



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

DEC 19 '19 PM



Sam  
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**Robert R. Scott, Commissioner**

December 13, 2019

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

**REQUESTED ACTION**

Approve Donald R. Satterfield's request to perform the following work on Lake Winnepesaukee in Wolfeboro. File # 2019-03004. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

Install a 4 foot x 37 foot piling pier extending from a 5 foot x 62 foot cantilevered pier attached to a 55 foot curved breakwater with an 8.2 foot wide gap at the shore, all accessed by a 60 foot long walkway of irregular width parallel to shore on an average of 202 feet of frontage along the areas known as "the Broads" on Lake Winnepesaukee, on Wolfeboro Neck, in Wolfeboro.

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 Beckwith Builders, Inc. dated September 10, 2019, as received by the NHDES on September 23, 2019.
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 Bureau by certified mail, return receipt requested.
3. 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.
4. 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.
5. 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.
6. Only those structures shown on the approved plans shall be installed or constructed along this frontage. All portions of the structures, including the breakwater toe of slope, shall be at least 20 feet from the abutting property lines or the imaginary extension of those lines into the water.
7. Pilings shall be spaced a minimum of 12 feet apart as measured piling center to piling center.
8. This permit does not allow dredging for any purpose.

9. The permittee may make repairs to the permitted structures as necessary, prior to the permit expiration date, provided that prior to performing any repair the permittee notifies the NHDES Wetlands Bureau and the Conservation Commission, in writing, of the proposed start and completion dates

#### EXPLANATION

The NHDES approved this project on November 12, 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), modification of a dock associated with a breakwater.
2. The construction of a breakwater to provide safe docking at this site is justified in accordance with Rule Env-Wt 402.07, Breakwaters.
3. The applicant has an average of 202 feet of shoreline frontage along Lake Winnepesaukee.
4. A maximum of 3 slips may be permitted on this frontage per Rule Env-Wt 402.13 Frontage Over 75'.
5. The proposed docking facility will provide 2 slips as defined per RSA 482-A:2, VIII and therefore meets Rule Env-Wt 402.13.
6. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee, a public hearing under RSA 482-A:8 is not required.
7. The pre-existing breakwater extends more than 50 feet lakeward of the natural mean high water line and therefore fails to conform to the design criteria of Rule Env-Wt 402.07, Breakwaters.
8. The Applicant has requested a waiver of Rule Env-Wt 402.21, Modification of Nonconforming Structures, in accordance with Part Env-Wt 204, Waivers.
9. The project meet the criteria required under Part Env-Wt Waivers and therefore, the waiver of Rule Env-Wt 402.21 is granted.

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



# WETLANDS PERMIT APPLICATION

Water Division/Wetlands Bureau  
Land Resources Management



RSA 482-A/Env. Wet. 100-900

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

<b>RECEIVED</b> SEP 23 2009 NHDES	<b>COMPLETE</b> SEP 25 2009	0619 0304 457 3600 DB
LAND RESOURCES MANAGEMENT		

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)

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: 5 Umbrella Point TOWN/CITY: Wolfeboro

TAX MAP: 213 BLOCK:    LOT: 18 UNIT:   

USGS TOPO MAP WATERBODY NAME: Lake Winnepesaukee  N/A      STREAM WATERSHED SIZE:  N/A

LOCATION COORDINATES (if known): 43.582100 -71.269342

Latitude/Longitude     UTM     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.

This project consists of adding a new finger dock onto an existing breakwater with cantilevered dock. The finger dock is needed for safety when docking, as the wind and waves tend to push watercraft toward the shore/starboard side, and with no dock or pilings or anything on the starboard side to provide something to grab onto or stop the boat, docking can be hazardous.

5. SHORELINE FRONTAGE:  
 N/A - This does not have shoreline frontage.      SHORELINE FRONTAGE: 202

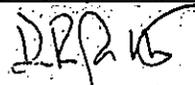
Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

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:17	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input 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 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 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 19 - 2924
- 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

<b>8. APPLICANT INFORMATION (Desired permit holder)</b>			
LAST NAME FIRST NAME MI			
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.			
<b>9. PROPERTY OWNER INFORMATION (If different than applicant)</b>			
LAST NAME FIRST NAME MI			
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.			
<b>10. AUTHORIZED AGENT INFORMATION</b>			
LAST NAME FIRST NAME MI: Coppinger, Joanne		COMPANY NAME: Beckwith Builders Inc.	
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 <u>JKC</u> I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>11. PROPERTY OWNER SIGNATURE</b>			
See the Instructions & Required Attachments document for clarification of the below statements.			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> <li>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.</li> <li>I have reviewed and submitted information &amp; attachments outlined in the instructions and Required Attachment document.</li> <li>All abutters have been identified in accordance with RSA 482-A:3, 1 and Env-Wt 100-900.</li> <li>I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.</li> <li>I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.</li> <li>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.</li> <li>I have submitted a Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) 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.</li> <li>I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.</li> <li>I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.</li> <li>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.</li> <li>I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.</li> <li>The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.</li> </ol>			
<input checked="" type="checkbox"/>  Property Owner Signature		DONALD SATTLER Print name legibly	
		9/11/19 Date	

### 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.

			
Town/City Clerk Signature	Print name legibly Patricia M. Waterman	Town/City Wolfeboro	Date 9/19/19

#### DIRECTIONS FOR TOWN/CITY CLERK

Per RSA 482-A:3, I

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 checked="" type="checkbox"/> ATF
Scrub shrub wetland		<input checked="" type="checkbox"/> ATF
Emergent wetland		<input checked="" type="checkbox"/> ATF
Wet meadow		<input checked="" type="checkbox"/> ATF
Intermittent stream		<input checked="" type="checkbox"/> ATF
Perennial Stream / River	/	<input checked="" type="checkbox"/> ATF
Lake / Pond	/	<input checked="" type="checkbox"/> ATF
Bank - Intermittent stream	/	<input checked="" type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input checked="" type="checkbox"/> ATF
Bank - Lake / Pond	/	<input checked="" type="checkbox"/> ATF
Tidal water	/	<input checked="" type="checkbox"/> ATF
Salt marsh		<input checked="" type="checkbox"/> ATF
Sand dune		<input checked="" type="checkbox"/> ATF
Prime wetland		<input checked="" type="checkbox"/> ATF
Prime wetland buffer		<input checked="" type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input checked="" type="checkbox"/> ATF
Previously developed upland in TBZ		<input checked="" type="checkbox"/> ATF
Docking - Lake / Pond	150 / Finger Dock	<input checked="" type="checkbox"/> ATF
Docking - River		<input checked="" type="checkbox"/> ATF
Docking - Tidal Water		<input checked="" type="checkbox"/> ATF
Vernal Pool		<input checked="" type="checkbox"/> ATF
<b>TOTAL</b>	150 / SqFt	/

**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)	_____ sq. ft.	X \$0.20 =	\$ _____
Temporary (seasonal) docking structure:	_____ sq. ft.	X \$1.00 =	\$ _____
Permanent docking structure:	<b>150</b> sq. ft.	X \$2.00 =	<b>\$ 300</b>
<b>Projects proposing shoreline structures (including docks) add \$200 =</b>			<b>\$ 200</b>
		<b>Total =</b>	<b>\$ 500</b>

The Application Fee is the above calculated Total or \$200, whichever is greater = **\$ 500.00**



**BECKWITH BUILDERS, INC.**  
*Unique Builders in a Unique Environment*



44 Libby Street · Wolfeboro, NH 03894 · (603)569-6829

DATE: September 17, 2019  
TO: NHDES Wetlands Bureau

SUBJECT: Satterfield Dock Modification Project, 5 Umbrella Point, Wolfeboro  
**WAIVER REQUEST from Env-Wt 402.21**

PROPERTY LOCATION: 5 Umbrella Point, Wolfeboro (Tax Map 213 Lot 18)

**RULE FROM WHICH A WAIVER IS REQUESTED:**

Env-Wt 402.21 Modification of Existing Structures: The department shall not approve any change in size, location, or configuration of an existing structure unless the applicant demonstrates, and the department finds, that the modification is less environmentally-impacting or provides for fewer boat slips and less construction surface area over public submerged lands than the current configuration.

**NEED FOR THE WAIVER:**

This project consists of adding a new finger dock onto an existing non-conforming breakwater with cantilevered dock. The current docking facility is non-conforming because the portion of the breakwater above full lake level extends out further than 50 feet from the reference line (it extends out 65 feet±). The finger dock will be located entirely within 40 feet of the reference line. The finger dock is needed for safety when docking, as the wind and waves tend to push boats toward the shore/ starboard side, and with no dock or pilings or anything on the starboard side to provide something to grab onto or stop the boat, docking can be hazardous. This dock is in a location where breakwaters are allowed.

This request is being made to improve a hazardous situation and create a safe docking facility. Without the finger dock or some sort of structure on the starboard side, boats can get pushed into the shore and run aground. This property has an average of 202 feet of frontage on Lake Winnepesaukee, and as such could support 3 boat slips, but historically has only had one slip. This modification will create another slip and more construction over public submerged lands than the current configuration, and is an expansion of a non-conforming structure, which triggers the need for this waiver request.

**PROPERTY OWNER CONTACT INFORMATION:**

Donald Satterfield  
12 Emerson Way  
Hopkinton, MA 01748  
[dsatterfield@crandall-hicks.com](mailto:dsatterfield@crandall-hicks.com)  
(508) 246-9999

**PROPERTY OWNER SIGNATURE:**

  
\_\_\_\_\_  
Donald Satterfield

9/17/19  
\_\_\_\_\_  
Date

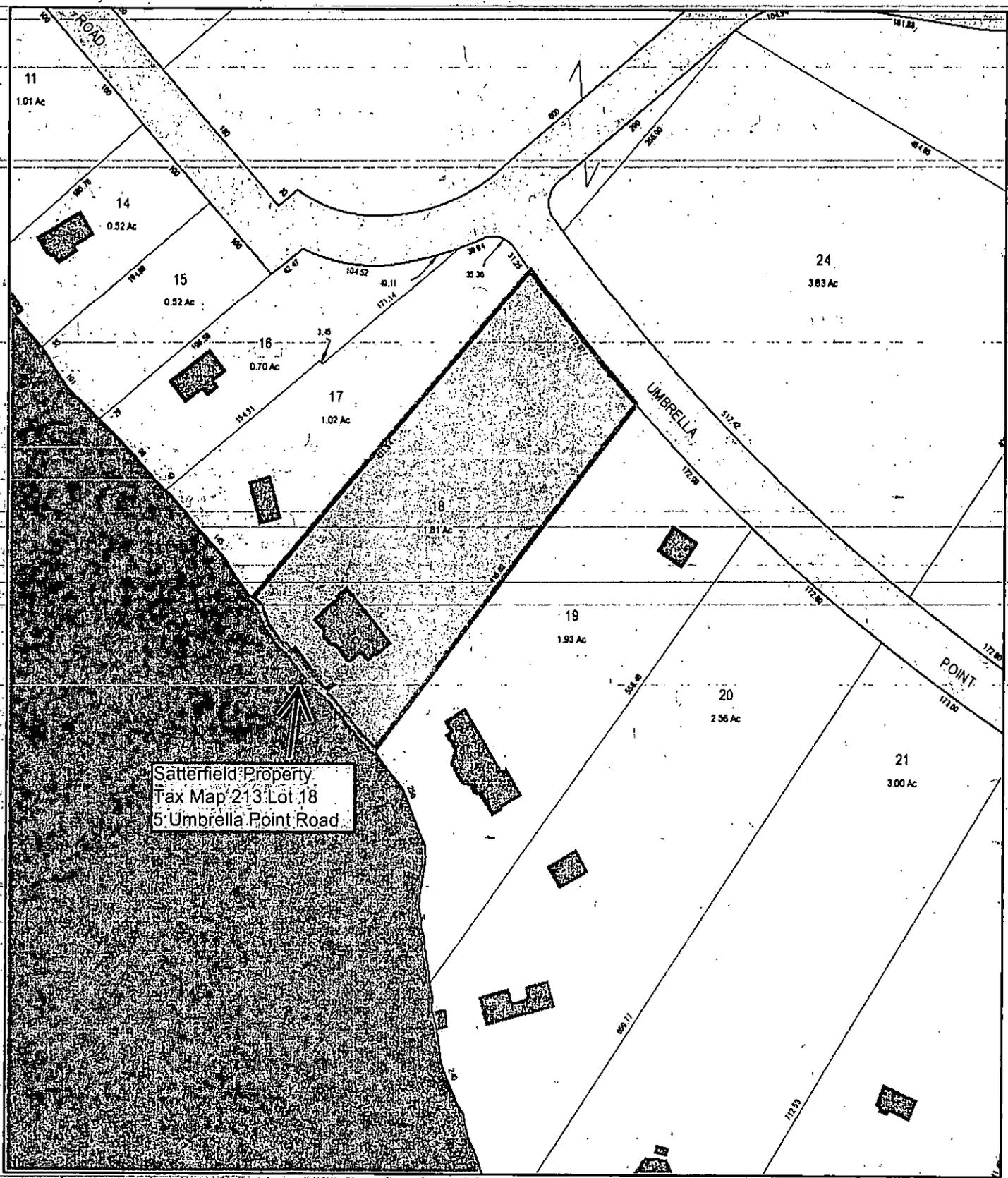
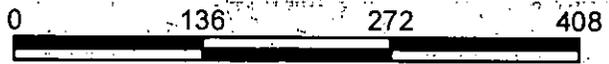
The above signature constitutes certification that: (1) The information provided is true, complete, and not misleading to the knowledge and belief of the signer; and (2) The signer understands that any waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

Wolfeboro, NH

1 inch = 136 Feet

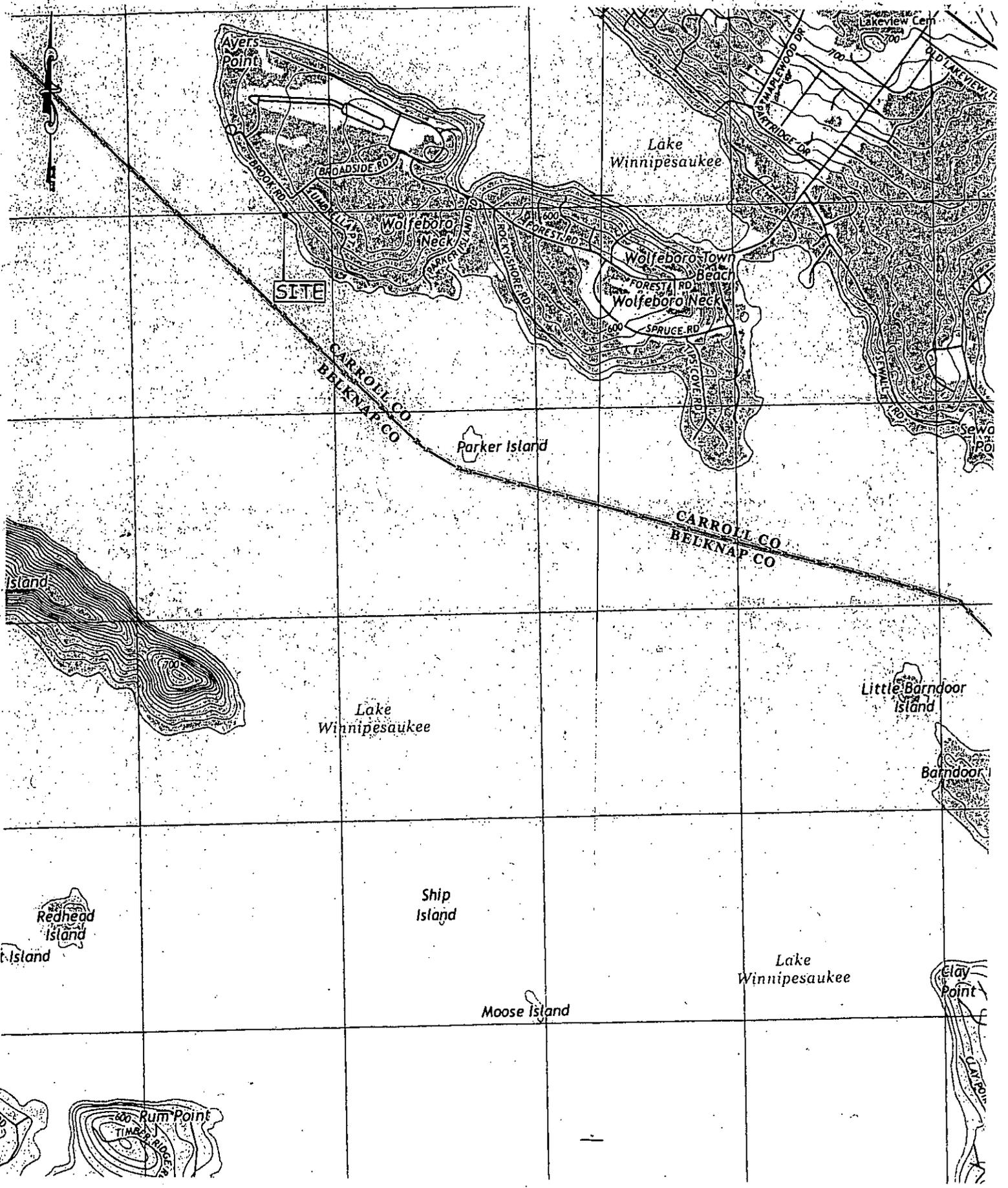
August 27, 2019

www.cai-tech.com



Satterfield Property  
Tax Map 213 Lot 18  
5 Umbrella Point Road

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.



USGS LOCATION MAP  
 SCALE: 1" = 2000'

TAX MAP 213 LOT 18:  
 Don Satterfield  
 5 Umbrella Point  
 Wolfeboro, NH 03894



# New Hampshire Natural Heritage Bureau

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

Date: 9/10/2019

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 9/10/2019

NHB File ID: NHB19-2924

Applicant: Joanne Coppinger

Location: Tax Map(s)/Lot(s): 213 / 18  
Wolfeboro

Project Description: Add a finger dock onto an existing docking system for  
increases safety when docking.

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 9/9/2020.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB19-2924



# 5 foot Abutters List Report

Wolfeboro, NH

August 27, 2019

## Subject Property:

Parcel Number: 213-018-000

Mailing Address: SATTERFIELD DONALD

CAMA Number: 213-018-000

Property Address: 5 UMBRELLA POINT

## Abutters:

Parcel Number: 213-017-000

Mailing Address: BENTON, THOMAS J BENTON, LAURIE J

CAMA Number: 213-017-000

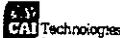
Property Address: 80 BROADSIDE ROAD

Parcel Number: 213-019-000

Mailing Address: FLINT, JEAN P 1991 TRUST FLINT, JEAN P TRUSTEE

CAMA Number: 213-019-000

Property Address: 9 UMBRELLA POINT



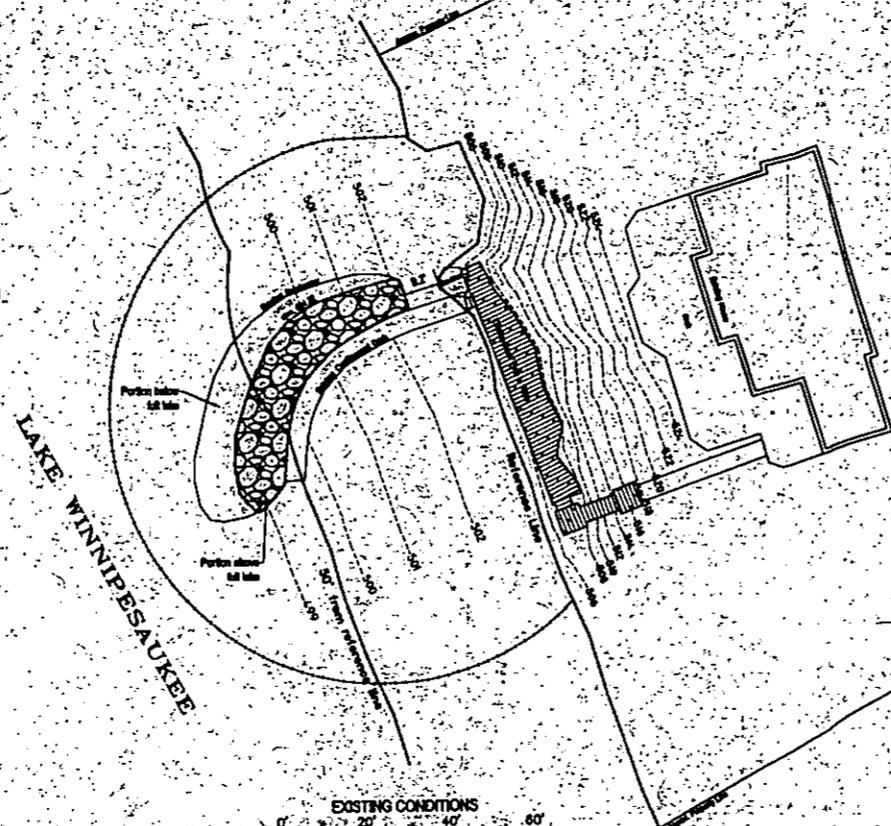
www.cai-tech.com

8/27/2019

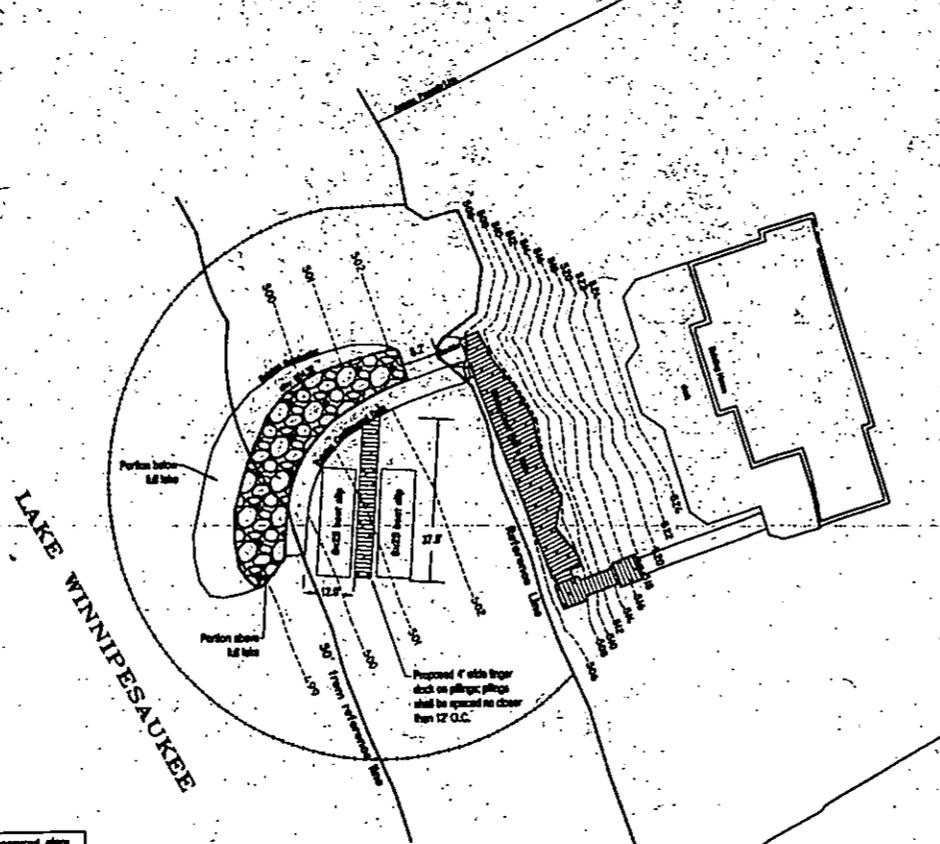
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Page 1 of 1

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**BECKWITH BUILDERS, INC.**



EXISTING CONDITIONS  
 SCALE: 1" = 20'

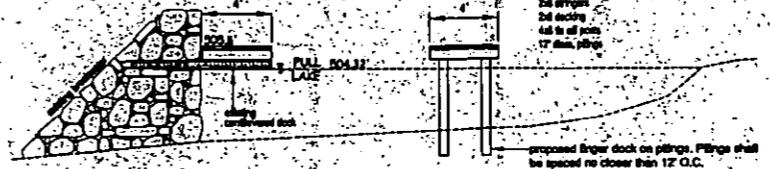
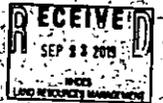


PROPOSED CONDITIONS  
 SCALE: 1" = 20'

Frontage as measured along shoreline = 212'  
 Pth to pth measurement = 83'  
 Average = 302'



LOCUS  
 Scale Not Noted



DOCK SECTION  
 SCHEMATIC - NO SCALE

**CONSTRUCTION SEQUENCE:**

1. Install erosion control (siltily curtain and other controls as necessary; the Contractor is fully responsible for controlling erosion).
2. Construct new dock in line and grade as shown.
4. Remove erosion control once area is fully stabilized.

**NOTES:**

1. This project consists of the addition of a new finger dock onto an existing breakwater with cantilevered dock. The finger dock is needed for safety when docking, as the wind and waves tend to push vessels toward the shore starboard side, and with no dock or pilings or anything on the starboard side to provide something to grab onto or stop the boat, docking can be hazardous. The existing docking system appears to have been permitted in the 1900's. Because the existing structure is not conforming to current rules, a waiver is being sought with its application from 800-NH 402.21, "Modification of Existing Structures."
2. Property lines and boundary information as shown on this plan are approximate only and taken from the town tax maps.
3. The reference line equals lake full elevation of 204.32 (NOVD).
4. Owner of Record: Tax Map 213 Lot 18:  
 Donald Satterfield  
 12 Esplanade Way  
 Hopkinton, MA 01748-4808  
 CCRD Book 1058 Page 328  
 Site Address: 6 Umbrella Point, Wolfeboro, NH

**PERMANENT IMPACT AREAS:**

Proposed finger dock = 160 SF

**LEGEND:**

- proposed turbidity curtain
- existing topographic contour
- CCRD - Carroll County Registry of Deeds

**BECKWITH BUILDERS**  
 ARCHITECTURE & CONSTRUCTION  
 14 LIBBY STREET  
 WOLFEBORO, NH 03884  
 PHONE: 603.889.8829  
 BECKWITHBUILDERS.COM  
 COPYRIGHT 2019 BY BECKWITH BUILDERS, INC. ALL RIGHTS RESERVED.

PLAN FOR NHDES WETLANDS PERMIT for addition of finger dock  
 SATTERFIELD RESIDENCE 6 UMBRELLA POINT WOLFEBORO, NH  
 TOWN TAX MAP #213 LOT 18  
 SCALE: 1" = 20'  
 DATE: September 10, 2019  
 OWNER OF RECORD TAX MAP 213 LOT 18: Donald Satterfield