



The State of New Hampshire
Department of Environmental Services



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Robert R. Scott, Commissioner

August 31, 2018

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

SEP04'18 PM12:11 DAS

REQUESTED ACTION

Approve West Alton Marina's request to perform the following work on Lake Winnepesaukee, in Alton. File # 2018-00449. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

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.

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 the 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 not valid until the NHDES receives a one-time payment of \$ 245,012.03 to the NHDES Aquatic Resource Mitigation (ARM) Fund. The applicant shall remit payment to the NHDES. If the NHDES does not receive payment within 120 days of the date of this approval letter, the NHDES will deny the application.
4. All development activities associated with this project shall be conducted in compliance with applicable requirements of RSA 483-B and N.H. Code of Administrative Rules Env-Wq 1400 during and after construction.
5. This permit 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.
6. 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.
7. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
8. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain in place until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.

9. 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 in place until suspended particles have settled and water at the work site has returned to normal clarity.
10. 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.
11. 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).
12. 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.
13. 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 five days. Stabilization shall include placing three inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.
14. Proper headwalls shall be constructed within seven days of culvert installation.
15. Area of temporary impact shall be regraded to original contours following completion of work.
16. The permittee/permittee's contractor shall regrade temporary impacts to pre-construction conditions and plant native species similar to those within the wetland prior to impact. The permittee shall implement corrective measure promptly if needed to ensure the plantings survive.
17. 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.
18. 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.
19. No excavation shall be done in flowing water. No construction equipment shall be operated in flowing water.
20. 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.
21. 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.
22. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
23. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.
24. Filter fabric shall be installed under the temporary fill areas to isolate fill from the natural hydric soils.
25. Any fill used shall be clean sand, gravel, rock, or other suitable material.
26. 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.
27. 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.
28. 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.

29. The boat ramp shall be available to the general public for access to Lake Winnepesaukee and shall not change in use.
30. This permit shall not preclude the NHDES from initiating appropriate action if the NHDES later determines that any of the structures depicted as "existing" on the plans submitted by or on behalf of the permitted were not previously permitted or grandfathered.
31. 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 Wetlands Bureau approved this project on July 31, 2018. The NHDES supported its decision with the following findings:


1. This project is classified as a major impact project per Rules Env-Wt 303.02 (c), (d), and (h), impact of more than 20,000 square feet of wetlands to modify docking facilities providing five or more boat slips affecting more than 200 linear feet of shoreline along a lake or pond.
2. The natural mean high water level of Lake Winnepesaukee is identified as Elevation 504.32 NVGD. All submerged lands located below Elevation 504.32 have been considered to be part of Lake Winnepesaukee during the review of this application.
3. The Applicant states that their combined properties have approximately 11,956 feet of contiguous frontage along Lake Winnepesaukee.
4. A maximum of 479 slips may be permitted on 11,956 feet per Rule Env-Wt 402.16 Marinas - Design Standards, (a) (2).
5. The proposed docking facilities will provide approximately 389 slips as defined per RSA 482-A:2, VIII and, therefore, meet Rule Env-Wt 402.16.
6. The existing and proposed commercial marina and marine construction contracting facilities are located completely within lands owned by the Applicants.
7. The Applicant has reviewed on-site options for mitigation and the department has determined that this project is acceptable for payment to the Aquatic Resource Mitigation (ARM) Fund.
8. The payment calculated for the proposed wetland and bank loss equals \$245,012.03.
9. The Department decision is issued in letter form and upon receipt of the ARM fund payment, the Department shall issue a posting permit in accordance with Env-Wt 803.08(f).
10. The payment into the ARM fund shall be deposited in the NHDES fund for the Pemigewasset - Winnepesaukee Rivers watershed per RSA 482-A:29.
11. On March 23, 2018, the Department received written comment and concerns from the Alton Conservation Commission (the Commission) related to the proposed reconfiguration and expansion of the existing commercial marina and marine construction contracting operations.
12. On May 4, 2018, the Department issued a Request for More Information Letter to the Applicant and their Agents, requesting among other things, that the Applicant address the concerns of the Commission.
13. On July 2, 2018 the Department received a complete response to the May 4, 2018 Request for More Information.
14. On July 18, 2018 the Department received additional correspondence from the Commission describing the Commission's continued concerns related to the project.
15. The Commission opposes the construction of the "700 foot long pier" along the lakeward edge of the remaining palustrine scrub shrub wetland, identified on the plans and in the application materials as Wetland #2.

16. The proposal includes the dredge of 14,500 square feet of lake bed and Wetland #2 for the purpose of restoring navigation within a portion of the previously dredged area. The "700 foot long pier" is to be installed following the dredge as a means of limiting the continued advance of Wetland #2 into the existing navigable channel.
17. The Department finds that the installation of the "700 foot long pier" is less impacting to the wetlands resource and Lake Winnepesaukee than continued periodic dredging to maintain the navigable channel.
18. The Commission states that it supports the conservation of land on adjacent parcel as mitigation for the proposed impacts and expresses willingness to pursue said conservation through the Aquatic Resource Mitigation (ARM) Fund.
19. The use of ARM funds to purchase lands or development rights will require the filing of an application for a grant of funds in accordance with Part Env-Wt 807, Aquatic Resource Compensatory Mitigation Fund.
20. The Commission has questioned whether or not the proposed project will bring the site into "greater compliance with the standards and objectives under RSA 482-A and RSA 483-B" as stated by the Agent for the Applicant in the application materials submitted.
21. The Department finds that the project as proposed is compliant with the standards and objectives of RSA 482-A and RSA 483-B and, therefore, any comparison to the pre-existing conditions is unnecessary and not pertinent to the decision on the proposal before the Department.
22. The Commission has stated concerns with regard to whether or not the project will require separate permitting under RSA 483-B.
23. Pursuant to RSA 483-B:5-b, Permit Required; Exemption, IV, impacts in the protected shoreland that receive a permit in accordance with RSA 482-A and commercial or industrial redevelopment in accordance with RSA 485-A:17 shall not require separate shoreland permitting.
24. The Department finds that the protected shorelands impacted by this project have been previously impacted by the pre-existing commercial marina and marine construction contracting operations. Those areas that would be considered expansion rather than redevelopment are located beyond the protected shorelands. Therefore, provided the project obtains approval under RSA 485-A:17, and is completed in accordance with this approval under RSA 482-A additional shoreland permitting is not required for this project pursuant to RSA 483-B:5-b, IV.
25. The Commission has stated concerns that "the proposed project would increase the number of boat slips from 235 to 435 +/- plus an unspecified number of boat launchings for the proposed valet service" and requested that the Department make a finding pertaining to the level of boating that can be sustained by Lake Winnepesaukee before it has an adverse effect on water quality and recreational experiences.
26. The Department's review does not support the Commission's claim that the project will increase the total number of slips provided to 435.
27. The Department, under RSA 482-A:3 is charged with the regulation of excavation, removal, filling, dredging, and construction of structures within areas of its jurisdiction as described in RSA 482-A:4, Definitions.
28. The evaluation of sustainable boating levels and the possible restriction of boat access to public waters based upon such evaluation is beyond the purview assigned to the Department under RSA 482-A:3.
29. The Commission has stated that the Applicant has failed to submit an alternatives analysis including and assessment of the "No-Build" alternative and maintains that the Department cannot find that the project as proposed is the least impacting alternative for the site.
30. The Department finds that the "No-Build" alternative could not meet the needs of the Applicant.
31. The Discussion section of the Wetlands Functions and Values Assessment submitted with the application clearly outlines the higher functions and values of the wetlands to the south and east of the existing impacts and the process and rationale used to determine that the project as proposed would be the least impacting to jurisdictional areas while meeting the needs of the Applicant.

32. The Commission has voiced concerns that the building and roads placed within uplands in proximity to vernal pools located in the northwest portion of the properties will have an adverse impact to the vernal pools and maintains that minimization and avoidance of impacts would require a reduction in the scale of the development within the uplands.
33. The minimization and avoidance requirements outlined in Rule Env-Wt 302.03, Avoidance, Minimization, and Mitigation, and Rule Env-Wt 302.04, Requirements for Application Evaluation, (a) (2), only pertain to excavation, removal, filling, dredging, and construction of structures that will occur within those areas of its jurisdiction as described in RSA 482-A:4. The Department cannot apply such requirements to areas located beyond the limits of its jurisdiction.
34. The Commission objects to the Applicant's statement that "none of the proposed impacts to vegetated wetlands... would involve resources to be rare in any way" given the findings of the "Lakes Region Conservation Plan Update 2017, Final Report December 20, 2017."
35. The "Lakes Region Conservation Plan Update 2017, Final Report December 20, 2017" is not cited by the Department as a reference document that must be addressed during the completion of a wetlands function and values assessment to be submitted with an application for impacts.
36. The Discussion section of the Wetlands Functions and Values Assessment submitted with the application reaches similar conclusions to those of the "Lakes Region Conservation Plan Update 2017, Final Report December 20, 2017" relative to the higher functions and values of the wetlands to the south and east of the existing impacts and explains that as a result the impacts to these areas have been minimized.
37. Impacts to those areas of wetlands determined to have high function and values have been avoided with the exception of the re-dredging of a portion of the previously dredged area to restore navigation and the construction of the "700 foot long pier" which is intended to reduce the need for future dredging.
38. The Commission has stated concerns that the increased number of boat slips available will result in increased traffic and a need to dredge the channel entering the marina to greater depth and width.
39. The existing channel already provides for two-way boat traffic thus increased boat traffic would not be justification for increasing the depth and width of the channel.
40. The Commission has requested that the Department require the Applicant to pay for an independent evaluation of the proposed stormwater management controls as well as of the Applicant's Alteration of Terrain application.
41. This approval is contingent upon the Applicant's ability to obtain an Alteration of Terrain permit in accordance with RSA 485-A:17 and Env-Wq 1500. RSA 482-A does not authorize the Department to impose stricter conditions for impacts than those required under RSA 485-A:17 and Env-Wq 1500.
42. The Commission has stated concerns that the project will have an adverse impact on the abutting property owners.
43. The Department has received no comments, concerns, or requests for public hearing from any of the abutters to the project.
44. The Department finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.

Application file documents are being forwarded to the Governor and 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/onestop

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

		File No: <u>2018-00449</u> 22140 / 021134 Amount: <u>403.80 / #87.20</u> Initials: <u>Eink</u>
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1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

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

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

Mitigation Pre-Application Meeting Date: Month: 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: 17 / 61 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:

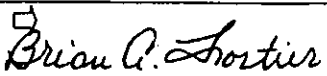
NA This does not have shoreline frontage. SHORELINE FRONTAGE: 11,956
 Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water 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:17	<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 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 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: [REDACTED]		PHONE: [REDACTED]	
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 on the below statements.			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail. 			
 Property Owner Signature		BRIAN A. FORTIER Managing Member Print name legibly	1/15/2018 Date

jm@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.

<input type="checkbox"/>	Print name legibly	Date
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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.

<input type="checkbox"/>	Jennifer L. Collins Print name legibly	Athol Town/City	2/20/2018 Date
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DIRECTIONS FOR TOWN/CITY-CLERK:

Per RSA 482-A:3f:

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

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

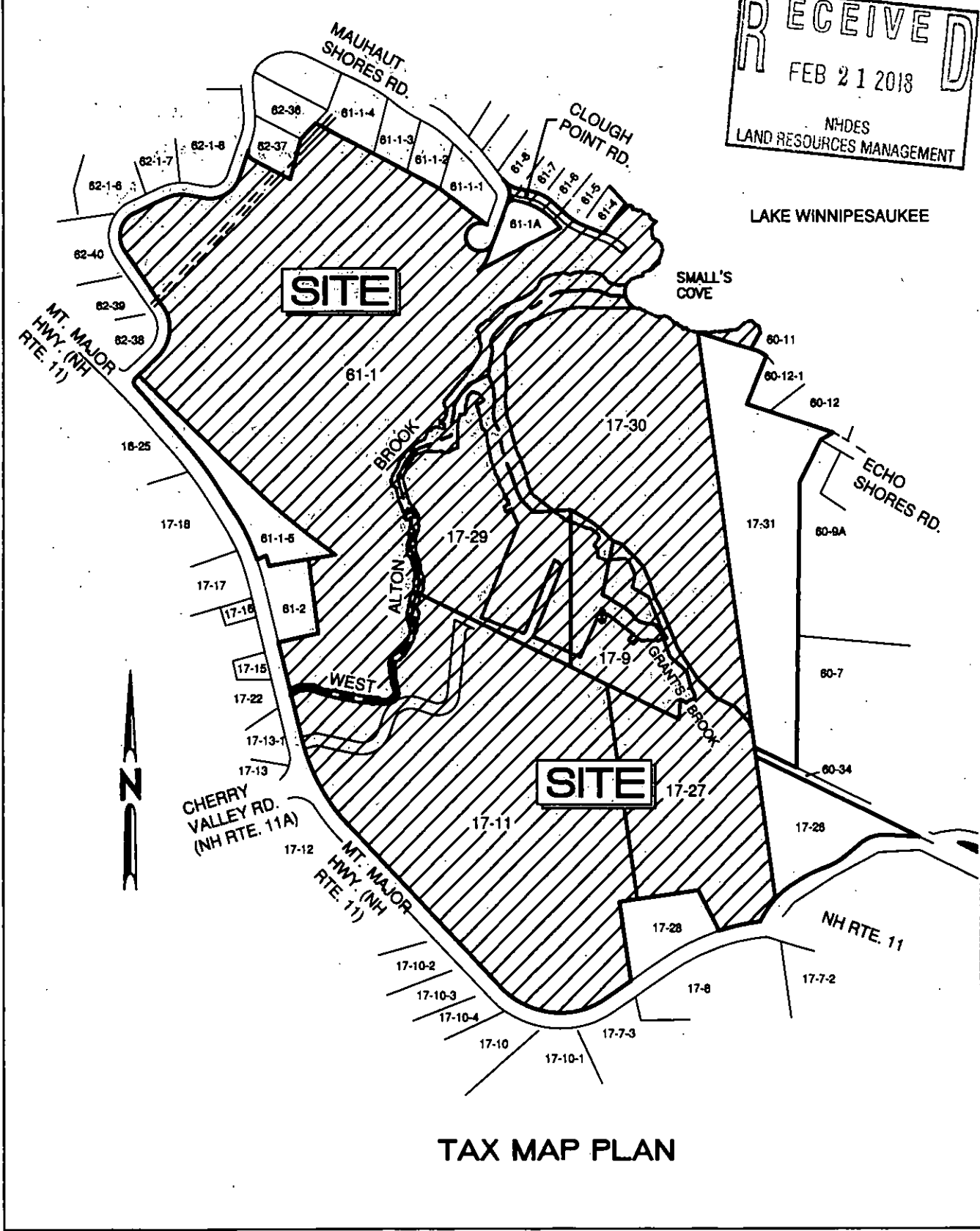
ECHO SHORES RD.

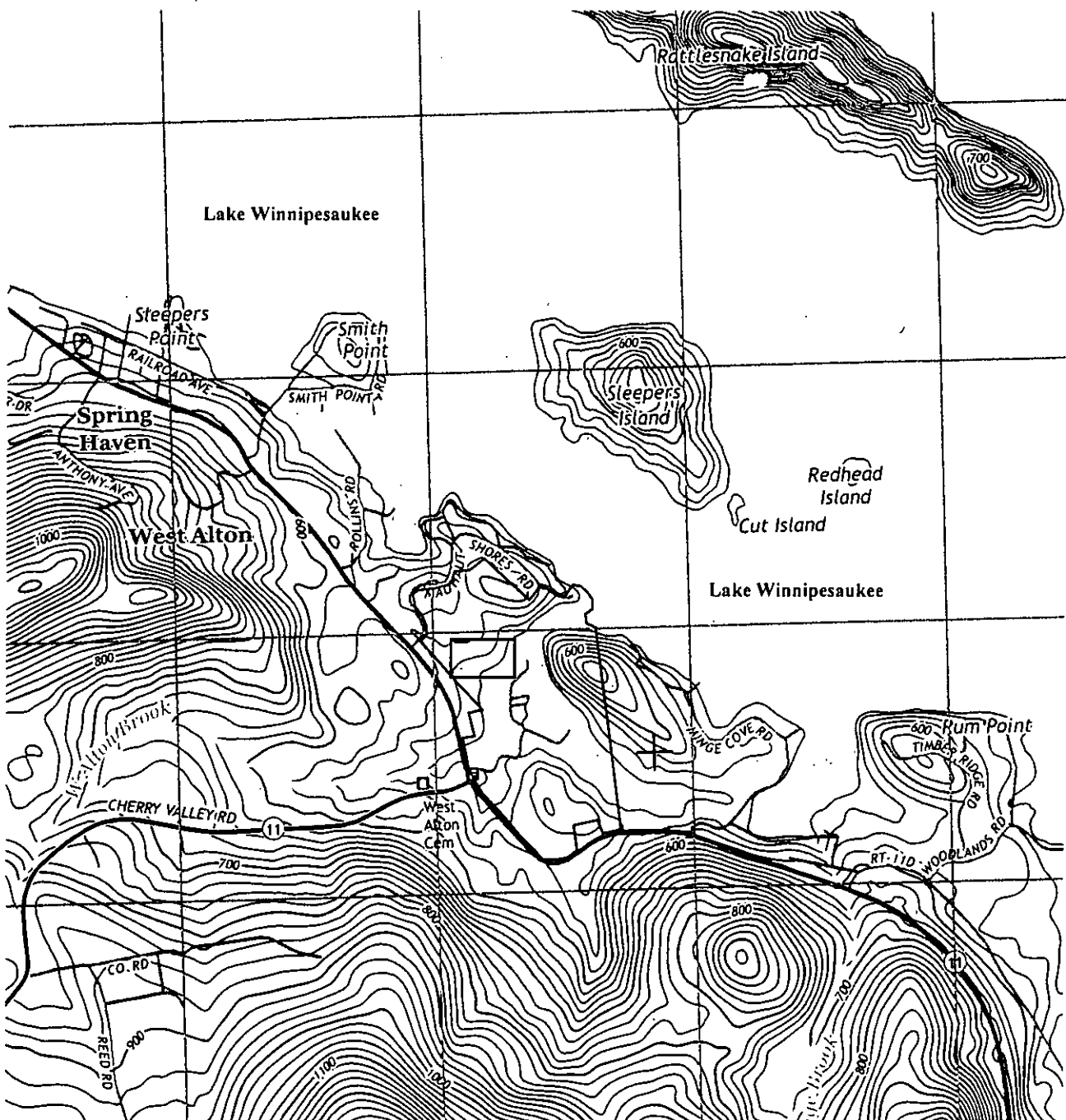
NH RTE. 11

SITE

SITE

TAX MAP PLAN





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



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.

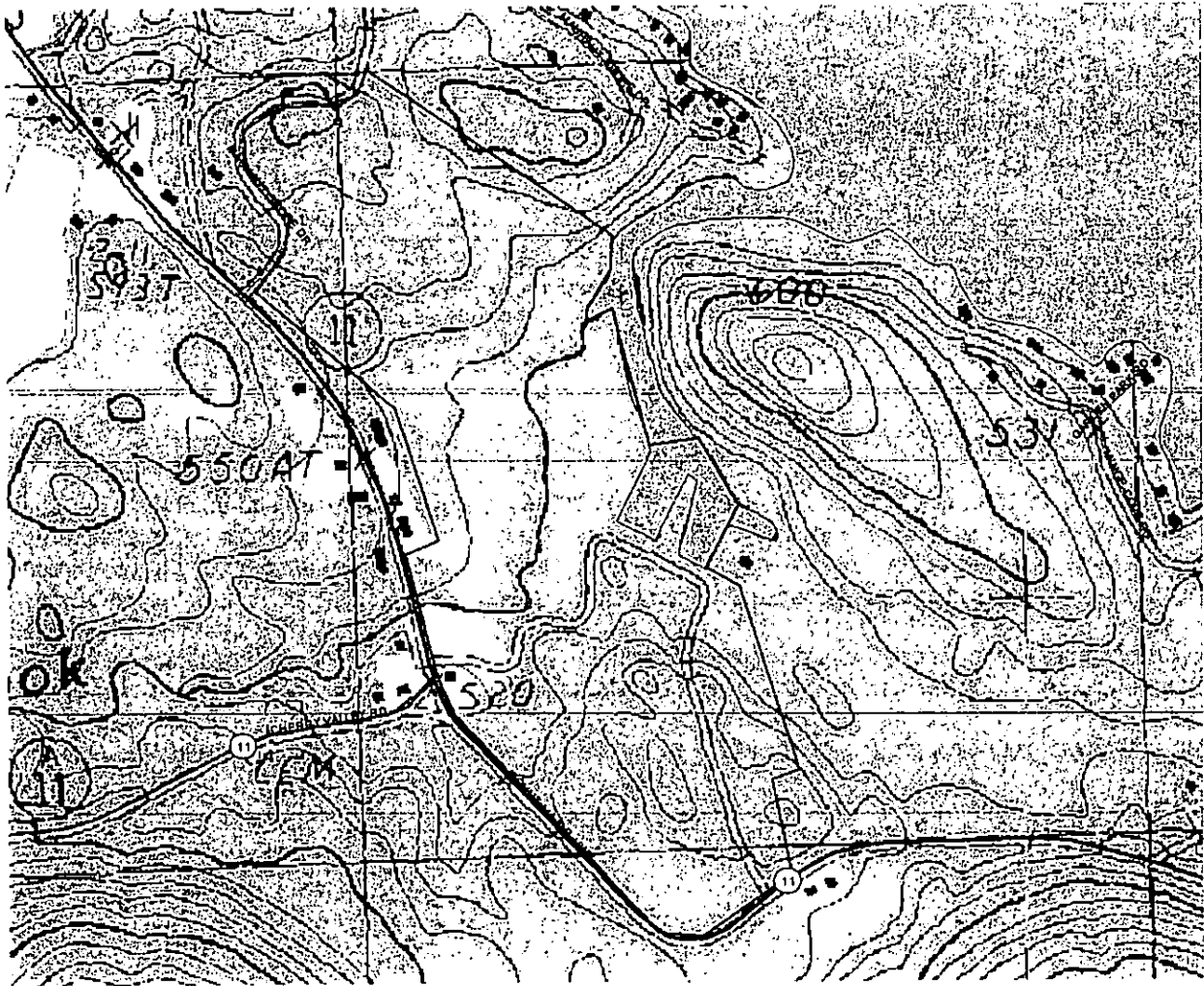
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded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



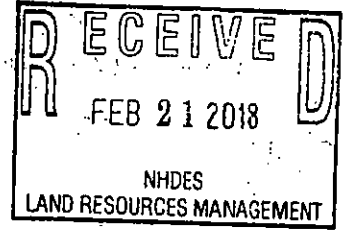
MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-1403



Subject Parcels:

**Tax Map 17 Lot 11
Tax Map 61 Lot 1**

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



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

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

ABUTTER LIST

**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**

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

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

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

Tax Map 17 Lot 28

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

Tax Map 17 Lot 7-3

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

Tax Map 17 Lot 10-1

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

Tax Map 17 Lot 10

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

Tax Map 17 Lot 10-4

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

Tax Map 17 Lot 10-3

Jonathan F. Briggs & Kareen 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 Leary 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

Tax Map 62 Lot 37

Arthur Richardson

[REDACTED]
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

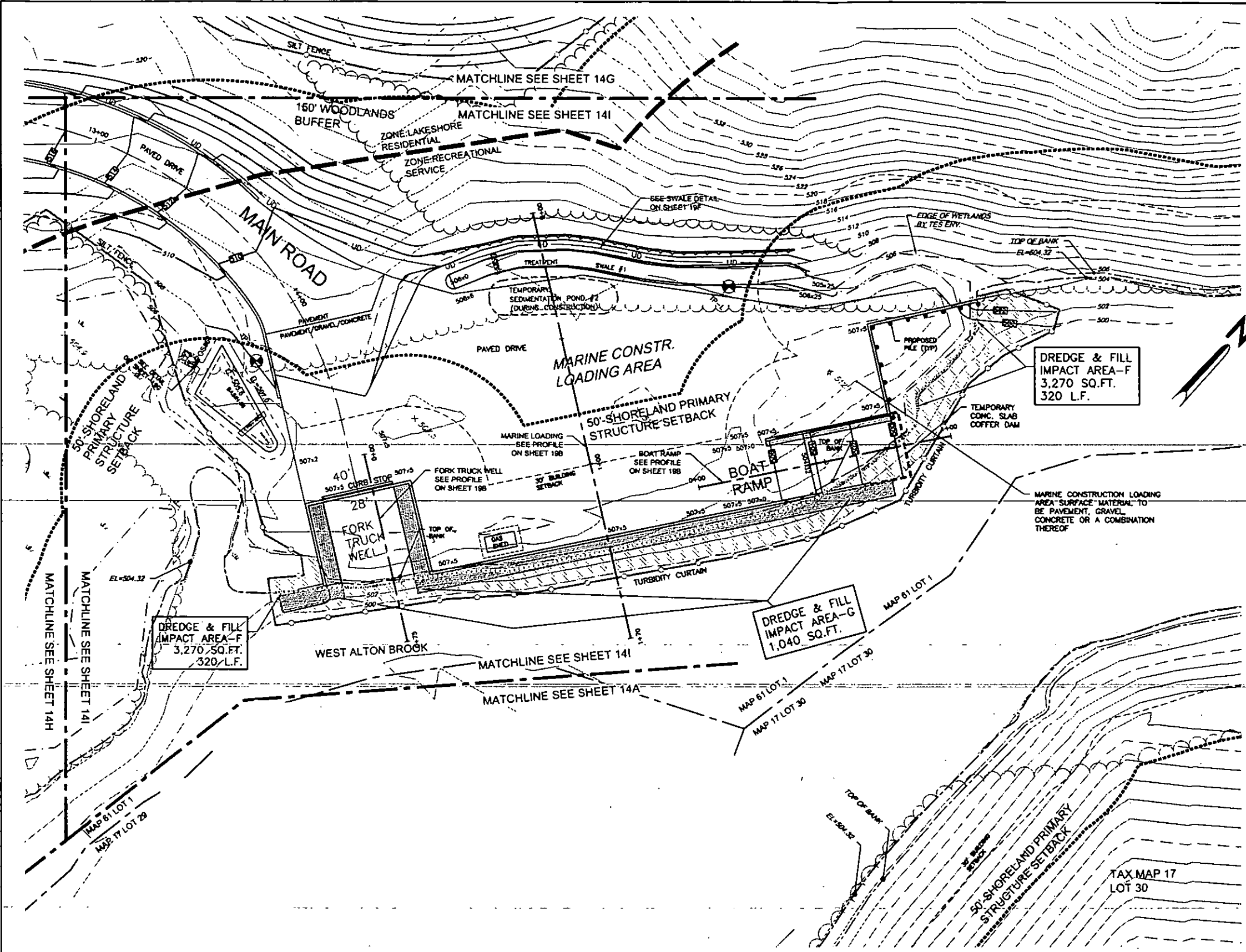
Denis F. & Judeann R. Cormier
[REDACTED]
Alton Bay NH, 03810

Tax Map 17 Lot 28

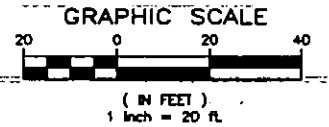
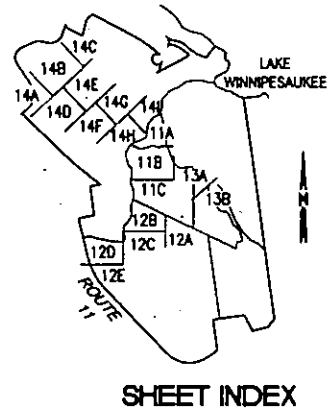
Raymond & Lisa J. Rollins
[REDACTED]
Alton Bay, NH 03810

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)
 - TOPOGRAPHIC INFORMATION BY:
EASTERN TOPOGRAPHICS
PO BOX 970; WOLFEBORO, NH 03894-0970
PHONE: (603) 569-2400
 - WETLANDS INFORMATION PROVIDED BY:
T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1484 ROUTE 3A, UNIT 1; BOW, NH 03304
PHONE: (603) 856-8925



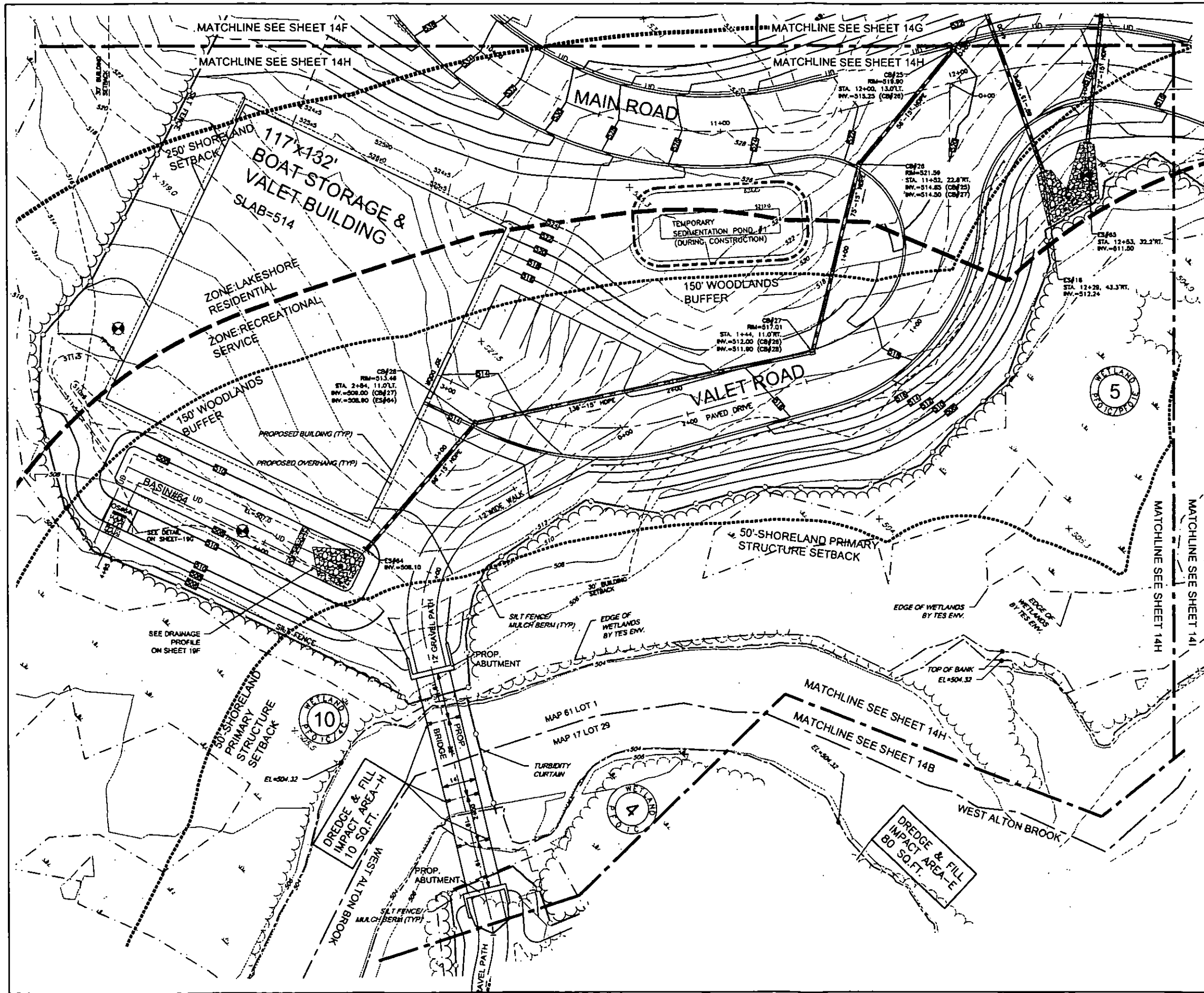
**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 61 LOT 1
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

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

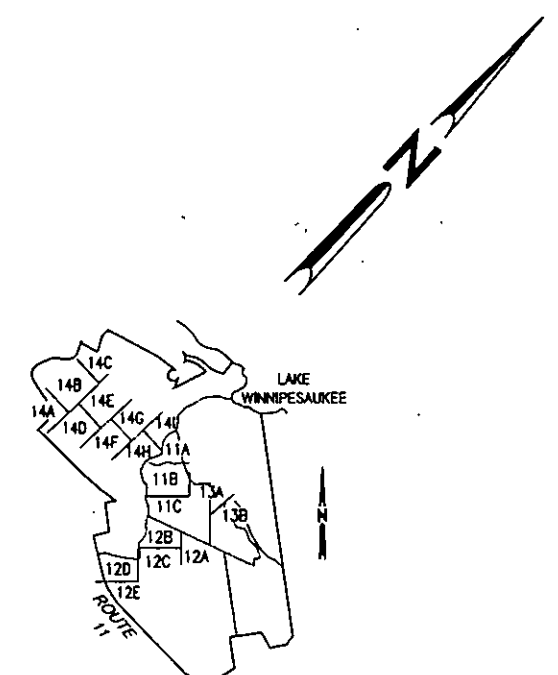
SCALE: 1"=20' SHEET 14I of 20 MAY 24, 2017

NO.	DATE	REVISIONS
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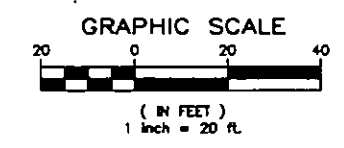
BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
17 Commons Drive, Suite 35
Londonderry, New Hampshire 03053
Phone: (603) 437-5500



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PO BOX 870, WOLFEBORO, NH 03894-0870
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1494 ROUTE 3A, UNIT 1, BOW, NH 03304
PHONE: (603) 858-8925



SHEET INDEX



**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 61 LOT 1
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

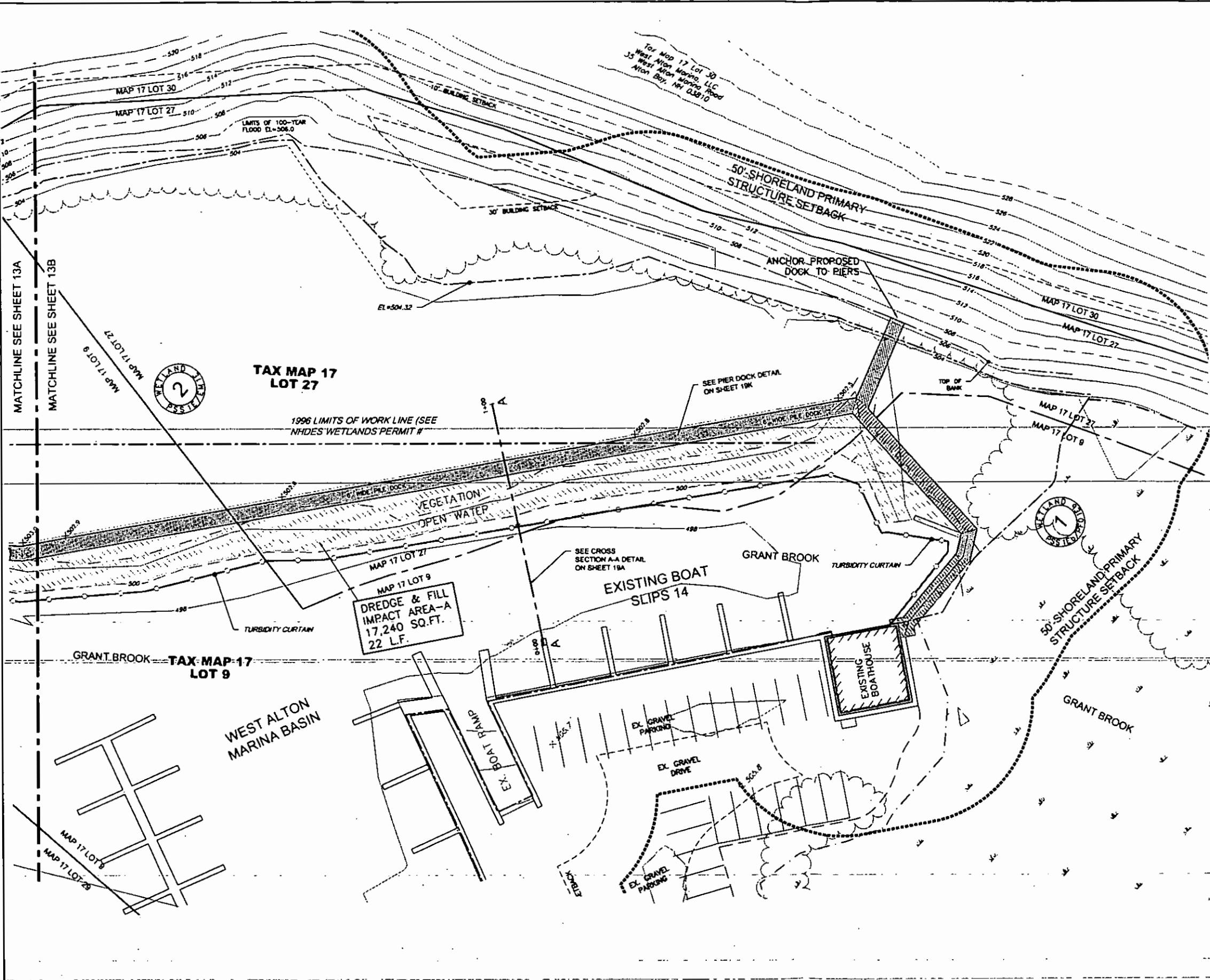
PREPARED FOR:
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C/O BRIAN FORTIER
35 WEST ALTON MARINA ROAD
ALTON, NEW HAMPSHIRE 03810

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

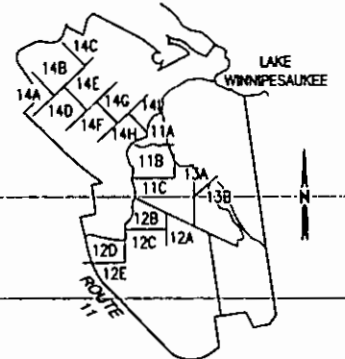
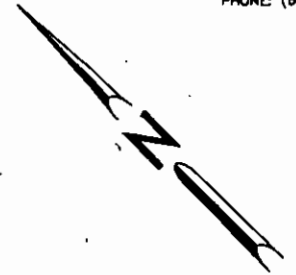
REVISIONS	DATE

INDICES WETLANDS 5-2-18 R.F.M.I. 05/30/18

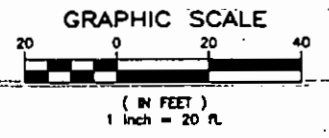
BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
17 Commons Drive, Suite 35
Londonderry, New Hampshire 03053
Phone: (603) 437-5000



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



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 FORTNER
35 WEST ALTON MARINA ROAD
ALTON, NEW HAMPSHIRE 03810

SCALE: 1"=20' SHEET 13B of 20 MAY 24, 2017

REVISIONS	DATE

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



TAX MAP 17 LOT 27

1996 LIMITS OF WORK LINE (SEE NHDES WETLANDS PERMIT #)

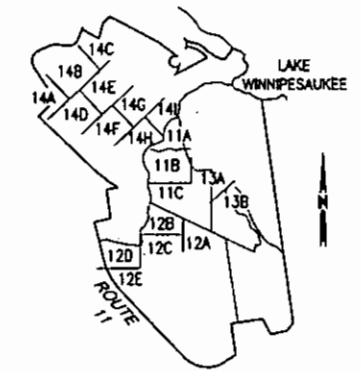
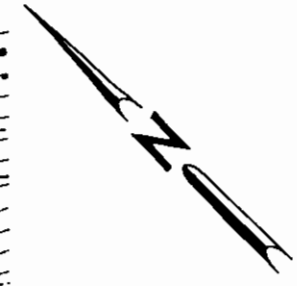
MAP 17 LOT 9
DREDGE & FILL
IMPACT AREA-A
17,240 SQ.FT.
22 L.F.

TAX MAP 17 LOT 9

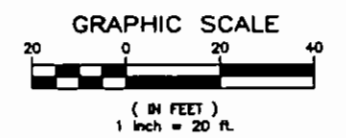
WEST ALTON MARINA BASIN

For Map 17 Lot 30
West Alton Marina, LLC
35 West Alton Marina Road
Alton, NH 03810

- NOTES:
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EASTERN TOPOGRAPHICS
PO BOX 670; WOLFEBORO, NH 03894-0970
PHONE: (603) 589-2400
 - WETLANDS INFORMATION PROVIDED BY:
T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1484 ROUTE 3A, UNIT 1; BOW, NH 03304
PHONE: (603) 858-8925



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

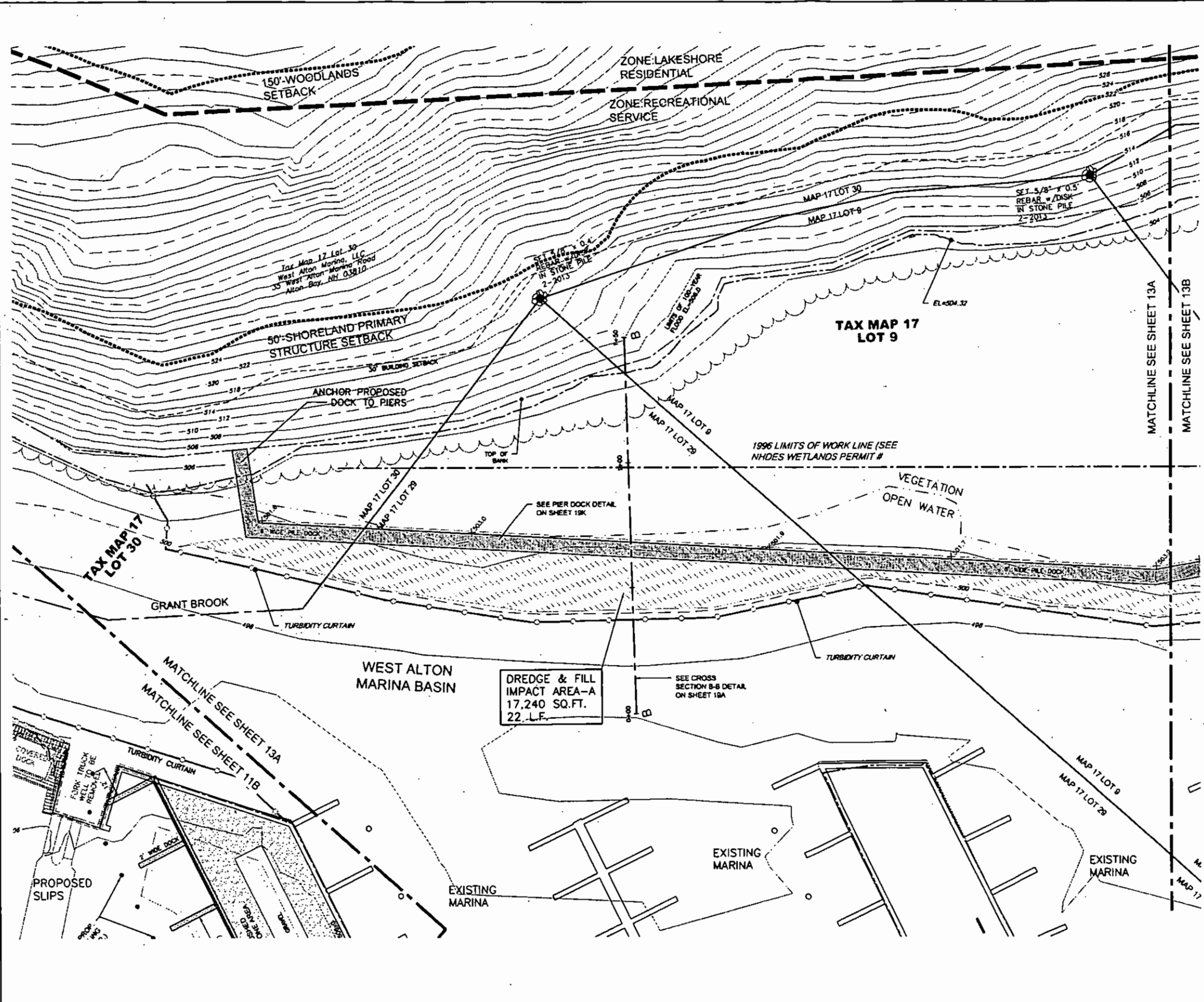
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SHEET 13A of 20

MAY 24, 2017

REVISIONS	DATE

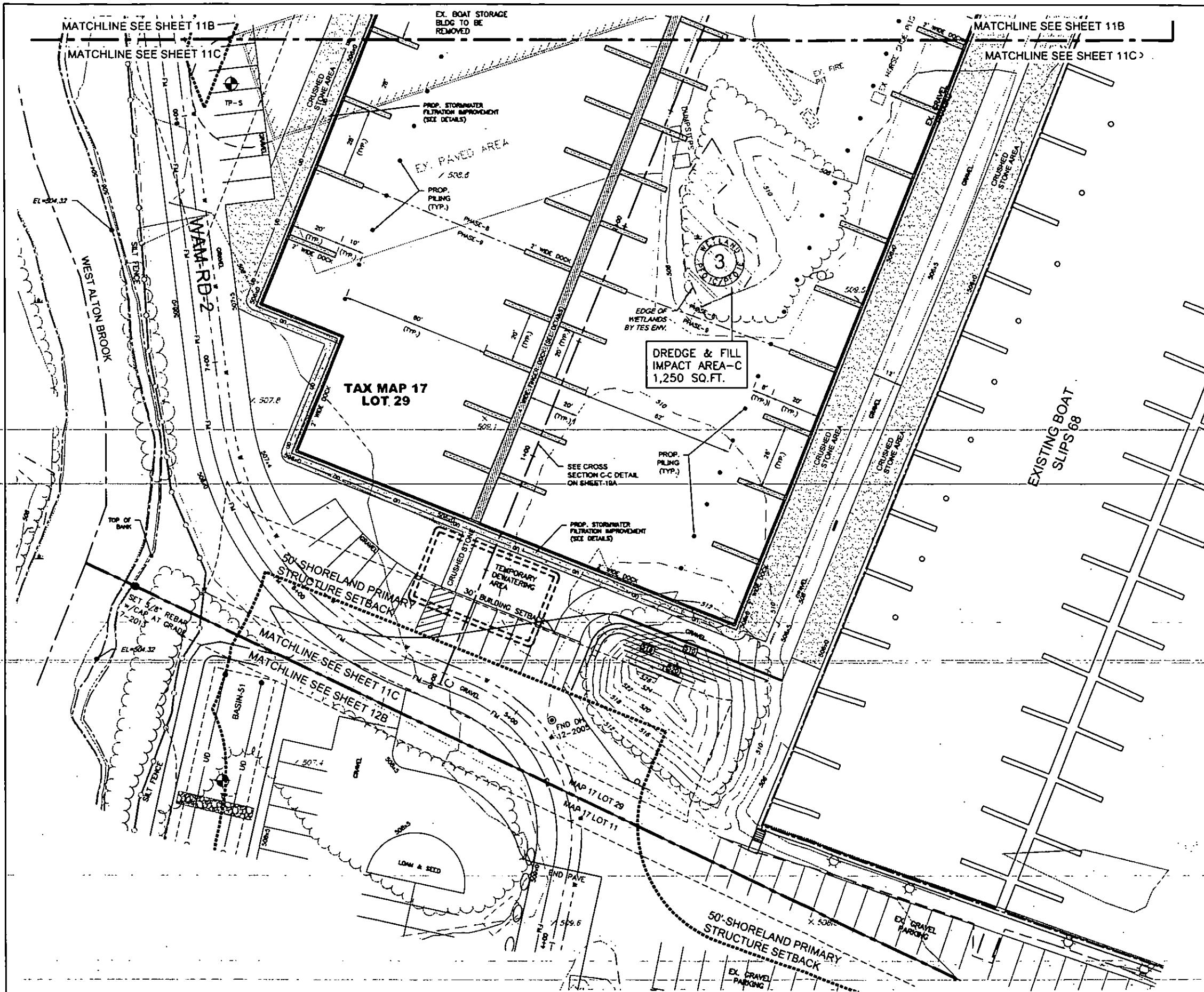
BENCHMARK ENGINEERING, INC.
Consulting Engineers and Planners
17 Commons Drive, Suite 35
Londonderry, New Hampshire 03053
Phone: (603) 437-5000



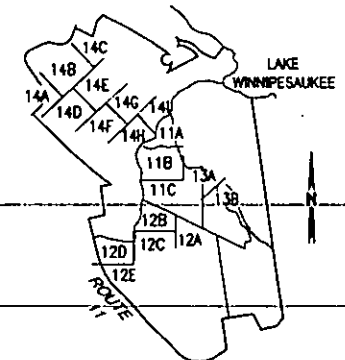
DREDGE & FILL
IMPACT AREA-A
17,240 SQ.FT.
22' L.F.

EXISTING
MARINA

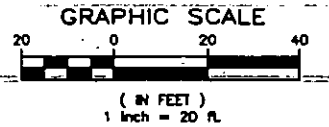
EXISTING
MARINA



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1494 ROUTE 3A, UNIT 1, BOW, NH 03304
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SHEET INDEX

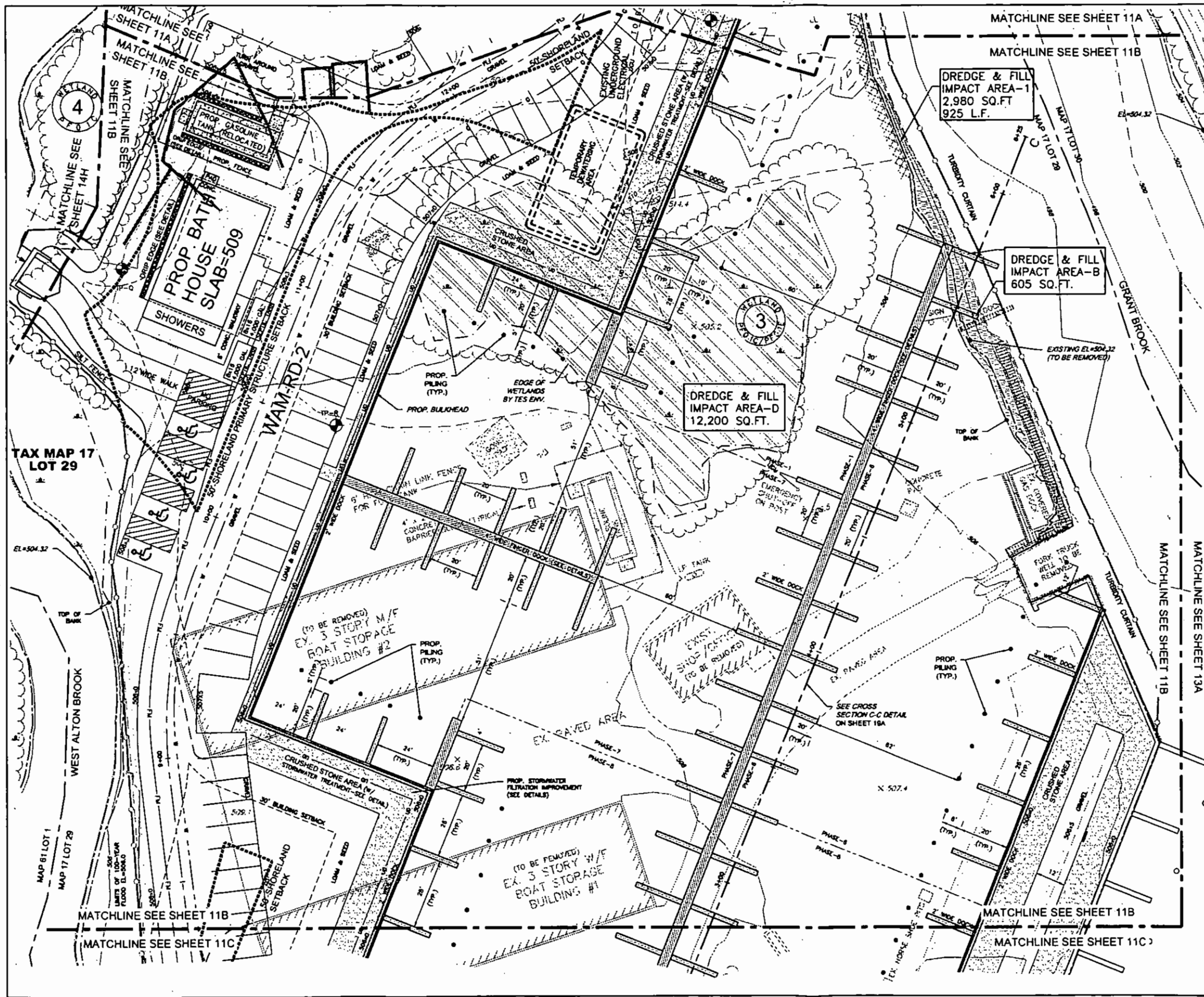


**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**

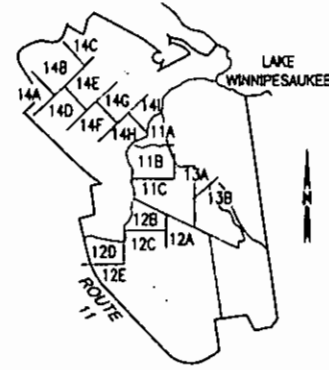
TAX MAP 17 LOT 29
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810
PREPARED FOR:
WEST ALTON MARINA, LLC
C/O BRIAN FORTIER
35 WEST ALTON MARINA ROAD
ALTON, NEW HAMPSHIRE 03810
SCALE: 1"=20' SHEET_11C OF 2D MAY 24, 2017

INDEX WETLANDS 5-2-18 R.F.M.L	05/30/18
REVISIONS	DATE

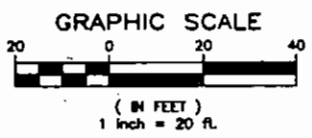
BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
17 Cornwell Drive, Suite 35
Londonderry, New Hampshire 03053
Phone: (603) 437-5000



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 - WETLANDS INFORMATION PROVIDED BY: T.E.S. ENVIRONMENTAL CONSULTANTS, LLC, 1494 ROUTE 3A, UNIT 1, BOW, NH 03304, PHONE: (603) 858-8925



SHEET INDEX



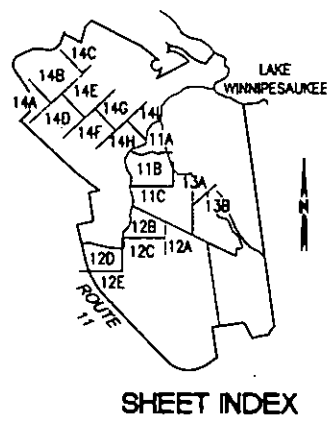
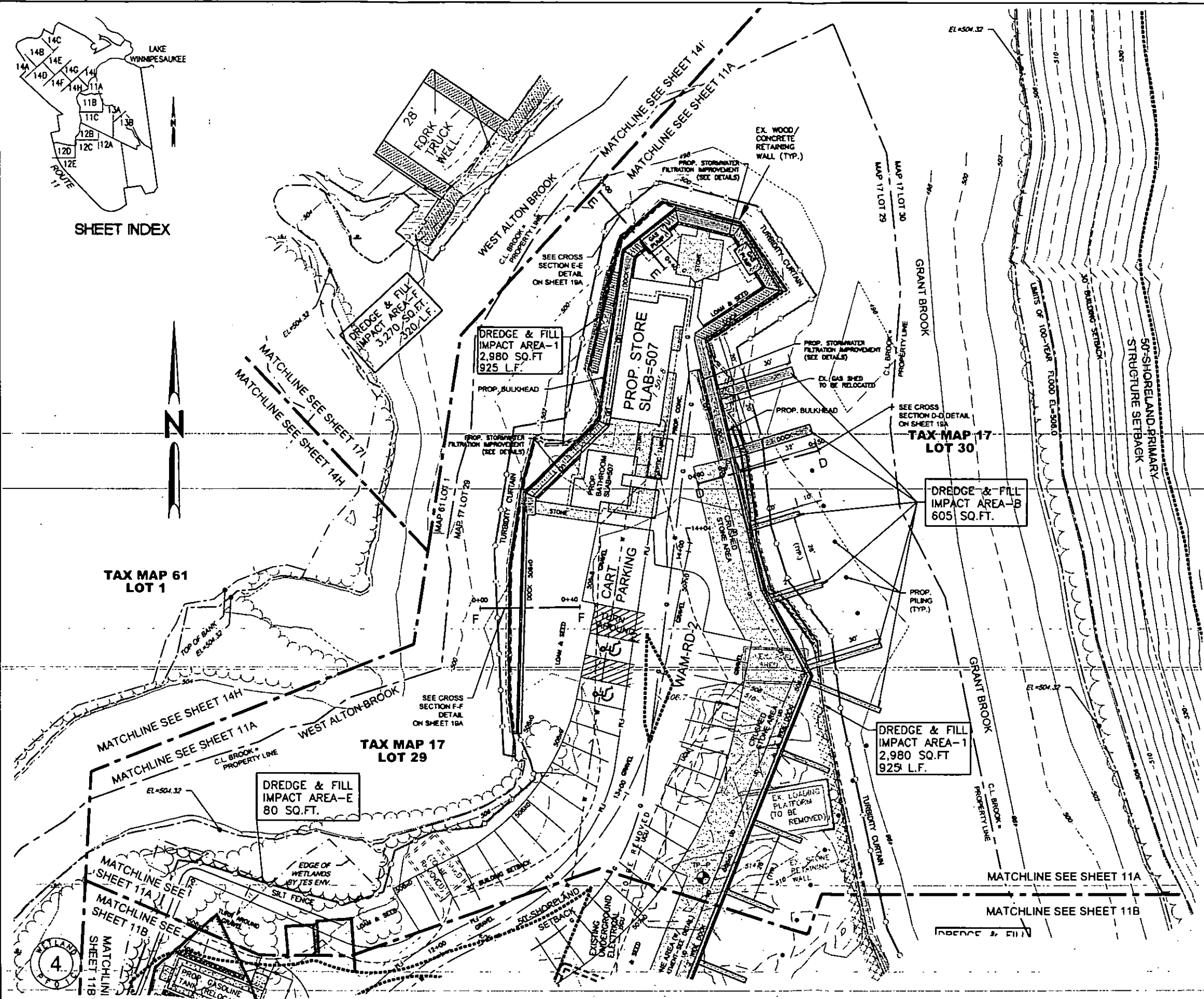
**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 17 LOT 29
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

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

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

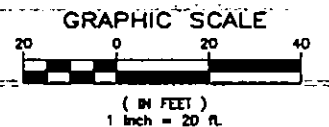
REVISES	DATE

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



WETLAND IMPACT SUMMARY TABLE		
IMPACT	AREA (SQ.FT./L.F.)	NOTES/WETLAND CLASSIFICATIONS
IMPACT - A	9,825 sq. ft. 1,980 sq. ft. 2,580 sq. ft. 2,580 sq. ft. 150 sq. ft./22 L.F.	DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN VEGETATION (PSS1E/2B1E) DOCK OVER OPEN LAKE WATER (L2UB3H) DOCK OVER VEGETATION (PSS1E/2B1E) DOCK OVER BANK
	17,240 SQ. FT.	Total Impact for 6' pier dock installation
IMPACT - B	605 SQ. FT.	Docks over existing Lake (L2UB3H)
IMPACT - C	1,250 SQ. FT.	Forested Wetland (PFD1C/E)
IMPACT - D	12,200 SQ. FT.	Forested Wetland (PFD1C/E)
IMPACT - E	80 SQ. FT.	Forested Wetland (PFD1C)
IMPACT - F	2,775 sq. ft. 332 sq. ft./320 L.F. 163 sq. ft.	DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN BANK Forested Wetland (PFD1C/E)
	3,270 SQ.FT./ 320 L.F.	Bank prev. disturbed w/ dredge spoils & Lake Bottoms
IMPACT - G	1,040 SQ. FT.	Docks over existing Lake & Bank (L2UB3H)
IMPACT - H	10 SQ. FT.	Pile installation for break crossing (R2UB2H)
IMPACT - I	400 SQ. FT./ 50 L.F.	Pond Access Road (Forested Wetland PFD1E & Intermittent stream R45B3E)
IMPACT - J	250 SQ. FT.	Culvert Replacement (PFD1C)
IMPACT - K	50 SQ. FT.	Temporary Impact for culvert replacement (PFD1C)
IMPACT - L	2,400 SQ. FT.	Driveway / Culvert installation (PFD1E)
IMPACT - M	80 SQ. FT.	Culvert & Underdrain installation (R2UB2H)
IMPACT - N	50 SQ. FT.	Underdrain installation (R2UB2H)
IMPACT - 1	1,940 sq. ft. 1,040 sq. ft./925 L.F.	DREDGE IN OPEN LAKE WATER (L2UB3H) DREDGE IN BANK
	2,980 SQ.FT./ 925 L.F.	Marine Maintenance
TOTAL WETLAND IMPACTS = 41,885 SQ. FT. & 1,317 LINEAR FEET		

- NOTES:
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PO BOX 870; WOLFEBORO, NH 03894-0970
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**PROPOSED CONDITIONS
GRADING & UTILITY PLAN
WEST ALTON MARINA**
TAX MAP 17 LOT 29
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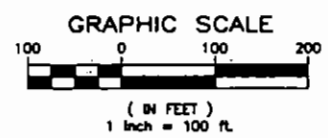
SCALE: 1"=20' SHEET 11A of 20 MAY 24, 2017

NO.	DESCRIPTION	DATE

BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
11 Commons Drive, Suite 35
Londonderry, New Hampshire 03053
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**EXISTING CONDITIONS
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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 35 WEST ALTON MARINA ROAD
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SCALE: 1"=100' SHEET 5 of 20 MAY 24, 2017

REVISED	DATE


BENCHMARK ENGINEERING, INC.
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 Londonderry, New Hampshire 03053
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**EXISTING CONDITIONS PLAN
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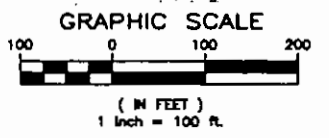
SCALE: 1"=100' SHEET 4 of 20 MAY 24, 2017

INDEX WETLANDS 5-2-18 R.F.M.L.	05/30/18
REVISIONS	DATE



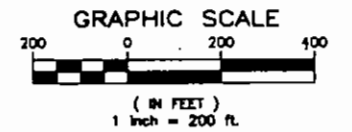
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PO BOX 970; WOLFEBORO, NH 03894-0970
PHONE: (603) 569-2400
 4. WETLANDS INFORMATION PROVIDED BY:
T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1; BOW, NH 03304
PHONE: (603) 856-8925



NOTES:

- 1. SEE SHEET #2 FOR ADDITIONAL NOTES.
- 2. BOUNDARY INFORMATION FROM PLAN REFERENCES. (SEE SHEET #1)
- 3. 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

NO.	REVISIONS	DATE
1	ISSUES WETLANDS 5-2-18 R.F.M.L.	05/30/18

