



The State of New Hampshire
Department of Environmental Services



dm
101

Robert R. Scott, Commissioner

January 18, 2022

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

REQUESTED ACTION

Approve Viewpoint Drive, LLC's request to perform work on Lake Winnepesaukee in Wolfeboro as outlined below. This request is pursuant to New Hampshire Department of Environmental Services (NHDES) file #2021-02046. This project will not have significant impact on, or adversely affect, the values of Lake Winnepesaukee. No comments were submitted by the Wolfeboro Conservation Commission regarding this project as proposed.

Construct two 6 foot x 30 foot crib supported piers with a 6 foot x 50 foot access walkway attached to an existing 10.3 foot x 107 foot crib pier, install three 15 foot x 30 foot seasonal canopies and dredge approximately 350 square feet of lake bed in order to remove and relocate rock posing a navigational hazard along an average of 326 feet of frontage along the northern portion of Worcester Island on Lake Winnepesaukee in Wolfeboro.

The 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 November 10, 2021 by Beckwith Builders, as received by the NH Department of Environmental Services (NHDES) on November 15, 2021.
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 record with the Carroll County Registry of Deeds the statement and required educational information specified in an email between representatives of the Loon Preservation Committee and NH Fish and Game on May 27, 2021.
4. All construction and dredge related activities are limited to August through April in order to maintain compliance with Env-Wt 311.01(b).
5. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
6. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
7. All portions of the docking structures shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

8. The canopy, including the support frame and cover, shall be designed and constructed to be readily removed at the end of the boating season and shall be removed for the non-boating season as required per Env-Wt 513.19.
9. Pursuant to Env-Wt 102.33 and Env-Wt 513.19, (a) no sides may be attached to, or hung beneath any seasonal canopy.
10. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
11. 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.
12. The owner understands and accepts that should these docking structures be found to have an unreasonable impact on the ability of abutting owners to use and enjoy their properties or the public's right to navigation, passage, and use of the resource for commerce and recreation the structures shall be subject to removal pursuant to RSA 482-A:1, RSA 482-A:11, II, and Env-Wt 513.03(a).
13. Crib material shall be timber, concrete, or other non-toxic material, and of such size and spacing as necessary to completely contain the ballast as required per Env-Wt 513.15, (g), (4).
14. 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.
15. 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.
16. Activities that produce suspended sediment in jurisdictional areas that provide value as bird migratory areas or fish spawning or nursery areas, shall be done so as to avoid and minimize discharges of dredged material or placement of fill material during spawning or breeding seasons by using water quality protection techniques as specified in Env-Wt 307 and timing of project as specified in Env-Wt 307.10(g) or (h), as applicable.
17. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
18. 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.
19. 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

The NHDES approved this project on December 15, 2021. The 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 an existing major docking system providing 5 boatslips.

2. The applicant has an average of 326 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 5 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. 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.
6. No concerns were received from abutters nor the Wolfeboro Conservation Commission related to the project.
7. Per Rule Env-Wt 311.01(b), the applicant coordinated with the NH Fish and Game Department (NHF&G) and the Natural Heritage Bureau (NHB) to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities.
8. The applicant has proposed a modification of an existing non-conforming permanent docking structure resulting in additional permanent dock surface area.
9. Applicant requested a waiver, in accordance with Env-Wt 204, of Administrative Rule Env-Wt 513.23(a)(2) requiring all modifications of existing docking structures to reduce dock surface area over public waters.
10. 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).
11. 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).
12. The request for a waiver met the requirements of Rule Env-Wt 204.05, Criteria, and therefore, the waiver Rule Env-Wt 513.23(a)(2) is granted.
13. The applicant has experience with dock construction on Lake Winnepesaukee and has demonstrated that a pile cannot be drive due to exposed ledge along the frontage in accordance with 513.15(e)(2), therefore a crib support dock has been approved.
14. The applicant has provided the NHDES with evidence that the property has insufficient water depth as required by Env-Wt 513.08(b).
15. The NHDES has accepted the evidence of the physical hardship and approved the extension of a crib supported pier beyond that permissible under Env-Wt 513.11(a)(1)(b).
16. The Department 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.

Application file documents are being forwarded to the Governor and the Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3, II(a), as it is a major project in public waters of the state.

We respectfully request your approval of this item.



Robert R. Scott
Commissioner



**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: Viewpoint Drive, LLC

TOWN NAME: Wolfeboro

			File No. <u>201-02046</u>
			Check No. <u>602</u>
			Amount <u>4,772.00</u>
			Initials <u>RH</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.

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05, RSA 482-A:3, I(d)(2))
Please use the Wetland Permit Planning Tool (WPP.T), the Natural Heritage Bureau (NHB) DataCheck Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> 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. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): <u>Common Loon</u> NHB Project ID #: <u>21-0802</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bog?	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name of Local River Management Advisory Committee (LAC):	
A copy of the application was sent to the LAC on Month: Day: Year:	

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

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

www.des.nh.gov

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))

If the applicant is a trust or a company, then complete with the trust or company information.

NAME: Viewpoint Drive LLC

MAILING ADDRESS:

TOWN/CITY:

STATE

ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

ELECTRONIC COMMUNICATION: By initialing here: [Signature], I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))

N/A

LAST NAME, FIRST NAME, M.I.: Beckwith, Jason

COMPANY NAME: Beckwith Builders, Inc

MAILING ADDRESS: 44 Libby Street

TOWN/CITY: Wolfboro

STATE: NH

ZIP CODE: 03894

EMAIL ADDRESS: jason@beckwithbuilders.com

FAX:

PHONE: 603-569-6829

ELECTRONIC COMMUNICATION: By initialing here [Signature], I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))

If the owner is a trust or a company, then complete with the trust or company information.

Same as applicant

NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

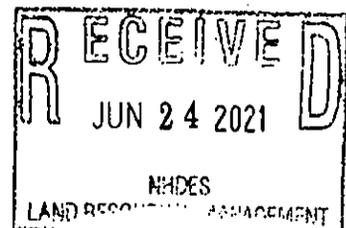
ZIP CODE:

EMAIL ADDRESS:

FAX:

PHONE:

ELECTRONIC COMMUNICATION: By initialing here [Signature], I hereby authorize NHDES to communicate all matters relative to this application electronically.

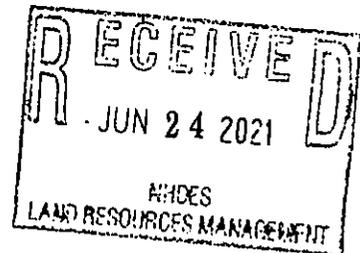


SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

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):
All of the information listed in Env-Wt 311.09 (b) & (c), Required Resource-Specific Information, for projects affecting non tidal surface water shoreline and projects located within the protected shoreland is shown on the attached plan, including the general shape of the shoreline, length of frontage (326 feet average), normal high water elevation (reference line), the footprint of all existing and proposed structures on the subject property, the intended use of each proposed structure, the distance from existing and proposed work to abutting property lines, and the total disturbed area within the protected shoreland.

Resource specific criteria being met by this project as shown on the attached plans include the following:

- 1) The dock is a crib dock due to the presence of ledge along this section of shoreline.
- 2) The dock is placed further away from the shoreline in order to achieve adequate water depths for boat slips.
- 3) The 5' x 6' cribs are spaced no closer than 12 ft apart.



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/rivers, 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	985	Dock		1080	Ganopies	
	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						
TOTAL							

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

<input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input checked="" type="checkbox"/> 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).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 1080 SF × \$0.40 = \$432
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: 985 SF × \$4.00 = \$3940
Projects proposing shoreline structures (including docks) add \$400 = \$400
Total = \$4772
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$4772

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

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

www.des.nh.gov

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)
 Indicate the project classification.

<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
---	--	---

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: <i>MB</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
------------------------	--

Initials: <i>MB</i>	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: <i>MB</i>	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. 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. The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. 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.
------------------------	--

Initials: <i>MB</i>	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): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>[Name]</i>	DATE: <i>[Date]</i>
--	--------------------------------------	------------------------

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>[Name]</i>	DATE: <i>[Date]</i>
---	--------------------------------------	------------------------

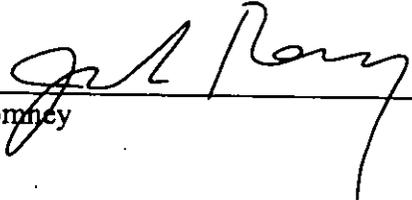
SIGNATURE (AGENT, IF APPLICABLE): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>Dawn Beckwith</i>	DATE: <i>6/10/21</i>
---	---	-------------------------

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: <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>PATRICIA M. WATERMAN</i>
TOWN/CITY: <i>Wolfboro</i>	DATE: <i>6-27-2021</i>

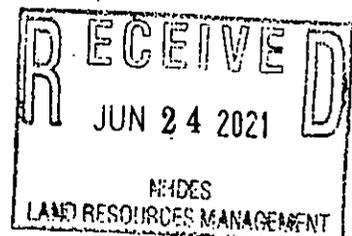
I hereby authorize Beckwith Builders, Inc., to act as my agent for the purpose of filing any and all land use permit applications (including but not limited to NHDES shoreland & wetlands) or other building-related permit applications (including but not limited to town water & sewer, town building permit, town driveway permit, utilities permits) for the property located at 23 Viewpoint Drive, Wolfeboro, NH (TM 258 Lot 26). Beckwith Builders, Inc. may sign such applications on my behalf.



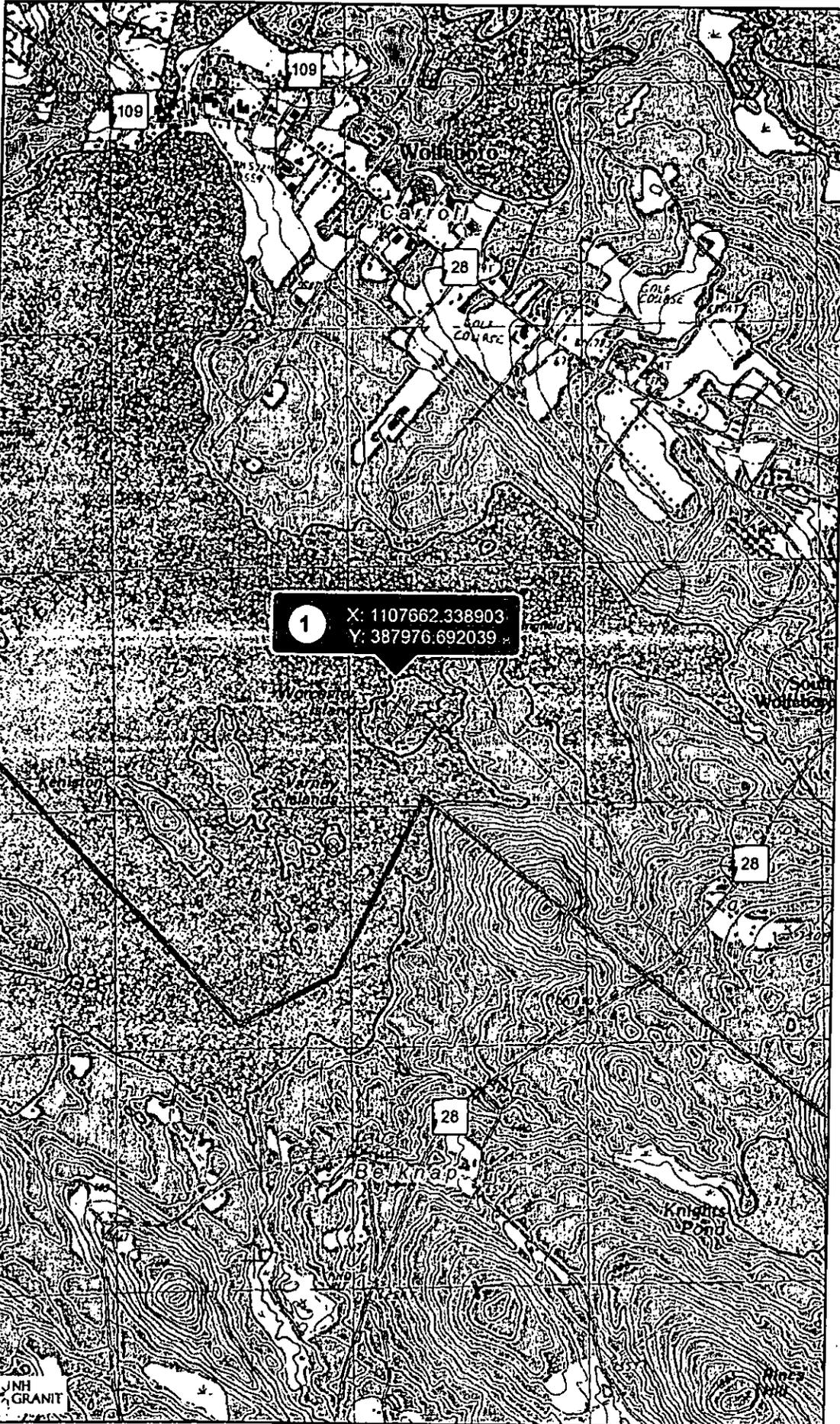
Josh Romney

12/15/2020

Date



USGS Map



1 X: 1107662.338903
Y: 387976.692039

Legend

- State
- County
- City/Town

RECEIVED
JUN 24 2021
RIDGES
LAND RESOURCES MANAGEMENT

Map Scale

1: 24,000

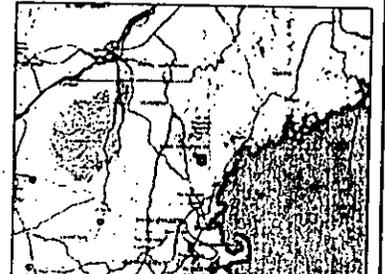
© NH GRANIT, www.granit.unh.edu

Map Generated: 11/17/2020



Notes

23 Viewpoint Drive, Wolfeboro, NH





0 150 300

23 Viewpoint Drive
Wolfeboro, NH
Fax Map 258 Lot 26

NH Dept. of Environmental Services review

NH Natural Heritage Bureau
NHB Datacheck Results Letter

Memo

To: Jason Beckwith, Beckwith Builders
44 Libby Street
Wolfeboro, NH 03894

From: Amy Lamb, NH Natural Heritage Bureau

Date: 3/16/2021 (valid until 03/16/2022)

Re: Review by NH Natural Heritage Bureau

Permits: NHDES - Wetland Standard Dredge & Fill - Major

NHB ID: NHB21-0802

Town: Wolfeboro

Location: 23 Viewpoint Drive

Description: Adding a 935sqft dock and two seasonal canopies to a lot with 429 feet of shoreline. Project planned for this coming Fall sea son.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments NHB: No Comments At This Time

F&G: Please send an aerial showing property bounds and limits of work to Kim Tuttle.

Vertebrate species

Common Loon (*Gavia immer*)

State¹ Federal Notes

T

-

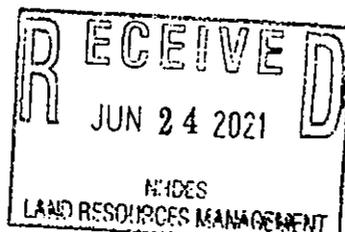
Contact the NH Fish & Game Dept (see below).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "-" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

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.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax 271-6488



DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301



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



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources, NHB. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Pamela G. Monroe, Legal Unit Administrator, NH Department of Environmental Services, at: pamela.g.monroe@des.nh.gov, or (603) 271-3137.

ABUTTERS LIST

SUBJECT PROPERTY: Tax Map 258 Lot 26, 23 Viewpoint Drive, Wolfeboro, NH

Owner: Viewpoint Drive LLC

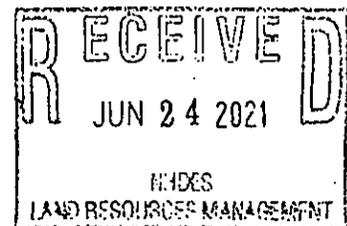
Abutters:

Tax Map 258 Lot 25, 12 Windsong Lane:
BRITTON ROBERT H TRUST BRITTON

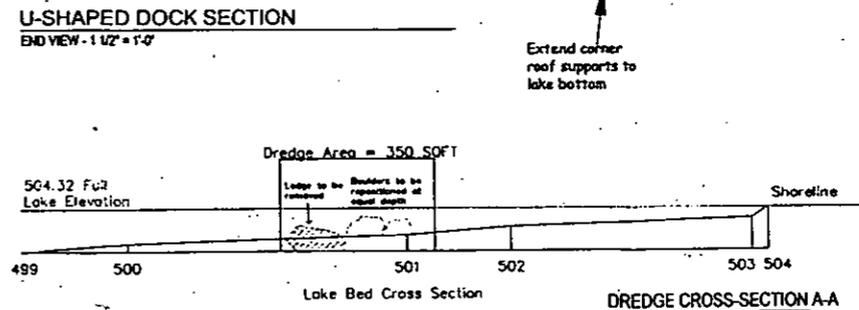
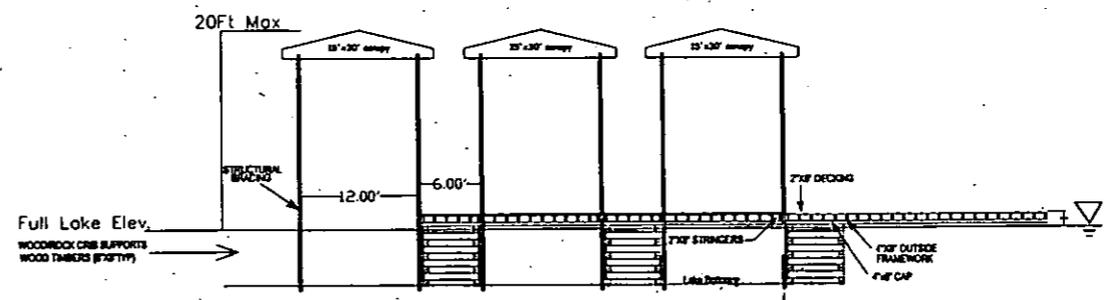
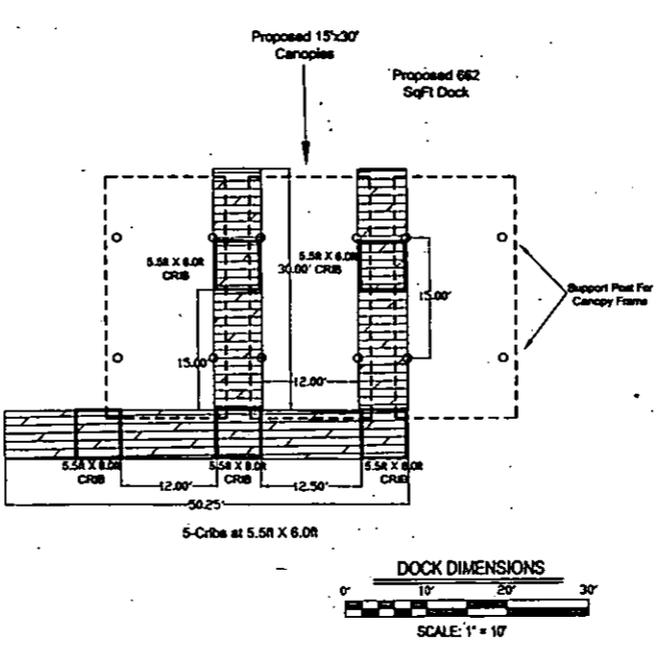
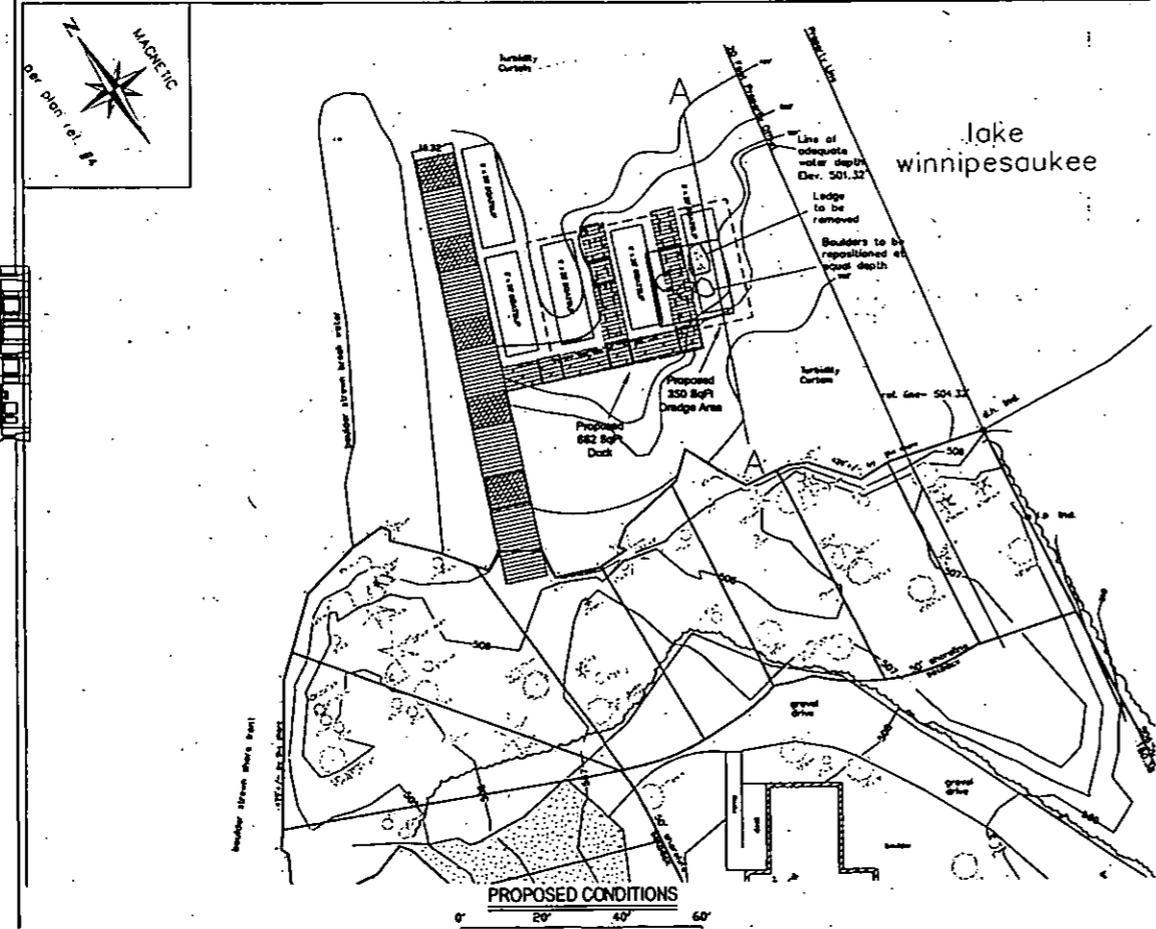
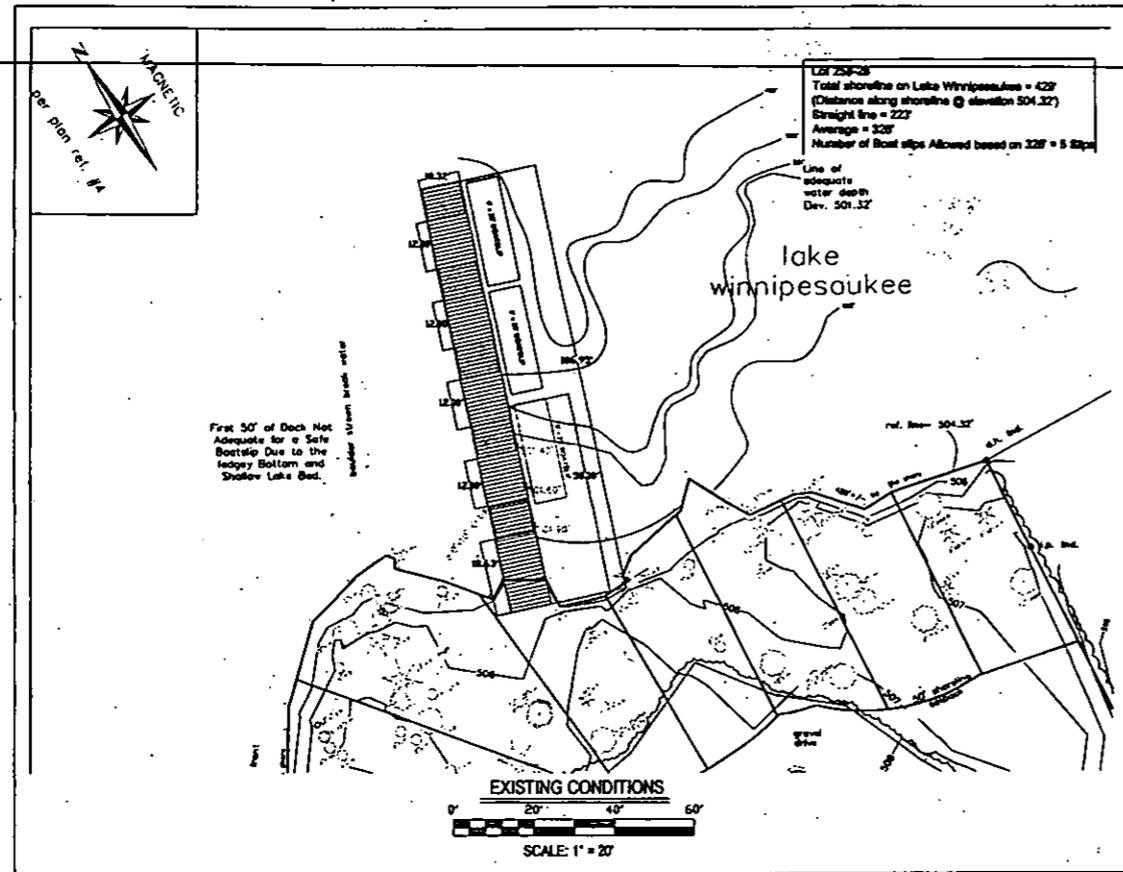
Tax Map 258 Lot 27, 21 Viewpoint Drive:
EDWARDS CHRISTOPHER

Tax Map 258 Lot 28, 19 Viewpoint Drive:
BRUNO, ARTHUR H

Tax Map 258 Lot 29, Viewpoint Drive:
LAKES REGION CONSERVATION TRT



Unique Builders in a Unique Environment
BECKWITH BUILDERS, INC.

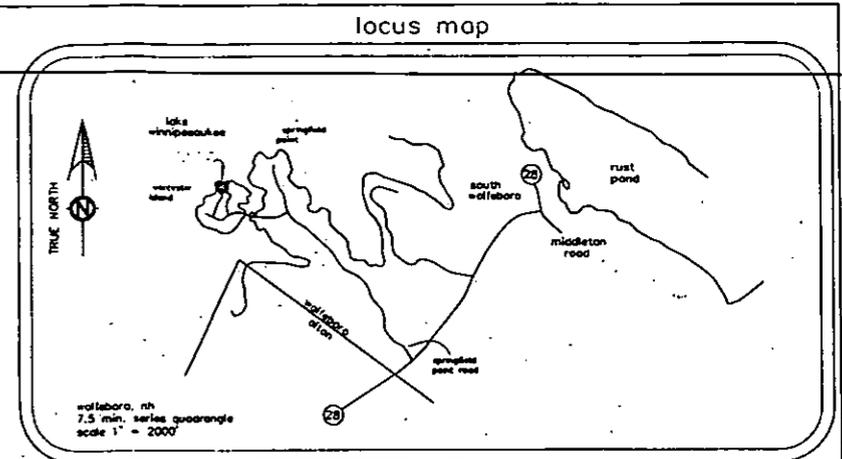


FOOTPRINT AREAS:
 Existing dock area: 1104 SF
 Existing breakwater area: 2118 SF
 Total existing footprint: 3222 SF
 Proposed dock area: 662 SF
 Total proposed footprint: 662 SF
 Proposed seasonal impact for canopy: 1350 SF
 Proposed dredge area: 350 SF
 (revised 11-10-21)

LIMITS ON BOAT SLIPS:
 Let Shoreline Frostage = 328 feet
 Shoreline Frostage # of Slips
 75 feet to 149 feet: 2 SLIPS
 150 feet to 224 feet: 3 SLIPS
 225 feet to 299 feet: 4 SLIPS

LEGEND:

- 502 --- existing topographic contour
- CRD Carroll County Registry of Deeds
- True Point Bid for (Dock Not Made - 10 Piers)
- i.p. fnd. Iron Pile Found
- d.h. fnd. Drill Hole Found
- proposed turbidity curtain
- existing topographic contour
- proposed dock area 662 SF
- proposed deck area 662 SF
- Total proposed footprint 662 SF
- Proposed seasonal impact for canopy: 1350 SF
- Proposed dredge area 350 SF (revised 11-10-21)



CONSTRUCTION SEQUENCE:

1. Detail erosion controls (turbidity curtain and other methods as necessary; the Contractor is fully responsible for controlling erosion.)
2. Dredge area and reposition boulders. Layout location for new deck and build cribs off site.
3. Bring in cribs, lower into place, & fill with rocks. Begin frame work for the deck and install decking.
4. Begin frame work for the deck and install decking and seasonal canopies.
5. Finish construction and after site is fully stabilized remove erosion control measures.

-Project Expected to take about 3-4 weeks to complete
 -No work to be performed between last week in May through the first week in July to avoid typical nesting dates of the Common Loon.

BECKWITH BUILDERS, INC.
 ARCHITECTURE & CONSTRUCTION
 44 LIBBY STREET
 WOLFEBORO, NH 03094
 PHONE: 603.588.8629
 BECKWITHBUILDERS.COM
 COPYRIGHT 2021 BY BECKWITH BUILDERS, INC.
 ALL RIGHTS RESERVED

NOTES:

1. This project consists of constructing a new U-Shaped Cribbed Deck.
2. Property lines and boundary information as shown on this plan were determined by Fox Survey Company in December 2020.
3. The reference line equals lake full elevation of 504.32 (NAVD).
4. Owner of Record: Tax Map 258 Lot 2a: Viewpoint Drive, LLC 2265 E Murray Holladay Drive Holladay, UT 84117
 Site Address: 23 Viewpoint Drive, Wolfboro, NH
 CRD Book 3532 Page 0418

DATE	REVISION
11/10/21	-Dock square footage reduced by reconfiguring it from a "double-T" shape to a "U" shape. -Water depth contours added. -Dredge area and profile added.

PLAN FOR WETLANDS PERMIT
 VIEWPOINT DRIVE, LLC
 23 VIEWPOINT DRIVE
 WOLFEBORO, NH
 TOWN TAX MAP NUMBER: 258 / 2a
 SCALE: 1" = 20'
 DATE: June 10, 2020
 OWNER OF RECORD TAX MAP 258 LOT 2a: Viewpoint Drive, LLC 2265 East Murray Holladay Drive Holladay, UT 84117 CRD Book 3532 Page 0418