



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



Sam,  
64

**Robert R. Scott, Commissioner**

October 28, 2019

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

**REQUESTED ACTION**

Approve the request to transfer Wetlands Permit #2018-00466, and amend the permit to read "Dredge 38 cubic yards from 1,140 square feet of lakebed and impact 1,614 square feet of bank along 94 linear feet of shoreline to construct a 25 foot x 31 foot dug in boathouse with a 7 foot x 17 foot bump-out and a 4 foot x 65 foot walkway around the north and west sides, a dredged access channel, an h-shaped piling pier composed of two 6 foot x 30 piers connected by a 6 foot x 12 foot walkway accessed by a 6 foot x 22 foot walkway with 15 foot x 30 foot seasonal canopy, and construct a 900 square foot perched beach with 4 foot wide steps to the water, with on an average of 349 feet frontage on Lake Winnepesaukee in Wolfeboro." The permit was originally issued to Robert King, and will be transferred to the new owners of the subject property, Jason and Tara Bayko. This project was previously approved by the Governor and Council on July 11, 2018, Item #43, and will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

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

1. All work shall be in accordance with perched beach plans by Beckwith Builders, Inc. dated February 21, 2018 as received by the NH Department of Environmental Services (DES) on March 26, 2018 and docking structure plans dated February 20, 2018 as revised on August 18, 2019 as received by the NH Department of Environmental Services (DES) on August 22, 2019.
2. This amended permit is not valid and effective until it has been recorded with the appropriate county Registry of Deeds by the applicant. Prior to starting work under this permit, the permittee shall submit a copy of the recorded permit to the DES Wetlands Program by certified mail, return receipt requested.
3. The permittee shall file a restrictive covenant in the appropriate registry of deeds limiting the use of the boathouse to the storage of boats and boating-related accessories. Prior to construction, the permittee shall submit a copy of the recorded covenant to the DES Wetlands Program by certified mail, return receipt requested.
4. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and N.H. Code of Administrative Rules Env-Wq 1400 during and after construction.
5. This permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V, (a)(2)(D)(iv).

[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

6. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
7. Appropriate turbidity controls shall be installed prior to construction, shall be maintained during construction such that no turbidity escapes the immediate dredge area and shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
8. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A. Any spoil material deposited within 250 feet of any surface water shall comply with RSA-483-B.
9. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
10. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision.
11. Only those structures shown on the approved plans shall be installed or constructed along this frontage. All portions of the structures shall be at least 20 feet from the abutting property lines or the imaginary extension of those lines into the water.
12. Pilings shall be spaced a minimum of 12 feet apart as measured piling center to piling center.
13. No portion of the pier shall extend more than 50 feet from the shoreline at full lake elevation (Elevation 504.32) to achieve 3 foot water depth levels in the slip areas.
14. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season.
15. The canopy, including the support frame and cover, shall be designed and constructed to be readily removed at the end of the boating season and the flexible canopy shall be removed for the non-boating season.
16. Stone placed along the beach front for the purpose of retaining sand shall be placed above and landward of those rocks currently located along the normal high water line (Elevation 504.32). The rocks existing at the normal high water line shall remain undisturbed such that the natural shoreline remains visible and intact.
17. The steps installed for access to the water shall be located completely landward of the normal high water line.
18. No more than 10 cubic yards of sand shall be used and all sand shall be located above the normal high water line.
19. Any future beach replenishment shall require a new permit.
20. The permittee shall provide appropriate diversion of surface water runoff to prevent erosion of beach area.
21. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
22. A combination of trees, shrubs and ground covers representing the density and species diversity of the vegetation present prior to construction shall be replanted beginning at a distance no greater than 5 feet landward from the beach area.
23. The dug in boathouse shall be a single-story structure; ridgeline not to exceed 20 feet in height (Elevation 524.32) above normal high water (Elevation 504.32).

24. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
25. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters; all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
26. The owner understands and accepts the risk that if this facility requires dredging to maintain a minimum slip depth of 3 feet more frequently than once every 6 years, or is shown to have an adverse impact on abutting frontages, it shall be subject to removal.
27. This facility is permitted with the condition that future maintenance dredging, if needed, shall not be permitted more frequently than once every 6 years, and that a new permit shall be required for each dredge activity.

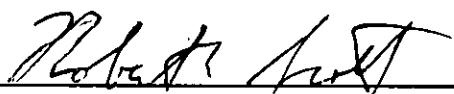
#### EXPLANATION

The NHDES approved this project on September 18, 2019. The NHDES supported its decision with the following findings:

1. This project is classified as a major project per Rule Env-Wt 303.02(d), construction of a major docking facility providing five boat slips and Rule Env-Wt 303.02(g) dredge of more than 20 cubic yards.
2. The applicant has an average of 349 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 402.13, Frontage Over 75'.
4. The proposed docking facility will provide 5 slips as defined per RSA 482-A:2, VIII and therefore meets Rule Env-Wt 402.13.
5. The Department 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.

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



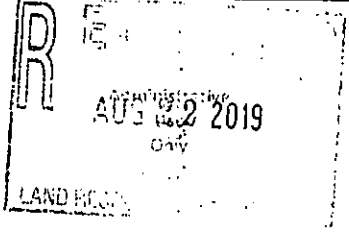
# WETLAND AND SHORELAND REQUEST FOR PERMIT OWNERSHIP CHANGE



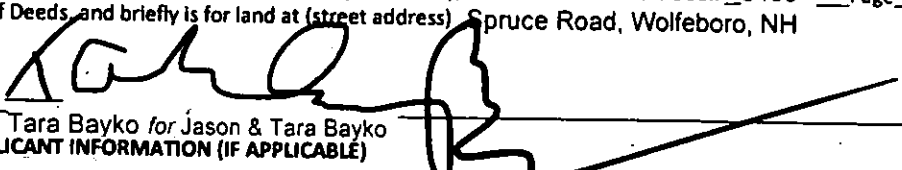
Water Division  
Wetlands Bureau and Shoreland Program

RSA/Rule: RSA483-B, Env-Wq 1406.21  
Env-Wt 502.02

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

	Administrative Use Only	Permit Number: <b>2018-00466</b> Authorized By: Date:
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Under Wetlands and Shoreland statutes (Env-Wt 502.02, and RSA 483-B, Env-Wq 1406.21), respectively, an applicant may request a permit ownership change if the conditions within these statutes are met.

<b>1. PROJECT AND OWNER INFORMATION</b>			
PROJECT ADDRESS: <b>Spruce Road</b>	TOWN/CITY: <b>Wolfeboro</b>	STATE: <b>NH</b>	ZIP CODE: <b>03894</b>
PERMIT NUMBER: <b>2018-00466 (Wetlands)</b> <b>2018-00323 (Shoreland)</b>	Tax Map <b>#228</b>	LOT: <b>30</b>	BLOCK:      UNIT:
NEW PERMITEE NAME(S): <b>Jason Bayko &amp; Tara Bayko</b> (PLEASE TYPE OR PRINT LEGIBLY)			
NEW PERMITEE MAILING ADDRESS: <b>54 Sears Road</b>			
TOWN/CITY: <b>Southborough</b>	STATE: <b>MA</b>	ZIP CODE: <b>01772</b>	EMAIL: <b>tbayko@msn.com</b>
<b>SHORELAND PERMITS ONLY: PLEASE COMPLETE CERTIFICATION STATEMENT AND ATTACH A COPY OF THE TRANSFERRED DEED</b> "I/we, the undersigned, certify that I am/we are the present owner(s) of the property formerly of Robert B. King/ RBK-NH Realty Trust & that I/we possess and have read the shoreland permit, including all plans and conditions included pursuant to Env-Wq 1406.15(c). I/we agree that I/we will abide by the previously-issued permit. I/we fully understand that the activities covered by the permit must be completed in strict accordance with the permit unless an amendment is applied for and granted. My/Our Title Reference is Book <u>3450</u> Page <u>72</u> Carroll County Registry of Deeds, and briefly is for land at (street address) <b>Spruce Road, Wolfeboro, NH</b>			
NEW PERMITEE SIGNATURE(S):  Tara Bayko for Jason & Tara Bayko			
<b>2. AUTHORIZED AGENT OR APPLICANT INFORMATION (IF APPLICABLE)</b>			
AUTHORIZED AGENT / APPLICANT NAME (CIRCLE ONE): <b>Jason Beckwith</b> (PLEASE TYPE OR PRINT LEGIBLY)			
BUSINESS NAME: <b>Beckwith Builders, Inc.</b>			
ADDRESS: <b>44 Libby Street</b>	TOWN/CITY: <b>Wolfeboro</b>	STATE: <b>NH</b>	ZIP CODE: <b>03894</b>
EMAIL: <b>jason@beckwithbuilders.com</b>	PHONE: <b>603.569.6829</b>	FAX:	

**A NEW PERMIT WILL BE ISSUED TO THE OWNER OF RECORD AND A COPY MAILED TO THE APPLICANT AND/OR AGENT IF NOTED ON THIS FORM**



# WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau  
Land Resources Management



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

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

COMPLETE

RECEIVED FEB 23 2018 Use Only LAND RESOURCES MANAGEMENT	RECEIVED FEB 23 2018 Exam. Staff Use Only	Administrative Use Only	File No. 2018-010766 Check No. 11102 Amount \$51176.00 Initials LSL
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**1. REVIEW TIME:** Indicate your Review Time below! To determine review time, refer to Guidance Document A for instructions.

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

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

Mitigation Pre-Application Meeting Date: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_  
 N/A - Mitigation is not required

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

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

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

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

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

**4. PROJECT DESCRIPTION:**  
 Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. (DO NOT Rebill; See Attached in the space provided below.)

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

**5. SHORELINE FRONTAGE:**

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

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

**6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:**  
 Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

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

**7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:**  
 See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: **NHB 18 - 0297**

b.  Designated River the project is in ¼ miles of: \_\_\_\_\_; and  
 date a copy of the application was sent to the Local River Management Advisory Committee: Month: \_\_\_ Day: \_\_\_ Year: \_\_\_  
 N/A

**8. APPLICANT INFORMATION (Desired permit holder)**

LAST NAME, FIRST NAME, M.I.: **King, Robert B.**

TRUST / COMPANY NAME: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

TOWN/CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL or FAX: \_\_\_\_\_ PHONE: \_\_\_\_\_

ELECTRONIC COMMUNICATION: By initialing here: \_\_\_\_\_, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**9. PROPERTY OWNER INFORMATION (If different than applicant)**

LAST NAME, FIRST NAME, M.I.: \_\_\_\_\_

TRUST / COMPANY NAME: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_

TOWN/CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL or FAX: \_\_\_\_\_ PHONE: \_\_\_\_\_

ELECTRONIC COMMUNICATION: By initialing here: \_\_\_\_\_, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**10. AUTHORIZED AGENT INFORMATION**

LAST NAME, FIRST NAME, M.I.: **Coppinger, Joanne K.** COMPANY NAME: **Beckwith Builders**

MAILING ADDRESS: **44 Libby Street**

TOWN/CITY: **Wolfeboro** STATE: **NH** ZIP CODE: **03894**

EMAIL or FAX: **joanne@beckwithbuilders.com** PHONE: **603-986-3271**

ELECTRONIC COMMUNICATION: By initialing here: *JC*, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**11. PROPERTY OWNER SIGNATURE**

See the Instructions & Required Attachments document for clarification of the below statements.

By signing the application, I am certifying that:

- I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
- I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
- All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
- I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
- I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
- Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
- I have submitted a Request for Project Review (RPR) Form ([www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review)) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
- I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
- I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
- I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
- I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
- The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.

<input type="checkbox"/> <i>Joanne K. Coppinger</i> Property Owner Signature	Joanne K. Coppinger Print name legibly <i>FOR Robert King</i>	2/21/2018 Date
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*Beckwith Builders, Inc.*

**MUNICIPAL SIGNATURES**

**12. CONSERVATION COMMISSION SIGNATURE**

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11
2. Believes that the application and submitted plans accurately represent the proposed project, and
3. Has no objection to permitting the proposed work.


<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City Clerk Signature	Print name legibly	Date

**DIRECTIONS FOR CONSERVATION COMMISSION**

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained prior to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

**13. TOWN/CITY CLERK SIGNATURE**

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

	Heidi M. Waterman	Wolfboro	4/2/18
Town/City Clerk Signature	Print name legibly	Town/City	Date

**DIRECTIONS FOR TOWN/CITY CLERK**

Per RSA 482-A:3

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

**DIRECTIONS FOR APPLICANT**

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.



14. IMPACT AREA		
For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact. Permanent impacts that will remain after the project is complete. Temporary impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.		
JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Scrub-shrub wetland	<input checked="" type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Emergent wetland	<input checked="" type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Wet meadow	<input checked="" type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Perennial Stream / River	/	/
Lake / Pond	/	/
Bank - Intermittent stream	/	/
Bank - Perennial stream / River	/	/
Bank - Lake / Pond	3 <sup>rd</sup> 380 SF walkway / ✓	1500 / ✓
Tidal water	/	/
Salt marsh	<input checked="" type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Previously-developed upland in TBZ	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Docking - Lake / Pond	1275 boathse dock <sup>900</sup> <sub>375</sub> <input type="checkbox"/> ATF	2050 SF <input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
Docking - Tidal Water	<input type="checkbox"/> ATF	<input checked="" type="checkbox"/> ATF
<b>TOTAL</b>		

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

Minimum Impact Fee: Flat fee of \$ 200

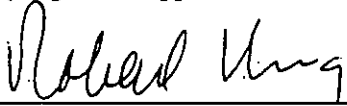
Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking)	1880 sq. ft.	X	\$0.20 =	\$ 376.00
Temporary (seasonal) docking structure:	2050 sq. ft.	X	\$1.00 =	\$ 2050.00
Permanent docking structure:	1275 sq. ft.	X	\$2.00 =	\$ 2550.00
Projects proposing shoreline structures (including docks) add \$200 =				\$ 200.00
Total =				\$ 5176.00

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



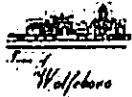
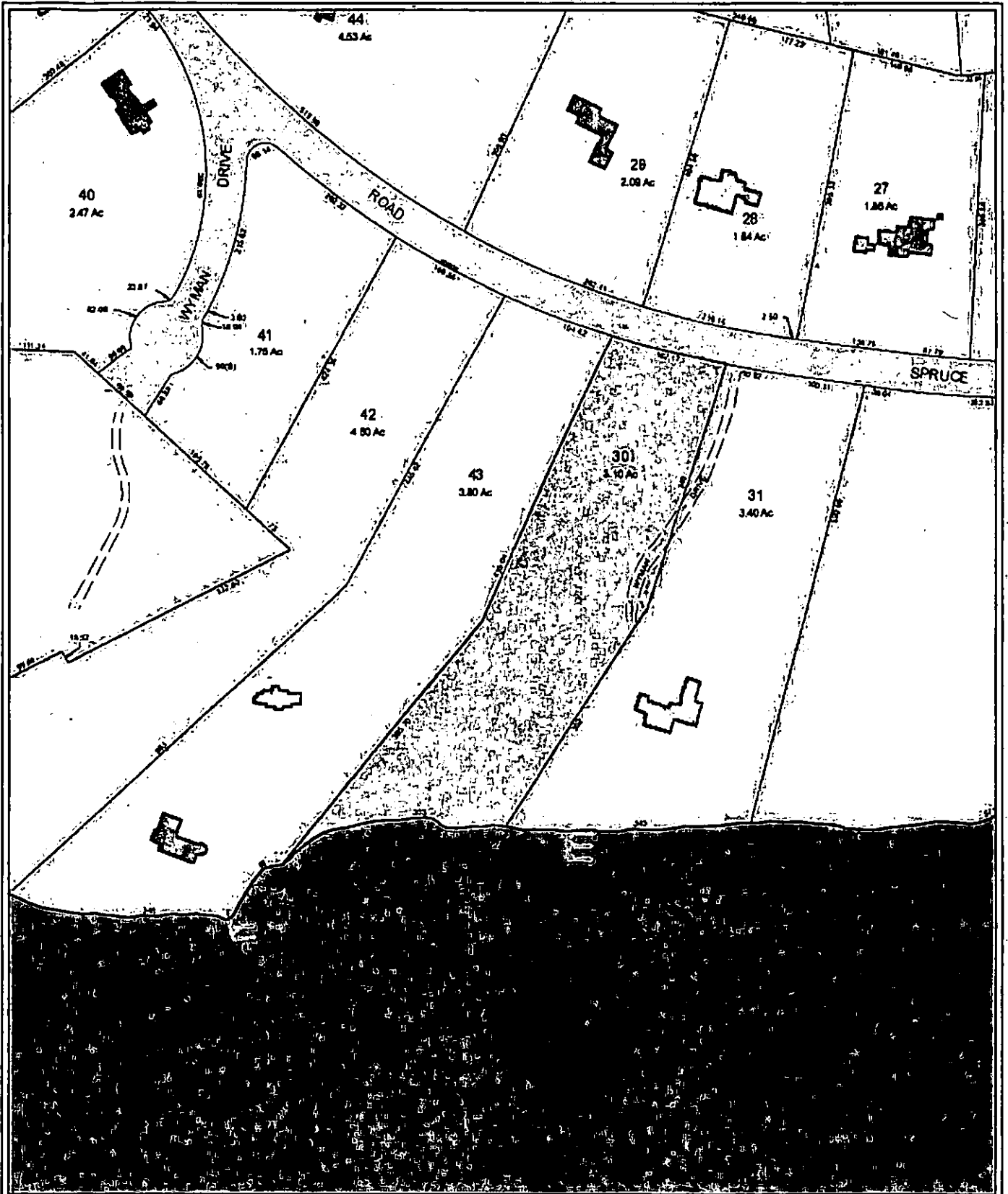
I hereby authorize Beckwith Builders, Inc., to act as my agent for the purpose of filing any and all land use permit applications (including but not limited to NHDES shoreland & wetlands) or other building-related permit applications (including but not limited to town water & sewer, town building permit,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



Robert King

1/25/18

Date



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

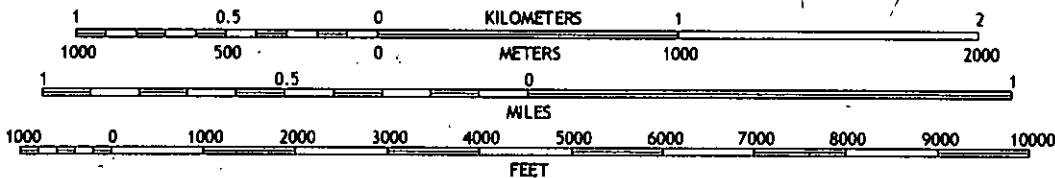


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com  
**CAI Technologies**  
Advanced Mapping for Professionals



SCALE 1:24 000



QUADRANGLE LOCATION

CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

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

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

ADJOINING QUADRANGLES

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



# New Hampshire Natural Heritage Bureau

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

Date: 1/23/2018

From: NH Natural Heritage Bureau

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

NHB File ID: NHB18-0297

Applicant: Joanne Coppinger

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

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

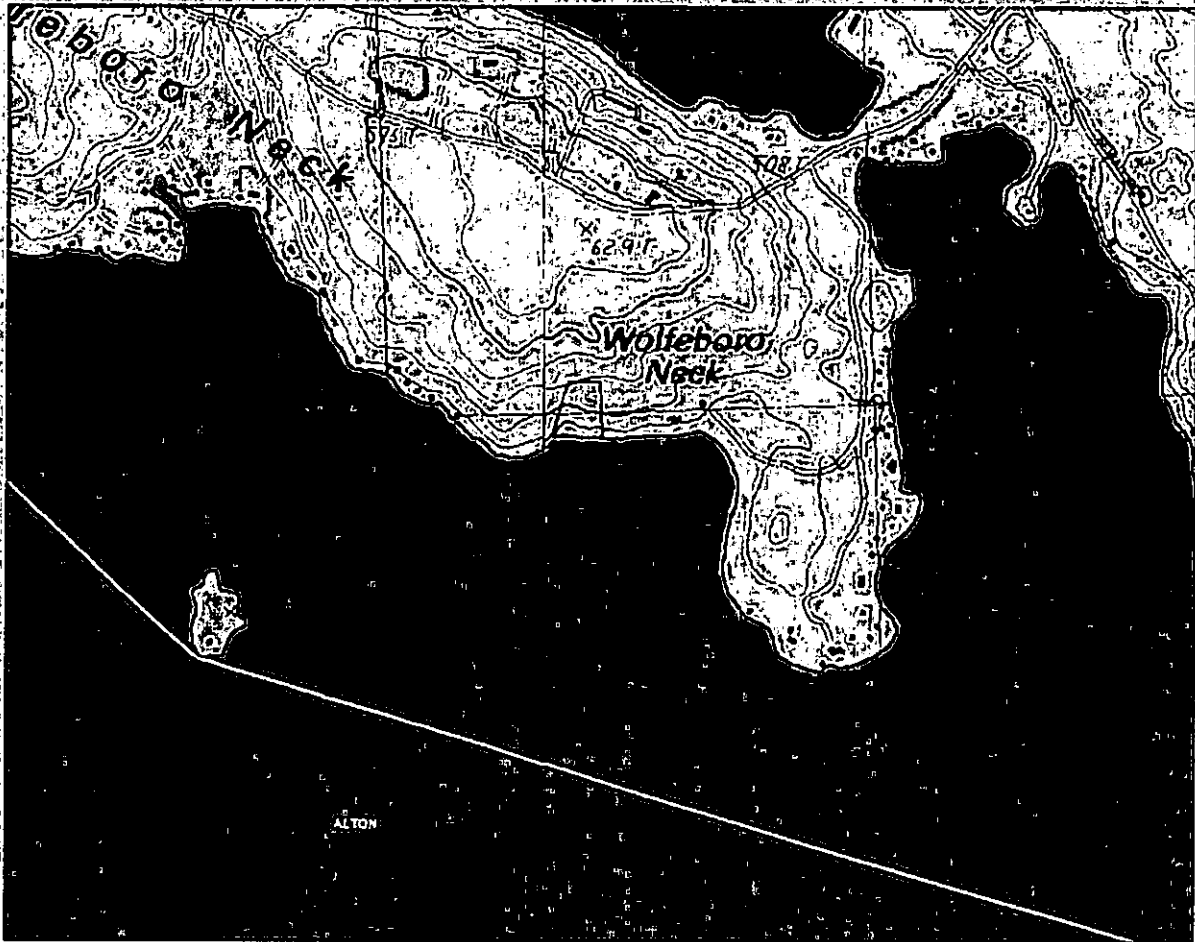
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded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

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 1/22/2019.



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



## ABUTTERS LIST

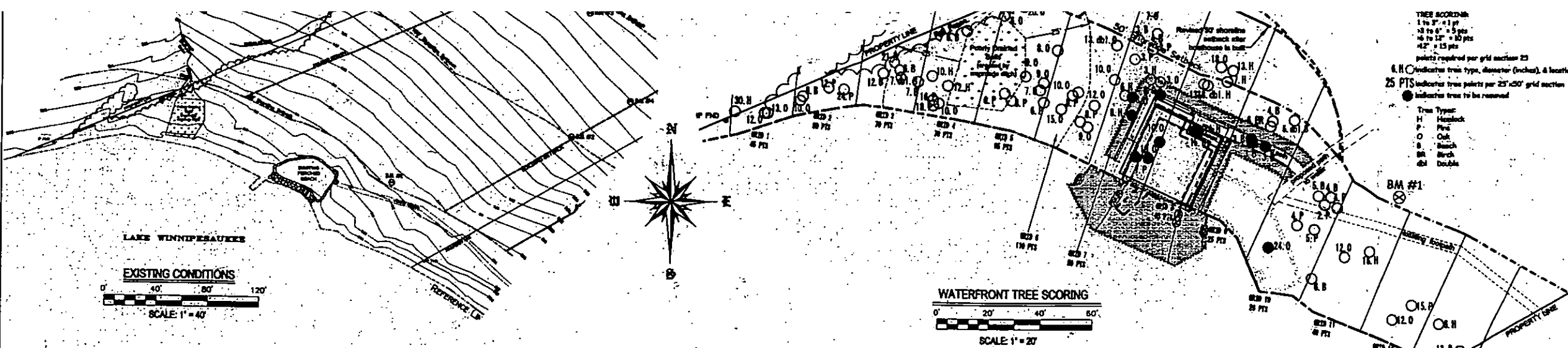
SUBJECT PROPERTY: Tax Map 228 Lot 30, Spruce Road, Wolfeboro, NH

Abutters:

Tax Map 227 Lot 43  
George & Sharon Vanderheiden

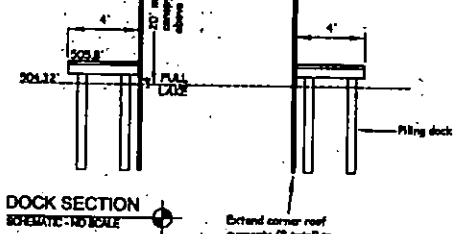
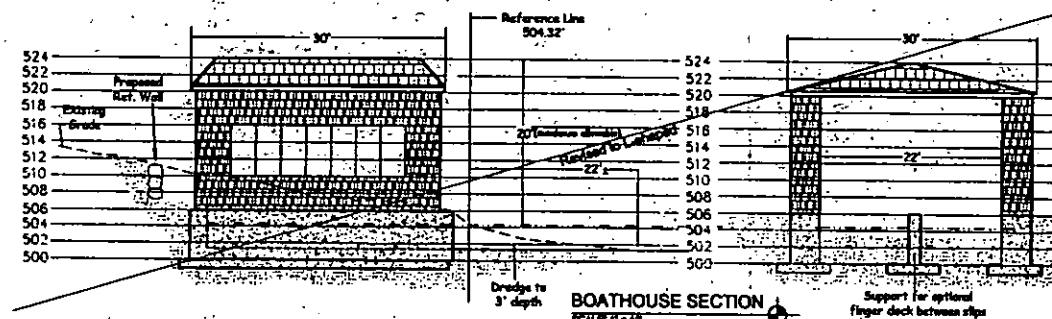
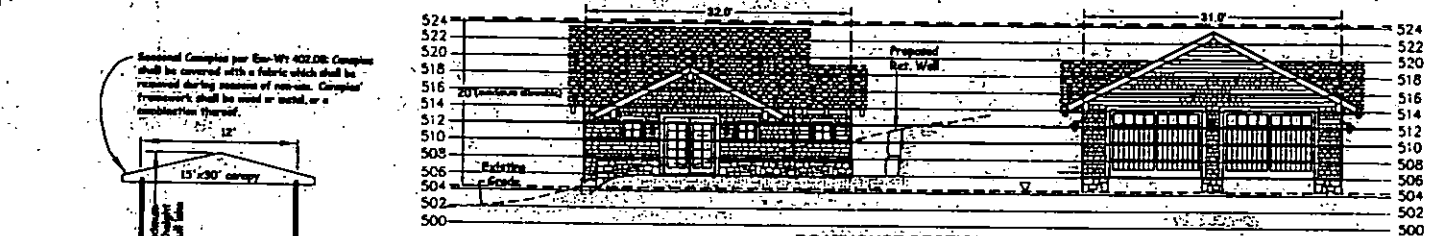
Tax Map 228 Lot 31  
Bruce Beck C NH Family Trust (90%)  
Bruce Beck C Realty Trust (10%)

Unique Builders in a Unique Environment  
BECKWITH BUILDERS, INC.

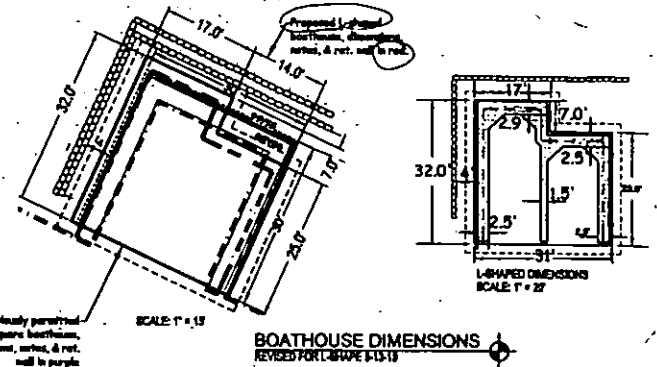
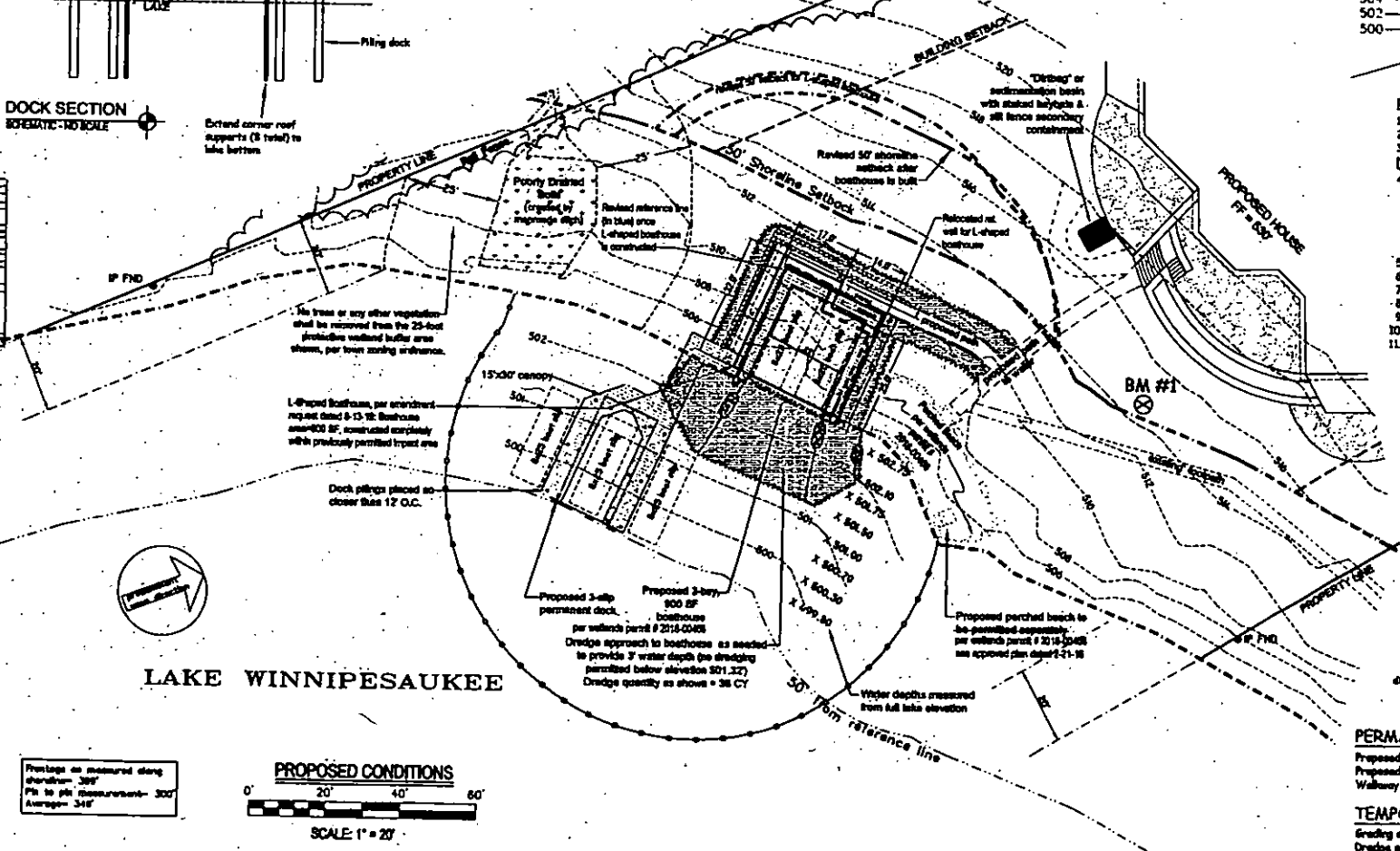


**LOCUS**  
Scale Not Wood

BECKWITH BUILDERS, INC.  
ARCHITECTURE & CONSTRUCTION  
44 LIBBY STREET  
WOLFEBORO, NH 03090  
PHONE: 603.899.8929  
BECKWITHREALTY.COM  
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- Boathouse Construction Sequence:**
1. Install erosion controls prior to project construction. The Contractor is fully responsible for maintaining erosion controls throughout the project.
  2. Fall & clear trees within construction area as shown on plan.
  3. Install temporary cofferdams, located within perimeter of turbidity curtain.
- Dewatering System:**
1. Install sedimentation controls for dewatering system: Dirtbag® by AFC Environmental ([www.afcenvironmental.com](http://www.afcenvironmental.com); 603-529-9295) or other type of sedimentation basin in location shown or as determined by Contractor, keeping it at least 50' from the lake.
  2. Follow manufacturer's instructions for installation and use of Dirtbag®.
  3. Dirtbag® is to be placed on a slope so that incoming water flows downhill through the bag.
  4. Place Dirtbag® on an aggregate, straw, or haybale (recommended) bed.
  5. Construct a secondary containment system, such as stacked haybales coupled with silt fence, around the Dirtbag® installation.
  6. Excavate boathouse footprint, dewatering as necessary.
  7. Form and place concrete foundation.
  8. Construct interior dock and boathouse structure.
  9. Construct retaining walls and walkways around boathouse, installing crushed stone and filter fabric under and around walls.
  10. Remove cofferdams and dredge approach area.
  11. Remove dewatering materials and erosion controls upon stabilization of site, and replace disturbed areas.



**LEGEND:**

- IP FND: Iron pipe found
- : stone wall - proposed
- ⊙ BM #4: Bench Mark
- : existing trees
- : proposed turbidity curtain
- : existing topographic contour
- : proposed topographic contour
- : Carroll County Registry of Deeds

BENCH MARK ID	DESCRIPTION	ELEVATION
BM #1	nail in base 24" hemlock	517.78'
BM #2	nail in base pine	539.08'
BM #3	nail in base 24" pine	544.98'
BM #4	nail in base 10" beech	543.67'

**RECEIVED**  
AUG 29 2013  
NHDES  
LAND RESOURCE MANAGEMENT

- CONSTRUCTION NOTES:**
1. This plan is not a boundary survey. Field survey performed in December 2007 by Beckwith Builders, Inc. The property owner and contractor shall verify the locations of all property lines prior to the start of construction.
  2. The reference line equals lake full elevation of 504.32.
  3. This project consists of constructing a boathouse and docking facility on an average of 349 feet of shoreline frontage, where there are currently no docking facilities. There is an existing perched beach on shown on this plan.
  4. The poorly drained soils shown on this plan were delineated by Gary Flaherty, NH Certified Wetland Scientist #00002.

**PLAN FOR WETLAND PERMIT**  
Bayto  
WOLFEBORO PROJECT  
SPRUCE ROAD  
WOLFEBORO, NH

TOWN TAX MAP NUMBER: 229/30

SCALE: AS NOTED  
DATE: 10/28/2010  
DATE: February 20, 2018  
revised 8-10-18 (canopy dimensions, water depths, areas, dredge quantity, relocated/reconfigured dock)

Approved per NHDES Wetlands Permit #2018-00468  
Amendment Request 8-13-18 (L-shaped boathouse)

OWNER OF RECORD TAX MAP 228 LOT 30:  
Robert King  
15 Union Wharf  
Barton, MA 02109  
CORD Book 3372 Page 363



BENCH MARK I.D.	DESCRIPTION	ELEVATION
BM #1	nat. 1/2" base 24" hemlock	517.75'
BM #2	nat. 1/2" base pine	539.08'
BM #3	nat. 1/2" base 24" pine	544.98'
BM #4	nat. 1/2" base 10" birch	543.67'



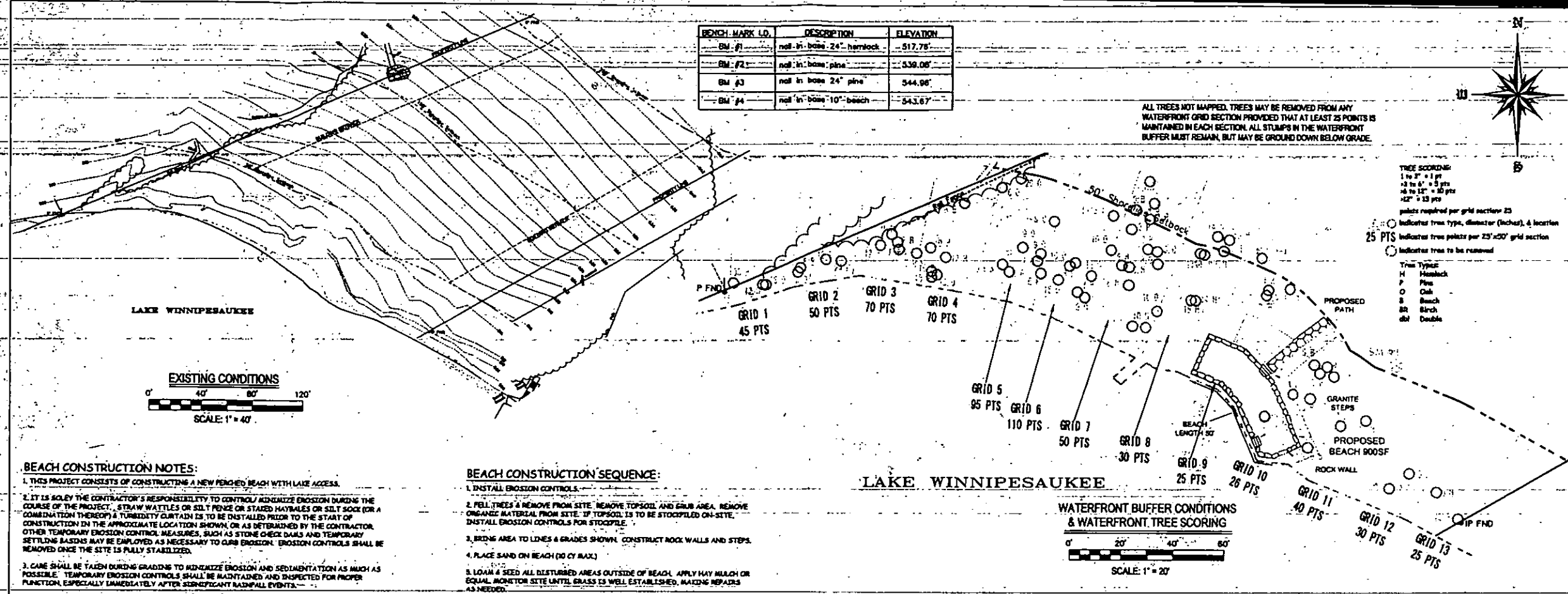
ALL TREES NOT MAPPED. TREES MAY BE REMOVED FROM ANY WATERFRONT GRID SECTION PROVIDED THAT AT LEAST 25 POINTS IS MAINTAINED IN EACH SECTION. ALL STUMPS IN THE WATERFRONT BUFFER MUST REMAIN, BUT MAY BE GROUND DOWN BELOW GRADE.

**TREE SCORING:**  
 1 to 2" = 1 pt  
 3 to 4" = 3 pts  
 6 to 12" = 10 pts  
 12" = 15 pts

points required per grid section: 25  
 25 PTS indicates tree points per 25'x50' grid section

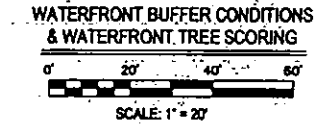
Indicates tree type, diameter (inches), & location  
 Indicates trees to be removed

**Tree Types:**  
 H Hemlock  
 P Pine  
 O Oak  
 B Birch  
 BR Birch  
 dbf Double



- BEACH CONSTRUCTION NOTES:**
- THIS PROJECT CONSISTS OF CONSTRUCTING A NEW PERCHED BEACH WITH LAKE ACCESS.
  - IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO CONTROL/ MINIMIZE EROSION DURING THE COURSE OF THE PROJECT. STRAW WATTLES OR SILT FENCE OR STAKED HAYBALES OR SILT SOCK (OR A COMBINATION THEREOF) A TURBIDITY CURTAIN IS TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION IN THE APPROXIMATE LOCATION SHOWN, OR AS DETERMINED BY THE CONTRACTOR. OTHER TEMPORARY EROSION CONTROL MEASURES, SUCH AS STONE CHECK DAMS AND TEMPORARY SETTLEMENT BASINS MAY BE EMPLOYED AS NECESSARY TO CURB EROSION. EROSION CONTROLS SHALL BE REMOVED ONCE THE SITE IS FULLY STABILIZED.
  - CARE SHALL BE TAKEN DURING GRADING TO MINIMIZE EROSION AND SEDIMENTATION AS MUCH AS POSSIBLE. TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED AND INSPECTED FOR PROPER FUNCTION, ESPECIALLY IMMEDIATELY AFTER SIGNIFICANT RAINFALL EVENTS.
  - ALL DISTURBED AREAS SURROUNDING THE BEACH SHALL HAVE TOPSOIL (4" MINIMUM), LOAM, AND SEED OR 2" BARK MULCH APPLIED FOLLOWING FINAL GRADING.
  - NO MORE THAN 10 CY OF BEACH SAND SHALL BE UTILIZED.
  - STONES PLACED ALONG THE SHORELINE FOR THE PURPOSE OF CONSTRUCTING THE BEACH WALLS OR STEPS SHALL BE PLACED LANDWARD OF THE REFERENCE LINE SO THAT THE EXISTING ROCKS ALONG THE NATURAL SHORELINE AND THE EXISTING SHORELINE AT ELEVATION 504.32 MAY BE PRESERVED.

- BEACH CONSTRUCTION SEQUENCE:**
- INSTALL EROSION CONTROLS.
  - FELL TREES & REMOVE FROM SITE. REMOVE TOPSOIL AND SILT AREA. REMOVE ORGANIC MATERIAL FROM SITE. TOPSOIL IS TO BE STOCKPILED ON-SITE. INSTALL EROSION CONTROLS FOR STOCKPILE.
  - BRING AREA TO LINES & GRADES SHOWN. CONSTRUCT ROCK WALLS AND STEPS.
  - PLACE SAND ON BEACH (20 CY MAX).
  - LOAM & SEED ALL DISTURBED AREAS OUTSIDE OF BEACH. APPLY HAY MULCH OR EQUAL. MONITOR SITE UNTIL GRASS IS WELL ESTABLISHED, MAKING REPAIRS AS NEEDED.
  - REMOVE EROSION CONTROLS ONCE SITE IS FULLY STABILIZED.

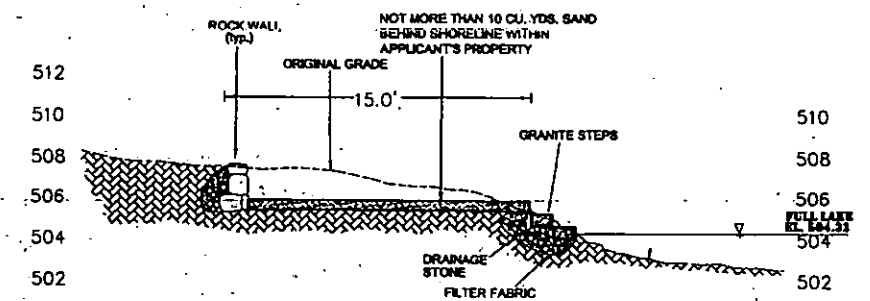
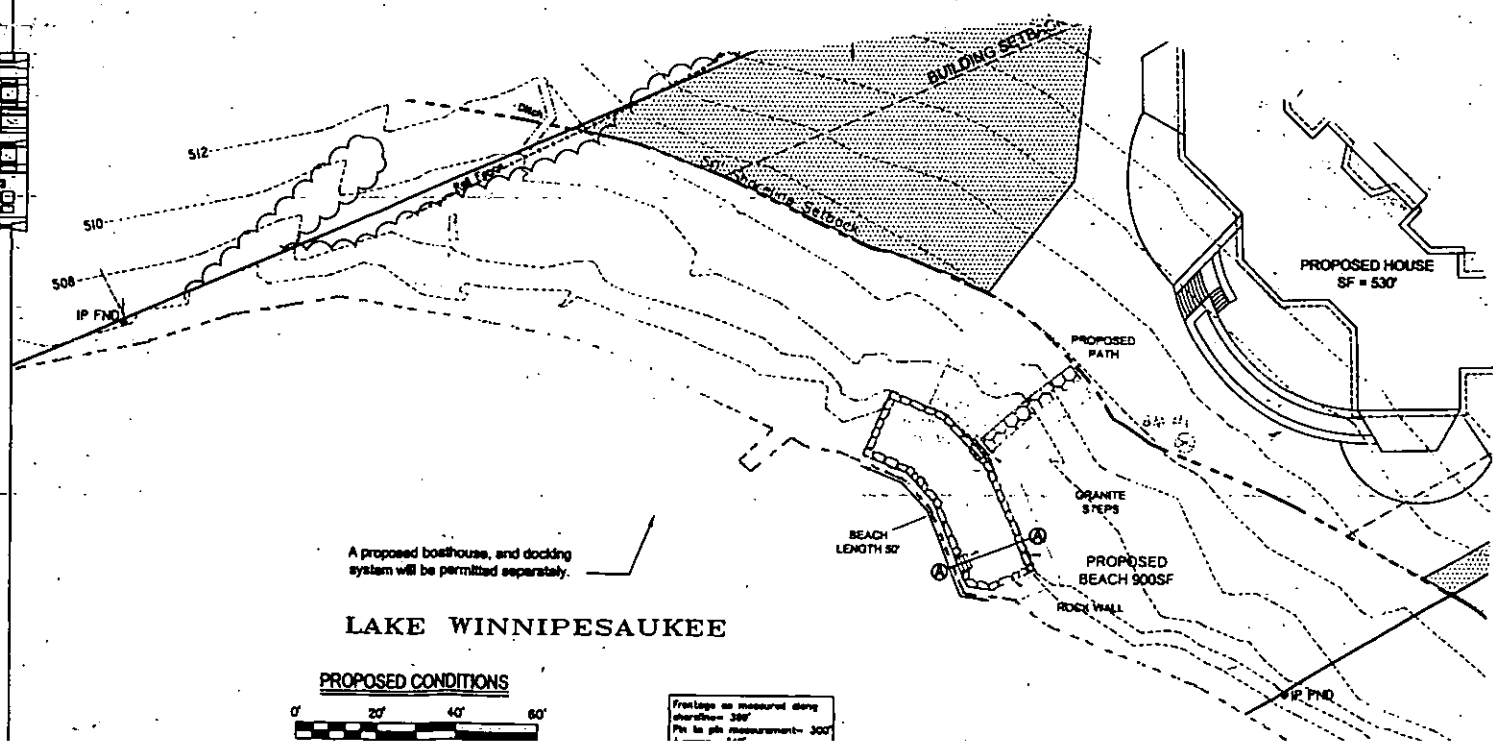


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**BECKWITH BUILDERS, INC.**

**LOCUS**  
 Scale Not Noted

ARCHITECTURE & CONSTRUCTION  
 24 LIMBY STREET  
 WOLFEBORO, NH 03894  
 PHONE: 603.888.8822  
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- NOTES:**
- This plan is not a boundary survey. Field survey performed in December 2017 by Beckwith Builders, Inc. The property owner and contractor shall verify the locations of all property lines prior to the start of construction.
  - The reference line equals the full elevation of 504.32.
  - This project consists of constructing a perched beach.



**PERCHED BEACH SECTION A - A** SCALE: 1" = 4'

- LEGEND:**
- Built out work / temporary impact
  - CCRD Carroll County Registry of Deeds
  - IP FND Iron pipe found
  - stone wall - proposed
  - proposed path
  - Beach Mark
  - existing treatise

**Affected Area:**

<b>Permanent Area:</b>	
-Perched Beach	900 SF
-Pathway	114 SF
-Total	1014 SF
<b>Temporary Area:</b>	
-Area to be disturbed	600 SF

**PLAN FOR WETLANDS PERMIT**

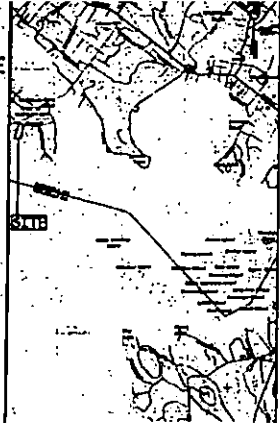
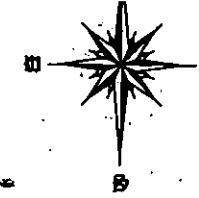
**LAFAMME PROJECT**  
 SPRUCE ROAD  
 Wolfboro, NH

TOWN TAX MAP NUMBER: 228/30

SCALE: AS NOTED  
 DATUM: 1928 NGVD  
 DATE: February 21, 2018

OWNER OF RECORD TAX MAP 228 LOT 30:  
 Robert King  
 13 Union Wharf  
 Boston, MA 02109  
 CCRD Book: 3372 Page: 363

BM #3	rod in base 24" pins	544.96'
BM #4	rod in base 10" bench	543.67'



**LOCUS**  
Scale Not Noted

**BECKWITH BUILDERS**

ARCHITECTURE & CONSTRUCTION  
44 LIBBY STREET  
WOLFENBUTON, NH 03598  
PHONE: 603.888.8828  
BECKWITHBUILDERS.COM

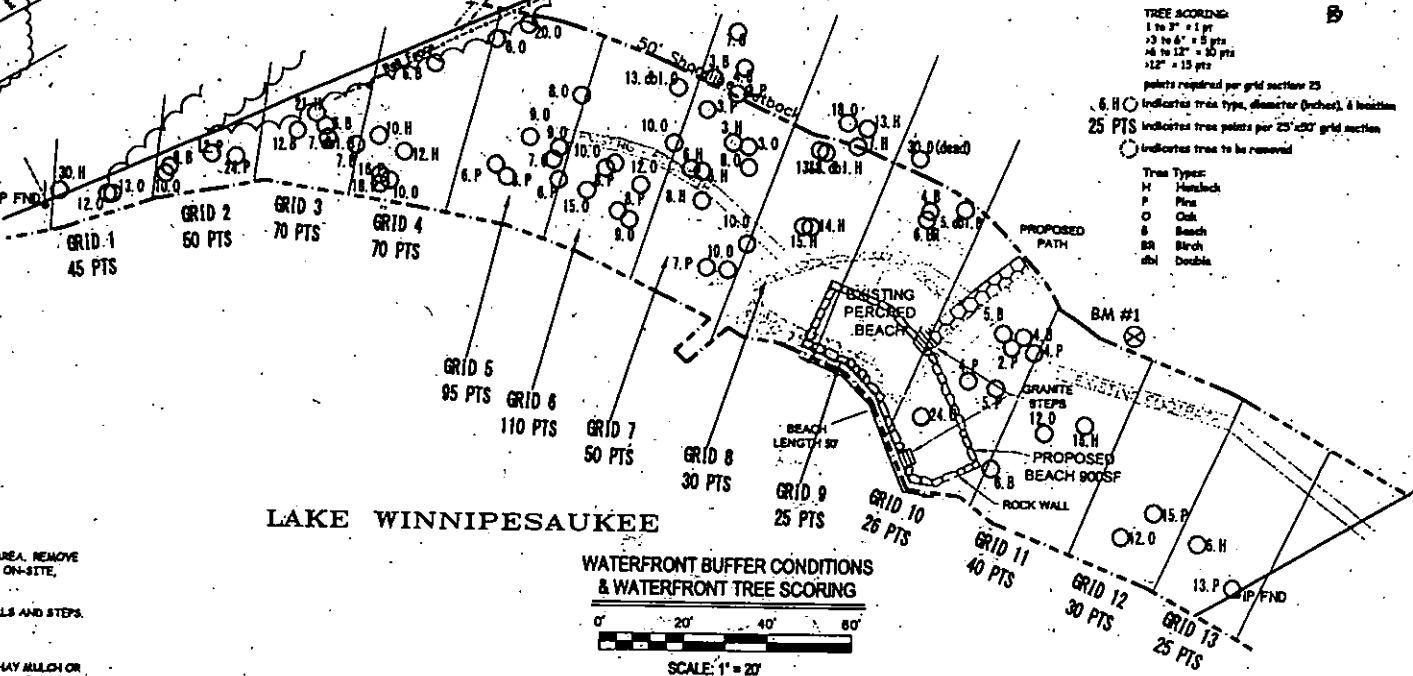
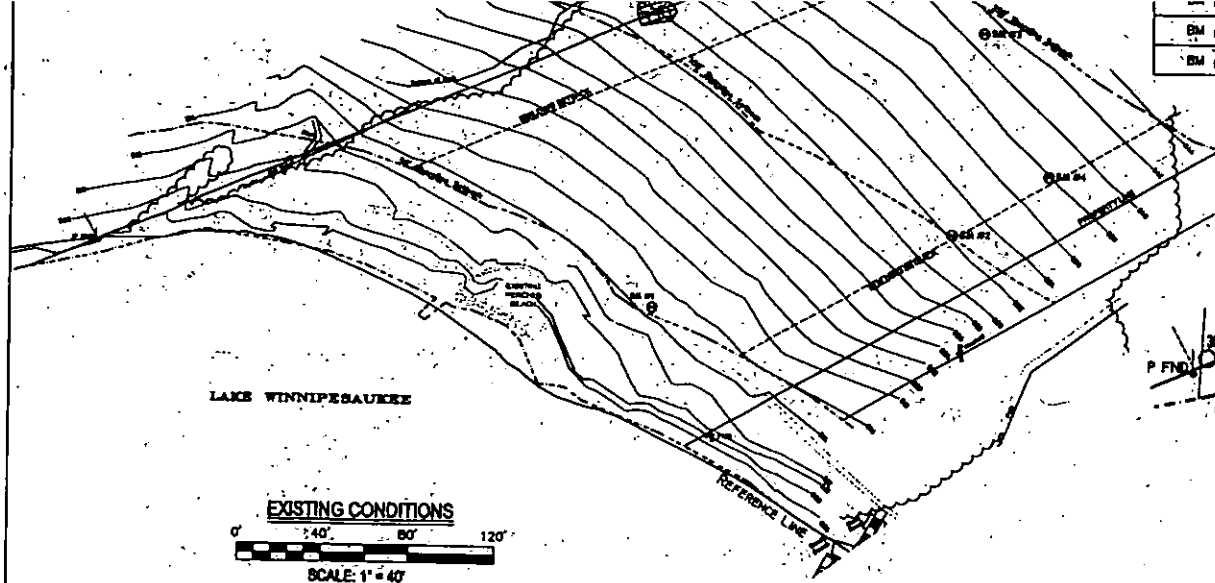
DESIGNED BY  
BECKWITH BUILDERS, INC.  
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**TREE SCORING**  
1 to 3" = 1 pt  
3 to 6" = 5 pts  
6 to 12" = 10 pts  
12" = 15 pts

points required per grid section 25  
6, H indicates tree type, diameter (inches), & location  
25 PTS indicates tree points per 25'x50' grid section  
○ indicates tree to be removed

**Tree Types:**  
H Hardwood  
P Pine  
O Oak  
B Birch  
BR Black Birch  
dbi Decid



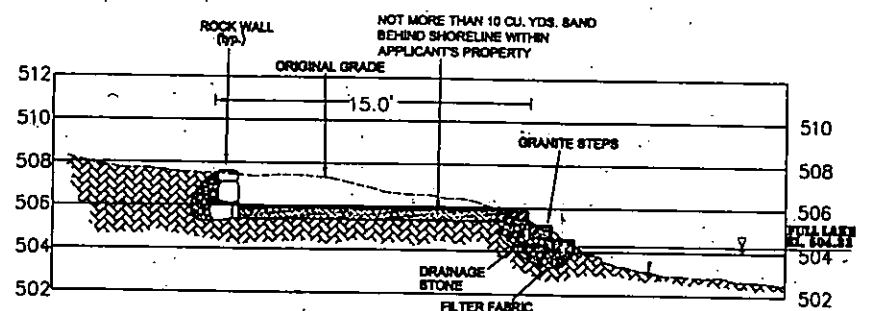
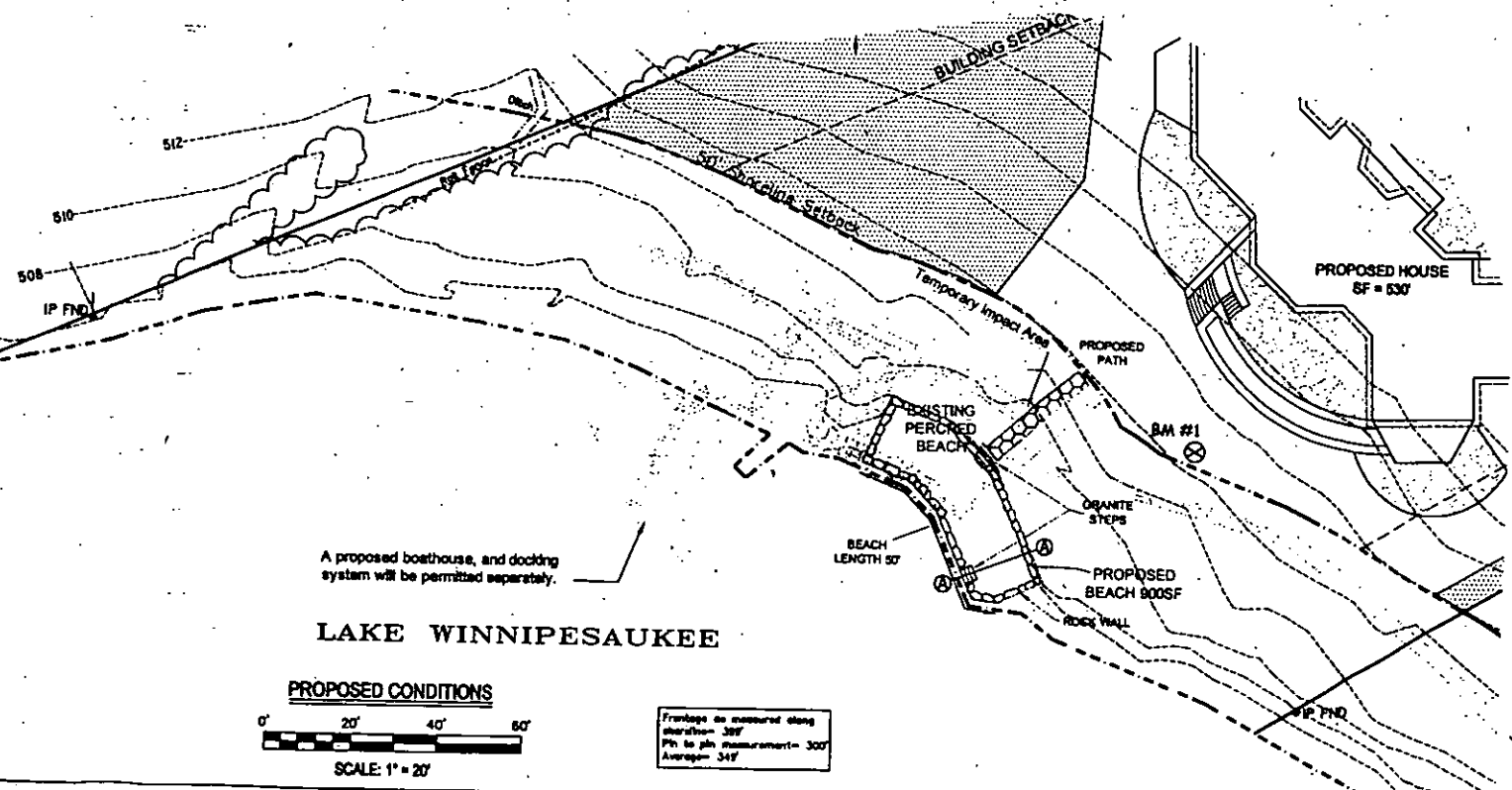
**BEACH CONSTRUCTION NOTES:**

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**BEACH CONSTRUCTION SEQUENCE:**

1. INSTALL EROSION CONTROLS.
2. FELL TREES & REMOVE FROM SITE. REMOVE TOPSOIL AND GRUB AREA. REMOVE ORGANIC MATERIAL FROM SITE. IF TOPSOIL IS TO BE STOCKPILED ON-SITE, INSTALL EROSION CONTROLS FOR STOCKPILE.
3. BRING AREA TO LINES & GRADES SHOWN. CONSTRUCT ROCK WALLS AND STEPS.
4. PLACE SAND ON BEACH (10 CY MAX).
5. LOAM & SEED ALL DISTURBED AREAS OUTSIDE OF BEACH. APPLY HAY MULCH OR EQUAL. MONITOR SITE UNTIL GRASS IS WELL ESTABLISHED, MAKING REPAIRS AS NEEDED.
6. REMOVE EROSION CONTROLS ONCE SITE IS FULLY STABILIZED.

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**BECKWITH BUILDERS, INC.**



**LEGEND:**

- Belt of work / temporary impact
- Carroll County Registry of Deeds
- Iron pipe found
- stone wall - proposed
- proposed patio
- BM #4
- Bench Mark
- existing trailline

<b>Affected Area:</b>	
<b>Permanent Area:</b>	
-Perched Beach	900 SF ✓
-Pathway	114 SF ✓
-Total	1014 SF
<b>Temporary Area:</b>	
-Area to be disturbed	600 SF ✓
<b>Total Affected Area:</b>	<b>1614 SF ✓</b>

**NOTES:**

1. This plan is not a boundary survey. Field survey performed in December 2017 by Beckwith Builders, Inc. The property owner and contractor shall verify the location of all property lines prior to the start of construction.
2. The reference line equals lake full elevation of 504.32.
3. This project consists of constructing a perched beach.

2018-00792

**PLAN FOR WETLANDS PERMIT**

**LAFAMME PROJECT**  
SPRUCE ROAD  
WOLFENBUTON, NH

TOWN TAX MAP NUMBER: 228/30

SCALE: AS NOTED  
DATUM: 1928 NGVD  
DATE: February 21, 2018

OWNER OF RECORD TAX MAP 228 LOT 30:  
Robert King  
15 Union Street  
Berlin, MA 02109  
CORD Book 3372 Page 363

4 of 4