



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



**Robert R. Scott, Commissioner**

June 25, 2018

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

**REQUESTED ACTION**

Approve Robert B. King's request to perform the following work on Lake Winnepesaukee, in Wolfeboro. File # 2018-00466. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

Impact 1,614 square feet of bank along 50 feet of shoreline to construct a 900 square foot perched beach enclosed by a 2 foot wide stone wall, with variable width 6 foot wide steps onto the beach and 4 foot wide steps to the water, with a 30 foot x 30 foot dug in boat house with a 4 foot x 60 foot walkway around the north and west sides with a 58 foot x 24 foot variable depth dredged access area, with an H-shaped piling pier with three 4 foot x 30 finger piers with a center slip and a 15 foot x 30 foot seasonal canopy on an average of 349 feet frontage on Lake Winnepesaukee, in Wolfeboro.

The New Hampshire Department of Environmental Services (NHDES) imposed the following conditions as part of this approval:

1. All work shall be in accordance with perched beach plans by Beckwith Builders, Inc. dated February 21, 2018, as received by the NH Department of Environmental Services (NHDES) on March 26, 2018 and docking structure plans dated February 20, 2018 and revised through May 15, 2018 as received by the NH Department of Environmental Services (NHDES) on May 18, 2018.
2. This permit is not valid and effective until it has been recorded with the appropriate county Registry of Deeds by the applicant. Prior to starting work under this permit, the permittee shall submit a copy of the recorded permit to the NHDES Wetlands Program by certified mail, return receipt requested.
3. The permittee shall file a restrictive covenant in the appropriate registry of deeds limiting the use of the boathouse to the storage of boats and boating-related accessories. Prior to construction, the permittee shall submit a copy of the recorded covenant to the NHDES Wetlands Program by certified mail, return receipt requested.
4. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and N.H. Code of Administrative Rules Env-Wq 1400 during and after construction.
5. This permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V, (a)(2)(D)(iv).
6. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
7. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate dredge area and shall remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
8. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A. Any spoil material deposited within 250 feet of any surface water shall comply with RSA-483-B.

[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

9. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
10. 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.
11. Only those structures shown on the approved plans shall be installed or constructed along this frontage. All portions of the structures shall be at least 20 feet from the abutting property lines or the imaginary extension of those lines into the water.
12. Pilings shall be spaced a minimum of 12 feet apart as measured piling center to piling center.
13. No portion of the pier shall extend more than 50 feet from the shoreline at full lake elevation (Elevation 504.32) to achieve 3 foot water depth levels in the slip areas.
14. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season.
15. 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 the flexible canopy shall be removed for the non-boating season.
16. Stone placed along the beach front for the purpose of retaining sand shall be placed above and landward of those rocks currently located along the normal high water line (Elevation 504.32). The rocks existing at the normal high water line shall remain undisturbed such that the natural shoreline remains visible and intact.
17. The steps installed for access to the water shall be located completely landward of the normal high water line.
18. No more than 10 cubic yards of sand shall be used and all sand shall be located above the normal high water line.
19. Any future beach replenishment shall require a new permit.
20. The permittee shall provide appropriate diversion of surface water runoff to prevent erosion of beach area.
21. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
22. A combination of trees, shrubs and ground covers representing the density and species diversity of the vegetation present prior to construction shall be replanted beginning at a distance no greater than 5 feet landward from the beach area.
23. The dug in boathouse shall be a single-story structure; ridgeline not to exceed 20 feet in height (Elevation 524.32) above normal high water (Elevation 504.32).
24. 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; 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.
25. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
26. 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.
27. 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.

#### EXPLANATION

The NHDES Wetlands Bureau approved this project on May 24, 2018. The NHDES supported its decision with the following findings:

1. This project is classified as a major project per Rule Env-Wt 303.02(d), construction of a major docking facility providing five boat slips.
2. The applicant has an average of 349 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 402.13, Frontage Over 75'.
4. The proposed docking facility will provide 5 slips as defined per RSA 482-A:2, VIII and, therefore, meets Rule Env-Wt 402.13.
5. A Public hearing is waived based on the finding that the project impacts will not significantly impair the resources of Lake Winnepesaukee.

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

We respectfully submit this request for your consideration.



Robert R. Scott  
Commissioner



# WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau  
Land Resources Management



Check the status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)

RSA/Rule: RSA 482-A/ Env-Wt 100-900

**COMPLETE**

		Administrative Use Only	File No: <b>2018-00466</b>
			Check No.: <b>1102</b>
			Amount: <b>\$5,176.00</b>
			Initials: <b>LSL</b>

**1. REVIEW TIME:** Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

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

**2. MITIGATION REQUIREMENT:**  
If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the Determine if Mitigation is Required Frequently Asked Question.

Mitigation Pre-Application Meeting Date: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_

N/A - Mitigation is not required

**3. PROJECT LOCATION:**  
Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: **Spruce Road** TOWN/CITY: **Wolfboro**

TAX MAP: **228** BLOCK: \_\_\_\_\_ LOT: **30** UNIT: \_\_\_\_\_

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

LOCATION COORDINATES (If known): **43°34'31"N 71°14'55"E**  Latitude/Longitude

**4. 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.

**This project consists of constructing a new boathouse & dock along the lake frontage of a previously undeveloped lot (except for an existing perched beach,) where no docking structures currently exist. The frontage can support 5 boatslips, which is what is proposed. The property has 349 feet of frontage on Lake Winnepesaukee (average of straight-line and along-the-shore measurements.)**

**5. SHORELINE FRONTAGE:**

NA This does not have shoreline frontage. **SHORELINE FRONTAGE: 349'**

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

**6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:**

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**7. 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 18 - 0297**

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

8. APPLICANT INFORMATION (Desired permit holder)			
LAST NAME, FIRST NAME, M.I.: <b>King, Robert B.</b>			
TRUST / COMPANY NAME:		MAILING ADDRESS: [REDACTED]	
TOWN/CITY: <b>Boston</b>		STATE: <b>MA</b>	ZIP CODE: <b>02109</b>
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically			
9. 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 NHDES to communicate all matters relative to this application electronically			
10. AUTHORIZED AGENT INFORMATION			
LAST NAME, FIRST NAME, M.I.: <b>Coppinger, Joanne K.</b>		COMPANY NAME: <b>Beckwith Builders</b>	
MAILING ADDRESS: <b>44 Libby Street</b>			
TOWN/CITY: <b>Wolfeboro</b>		STATE: <b>NH</b>	ZIP CODE: <b>03894</b>
EMAIL or FAX: <b>joanne@beckwithbuilders.com</b>		PHONE: <b>603-986-3271</b>	
ELECTRONIC COMMUNICATION: By initialing here <u>JC</u> , I hereby authorize NHDES to communicate all matters relative to this application electronically			
11. PROPERTY OWNER SIGNATURE:			
See the Instructions & Required Attachments document for clarification of the below statements			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> <li>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.</li> <li>I have reviewed and submitted information &amp; attachments outlined in the Instructions and Required Attachment document.</li> <li>All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.</li> <li>I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.</li> <li>I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.</li> <li>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.</li> <li>I have submitted a Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.</li> <li>I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.</li> <li>I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.</li> <li>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.</li> <li>I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.</li> <li>The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.</li> </ol>			
<input type="checkbox"/>  Property Owner Signature		<b>Joanne K. Coppinger</b> Print name legibly <b>FOR Robert King</b>	
		<b>2/21/2018</b> Date	

**Beckwith Builders, Inc.**

shoreland@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)

### MUNICIPAL SIGNATURES

#### 12. 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.

<input style="width: 100%; height: 100%;" type="text"/>	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. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
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.

#### 13. TOWN / CITY CLERK SIGNATURE

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

<input style="width: 100%; height: 100%;" type="text"/>	Print name legibly	Town/City	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, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

#### DIRECTIONS FOR APPLICANT:

1. Submit the single, 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.

**14. IMPACT AREA:**

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

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

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

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	375 380 SF walkway / ✓ <input type="checkbox"/> ATF	1500 / ✓ <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	1275 boathse dock <sup>900</sup> <sub>625</sub> <input type="checkbox"/> ATF	2050 SF <input type="checkbox"/> ATF
Docking - River	1725 <input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
<b>TOTAL</b>	/	/

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

Minimum Impact Fee: Flat fee of \$ 200

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

Permanent and Temporary (non-docking) 1880 sq. ft. X \$0.20 = \$ 376.00

Temporary (seasonal) docking structure: 2050 sq. ft. X \$1.00 = \$ 2050.00

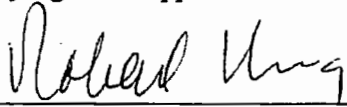
Permanent docking structure: 1275 sq. ft. X \$2.00 = \$ 2550.00

**Projects proposing shoreline structures (including docks) add \$200 = \$ 200.00**

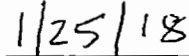
Total = \$ 5176.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 5176.00

I hereby authorize Beckwith Builders, Inc., to act as my agent for the purpose of filing any and all land use permit applications (including but not limited to NHDES shoreland & wetlands) or other building-related permit applications (including but not limited to town water & sewer, town building permit, town driveway permit, utilities permits) for my property located at Spruce Road, Wolfeboro, NH (TM 228 Lot 30.) Beckwith Builders, Inc. may sign such applications on my behalf.

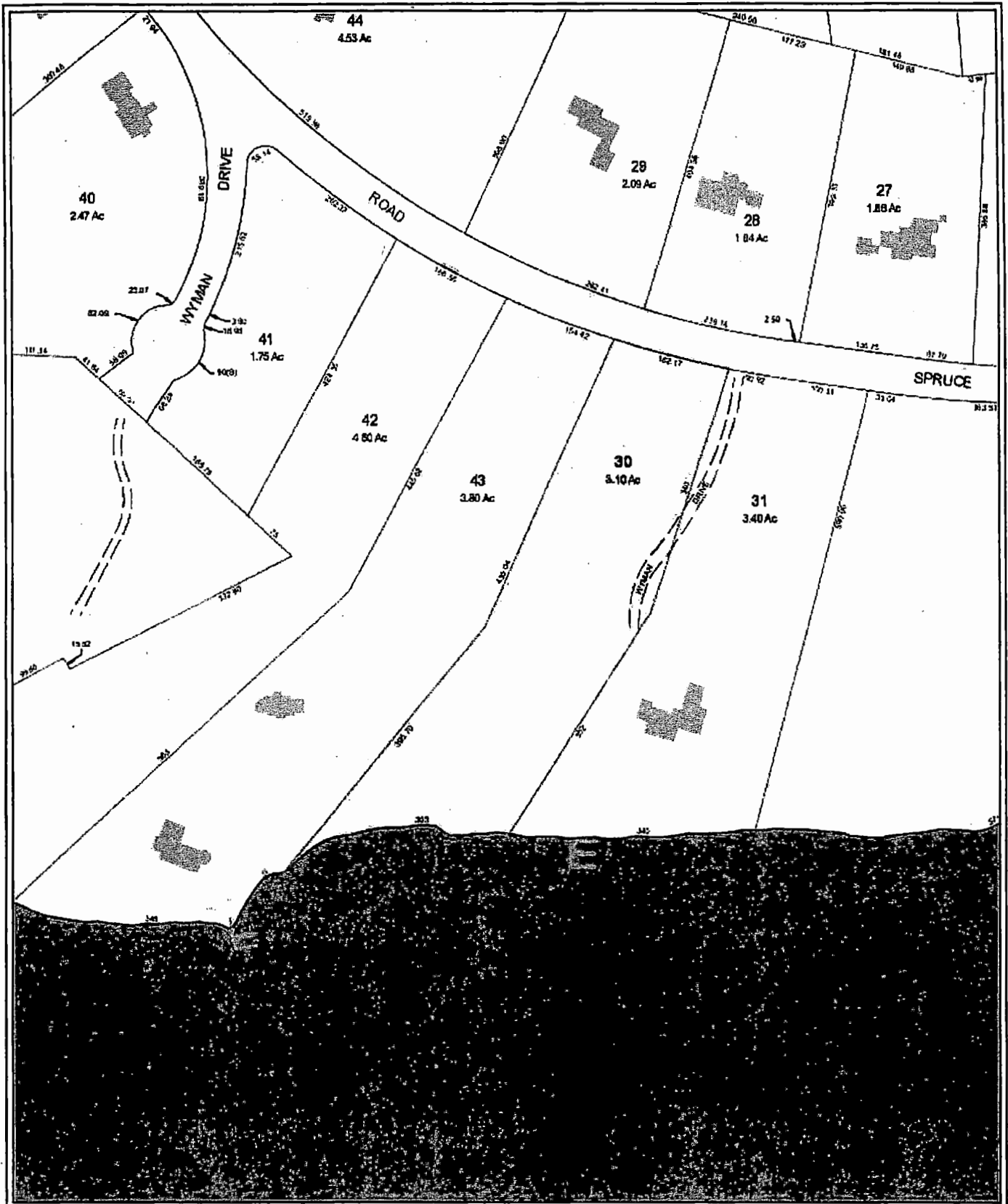


Robert King



Date



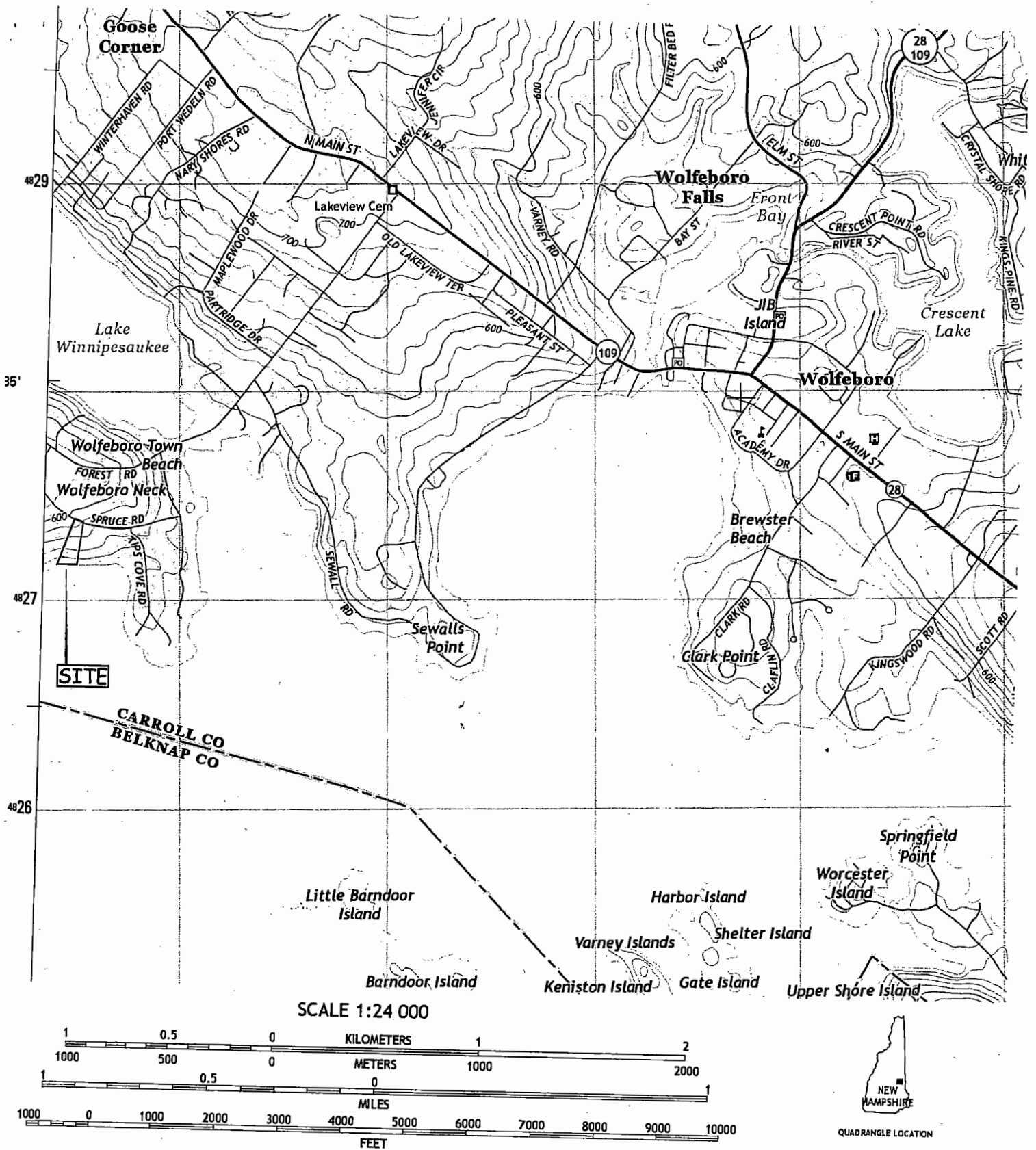


Wolfeboro, NH  
 1 Inch = 180 Feet  
 September 03, 2014



Data shown on this map 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 map.

www.cai-tech.com  
 CAI Technologies



CONTOUR INTERVAL 20 FEET  
 NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
 National Geospatial Program US Topo Product Standard, 2011.  
 A metadata file associated with this product is draft version 0.6.18

**USGS LOCATION MAP**  
**SPRUCE ROAD, WOLFEBORO, TAX MAP 228 LOT 30**

1	2	3	1 Melvin Village
4		5	2 Tuftonboro
6	7	8	3 Ossipee
			4 West Alton
			5 Sanbornville
			6 Gilmanton Ironworks
			7 Alton
			8 Farmington

ADJOINING QUADRANGLES



## New Hampshire Natural Heritage Bureau

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**To:** Joanne Coppinger  
25 Hauser Estates Road  
Moultonborough, NH 03254

**Date:** 1/23/2018

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 1/23/2018

NHB File ID: NHB18-0297

Applicant: Joanne Coppinger

**Location:** Tax Map(s)/Lot(s): 228/30  
Wolfeboro

**Project Description:** construct a single-family home, perched beach, and boathouse on a previously undeveloped lot

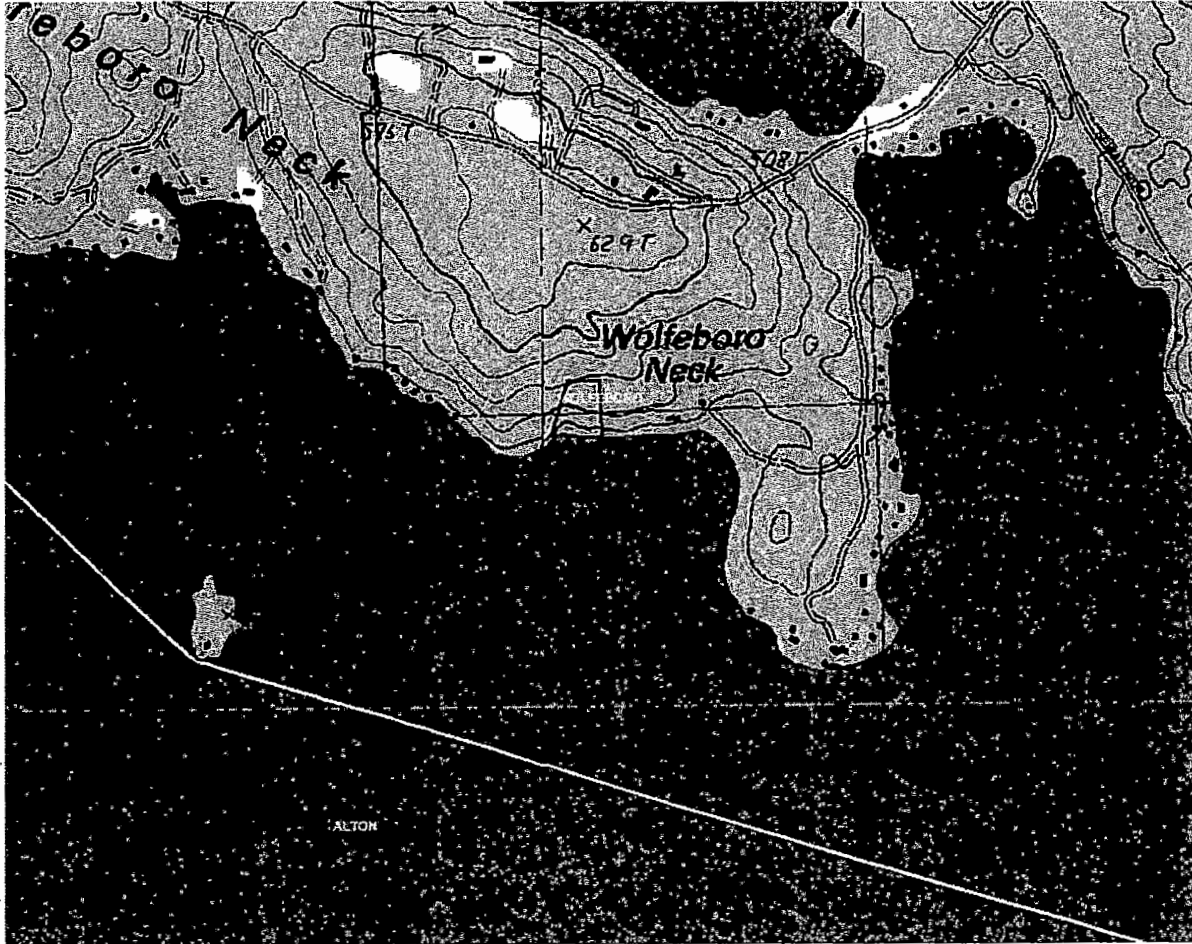
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded 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 1/22/2019.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB18-0297



## ABUTTERS LIST

SUBJECT PROPERTY: Tax Map 228 Lot 30, Spruce Road, Wolfeboro, NH

Abutters:

Tax Map 227 Lot 43  
George & Sharon Vanderheiden

[REDACTED]  
Wolfeboro, NH, 03894

Tax Map 228 Lot 31  
Bruce Beck C NH Family Trust (90%)  
Bruce Beck C Realty Trust (10%)  
c/o Kris Henry

[REDACTED]  
Fort Washington, PA, 19034