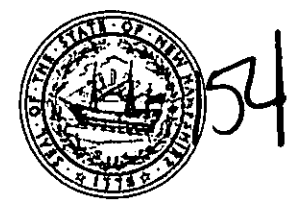


sdm



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

June 13, 2022

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

REQUESTED ACTION

Approve Monadnock, LLC's request to perform the following work on Thorndike Pond in Jaffrey pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2021-02863, and in accordance with RSA 482-A:3. No comments were submitted by the Jaffrey Conservation Commission regarding the project as proposed.

Install a 6 foot x 36 foot seasonal pier and a 6 foot x 34 foot pier with a 6 foot x 20 foot "T" section all accessed by a 6 foot wide walkway on an average of 518 feet of frontage along Thorndike Pond in Jaffrey.

NHDES imposed the following conditions as part of this approval:

1. All work shall be conducted in accordance with the revised plans by Aspen Environmental Consultants, LLC: revision date November 23, 2021. as received by the NH Department of Environmental Services (NHDES) on January 12, 2022 as required per Rule Env-Wt 307.16.
2. This permit shall not be effective until it has been recorded in the Cheshire 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.
3. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
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. 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. No portion of the docking structures shall extend more than 40 feet from the shoreline at full lake elevation (Elev.1159) pursuant to Env-Wt 513.22, (a).
7. All seasonal structures shall be removed for the non-boating season as required per Env-Wt 513.22.
8. The use of these structures shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
9. The seasonal docks 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).

EXPLANATION

NHDES approved this project on May 15, 2022. NHDES supported its decision with the following findings:

1. This project is classified as a major impact project per Rule Env-Wt 513.24, (c) (1), construction of docking structures providing 5 slips.
2. The property has an average of 518 feet of frontage along Thorndike Pond in Jaffrey.
3. A maximum of 7 slips could be permitted on 518 feet of frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facilities will provide 5 slips on the frontage as defined per RSA 482-A:2, VIII, (b) and thus meet Rule Env-Wt 513.12.
5. The NHDES has not received an objection to the project from the Jaffrey Conservation Commission,
6. On September 27, 2021, the NHDES received correspondence from an Abutter to the proposed project objecting the proposed seasonal docks.
7. The Abutter objected to the piers having a length greater than the 30 foot standard pier length established in Rule Env-Wt 513.11, (a), (2).
8. Rule Env-Wt 513.08, Information Required for Requests for Waivers to Size Requirements, (b) and (d) allow for an applicant to construct a dock longer than the standard dimensions established in Rule Env-Wt 513.11 (a) when an applicant provides information demonstrating that the property requires a greater length due to insufficient water depth or that clustering or merging the docking structures in one location would result in less environmental impact to the shoreline and water body than would standard dimensions and installation.
9. The Applicant has provided water depth data supporting the need for the addition pier length to provide the requested slips and the use of the additional length and "T" configuration allow the clustering of a third slip onto one of the structures in a way that reduces impacts to the shoreline as required to meet the provision of Rule Env-Wt 513.08 allowing the length greater than 30 feet.
10. The Abutter also provided evidence that there is a deed restriction on the subject property limiting the size, location and number of docking structures that could be placed on the frontage.
11. On November 16, 2021, the NHDES issued a Request for More Information letter to the Applicant requesting that they address the Abutter's claim that a deed restriction on the property limited the size, location and number of docking structures that could be placed on the frontage.
12. On January 12, 2022, NHDES received a response to the Request for More Information letter from the Applicant explaining that any deed restriction on the property was a civil matter beyond the regulatory authority of NHDES.
13. The Department finds that because the project is not of significant public interest and will not significantly impair the resources of Thorndike Pond a public hearing under RSA 482-A:8 is not required.
14. There were no records of threatened or endangered species received from the Natural Heritage Bureau,
15. 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 - 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.

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

NHDES Wetlands Bureau permit #2021-02863 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.

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: **Monadnock, LLC**

TOWN NAME: **Jaffrey**

			File No: 2021-02863
			Check No: 2655-8107
			Amount: 1,580.00
			Initials: BJ

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) Data Check 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
• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Protected species or habitat? o If yes, species or habitat name(s): <input type="text"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
o NHB Project ID #: <input type="text"/>	<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
• 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"/>	

For dredging projects, is the subject property contaminated? Yes No
 • If yes, list contaminant:

Is there potential to impact impaired waters, class A waters, or outstanding resource waters? Yes No

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

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

Proposed work will include installation of a 6'x36' seasonal dock and a 6'x40'x22' t-shaped seasonal dock. The proposed docks will provide 5 boat slips (out of the 7 possible based on frontage) and have a total area of 590 sf.

SECTION 3 - PROJECT LOCATION
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 463 Thorndike Pond Rd

TOWN/CITY: Jaffrey

TAX MAP/BLOCK/LOT/UNIT: Map 234 / Lot 15

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): ° North
 ° 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: **Monadnock LLC**

MAILING ADDRESS: **0/O Foster Dykema & Cabot Partners // Attn: Patricia Stanton // 1075 Main St // 1075 Main St**

TOWN/CITY: **Waltham** STATE: **MA** ZIP CODE: **02451**

EMAIL ADDRESS: **[REDACTED]**

FAX: **[REDACTED]** PHONE: **[REDACTED]**

ELECTRONIC COMMUNICATION: By initialing here: **[REDACTED]**, 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

LAST NAME, FIRST NAME, M.I.: **Wechsler, Aaron**

COMPANY NAME: **Aspen Environmental Consultants, LLC**

MAILING ADDRESS: **893 Valley Rd**

TOWN/CITY: **Washington** STATE: **NH** ZIP CODE: **03280**

EMAIL ADDRESS: **aaron@aec-nh.com**

FAX: **[REDACTED]** PHONE: **603-848-5606**

ELECTRONIC COMMUNICATION: By initialing here **AW**, 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: **[REDACTED]**

MAILING ADDRESS: **[REDACTED]**

TOWN/CITY: **[REDACTED]** STATE: **[REDACTED]** ZIP CODE: **[REDACTED]**

EMAIL ADDRESS: **[REDACTED]**

FAX: **[REDACTED]** PHONE: **[REDACTED]**

ELECTRONIC COMMUNICATION: By initialing here **[REDACTED]**, 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 docking structures will not impact the ability of abutters to use and enjoy their properties or the public right to navigation, passage, and use of the resource for commerce and recreation. The closest boundary line (extension of the boundary line over the pond) is 95' from the t-shaped dock.

The proposed docks have been designed, located, and configured to avoid impacts to water quality, vegetation, wildlife and habitat.

The docks will not adversely affect shoreline stability.

The proposed construction of the seasonal docks is the least intrusive upon the public trust, while providing safe docking along the owners frontage.

The proposed docks are longer than the standard 30 feet due to the gradual slope of the lake bed along this frontage. The proposed dock lengths extend far enough to obtain the necessary depth for the proposed number of boat slips. Profiles of the lake bed at the proposed dock locations have been provided to show the need for longer structures.

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)(4)(d))

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						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface Water	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond						
	Docking - Lake / Pond	590					
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ						
	Docking - Tidal Water						
TOTAL		590					

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


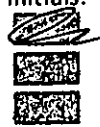


<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): [] SF × \$0.40 = \$ []
Seasonal docking structure: 590 SF × \$2.00 = \$ 1180
Permanent docking structure: [] SF × \$4.00 = \$ []
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 1580
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1580

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


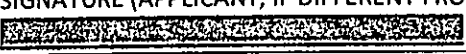



Minimum Impact Project
 Minor Project
 Major Project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311-1.1)

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"> • 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: 	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.

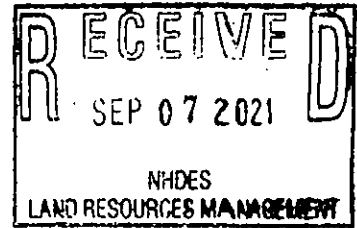
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311-04(d); Env-Wt 311-11)

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Aaron Wechsler (agent)	DATE: 9/2/21
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Aaron Wechsler	DATE: 9/2/21

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: Kelly Rollins
TOWN/CITY: Jeffrey	DATE: Sept. 3, 2021



NOTICE OF AGENCY

I, Patricia Stanton having signing authority for Monadnock, LLC, 101 Arch Street, 18th FL, Boston, MA 02110, nominate and appoint Aaron Wechsler, Owner of Aspen Environmental Consultants, LLC, as our true and lawful agent to represent our interests in the following project: Environmental & Land Use Permitting for Map 234 Lot 15 in Jaffrey NH, including representation before the New Hampshire Department of Environmental Services and Jaffrey Conservation Commission, Planning Board, & Zoning Board.

This *Notice of Agency* also confirms that Aaron Wechsler of Aspen Environmental Consultants, LLC, is lawfully and duly authorized to sign on our behalf any and all applications, permits, or other documents related to permitting for the above project.

This *Notice of Agency* may be revoked at any time, orally or in writing, with notice to any interested party.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patricia Stanton", written over a horizontal line.

Signature (Patricia Stanton)

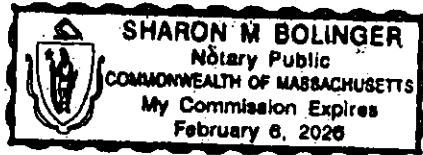
Date: 12/10/19

Massachusetts
State of New Hampshire

County of Suffolk

Signed or attested before me on December 10, 2014 (date)

by Patricia Stanton (name(s) of person(s)).



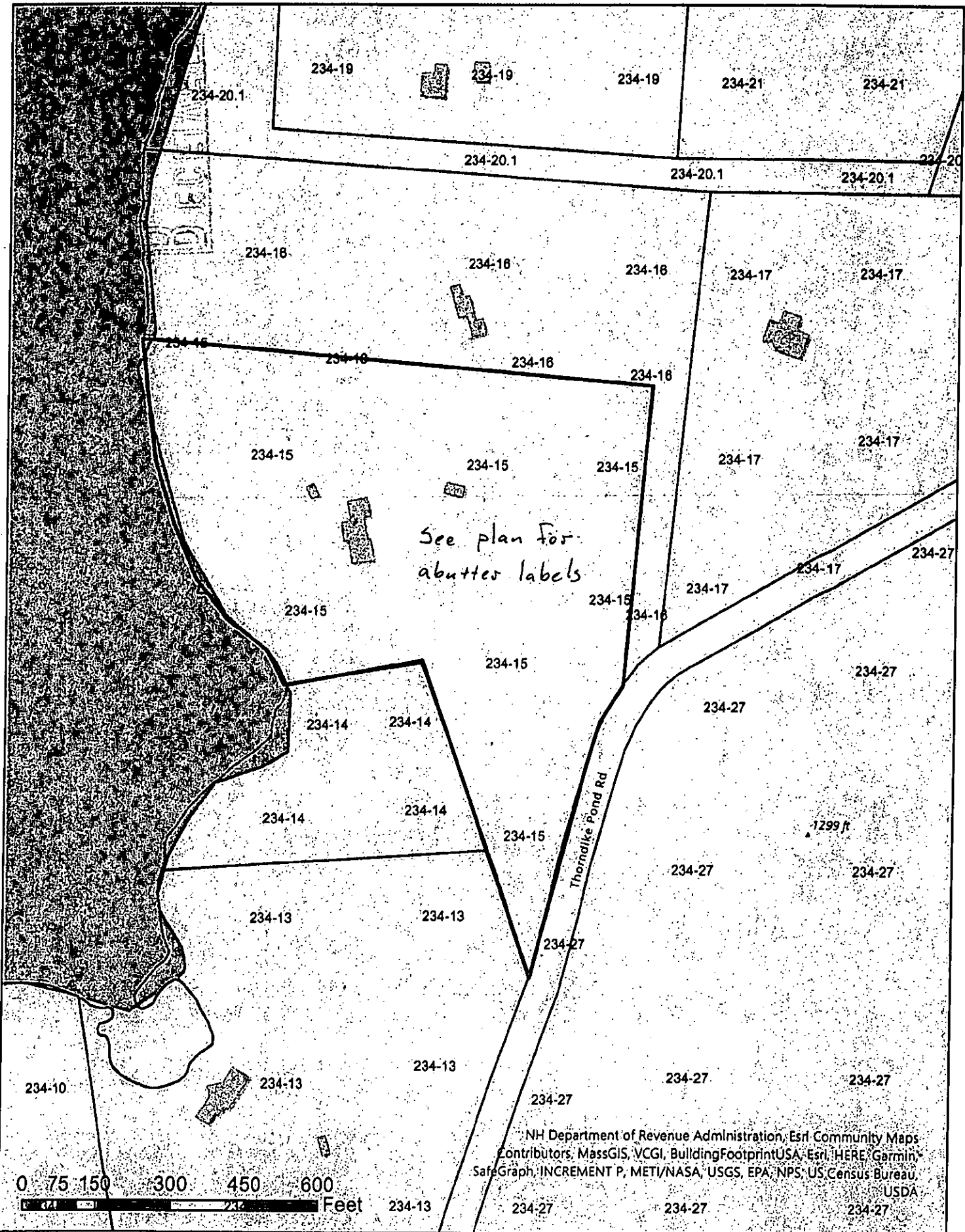
Sharon M Bolinger
(Signature of notarial officer)

Notary Public
Title (and Rank)

My commission expires February 6, 2016

(Seal)





See plan for
abutter labels

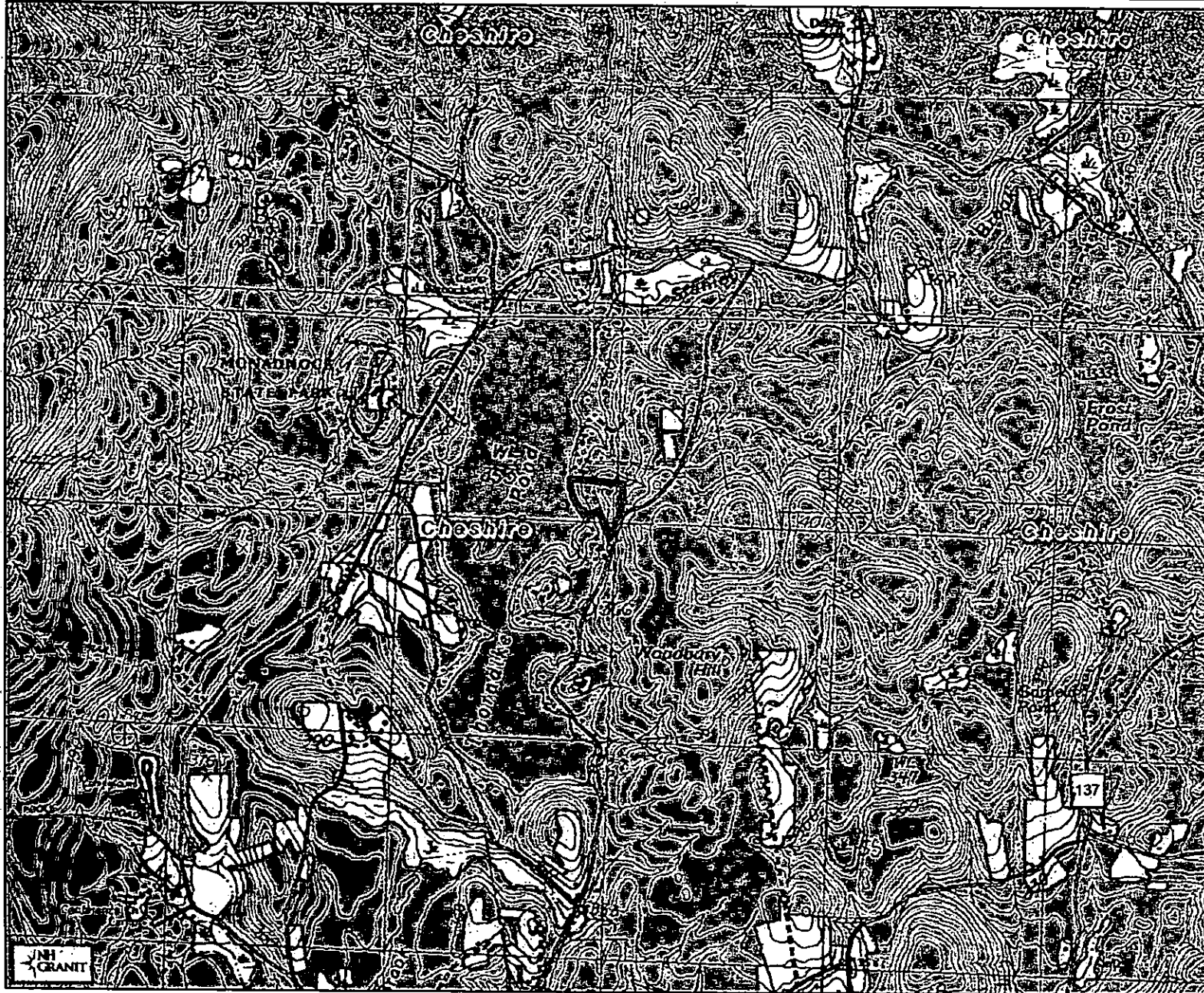
Thorndike Pond Rd

1299 ft

0 75 150 300 450 600 Feet

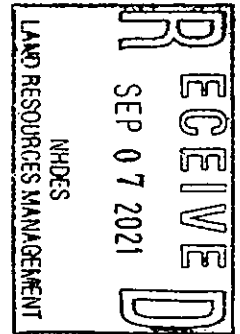
NH Department of Revenue Administration; Esri Community Maps
Contributors: MassGIS, VCGI, BuildingFootprintUSA, Esri, HERE, Garmin,
SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA

Map by NH GRANIT



Legend

- State
- County
- City/Town

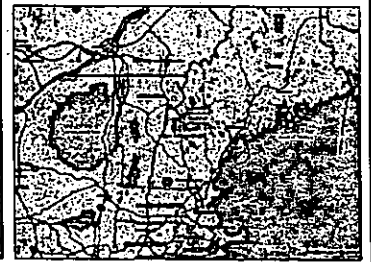


Map Scale
1: 24,000



© NH GRANIT, www.granit.unh.edu
Map Generated: 3/7/2021

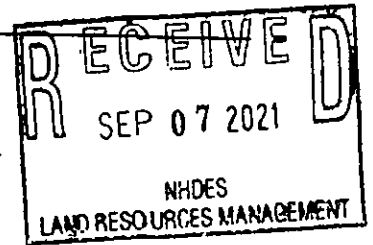
Notes



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Aaron Wechsler, Aspen Environmental Consultants LLC
893 Valley Rd

Washington, NH 03280



From: NH Natural Heritage Bureau

Date: 3/22/2021 (valid until 3/22/2022)

Re: Review by NH Natural Heritage Bureau of request submitted 3/7/2021

Permits: NHDES - Shoreland Standard Permit, NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB21-0789

Applicant: Monadnock, LLC

Location: Jaffrey
463 Thorndike Pond Rd

Project

Description: Replacing a shed, removing a dug well & well-house, clearing some areas, regrading an area for rec. use with 2 retaining walls, remove rebar from a shallow rock or relocate it to deeper water, relocate piled boulders from old dock to deeper water for swimming safety and boat navigation to new seasonal dock, and constructing; 2 patios, a perched beach, walkways, and 2 seasonal docks.

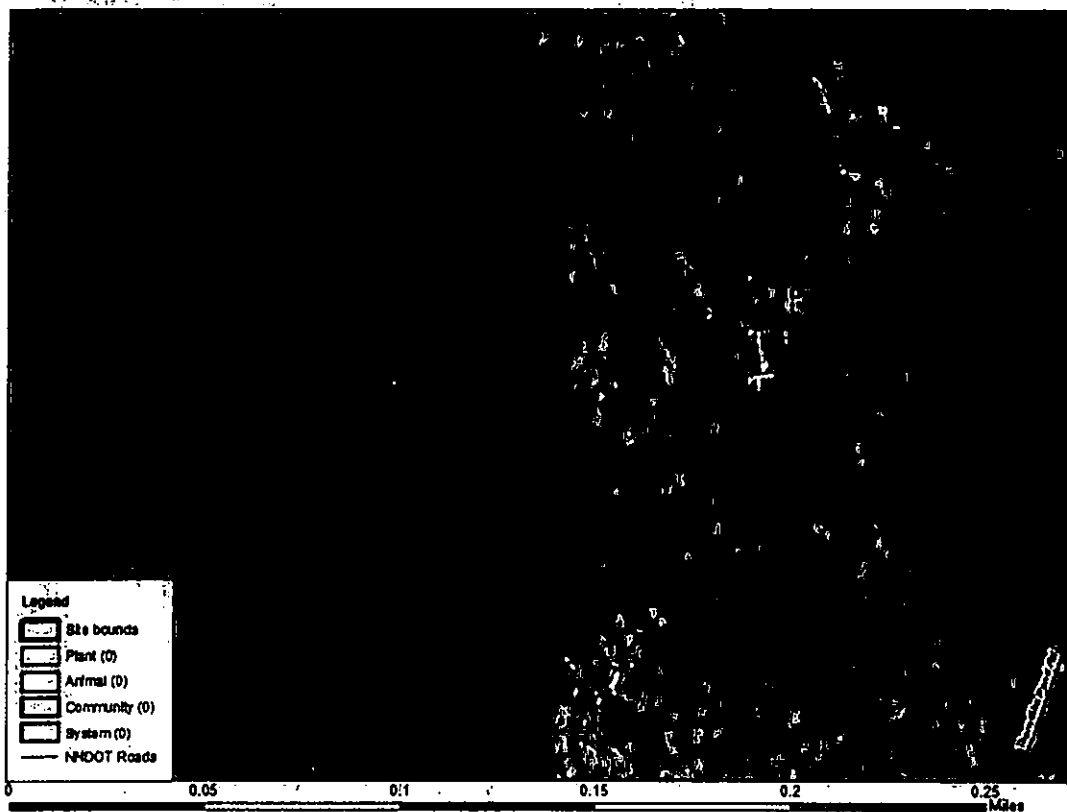
The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered 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 3/7/2021 1:54:18 PM, and cannot be used for any other project.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-0789

NHB21-0789





ASPEN

ENVIRONMENTAL CONSULTANTS LLC

ABUTTER LIST

RE:

Monadnock, LLC - Shoreland & Wetland Applications
463 Thorndike Pond Rd, Jaffrey

Map 234 13

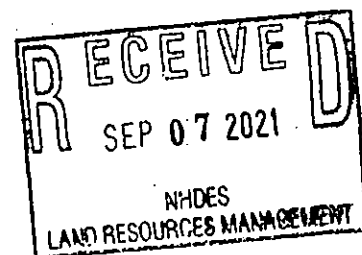
Thorndike Trust
Robert Banker, Trustee

Map 234 Lot 14

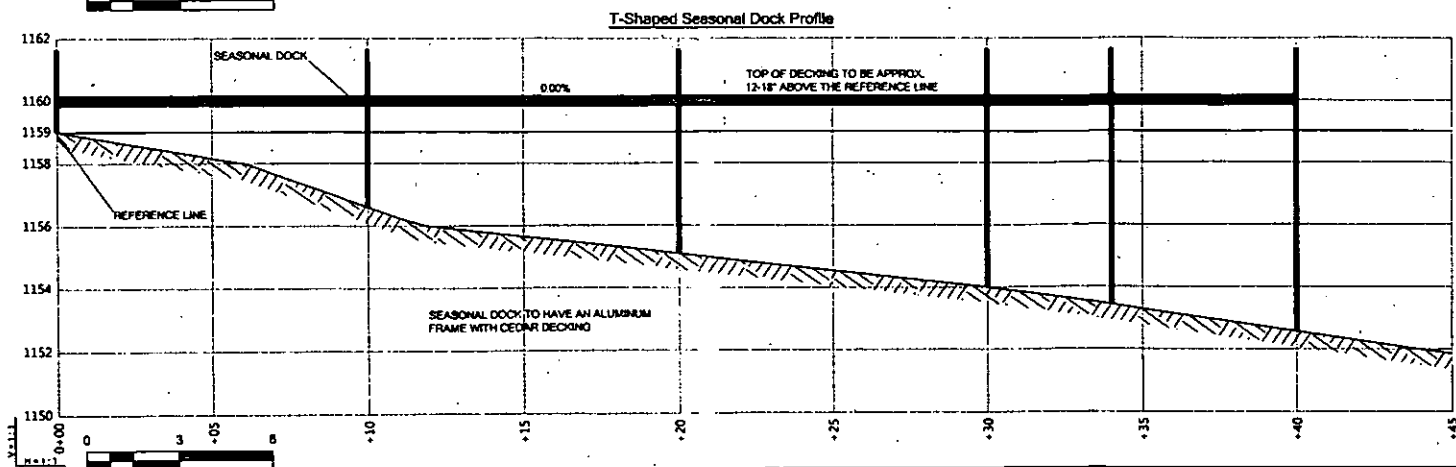
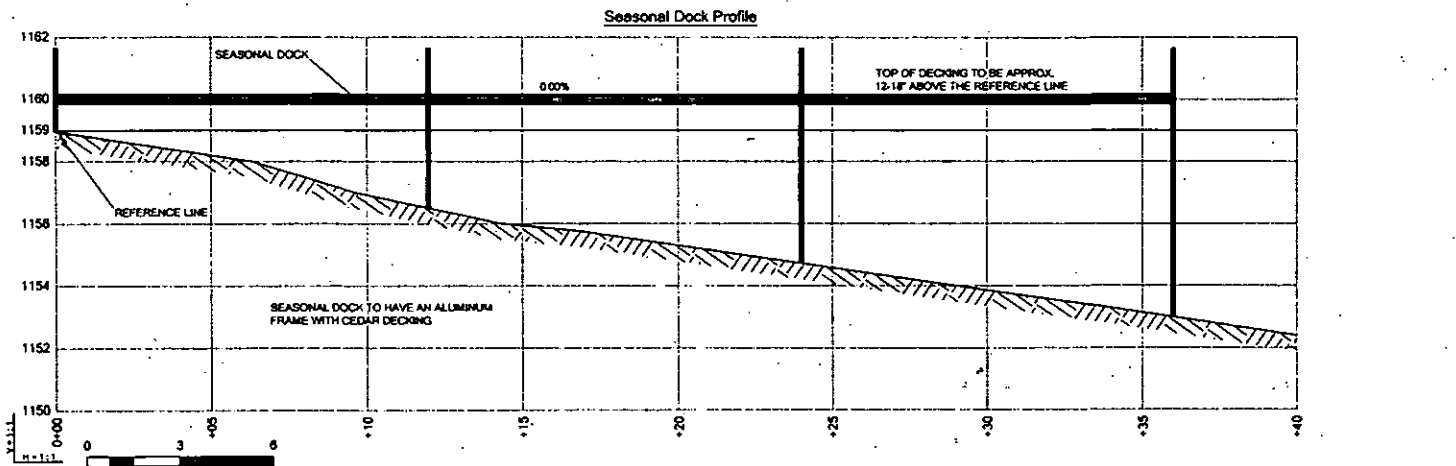
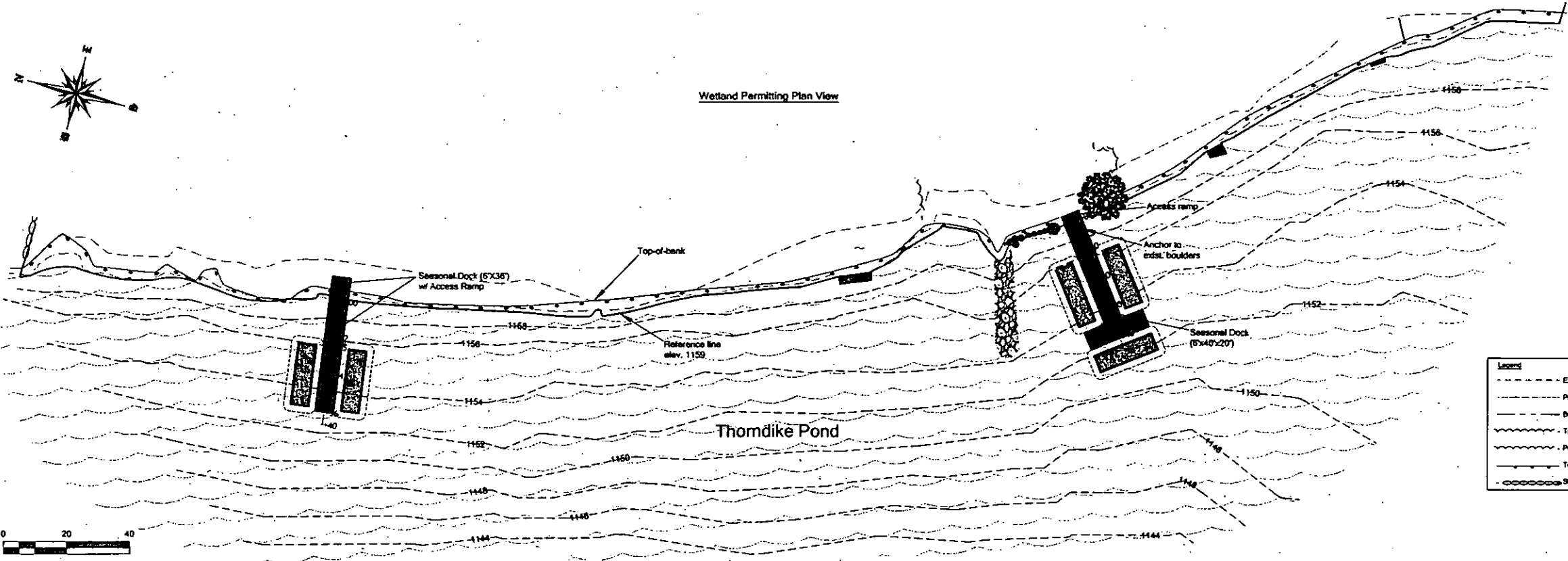
Eve S. Banghart Revocable Trust
Eve S. Banghart & James Munger, Trustees

Map 234 Lot 16

Jeffrey Krouk Revocable Trust
Jeffrey Krouk, Trustee



Wetland Delineation Note:
Wetlands were delineated using standards and methodology approved by the Army Corps of Engineers and the New Hampshire Department of Environmental Services Wetlands Bureau. Wetlands were delineated in March 2020 by Aaron Wechsler, CWS from Aspen Environmental Consultants, LLC.



General Information:

- The subject property is Map 234 Lot 15, located at 463 Thomdike Pond Road in Jeffrey, NH.
- The owner of record is Monadnock, LLC with a mailing address of Foster Dykema & Cabot Partners / Attn: Patricia Stanton / 1075 Main Street - Suite 200 / Waltham, MA 02451.
- The lot is approximately 8.3 acres in size and has water frontage on Thomdike Pond and road frontage on Thomdike Pond Rd.
- The lot is currently developed with a house, cottage, cabin, wash-house, garage/shed, storage shed, pump-house, and a gravel driveway.

Survey Notes:

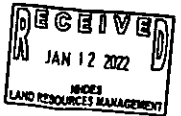
- Survey for the base plan was performed by J.E. Belanger Land Surveying, PLLC in March & August 2020.
- Vertical datum is NAVD 88 established through GPS observations by J.E. Belanger Land Surveying, PLLC.
- All boundary information on this plan set is approximate (this is not a boundary survey).

Reference Plans:

- "Proposed Subdivision, Forest Ramp, Thomdike Pond, Jeffrey NH, F.T. Ernst (owner)", Prepared by William P. House RLS dated March 1974.

Wetland Permitting Notes:

- The purpose of this plan is to obtain a Wetland Permit for the proposed work. Work requiring a Wetland Permit will include construction of a 6'x36' seasonal dock and a 6'x40'x20' T-shaped seasonal dock. All work landward of the top-of-bank has been addressed under a separate Shoreland Application.
- Some background information about this property and the current owners: This lot was once part of a large summer camp, and it is believed the concrete along the shore and the piled boulders in the water are remnants of the camp docking system. While the property is currently owned by an LLC, the family who owns the LLC and who shares use of the property is fairly large. When they all get together there can be 25+ people on-site. The size of the family was considered when determining the proposed size, location, and configuration of the docks.
- The numbers:
 - Frontage:
 - Actual is 541'
 - Straight line is 495'
 - Average is 518'
 - Boat slips - up to 7 boat slips could be requested based on frontage, but only 5 are being requested
 - Distance from boundary line to closest impact area is 95' (based on extension of line into the pond)
 - Wetland impacts:
 - Permanent impacts for the seasonal docks will be 590 sf, including the access ramps
 - There are no temporary impacts for the proposed docks
 - Total impacts will be 590 sf of docking structure
- The proposed docking structures will not impact abutting properties or create a navigational hazard
- The docks should not impact water quality, aquatic vegetation, or wildlife
- The docks will not negatively impact shoreline stability
- Profiles of the pond bed and proposed docks have been provided to show additional dock length is required in order to obtain adequate depth for the proposed boat slips
- The docks may be installed after ice-out and must be removed by ice-in
- Prior to applying any paint, stain, or other coatings the dock component must be removed from the water



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Plan Revisions:

10/21
Revised to limit the scope of work to include two seasonal docks w/ access ramps

11/23/21
Revised T-shaped dock plan; clarified the Shoreland Permit covers all work landward of top-of-bank; referenced plan to only show work applied for under the wetland application; added lot info, survey data, and referenced plans to this sheet



ENVIRONMENTAL PERMITTING PLAN SET WETLAND IMPACTS

OWNER:
Monadnock, LLC
c/o Foster Dykema & Cabot Partners
Attn: Patricia Stanton
1075 Main Street
Waltham, MA 02451

LOCATION:
463 Thomdike Pond Road
Jeffrey, NH

MAP 234 LOT 15
LOT SIZE: 8.3 ACRES

