



The State of New Hampshire
Department of Environmental Services

Clark B. Freise, Assistant Commissioner



June 13, 2017

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

REQUESTED ACTION

Approve 7 Hopewell Shores LLC's request to perform the following work on Lake Winnepesaukee, in Wolfeboro. File # 2017-01056. This project will not have significant impact on or adversely affect the values of Lake Winnepesaukee.

Dredge 26.5 cubic yards from 656 sq. ft. of lakebed and impact 1,576 sq. ft. of bank to replace and reconfigure the foundation of a 33 ft. x 44 ft. dug-in boathouse, build an 8 ft. x 10 ft. crib and a 9 ft. x 10 ft. crib to stabilize the cut of the dug-in basin, repair a 36 ft. 8 inch x 28 ft. 8 inch deck over an existing jetty, an existing kayak ramp, 45 ft. 2 inches of wharf along the shoreline, and an 8 ft. x 63 ft. 5 inches cantilevered pier adjacent to an 84 linear foot breakwater "in-kind" on an average of 300 feet of frontage along Lake Winnepesaukee, on Hopewell Point, on Wolfeboro Neck, in Wolfeboro.

The Department imposed the following conditions as part of this approval:

1. All work shall be in accordance with plans by Watermark Marine Construction dated March 27, 2017, as received by NHDES on April 17, 2017.
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. 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. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
5. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
6. 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.
7. 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.
8. 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).
9. 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.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

10. Only those structures shown on the approved plans shall be installed or constructed along this frontage.
11. The use of the boathouse shall be limited to the storage of boats and boating-related accessories.
12. The boathouse shall be a single-story structure; ridgeline not to exceed 18 ft. 8 inches in height (Elev. 522.92) above normal high water (Elev. 504.32).
13. 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.
14. 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.
15. The owner understands and accepts the risk that if this facility requires dredging to maintain a minimum slip depth of 3 feet more frequently than once every 6 years, or is shown to have an adverse impact on abutting frontages, it shall be subject to removal.
16. This facility is permitted with the condition that future maintenance dredging, if needed, shall not be permitted more frequently than once every 6 years, and that a new permit shall be required for each dredge activity.

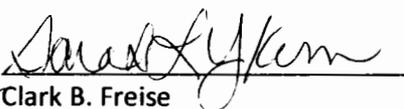
EXPLANATION

The NHDES Wetlands Bureau approved this project on May 14, 2017. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 303.02(d), modification of docking facilities associated with a breakwater.
2. The need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03.
4. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a), Requirements for Application Evaluation, has been considered in the design of the project.
5. The proposed boathouse modifications will provide larger interior slips but shall not increase the number of slips provided by the facilities on the frontage.
6. 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.


for Clark B. Freise
Assistant Commissioner



NEW HAMPSHIRE DEPARTMENT OF Environmental Services

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

WETLANDS PERMIT APPLICATION

Land Resources Management Wetlands Bureau

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

* WETLANDS COPY *

ORIG. PHOTOS ATTACHED...



	<p>COMPLETE APR 17 2017</p>	2017-01056
		15864
		9557.80
		Emc

1. REVIEW TIME: Indicate your Review Time below. Refer to Guidance Document A for instructions.

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

2. PROJECT LOCATION: Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: 7 Hopewell Shores Road TOWN/CITY: Wolfeboro

TAX MAP: 240 BLOCK: 026 LOT: 000 UNIT: 000

USGS TOPO MAP WATERBODY NAME: Winnepesaukee NA STREAM WATERSHED SIZE: NA

LOCATION COORDINATES (If known): 43.5712, -71.2422 Latitude/Longitude UTM State Plane

3. 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.

Repair existing docks, walkways, breakwater, and kayak ramp "in kind" (no net impact) and rebuild existing "dug-in" boathouse "in kind" and replace failing rock/concrete foundation with a new concrete foundation and install two permanent boatlifts in the boathouse slips...all waterfront structures were originally constructed by the Hopewell Family circa 1917...of course, the project will be surrounded with a turbidity curtain during work and until stabilization...

4. SHORELINE FRONTAGE

NA This lot has no shoreline frontage. SHORELINE FRONTAGE: 300 ft avg. +/-
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.

5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC.

6. 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 - 0870
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: ___
 NA



7. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: **OWNER IS APPLICANT...**

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

8. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.: **Tyler, Charles H., Member**

TRUST / COMPANY NAME: **7 Hopewell Shores, LLC**

MAILING ADDRESS: [REDACTED]

TOWN/CITY: **Greenwich**

STATE: **CT**

ZIP CODE: **06830**

EMAIL or FAX: [REDACTED]

PHONE:

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

9. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: **Paul W. Goodwin**

COMPANY NAME: **Watermark Marine Construction**

MAILING ADDRESS: **1218 Union Avenue**

TOWN/CITY: **Laconia**

STATE: **NH**

ZIP CODE: **03246**

EMAIL or FAX: **pwg@watermarkmarine.com**

PHONE: **603-293-4000**

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

10. PROPERTY OWNER SIGNATURE:

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

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.

X


Property Owner Signature

Charles H. Tyler, Member
Print name legibly

4/7/17
Date

MUNICIPAL SIGNATURES

11. 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 style="width: 100%; height: 100%;" type="text"/>	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 reviewed in the standard review time frame.

12. 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 style="width: 100%; height: 100%;" type="text"/>	Patricia M. Waterman	Wolfeboro	4-12-2017
Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,1

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.

13. IMPACT AREA
 For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact.
 Permanent impacts that will remain after the project is complete.
 Temporary impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<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	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	168 sq ft / <input type="checkbox"/> ATF	45 sq ft / <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	/ <input type="checkbox"/> ATF	1,576 sq ft / <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	"in kind" <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
TOTAL	/	/

14. 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)	<u>1,789</u> sq. ft.	X	\$0.20 =	<u>\$ 357.80</u>
Temporary (seasonal) docking structure:	_____ sq. ft.	X	\$1.00 =	\$ _____
Permanent docking structure:	_____ sq. ft.	X	\$2.00 =	\$ _____
Projects proposing shoreline structures (including docks) add \$200 =				<u>\$ 200.00</u>
Total =				<u>\$ 557.80</u>

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



7 HOPEWELL SHORES, LLC
Wolfeboro Tax Map #240

Map by NH GRANIT

Legend

Map Scale

1: 12,000



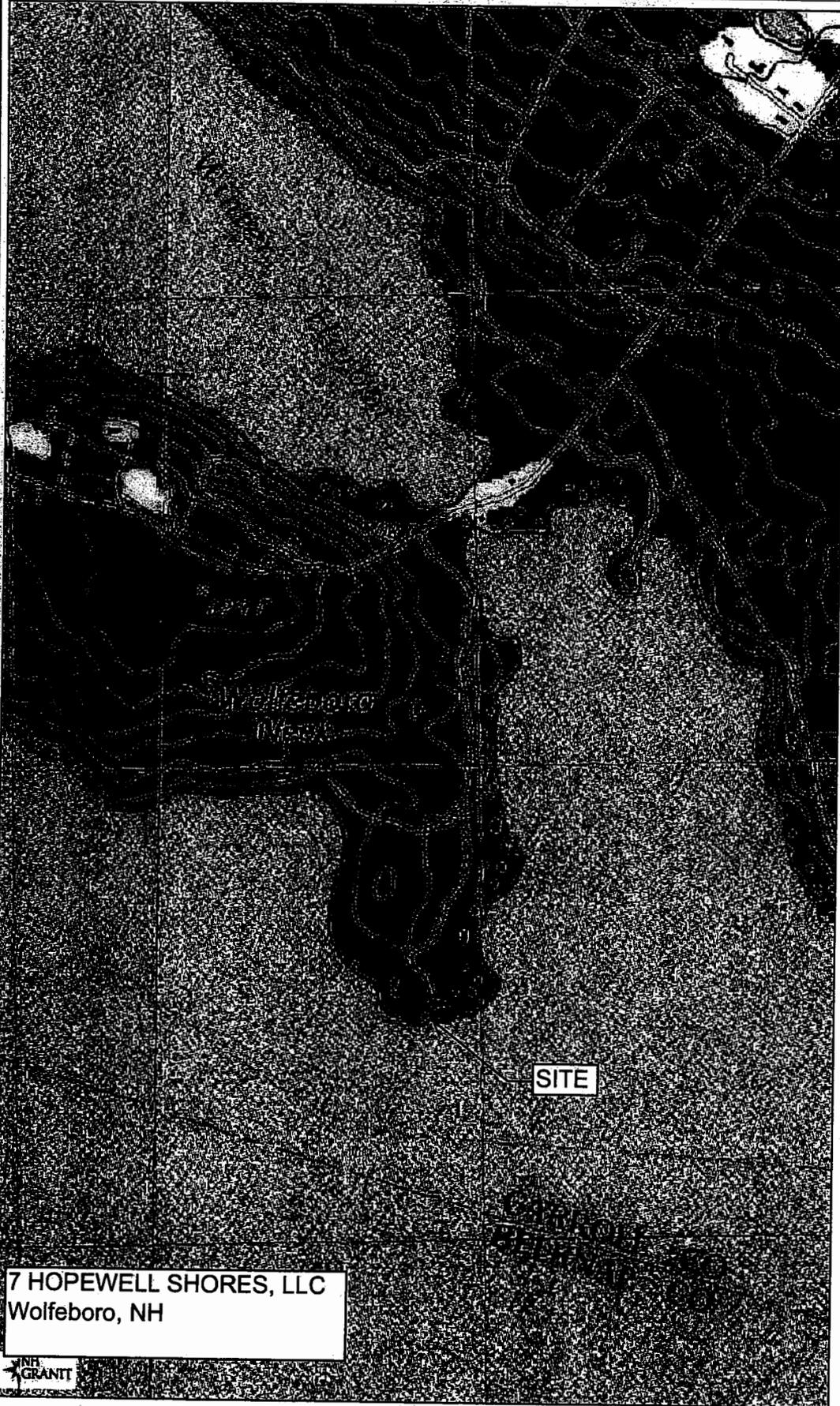
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Map Generated: 3/13/2017

Notes

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/ 113

7 HOPEWELL SHORES, LLC
Wolfeboro, NH





New Hampshire Natural Heritage Bureau



To: Paul Goodwin
PO Box 6840
Laconia, NH 03247

Date: 3/23/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 3/23/2017

NHB File ID: NHB17-0870

Applicant: 7 Hopewell Shores, LLC

Location: Tax Map(s)/Lot(s): 240-026-000
Wolfeboro

Project Description: repair existing docks, walkways, breakwater and kayak ramp and rebuild dug-in boathouse in-kind with a new concrete foundation

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 3/22/2018.



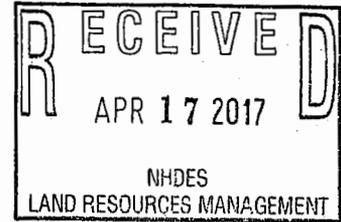
MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB17-0870





10 foot Abutters List Report

Wolfeboro, NH
March 23, 2017



Subject Property:

Parcel Number: 240-026-000
CAMA Number: 240-026-000
Property Address: 7 HOPEWELL SHORES

Mailing Address: 7 HOPEWELL SHORES LLC
[REDACTED]
GREENWICH, CT 06830

Abutters:

Parcel Number: 240-003-000
CAMA Number: 240-003-000
Property Address: 59 TIPS COVE ROAD

Mailing Address: THAYER FAMILY TRUST 1/2 INT
THAYER CANDACE FAMILY TRUST
[REDACTED]
WOLFEBORO, NH 03894

Parcel Number: 240-004-000
CAMA Number: 240-004-000
Property Address: 1 HOPEWELL SHORES

Mailing Address: KINZLY ELIZABETH COSTA SUZANNE &
WESTER CAROLIN
C/O ROBERT L FISH [REDACTED]
[REDACTED]
PALM CITY, FL 34990

Parcel Number: 240-005-000
CAMA Number: 240-005-000
Property Address: 3 HOPEWELL SHORES

Mailing Address: 3 HOPEWELL SHORES LLC
[REDACTED]
GREENWICH, CT 06830

Parcel Number: 240-006-000
CAMA Number: 240-006-000
Property Address: HOPEWELL SHORES

Mailing Address: 5 HOPEWELL SHORES LLC
[REDACTED]
GREENWICH, CT 06830

Parcel Number: 240-007-000
CAMA Number: 240-007-000
Property Address: 12 HOPEWELL SHORES

Mailing Address: WEISS JAY S WEISS ROBIN K
[REDACTED]
BETHESDA, MD 20817

Parcel Number: 240-011-000
CAMA Number: 240-011-000
Property Address: HOPEWELL SHORES

Mailing Address: HOLTJE FAMILY REAL EST LTD PTN
HOLTJE MALCOLM & DORA TRTS
C/O ELLEN YOUNG [REDACTED]
GALES FERRY, CT 06335

Parcel Number: 240-013-000
CAMA Number: 240-013-000
Property Address: 2 HOPEWELL SHORES

Mailing Address: WADE, DAVID J WADE, CLARA F
[REDACTED]
WOLFEBORO, NH 03894

Parcel Number: 240-014-000
CAMA Number: 240-014-000
Property Address: 20 JOCKEY COVE WAY

Mailing Address: BLACKBURN JEFFREY M BLACKBURN
ANNE F
[REDACTED]
SEATTLE, WA 98112

Parcel Number: 240-015-000
CAMA Number: 240-015-000
Property Address: 16 JOCKEY COVE WAY

Mailing Address: BARSTOW THOMAS R TRUST
BARSTOW JOHN C RVCBL TRUST
[REDACTED]
WINDHAM, NH 03087

Parcel Number: 240-026-003
CAMA Number: 240-026-003
Property Address: TIPS COVE ROAD

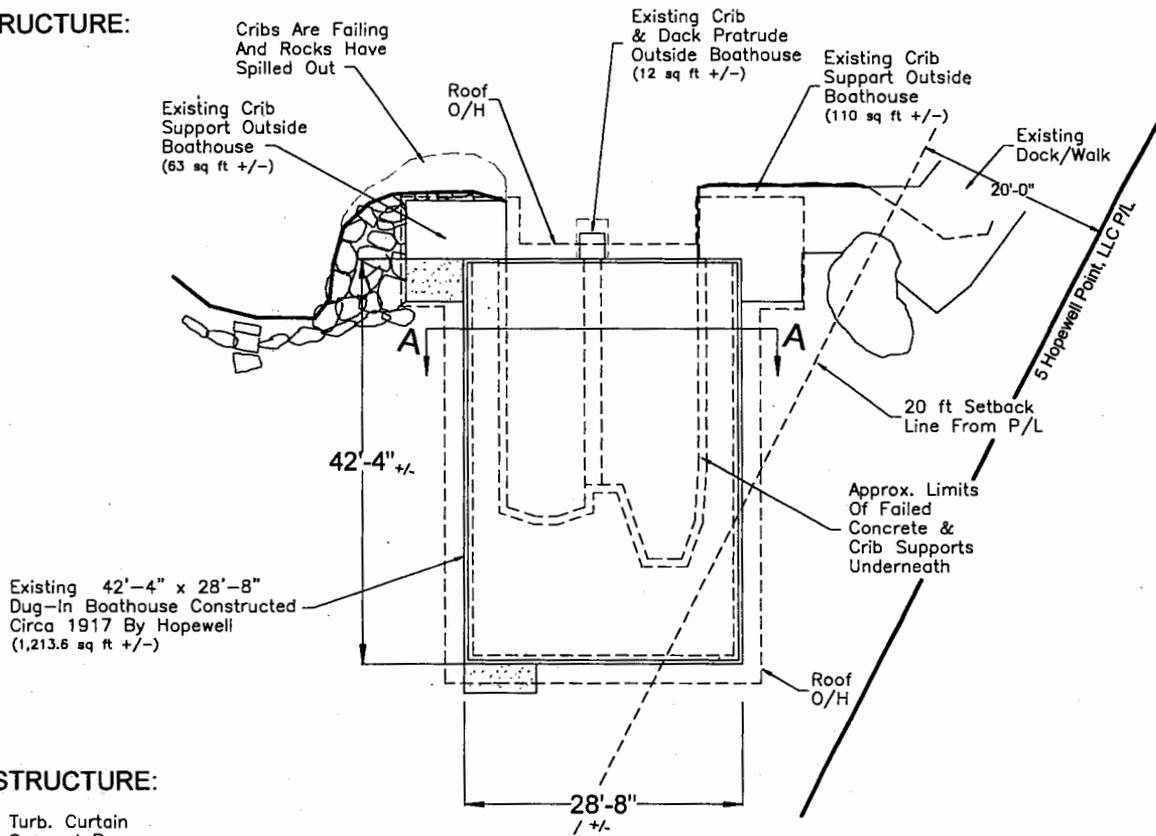
Mailing Address: LOT 3 TIPS COVE RD LLC
[REDACTED]
GREENWIHC, CT 06830



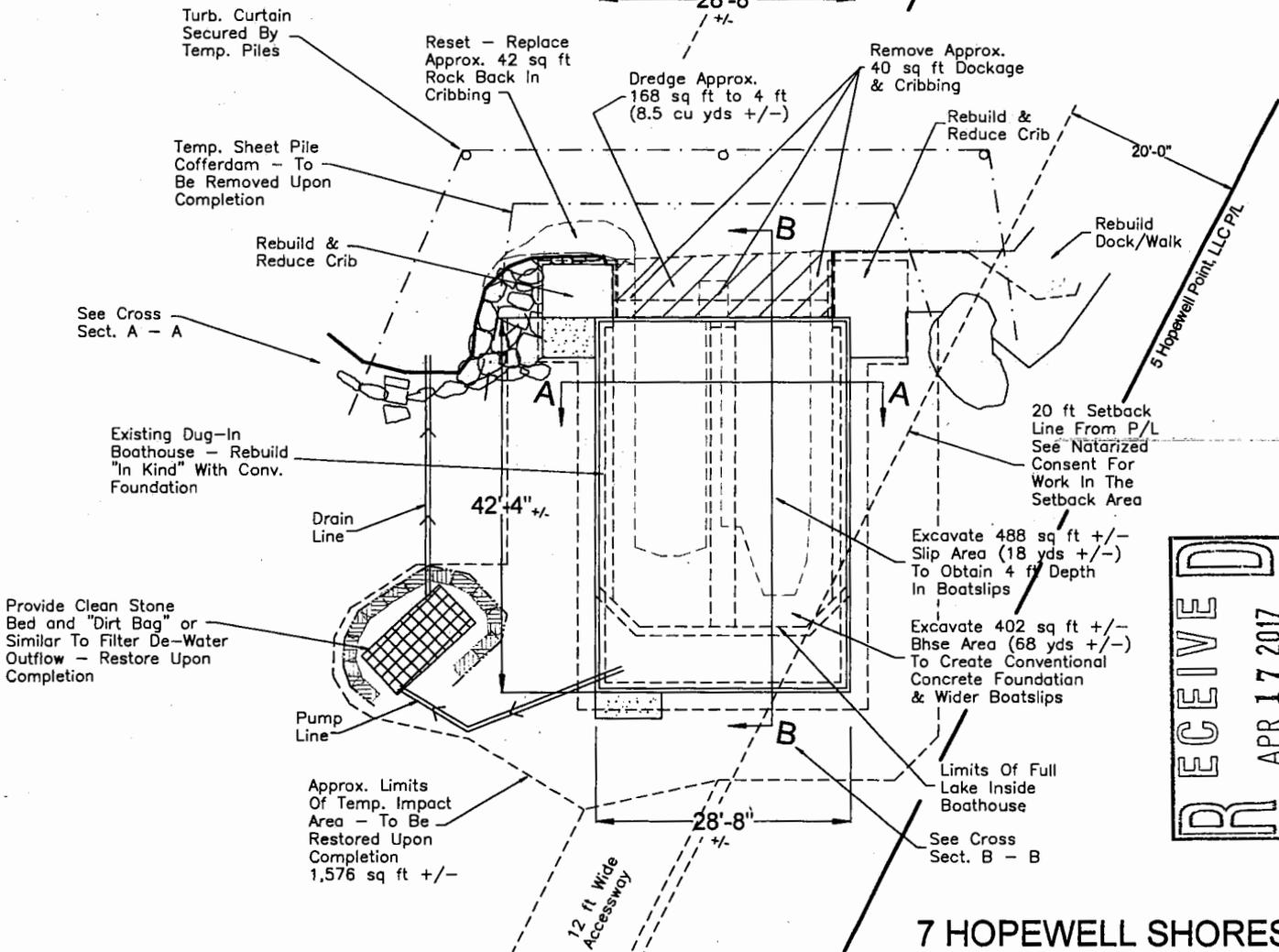
www.cai-tech.com

Data shown on this report 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 report.

EXISTING STRUCTURE:



PROPOSED STRUCTURE:

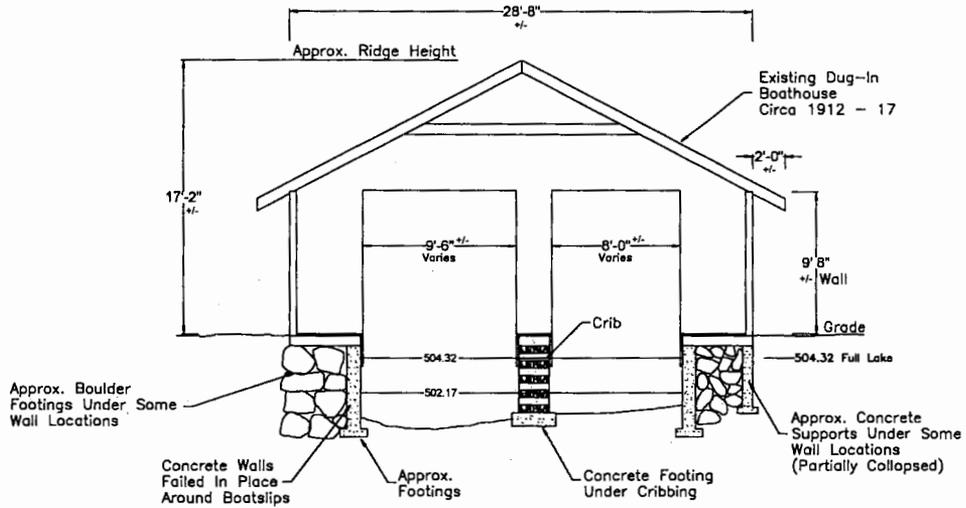


RECEIVED
 APR 17 2017
 NHDES
 LAND RESOURCES MANAGEMENT

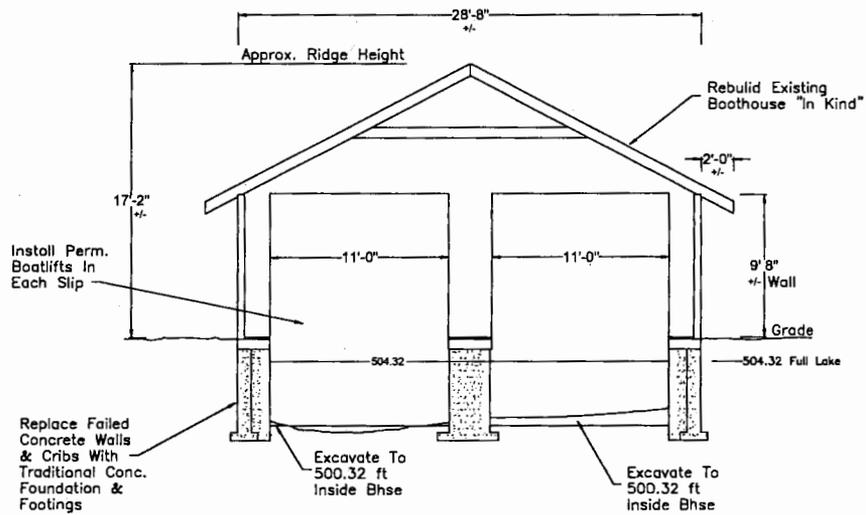
7 HOPEWELL SHORES, LLC
Boathouse Detail
Wolfboro, NH
 3/27/17 1" = 20'

CROSS SECTION A - A:

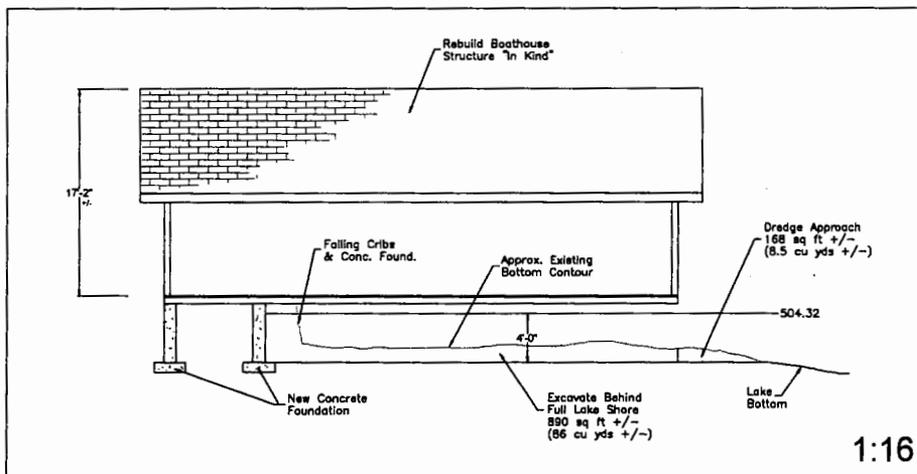
EXISTING FRONT ELEVATION:



PROPOSED FRONT ELEVATION:



CROSS SECTION B - B:



7 HOPEWELL SHORES, LLC
 Wolfeboro, NH
 3/27/17
 1" = 12'