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Robert R. Scott, Commissioner

June 24, 2022

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

**REQUESTED ACTION**

Approve APR 66, LLC's request to perform the following work on Lake Winnepesaukee in Moultonborough pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-00166, and in accordance with RSA 482-A:3. Comments submitted by the Moultonborough Conservation Commission regarding the project as proposed are included in the enclosed documents.

Replace an existing 4 foot x 52 foot seasonal pier with a 4 foot x 48 foot seasonal pier, repair an existing 16 foot 6 inch x 40 foot boathouse, in-kind, remove an existing 3 foot 9 inch x 16 foot 7 inch and a 4 foot x 8 foot seasonal pier from the lakeward end of the existing boathouse, replace two seasonal piers located at the southern portion of the boathouse with two 4 foot x 24 foot seasonal piers along an average of 220 feet of frontage along Lake Winnepesaukee in Moultonborough.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the revised plans revision dated April 14, 2022 by QA+M Architecture, as received by the NH Department of Environmental Services (NHDES) on April 25, 2022.
2. This permit shall not be effective until it has been recorded in the Carroll County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. The applicant shall permanently remove all existing seasonal docking structures along the frontage prior to the installation of the proposed docking structures in accordance with Rule Env-Wt 513.22 and Rule Env-Wt 513.12.
4. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
5. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
6. All seasonal structures shall be removed for the non-boating season as required per Env-Wt 513.22.
7. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.

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8. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.
9. The seasonal dock shall be removed from the water prior to applying any paint, stain, or other preservative coating, and not returned to the water until after such coating is dry as required per Env-Wt 513.22(b)(4).
10. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
11. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters; Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.
12. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
13. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), 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).
14. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
15. All excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
16. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700.
17. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

#### EXPLANATION

NHDES approved this project on May 25, 2022. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.25(c)(2), modification of a major docking structure.
2. The applicant has an average of 220 feet of frontage along Lake Winnepesaukee within the bay known as Center Harbor.
3. A maximum of 3 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The property identified as lot 7 on Moultonborough tax map 171 (the Property) has existing docking structures providing a total of 8 boat slips as defined per RSA 482-A:2, VIII.

5. In accordance with Env-Wt 513.23(a)(2), the department shall not approve any change in size, location, or configuration of an existing docking structure unless the applicant demonstrates, and the department finds, that the modification provides for fewer boat slips and less deck area over public submerged lands than the existing docking structure.
6. The Applicant requested a waiver, in accordance with Env-Wt 204, of Administrative Rule Env-Wt 513.23(a)(2), specifically the requirement that all modifications of existing docking structures provide fewer boat slips over public submerged land.
7. The applicant has proposed a modification to the existing docking structures that results in a net reduction of dock surface over public submerged lands, reduces the extension of dock surface into Lake Winnepesaukee, and reduces lake bottom impacts associated with annual installation of seasonal structures by consolidation of dock surface in a centralized location.
8. The applicant has demonstrated that granting the waiver will have no adverse effect on the environment, natural resources of the state, public health, public safety, nor impacts to abutting properties more significant than that which would result from complying with the rule as required to meet Rule Env-Wt 204.05, Criteria, (a), (1).
9. The applicant has demonstrated that strict compliance with Rule Env-Wt 513.23(a)(2), will provide no benefit to the public and will provide both an operational and economic impact to the applicant as required to meet Rule Env-Wt 204.05, Criteria, (a), (2).
10. The request for a waiver meets the requirements of Rule Env-Wt 204.05, Criteria, and therefore, the waiver of Rule Env-Wt 513.23(a)(2) is granted for this modification.
11. 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.
12. Per Rule Env-Wt 311.06(h), the municipal conservation commission did provide comments on the proposed project and recommended that no mature trees be removed and a shoreland permit should be obtained for any land-based impacts associated with the replacement of the boathouse.
13. The applicant has indicated in writing, in addition to project specifics shown on the approved plan revision dated April 14, 2022 by QA+M Architecture, that no trees will be removed nor will there be any impacts to protected shorelands along the Property.
14. The applicant has demonstrated that the concerns raised by the municipal conservation commission has been addressed in accordance with Env-Wt 311.06(h), therefore the application was approved.
15. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900.

NHDES Wetlands Bureau permit #2022-00166 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

  
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Robert R. Scott  
Commissioner



**STANDARD DREDGE AND FILL  
WETLANDS PERMIT APPLICATION**  
Water Division/Land Resources Management  
Wetlands Bureau  
Check the Status of your Application



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

APPLICANT'S NAME: APR 66, LLC

TOWN NAME: Moultonborough

			File No: <u>2022-00166</u>
			Check No: <u>1026</u>
			Amount: <u>\$5,440.00</u>
			Initials: <u>RS</u>

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b> Please use the <a href="#">Wetland Permit Planning Tool (WPPT)</a> , the Natural Heritage Bureau (NHB) <a href="#">DataCheck Tool</a> , the <a href="#">Aquatic Restoration Mapper</a> , or other sources to assist in identifying key features such as: <u>priority resource areas (PRAs)</u> , <u>protected species or habitats</u> , <u>coastal areas</u> , <u>designated rivers</u> , or <u>designated prime wetlands</u> .	
Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Protected species or habitat?                             <ul style="list-style-type: none"> <li>If yes, species or habitat name(s): <input type="text"/></li> <li>NHB Project ID #: <input type="text"/></li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Bog?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC): <input type="text"/></li> <li>A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/></li> </ul>	

[lrn@des.nh.gov](mailto:lrn@des.nh.gov) or (603) 271-2147

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

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For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats): [ ]	
<b>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))</b> Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
<p>Replace numerous seasonal docks currently totaling 449 square feet with two new 4'x40' seasonal docks totaling 320 square feet. The new docks shall be configured to provide docking for 7 boats, a reduction of 1 from the current 8 boat capacity. The new docks will be located a minimum of 20' from the projected property line.</p> <p>There is also an existing 16'x40' covered boathouse with a wood crib foundation that was constructed at least 70 years ago. The existing foundation structure is rotten and failing, causing the entire structure to tilt downward into Lake Winnepesaukee. The crib foundation must be replaced with new to properly support the boathouse. It is preferred to completely remove and rebuild this boathouse to make construction of the new foundation quicker, with a shorter construction schedule, thus lessening the temporary impact. If approved, the replacement boathouse would follow the footprint of the existing boathouse and would not increase the maximum height above the water level.</p> <p>Due to construction logistics and scheduling, it is anticipated that the seasonal docks would be installed prior to any work on the boathouse. The boathouse repairs will occur after the new seasonal docks have been installed!</p>	
<b>SECTION 3 - PROJECT LOCATION</b>	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 66 Alpine Park Road	
TOWN/CITY: Moultonborough	
TAX MAP/BLOCK/LOT/UNIT: 171/7	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee <input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): • North • West	

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: APR 66 LLC (David Quisenberry, Manager)			
MAILING ADDRESS: 66 Alpine Park Road			
TOWN/CITY: Moultonborough		STATE: NH	ZIP CODE: 03254
EMAIL ADDRESS: thepinesnh@gmail.com			
FAX: [REDACTED]		PHONE: (630) 253-4305	
ELECTRONIC COMMUNICATION: By initialing here: DQ, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input checked="" type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: [REDACTED]			
COMPANY NAME: [REDACTED]			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here DQ, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME: [REDACTED]			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.			

**SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))**

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):  
 In accordance with Env-Wt 513, the seasonal docking structures shall be constructed in accordance with the submitted plans, and the docks shall be installed after ice-out and removed prior to ice-in.

With respect to the proposed work on the boathouse, the project will comply fully with Env-Wt 515, more specifically that there will be no change in the height, footprint, location, or configuration of the existing structure and that the boathouse is an existing legal structure. Furthermore, no portion of the boathouse will be made suitable for use as a dwelling as defined in RSA 482-A:26.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)). \* Any project with unavoidable jurisdictional impacts must then be minimized as described in the Wetlands Best Management Practice Techniques For Avoidance and Minimization and the Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet. For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)). \*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the Avoidance and Minimization Checklist, the Avoidance and Minimization Narrative, or your own avoidance and minimization narrative.

\*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

**SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)**

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month:  Day:  Year:

N/A - Mitigation is not required

**SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)**

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable:  I confirm submittal.

N/A - Compensatory mitigation is not required

**SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))**

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface Water	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond	1420					
	Docking - Lake / Pond						
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ						
Docking - Tidal Water							
<b>TOTAL</b>							

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

MINIMUM IMPACT FEE: Flat fee of \$400.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking): SF × \$0.40 = \$

Seasonal docking structure: 320 SF × \$2.00 = \$ 640

Permanent docking structure: 1100 SF × \$4.00 = \$ 4400

Projects proposing shoreline structures (including docks) add \$400 = \$ 400

Total = \$ 5440

The application fee for minor or major Impact is the above calculated total or \$400, whichever is greater = \$ 5440







**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**

Indicate the project classification.




<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
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**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:


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

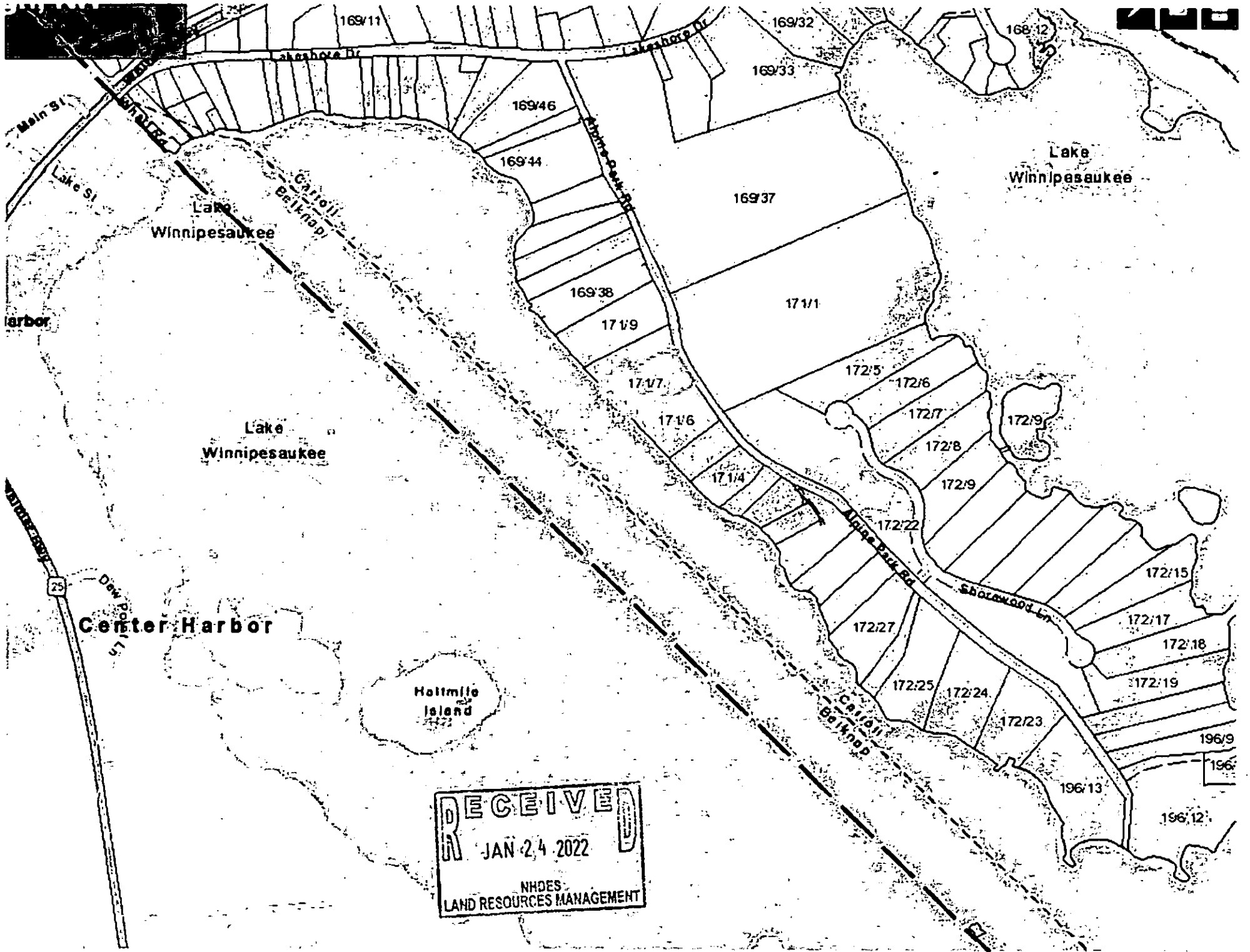
**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: David Quisenberry, Manager	DATE: 1/11/22
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY:	DATE:

**SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))**

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: Alexandra Crisp
TOWN/CITY: <u>Moultonborough</u>	DATE: <u>1/14/22</u>



169/11

169/32

168/12

Lakeshore Dr

Lakeshore Dr

169/33

169/46

169/44

169/38

169/37

171/9

171/1

171/7

172/5

172/6

171/6

172/7

172/9

171/4

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Center Harbor

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172/17

172/18

Holtmile Island

172/25

172/24

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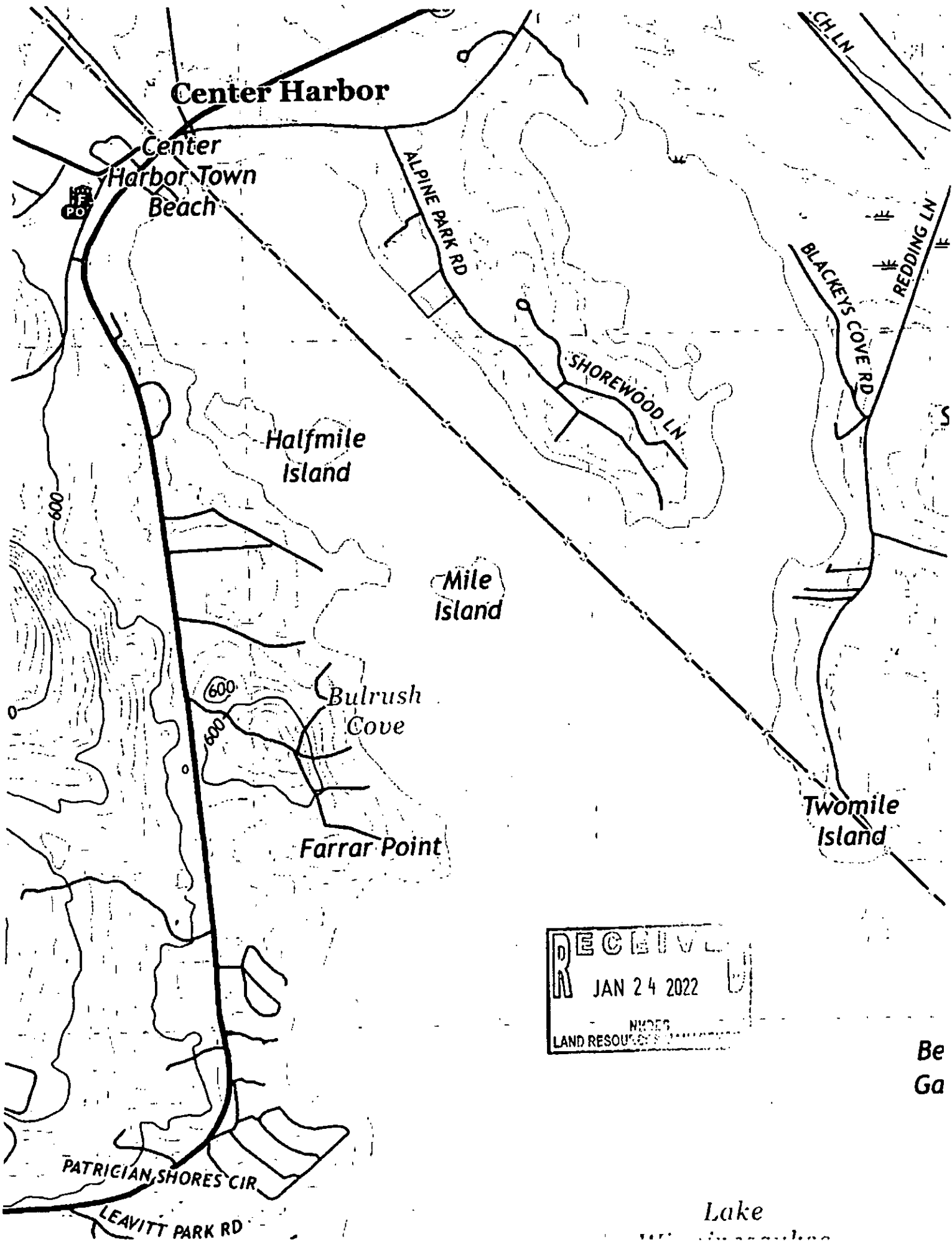
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**RECEIVED**  
JAN 24 2022  
NHDES  
LAND RESOURCES MANAGEMENT



Center Harbor

Center Harbor Town Beach

Halfmile Island

Mile Island

Bulrush Cove

Farrar Point

Twomile Island

RECEIVED  
JAN 24 2022  
NHDES  
LAND RESOURCES

Be  
Ga

Lake

PATRICIAN SHORES CIR

LEAVITT PARK RD

ALPINE PARK RD

SHOREWOOD LN

BLACKKEYS COVER RD

REDDING LN

CH LN

600

600

600

**New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter**

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**To:** David Quisenberry, The Pines at Center Harbor, LLC  
66 Alpine Park Road

Moultonborough, NH 03254

**From:** NH Natural Heritage Bureau

**Date:** 11/5/2021 (valid until 11/5/2022)

**Re:** Review by NH Natural Heritage Bureau of request submitted 10/27/2021

**Permits:** NHDES - Shoreland Standard Permit

**NHB ID:** NHB21-3367

**Applicant:** David Quisenberry

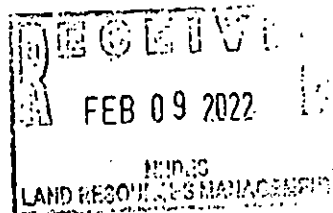
**Location:** Moultonborough  
66 Alpine Park Road

**Project**

**Description:** Repairing and/or replacing existing stone walls & patios. Construction of a new 520 SF pervious stone patio. Replacement of existing seasonal docks with new seasonal docks resulting in a reduction of area and the number of number of boat slips. Repair and/or replacement of existing covered boathouse including wood crib foundation.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

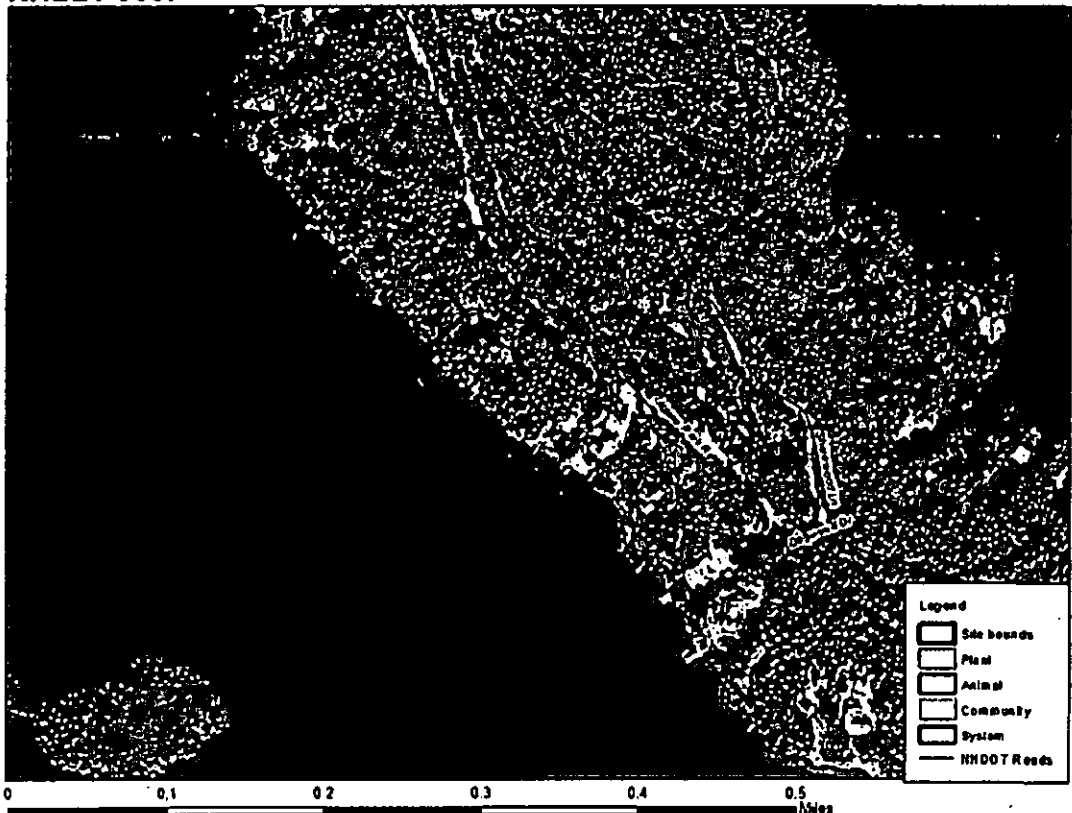
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 10/27/2021 11:44:03 AM, and cannot be used for any other project.



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-3367

NHB21-3367



**MOULTONBOROUGH CONSERVATION COMMISSION  
MOULTONBOROUGH, NEW HAMPSHIRE 03254**

**Application Date** 1/19/2022 **Map No.** 171 **Lot No.** 007

**Report to the Wetlands Board from the Moultonborough Conservation Commission  
regarding the Standard Review/Fill and Dredge Permit, Expedited or Permit by  
Notification Application of:**

**Name** APR 66, LLC (David Quisenberry, Manager)

**Mailing Address** 66 Alpine Park Road

**Location of Property** 66 Alpine Park Road

**Type of Project** Standard Dredge & Fill – Major Project: Replace 8 seasonal docking sites with 7 sites. Replace an existing boathouse with a structure on the same foundation but with a changed roof line and docking sites.

*We have no objections to the issuance of this permit.*

*Please suspend action on this application pursuant to RSA 483-A:4-a IV, so we may investigate this project.*

*We have investigated this application and would like to make the following recommendations:*

The Conservation Commission recommends that the owner submit a Shoreland Permit for permission to replace the boathouse as there are some changes to the docking areas, the roof and the crib foundation.

The Commission also recommends that no mature trees be removed from the new sites for the seasonal docks.

State File No

Signature: Marie Samaha, Moultonborough Con. Comm Date: 1/19/2022

**LIST OF ABUTTERS TO 66 ALPINE PARK ROAD – MOULTONBOROUGH**

**Richard & Brittany Pelletier**  
72 Alpine Park Road  
Map # 171, Lot #6

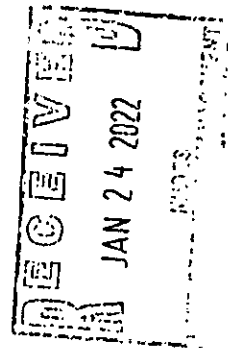
**Mailing Address:**  
23 Stoneymeade Way  
Acton, MA 01720

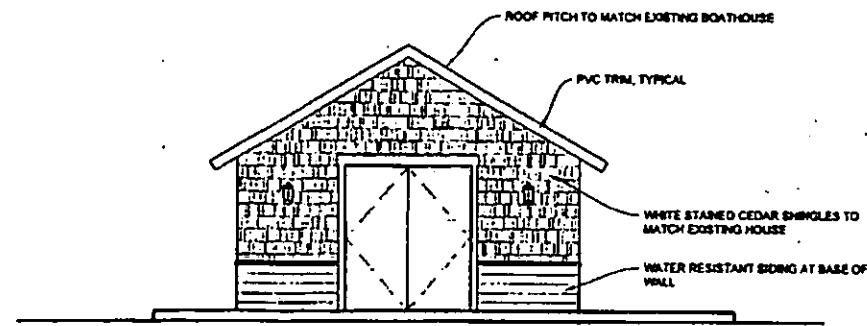
**Rebecca & Claud Davis**  
60 Alpine Park Road  
Map # 171, Lot # 8

**Mailing Address:**  
5 Davis Road  
Southboro, MA 01772

**Also notified:**

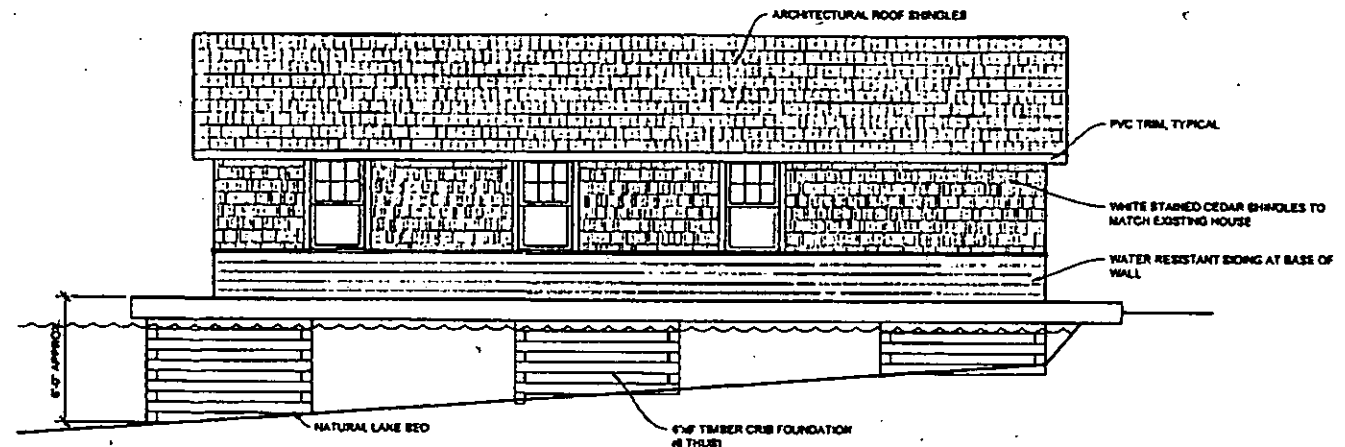
**Moultonborough Conservation Commission**  
6 Holland Street  
Moultonborough, NH 03254





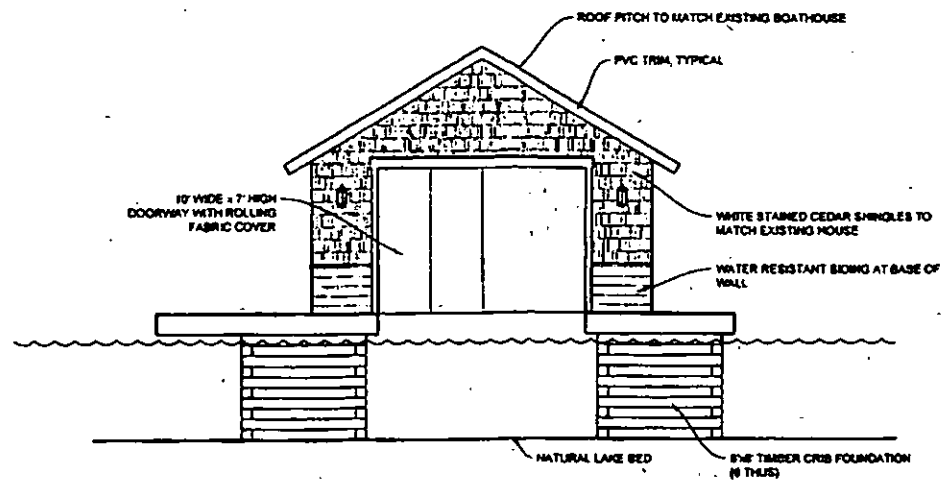
BOATHOUSE NORTHEAST ELEVATION  
 SCALE: 1/4" = 1'-0"

4



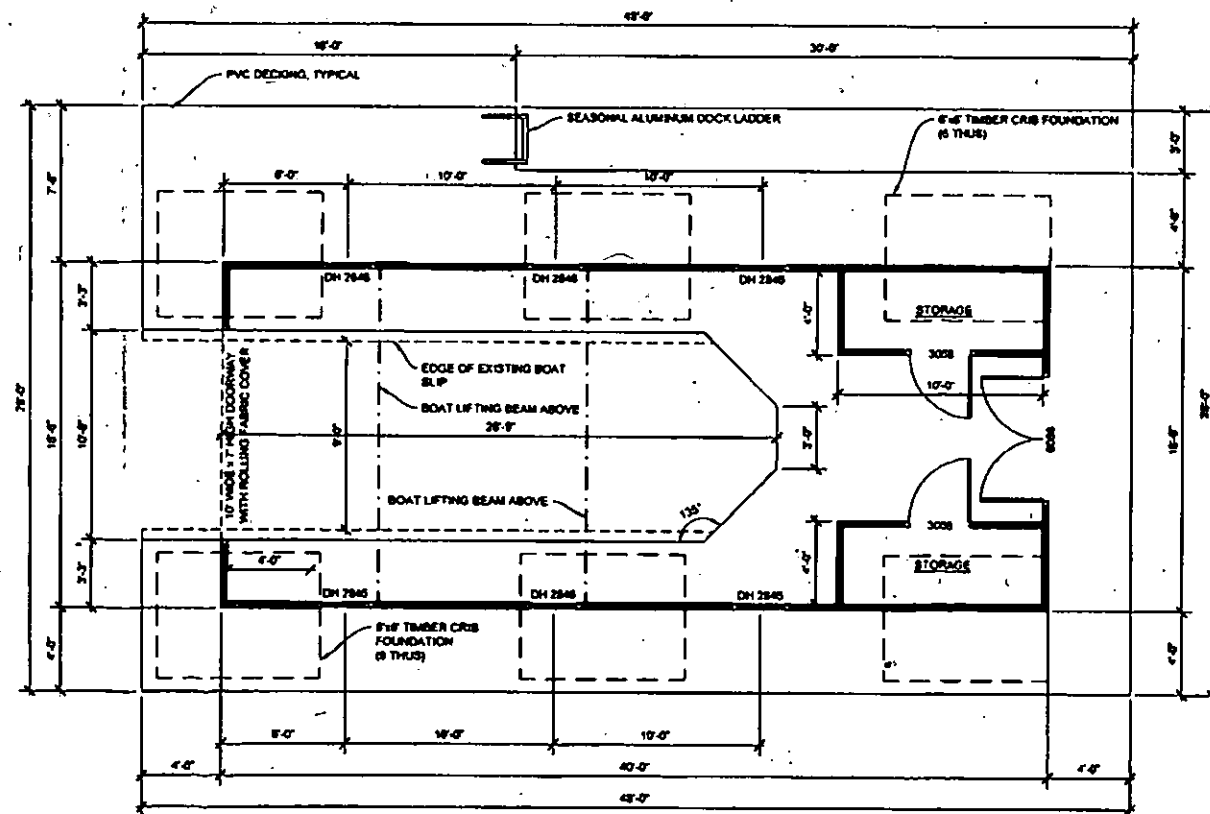
BOATHOUSE SOUTHEAST ELEVATION (NORTHWEST SIDE MIRRORED)  
 SCALE: 1/4" = 1'-0"

2



BOATHOUSE SOUTHWEST ELEVATION  
 SCALE: 1/4" = 1'-0"

3



NOTE:  
 PERIMETER OF ENCLOSED BOATHOUSE AND WALKING PLATFORM MATCH DIMENSIONS OF EXISTING BOATHOUSE, EXCEPT EXISTING INTERIOR BOAT SLIP IS 8' WIDE AND PROPOSED SLIP IS 10' WIDE.

BOATHOUSE PLAN  
 SCALE: 1/4" = 1'-0"

1

PROPOSED WATERFRONT RECONFIGURATION AT:  
**THE PINES**  
 AT CENTER HARBOR  
 66 ALPINE PARK ROAD MOULTONBOROUGH, NEW HAMPSHIRE

Sheet Description:  
 PROPOSED BOATHOUSE PLAN & ELEVATIONS

Issue Dates:  
 11 JAN 22  
 ISSUED FOR PERMIT  
 14 APR 22  
 REVISED PER NOTES

Project #: 2046  
 Drawn By: DKQ

Sheet #: A1.0



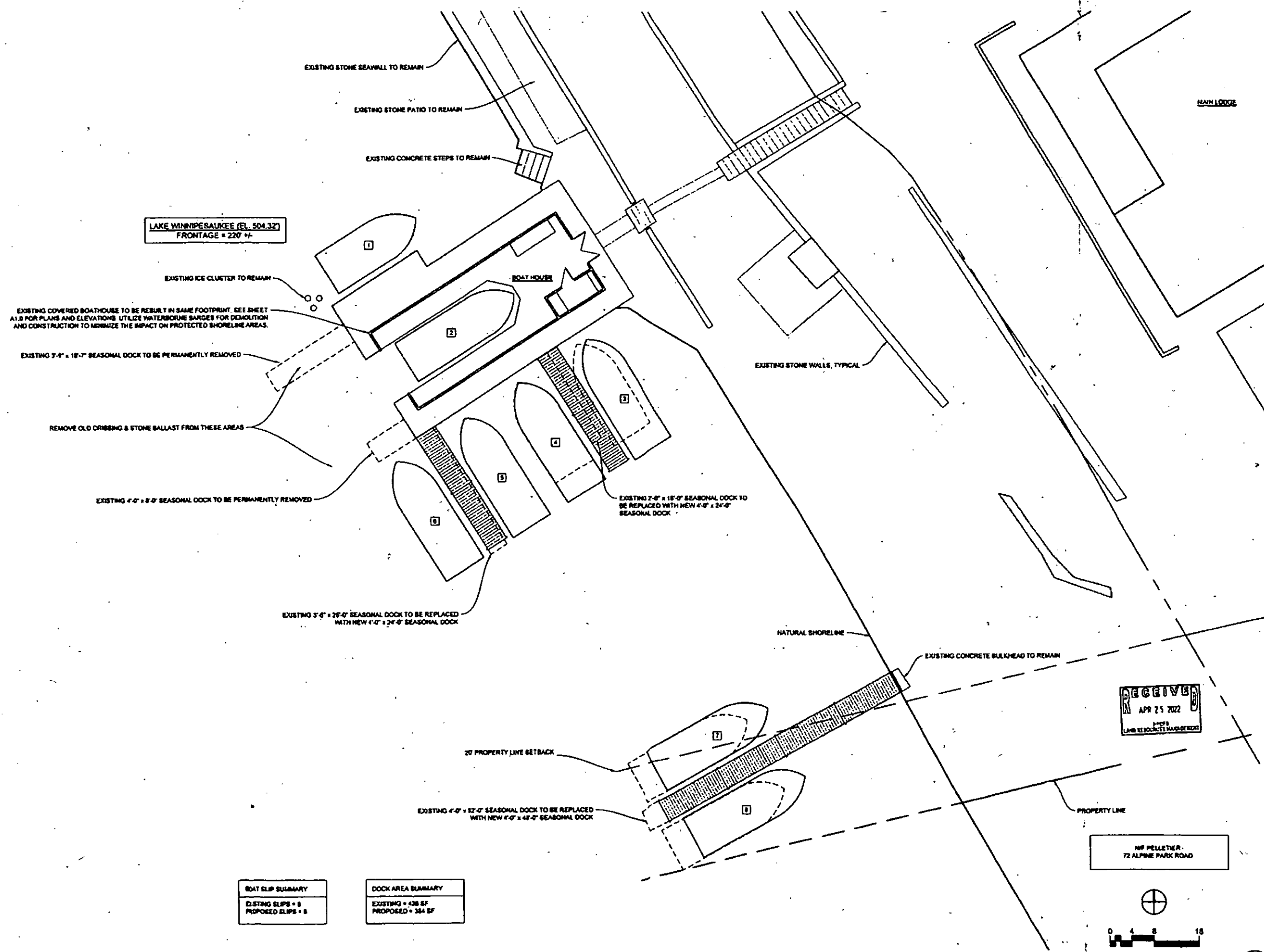
PROPOSED WATERFRONT RECONFIGURATION AT:  
**THE PINES**  
 AT CENTER HARBOR  
 66 ALPINE PARK ROAD MOULTONBOROUGH, NEW HAMPSHIRE

Sheet Description:  
**PROPOSED DOCK PLAN**

Issue Dates:  
 11 JAN 22  
 ISSUED FOR PERMIT  
 14 APR 22  
 REVISED PER NOTES

Project #: 2046  
 Drawn By: DKQ

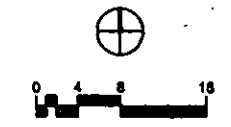
Sheet #: **S1.0**



BOAT SLIP SUMMARY
EXISTING SLIPS = 6 PROPOSED SLIPS = 6

DOCK AREA SUMMARY
EXISTING = 426 SF PROPOSED = 384 SF

**PROPOSED DOCK PLAN**  
 SCALE: 1/8"=1'-0"



1