513.23(b).

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"/>			<input checked="" type="checkbox"/>
	Docking - Lake / Pond			<input checked="" type="checkbox"/>	862	4	<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	16	4	<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"/>
TOTAL							

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

<input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input checked="" type="checkbox"/> 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).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 16 SF × \$0.40 = \$ 640
Seasonal docking structure: 862 SF × \$2.00 = \$ 1724
Permanent docking structure: SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 213040

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 0.00

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:

Initials: *PEG*
 To the best of the signer's knowledge and belief, all required notifications have been provided.

Initials: *PEG*
 The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.

Initials: *PEG*
 The signer understands that:

- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
 - 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: *Peter Brewer*
 DATE: *2/1-21*

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____
 PRINT NAME LEGIBLY: _____
 DATE: _____

SIGNATURE (AGENT, IF APPLICABLE): *[Signature]*
 PRINT NAME LEGIBLY: *Paul W. Gordon*
 DATE: *2/1/21*

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: *[Signature]*
 PRINT NAME LEGIBLY: *Alana Gilson*

TOWN/CITY: <u>Moultonborough</u>	DATE: <u>2/9/21</u>
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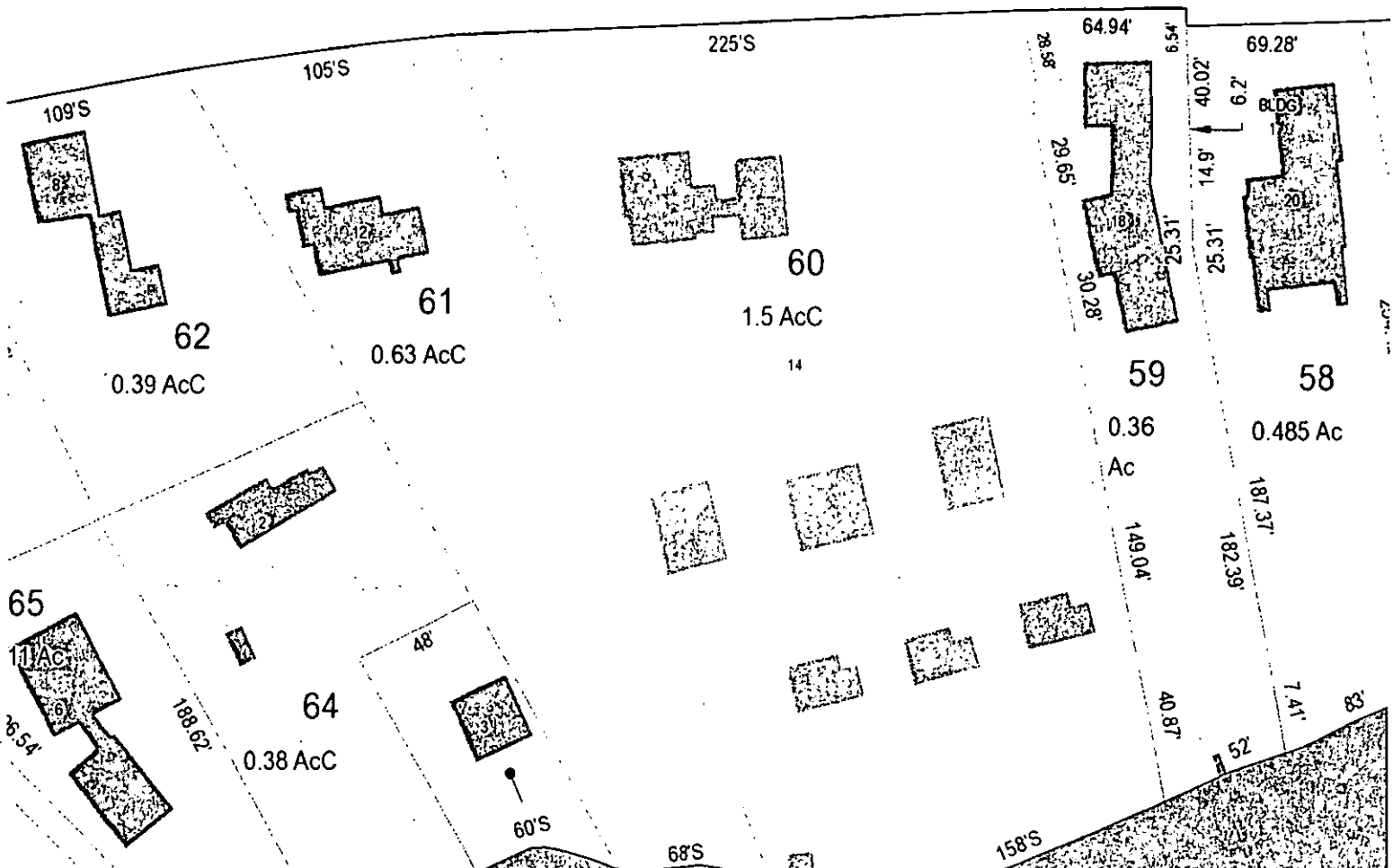
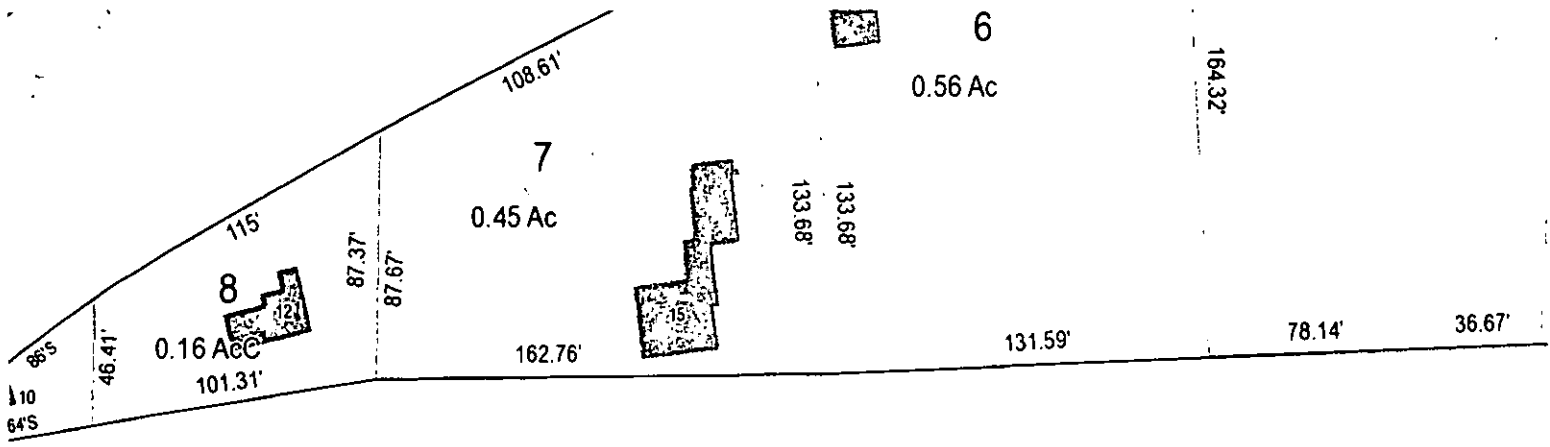
DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. 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.
3. 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.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

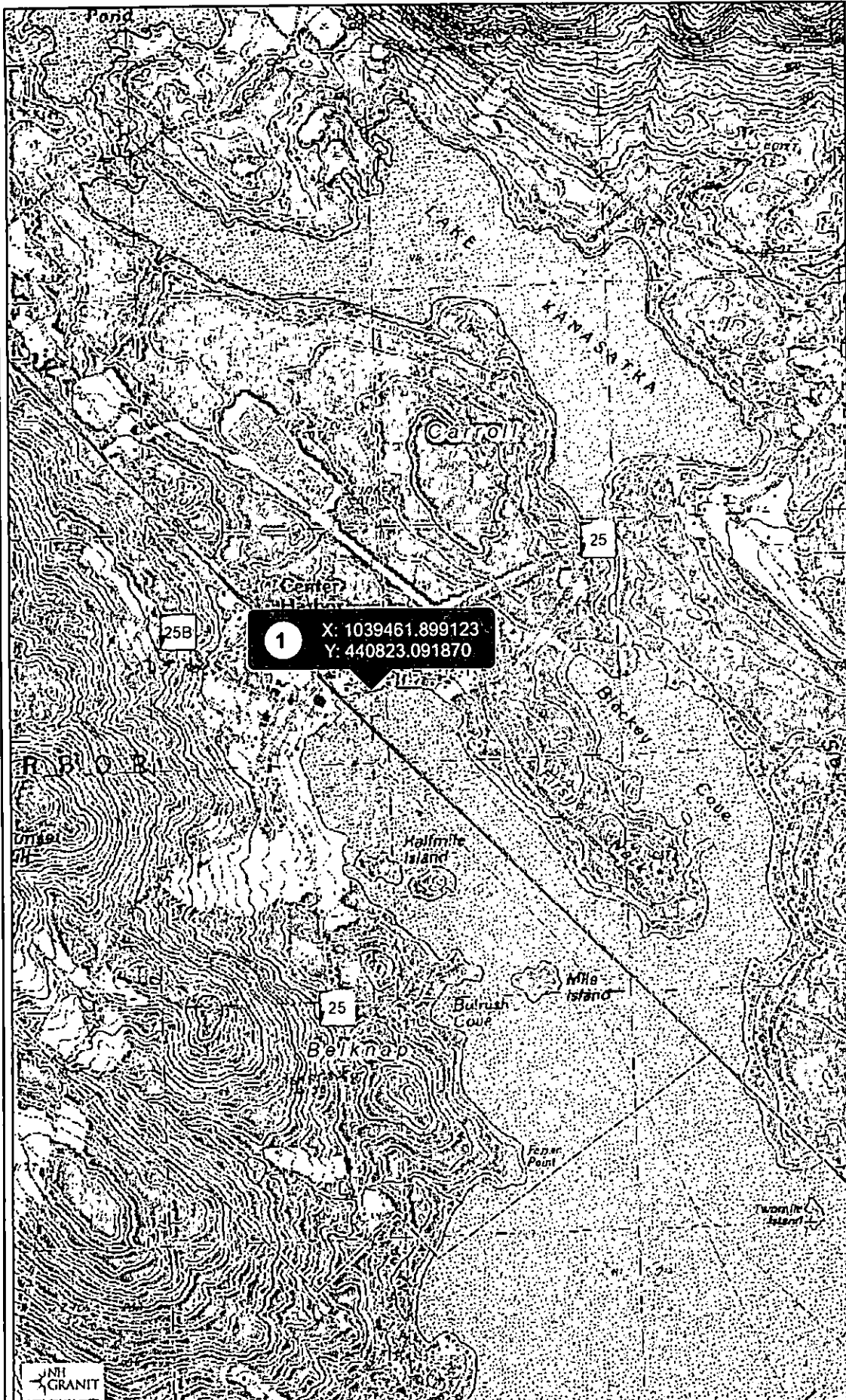
Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".



SITE

RMH BEDFORD CAPITAL
 14 Lake Shore Drive
 Moultonboro, NH

RMH BEDFORD CAPITAL



Legend

- State
- County
- City/Town

1 X: 1039461.899123
Y: 440823.091870

Map Scale

1: 24,000

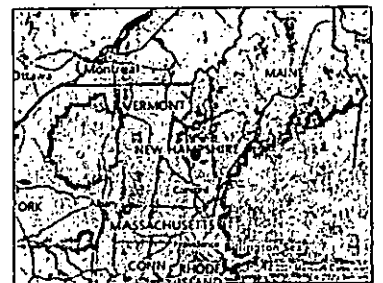


© NH GRANIT, www.granit.unh.edu

Map Generated: 1/28/2021

Notes

14 Lake Shore Drive, Moultonboro



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: RMH Bedford Capital
12 Lake Shore Drive
Moultonboro, NH 03254

From: NH Natural Heritage Bureau

Date: 1/29/2021 (This letter is valid through 1/29/2022)

Re: Review by NH Natural Heritage Bureau of request dated 1/29/2021

Permit Type: Wetland Standard Dredge & Fill - Major

NHB ID: NHB21-0311

Applicant: RMH Bedford Capital

Location: Moultonborough
Tax Map: 169, Tax Lot: 060
Address: 14 Lake Shore Road

Proj. Description: Reconfigure two existing seasonal docking systems providing 9 boatslips into one less impacting 9 slip seasonal docking structure

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.



10 foot Abutters List Report

Moultonborough, NH
January 28, 2021

Subject Property:

Parcel Number: 169060000
CAMA Number: 169060000000000
Property Address: 14 LAKE SHORE DRIVE

Mailing Address: RMH BEDFORD CAPITAL LLC C/O
MISAGE ROBERT - MANAGER
PO BOX 1206
LONDONDERRY, NH 03253

Abutters:

Parcel Number: 169059000
CAMA Number: 169059000000000
Property Address: 18 LAKE SHORE DRIVE

Mailing Address: FORGIONE MICHAEL

Parcel Number: 169061000
CAMA Number: 169061000000000
Property Address: 12 LAKE SHORE DRIVE

Mailing Address: RMH BEDFORD CAPITAL LLC C/O
MISAGE ROBERT - MANAGER
PO BOX 1206
LONDONDERRY, NH 03253

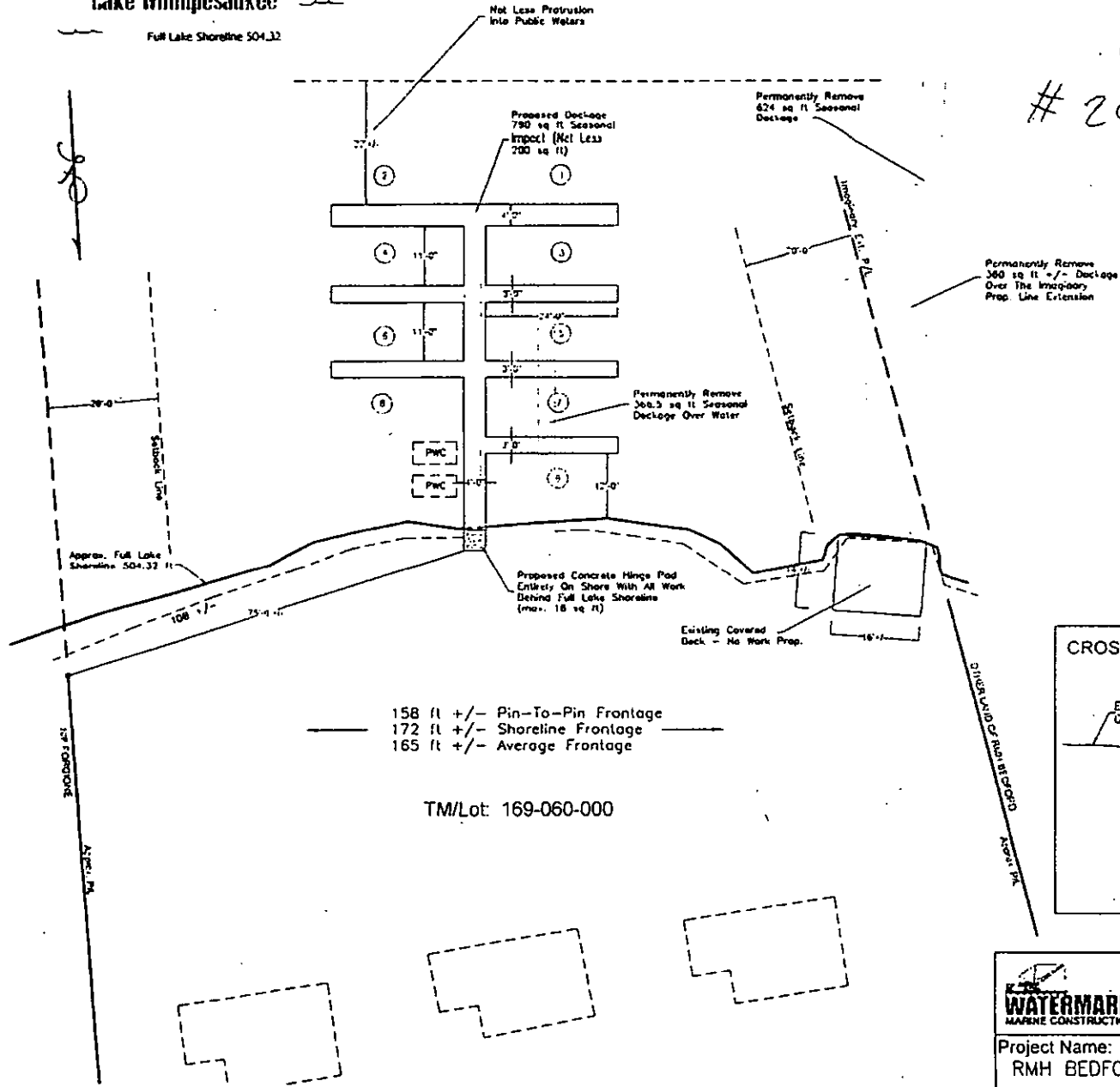


www.cai-tech.com

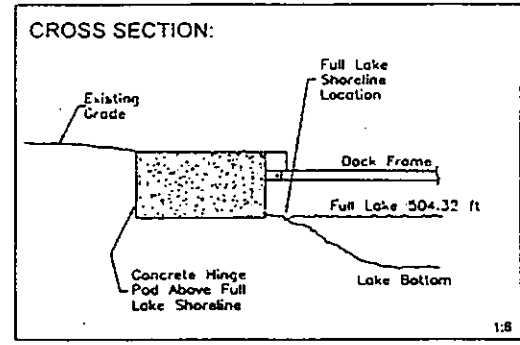
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Lake Winnepesaukee

Full Lake Shoreline 504.32




FILE
2021-00340



158 ft +/- Pin-To-Pin Frontage
172 ft +/- Shoreline Frontage
165 ft +/- Average Frontage

TM/Lot: 169-060-000

PROPOSED DOCKAGE RECONFIGURATION (Rev.)

		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-6100 (Fax)	
Project Name: RMH BEDFORD CAPITAL		Plan Title: Proposed Conditions	
Plan Scale: 1" = 30'		Project Town: Moultonboro, NH	
Plan Date: REV 3/10/21		Site Address: 14 Lakeshore Road	