



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



April 27, 2023

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

REQUESTED ACTION

Approve Anchorage Winnisquam, LLC's request to perform the following work on Winnisquam Lake in Tilton pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-02848, and in accordance with RSA 482-A:3. Comments submitted by the Tilton Conservation Commission are included in the enclosed documents.

Repair a 72 foot x 65 foot irregular shaped deck and 25.5 foot x 17.8 foot, single slip, piling supported boathouse with 3 foot wide exterior walkways, in kind, install two 4 foot x 7 foot concrete anchoring pads and two seasonal U shaped docking structures, each comprised of two 6 foot x 35 foot piers connected by a 6 foot x 10 foot walkway and accessed by a 6 foot x 5 foot walkway on an average of 2,464 feet of frontage along Lake Winnisquam in Tilton.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all repair work shall be done in accordance with the plan revision dated February 21, 2023, by Terrain Planning and Design LLC, as received by the NH Department of Environmental Services (NHDES) on February 28, 2023.
2. In accordance with Env-Wt 307.16, all new construction and modifications shall be done in accordance with the plan revision dated November 14, 2022, by Terrain Planning and Design LLC, as received by the NH Department of Environmental Services (NHDES) on February 3, 2023.
3. This permit shall not be effective until it has been recorded in the Belknap 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.
4. In accordance with Env-Wt 307.16, no work modification is authorized to the two pre-existing seasonal docking structures: a 9-slip structure consisting of five 3 foot x 20 foot piers connected by a 3 foot x 123 foot wharf; and a 10-slip structure consisting of five 2.5 foot x 16 foot piers connected by a 3 foot x 125 foot walkway extending from the north side of the existing boathouse.
5. The concrete pads shall be constructed landward of the normal high water line (Elev. 482.35) as required per Env-Wt 513.13, (d).
6. 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.

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

7. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
8. 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.
9. The seasonal docks shall be removed from the water prior to applying any paint, stain, or other preservative coating, and not returned to the water until after such coating is dry as required per Env-Wt 513.22(b)(4).
10. In accordance with Env-Wt 513.22(b)(1), the seasonal docks on this lake or pond shall be installed after ice-out and removed prior to ice-in.
11. 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).
12. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
13. Failure to maintain the existing single slip boathouse so as to be structurally sound and usable for its intended purpose shall result in its removal in accordance with Env-Wt 513.22(c).
14. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
15. Water quality control measures capable of minimizing erosion; collecting sediment and suspended and floating materials; and filtering fine sediment shall be selected and implemented as appropriate based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas as required pursuant to Env-Wt 307.03(c).
16. All construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
17. 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.
18. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

EXPLANATION

NHDES approved this project on March 10, 2023. NHDES supported its decision with the following findings:

1. This project is classified as a major impact project per Administrative Rule Env-Wt 513.24(c), as it is the modification of a major docking structure which will result in a total of 26 slips on the frontage.
2. The applicant has an average of 2,463 feet of frontage along Lake Winnisquam.
3. A maximum of 32 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 26 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The NH Fish and Game Department (NHF&G) provided comments related to Natural Heritage Bureau (NHB) report (NHB22-2163) on this property, but those comments were not related to the repair of existing docking structures, or the installation of the new docking structures proposed.
6. On October 26, 2022, the Department received comments from the Winnisquam Watershed Network (WWN).
7. The WWN commented that "the beach area adjacent to the deck at the northern end of the site appears to be quite a bit larger on the proposed conditions plan than what is show on the existing conditions plan or is visible from aerial photos of the site."
8. The Department, after review of the materials submitted, finds that the beach dimensions shall not change as a result of this application and approval.
9. The remaining comments submitted by the WWN pertained to stormwater management, septic system location, snow removal and land clearing which are beyond the jurisdictional scope established under RSA 482-A.
10. On October 4, 2022, the Department received comments from the Tilton Conservation Commission (TCC).
11. The TCC commented that "Mr. Salomon repeatedly stated that there will be 26 docks on the site, but the plans show 33 docks. Which seven docks will not be present?"
12. The applicant states on the site overview plan that they have sufficient frontage to allow for 32.8 slips, which they then rounded up, suggesting that 33 slips could be allowed.
13. The Department has determined that a total of 26 slips, as defined per RSA 482-A:2, VIII, will be provided by the existing and proposed docking structures on the frontage.
14. The remaining comments submitted by the TCC pertained to snow removal, stormwater management, noise and lighting concerns and waste water management which are beyond the jurisdictional scope established under RSA 482-A.
15. The Department finds that the project as approved and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900 were requested or approved under this permit action.
16. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnisquam a public hearing under RSA 482-A:8 is not required.

NHDES Wetlands Bureau permit #2022-02848 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.



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: Anchorage Winnisquam, LLC TOWN NAME: Tilton

			File No: <u>2022-02848</u>
			Check No: <u>19640</u>
			Amount: <u>\$2,822.00</u>
			Initials: <u>RS</u>

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

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 (WPPT), 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 type="checkbox"/> Yes <input checked="" 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 (NHF&G) 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. • 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>NHB22-2163</u> • Bog? • Floodplain wetland contiguous to a tier 3 or higher watercourse? • Designated prime wetland or duly-established 100-foot buffer? • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): <u>n/a</u> • A copy of the application was sent to the LAC on Month: <u> </u> Day: <u> </u> Year: <u> </u> 	

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <u>n/a</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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For stream crossing projects, provide watershed size (see WPPT or Stream Stats):
n/a

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(I))
 Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

The project proposes the reconstruction of two existing docks, a boathouse, and a deck on the shore of Lake Winnisquam in Tilton. It also proposes the installation of two new seasonal docks with 3 slips each. The docks will have (2) 6' wide piers connected with a 6' wide walkway, the total length of the piers will be 40'. The docks will have a 7'x4' concrete anchor block at both locations where the dock meets the shoreland. The total permanent impact area for the anchor blocks will be 56 sf. The temporary impact area for the dock and anchor blocks will be 1,200 sf. The total impact area will be 1,256 sf.

SECTION 3 - PROJECT LOCATION
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 725 Laconia Road

TOWN/CITY: Tilton

TAX MAP/BLOCK/LOT/UNIT: Map R9 Lots 25, 26 & 27

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnisquam
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):
 ° North
 ° West

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: Anchorage Winnisquam LLC c/o Dan Dagesse

MAILING ADDRESS:

TOWN/CITY:

STATE

ZIP CODE:

EMAIL ADDRESS:

FAX: n/a

PHONE:

ELECTRONIC COMMUNICATION: By initialing here: 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.: Buck, Eric R.

COMPANY NAME: Terrain Planning & Design

MAILING ADDRESS: 311 East Hill Road

TOWN/CITY: Hopkinton

STATE: NH

ZIP CODE: 03229

EMAIL ADDRESS: ebuck@terrainplanning.com

FAX: n/a

PHONE: (603)746-3512

ELECTRONIC COMMUNICATION: By initialing here: ERB, 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: see above

MAILING ADDRESS: see above

TOWN/CITY: see above

STATE:

ZIP CODE:

EMAIL ADDRESS: decline

FAX: n/a

PHONE: decline

ELECTRONIC COMMUNICATION: By initialing here: 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):
 The proposed seasonal docks won't affect abutting properties or public's right to navigation [Env-Wt 513.03(a)(1)]. They have been designed to avoid environmental impacts [Env-Wt 513.03(a)(2) & 513.03(a)(3)] and allow safe docking [Env-Wt 513.03(a)(4)]. The docking structures will meet the requirements of Env-Wt 513.09 & Env-Wt 513.10(d). The dock locations will be further than 20' from the abutting property lines [Env-Wt 513.10(a)]. The docks will be perpendicular to the shoreline and any boat secured to the docks will not extend beyond the extension of the abutter's property line [Env-Wt 513.10(d) & Env-Wt 513.10e]. The docking structures meet the dimensional requirements of Env-Wt 513.11(a)(1). The concrete pads to anchor the seasonal docks will not be more than 7' wide, will not be in a prime wetlands or 100' buffer, it will not impact more than 10 lf along the bank, and will be constructed landward of the normal high water line (Env-Wt 513.13).

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

Mitigation Pre-Application Meeting Date: Month: Day: Year:
 N/A - Mitigation is not required

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

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.
 N/A - Compensatory mitigation is not required

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>	1,200		<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond	56	14	<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		56	14		1,200		

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

- MINIMUM IMPACT FEE:** Flat fee of \$400.
- NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
- MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking):	56 SF	× \$0.40 =	\$ 22
Seasonal docking structure:	1,200 SF	× \$2.00 =	\$ 2,400
Permanent docking structure:		× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
Total =			\$ 2,822

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,822

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

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

Initial each box below to certify:

Initials: ERB	To the best of the signer's knowledge and belief, all required notifications have been provided.
----------------------	--

Initials: ERB	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
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Initials: ERB	The signer understands that: <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"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • 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.
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Initials: ERB	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.
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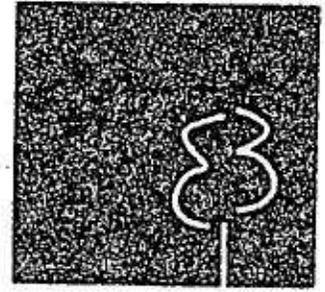
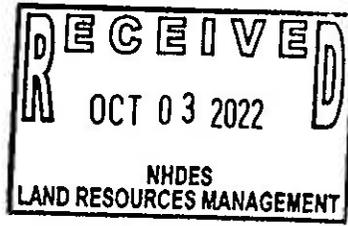
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): _____	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Eric R Buelt</i> <i>Eric R Buelt</i>	PRINT NAME LEGIBLY: <i>Eric Buelt</i> <i>Cristopher Salomon</i>	DATE: <i>9/29/22</i> <i>9/28/22</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>Rebecca J. Albert</i>	PRINT NAME LEGIBLY: <i>Rebecca J. Albert</i>
TOWN/CITY: <i>Tilton NH</i>	DATE: <i>9/30/2022</i>



terrain
planning & design llc

September 12, 2022

NH Dept. Environmental Services
29 Hazen Drive
PO Box 95
Concord, NH 03302

To Whom It May Concern:

I, Cristopher Salomon of Samyn-D'Elia Architects, as representative for Dan Dagesse of Anchorage Winnisquam, LLC and owner of property located at 725 Laconia Road in Tilton, NH, do hereby authorize members of Terrain Planning & Design, LLC to act as an agent on my behalf during any and all permitting processes.

Cristopher Salomon

9/29/22
Date

Respectfully Submitted,

Eric Buck, PLA, ASLA
Owner/Landscape Architect
Terrain Planning & Design LLC



SAMYN - D'ELIA
ARCHITECTS, P.A.

April 11, 2022

To Whom It May Concern:

I, Daniel Dagesse, of The Preserve at Winnisquam give Samyn-D'Elia Architects, P.A. permission to act as our agent on our behalf with the Town of Tilton, for the purpose of professional services regarding our property located at 725 Laconia Road, Tilton, NH 03252.


Daniel Dagesse

4/12/2022
Date

State of New Hampshire, County of Grafton,
On this date 4/12/2022, certify that

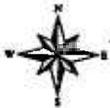
Daniel Dagesse signed this document.



Notary Public

KRISTIN J. CROWLEY
Notary Public - New Hampshire
My Commission Expires
June 08, 2023

RECEIVED
OCT 03 2022
NHDES
LAND RESOURCES MANAGEMENT



Tax Map

Tilton, NH



August 1, 2022

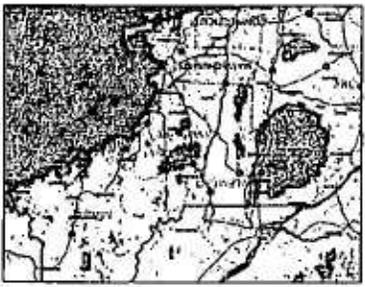
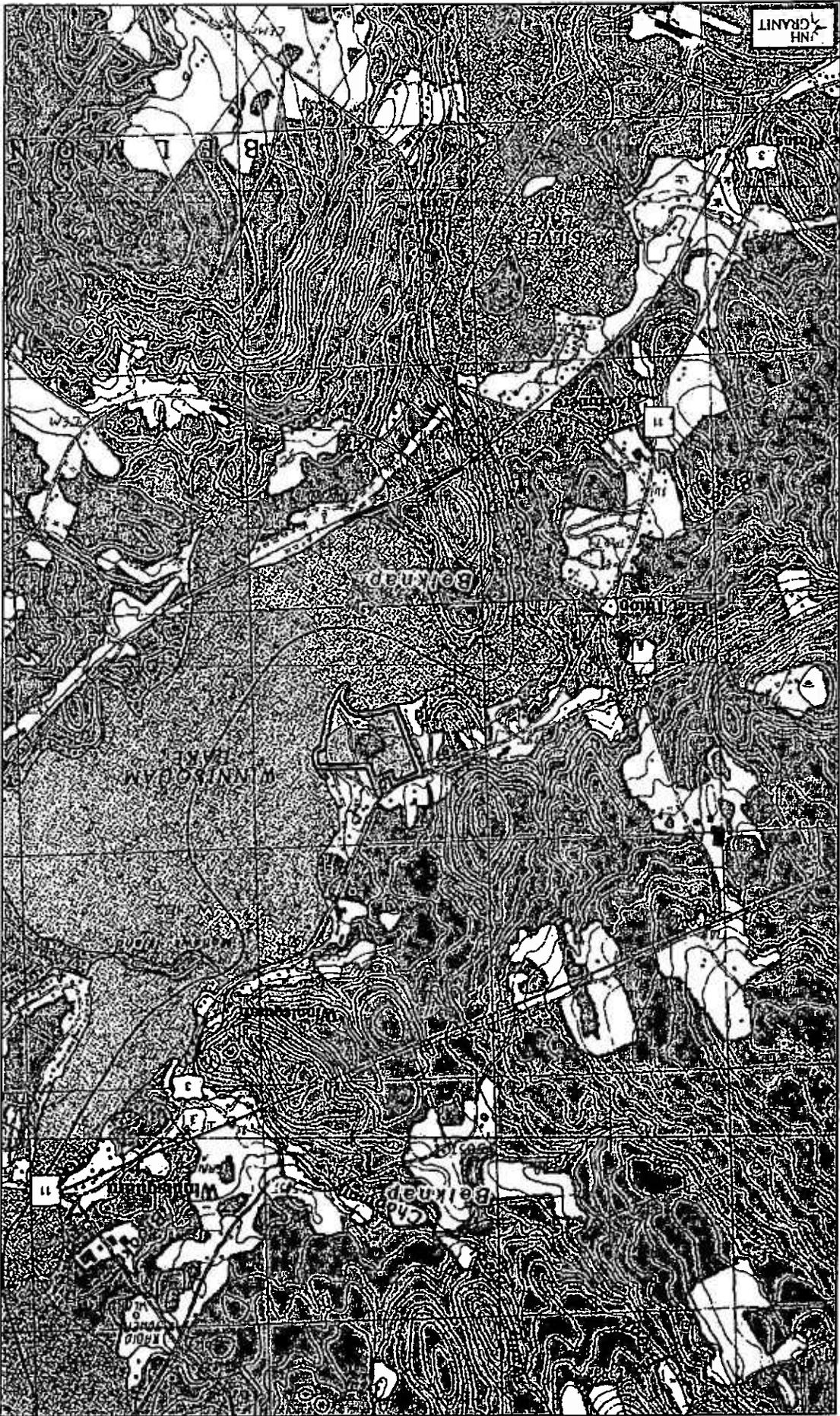
1 inch = 546 Feet

www.cai-tech.com



RECEIVED
 AUG 1 03 2022
 LANDSQUERST/ANGELINI

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Notes

Map Generated: 9/20/2017

© NH GRANIT, www.granit.unh.edu

Map Scale
1:24,000



RECEIVED
 OCT 03 2022
 NHDES
 LAND RESOURCES MANAGEMENT

□ City/Town
 - County
 - State

Legend



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.

2022-2848

Diessner, Calvin

From: Kathi Mitchell
Sent: Tuesday, October 4, 2022 12:04 PM
To: Diessner, Calvin
Subject: NH DES File #2022-022848 725 Laconia Road Tilton NH Anchorage Winnisquam

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

Mr. Diessner,

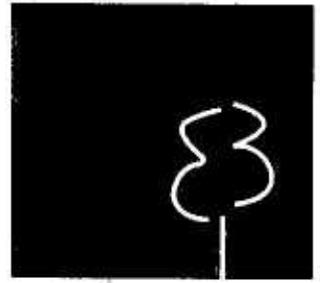
The Tilton Conservation Commission recently met with representatives of the Anchorage Winnisquam LLC and would like to share the following 15 comments with NH DES. They were also shared with the developer and the Tilton Planning Board.

1. We hope that a conscientious developer will place a Conservation Easement on the wellhead area to prevent further disruption and/or development to this forested area.
2. **No** salt storage should be allowed on site. If there is a change in the future, the applicant should be required to return to the Planning Board for permission.
3. There does not seem to be enough space on site for snow storage for a project of this magnitude. Snow removal activities should be performed in such a way as to limit the amount of salt, sand, and automotive fluids that could migrate into the wetlands. Off-site removal of snow should be strongly considered.
4. No bathroom facilities are located near the beach which means guests would need to walk over 100 yards to the nearest facility. Food and beverages will be available at the pool, yet there are no bathrooms or washrooms at the pool either.
5. Due to the loon-nesting area on the pavilion side, floating signage to prevent motorized boats should be placed in the lake, and guests need to be informed to avoid the area. What is to prevent guests using non-motorized boats from visiting the loon-nesting area?
6. Mr. Salomon repeatedly stated that there will be 26 docks on the site, but the plans show 33 docks. Which seven docks will not be present?
7. NH Fish & Game suggested culvert materials be constructed with either cement or galvanized corrugated materials. The TCC supports that suggestion.
8. There was a question about the distance of the septic system from the pavilion. Tilton zoning laws state that there should be a distance of 125 feet, not 75 feet.
9. There were unlabeled buildings shown on the plan that should be identified before any approvals are given. Will any of the unlabeled buildings have water, sewer, or other utilities?
10. No herbicides/pesticides should be utilized in the orchard area.
11. Milfoil continues to be introduced to this lake through boat use. We have a concern that boat traffic could bring milfoil to this particular area.
12. The applicants stressed that downcast lighting and darkening devices will be used at the facility. The TCC supports the intention to protect wildlife and abutters in the area by limiting the excessive use of light.
13. Noise concerns, especially with large weddings and parties, are a concern that excessive noise will disturb wildlife as well as abutters.

14. It is hoped that the small cemetery will be protected from damage with appropriate fencing of at least 25 feet from any graves.
15. Is there a plan to have lighting at the tennis courts and pickleball courts for night play? If so, it should be downcast only.

If there are any questions, please feel free to contact the chair of the TCC, Chuck Mitchell. Email is cmitchell@metrocast.net or phone at 603.286.4268
Thank you,

Kathi Mitchell, secretary Tilton Conservation Commission



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Abutters List:

Client:

**Anchorage Winnisquam LLC
c/o Dan Dagesse**

Mailing Address:

Site Location:

725 Laconia Road
Tilton, NH 03276
Tax Map: R09
Lots: 25, 26 & 27

Abutters to client's property:

David L. Berard

Mailing Address:

Abutting Property:

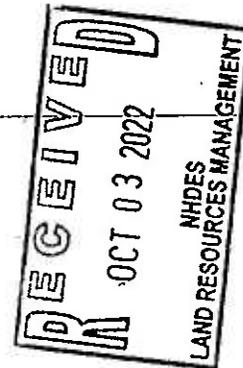
36 Sunrise Shores
Tilton, NH 03276
Tax Map: U02
Lot: 1

Lakes Edge Condo Association

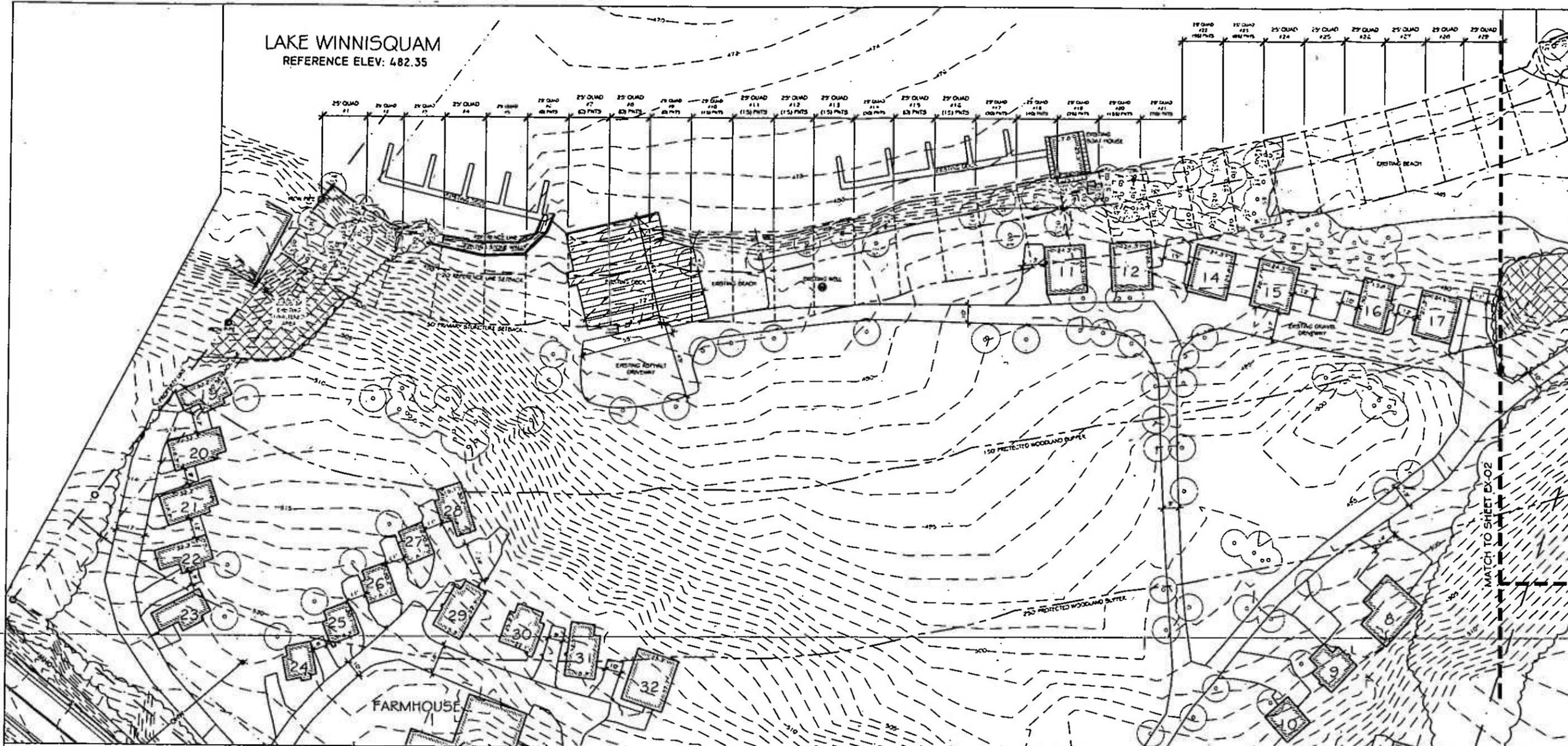
Mailing Address:

Abutting Property:

749 Laconia Road
Tilton, NH 03276
Tax Map: R09
Lot: 24



LAKE WINNISQUAM
REFERENCE ELEV: 482.35



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311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

PRESERVE AT WINNISQUAM

Site Location:
725 Laconia Road
Tilton, NH 03276
Tax Map: R9
Lots #: 25, 26 & 27

Prepared For:
Dan Dagesse
Anchorae Winnisquam, LLC

EXISTING CONDITIONS

DATE: 08-16-22

SCALE: 1" = 30'

PROJECT #: 2138

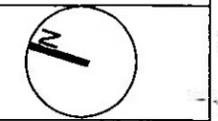
Drawn By: TBP

Checked By: ERB

REVISIONS: _____ DATE: _____
Revised per Wetlands comments
11/14/22

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EX - 01



SEE SHEET EX-0 FOR NOTES &
IMPERVIOUS CALCULATIONS

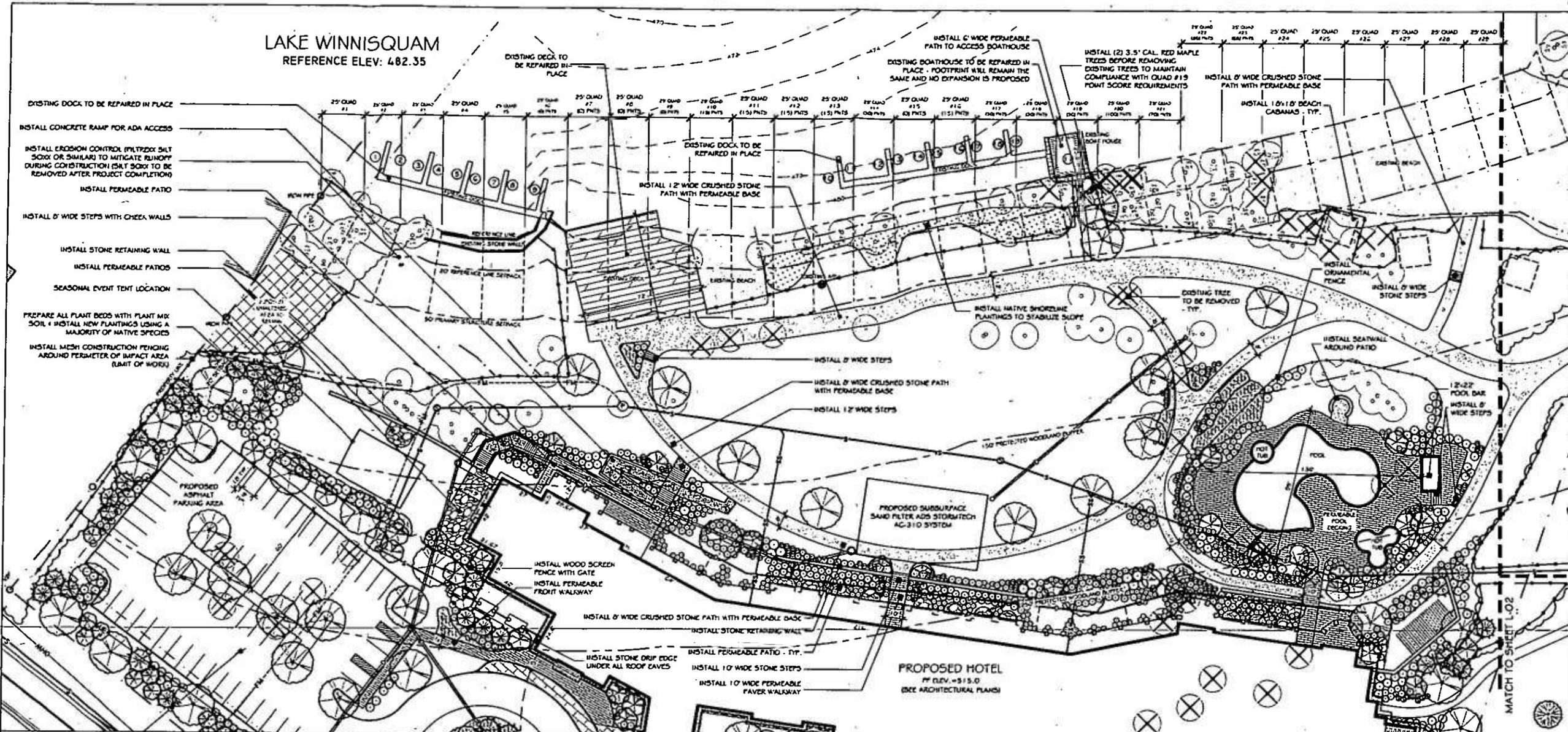
LINETYPE LEGEND	
	PROPERTY LINE
	PROPERTY SETBACKS
	REFERENCE LINE
	REFERENCE LINE SETBACKS
	TOPOGRAPHY MIN
	TOPOGRAPHY MAJ
	VEGETATION QUAD
	UNALTERED AREA
	SITE PICTURE LOCATION

NOTES:
PER RSA 463-B:9(V)(2) - Starting from the northerly or easterly boundary of the property, and working along the shoreline, the waterfront buffer shall be divided into 25 by 50 foot segments.
(1) Tree and sapling diameters shall be measured at 4 1/2 feet above the ground for existing trees and saplings, or by caliper at a height consistent with established nursery industry standards when nursery stock is to be used, and are scored as follows:
Diameter or Caliper - Score
1 to 3 inches - 1 Point;
Greater than 3 to and including 6 inches - 5 Points;
Greater than 6 to and including 12 inches - 10 Points;
Greater than 12 inches - 15 Points

QUAD #10 POINTS	QUAD #17 POINTS	QUAD #21 POINTS
50' SOFTWOOD 15 POINTS	14' HARDWOOD 15 POINTS	26' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	28' HARDWOOD 15 POINTS	20' SOFTWOOD 15 POINTS
QUAD #11 POINTS	TOTAL POINTS: 30 POINTS	28' SOFTWOOD 15 POINTS
46' HARDWOOD 15 POINTS	QUAD #18 POINTS	28' HARDWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	10' HARDWOOD 10 POINTS	7' SOFTWOOD 10 POINTS
QUAD #12 POINTS	14' HARDWOOD 15 POINTS	TOTAL POINTS: 70 POINTS
30' HARDWOOD 15 POINTS	50' SOFTWOOD 15 POINTS	QUAD #22 POINTS
TOTAL POINTS: 15 POINTS	TOTAL POINTS: 40 POINTS	12' HARDWOOD 10 POINTS
QUAD #13 POINTS	QUAD #19 POINTS	15' SOFTWOOD 15 POINTS
36' HARDWOOD 15 POINTS	10' HARDWOOD 10 POINTS	20' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	10' HARDWOOD 10 POINTS	20' HARDWOOD 15 POINTS
QUAD #14 POINTS	10' HARDWOOD 10 POINTS	22' SOFTWOOD 15 POINTS
26' HARDWOOD 15 POINTS	6' HARDWOOD 5 POINTS	24' SOFTWOOD 15 POINTS
40' SOFTWOOD 15 POINTS	TOTAL POINTS: 35 POINTS	TOTAL POINTS: 65 POINTS
TOTAL POINTS: 30 POINTS	QUAD #20 POINTS	QUAD #23 POINTS
QUAD #15 POINTS	10' HARDWOOD 10 POINTS	6' SOFTWOOD 5 POINTS
TOTAL POINTS: 0 POINTS	34' SOFTWOOD 15 POINTS	8' SOFTWOOD 10 POINTS
QUAD #16 POINTS	8' SOFTWOOD 15 POINTS	12' SOFTWOOD 10 POINTS
36' SOFTWOOD 15 POINTS	30' SOFTWOOD 15 POINTS	14' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	16' SOFTWOOD 15 POINTS	18' SOFTWOOD 15 POINTS
	20' SOFTWOOD 15 POINTS	30' SOFTWOOD 15 POINTS
	10' SOFTWOOD 10 POINTS	TOTAL POINTS: 65 POINTS
	TOTAL POINTS: 155 POINTS	



LAKE WINNISQUAM
REFERENCE ELEV: 482.35



311 East Hill Road
Hopkinton, NH 03229
603.746.3512
terrainplanning.com

PRESERVE AT WINNISQUAM

Site Location:
725 Laconia Road
Tilton, NH 03276
Tax Map: R9
Lots #: 25, 26 & 27

Prepared For:
Dan Dagesse
Anchorage Winnisquam, LLC

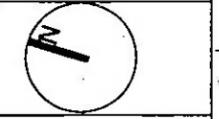
SITE LAYOUT PLAN

DATE: 08-16-22
SCALE: 1" = 30'
PROJECT #: 2138
Drawn By: RMM
Checked By: ERB

REVISIONS: _____ DATE: _____
Revised per Wetlands comments 11/14/22

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L - 01



SEE SHEET L-0 FOR NOTES & IMPERVIOUS CALCULATIONS

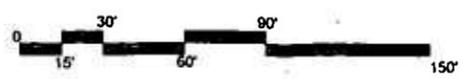
LINE TYPE LEGEND

--- --	EROSION CONTROL
---	PROPERTY LINE
- - - -	PROPERTY SETBACKS
---	REFERENCE LINE
---	REFERENCE LINE SETBACKS
---	TOPOGRAPHY MIN
---	TOPOGRAPHY MAJ
---	VEGETATION QUAD
---	MESH FENCING / PARAMETERS OF WORK
[Cross-hatched]	UNALTERED AREA
[Diagonal-hatched]	TEMPORARY IMPACT AREA

- PLANTING NOTES**
- CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 - CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 - LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
 - ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED DARK MULCH UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

NOTES:
PER RSA 483-B:9(VXD) - Starting from the northern or eastern boundary of the property, and working along the shoreline, the waterfront buffer shall be divided into 25 by 50 foot segments.
(i) Tree and sapling diameters shall be measured at 4 1/2 feet above the ground for existing trees and saplings, or by caliper at a height consistent with established nursery industry standards when nursery stock is to be used, and are scored as follows:
Diameter or Caliper - Score
1 to 3 inches - 1 Point
Greater than 3 to and including 6 inches - 5 Points
Greater than 6 to and including 12 inches - 10 Points
Greater than 12 inches - 15 Points

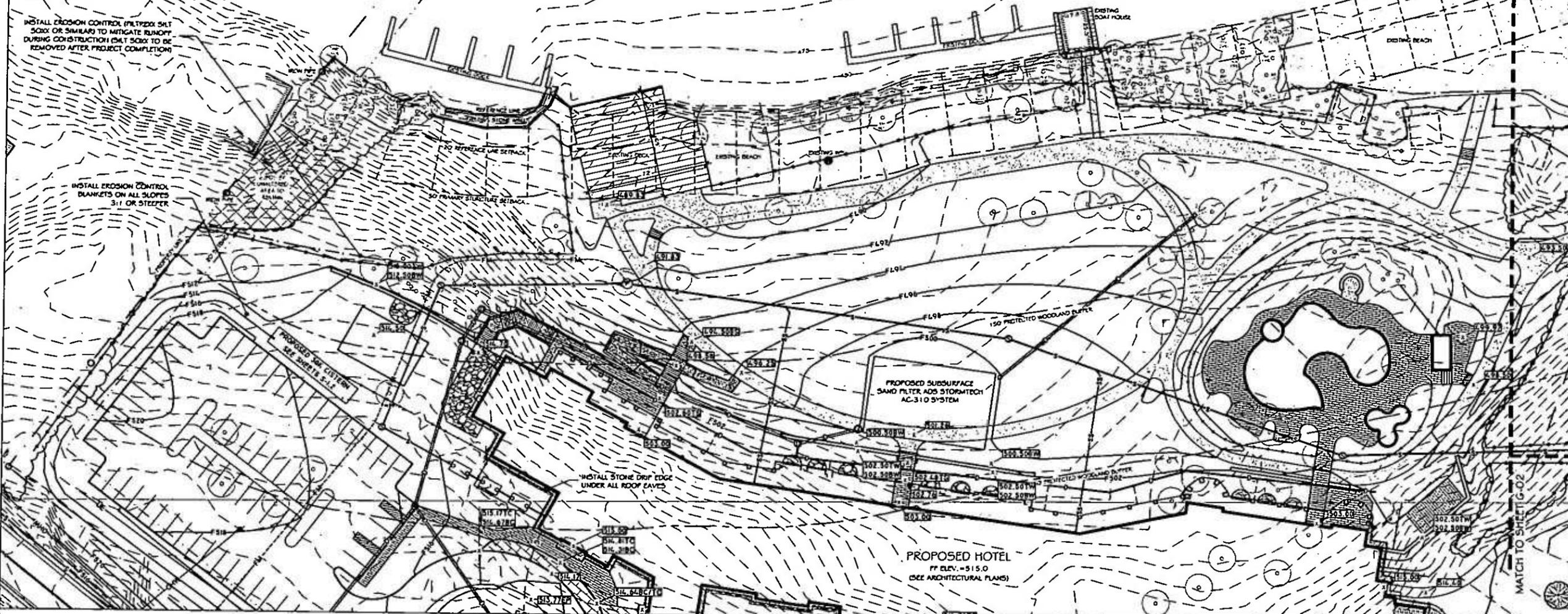
QUAD #10 POINTS	QUAD #17 POINTS	QUAD #21 POINTS
50' SOFTWOOD 15 POINTS	14' HARDWOOD 15 POINTS	26' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	28' HARDWOOD 15 POINTS	20' SOFTWOOD 15 POINTS
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46' HARDWOOD 15 POINTS	QUAD #18 POINTS	7' SOFTWOOD 10 POINTS
TOTAL POINTS: 15 POINTS	14' HARDWOOD 10 POINTS	TOTAL POINTS: 70 POINTS
QUAD #12 POINTS	50' SOFTWOOD 15 POINTS	QUAD #22 POINTS
30' HARDWOOD 15 POINTS	TOTAL POINTS: 30 POINTS	12' HARDWOOD 10 POINTS
TOTAL POINTS: 15 POINTS	QUAD #19 POINTS	15' SOFTWOOD 15 POINTS
QUAD #13 POINTS	10' HARDWOOD 10 POINTS	20' SOFTWOOD 15 POINTS
36' HARDWOOD 15 POINTS	10' HARDWOOD 10 POINTS	22' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	2' HARDWOOD 5 POINTS	24' SOFTWOOD 15 POINTS
QUAD #14 POINTS	(2) 3.5' MAPLES 10 POINTS	TOTAL POINTS: 65 POINTS
26' HARDWOOD 15 POINTS	QUAD #20 POINTS	QUAD #23 POINTS
40' SOFTWOOD 15 POINTS	10' HARDWOOD 10 POINTS	0' SOFTWOOD 5 POINTS
TOTAL POINTS: 30 POINTS	10' SOFTWOOD 10 POINTS	0' SOFTWOOD 10 POINTS
QUAD #15 POINTS	10' HARDWOOD 10 POINTS	14' SOFTWOOD 15 POINTS
0 POINTS	10' HARDWOOD 10 POINTS	18' SOFTWOOD 15 POINTS
QUAD #16 POINTS	30' SOFTWOOD 15 POINTS	18' SOFTWOOD 15 POINTS
36' SOFTWOOD 15 POINTS	10' SOFTWOOD 10 POINTS	30' SOFTWOOD 15 POINTS
TOTAL POINTS: 15 POINTS	TOTAL POINTS: 100 POINTS	TOTAL POINTS: 55 POINTS



LAKE WINNISQUAM
REFERENCE ELEV: 482.35

INSTALL EROSION CONTROL (FILTERED SILT SOCKS OR SIMILAR) TO MITIGATE RUNOFF DURING CONSTRUCTION. SILT SOCKS TO BE REMOVED AFTER PROJECT COMPLETION.

INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.



311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

PRESERVE AT WINNISQUAM

Site Location:
725 Laconia Road
Tilton, NH 03276
Tax Map: R9
Lots #: 25, 26 & 27

Prepared For:
Dan Dagesse
Anchorage Winnisquam, LLC

GRADING PLAN

DATE: 08-16-22
SCALE: 1" = 30'
PROJECT #: 2138
Drawn By: RNM
Checked By: ERB

REVISIONS: DATE:
Revised per Wetlands comments
11/14/22
02/21/23

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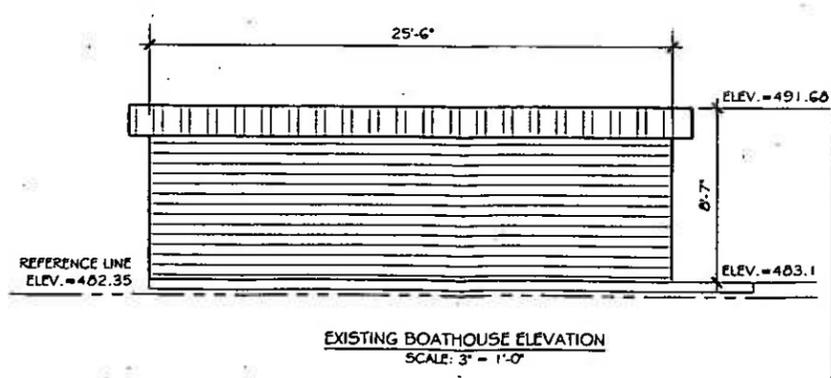
G - 01



SEE SHEET L-O FOR NOTES & IMPERVIOUS CALCULATIONS

LINETYPE LEGEND	
	EROSION CONTROL
	PROPERTY LINE
	PROPERTY SETBACKS
	REFERENCE LINE
	REFERENCE LINE SETBACKS
	TOPOGRAPHY MIN
	TOPOGRAPHY MAJ
	VEGETATION QUAD
	MESH FENCING / PARAMETERS OF WORK
	UNALTERED AREA
	TEMPORARY IMPACT AREA

- GRADING NOTES**
1. BASE PLAN DEVELOPED FROM "SITE PLAN TITLED "THE PRESERVE ON WINNISQUAM" BY BROWN ENGINEERING LLC, ASHLAND NH.
 2. UNLESS SPECIFIED OTHERWISE, SLOPE FINAL GRADE AWAY FROM THE BUILDING AND ALL STRUCTURES AT LEAST 1/4" PER FOOT FOR EIGHT FEET MINIMUM.
 3. UNLESS SPECIFIED OTHERWISE, CONSTRUCT ALL WALKS AND STEPS WITH A MINIMUM WASH OF 1/8" PER FOOT.
 4. BLEND NEW WORK SMOOTHLY WITH EXISTING GRADES. AVOID SHARP BREAKS IN GRADE. ROUND TOPS AND BOTTOMS OF SLOPES.
 5. PROVIDE AND INSTALL WINDOW WELLS AT ALL BASEMENT VENTS.
 6. ALL PVC PIPE TO BE TYPE SDR 40 OR GREATER.
 7. SLEEVES TO BE PAIRS OF 4" SDR 40 PVC PIPE SET BELOW PAVING. CAP AND STAKE ENDS. NOTE DIMENSIONED LOCATIONS ON PLAN FOR OWNERS USE. SET ADJACENT SLEEVES WITH 6" BETWEEN SIDES OF ADJACENT PIPES. SET TOP OF SLEEVES AT ELEVATION OF BOTTOM OF PAVEMENT POROUS BASE MATERIAL.
 8. DRIPSTONE "EDGE" STONE SPLASH STRIP TYPICAL ALONG ROOF DRIPLINE EXCEPT AT DECKING, PAVING OR AT GABLE ENDS.
 9. ALL BOULDER LOCATIONS AND SIZES ARE APPROXIMATE.
 10. CONTRACTOR TO TAKE SPECIAL CARE WHEN REMOVING BOULDERS TO MINIMIZE SCRATCHES. ALL CONCRETE TO BE REMOVED FROM BOULDERS PRIOR TO RE-VEGETATION.



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