



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 Jares Real Estate Holdings, LLC's request to perform work on Lake Winnepesaukee in Wolfeboro as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-02211. This project will not have significant impact on, or adversely affect, the values of Lake Winnepesaukee. Comments submitted by the Wolfeboro Conservation Commission are included in the enclosed documents.

Dredge 16.6 cubic yards from 331 square feet of lake bed and impact 1,440 square feet of bank along 55 linear feet of shoreline to construct a 900 square foot "dug-in" 2-slip boathouse, install two 7 foot x 4 foot concrete pads with two 6 foot x 40 foot seasonal piers connected by a 6 foot x 12 foot walkway in "U" configuration and impact 15 linear feet of bank to construct a 330 square foot irregular shaped perched beach with 4 foot wide water access steps along an average of 434 feet of frontage along Lake Winnepesaukee in Wolfeboro.

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 October 7, 2021 by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on October 12, 2021.
2. This permit shall not be effective until it has been recorded in the Carroll 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. 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.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. 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.
6. The boathouse shall be a single-story structure, ridgeline not to exceed 20 feet in height (Elev. 524.32) above normal high water (Elev. 504.32).

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. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
8. The owner understands and accepts the risk that if this facility requires dredging to maintain a minimum slip depth of 3 feet more frequently than once every 6 years, or is shown to have an adverse impact on abutting frontages, it shall be subject to removal.
9. This facility is permitted with the condition that future maintenance dredging, if needed, shall not be permitted more frequently than once every 6 years, and that a new permit shall be required for each dredge activity.
10. The permittee/permittee's contractor shall revegetate the disturbed area with trees, shrubs and ground covers representing the density and species diversity of the existing stand of vegetation removed for this project, exclusive of any invasive or nuisance species.
11. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
12. 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.
13. 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).
14. 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.
15. 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.
16. 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.
17. 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.
18. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
19. All dredged and excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.

20. 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.
21. 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.

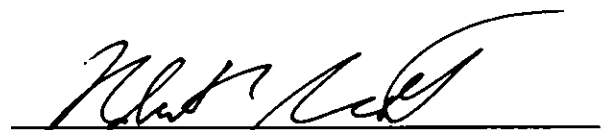
EXPLANATION

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 513.24(c), construction of a major docking system providing 5 boatslips.
2. The applicant has an average of 434 feet of frontage along Lake Winnepesaukee.
3. A maximum of 6 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 6 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 comments related to the project were received from the abutters to the project.
7. The Wolfeboro Conservation Commission commented that the Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on Lake Winnepesaukee, but the Commission also waived their right to intervene in the project review.
8. The Commission also submitted comments that any lighting associated with the proposal shall follow Wolfeboro's Sky Ordinance (zoning ordinance 173-53). These provisions are a local ordinance and not within the regulatory authority of the Department under RSA 482-A or Env-Wt 100-1000.
9. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900 were requested or approved under this permit action.

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

We respectfully request your approval of this item.



Robert R. Scott
Commissioner



**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: JARES REAL ESTATE HOLDINGS TOWN NAME: Wolfeboro

			File No: <u>2021-62211</u>
			Check No: <u>1217</u>
			Amount: <u>75,958.80</u>
			Initials: <u>BH</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 (WPPT), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as: priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): <input type="text"/> NHB Project ID #: <u>21-0898</u> 	<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"> Name of Local River Management Advisory Committee (LAC): <input type="text"/> A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> 	

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <u> </u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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For stream crossing projects, provide watershed size (see WPPT or Stream Stats):

SECTION 2: PROJECT DESCRIPTION (Env. Wt 311:04(i))

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below:

Construct a 900 sq ft Dug-In boathouse, dredge for navigable access to the boathouse, install a "U" shaped 6x40 seasonal crank-up dock with two concrete anchor pads on shore, construct a 330 sq ft perched beach with 4 ft wide access steps to the water, and relocate 60 sq ft boulders for safe swimmer access. The docking structures will provide for a total of 5 boat slips on 433 ft average frontage. There are no existing docking structures at this site. See Shoreland Permit Application for upland details.

SECTION 3: PROJECT LOCATION

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

ADDRESS: Springfield Point Road

TOWN/CITY: Wolfboro

TAX MAP/BLOCK/LOT/UNIT: 266-004-002

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Winnipisaukee
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):
43.559243° North
71.194462° 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: <u>OWNER IS APPLICANT</u>			
MAILING ADDRESS: _____			
TOWN/CITY: _____		STATE: _____	ZIP CODE: _____
EMAIL ADDRESS: _____			
FAX: _____		PHONE: _____	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))			
<input checked="" type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: <u>Goodwin, Paul W.</u>			
COMPANY NAME: <u>Watermark Marine Const.</u>			
MAILING ADDRESS: <u>1218 Union Avenue</u>			
TOWN/CITY: <u>Laconia</u>		STATE: <u>NH</u>	ZIP CODE: <u>03246</u>
EMAIL ADDRESS: <u>pwg@watermarkmarine.com</u>			
FAX: <u>603-524-8100</u>		PHONE: <u>603-293-4000</u>	
ELECTRONIC COMMUNICATION: By initialing here <u>PWG</u> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME: <u>Jares Real Estate Holdings, LLC (Adam Loren, Managing Member)</u>			
MAILING ADDRESS: _____			
TOWN/CITY: _____		STATE: _____	ZIP CODE: _____
EMAIL ADDRESS: _____			
FAX: <u>N/A</u>		PHONE: <u>N/A</u>	
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):

There are no project specific criteria listed for the proposed structures; however, this project meets approval standards for dug-in boathouses, perched beaches and dockage under both Env-Wt and Env-Wq rules.

Water Access Structures:

Average Frontage: 433 ft +/-

Allowed Accessory Structures: 3,247.5 sq ft

Allowed Water Access Structures: 1,623.8 sq ft

Proposed W.A.S.: 330 sq ft

W.A.S. Width Allowed: 50 lin. ft

W.A.S. Width Proposed: 15 ft

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 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"/>	391		<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>	552		<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	1286	52	<input type="checkbox"/>	250+1440		<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"/>
TOTAL							

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):	697+1440 SF	× \$0.40 =	\$ <u>854.80</u>
Seasonal docking structure:	552 SF	× \$2.00 =	\$ <u>1104.00</u>
Permanent docking structure:	900 SF	× \$4.00 =	\$ <u>3600.00</u>

Projects proposing shoreline structures (including docks) add \$400 =	\$ 400.00
Total =	\$ 5958.80
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater =	
	\$ 5958.80

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

Minimum Impact Project
 Minor Project
 Major Project

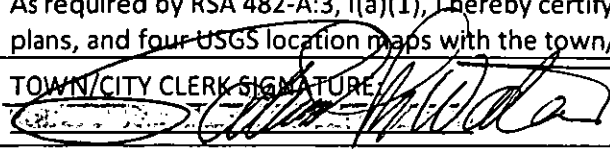
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: ASL	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: ASL	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: ASL	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: ASL	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Adam Loren, Managing Member	DATE: 6/25/2021
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Paul Goodwin - Watermark Marine	DATE: 6/28/21

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: PATRICIA M. WATERHOUSE
TOWN/CITY: <u>WOLFEBORO</u>	DATE: <u>7/1/2021</u>

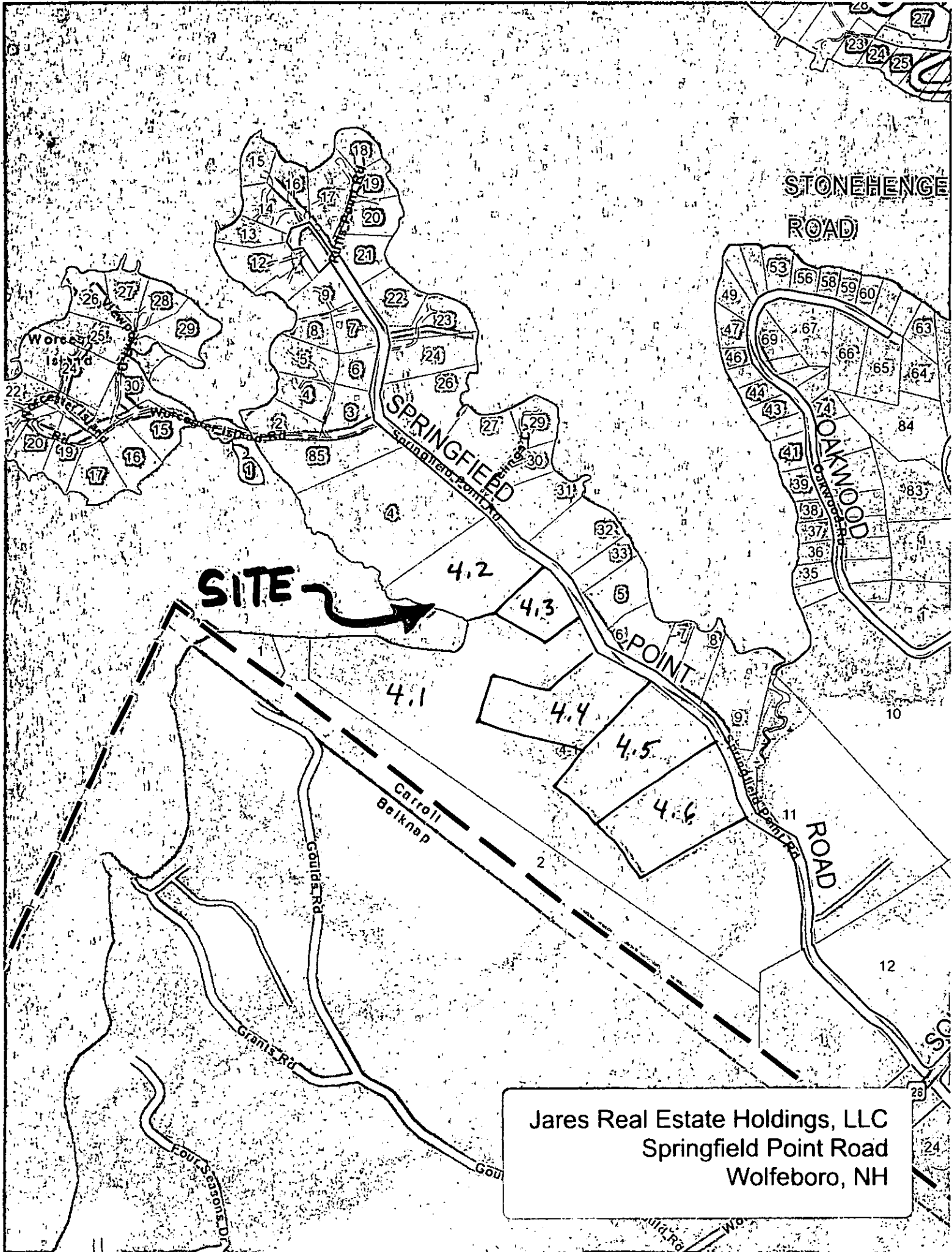
DIRECTIONS FOR TOWN/CITY CLERK:

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

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

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



STONEHENGE
ROAD

SPRINGFIELD
RD

OAKWOOD
ROAD

SITE

POINT

ROAD

Jares Real Estate Holdings, LLC
Springfield Point Road
Wolfeboro, NH

Carroll
Belknap

Goulds Rd

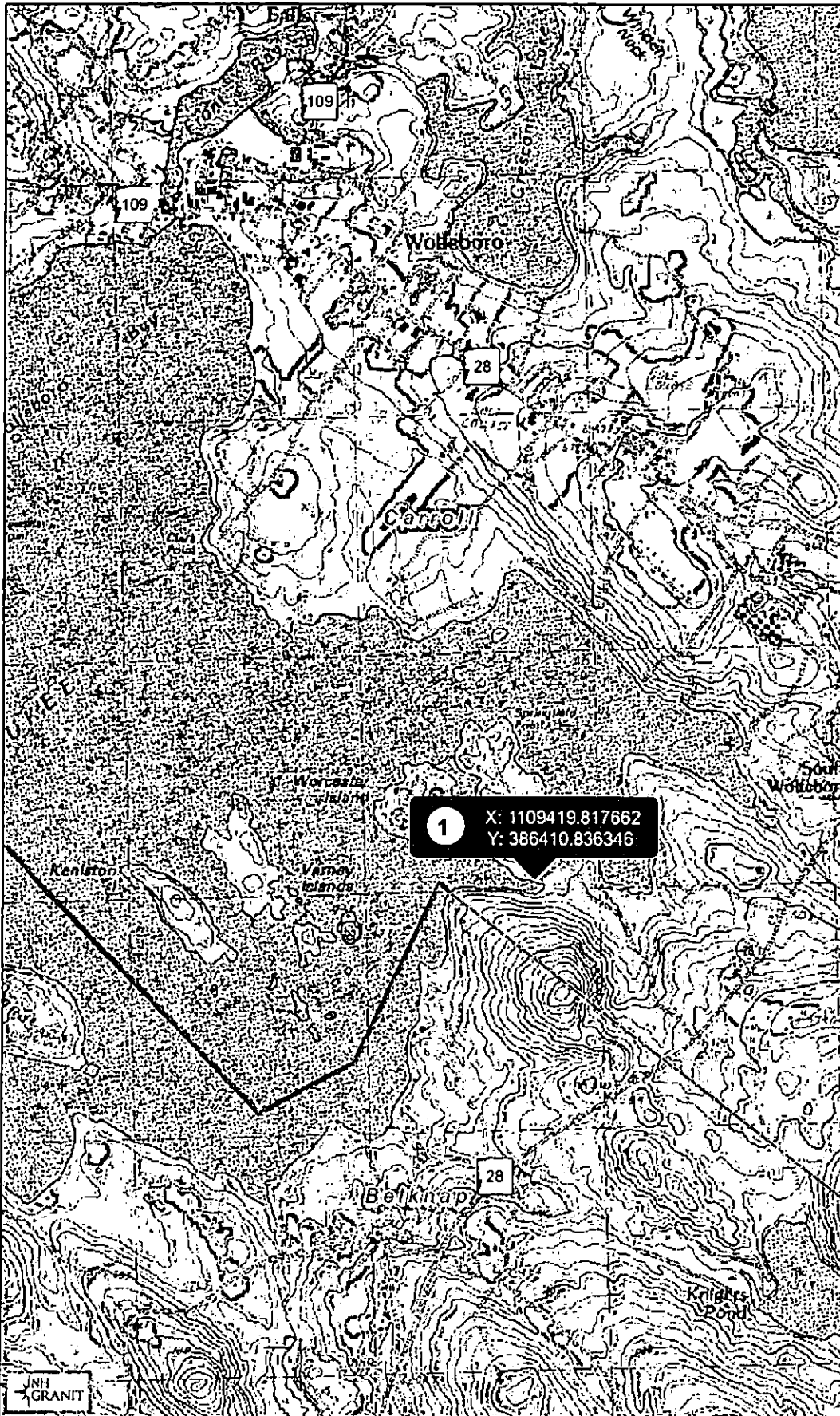
Grants Rd

Four Seasons Dr

Gou

Wol

JARES REAL ESTATE HOLDINGS, LLC



Legend

- State
- County
- City/Town

Map Scale

1: 24,000

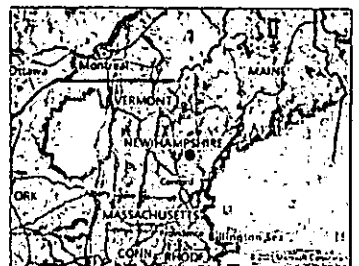
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Map Generated: 3/16/2021



Notes

Springfield Point Road - Wolfeboro, NH



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Jares Real Estate Holdings, LLC
7 Page Road
Lincoln, MA 01733

From: NH Natural Heritage Bureau

Date: 3/16/2021 (This letter is valid through 3/16/2022)

Re: Review by NH Natural Heritage Bureau of request dated 3/16/2021

Permit Type: Wetland Standard Dredge & Fill - Major

NHB ID: NHB21-0898

Applicant: Jares Real Estate Holdings, LLC

Location: Wolfeboro
Tax Map: 266, Tax Lot: 004-002
Address: Springfield Point Road

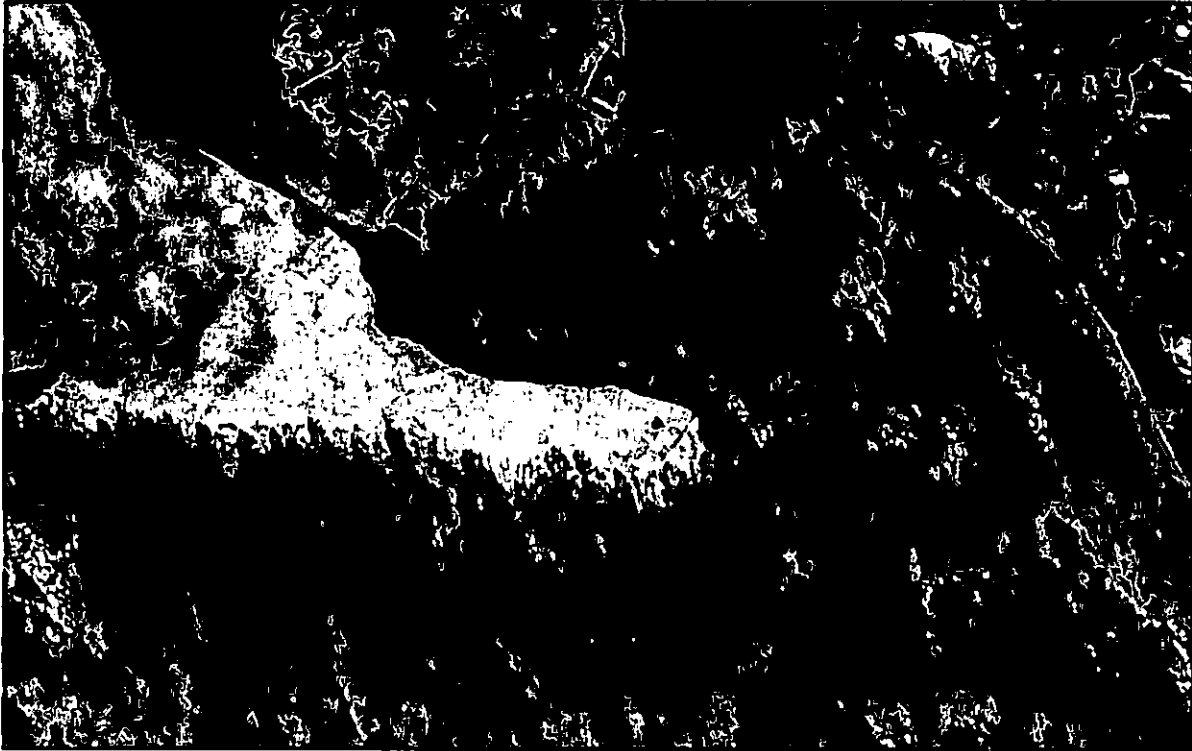
Proj. Description: Construct a 900 sq ft Dug-In boathouse, dredge for navigable access to the boathouse, install a "U" shaped 6x40 seasonal crank-up dock with two concrete anchor pads on shore, construct a 330 sq ft perched beach with 4 ft wide access steps to the water, relocate 60 sq ft boulders for safe swimmer access, and reconstruct an existing wooden "ramp" for small boats and winter access to the ice. The docking structures will provide for 5 boat slips on 433 ft average frontage. There are no existing docking structures at this site. See Shoreland Permit Application for upland details.

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.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-0898



2021-2211



Town of
Wolfeboro

Conservation Commission

July 25, 2021

NH Department of Environmental Services
Wetlands Bureau
PO Box 95
Concord, NH 03302

Re: Jares Real Estate Holdings
Standard Dredge & Fill
Tax Map #266-4-2

Dear Sir / Madam;

We have received and reviewed the Standard Dredge and Fill application submitted for the above applicant to to construct a 900 SF dug-in boathouse, dredge for navigable access to the boathouse, install a U-shaped 6'x40' seasonal crank-up dock with two concrete anchor pads on the shore, construct a 330 SF perched beach with 4' wide access steps to the water, and relocate 60 SF of boulders for safe swimmer access.

Referencing the Jares Real Estate Holdings Standard Dredge & Fill application, Tax Map #266-4-2, the Wolfeboro Conservation Commission appreciates the proposed use of a seasonal dock. However, the Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on the lake, but understand they are legal structures on Lake Winnepesaukee and waive our right to intervene. The Commission members cited anecdotal evidence of both negative impacts in the form of cyanobacteria blooms occurring within a local dug-in boathouse but nowhere else in the bay, and also evidence of positive impacts in the form of greater numbers of aquatic species (fish) being found inside the boathouses. We request that if there is any lighting associated with this proposal, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53):

"Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

Should you have any questions concerning this application and/or the Wolfeboro Conservation Commission's response to such, please feel free to contact me.

Yours truly,
Lenore Clark
Chair

ABUTTER LIST:

266-004-002: Jares Real Estate Holdings, LLC SITE

266-004-001: Other Land of Jares Real Estate Holdings, LLC

266-004-003: Other Land of Jares Real Estate Holdings, LLC

266-004-000: Liberty Trust of Florida

Jares Real Estate Holdings, LLC
TM/Lot: 266-004-002
Wolfeboro, NH

Lake Winnepesaukee

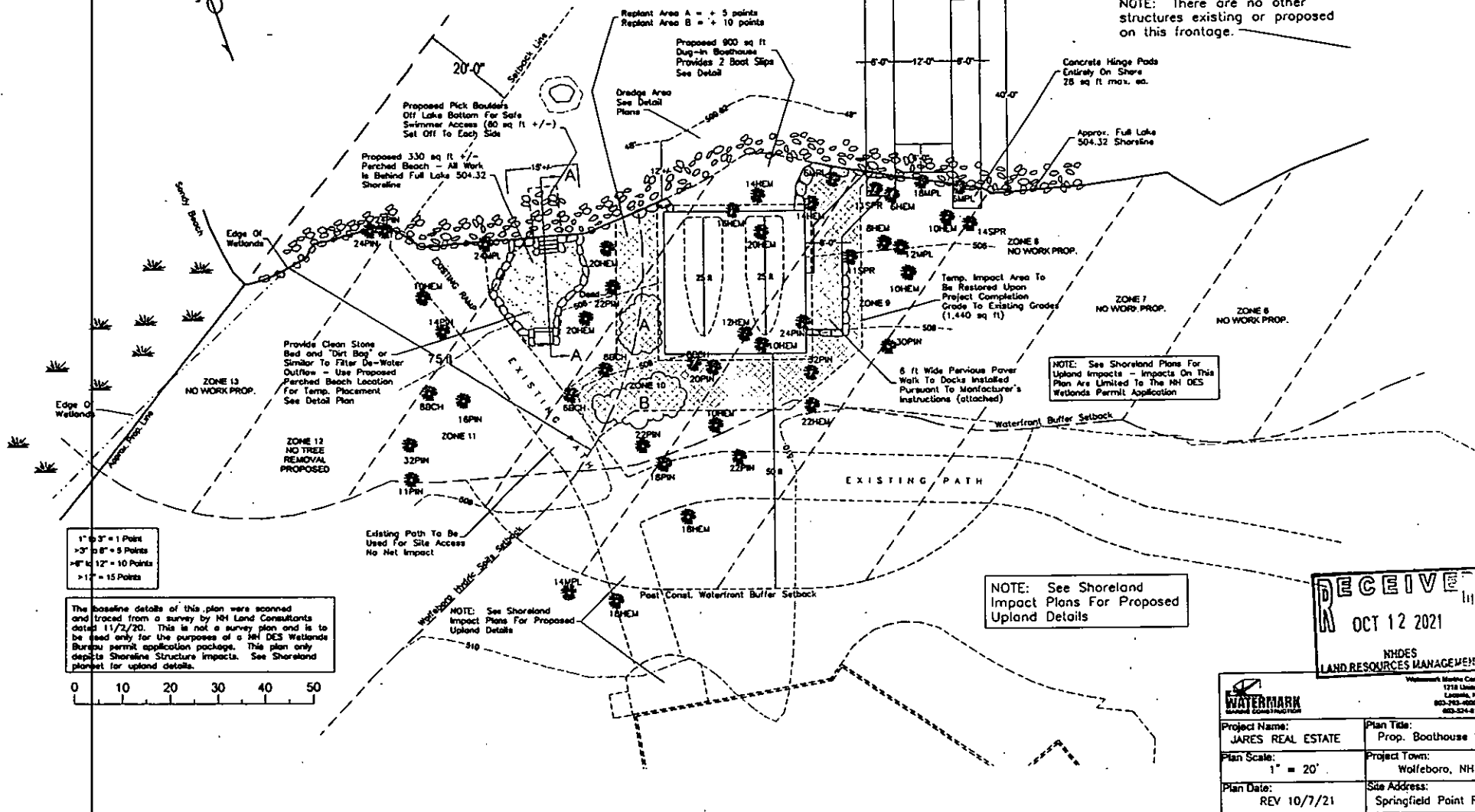
Full Lake Shoreline 504.32

411.31 ft Straight Line Frontage
456 ft +/- Shoreline Frontage
433.7 ft +/- Average Frontage

Proposed "U" Shaped Seasonal Crank-Up Dockage Provides 3 Boat Slips (532 sq ft)

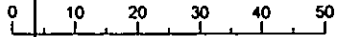
This Site Supports 6 Boatslips On 433 ft Average Frontage Under Env-WR 513.12

NOTE: There are no other structures existing or proposed on this frontage.



1" = 20' = 1 Point
>3" = 8' = 5 Points
>4" = 12' = 10 Points
>12" = 15 Points

The baseline details of this plan were scanned and traced from a survey by RM Land Consultants dated 11/7/20. This is not a survey plan and is to be used only for the purposes of a NH DES Wetlands Bureau permit application package. This plan only depicts Shoreline Structure impacts. See Shoreland plan for upland details.

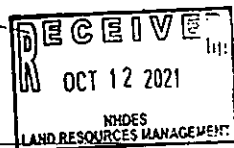


Existing Path To Be Used For Site Access No Net Impact

NOTE: See Shoreland Impact Plans For Proposed Upland Details

NOTE: See Shoreland Impact Plans For Proposed Upland Details

NOTE: See Shoreland Plans For Upland Impacts - Impacts On This Plan Are Limited To The NH DES Wetlands Permit Application



Project Name: JARES REAL ESTATE	Plan Title: Prop. Boat House Site
Plan Scale: 1" = 20'	Project Town: Wolfboro, NH
Plan Date: REV 10/7/21	Site Address: Springfield Point Road

Plot at 17" x 11" "Landscape"

The Proposed Boathouse Will Be A Single Story Structure And Provide Year-Round Storage For Two Boats And Related Accessories

Proposed "U" Crank Up Seasonal Dockage See Site Plan

Temp. Sheet Steel Cofferdam (or sim.)

Dredge Approach Area 331 sq ft +/- (16.6 cu yds) To 4 ft Depth

Turbidity Curtain Surrounds Project

Excavate Bank For Access 250 sq ft +/- (71.1 cu yds) To 4 ft Depth

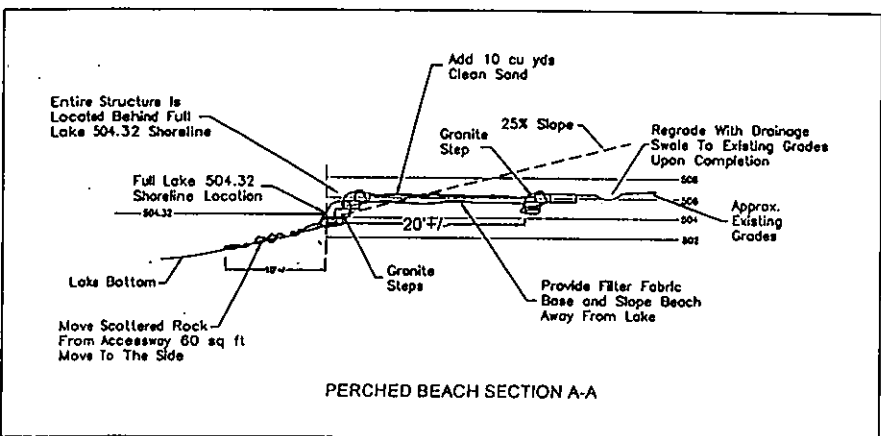
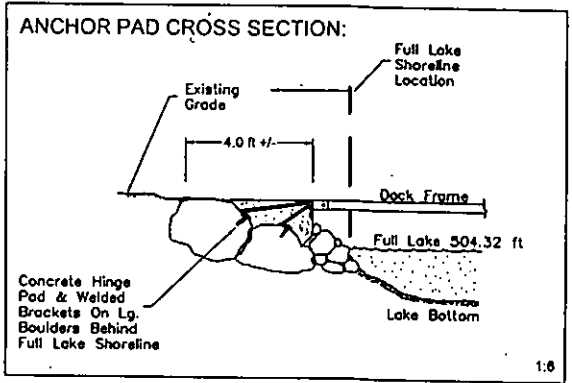
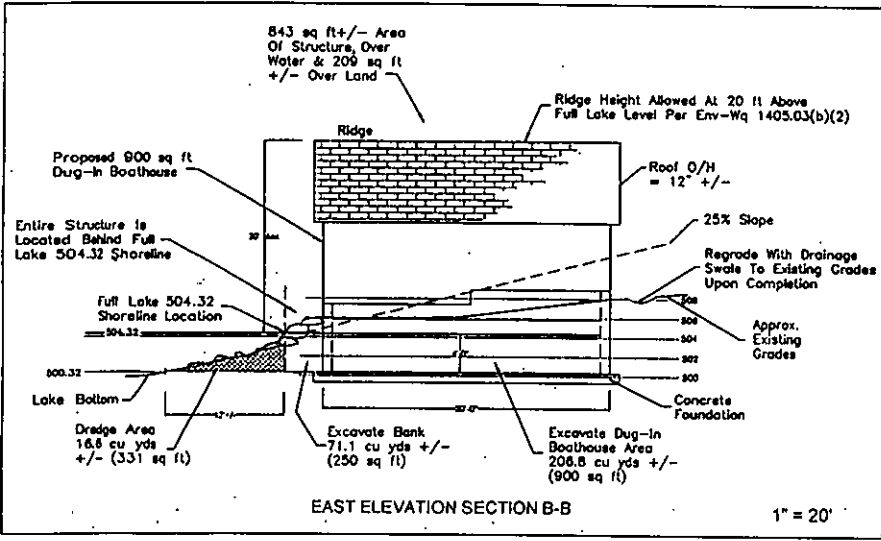
Proposed 900 sq ft Dug-In Boathouse Provides 2 Boat Slips


Provide Clean Stone Bed and "Dirt Bag" or Similar To Filter De-Water Outflow - Use Proposed Perched Beach Location For Temp. Placement See Site Plan

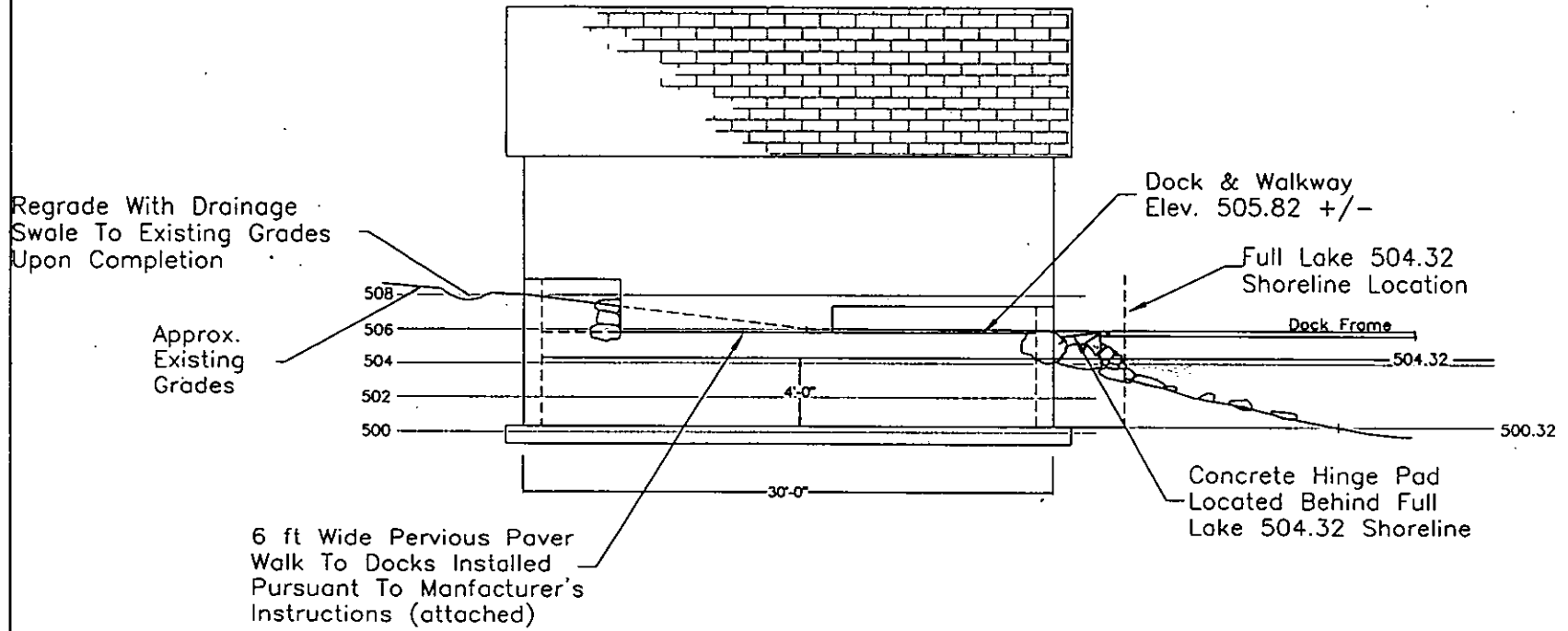
Wolfeboro 75 ft Hydric Soils Setback

209 sq ft +/- Impervious Area Over Land


NOTE: All spoils to be hauled upland, out of NHDES jurisdiction.



		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Project Name: JARES BOATHOUSE		Plan Title: Boathouse Detail	
Plan Scale: 1" = 20'		Project Town: Wolfeboro, NH	
Plan Date: 10/7/21		Site Address: Springfield Point Road	



WEST ELEVATION SECTION

		Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Project Name: JARES BOATHOUSE		Plan Title: West Elevation Section	
Plan Scale: 1" = 10'		Project Town: Wolfeboro, NH	
Plan Date: 10/7/21		Site Address: Springfield Point Road	

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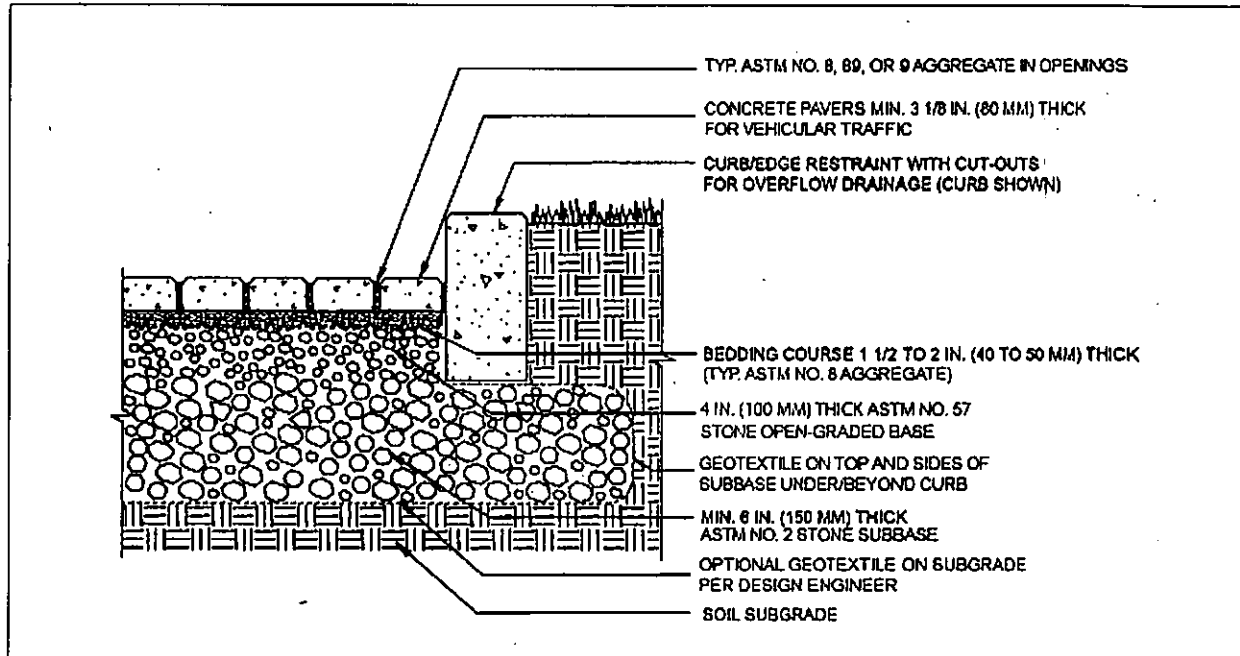
JARES R.E. TREE SCORES:

3/9/2021

REV 10/7/21

Zone 9	Existing Score	Post Const. Score	Zone 10	Existing Score	Post Const. Score	Zone 11	Existing Score	Post Const. Score
18MPL	15	15	14HEM	15	X	20HEM	15	15
6MPL	5	X	6MPL	5	X	22PIN	Dead	Dead
11SPR	10	X	16HEM	15	X	20HEM	15	15
6HEM	5	X	14HEM	15	X	8BCH	10	10
10HEM	10	10	20HEM	15	X	16PIN	10	10
8HEM	10	10	12HEM	10	X	8BCH	10	10
12MPL	10	10	8BCH	10	10	32PIN	15	15
11SPR	10	X	8BCH	10	X	11PIN	10	10
10HEM	10	10	20PIN	15	X			
10HEM	10	X	6BCH	5	X			
24PIN	15	X	22PIN	15	15			
32PIN	15	X						
10HEM	10	10						
18PIN	n/a	15						
22HEM	n/a	15						
22PIN	n/a	15						
18HEM	n/a	15						
Tree Score	135	125	130	25		85	85	
Pre Const. Grid Size (sq ft)	1,481		1,537			1,987		
Post Const. Grid Size (sq ft)		2,580			2,441			1,754
Grid Size (%)	100%	174%	100%	159%		100%	88%	
Points Required	25	44	25	40		25	23	
Replant Points Required (neg. number = no replant)		-81 No Replant		15 Points To Plant			-62 No Replant	

PERVIOUS SURFACE DETAIL



Full exfiltration cross section allows for storage and infiltration.

CAMBRIDGE PAVINGSTONES® (or sim.) Permeable Interlocking Concrete Pavement System.

Pervious surfaces indicated on plans shall be installed pursuant to the manufacturer's recommendations as noted above. Pervious surfaces shall be maintained in perpetuity for continued infiltration.