



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



**Robert R. Scott, Commissioner**

January 7, 2022

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

**REQUESTED ACTION**

Approve Warner Nickerson's request to perform work on Lake Winnepesaukee in Gilford as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-01496. This project will not have significant impact on, or adversely affect, the values of Lake Winnepesaukee. Comments submitted by the Gilford Conservation Commission, stating their approval regarding this project as proposed, are included in the enclosed documents.

Remove an existing non-conforming structure and construct a 22 foot x 16 foot accessory structure with an attached 26 foot x 10 foot and 5 foot x 16 foot deck, install two 6 foot x 40 foot seasonal piers connected by a 6 foot x 12 foot walkway and impact 480 square feet along 22 linear feet of bank in order to install a 22 foot x 12 foot pervious patio on an average of 349 feet of frontage along Lake Winnepesaukee in Gilford.

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

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the revised plans revision dated September 7, 2021 by Terrain Planning & Design, as received by the NH Department of Environmental Services (NHDES) on September 23, 2021.
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. The waterfront accessory structure identified as "bunkhouse" in accordance with the approved revised plans shall not be modified or constructed as to be serviced by piped water pursuant to Env-Wt 1405.03(i).
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.

[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. All seasonal structures shall be removed for the non-boating season as required per Env-Wt 513.22.
8. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
9. The seasonal dock 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).
10. 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.
11. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), 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).
12. In accordance with Env-Wt 511.05(b), revegetation of the disturbed area by planting trees, shrubs, and ground covers shall represent the density and species diversity of the existing stand of vegetation removed for the project and begin at a distance no greater than 5 feet landward from the water access structure's footprint.
13. In accordance with Env-Wt 511.04(g), stairs constructed to and from a water access structure shall be removed from the lakebed prior to ice-in and not be re-installed until ice-out.
14. 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.
15. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

#### EXPLANATION

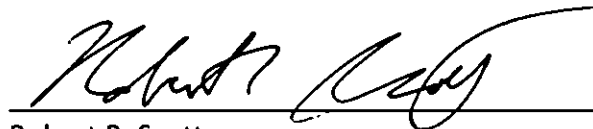
The NHDES approved this project on November 11, 2021. The NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.25(c)(3), construction or modification of a docking structure adjacent to a breakwater.
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 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 5 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. 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.
6. No concerns were received from abutters nor the local Conservation Commission related to the project.
7. 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.

His Excellency, Governor Christopher T. Sununu  
and The Honorable Council  
Page 3 of 3

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.

A handwritten signature in black ink, appearing to read "Robert R. Scott", written over a horizontal line.

Robert R. Scott  
Commissioner



# 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: Nickerson, Warner

TOWN NAME: Gilford

	<b>COMPLETE</b>	Administrative Use Only	File No: <u>2021-01496</u>
	MAY 17 2021	Administrative Use Only	Check No: <u>0311</u>
	Use Only	Use Only	Amount: <u>\$12,456.00</u>
	Use Only	Use Only	Initials: <u>RS</u>

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 (WPPIT), 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"> <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): <u>n/a</u></li> <li>○ NHB Project ID #: <u>NHB21-0992</u></li> </ul> </li> </ul>	<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 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 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): <u>n/a</u></li> <li>• A copy of the application was sent to the LAC on Month: <u>  </u> Day: <u>  </u> Year: <u>  </u></li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

[irm@des.nh.gov](mailto:irm@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)

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <u>n/a</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats): <u>n/a</u>	
<b>SECTION 2 - PROJECT DESCRIPTION (Env. Wt 311.04(i))</b> Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached", please use the space provided below.	
The purpose of this project is to add a seasonal dock protected from winds, add a new permeable water access patio at the look out point by the pinnacle of the property, and to reconstruct an old existing cottage and deck that is in disrepair.	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <u>17 Lockes Island</u>	
TOWN/CITY: <u>Gilford</u>	
TAX MAP/BLOCK/LOT/UNIT: <u>Map 243 Lot 14</u>	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <u>Lake Winnepesaukee</u> <input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): <input type="checkbox"/> North <input type="checkbox"/> 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: Nickerson, Warner, C.		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX: n/a	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here WGN, 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 checked="" type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Maurer, Romy N.		
COMPANY NAME: Terrain Planning & Design, LLC		
MAILING ADDRESS: 311 Kast Hill Road		
TOWN/CITY: Hopkinton	STATE: NH	ZIP CODE: 03229
EMAIL ADDRESS: romy@terrainplanning.com		
FAX: n/a	PHONE: (603)746-3512	
ELECTRONIC COMMUNICATION: By initialing here RNM, 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: see above		
MAILING ADDRESS: see above		
TOWN/CITY: see above	STATE:	ZIP CODE:
EMAIL ADDRESS: decline		
FAX: n/a	PHONE: decline	
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):

The proposed seasonal dock won't affect abutting properties or public's right to navigation [Env-Wt 513.03(a)(1)]. It has been designed to avoid environmental impacts [Env-Wt 513.03(a)(2) & 513.03(a)(3)] and allow safe docking [Env-Wt 513.03(a)(4)]. The docking structure will meet the requirements of Env-Wt 513.09 & Env-Wt 513.10(d). The dock location will be further than 20' from the abutting property lines [Env-Wt 513.10(a)]. The dock will be perpendicular to the shoreline and any boat secured to the dock will not extend beyond the extension of the abutter's property line [Env-Wt 513.10(d) & Env-Wt 513.10e]. The docking structure meets the dimensional requirements of Env-Wt 513.11(a)(1).

The proposed patio and deck will not contribute sand or sediment to adjacent surface waters; it will not impact a wetland or PRA and will comply with RSA 483-B and Env-Wq 1400 [Env-Wt 511.02(b) & 511.04(j)]. The deck and patio will be built a minimum of 12" landward of the reference line [Env-Wt 511.04(c)]. The dock and patio surface will have zero slope [Env-Wt 511.04(d)]. It will avoid & minimize the removal of vegetation [Env-Wt 511.04(h)], it meets the Shoreland frontage requirements [Env-Wt 511.04(i)] and won't use more than 20% of the shoreline [Env-Wt 511.04(k)]. The existing cottage will be reconstructed 3' further landward from the reference line making it slightly more nearly conforming.

**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/ivers, 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"/>	552		<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	1,150		<input checked="" type="checkbox"/>	1,230		<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>1,150</b>			<b>1,782</b>		

**SECTION 12 - APPLICATION FEE (RSA 482-A:3-1)**

**MINIMUM IMPACT FEE:** Flat fee of \$400.

**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).

**MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	2,380 SF	× \$0.40 =	\$ 952
Seasonal docking structure:	552 SF	× \$2.00 =	\$ 1,104
Permanent docking structure:	0 SF	× \$4.00 =	\$ 0
Projects proposing shoreline structures (including docks) add		\$400 =	\$ 400
Total =			\$ 2,456

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,456



NHDES-W-06-012

**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**  
 Indicate the project classification.

<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
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**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

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

Initials: RNM 	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: RNM 	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                     <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>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>
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Initials: RNM 	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.
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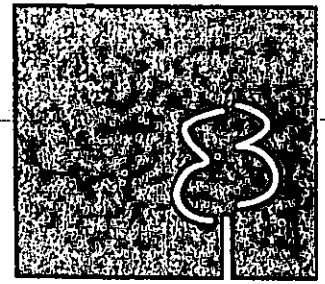
**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Warner Nickerson	DATE: 4/1/2021
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Rene N. M. Super	DATE: 4/20/21

**SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))**

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: Danielle LaFond
TOWN/CITY: <u>Culford</u>	DATE: <u>May 12, 2021</u>



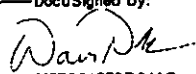
**terrain**  
planning & design llc

March 31, 2021

NH Dept. Environmental Services  
29 Hazen Drive  
PO Box 95  
Concord, NH 03302

To Whom It May Concern:

I, Warner C. Nickerson, owner of property located at 17 Lockes Island in Gilford, NH do hereby authorize members of Terrain Planning & Design, LLC to act as an agent, on my behalf during any and all permitting processes.

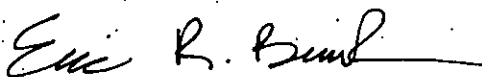
DocuSigned by:  
  
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4/1/2021

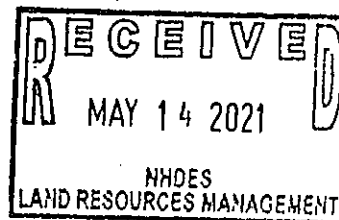
Warner C. Nickerson

Date

Respectfully Submitted,



Eric Buck, PLA, ASLA  
Owner/Landscape Architect  
Terrain Planning & Design LLC





# Tax Map

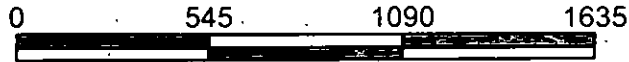
Gilford, NH



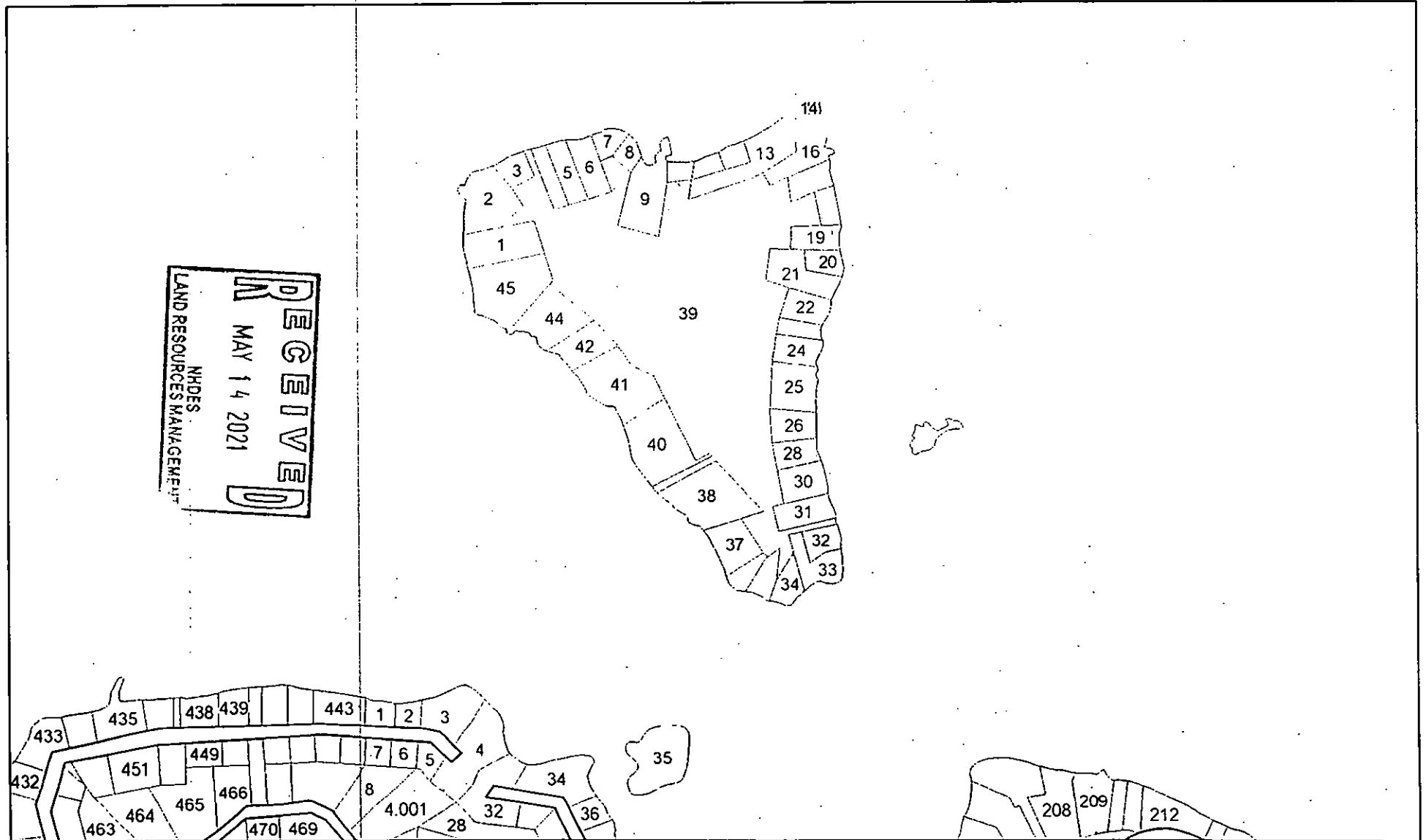
CAI Technologies  
Precision Mapping. Unparalleled Solutions.

November 5, 2019

1 inch = 545 Feet

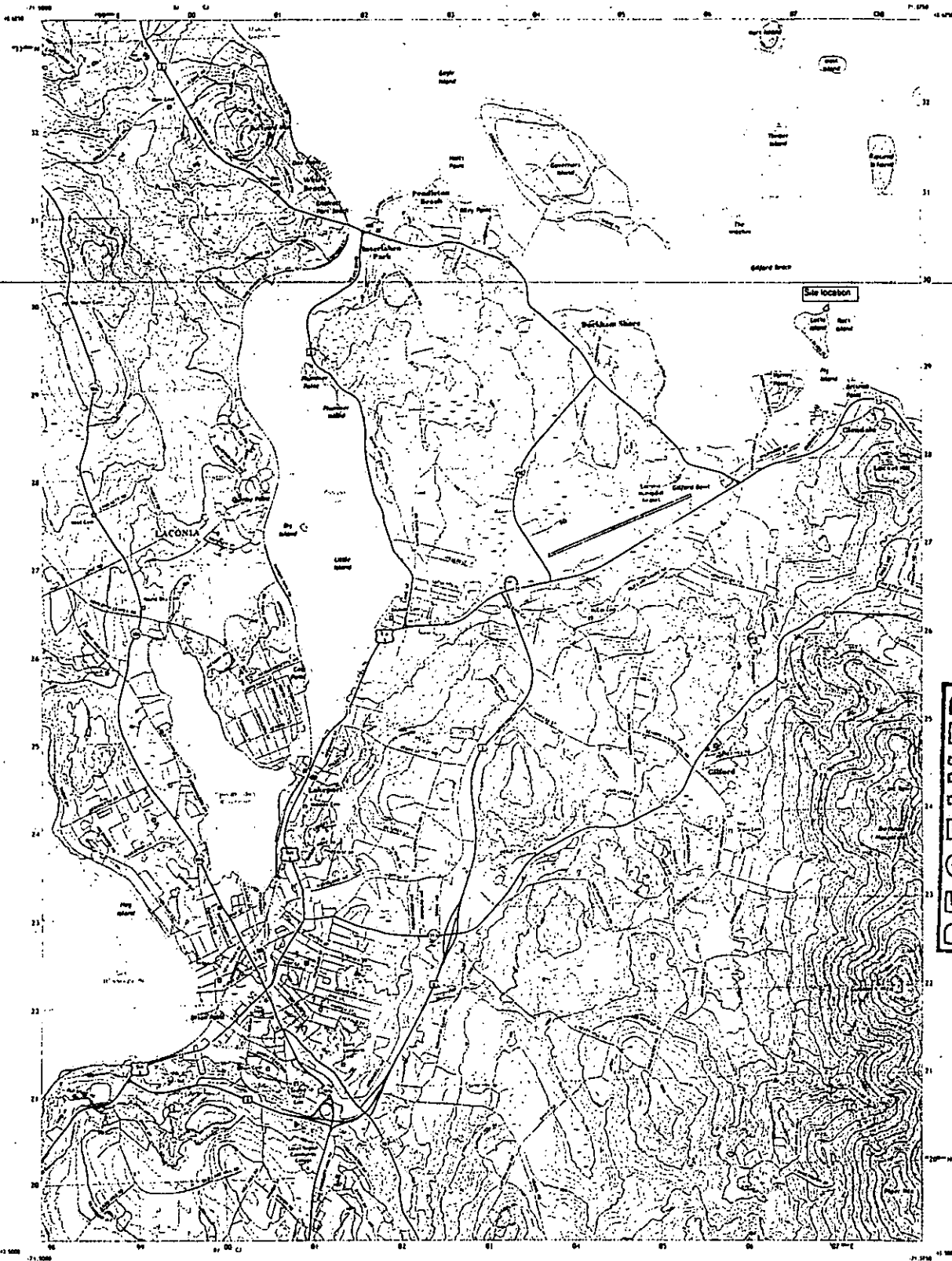


www.cai-tech.com



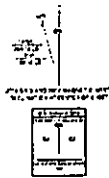
**RECEIVED**  
MAY 14 2021  
NHDES  
LAND RESOURCES MANAGEMENT

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.



**RECEIVED**  
MAY 14 2021  
NHDES  
LAND RESOURCES MANAGEMENT

Produced by the United States Geological Survey  
Scale from an edition of 1912 and 1913  
with additions of 1914 and 1915. Revision and  
1:24,000 scale and horizontal datum used are NAD 83  
and 1983 datum. Vertical datum used is the  
mean sea level datum. Elevation on this map  
is based on the mean sea level datum. The  
horizontal datum is the North American Datum  
of 1983.



SCALE 1:24,000  
EQUATORIAL ANGLE 20.00°  
MAY 14 2021  
LACONIA, NH  
2016

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

NEOS CLASSIFICATION	
1	Low to Moderate
2	Low to High
3	High
4	Very High

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

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**To:** Cindy Buck, Terrain Planning and Design LLC  
311 Kast Hill Road

Hopkinton, NH 03229

**From:** NH Natural Heritage Bureau

**Date:** 4/2/2021 (valid until 4/2/2022)

**Re:** Review by NH Natural Heritage Bureau of request submitted 3/23/2021

**Permits:** MUNICIPAL POR - Gilford, NHDES - Shoreland Standard Permit, NHDES -  
Wetland Standard Dredge & Fill - Minor

**NHB ID:** NHB21-0992

**Applicant:** Cindy Buck

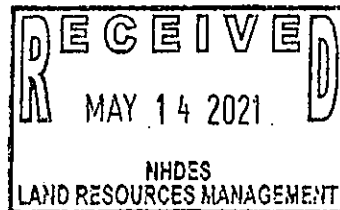
**Location:** Gilford  
17 Lockes Island

**Project**

**Description:** Renovations to existing structures with associated landscaping to be done summer or fall.

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.

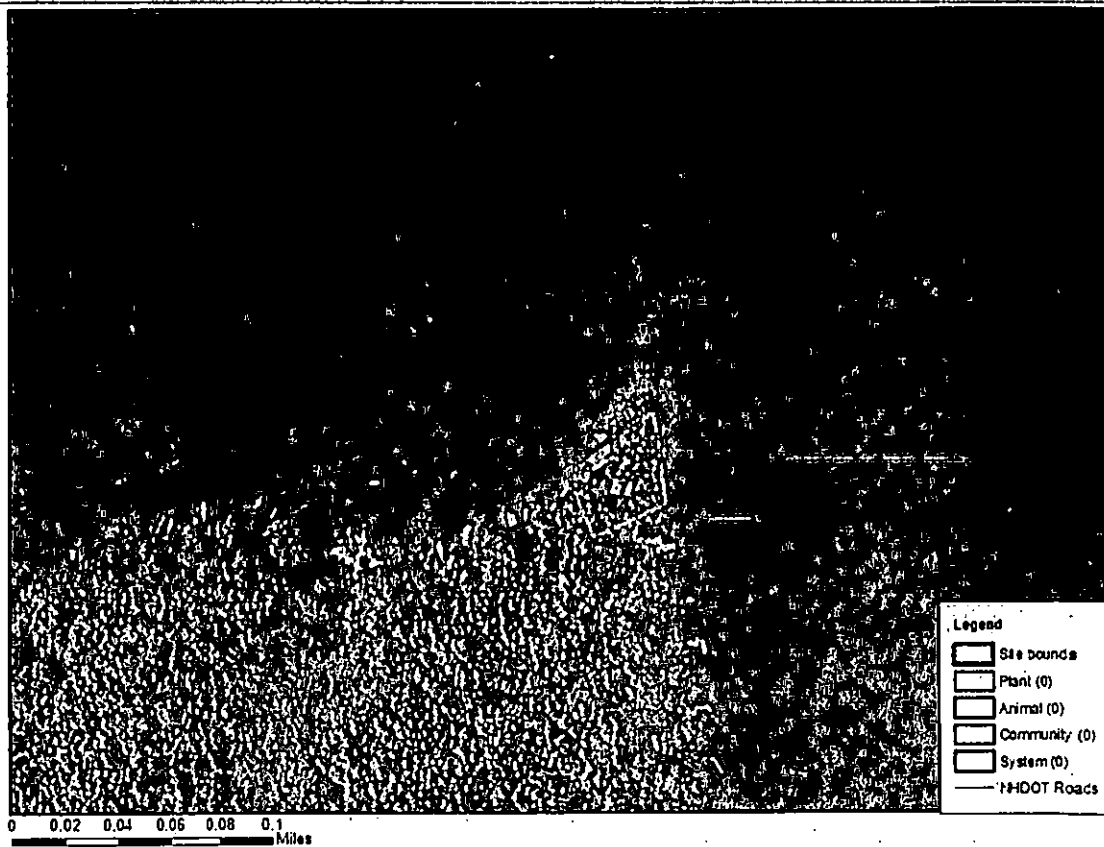
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 3/23/2021 3:08:52 PM, and cannot be used for any other project.



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-0992

NHB21-0992





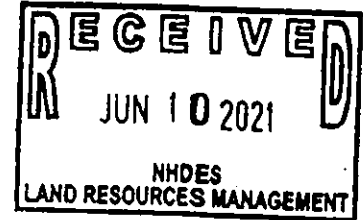
2021-1496

**TOWN OF GILFORD  
CONSERVATION COMMISSION**

47 Cherry Valley Road, Gilford, NH 03249 Phone: (603) 527-4727 Fax: (603) 527-4731

June 10, 2021

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



Re: Warner Nickerson, 17 Lockes Island, Map 243 Lot 14

Dear Wetland Bureau Staff:

The Gilford Conservation Commission received a standard dredge and fill application from Warner Nickerson, for property located at 17 Lockes Island, Tax Map & Lot # 243- 014.000.

The proposed project description is for the installation of a "U" shaped seasonal dock with two 6' x 40' piers. This structure would impact 552 sq. ft. of total area. A new permeable water access patio is proposed at the lookout point by the pinnacle of the property. This portion of the property would have a temporary impact of 480 sq. ft. and a permanent impact of 250 sq. ft. The average shoreline frontage is 349 ln. ft.

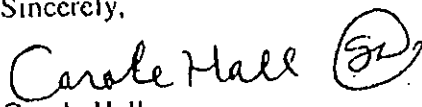
The Gilford Conservation Commission placed a statutory 'hold' on this application until its next regularly scheduled meeting.

The Gilford Conservation Commission met at Gilford Town Hall on June 1, 2021 and reviewed this application and plans. There was a quorum present at the meeting. One member recused himself. There was still a quorum present to act on this application.

Members reviewed the proposed and existing plans. It was noted that there is an existing dock structure and breakwater on the opposite side of the island. The property has frontage on both sides and the point. The proposal meets the total linear feet of frontage per DES Wetland Rules for both structures and slips.

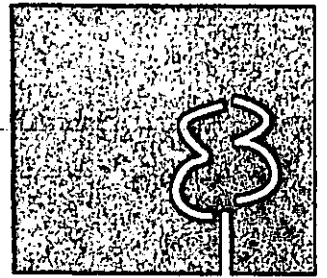
The commission members voted to release the hold placed on the application and recommend approval of the proposed application as submitted with these structures to be the only structures on the shoreline frontage. Motion passed unanimously.

Sincerely,



Carole Hall,  
Gilford Conservation Commission Chairman

cc: Warner Nickerson, 95 Business Park Drive, Tilton NH 03276 (owner)  
Romy Maurer, Terrain Planning & Design, 311 Kast Hill Road, Hopkinton NH 03229,



**terrain**  
planning & design llc

**Abutters List:**

**Client:**

**Warner C. Nickerson**

**Mailing Address:**

**Site Location:**

17 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #14

**Abutters to client's property:**

**Sebastian M. and Kimberly C. Koch**

**Mailing Address:**

**Abutting Property:**

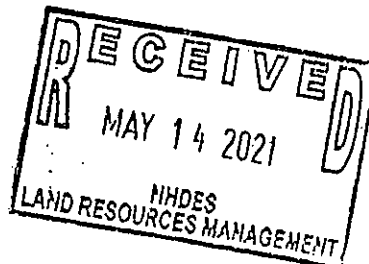
18 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #13

**Donald Philip Ryder**

**Mailing Address:**

**Abutting Property:**

16 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #16





**Peter Ricker Moses**  
**Matthew Moses**  
**John Moses**  
Mailing Address:

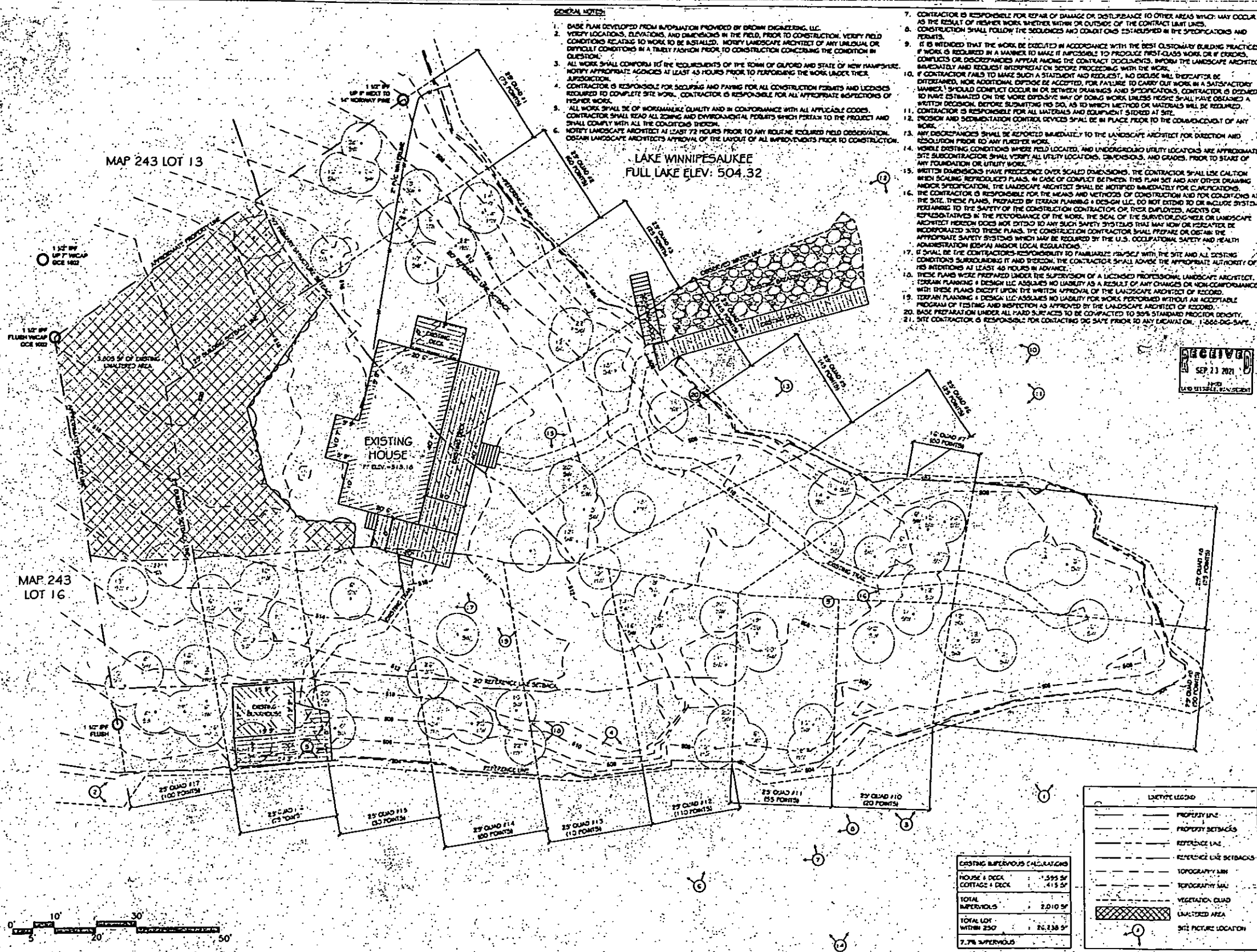
Abutting Property:  
15 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #17

Town Clerk:

**Danielle LaFond**  
**Gilford Town Clerk**  
Mailing Address:  
47 Cherry Valley Road  
Gilford, NH 03249

Agent:

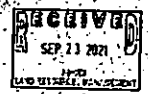
**Eric Buck, PLA, ASLA**  
**Terrain Planning and Design, LLC**  
311 Kast Hill Road  
Hopkinton, NH 03229



**GENERAL NOTES:**

1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY DROWN ENGINEERING, LLC.
2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF GILFORD AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE ADAPTATIONS OF PERMIT WORK.
5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF RESPER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
8. CONSTRUCTION SHALL FOLLOW THE SPECIFICATIONS AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, OMISSIONS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO DISCREPANCY SHALL THEREAFTER BE DETERMINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS RESPER SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
12. PROVISION AND DEMONSTRATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
16. CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR/ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 90% STANDARD PROCTOR DENSITY.
21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION. 1-866-DIG-SAFE.



**terrain**  
planning & design llc

311 East Hill Road  
Hopkinton NH 03229  
603.748.3512  
terrainplanning.com

**WARNER NICKERSON RESIDENCE**

Site Location:  
17 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #: 14

Prepared For:  
Warner C. Nickerson  
95 Business Park Drive  
Tilton, NH 03276

**EXISTING CONDITIONS**

DATE: 3-19-21

SCALE: 1" = 10'

PROJECT #: 1966

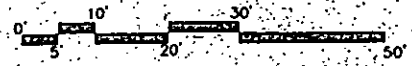
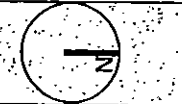
Drawn By: BDN

Checked By: EAB

REVISIONS: DATE:  
Revised per DES comments 09/07/21

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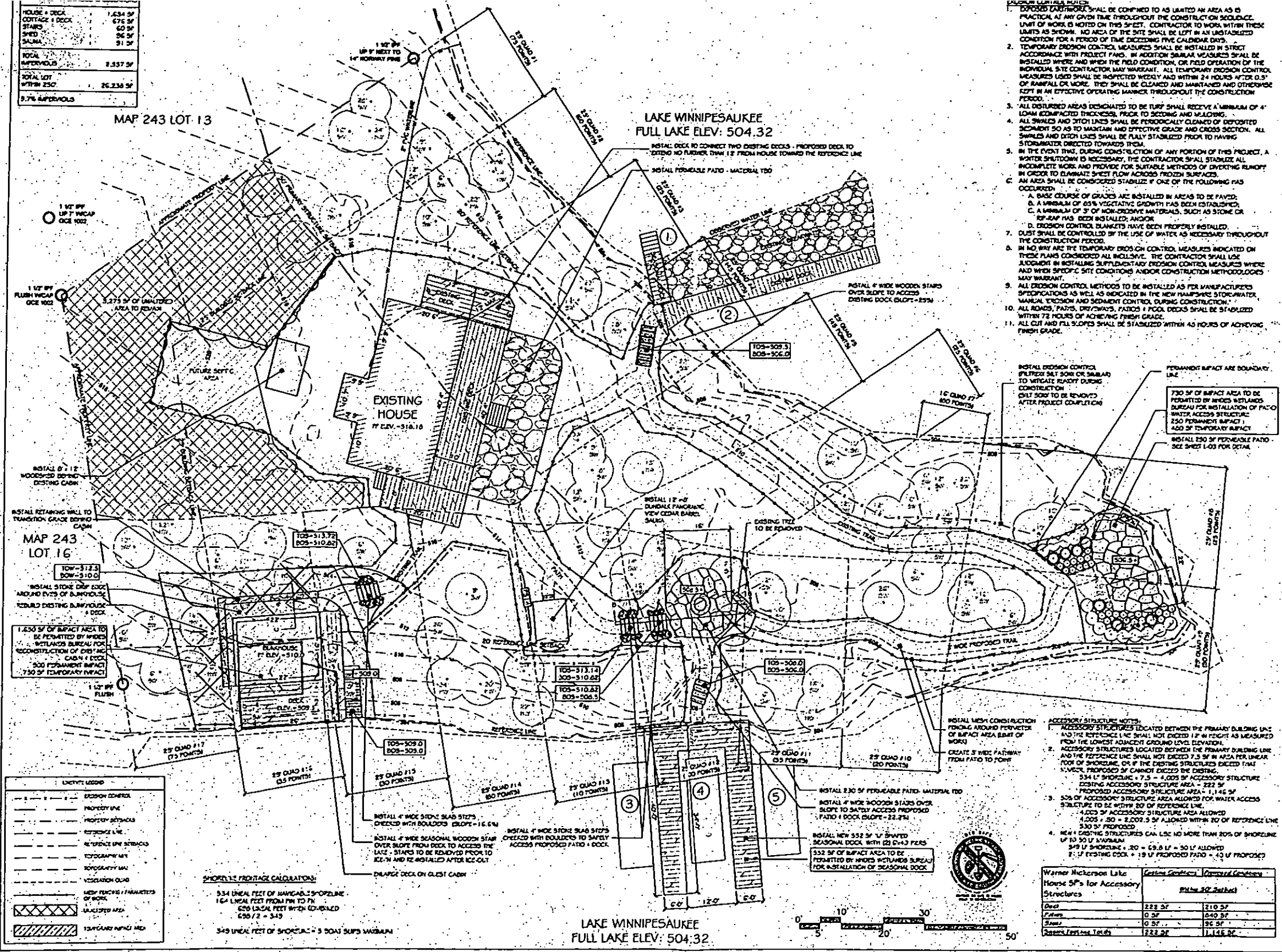
**EX - 01**



EXISTING IMPERVIOUS CALCULATIONS	
HOUSE + DECK	1,595 SF
COTTAGE + DECK	415 SF
<b>TOTAL IMPERVIOUS</b>	<b>2,010 SF</b>
<b>TOTAL LOT WITHIN 250'</b>	<b>26,138 SF</b>
<b>7.7% IMPERVIOUS</b>	

LINE TYPE LEGEND	
	PROPERTY LINE
	PROPERTY SETBACKS
	REFERENCE LINE
	REFERENCE LINE SETBACKS
	TOPOGRAPHY MIN
	TOPOGRAPHY MAX
	VEGETATION CLAD
	UNALTERED AREA
	SITE PICTURE LOCATION

HOUSE + DECK	1,634 SF
CORTRAGE + DECK	676 SF
STAIRS	60 SF
SHED	96 SF
SALVA	91 SF
<b>TOTAL IMPROVEMENTS</b>	<b>2,557 SF</b>
<b>TOTAL LOT WITHIN ZSO</b>	<b>26,238 SF</b>
3.7% IMPROVEMENTS	

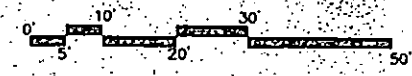


**LEVEL LEGEND**

	EROSION CONTROL
	PROPERTY LINE
	PROPERTY SETBACKS
	REFERENCE LINE
	REFERENCE LINE SETBACKS
	TOPOGRAPHY MAP
	TOPOGRAPHY WALL
	VEGETATION CONTOUR
	NEW PAVING / MATERIALS OF WORK
	UNFINISHED AREA
	TEMPORARY IMPACT AREA

**SHORELINE FRONTAGE CALCULATION:**  
 534 LINEAL FEET OF NAVIGABLE SHOURLINE - 164 LINEAL FEET FROM PW TO PW  
 620 LINEAL FEET WITHIN EQUIPARED ZSO / 2 = 345  
 345 LINEAL FEET OF SHOURLINE = 3 BOAT SLIPS MAXIMUM

LAKE WINNEPESAUKEE  
 FULL LAKE ELEV: 504.32



- EROSION CONTROL NOTES:**
- PROPOSED EROSION CONTROL SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION PERIOD. LIMIT OF WORK IS NOTED ON THIS SHEET. CONTRACTOR TO WORK WITHIN THESE LIMITS AS SHOWN. NO AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE CALENDAR DAYS.
  - TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
  - ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM OF 4" LOAM (COMPACTED THICKNESS), PRIOR TO SEEDING AND MOWING.
  - ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SOIL/SILT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCH LINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STOREWATER DIRECTION TOWARDS THEM.
  - IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WATER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
  - AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
    - A BASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE PAVED;
    - A MINIMUM OF 65% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
    - A MINIMUM OF 3" OF NON-EROSIVE MATERIALS, SUCH AS STONE OR SP-24P HAS BEEN INSTALLED; AND/OR
    - EROSION CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED.
  - DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
  - IN NO WAY ARE THE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUCH TEMPORARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
  - ALL EROSION CONTROL METHODS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AS WELL AS INDICATED IN THE NEW HAMPSHIRE STOREWATER MANUAL. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
  - ALL ROAD, PATIO, FLOOR, PAVES + POOL DECKS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
  - ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 48 HOURS OF ACHIEVING FINISH GRADE.

INSTALL EROSION CONTROL FILTERED SALT SAND OR SIMILAR TO MAINTAIN PAVED SURFACES DURING CONSTRUCTION (SILT SAND TO BE REMOVED AFTER PROJECT COMPLETION)

PERMANENT IMPACT AREA BOUNDARY LINE

730 SF OF IMPACT AREA TO BE PERMITTED BY NHDES WETLANDS BUREAU FOR INSTALLATION OF PATIO WATER ACCESS STRUCTURE: 250 PERMANENT IMPACT / 480 SF TEMPORARY IMPACT

INSTALL 230 SF PERMEABLE PATIO - SEE SHEET L-03 FOR DETAIL

- ACCESSORY STRUCTURE NOTES:**
- ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 12' IN HEIGHT AS MEASURED FROM THE LOWEST ADJACENT GROUND LEVEL ELEVATION.
  - ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 7.5 SF IN AREA PER LINEAR FOOT OF SHOURLINE OR IF THE EXISTING STRUCTURES EXCEED THAT VALUE, PROPOSED SF CANNOT EXCEED THE EXISTING. 534 LF SHOURLINE x 7.5 = 4,005 SF ACCESSORY STRUCTURE EXISTING ACCESSORY STRUCTURE AREA = 222 SF PROPOSED ACCESSORY STRUCTURE AREA = 145 SF
  - 30% OF ACCESSORY STRUCTURE AREA ALLOWED FOR WATER ACCESS STRUCTURE TO BE WITHIN 20' OF REFERENCE LINE. 4,005 SF ACCESSORY STRUCTURE AREA ALLOWED / 30% = 1,335 SF ALLOWED WITHIN 20' OF REFERENCE LINE 530 SF PROPOSED
  - NEW EXISTING STRUCTURES CAN LOC NO MORE THAN 20% OF SHOURLINE UP TO 30 LF MAXIMUM 30% OF SHOURLINE x 20 = 60.8 LF = 30 LF ALLOWED 21 LF EXISTING DOCK + 19 LF PROPOSED PATIO = 40 LF PROPOSED

Warner Nickerson Lake House SF's for Accessory Structures	Existing Structures	Proposed Structures
Deck	222 SF	210 SF
Furnace	0 SF	160 SF
Shed	0 SF	96 SF
Accessories Total	222 SF	466 SF

**terrain**  
 planning & design llc  
 311 East Hill Road  
 Hopkinton NH 03229  
 603.746.3512  
 terrainplanning.com

**WARNER NICKERSON RESIDENCE**

Site Location:  
 17 Lockes Island  
 Gilford, NH 03249  
 Tax Map: 243  
 Lot #: 14

Prepared For:  
 Warner C. Nickerson  
 95 Business Park Drive  
 Titon, NH 03276

**SITE LAYOUT PLAN**

DATE: 3-19-21

SCALE: 1" = 10'

PROJECT #: 1966

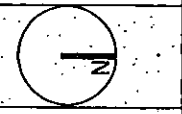
Drawn By: RDM

Checked By: ERS

REVISIONS: DATE:  
 Revised per client comments 02/23/21  
 Revised per DES comments 09/07/21

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**L-01**



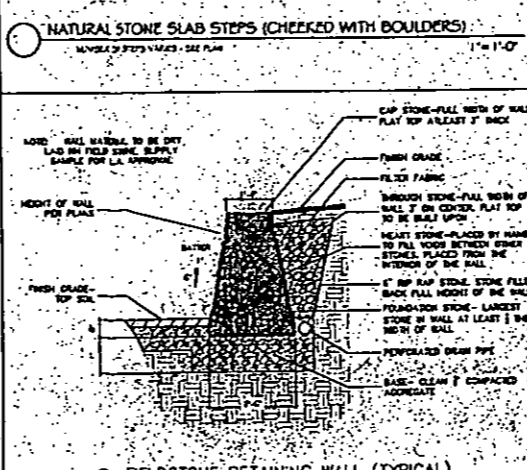
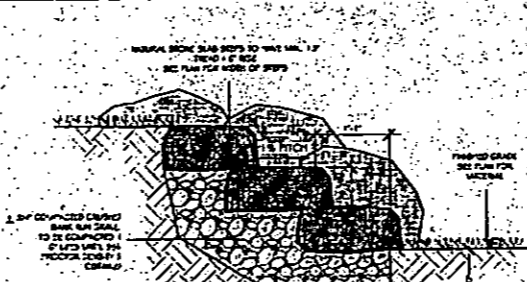
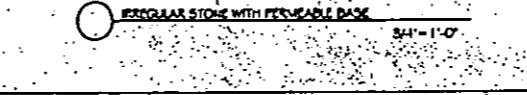
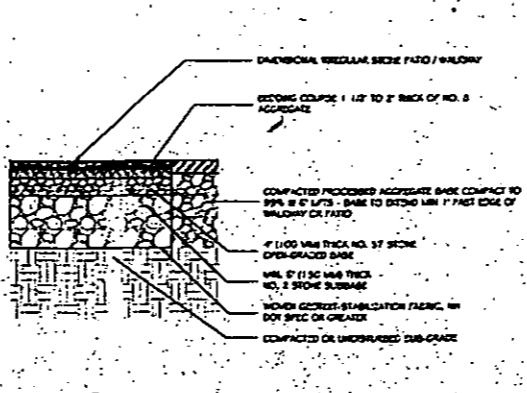
- NOTES:**  
 PER RSA 403-B:5(V)(1) - Starting from the north-south or easterly boundary of the property, and working along the shoreline, the outermost buffer shall be divided into 25 by 50-foot segments.  
 1) Tree and safety diameter shall be measured at 4 1/2 feet above the ground for existing trees and saplings, or by caliper at a height consistent with established nursery industry standards when nursery stock is to be used, and are scored as follows:  
 Diameter or Caliper-Score  
 1 to 3 inches--1 Point;  
 Greater than 3 to and including 6 inches--5 Points;  
 Greater than 6 to and including 12 inches--10 Points;  
 Greater than 12 inches--15 Points.

**EXISTING QUAD CALCULATION**

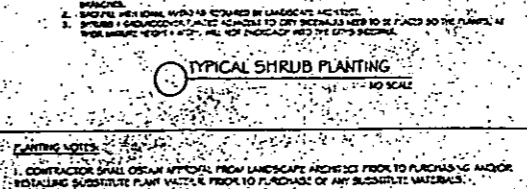
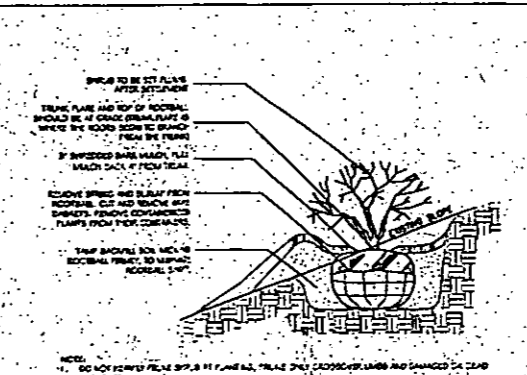
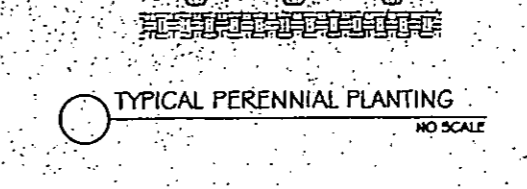
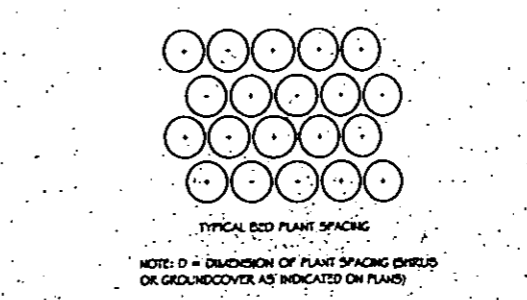
QUAD #1 POINTS	QUAD #10 POINTS
6" SOFTWOOD 5 POINTS	6" SOFTWOOD 5 POINTS
12" SOFTWOOD 10 POINTS	20" SOFTWOOD 15 POINTS
18" SOFTWOOD 15 POINTS	TOTAL POINTS 20 POINTS
24" SOFTWOOD 15 POINTS	QUAD #11 POINTS
28" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 75 POINTS	10" SOFTWOOD 10 POINTS
QUAD #2 POINTS	12" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	15" HARDWOOD 15 POINTS
10" SOFTWOOD 10 POINTS	TOTAL POINTS 55 POINTS
14" HARDWOOD 20 POINTS	QUAD #12 POINTS
22" HARDWOOD 15 POINTS	12" SOFTWOOD 10 POINTS
TOTAL POINTS 60 POINTS	15" HARDWOOD 15 POINTS
QUAD #3 POINTS	18" SOFTWOOD 10 POINTS
12" SOFTWOOD 10 POINTS	TOTAL POINTS 10 POINTS
22" SOFTWOOD 15 POINTS	QUAD #13 POINTS
TOTAL POINTS 25 POINTS	12" SOFTWOOD 10 POINTS
QUAD #4 POINTS	22" SOFTWOOD 15 POINTS
12" SOFTWOOD 10 POINTS	TOTAL POINTS 45 POINTS
22" SOFTWOOD 15 POINTS	QUAD #14 POINTS
20" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 45 POINTS	10" SOFTWOOD 10 POINTS
QUAD #5 POINTS	10" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	20" HARDWOOD 15 POINTS
9" SOFTWOOD 10 POINTS	22" HARDWOOD 15 POINTS
12" SOFTWOOD 10 POINTS	24" HARDWOOD 15 POINTS
18" HARDWOOD 15 POINTS	TOTAL POINTS 60 POINTS
TOTAL POINTS 45 POINTS	QUAD #15 POINTS
QUAD #6 POINTS	6" SOFTWOOD 5 POINTS
12" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
14" SOFTWOOD 15 POINTS	20" SOFTWOOD 15 POINTS
TOTAL POINTS 25 POINTS	TOTAL POINTS 30 POINTS
QUAD #7 POINTS	QUAD #16 POINTS
22" SOFTWOOD 15 POINTS	6" HARDWOOD 5 POINTS
20" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 30 POINTS	10" SOFTWOOD 10 POINTS
QUAD #8 POINTS	10" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	10" SOFTWOOD 10 POINTS
10" SOFTWOOD 10 POINTS	12" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	14" HARDWOOD 15 POINTS
TOTAL POINTS 50 POINTS	TOTAL POINTS 75 POINTS
QUAD #9 POINTS	QUAD #17 POINTS
6" SOFTWOOD 5 POINTS	6" SOFTWOOD 5 POINTS
10" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
12" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	18" SOFTWOOD 15 POINTS
TOTAL POINTS 50 POINTS	22" SOFTWOOD 15 POINTS
QUAD #10 POINTS	TOTAL POINTS 75 POINTS
6" SOFTWOOD 5 POINTS	QUAD #18 POINTS
10" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	18" SOFTWOOD 15 POINTS
TOTAL POINTS 50 POINTS	22" HARDWOOD 15 POINTS
QUAD #11 POINTS	TOTAL POINTS 100 POINTS
6" SOFTWOOD 5 POINTS	
10" SOFTWOOD 10 POINTS	
12" SOFTWOOD 10 POINTS	
20" SOFTWOOD 15 POINTS	
TOTAL POINTS 50 POINTS	

**PROPOSED QUAD CALCULATION**

QUAD #1 POINTS	QUAD #10 POINTS
6" SOFTWOOD 5 POINTS	6" SOFTWOOD 5 POINTS
12" SOFTWOOD 10 POINTS	20" SOFTWOOD 15 POINTS
18" SOFTWOOD 15 POINTS	TOTAL POINTS 20 POINTS
24" SOFTWOOD 15 POINTS	QUAD #11 POINTS
28" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 75 POINTS	10" SOFTWOOD 10 POINTS
QUAD #2 POINTS	12" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	15" HARDWOOD 15 POINTS
10" SOFTWOOD 10 POINTS	TOTAL POINTS 55 POINTS
14" HARDWOOD 20 POINTS	QUAD #12 POINTS
22" HARDWOOD 15 POINTS	12" SOFTWOOD 10 POINTS
TOTAL POINTS 60 POINTS	15" HARDWOOD 15 POINTS
QUAD #3 POINTS	18" SOFTWOOD 10 POINTS
12" SOFTWOOD 10 POINTS	TOTAL POINTS 10 POINTS
22" SOFTWOOD 15 POINTS	QUAD #13 POINTS
TOTAL POINTS 25 POINTS	12" SOFTWOOD 10 POINTS
QUAD #4 POINTS	22" SOFTWOOD 15 POINTS
12" SOFTWOOD 10 POINTS	TOTAL POINTS 45 POINTS
22" SOFTWOOD 15 POINTS	QUAD #14 POINTS
20" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 45 POINTS	10" SOFTWOOD 10 POINTS
QUAD #5 POINTS	10" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	20" HARDWOOD 15 POINTS
9" SOFTWOOD 10 POINTS	22" HARDWOOD 15 POINTS
12" SOFTWOOD 10 POINTS	24" HARDWOOD 15 POINTS
18" HARDWOOD 15 POINTS	TOTAL POINTS 60 POINTS
TOTAL POINTS 45 POINTS	QUAD #15 POINTS
QUAD #6 POINTS	6" SOFTWOOD 5 POINTS
12" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
14" SOFTWOOD 15 POINTS	20" SOFTWOOD 15 POINTS
TOTAL POINTS 25 POINTS	TOTAL POINTS 30 POINTS
QUAD #7 POINTS	QUAD #16 POINTS
22" SOFTWOOD 15 POINTS	6" HARDWOOD 5 POINTS
20" SOFTWOOD 15 POINTS	6" SOFTWOOD 5 POINTS
TOTAL POINTS 30 POINTS	10" SOFTWOOD 10 POINTS
QUAD #8 POINTS	10" SOFTWOOD 10 POINTS
6" SOFTWOOD 5 POINTS	10" SOFTWOOD 10 POINTS
10" SOFTWOOD 10 POINTS	12" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	14" HARDWOOD 15 POINTS
TOTAL POINTS 50 POINTS	TOTAL POINTS 75 POINTS
QUAD #9 POINTS	QUAD #17 POINTS
6" SOFTWOOD 5 POINTS	6" SOFTWOOD 5 POINTS
10" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
12" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	18" SOFTWOOD 15 POINTS
TOTAL POINTS 50 POINTS	22" SOFTWOOD 15 POINTS
QUAD #10 POINTS	TOTAL POINTS 75 POINTS
6" SOFTWOOD 5 POINTS	QUAD #18 POINTS
10" SOFTWOOD 10 POINTS	10" SOFTWOOD 10 POINTS
20" SOFTWOOD 15 POINTS	18" SOFTWOOD 15 POINTS
TOTAL POINTS 50 POINTS	22" HARDWOOD 15 POINTS
QUAD #11 POINTS	TOTAL POINTS 100 POINTS
6" SOFTWOOD 5 POINTS	
10" SOFTWOOD 10 POINTS	
12" SOFTWOOD 10 POINTS	
20" SOFTWOOD 15 POINTS	
TOTAL POINTS 50 POINTS	



**RETENTION NOTES:**  
 1. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER. GREATEST PROTECT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2 INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.  
 2. TEMPORARY FENCING 8 FT HIGH SHALL BE PLACED AT THE CENTRAL OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE TO AVOID FENCE POSTS, AVOID SERVING POSTS OR STAKES INTO MAJOR ROOTS.  
 3. DEAD TREES, SCRUB, OR LIMB-GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE SHALL BE NO SOIL DISTURBANCE UNDER THE DRY LINE OF TREES TO BE PRESERVED.  
 4. PLACE 6 BUNDLES OF BARK MULCH AT AREAS NOT PROTECTED BY BARKS.  
 5. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH BARK MULCH AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DROING.  
 6. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION ZONE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.  
 7. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.



- PLANTING NOTES:**  
 1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR DELIVERING SUBSTITUTED PLANT MATERIALS PRIOR TO PURCHASE OF ANY SUBSTITUTED MATERIALS.  
 2. CONSTRUCTION ACCESS SHALL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS TO TRUCK AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.  
 3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.  
 4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT ESTABLISHMENT. DEBRIS TO BE DISPOSED OF BY A LEGAL MANNER.  
 5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED EQUALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.  
 6. ALL BEDS TO BE MULCHED WITH 4\"/>

311 East Hill Road  
 Hopkinton NH 03229  
 603.746.3512  
 terrainplanning.com

**WARNER NICKERSON RESIDENCE**

Site Location:  
 17 Locks Island  
 Gifford, NH 03249  
 Tax Map: 243  
 Lot #: 14

Prepared For:  
 Warner C. Nickerson  
 95 Business Park Drive  
 Triton, NH 03276

**CONSTRUCTION DETAILS**

DATE: 9-15-21

SCALE: AS NOTED

PROJECT #: 1966

Drawn By: ENH  
 Checked By: EBO

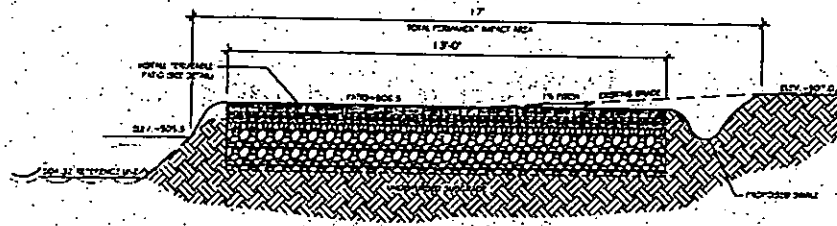
REVISIONS: DATE:  
 Revised per client comments 02/23/21  
 Revised per DES comments 08/07/21

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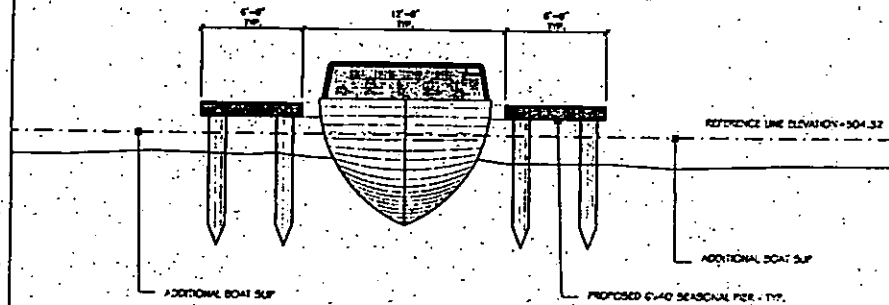
**L-02**

**OPERATING NOTES:**

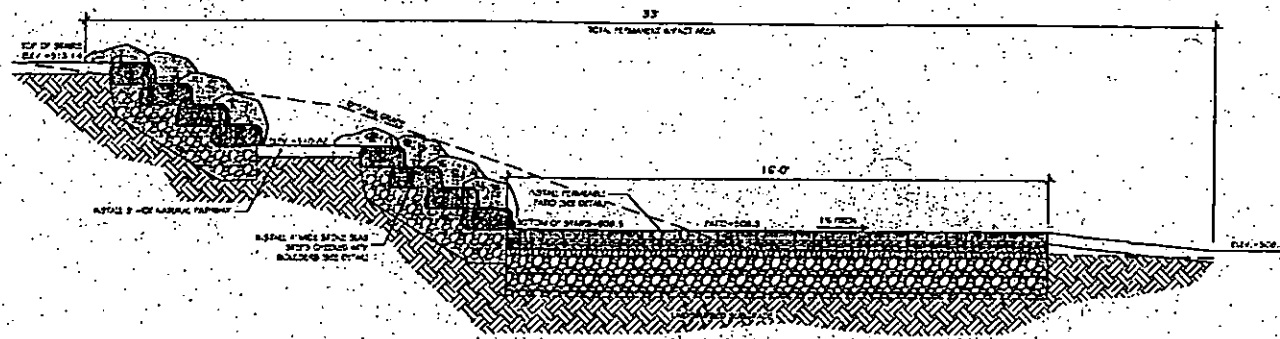
1. On-44 1:40S.03 SLOPE LIMITATION FOR ACCESSORY STRUCTURES:  
NO ACCESSORY STRUCTURE SHALL BE BUILT ON OR INTO LAND HAVING GREATER THAN 25% SLOPE.  
START ELEV = 503.5, END ELEV. = 507, TOTAL IMPACT LENGTH = 17  
507 - 503.5 = 3.5 / 17 = 0.206 SLOPE
2. On-44 3:11.00:  
A. THE WATER ACCESS STRUCTURE SERVICES ONE PRIVATELY-OWNED SINGLE FAMILY RESIDENCE ONLY.  
B. NO CONSTRUCTION SURFACE AREA, FILLING, OR DREDGING SHALL OCCUR BELOW THE HIGH WATER LINE OR, ORDINARY HIGH WATER MARK.  
C. NO WORK SHALL BE CONDUCTED IN A WETLAND OR PRIORITY RESOURCES AREA AND  
D. THE COMBINATION OF EXISTING AND PROPOSED WATER ACCESS STRUCTURES DOES NOT LOC MORE THAN 20% OF THE APPLICANT'S CONTIGUOUS SHORELINE UP TO A MAXIMUM OF 50'.
3. THE PROPOSED PROJECT SHALL BE CONDUCTED LANDWARD OF THE NORMAL HIGH WATER LINE WITH NO IMPACTS TO THE LAKE OED.



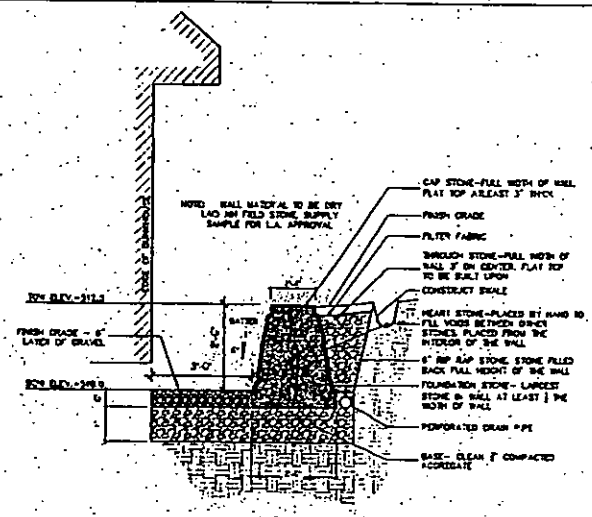
**WATER ACCESS STRUCTURE SECTION A-A**  
SCALE: 1/4" = 1'-0"



**DOCK CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**FIRE PIT PATIO & STAIRS SECTION B-B**  
SCALE: 1/4" = 1'-0"



**FIELDSTONE RETAINING WALL CROSS SECTION C-C**  
SCALE: 1/2" = 1'-0"

- WALL SPEC:**
- 1) WALL TO BE BUILT OF NATURAL, LOCALLY AVAILABLE, LEAVE-SIDE OR FIELD STONE. SELECTION TO BE APPROVED BY L.A.
  - 2) WALL SHOULD BE BUILT AS SHOWN IN THE TYPICAL SECTION.
  - 3) BUILDING PRACTICES AND CRAFTSMANSHIP SHOULD BE CONSISTENT WITH THE DRY STONE WALLING ASSOCIATION OF GREAT BRITAIN STANDARD PRACTICES.
  - 4) NO BRICK OR BLOCK SHALL BE USED ALONG THE FACE OF THE WALL. THE FACE OF THE WALL SHALL BE ACCEPTED. EVERY STONE MUST HAVE ITS LONGEST DIMENSION PARALLEL TO THE WALL.
  - 5) STONES MUST BE SET SO THEY OVERLAP THE JOINTS BELOW IN A 1 ON 2, 2 ON 1 PATTERN. CONSECUTIVELY 1 STONE STRONG ON 3 OR MORE BELOW IT IS NOT ACCEPTABLE. VERTICAL JOINTS BETWEEN MULTIPLE COURSES ARE NOT ACCEPTABLE.
  - 6) CORNERS SHALL BE BUILT WITH LONG STONES, ALTERNATE THE ORIENTATION, TO SECURELY BE THE CORNER BACK INTO THE WALL.

**terrain**  
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Tilton, NH 03276

**CONSTRUCTION DETAILS**

DATE: 9-15-21  
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PROJECT #: 1966  
Drawn By: RNM  
Checked By: ERS

REVISIONS: DATE:  
Revised per client comments 07/23/21  
Revised per OES comments 09/07/21

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**L-03**