



The State of New Hampshire
Department of Environmental Services

NOV16'18 PM 1:43 DAS



Robert R. Scott, Commissioner

November 8, 2018

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

REQUESTED ACTION

Approve West Alton Marina, LLC's request to amend condition #3 on permit to "Dredge 17,255 square feet of lakebed and 4,550 square feet of palustrine scrub shrub wetland, excavate 1,632 square feet of bank along 1,268 linear feet of shoreline, and dredge or fill 16,793 square feet of palustrine forested wetland to reconfigure and expand existing commercial marina and marine construction contracting operations on multiple properties having approximately 11,956 feet of contiguous frontage along Lake Winnepesaukee including Smalls Cove, in Alton. Compensatory mitigation for wetland and bank impacts includes a one-time payment of \$245,012.03 into the Aquatic Resource Mitigation Fund." File #2018-00449. This project 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 plans by Benchmark Engineering, Inc. dated May 24, 2017, as revised through May 30, 2018, as received by NHDES on July 30, 2018.
2. This 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 NHDES Wetlands Program by certified mail, return receipt requested.
3. This approval is contingent on receipt of a one-time payment of \$245,012.03 to the NHDES Aquatic Resource Mitigation (ARM) Fund. The payment shall be received by NHDES within 120 days of the date the Applicant receives all federal, state and municipal approvals authorizing commencement of work, provided that the administrative assessment of \$40,835.34 shall be paid to the ARM Fund within 30 days of the NHDES' decision or by November 8, 2018. If payment is not received by NHDES within such time, NHDES will deny the application.
4. A status of the receipt of all federal, state and municipal approvals shall be provided to the NHDES every 120 days with a report provided in February, June, and October until the final ARM Fund payment is submitted.
5. 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.
6. This permit is not valid unless an Alteration of Terrain permit or other method of compliance with RSA 485-A:17 and Env-Wq 1500 is achieved.
7. Work authorized, shall be carried out such that there are no discharges in or to spawning or nursery areas during spawning seasons. Impacts to such areas shall be avoided or minimized to the maximum extent practicable during all other times of the year.
8. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
9. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.

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

10. 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.
11. 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.
12. 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).
13. 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.
14. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.
15. Proper headwalls shall be constructed within seven days of culvert installation.
16. Area of temporary impact shall be re-graded to original contours following completion of work.
17. The permittee/permittee's contractor shall re-grade temporary impacts to pre-construction conditions and plant native species similar to those within the wetland prior to impact. The permittee shall implement corrective measures promptly, if needed, to ensure the plantings survive.
18. 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.
19. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.
20. No excavation shall be done in flowing water. No construction equipment shall be operated in flowing water.
21. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
22. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
23. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
24. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.
25. Filter fabric shall be installed under the temporary fill areas to isolate fill from the natural hydric soils.
26. Any fill used shall be clean sand, gravel, rock, or other suitable material.
27. 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.
28. Dredged materials, whether to be stockpiled or disposed of, shall be dewatered in sedimentation basins lined with siltation and erosion controls, and located outside of areas subject to RSA 482-A jurisdiction.
29. The ramp approach shall be crowned so that drainage is directed away from the resource area and to a treatment facility or upland vegetated area.
30. The boat ramp shall be available to the general public for access to Lake Winnepesaukee and shall not change in use.
31. This permit shall not preclude NHDES from initiating appropriate action if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

32. All retaining walls shall be constructed landward of the shoreline defined by the elevation of normal high water so as not to create land in public water.

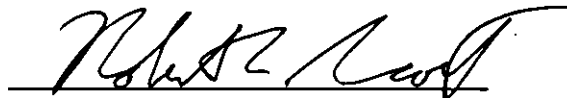
EXPLANATION

The NHDES approved this project on October 08, 2018. The NHDES supported its decision with the following findings:

1. The applicant has reviewed on-site options for mitigation and the NHDES has determined that this project is acceptable for payment to the Aquatic Resource Mitigation (ARM) Fund.
2. The payment calculated for the proposed wetland and bank loss equals \$245,012.03. The administrative assessment equals \$40,835.34.
3. The amendment request for additional time to provide the ARM Fund payment allows for time necessary to receive other required federal, state and municipal approvals contingent upon the receipt of the administrative assessment by NHDES.
4. The administrative assessment of \$40,835.34 shall be submitted to NHDES within 30 days of this approval or by November 8, 2018 as agreed upon by the applicant in accordance with Rule Env-Wt 807.06(b).
5. The NHDES decision is issued in letter form and upon receipt of the ARM fund payment, the NHDES shall issue a posting permit in accordance with Env-Wt 803.08(f).
6. The payment into the ARM fund shall be deposited in the NHDES fund for the Pemigewasset-Winnepesaukee Rivers watershed per RSA 482-A:29.

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 submit this request for your consideration.



Robert R. Scott
Commissioner



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: www.des.nh.gov/oneslop

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

New Hutton & March
HARPER
MAR 09 2017

| | | | |
|-------------------------|-------------------------|-------------------------|-----------------|
| Administrative Use Only | Administrative Use Only | Administrative Use Only | Check No. _____ |
| | | | Amount: _____ |
| | | | Initials: _____ |

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: 3 Day: 24 Year: 2017
 N/A - Mitigation is not required Meeting On-Site: May 16, 2017

3. PROJECT LOCATION:

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

ADDRESS: West Alton Marina Road TOWN/CITY: Alton

TAX MAP: 17761 BLOCK: _____ LOT: 9,11,27,29&30/1 UNIT: _____

USGS TOPO MAP WATERBODY NAME: Lake Winnepesaukee NA STREAM WATERSHED SIZE: 4.88 sq.mi. NA

LOCATION COORDINATES (If known): X: 1082000 Y: 380800 (NH state plane)

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 reply "See Attached" in the space provided below.

The proposed project provides for the redevelopment and expansion of West Alton Marina. Improvements include the relocation of the existing marine contractor facilities, boat wash, boat repair, and boat storage to upland areas on Lot 61-1 and in their place, relocating a marine store, fuel facilities, and bathhouse, creating an addition 200 +/- boat slips, and creating/relocating associated roadways and parking areas.

5. SHORELINE FRONTAGE:

NA. This does not have shoreline frontage. SHORELINE FRONTAGE: 11,956

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 Permit Per RSA 485-A:1 | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | _____ | <input type="checkbox"/> APPROVED <input checked="" 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 checked="" type="checkbox"/> NO | _____ | <input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED |
| Shoreland Permit Per RSA 483-B | <input type="checkbox"/> YES <input checked="" 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 17 - 1403

b. Designated River the project is in 1/4 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.: _____

TRUST / COMPANY NAME: **West Alton Marina, LLC** MAILING ADDRESS: **35 West Alton Marina Road**

TOWN/CITY: **Alton Bay** STATE: **NH** ZIP CODE: **03810**

EMAIL or FAX: _____ PHONE: _____

ELECTRONIC COMMUNICATION: By initialing here: **BF**, 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.: **Maynard, Joseph** COMPANY NAME: **Benchmark Engineering, Inc.**

MAILING ADDRESS: **1F Commons Drive, Unit 35**

TOWN/CITY: **Londonderry** STATE: **NH** ZIP CODE: **03053**

EMAIL or FAX: **jm@benchmark-engineering.com** PHONE: **(603) 437-5000**

ELECTRONIC COMMUNICATION: By initialing here **JM**, 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:

1. 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.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. 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.
7. I have submitted a Request for Project Review (RPR) Form (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.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. 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.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.

| | | |
|---|---|-------------------|
|  Property Owner Signature | BRIAN A. FORTIER Managing Member Print name legibly | 1/15/2018 Date |
|---|---|-------------------|

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

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.

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.

Jennifer Collins
Town/City Clerk Signature

Jennifer Collins
Print name legibly

Atton
Town/City

2/20/2018
Date

DIRECTIONS FOR TOWN/CITY CLERK

Per RSA 482-A:31

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.

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

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

www.des.nh.gov

| 14. IMPACT AREA | | |
|---|--|---------------------------------|
| For each jurisdictional area that will be 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 | 16,580 <input type="checkbox"/> ATF | 50 <input type="checkbox"/> ATF |
| Scrub-shrub wetland | 1,960 <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Emergent wetland | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Wet meadow | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Intermittent stream | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Perennial Stream / River | 10 / <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Lake / Pond | 12,825 / <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Bank - Intermittent stream | / 50 <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Bank - Perennial stream / River | / <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Bank - Lake / Pond | 130 / 342 <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Tidal water | / <input type="checkbox"/> ATF | / <input type="checkbox"/> ATF |
| Salt marsh | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Sand dune | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Prime wetland | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Prime wetland buffer | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Undeveloped Tidal Buffer Zone (TBZ) | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Previously-developed upland in TBZ | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Docking - Lake / Pond | 6,490 <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Docking - River | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Docking - Tidal Water | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| Vernal Pool | <input type="checkbox"/> ATF | <input type="checkbox"/> ATF |
| TOTAL | 37,995 / 392 | 50 / |

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

Minimum Impact Fee: Flat fee of \$ 200

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

| | | | |
|---|----------------|------------|--------------|
| Permanent and Temporary (non-docking) | 31,555 sq. ft. | X \$0.20 = | \$ 6311.00 |
| Temporary (seasonal) docking structure: | sq. ft. | X \$1.00 = | \$ |
| Permanent docking structure: | 6,490 sq. ft. | X \$2.00 = | \$ 12,980 |
| Projects proposing shoreline structures (including docks) add \$200 = | | | \$ 200 |
| Total = | | | \$ 19,491.00 |

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 19,491.00

RECEIVED
FEB 21 2018
NHDES
LAND RESOURCES MANAGEMENT

LAKE WINNIPESAUKEE

SMALL'S COVE

ECHO SHORES RD.

NH RTE. 11

MAUHOUT SHORES RD.

CLOUGH POINT RD.

MT. MAJOR HWY. (NH RTE. 11)

CHERRY VALLEY RD. (NH RTE. 11A)

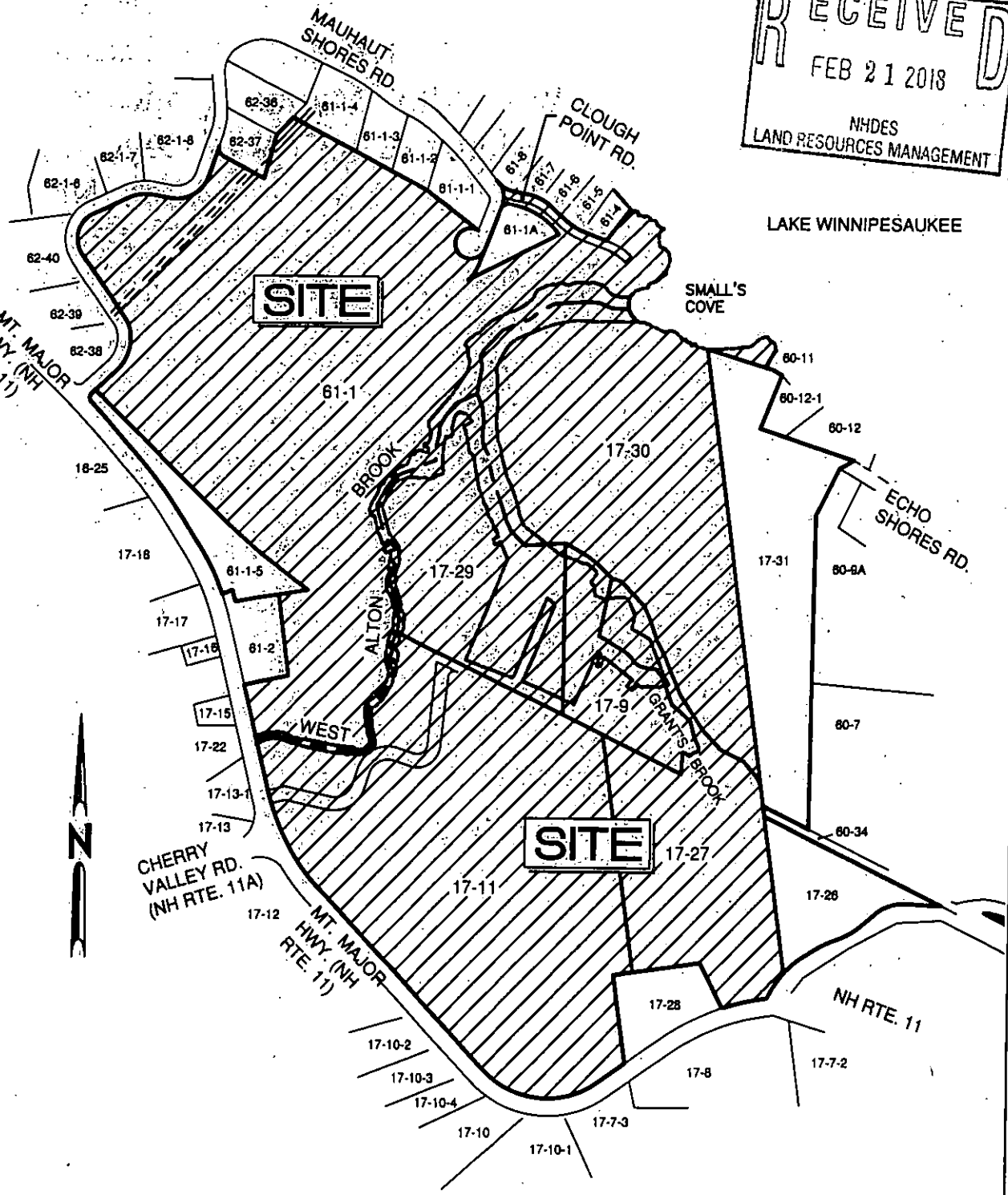
MT. MAJOR HWY. (NH RTE. 11)

SITE

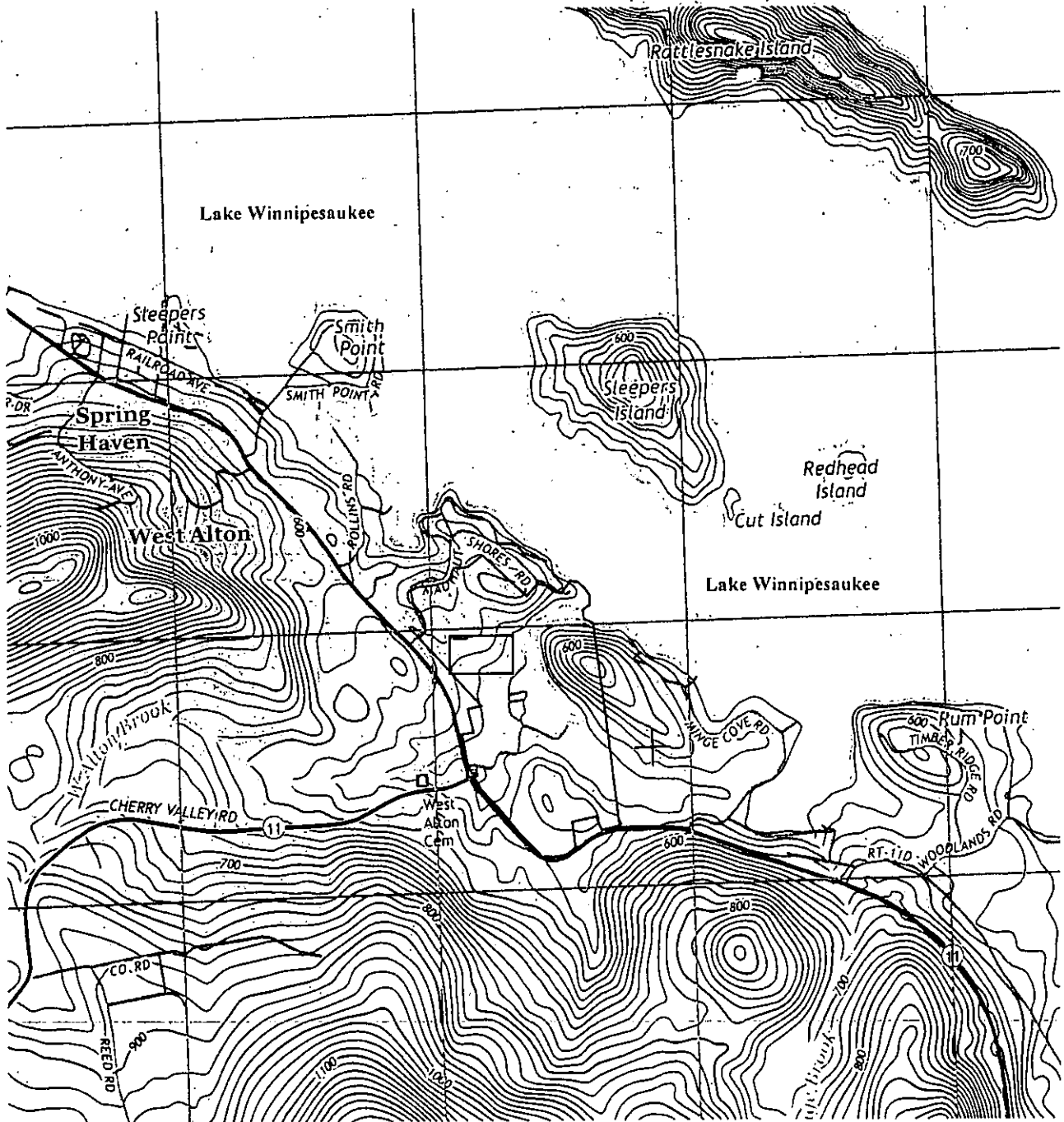
SITE



TAX MAP PLAN



RECEIVED
FEB 11 1977
LAND RESOURCE MANAGEMENT



USGS MAP
ALTON, NH
Scale: 1"=2000'

33 41207



New Hampshire Natural Heritage Bureau

To: Thomas Sokoloski
1494 Route 3A, Unit 1
Bow, NH 03304

Date: 5/11/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 5/11/2017
NHB File ID: NHB17-1403

Applicant: Brian Fortier

Location: Tax Map(s)/Lot(s): Tax Map 17, Lots 11 and 29; Tax Map 61, Lot 1
Alton

Project Description: The proposed project involves expansion of an existing marina, including new docks, boat storage structures, boat valet building, marine contractor facilities, campground, and related driveways and parking areas.

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.

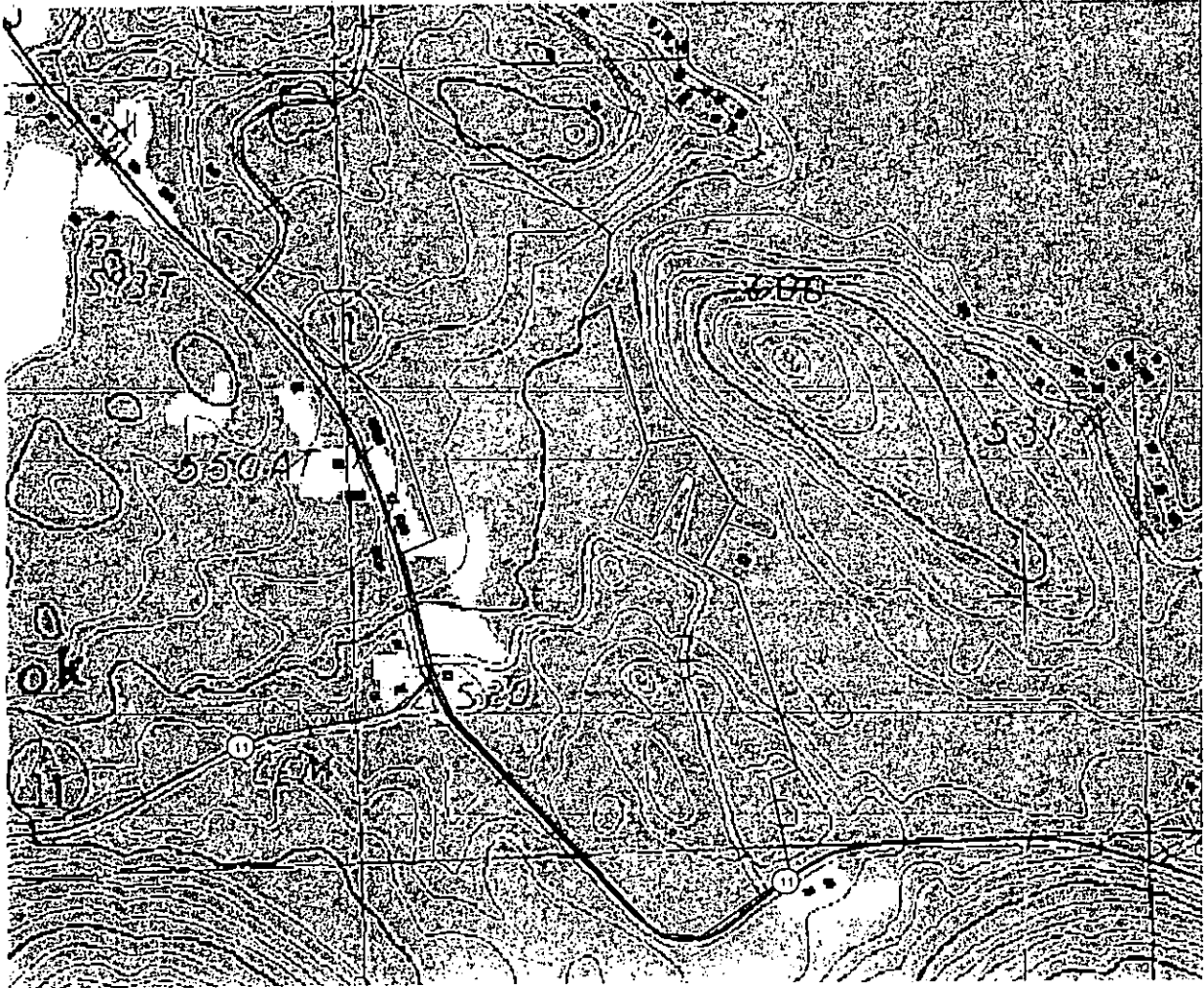
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed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

This report is valid through 5/10/2018.

RECEIVED
MAY 11 2017
NHB



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-1403



Subject Parcels:

Tax Map 17 Lot 11
Tax Map 61 Lot 1

Tax Map 17 Lot 9
Tax Map 17 Lot 27
Tax Map 17 Lot 29
Tax Map 17 Lot 30

Tax Map 17 Lot 31
Tax Map 17 Lot 12
Tax Map 17 Lot 13
Tax Map 62 Lot 38
Tax Map 61 Lot 1-5
Tax Map 16 Lot 22

Tax Map 17 Lot 26
Tax Map 61 Lot 1-A

Tax Map 17 Lot 28

Tax Map 17 Lot 7-3

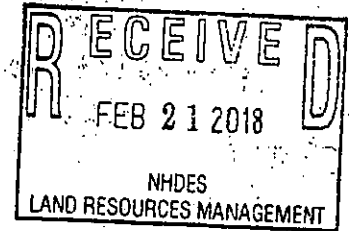
Tax Map 17 Lot 10-1

Tax Map 17 Lot 10

Tax Map 17 Lot 10-4

Brian Fortier (1/3), Allyson Shea (1/3)
& Deirdre Tibbetts (1/3)
35 West Alton Marina Rd
Alton Bay, NH 03810

West Alton Marina, LLC
c/o Brian Fortier
35 West Alton Marina Rd
Alton Bay, NH 03810



ABUTTER LIST

Brian Fortier, Allyson Shea & Deirdre Tibbetts
35 West Alton Marina Rd
Alton Bay, NH 03810

West Alton Marina, LLC
35 West Alton Marina Road
Alton Bay, NH 03810

Raymond & Lisa J. Rollins
[REDACTED]
Alton Bay, NH 03810

James, Jr. & Lucretia M. Clemons
[REDACTED]
Alton Bay, NH 03810

Donald W. Chambers
[REDACTED]
Alton Bay, NH 03810

Walter Nalesnik, Jr.
[REDACTED]
Revere, MA 02151

James H. & Sandra J. Adams
[REDACTED]
Pittsfield, NH 03263

Tax Map 17-Lot 10-3

Jonathan F. Briggs & Karen K. Merfeld
[REDACTED]

Alton, NH 03809

Tax Map 17 Lot 10-2

Clifford Hardy & Michelle Marie Watson
[REDACTED]

Alton Bay, NH 03810

Tax Map 17 Lot 13-1

Zuppe GST Exempt Trust
c/o Brian Fortier
[REDACTED]

Alton Bay, NH 03810

Tax Map 61 Lot 1-1

Michael Stead
[REDACTED]

Myrtle Beach, SC 29588

Tax Map 61 Lot 1-2

James J. Beary Jr. & Reine F. Leary
[REDACTED]

Burlington MA 01803

Tax Map 61 Lot 1-3

April S. Letourneau, Ellen T. Powers,
& Rodney C. Powers
[REDACTED]

Halifax, MA 02338

Tax Map 61 Lot 1-4

Judith A. Hudson Revocable Trust of 2006
Judith A. Hudson Trustee
[REDACTED]

Alton Bay, NH 03810

Tax Map 62 Lot 36

Arthur Richardson
[REDACTED]

Tax Map 62 Lot 37

Alton Bay, NH 03810

Tax Map 62 Lot 1-8

Marianne Cronin
[REDACTED]

Foxboro, MA 02035

Tax Map 62 Lot 1-7

EW Ketzler & FA Ketzler Irrev. Trust
Eric & Faye Ketzler, Trustees

[REDACTED]
Atkinson, NH 03811

Tax Map 62 Lot 1-6

Murat Chavushian

[REDACTED]
Belmont, MA 02478

Tax Map 62 Lot 40

Wayne & Cynthia Caron

[REDACTED]
Alton Bay, NH 03810

Tax Map 62 Lot 39

TJ & KM Stewart Revocable Family Trust
Terry Stewart & Kathleen Stewart, Trustees

[REDACTED]
Laconia, NH 03247

Tax Map 61 Lot 4

Scott C Hanson & Joanne Golles-Hanson

[REDACTED]
Alton, NH 03809

Tax Map 61 Lot 5

James H & Kathaleen F Patterson

[REDACTED]
Holliston, MA 01746

Tax Map 61 Lot 6

Day Revocable Trust
Shawn & Jodi Day, Trustees

[REDACTED]
East Kingston, NH 03827

Tax Map 61 Lot 7

Richard A & Doreen H Bergeron Rev Trust
Richard A & Doreen H Bergeron, Trustees

[REDACTED]
Derry, NH 03038

Tax Map 61 Lot 8

Patterson Family Realty Trust
Gary D & Gail M Patterson, Trustees

[REDACTED]
Norfolk MA 02056

Tax Map 61 Lot 2

Eric G. Gustafson Rev. Trust of 1991
Eric Gustafson, Trustee

[REDACTED]
Portsmouth, NH 03802-1165

Tax Map 17 Lot 15
Tax Map 60 Lot 34

Town of Alton
One Monument Square
[REDACTED]
Alton, NH 03809

Tax Map 17 Lot 7-2

Steven J. Borghi Revocable Trust
Steven & Linda Borghi, Trustees
[REDACTED]
Mansfield, MA 02048

Tax Map 17 Lot 8

Denis F. & Judeann R. Cormier
[REDACTED]
Alton Bay NH, 03810

Tax Map 17 Lot 28

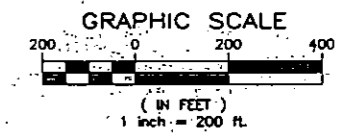
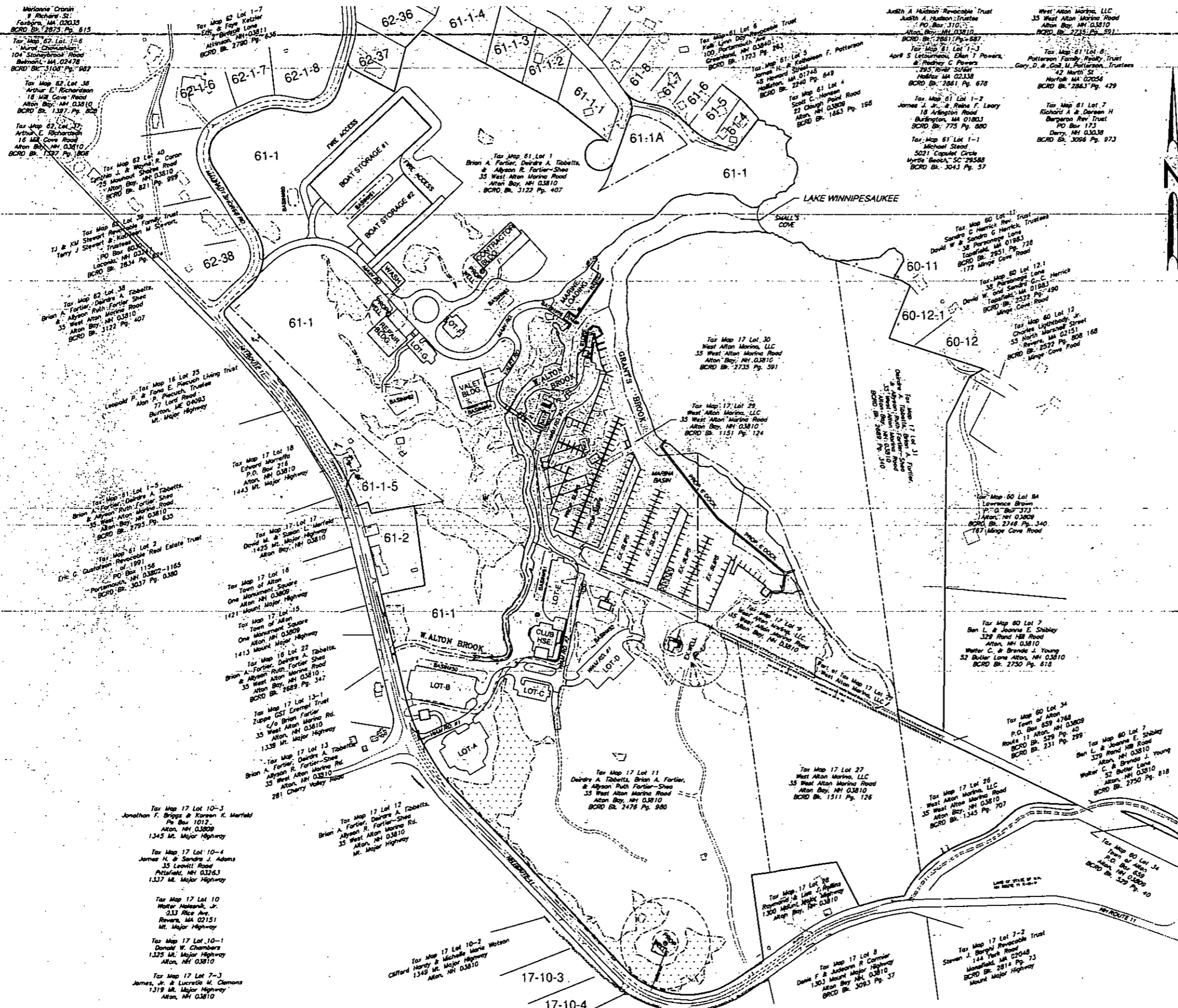
Raymond & Lisa J. Rollins
[REDACTED]
Alton Bay, NH 03810

Tax Map 60 Lot 11

Sandra G. Herrick Rev. Trust
David & Sandra Herrick, Trustees
[REDACTED]
Topsfield, MA 01983

NOTES:

- SEE SHEET #2 FOR ADDITIONAL NOTES.
- BOUNDARY INFORMATION FROM PLAN REFERENCES. (SEE SHEET #1)
- WETLANDS INFORMATION PROVIDED BY: T.E.S. ENVIRONMENTAL CONSULTANTS, LLC. 1494 ROUTE 3A, UNIT 1, BOW, NH 03304 PHONE: (603) 856-8925



OVERALL PLAN
WEST ALTON MARINA
 TAX MAP 17 LOTS 9, 11, 27, 29 & 30 & TAX MAP 61 LOT 1
 MOUNT MAJOR HWY / ROUTE 11
 ALTON, NEW HAMPSHIRE 03810

PREPARED FOR:
 WEST ALTON MARINA, LLC
 C/O BRIAN FORTIER
 35 WEST ALTON MARINA ROAD
 ALTON, NEW HAMPSHIRE 03810

SCALE: 1"=200' SHEET 3 of 20 MAY 24, 2017

| REVISED | DATE |
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BENCHMARK ENGINEERING, INC.
 Consulting Engineers Land Planners
 17 Commons Drive, Suite 35
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000

EXISTING CONDITIONS PLAN
OVERALL PLAN
WEST ALTON MARINA
 TAX MAP 17 LOTS 9, 11, 27, 29 & 30 & TAX MAP 61 LOT 1
 MOUNT MAJOR HWY./ ROUTE 11
 ALTON, NEW HAMPSHIRE 03810

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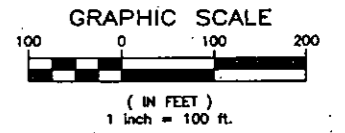
SCALE: 1"=100' SHEET 4 of 20 MAY 24, 2017

| REVISIONS | DATE |
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05/30/18

BENCHMARK ENGINEERING, INC.
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 1F Commons Drive, Suite 30
 Londonderry, New Hampshire 03053
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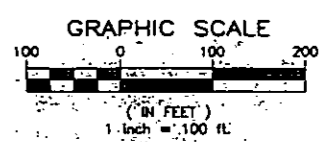
- NOTES:
- SEE SHEET #2 FOR ADDITIONAL NOTES.
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 - TOPOGRAPHIC INFORMATION BY:
 EASTERN TOPOGRAPHICS
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 PHONE: (603) 569-2400
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MATCHLINE SHEET 5

- NOTES:
1. SEE SHEET #2 FOR ADDITIONAL NOTES.
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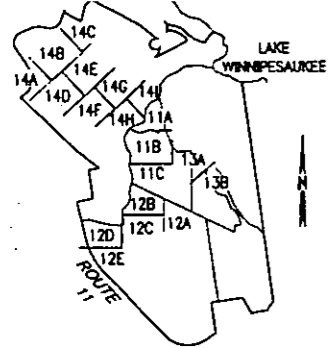
**EXISTING CONDITIONS
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WEST ALTON MARINA**
TAX MAP 17 LOTS 9, 11, 27, 29 & 30 & TAX MAP 61 LOT 1
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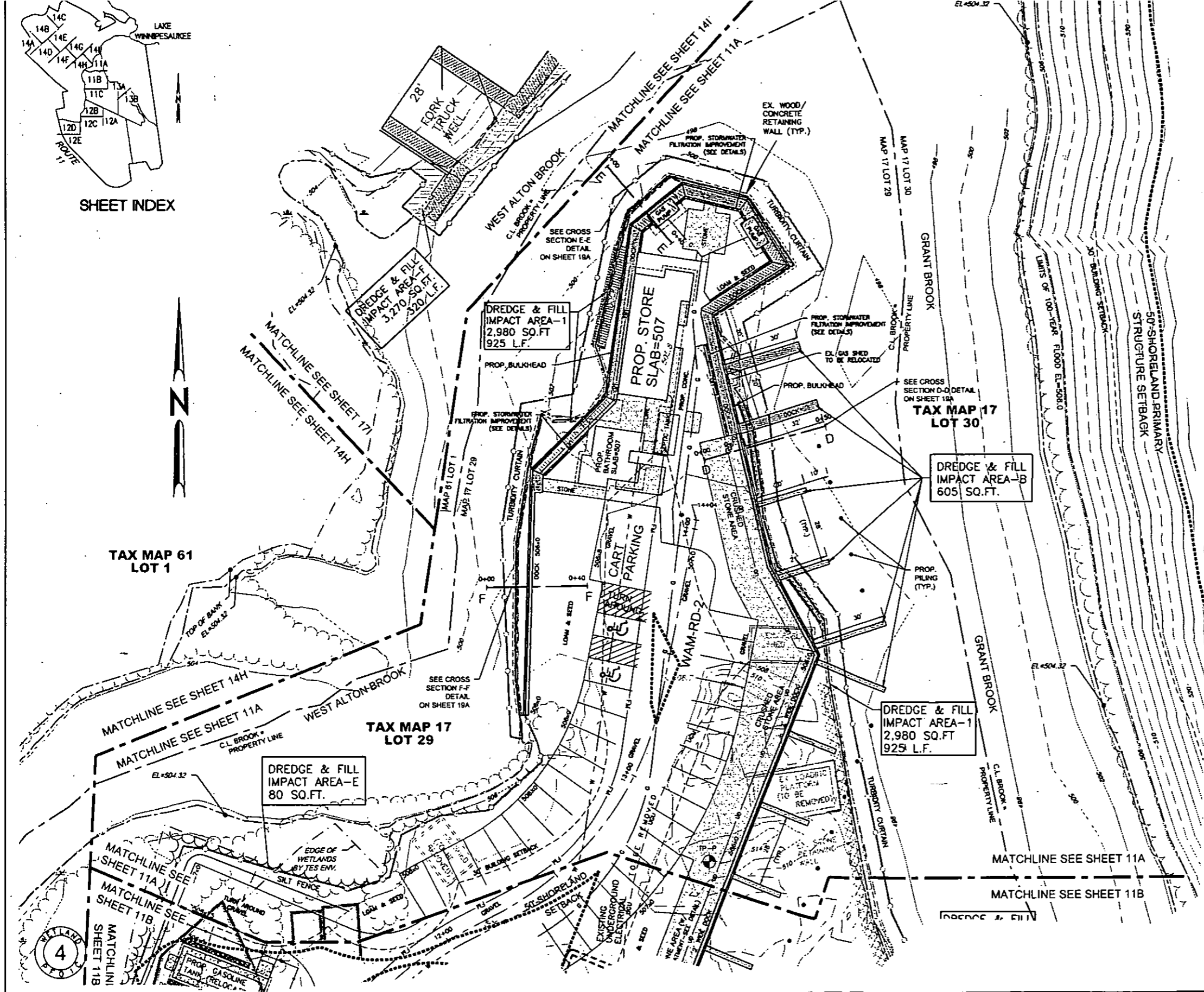
SCALE: 1"=100' SHEET 5 of 20 MAY 24, 2017

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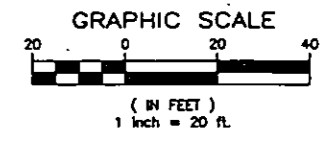
SHEET INDEX



| IMPACT | AREA (SQ.FT./L.F.) | NOTES/WETLAND CLASSIFICATIONS |
|--|---|--|
| IMPACT - A | 9,225 sq. ft. 1,980 sq. ft. 2,815 sq. ft. 2,590 sq. ft. 150 sq. ft./72 L.F. | DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN VEGETATION (PSS1E/DW1E) DOCK OVER OPEN LAKE WATER (L2UB3H) DOCK OVER VEGETATION (PSS1E/DW1E) DOCK OVER BANK Total Impact for 6' pier deck installation |
| IMPACT - B | 605 SQ. FT. | Docks over existing Lake (L2UB3H) |
| IMPACT - C | 1,250 SQ. FT. | Forested Wetland (PF01C/E) |
| IMPACT - D | 12,200 SQ. FT. | Forested Wetland (PF01C/E) |
| IMPACT - E | 80 SQ. FT. | Forested Wetland (PF01C) |
| IMPACT - F | 2,775 sq. ft. 332 sq. ft./320 L.F. 183 sq. ft. | DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN BANK Forested Wetland (PF01C/E) Bank prev. disturbed +/- dredge spoils @ Lake Bottoms |
| IMPACT - G | 1,040 SQ. FT. | Docks over existing Lake & Bank (L2UB3H) |
| IMPACT - H | 10 SQ. FT. | Pile installation for brook crossing (R2UB2H) |
| IMPACT - I | 400 SQ. FT./ 50 L.F. | Pond Access Road (Forested Wetland PF01E & intermittent stream R4S83E) |
| IMPACT - J | 250 SQ. FT. | Culvert Replacement (PF01E) |
| IMPACT - K | 50 SQ. FT. | Temporary impact for culvert replacement (PF01E) |
| IMPACT - L | 2,400 SQ. FT. | Driveway / Culvert installation (PF01E) |
| IMPACT - M | 60 SQ. FT. | Culvert & Underdrain installation (R2UB2H) |
| IMPACT - N | 50 SQ. FT. | Underdrain installation (R2UB2H) |
| IMPACT - I | 1,940 sq. ft. 1,040 sq. ft./925 L.F. | DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN BANK Marine Maintenance |
| TOTAL WETLAND IMPACTS = 41,885 SQ. FT. & 1,317 LINEAR FEET | | |

NOTES:

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PHONE: (603) 569-2400
- WETLANDS INFORMATION PROVIDED BY:
T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1; BOW, NH 03304
PHONE: (603) 856-8925



**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**

TAX MAP 17 LOT 29
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

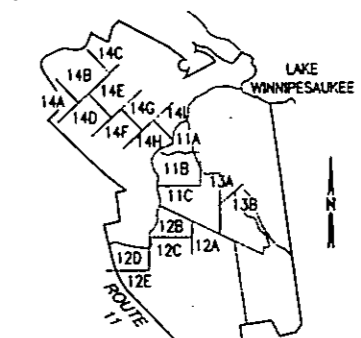
PREPARED FOR:
WEST ALTON MARINA, LLC
C/O BRIAN FORTNER
35 WEST ALTON MARINA ROAD
ALTON, NEW HAMPSHIRE 03810

SCALE: 1"=20' SHEET 11A of 20 MAY 24, 2017

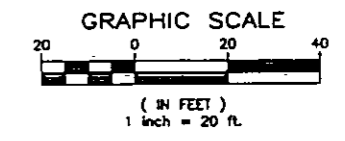
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Consulting Engineers Land Planners
11 Commerce Drive, Suite 35
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SHEET INDEX

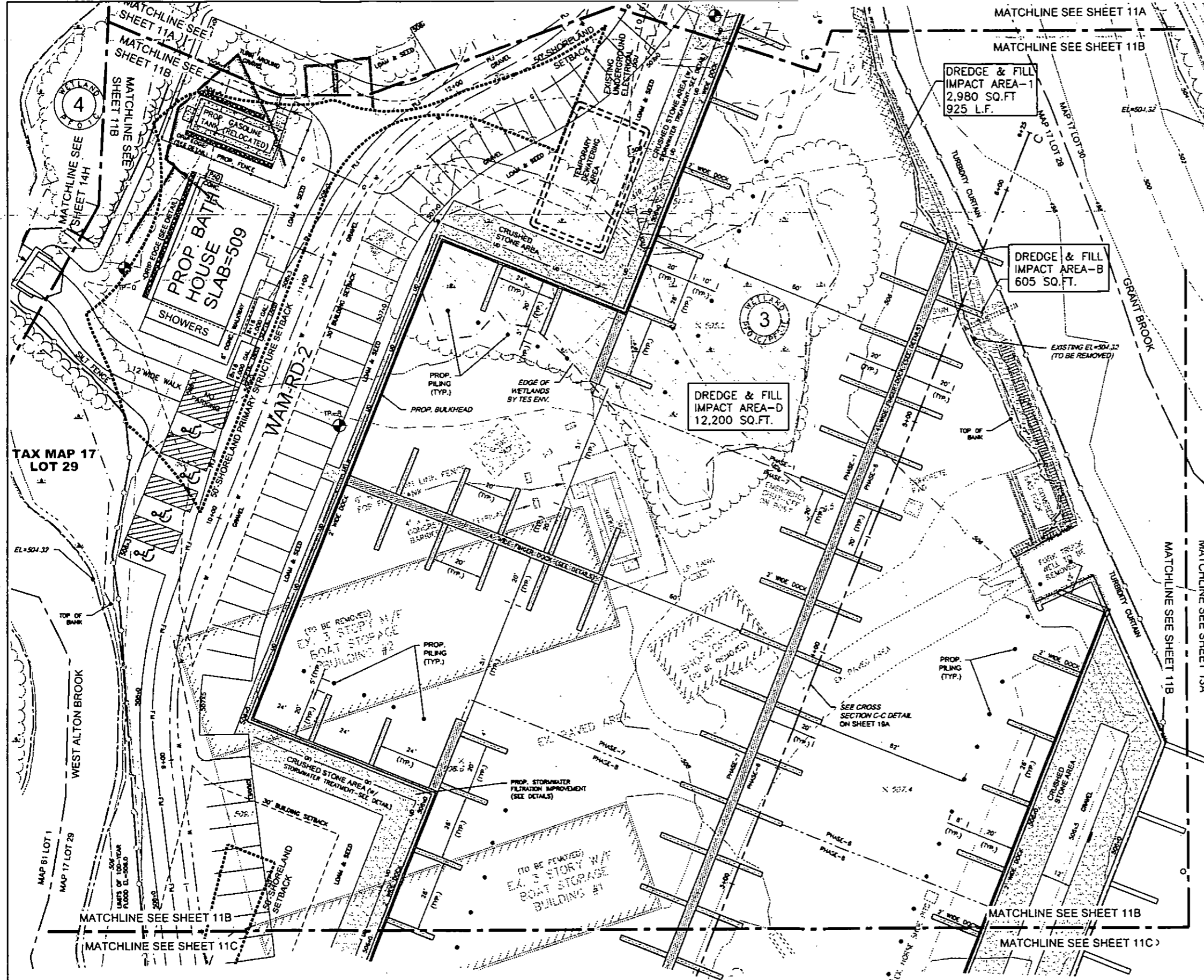
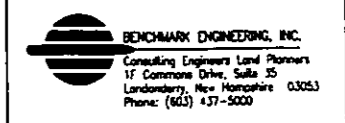


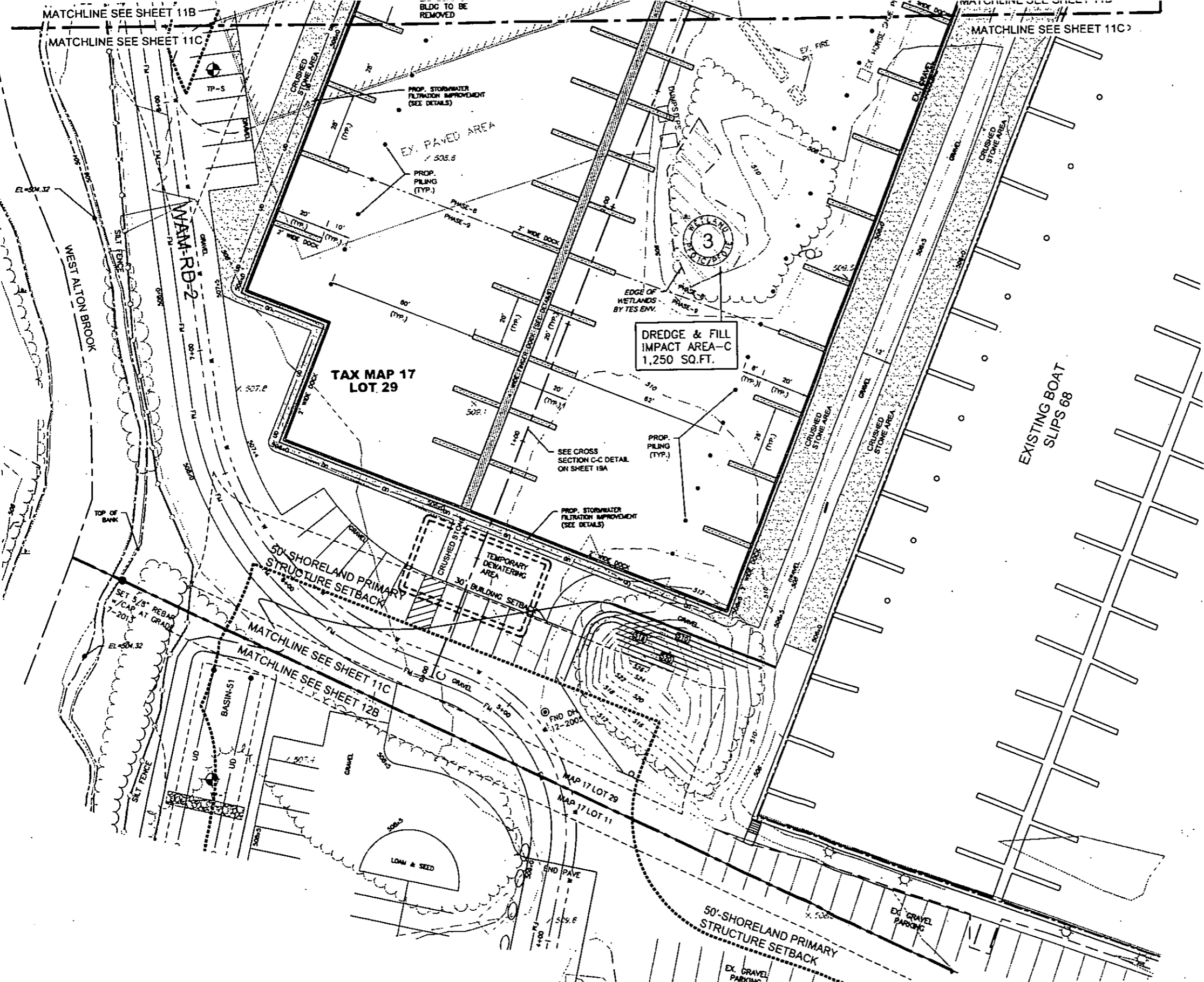
**PROPOSED CONDITIONS
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WEST ALTON MARINA**
TAX MAP 17 LOT 29
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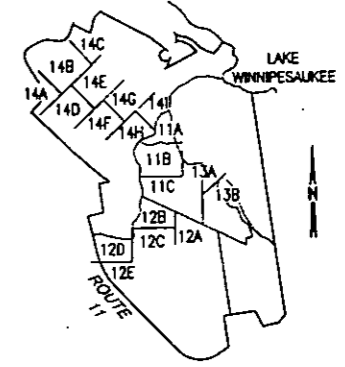
SCALE: 1"=20' SHEET 11B OF 20 MAY 24, 2017

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| INDICES WETLANDS 9-2-18 R.F.M.L. | 05/30/18 |
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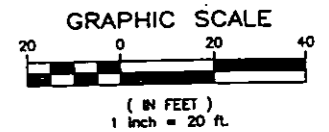




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SHEET INDEX



**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 17 LOT 29
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

PREPARED FOR:
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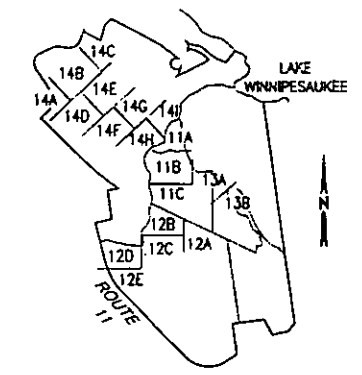
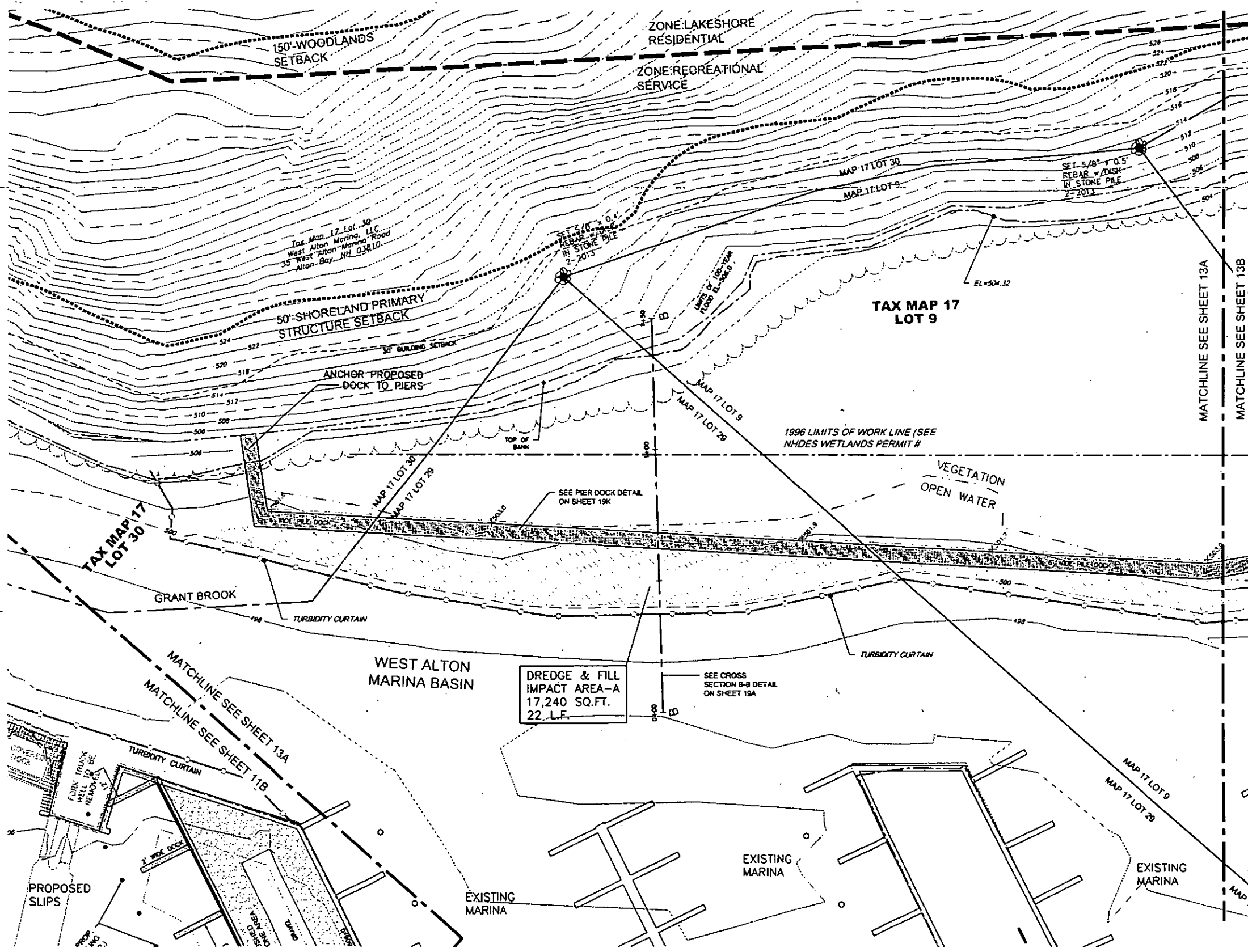
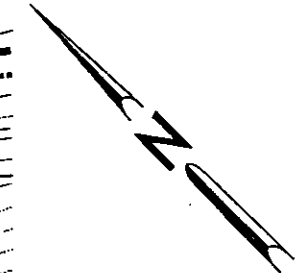
SCALE: 1"=20' SHEET 11C of 20 MAY 24, 2017

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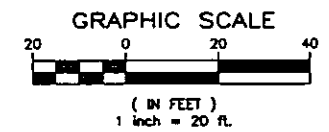
BENCHMARK ENGINEERING, INC.
Consulting Engineers and Planners
17 Commerce Drive, Suite 35
Londonderry, New Hampshire 03053
Phone: (603) 437-5000

NOTES:

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SHEET INDEX

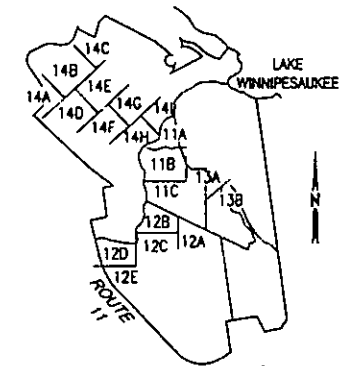
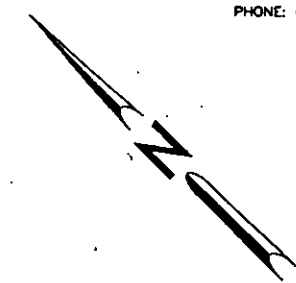


**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 17 LOTS 9, 11 & 30
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810
PREPARED FOR:
WEST ALTON MARINA, LLC
C/O BRIAN FORTIER
35 WEST ALTON MARINA ROAD
ALTON, NEW HAMPSHIRE 03810
SCALE: 1"=20' SHEET 13A of 20 MAY 24, 2017

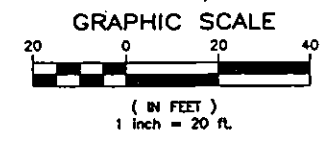
| NHDES WETLANDS 5-2-18 R.F.M.L. | 05/30/18 |
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SHEET INDEX



**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**

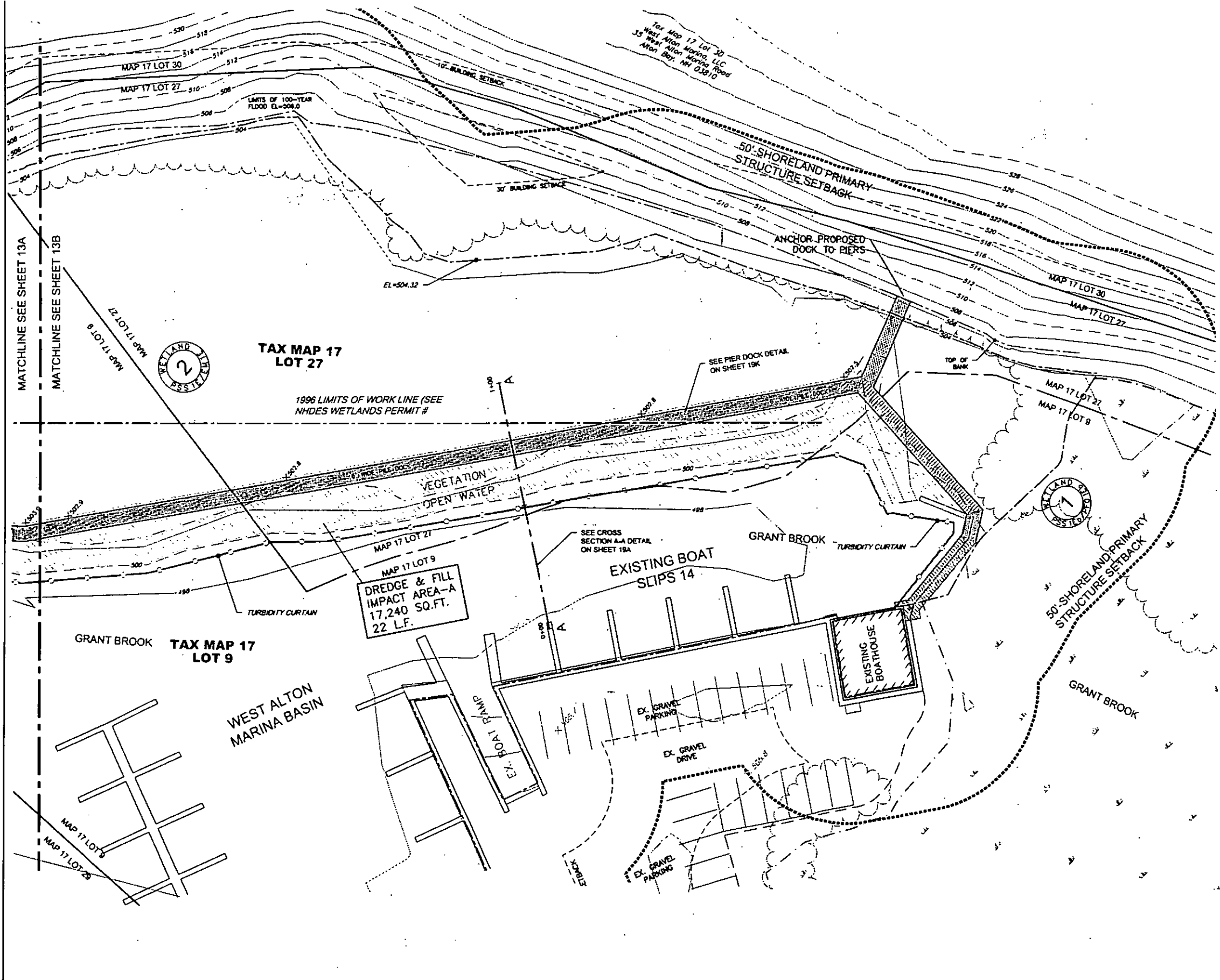
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MATCHLINE SEE SHEET 14F

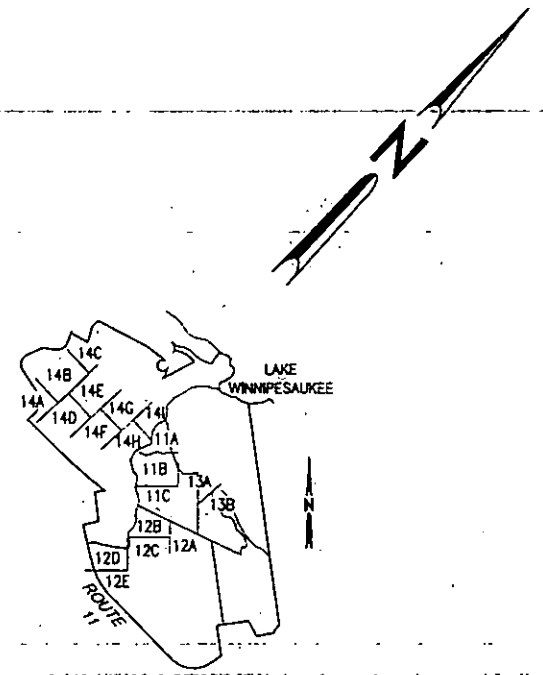
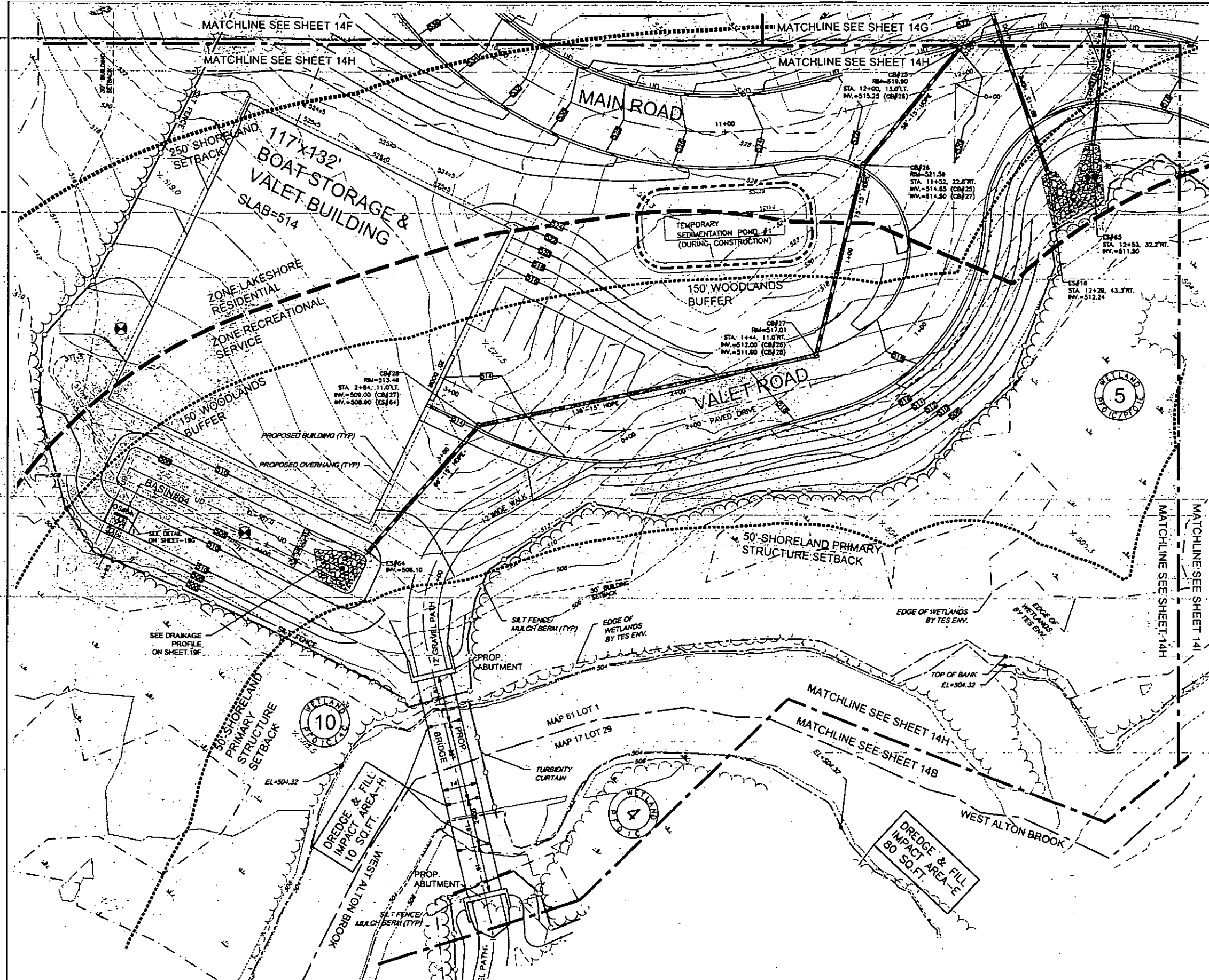
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MATCHLINE SEE SHEET 14H

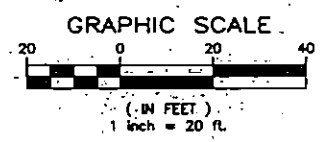
MATCHLINE SEE SHEET 14H

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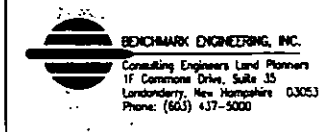


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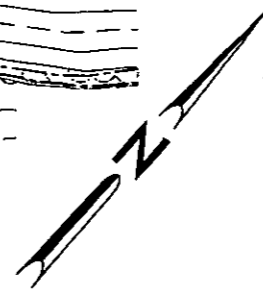
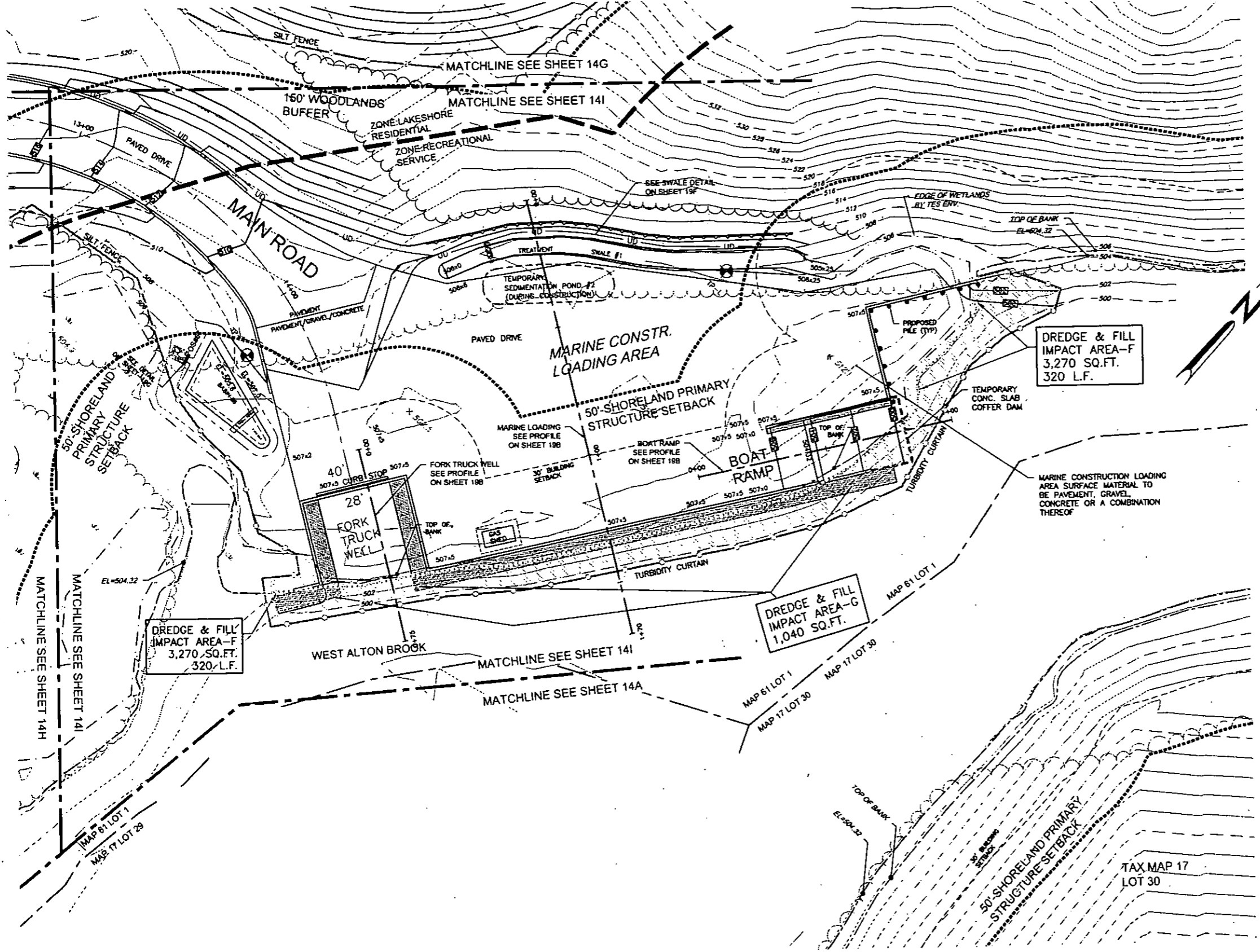
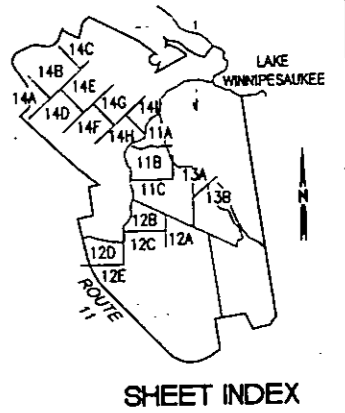
PREPARED FOR:
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SCALE: 1"=20' SHEET 14H of 20 MAY 24, 2017

| REVISED WETLANDS 5-2-18 R.F.M.L. | 05/30/18 |
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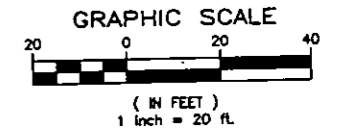
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PHONE: (603) 856-8925



DREDGE & FILL
IMPACT AREA-F
3,270 SQ.FT.
320 L.F.

DREDGE & FILL
IMPACT AREA-F
3,270 SQ.FT.
320 L.F.

DREDGE & FILL
IMPACT AREA-G
1,040 SQ.FT.



**PROPOSED CONDITIONS
GRADING & UTILITY PLAN**
WEST ALTON MARINA
TAX MAP 61 LOT 1
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SCALE: 1"=20' SHEET 14I of 20 MAY 24, 2017

| NODES WETLANDS 5-2-18 R.F.M.L. | DATE |
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| REVISIONS | DATE |