



AUG02'22 PM12:21 RCVD

56

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

Robert R. Scott, Commissioner



August 1, 2022

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

**REQUESTED ACTION**

Approve Edgewater Legacy LLC's request to perform the following work on Lake Winnepesaukee in Gilford pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-00795, and in accordance with RSA 482-A:3. No comments were submitted by the Gilford Conservation Commission regarding the project as proposed.

Permanently remove an existing "U" shaped piling pier, place 98.4 cubic yards of fill on 183 square feet of lakebed to construct a 33 linear foot breakwater with an attached 4 foot x 30 foot cantilevered pier and 4 foot x 30 foot piling pier accessed by a 6 foot x 34 foot walkway, install two 14 foot x 30 foot seasonal canopies, two permanent boatlifts, a single seasonal boatlift, two seasonal personal watercraft lifts, two fender piling and a single 3-pile ice protection cluster on an average of 152 feet of frontage along Lake Winnepesaukee on the southwest portion of Governors Island in Gilford.

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 May 25, 2022 by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on June 3, 2022.
2. This permit shall not be effective until it has been recorded in the Belknap County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. The applicant shall permanently remove all existing docking structures along the frontage prior to the utilization of the proposed docking structures in accordance with Rule Env-Wt 513.22 and Rule Env-Wt 513.12.
4. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
5. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required, per Env-Wt 513.22, (a).
6. All portions of the docking structures, including the breakwater toe -of-slope, shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.

[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. In accordance with Env-Wt 307.16, the breakwater shall be constructed as shown in the approved plans and specifications.
8. The canopy, including the support frame and cover, shall be designed and constructed to be readily removed at the end of the boating season and shall be removed for the non-boating season as required per Env-Wt 513.19.
9. Pursuant to Env-Wt 102.33 and Env-Wt 513.19, (a) no sides may be attached to, or hung beneath any seasonal canopy.
10. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
11. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.
12. The owner understands and accepts that should these docking structures be found to have an unreasonable impact on the ability of abutting owners to use and enjoy their properties or the public's right to navigation, passage, and use of the resource for commerce and recreation the structures shall be subject to removal pursuant to RSA 482-A:1, RSA 482-A:11, II, and Env-Wt 513.03(a).
13. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
14. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters; Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.
15. 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.
16. 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).
17. In accordance with Env-Wt 307.10(c), turbidity controls shall be installed prior to construction and maintained during construction such that no turbidity escapes the immediate area and remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
18. 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.
19. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

#### EXPLANATION


NHDES approved this project on July 01, 2022. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 512.06, construction of a breakwater.

2. The applicant has an average of 152 feet of frontage along Lake Winnepesaukee.
3. A maximum of 3 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 3 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The applicant has provided the NHDES with evidence that the property has insufficient water depth as required by Env-Wt 513.08, (b).
6. The NHDES has accepted the evidence of the physical hardship and approved the extension of a permanent supported pier beyond the standard length listed in Env-Wt 513.11, (a)(1)(b).
7. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.
8. Per Rule Env-Wt 311.06(h), the municipal conservation commission did provide comments on the proposed project and outlined concerns related to the distance of the breakwater from shore and the amount of fill needed to construct the breakwater.
9. In accordance with Env-Wt 512.04(e)(1), the breakwater, when measured from the normal high water line, shall have no point more than 50 feet from the normal high water line.
10. In accordance with Env-Wt 512.04(f), the proposed configuration for the breakwater shall be the least impacting option available for breakwater construction for that site
11. The applicant submitted revised plans to the NHDES on June 3, 2022 which demonstrated that the breakwater was constructed to the specifications established in Env-Wt 512.04(e)(1) and Env-Wt 512.04(f), therefore the application has been approved.
12. The Department finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 1000.

NHDES Wetlands Bureau permit #2022-00795 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

  
Robert R. Scott  
Commissioner

## NHDES WETLAND'S COPY



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: Edgewater Legacy, LLCTOWN NAME: Gilford

<b>RECEIVED</b> Administrative <b>MAR 31 2022</b> Only NHDES LAND RESOURCES MANAGEMENT	<b>COMPLETE</b> Administrative <b>MAR 31 2022</b> Only	Administrative Use Only	File No: <u>2022-05795</u>
			Check No: <u>1136</u>
			Amount: <u>\$3,860.00</u>
			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.

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3-I(d)(2))</b> Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat?               <ul style="list-style-type: none"> <li>If yes, species or habitat name(s):</li> <li>NHB Project ID #: <u>NHB22-0390</u></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Bog?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Sand dune, tidal wetland; tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC):</li> <li>A copy of the application was sent to the LAC on Month: Day: Year:</li> </ul>	

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

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

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input checked="" 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 checked="" type="checkbox"/> No

For stream crossing projects, provide watershed size (see WPPT or Stream Stats):

### SECTION 2 - PROJECT DESCRIPTION (Env. Wt. 311.04(ii))

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.

Existing U-shaped permanent piling dock consisting of a 6ft x 38ft main pier, a 6ft x 34ft pier connected by a 4ft x 12ft walkway to be permanently removed (-480ft<sup>2</sup>). Repair or replace existing wooden access stairs and concrete landing in-kind with no change in size, location or configuration.

Install a y-shaped breakwater dock consisting of a 6ft x 34ft main pier, a 4ft x 30ft pier, a 4ft x 27ft cantilevered pier attached to a +/- 29ft rock breakwater with a proposed area of +/- 562ft<sup>2</sup> and a proposed volume of +/- 98yds<sup>3</sup>. Additionally, install two 14ft x 30ft seasonal canopies supported by two permanent piling boatlifts in each of the interior boatslips. Install one ice protection cluster in front of the southeastern-most dock pier and two fender pillings to the northern-most boatslip. Lastly, install a single seasonal boatlift and two seasonal PWC lifts in the northern-most boatslip.

Due to an existing rock jetty that is speculated to be the old steamboat landing for governor's island and that the majority of rock is not on the applicant's property but still does provide some wave protection to the applicant's property, the applicant is proposing a "hybrid" design of a breakwater in order to greatly reduce environmental impact. The proposed +/- 29ft rock breakwater will provide the applicant with adequate protection in the direction that is currently not protected from the existing steamboat landing rock jetty.

### SECTION 3 - PROJECT LOCATION

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

ADDRESS: 224 Edgewater Drive

TOWN/CITY: Gilford

TAX MAP/BLOCK/LOT/UNIT: 218-003-000

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

☒ N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.61182° North

71.43691° West

**SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))**

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: Edgewater Legacy, LLC

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS: N/A

FAX: N/A

PHONE: N/A

ELECTRONIC COMMUNICATION: By initialing here N/A, I hereby authorize NHDES to communicate all matters relative to this application electronically.**SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))**☒ N/A

NAME: Ian E. Aldcroft

COMPANY NAME: Watermark Marine Construction

MAILING ADDRESS: 1218 Union Avenue

TOWN/CITY: Laconia

STATE: NH

ZIP CODE: 03246

EMAIL ADDRESS: [iea@watermarkmarine.com](mailto:iea@watermarkmarine.com)

FAX: N/A

PHONE: 603-293-4000

ELECTRONIC COMMUNICATION: By initialing here IEA, I hereby authorize NHDES to communicate all matters relative to this application electronically.**SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))**

If the owner is a trust or a company, then complete with the trust or company information.

☒ Same as applicant

NAME: Edgewater Legacy, LLC

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS: N/A

FAX: N/A

PHONE: N/A

ELECTRONIC COMMUNICATION: By initialing here N/A, 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 800 HAVE BEEN MET (Env-Wt 313.01(a)(3))**

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

There are currently no resource-specific criteria established in chapter Env-Wt 500. There are no resource-specific criteria to meet with regards to the installation of Permanent docks, boathouses, permanent boatlifts, seasonal PWC lifts, seasonal boatlifts and seasonal canopies.

This project proposes no work involving stream crossings, coastal resources or prime wetlands.

**SECTION 8: AVOIDANCE AND MINIMIZATION**

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).\* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).\*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

\*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

**SECTION 9: MITIGATION REQUIREMENT (Env-Wt 311.02)**

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

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

☒ N/A - Mitigation is not required

**SECTION 10: THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)**

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: ☒ I confirm submittal.

☒ N/A - Compensatory mitigation is not required

**SECTION 11 - IMPACT AREA (Env-Wt 311:04(g))**

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF, i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/rivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond	445		<input type="checkbox"/>	840		<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>		<b>445</b>			<b>840</b>		

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

☐ **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):	0 SF	× \$0.40 =	\$ 0.00
Seasonal docking structure:	840 SF	× \$2.00 =	\$ 1,680.00
Permanent docking structure:	445 SF	× \$4.00 =	\$ 1,780.00
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400.00
Total =			\$ 3,860.00





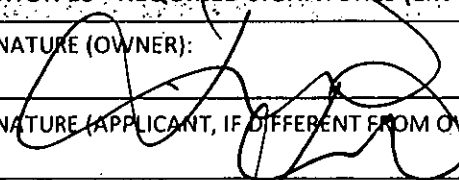
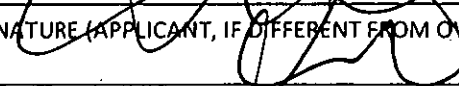
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = **\$ 3,860.00**

[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)



<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>			
Indicate the project classification.			
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project	
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>			
Initial each box below to certify:			
Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.		
Initials: 	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: 	The signer understands that: <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:             <ol style="list-style-type: none"> <li>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>		
Initials: 	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.		
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>			
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: <b>TRACEY DARROLL</b>	<b>Managing member</b>	DATE: <b>24 Mar 22</b>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: <b>Edge Water Legacy LLC</b>		DATE: <b>24 Mar 22</b>
SIGNATURE (AGENT, IF APPLICABLE): <b>Ian Aldcroft</b>	PRINT NAME LEGIBLY: <b>Ian Aldcroft</b>		DATE: <b>02/03/2022</b>
<b>SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>			
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.			
TOWN/CITY CLERK SIGNATURE: <b>Sandra Beland Deputy</b>		PRINT NAME LEGIBLY: <b>Sandra Beland</b>	
TOWN/CITY: <b>Gilford</b>		DATE: <b>3/29/22</b>	

[\(/online/Home/\)](#)  [Back to Home \(/online\)](#)

## Business Information

### Business Details

Business Name: EDGEWATER LEGACY LLC	Business ID: 870845
Business Type: Domestic Limited Liability Company	Business Status: Good Standing
Management Style: Manager Managed	
Business Creation Date: 05/07/2021	Name in State of Formation: Not Available
Date of Formation in Jurisdiction: N/A	
Principal Office Address: 224 Edgewater Dr., Gilford, NH, 03249, USA	Mailing Address: 300 SE 5th Ave, #4100, Boca Raton, FL, 33432, USA
Citizenship / State of Formation: Domestic/New Hampshire	
	Last Annual Report Year: 2022
	Next Report Year: 2023
Duration: Perpetual	
Business Email: mgmt@hilgardholdings.com	Phone #: 561-843-2633
Notification Email: brandy@hilgardholdings.com	Fiscal Year End Date: NONE

### Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	Real Estate and Rental and Leasing	Lessors of Residential Buildings and Dwellings

Page 1 of 1, records 1 to 1 of 1

**Principals Information****Name/Title**

Tracey Darroll / Manager

**Business Address**

300 SE 5th Ave #4100, Boca Raton, FL, 33432, USA

Page 1 of 1, records 1 to 1 of 1

**Registered Agent Information**

Name: Randy Walker

Registered Office 26 N. Main St., Wolfeboro, NH, 03894, USA  
Address:Registered Mailing 26 N. Main St., Wolfeboro, NH, 03894, USA  
Address:**Trade Name Information**

No Trade Name(s) associated to this business.

**Trade Name Owned By**

No Records to View.

**Trademark Information****Trademark Number Trademark Name****Business Address****Mailing Address**

No records to view.

[Filing History](#)[Address History](#)[View All Other Addresses](#)[Name History](#)[Shares](#)[Businesses Linked to Registered Agent](#)[Return to Search](#)[Back](#)NH Department of State, 107 North Main St. Room 204, Concord, NH 03301 -- [Contact Us](#)  
(/online/Home/ContactUS)

Version 2.1 © 2014 PCC Technology Group, LLC, All Rights Reserved.



# Edgewater Legacy, LLC Property

Gilford, NH

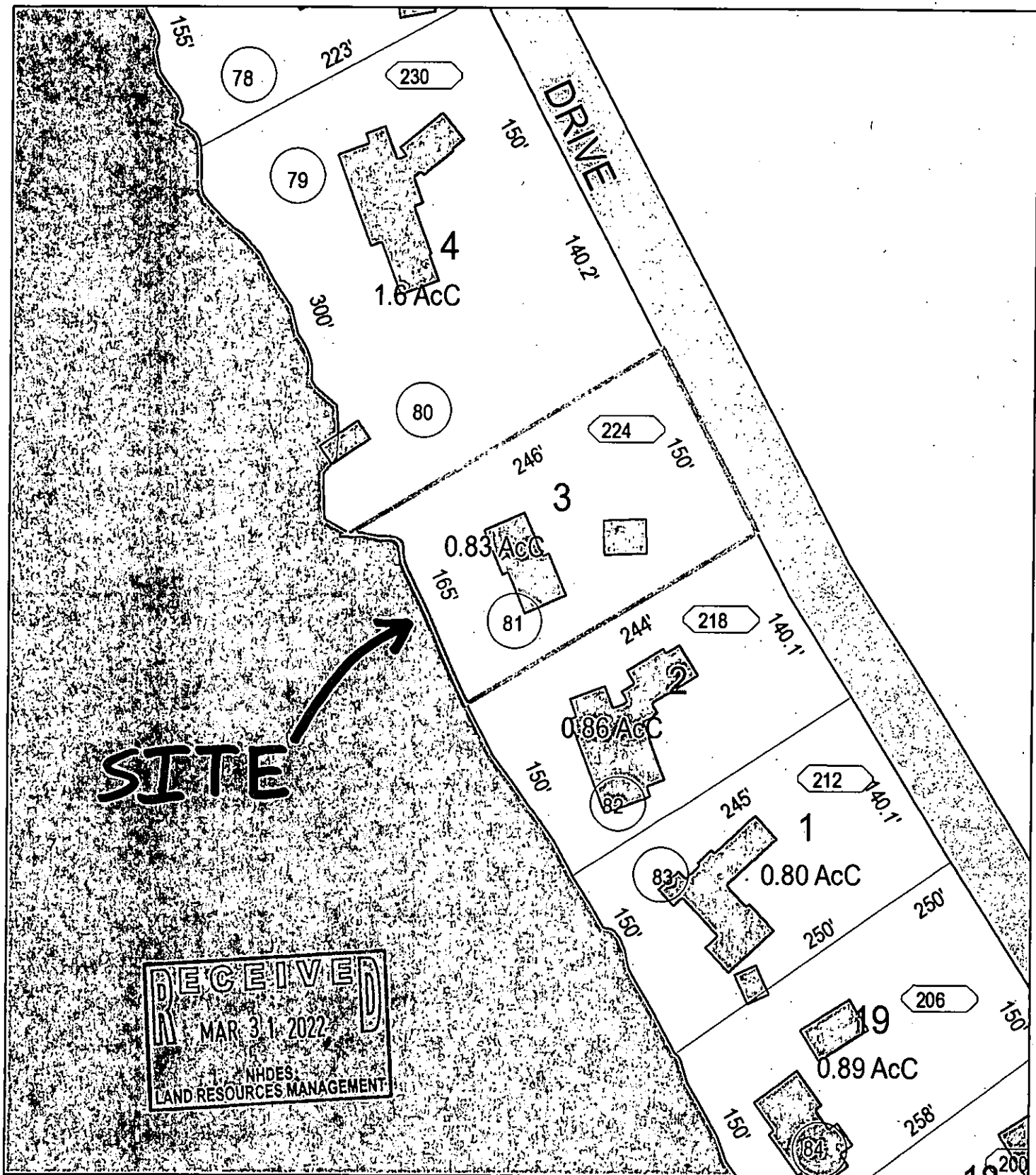


CAI Technologies  
Precision Mapping. Geospatial Solutions.

March 15, 2022

1 inch = 100 Feet

www.cai-tech.com



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.



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

---

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

**From:** NH Natural Heritage Bureau

**Date:** 2/3/2022 (This letter is valid through 2/3/2023)

**Re:** Review by NH Natural Heritage Bureau of request dated 2/3/2022

**Permit Types:** Wetland Standard.Dredge & Fill - Major  
General Permit

**NHB ID:** NHB22-0390

**Applicant:** Ian Aldcroft

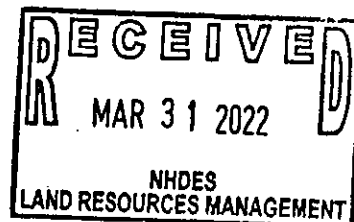
**Location:** Gilford  
Tax Map: 218, Tax Lot: 003-000  
Address: 224 Edgewater Drive

**Proj. Description:** Existing U-shaped permanent piling dock to be permanently removed (-480ft<sup>2</sup>). Repair or replace existing wooden access stairs and concrete landing in-kind. Install a y-shaped breakwater dock consisting of a 6ft x 34ft main pier, a 4ft x 30ft pier, a 4ft x 27ft cantilevered pier attached to a +/-29ft rock breakwater. Additionally, install two 14ft x 30ft seasonal canopies supported by two permanent piling boatlifts in each of the interior boatslips. Install one ice protection cluster in front of the southeastern-most dock pier and two fender pilings to the northern-most boatslip. Lastly, install a single seasonal boatlift and two seasonal PWC lifts in the northern-most boatslip.

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.

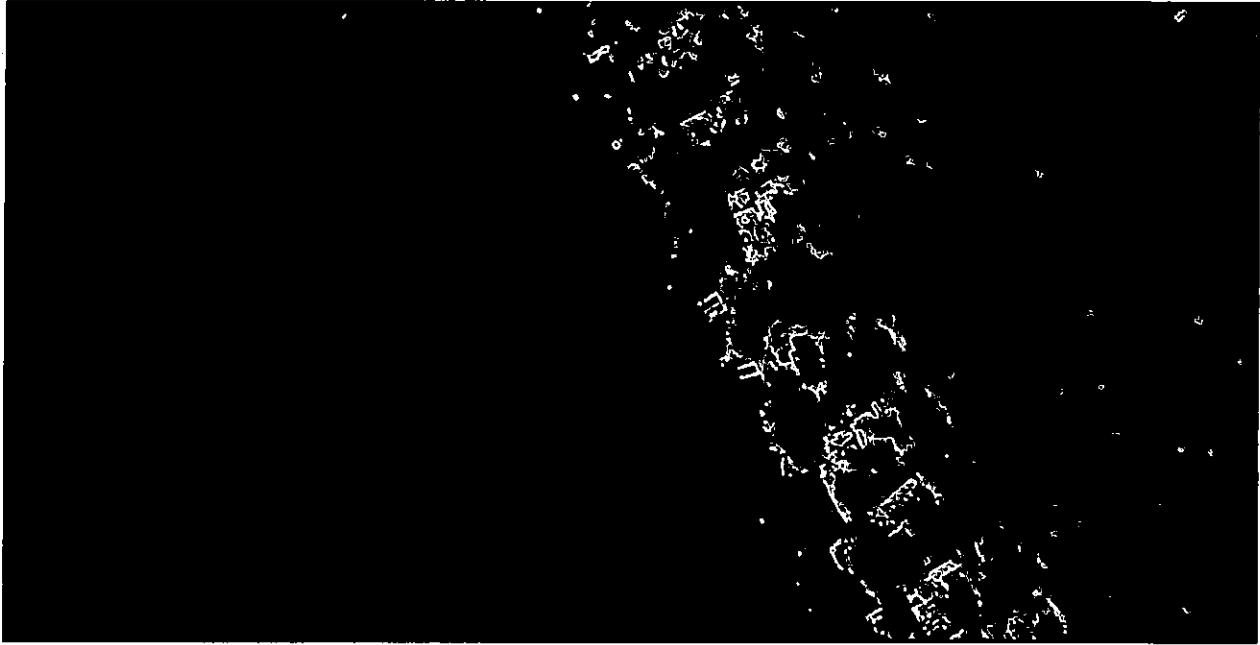
Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

---

MAP OF PROJECT BOUNDARIES FOR: NHB22-0390





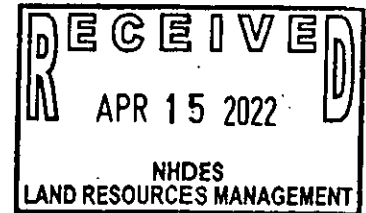
**TOWN OF GILFORD  
CONSERVATION COMMISSION**

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

20 22-00795  
(WDCWD)

April 8, 2022

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



Re: Edgewater Legacy, LLC; 224 Edgewater Drive; Tax Map & Lot # 218.003.000

Dear Wetland Bureau Staff:

The Gilford Conservation Commission received a standard dredge and fill application from Edgewater Legacy for a proposed project located at 224 Edgewater Drive, Tax Map & Lot # 218.003.000.

The proposed project is to remove an existing U-shaped permanent piling dock consisting of a 6 ft. x 38 ft. main pier, a 6 ft. x 34 ft. pier connected by a 4 ft. x 12 ft. walkway to be permanently removed and to repair or replace existing wooden access stairs and concrete landing in-kind with no change in size, location or configuration. Also to install a Y-shaped breakwater dock with a main pier, a second pier and a cantilevered pier attached to a rock breakwater. Install two 14 ft. x 30 ft. seasonal canopies supported by two permanent piling boatlifts in each of the interior boatslips. Install one ice protection cluster and two fender pilings. And install a single seasonal boatlift and two seasonal PWC lifts in the northern most boatslip. The project description also includes a narrative about a 'hybrid' design for a breakwater.

The Gilford Conservation Commission met on Tuesday, April 5, 2022 to review this application and plans. The regularly scheduled posted meeting had a quorum present at Gilford Town Hall.

Members reviewed the plans and application. There were many comments and questions raised. First the project seemed like there was a tremendous amount of fill in the lake. Is it needed for protection? Also looking at the plans the breakwater structure seems to bump out more from the shore than the 50 ft. breakwater setback limits allow. The commission also has no experience with the "hybrid" breakwater structure concept and therefore cannot comment.

Members voted to defer this proposed project to DES due to our unfamiliarity with the 'hybrid' structure and the breakwater further than 50 ft. from shore for the state to make the final decision. Motion passed unanimously.

Sincerely,

Carole Hall,  
Chairman Gilford Conservation Commission

cc: Edgewater Legacy, LLC; 300 SE 5<sup>th</sup> Avenue #4100; Boca Raton, FL 33432 (owner)  
Ian Aldcroft, Watermark Marine Construction, 1218 Union Avenue, Laconia, NH 03246, (agent)





# 0 foot Abutters List Report

Gilford, NH  
February 01, 2022

## Subject Property:

Parcel Number: 218-003-000  
CAMA Number: 218-003-000  
Property Address: 224 EDGEWATER DR

Mailing Address: EDGEWATER LEGACY LLC

## Abutters:

Parcel Number: 218-002-000  
CAMA Number: 218-002-000  
Property Address: 218 EDGEWATER DR

Mailing Address: 218 EDGEWATER DR REV TRUST  
COOPER, WILLIAM E TRUSTEE

Parcel Number: 218-004-000  
CAMA Number: 218-004-000  
Property Address: 230 EDGEWATER DR

Mailing Address: STILLWELL, KENNETH R JR

2021 2720 0000 1541 8609

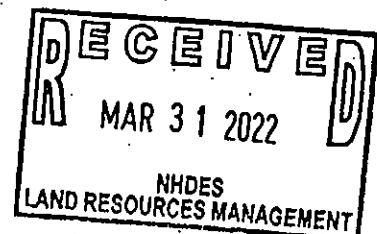
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28
Sent To Kenneth R. Stillwell Jr.	
Street and Apt.	
City, State, ZIP	
PS Form 3800, April 2015 PSN 7530-02-000-9047-9 See Reverse for Instructions	

Postmark Here  
MAR 28 2022

7020 0640 0001 9110 7030

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28
Sent To 218 Edgewater Drive Re. Trust Trustee: William E. Cooper	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9047-9 See Reverse for Instructions	

Postmark Here  
MAR 28 2022



# Lake Winnepesaukee

Full Lake Shoreline 504.32

50ft limit from Full Lake Shoreline 504.32

turbidity curtain (blue)

approximate toe-of-slope

proposed 33ft +/- rock breakwater with an attached 4ft x 30ft pier, a 4ft x 30ft pier and accessed from shore by a 6ft x 34ft main pier

Existing Rock Jetty Steamboat Landing No Work Proposed

20'-0" setback

proposed one ice protection cluster adjacent to landward-most pier

proposed two 14ft x 30ft seasonal canopies supported by two permanent piling supported boatlifts

50 ft

approximate 36" depth contour

501.32

504.32 full lake shoreline

148.54 ft +/- straight line frontage  
155.12 ft +/- shoreline frontage  
151.83 ft +/- average frontage

existing wooden access stairs and concrete landing to be repaired or replaced in-kind

existing U-shaped dock to be permanently removed

20'-0" setback

proposed two fender pilings

proposed two seasonal PWC lifts and a single seasonal boatlift

portion of neighbors dock

218 Edgewater Drive  
Revocable Trust P/L  
TM/L #218-002-000

Stillwell P/L  
TM/L #218-004-000

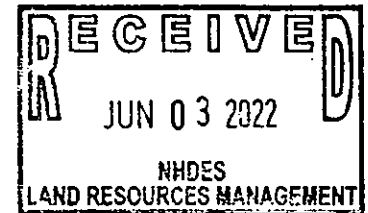
## Construction Seq. Breakwater Dock:


1. Mobilize equipment to site via lake,
2. Install turbidity curtain around surface waters project perimeter,
3. Remove existing U-shaped dockage and haul upland, offsite out of NHDES jurisdiction,
4. Haul rock in varying sizes to barge landing and transport to site on barge,
5. Chain-lay rock from barge for breakwater base,
6. Set in place 3 cantilevered poles to support 4ft x 27ft of dock,
7. Chain-lay rock and set rock breakwater slope to 1:1.5 and rock above water to 3ft in height & 3ft in width,
8. Drive 10 PT pilings for support of the 6ft x 34ft main dock pier and 4ft x 30ft finger pier,
9. Drive 2 PT pilings as tie off fender pilings adjacent to the northernmost boatslip,
10. Drive 8 PT pilings for support of 2 permanent boatlifts,
11. Frame and deck dockage,
12. Install tie posts and permanent boatlifts,
13. Remove turbidity curtain and siltation controls after site is stable.

This Site Meets The Criteria For Breakwater Construction Under Env-Wt 512

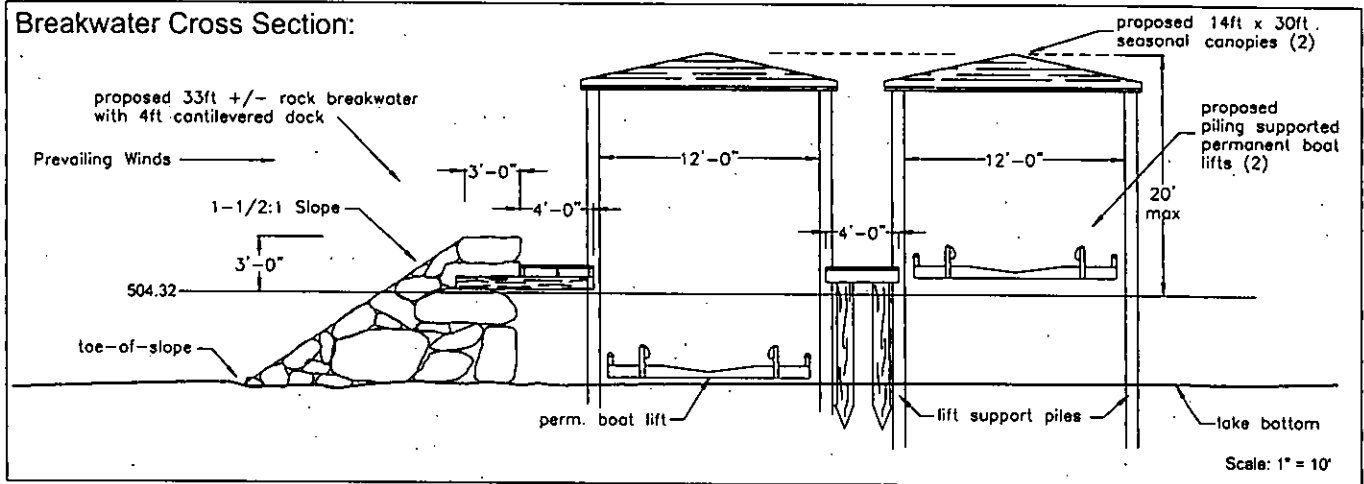
## Construction Materials List:

1. Natural rock of varying dimensions,
2. Pressure Treated (PT) pilings of varying dimensions,
3. Pressure Treated (PT) lumber of varying dimensions,
4. AZEK composite decking,
5. Galvanized hardware & fasteners.

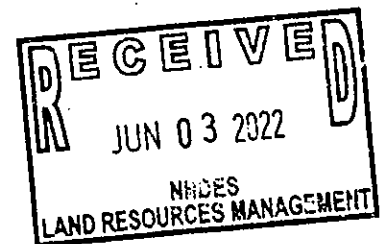
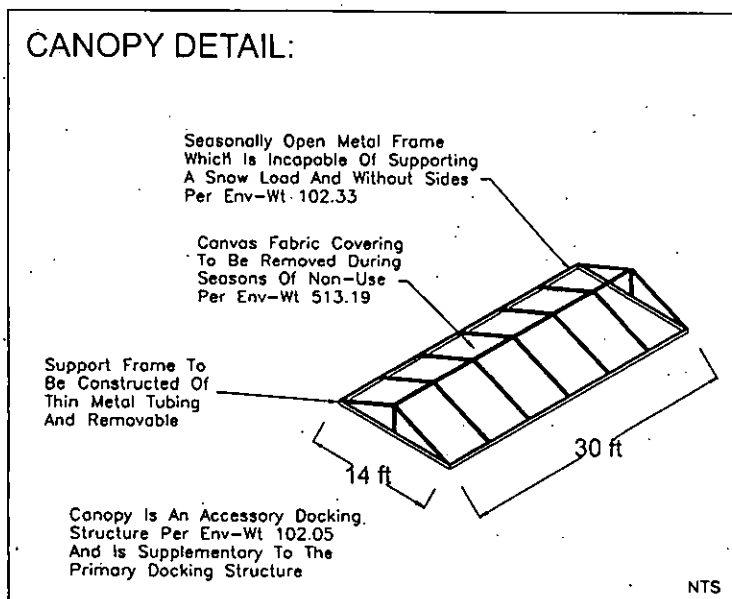


 <b>WATERMARK MARINE CONSTRUCTION</b>		<b>Watermark Marine Construction</b> 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Owner Name: Edgewater Legacy, LLC		Plan Title: Proposed Conditions	
Plan Scale: 1" = 20'		Project Town: Gilford, NH	
Plan Date: 02/03/2022		Revisions Date(s): 05/18/2022 05/25/2022	

# Breakwater Cross Section:



## CANOPY DETAIL:



<b>WATERMARK</b> MARINE CONSTRUCTION		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Owner Name: Edgewater Legacy, LLC		Plan Title: Proposed Cross Section	
Plan Scale: As Shown		Project Town: Gilford, NH	
Plan Date: 02/03/2022		Revisions Date(s): 05/18/2022 05/25/2022	