



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Thomas S. Burack, Commissioner**

October 04, 2016

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

**REQUESTED ACTION**

Approve the transfer of permit ownership to JSP Moultonborough Land Trust, c/o Joseph Piantedosi, Trustee and his request to perform the following work on Lake Winnepesaukee, in Moultonborough. This project was previously approved by the Governor and Council as file # 2014-03338, item number 51, on February 25, 2015. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

Install two 6 ft. x 40 ft. seasonal docks connected together in a "U" shaped configuration by a 6 ft. x 12 ft. seasonal walkway, anchored to two concrete pads, on an average of 158 ft. of shoreline frontage, on Lake Winnepesaukee, in Moultonborough.

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

1. All work shall be in accordance with plans by David Dolan dated November 1, 2014, as received by the NH Department of Environmental Services (DES) on November 25, 2014.
2. This permit shall not be effective until it has been recorded with the Carroll County Registry of Deeds office by the Permittee. A copy of the recorded permit shall be submitted to the DES Wetlands Bureau by certified mail, return receipt requested, prior to installation.
3. These shall be the only structures on this water frontage and all portions of the docking structures shall be at least 20 ft. from abutting property lines or the imaginary extension of those lines into the water.
4. The seasonal piers shall be removed from the lake for the non-boating season.
5. No portion of the piers shall extend more than 40 ft. from the shoreline at full lake elevation.
6. The concrete pads shall be located completely above and behind the natural undisturbed shoreline at full lake elevation of 504.326 ft.
7. All activities shall be in accordance with the Shoreland Water Quality Protection Act, RSA 483-B. The owner is responsible for obtaining any Shoreland Permit that may be required per RSA 483-B, for construction, excavation or fill that will occur within the Protected Shoreland.

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

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

Telephone: (603) 271-3501 • Fax: (603) 271-6683 • TDD Access: Relay NH 1-800-735-2964

Her Excellency, Governor Margaret Wood Hassan  
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Page 2 of 2

EXPLANATION

The DES Wetlands Bureau approved this transfer of permit ownership on October 04, 2016. DES supported its decision with the following findings:

1. This permit transfer is issued in accordance with NH Administrative Rule Env-Wt 502.02 (b).

Application file documents are being forwarded to the Governor and Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3,II.(a) as it is a major project in public waters of the state.

We respectfully submit this request for your consideration.



Thomas S. Burack  
Commissioner

TSB/CGA/emk

Verani Real Estate  
**Keirstead, Dale**

**From:** Terese Trepanier <terese.trepanier@verani.com>  
**Sent:** Monday, October 03, 2016 10:09 AM  
**To:** Adams, Collis  
**Cc:** Keirstead, Dale; Carrie DeArmond; icu8b4; Knowland, Elizabeth; josephspiantedosi  
**Subject:** Re: Non Site Specific Permit # 2014-10674 and 2014-03338  
**Attachments:** Deed Pages 3-5 of 75 Eagle Shore Lot 7-3 HUD & Deed.pdf; Deed New 9-30-16 Piantedosi.pdf

**From:** Collis, Elizabeth  
**Sent:** Saturday, October 01, 2016 8:25 AM

**To:** Collis and Elizabeth

**CC:** Carrie DeArmond

**Subject:** Non Site Specific Permit # 2014-10674  
Please find attachments of new deeds for the two lots at Eagle Shores previously owned by Kevin and Elizabeth Koons.

Dear Dale or Collis

**Non Site Specific Permits: Dock Permits New Owners Name and Addresses**

# 2014-10674 Tax Map 197-7-L-003 [REDACTED]

[REDACTED] your via phone a few weeks ago. I would like to have a copy of the two non specific permits for my clients Mr/Mrs Robert DeArmond and Mr/Mrs [REDACTED] as you get to may be recall.

# 2014-03338 Tax Map 197-7-L-002 Joseph Piantedosi, JSP Moultonborough Land Trust [REDACTED]

[REDACTED]

Please confirm receipt of this email and information and send along new permits to the above new owners.

With much appreciation and thanks.

Terese Trepanier  
781-718-0750

<http://www.nh.gov/nhrec/Brokerage%20Relationship%20Disclosure%20Form%207-19-11.pdf>



*"It is all my pleasure to meet you, assist your Real Estate needs while earning your trust, providing ultimate service, and moreover exceed your expectations!"*

*Click on the link above for NH Agency Disclosure, It is NH Law to Disclose. Ask of me all your questions! It is a pleasure to serve you.*

~Terese

**REALTOR® E-Certified, Residential Specialist, New Construction Advisor, Waterfront and Vacation Homes Assistance.**



THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
LAND RESOURCES MANAGEMENT  
WETLANDS BUREAU

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
Phone: (603) 271-2147 Fax: (603) 271-6588  
<http://des.nh.gov/organization/divisions/water/wetlands>

PERMIT APPLICATION

	<p><b>COMPLETE</b> NOV 25 2014</p>	2014-03338
		1251
		\$ 808.00
		EMK

**1. REVIEW TIME:**  
Indicate your Review Time below. Refer to Guidance Document A for instructions.

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

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

ADDRESS: **Eagle Shore Road** TOWN/CITY: **Moultonborough**

TAX MAP: **195** BLOCK: \_\_\_\_\_ LOT: **7-002** UNIT: \_\_\_\_\_

USGS TOPO MAP WATERBODY NAME: **Lake Winnepesaukee**  NA STREAM WATERSHED SIZE: \_\_\_\_\_  NA

LOCATION COORDINATES (if known **N 437617 E1047753**)  Latitude/Longitude  UTM  State Plane

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

**Construct a U-Shaped seasonal dock consisting of 3 slips, with two concrete anchoring pads on a lot having average shore frontage of 158 feet.**

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

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

a. Natural Heritage Bureau File ID: **NHB 14 - 2163**

b.  Designated River the project is in 1/4 miles of: \_\_\_\_\_; and  
date a copy of the application was sent to Local River Advisory Committee: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_ ✓  
 NA

**6. APPLICANT INFORMATION (Desired permit holder)**

LAST NAME, FIRST NAME, M.I.: Koons, Kevin & Elizabeth

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY: Saddle River

STATE: NJ

ZIP CODE: 07458

EMAIL or FAX: c/o Agent

PHONE: c/o Agent

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

**7. PROPERTY OWNER INFORMATION (if different than applicant)**

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

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

**8. AUTHORIZED AGENT INFORMATION**

LAST NAME, FIRST NAME, M.I.: Dolan, David M. , LLS

COMPANY NAME David M. Dolan Associates, PC:

MAILING ADDRESS: PO Box 1581

TOWN/CITY: Center Harbor

STATE: NH

ZIP CODE: 03226

EMAIL or FAX: ddolan@dolansurvey.com

PHONE: 603-253-8011

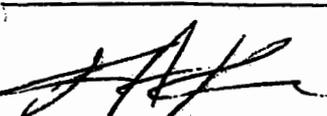
ELECTRONIC COMMUNICATION: By initialing here DMD, I hereby authorize DES to communicate all matters relative to this application electronically

**9. PROPERTY OWNER SIGNATURE**

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

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a copy of the application materials to the NH State Historic Preservation Officer.
8. I authorize DES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.

  
Property Owner Signature

KEVIN KOONS  
Print name legibly

11/14/2014  
Date

## MUNICIPAL SIGNATURES

### 10. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

 Authorized Commission Signature	   Print name legibly	   Date
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#### DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. The Conservation Commission signature should be obtained prior to the submittal of the original application and four copies to the town/city clerk for mailing to the DES.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

### 11. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

 Town/City Clerk Signature	 Print name legibly	TOWN OF MOULTONBOROUGH Town/City	Nov. 24, 2014 Date
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#### DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,1

1. For applications where "Expedited Review" is checked on page 1, sign and accept the applications only if the Conservation Commission signature has been received;
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

#### DIRECTIONS FOR APPLICANT:

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

**IMPACT FEE**  
 The applicant shall pay the fee calculated in this section. The fee shall be paid to the Department of Environmental Protection, 1000 North 1st Street, Tallahassee, Florida 32304. The fee shall be paid in full at the time of application. The fee shall be non-refundable. The fee shall be used to offset the cost of the Department's operations. The fee shall be used to offset the cost of the Department's operations. The fee shall be used to offset the cost of the Department's operations.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Salt marsh	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Lake / Pond	608 <input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
<b>TOTAL</b>	<b>608 /</b>	<b>/</b>

**APPLICATION FEE** See the instructions & application requirements document for further instructions.

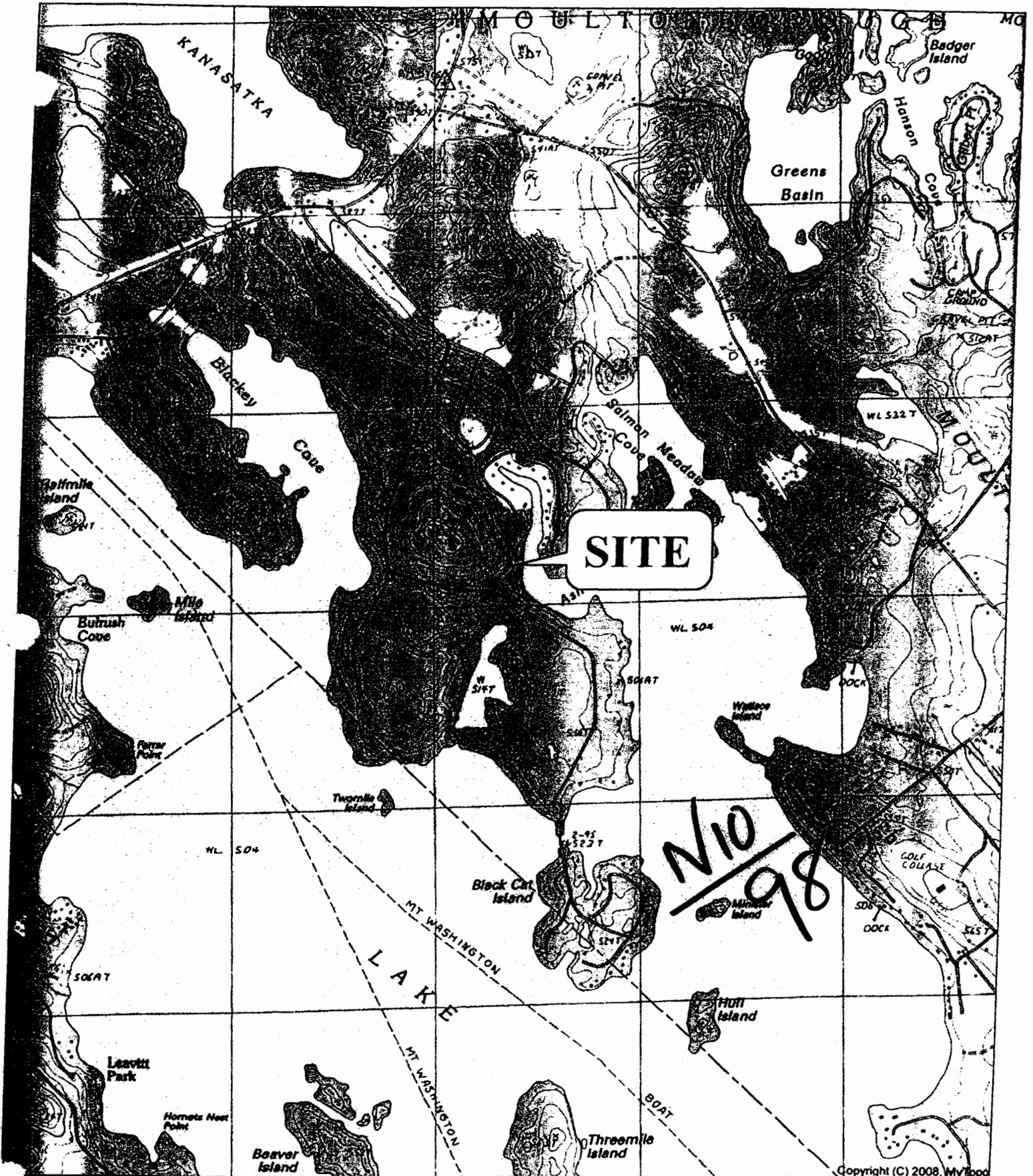
Minimum Impact Fee: Flat fee of \$ 200

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

Permanent and Temporary (non-docking)	_____ sq. ft.	X \$0.20 =	\$ _____
Temporary (seasonal) docking structure:	<b>608</b>	X \$1.00 =	<b>\$ 608.00</b>
Permanent docking structure:	_____ sq. ft.	X \$2.00 =	\$ _____
<b>Projects proposing shoreline structures (including docks) add \$200 =</b>			<b>\$ 200.00</b>
<b>Total =</b>			<b>\$ 808.00</b>

The Application Fee is the above calculated Total or \$200, whichever is greater = **\$ 808.00**





Name: CENTER HARBOR (NH)  
 Date: 01/14/14  
 Scale: 1 inch = 2,000 ft.

Location: 043° 41' 56.50" N 071° 25' 37.85" W  
 Koons  
 Eagle Shore Road, Moultonborough



## New Hampshire Natural Heritage Bureau

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**To:** David Dolan  
PO Box 1581  
Center Harbor, NH 03226

**Date:** 6/10/2014

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 6/10/2014  
NHB File ID: NHB14-2163

**Applicant:** David Dolan

**Location:** Tax Map(s)/Lot(s): Tax Map 195 Lot 7-002  
Moultonborough

**Project Description:** Construct a U-Shaped 3 slip dock; construct a new dwelling,  
individual sewage disposal system and driveway

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.

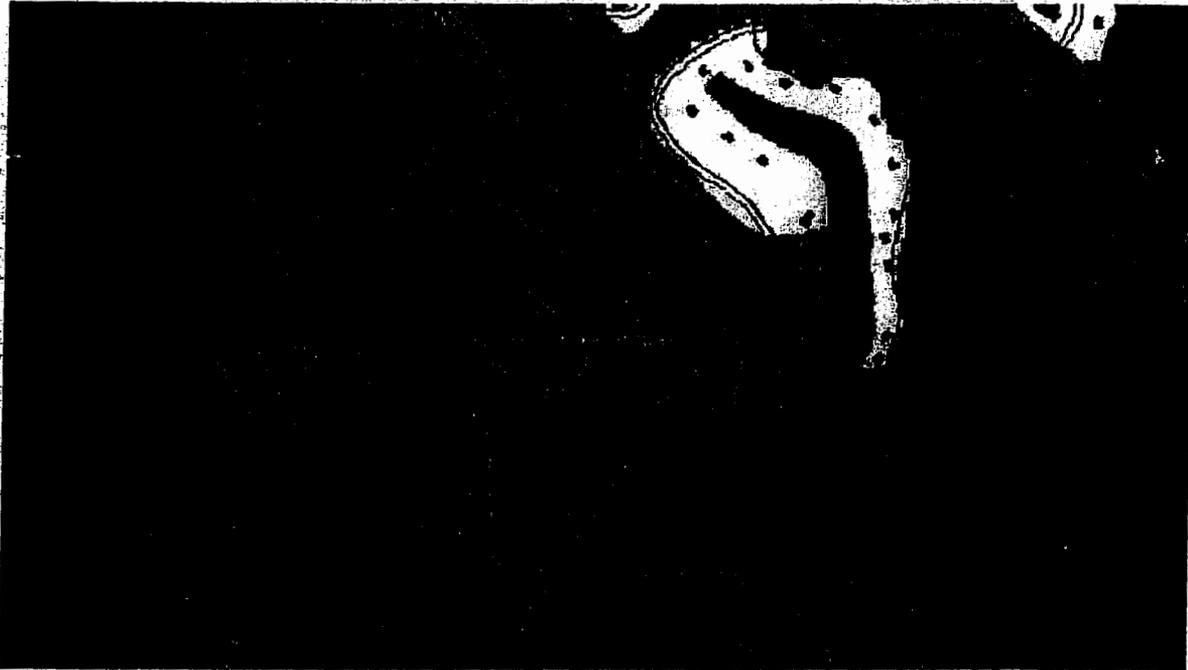
This report is valid through 6/9/2015.



New Hampshire Natural Heritage Bureau

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**MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB14-2163**



DEPARTMENT OF ENVIRONMENTAL SERVICES  
LAND RESOURCES MANAGEMENT

WETLANDS BUREAU PERMIT APPLICATION

Kevin A. & Elizabeth Koons  
Tax Map 195 Lot 7-002  
Eagle Shore Road  
Moultonborough, Carroll County, NH

Abutter's List

<u>Map</u>	<u>Lot</u>	<u>Lot Owner</u>
195	7-002	Kevin & Elizabeth Koons [REDACTED] Saddle River, NJ 07458

Owner's Agent:

David M. Dolan, L.L.S.  
David M. Dolan Associates, P.C.  
PO Box 1581  
Center Harbor, NH 03226

Abutters:

195 7-001 & 7-003

Kevin & Elizabeth Koons  
[REDACTED]  
Saddle River, NJ 07458