



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

June 30, 2023



61

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

REQUESTED ACTION

Approve West Alton Marina, LLC's request for a five-year permit time extension of NH Department of Environmental Services (NHDES) Wetland Bureau permit #2018-00449, to perform the following work on Lake Winnepesaukee in Alton, in accordance with RSA 482-A:3, XIV-a. This project was previously approved by the Governor and Executive Council on December 5, 2018, Item #84.

Request a permit time extension to dredge 17,255 square feet of lakebed and 4,550 square feet of palustrine scrub shrub wetland, excavate 1,632 square feet of bank along 1,268 linear feet of shoreline, and dredge or fill 16,793 square feet of palustrine forested wetland to reconfigure and expand existing commercial marina and marine construction contracting operations on multiple properties having approximately 11,956 feet of contiguous frontage along Lake Winnepesaukee including Smalls Cove, in Alton. Compensatory mitigation for wetland and bank impacts includes a one-time payment of \$245,012.03 into the Aquatic Resource Mitigation Fund.

NHDES imposed the following conditions as part of this approval:

1. All work shall be in accordance with plans by Benchmark Engineering, Inc. dated May 24, 2017, as revised through May 30, 2018, as received by DES on July 30, 2018.
2. This permit is not valid and effective until it has been recorded with the appropriate county Registry of Deeds by the applicant. Prior to starting work under this permit, the permittee shall submit a copy of the recorded permit to the DES Wetlands Program by certified mail, return receipt requested.
3. This approval is contingent on receipt of a one-time payment of \$245,012.03 to the NHDES Aquatic Resource Mitigation (ARM) Fund. The payment shall be received by NHDES within 120 days of the date the Applicant receives all federal, state and municipal approvals authorizing commencement of work, provided that the administrative assessment of \$40,835.34 shall be paid to the ARM Fund within 30 days of the Department's decision or by November 8, 2018. If payment is not received by NHDES within such time, NHDES will deny the application.
4. A status of the receipt of all federal, state and municipal approvals shall be provided to the Department every 120 days with a report provided in February, June, and October until the final ARM Fund payment is submitted.
5. 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.
6. This permit is not valid unless an Alteration of Terrain permit or other method of compliance with RSA 485-A:17 and Env-Wq 1500 is achieved.

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. Work authorized shall be carried out such that there are no discharges in or to spawning or nursery areas during spawning seasons. Impacts to such areas shall be avoided or minimized to the maximum extent practicable during all other times of the year.
8. Work shall be carried out in a time and manner to avoid disturbances to migratory waterfowl breeding and nesting areas.
9. 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.
10. 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 until suspended particles have settled and water at the work site has returned to normal clarity.
11. 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.
12. 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).
13. 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.
14. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.
15. Proper headwalls shall be constructed within seven days of culvert installation.
16. Area of temporary impact shall be regraded to original contours following completion of work.
17. The permittee/permittee's contractor shall regrade temporary impacts to pre-construction conditions and plant native species similar to those within the wetland prior to impact. The permittee shall implement corrective measure promptly if needed to ensure the plantings survive.
18. The permittee/permittee's contractor shall revegetate the disturbed area with trees, shrubs and ground covers representing the density and species diversity of the existing stand of vegetation removed for this project, exclusive of any invasive or nuisance species.
19. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.
20. No excavation shall be done in flowing water. No construction equipment shall be operated in flowing water.
21. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
22. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
23. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
24. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.

25. Filter fabric shall be installed under the temporary fill areas to isolate fill from the natural hydric soils.
26. Any fill used shall be clean sand, gravel, rock, or other suitable material.
27. 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.
28. Dredged materials, whether to be stockpiled or disposed of, shall be dewatered in sedimentation basins lined with siltation and erosion controls, and located outside of areas subject to RSA 482-A jurisdiction.
29. The ramp approach shall be crowned so that drainage is directed away from the resource area and to a treatment facility or upland vegetated area.
30. The boat ramp shall be available to the general public for access to Lake Winnepesaukee and shall not change in use.
31. This permit shall not preclude DES from initiating appropriate action if DES later determines that any of the structures depicted as "existing" on the plans submitted by or on behalf of the permitted were not previously permitted or grandfathered.
32. All retaining walls shall be constructed landward of the shoreline defined by the elevation of normal high water so as not to create land in public water.

EXPLANATION

NHDES approved this project on June 9, 2023. NHDES supported its decision with the following findings:

1. Per Rule Env-Wt 314.05(b), the permittee submitted a written request to the department for an extension of permit 2018-00449 prior to the expiration of the permit.
2. Per Rule Env-Wt 314.05(c)(2), the submitted request included a statement, signed and certified in accordance with Env-Wt 311.11, that: the permit for which extension is sought has not been revoked or suspended without reinstatement; extension of the permit would not violate a condition of law or rule; the project is proceeding towards completion in accordance with plans and other documentation referenced by the permit; the applicant proposes reasonable mitigation measures to protect the public waters of the state from deterioration during the period of extension; and the wetland delineation is still valid pursuant to Env-Wt 406.01(b).
3. Per Rule Env-Wt 314.05(d), as specified in RSA 482-A:3, XIV-a(a), the department finds the permittee has submitted the request as specified in Env-Wt 314.05(b) and (c) and the mitigation measures proposed by the permittee are adequate to protect public waters from deterioration. The department therefore grants one extension of 5 additional years for permit 2018-00449.

NHDES Wetlands Bureau permit #2018-00449 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



REQUEST FOR EXTENSION OF WETLANDS OR SHORELAND PERMIT

Water Division/Land Resources Management
Wetlands Bureau



RSA/Rule: RSA 482-A:3 XIV-a; RSA 483-B:5-b, VI/ Env-Wt 314.05

	Administrative Use Only	Administrative Use Only	Permit Not to Extend Beyond New Permit Expiration Date: <u>7/31/2028</u> Authorized By: <u>Bridget Heuer</u> Printed Name: <u>Bridget Heuer</u> Date: <u>6/19/23</u>
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Under Wetlands and Shoreland statutes RSA 482-A:3, XIV-a and RSA 483-B:5-b, VI, respectively, an applicant may request an extension of a permit if certain conditions are met (see Section 3). This request must be submitted before the Wetland or Shoreland permit expires. Once the permit expires, it is no longer eligible for an extension. The grey boxes above are for Administrative/Registry of Deeds use.

SECTION 1 - PROJECT INFORMATION

PERMIT NUMBER: <u>2018-00449</u>	PERMIT TYPE: <input type="checkbox"/> SHORELAND <input checked="" type="checkbox"/> WETLAND
PERMIT EXPIRATION DATE (request must be filed before the permit expires): <u>July 31, 2023</u>	

SECTION 2 - APPLICANT INFORMATION

APPLICANT TYPE: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AGENT			
OWNER/AUTHORIZED AGENT NAME: <u>West Alton Marina, LLC c/o Brian Fortier</u>			
MAILING ADDRESS: <u>85 West Alton Marina Road</u>	TOWN/CITY: <u>Alton Bay</u>	STATE: <u>NH</u>	ZIP CODE: <u>03810</u>
EMAIL: <u>brian@westaltonmarina.com</u>	PHONE: <u>603-875-7788 x212</u>	FAX: <u>N/A</u>	

SECTION 3 - INFORMATION REQUIRED FOR PERMIT EXTENSION REQUEST ACCEPTANCE

If your permit extension request includes all the required materials, initials, and signature demonstrating that the following conditions have been met, your request will be granted, and you will receive this page, signed and annotated with the new permit expiration date as evidence of your extension. If your request does not include all the required materials, initials and signature, a copy of the request will be returned to you with this page annotated with the missing/non-compliant items indicated. Enter the length of the requested extension in the box below, and then initial each box to accept the conditions or check "N/A" if not applicable.

The length of the requested extension, not to exceed 5 years: 5 years (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI).

Initials: <u>BAF</u>	The permit for which the extension is sought has not been revoked or suspended without reinstatement (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(a)).
Initials: <u>BAF</u>	Extension would not violate a condition of law or rule (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(b)).

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

Initials: <i>B.A.F.</i>	The project is proceeding towards completion in accordance with plans and other documentation referenced by the permit (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(c)).
Initials: <i>B.A.F.</i>	The applicant proposes reasonable mitigation measures to protect the public waters of the state from deterioration during the period of extension (RSA 482-A:3, XIV-a(a) and Env-Wt 314.05(c)). Check Not Applicable (N/A) if this is a Shoreland Permit: <input type="checkbox"/> N/A
Initials: <i>B.A.F.</i>	The wetland delineation is still valid pursuant to Env-Wt 406.01(b) (Env-Wt 314.05(c)). Check N/A if this is a Shoreland Permit: <input type="checkbox"/> N/A
Initials: 	The applicant proposes reasonable mitigation measures to protect the shorelands and public waters of the state from deterioration during the period of extension (RSA 483-B:5-b, VI(d)). Check N/A if this is a Wetlands Permit: <input checked="" type="checkbox"/> N/A

SECTION 4 - REQUIRED CERTIFICATIONS (Required for Wetlands Permit Only)
 N/A. If this is a Shoreland Permit, check N/A.

Initial each box below to certify:

Initials: <i>B.A.F.</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: <i>B.A.F.</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>B.A.F.</i>	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"> 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>B.A.F.</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 5 - REQUIRED SIGNATURE (Required for Wetlands Permit Only)
 N/A. If this is a Shoreland Permit, check N/A.

SIGNATURE (OWNER): <i>Brian A. Fortier</i>	PRINT NAME LEGIBLY: BRIAN A. FORTIER	DATE: 6/7/2023
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: 	DATE:



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

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

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

New Meeting & March
OFFICE
MAR 09 2017

Administrative Use Only	Administrative Use Only	Administrative Use Only	FILING NUMBER CHECK NO. AMOUNT INITIALS
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1. REVIEW TIME: Indicate your Review Time below to determine review time, refer to Guidance Document A for instructions

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

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

Mitigation Pre-Application Meeting Date: Month: 3 Day: 24 Year: 2017
 N/A - Mitigation is not required Meeting On-Site, May 16, 2017

3. PROJECT LOCATION:
Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: West Alton Marina Road TOWN/CITY: Alton

TAX MAP: 17/61 BLOCK: LOT: 9,11,27,29&30/1 UNIT:

USGS TOPO MAP WATERBODY NAME: Lake Winnepesaukee NA STREAM WATERSHED SIZE: 4.88 sq. mi. NA

LOCATION COORDINATES (if known): X: 1082000 Y: 380800 (NH state plane)

4. PROJECT DESCRIPTION:
Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

The proposed project provides for the redevelopment and expansion of West Alton Marina. Improvements include the relocation of the existing marine contractor facilities, boat wash, boat repair, and boat storage to upland areas on Lot 61-1 and in their place, relocating a marine store, fuel facilities, and bathhouse, creating an addition 200 +/- boat slips, and creating/relocating associated roadways and parking areas.

5. SHORELINE FRONTAGE:

NA This does not have shoreline frontage. SHORELINE FRONTAGE: 11,956

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT
Please indicate if any of the following permit applications are required and if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:1-7	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 17-1403

b. Designated River the project is in 1/4 miles of _____; and date a copy of the application was sent to the Local River Management Advisory Committee: Month: ___ Day: ___ Year: ___
 N/A

8. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME: West Alton Marina, LLC		MAILING ADDRESS: 35 West Alton Marina Road	
TOWN/CITY: Alton Bay		STATE: NH	ZIP CODE: 03810
EMAIL or FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By Initialing here: BF , I hereby authorize NHDDES to communicate all matters relative to this application electronically.			

9. PROPERTY OWNER INFORMATION (If different than applicant)

LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:		MAILING ADDRESS:	
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By Initialing here _____, I hereby authorize NHDDES to communicate all matters relative to this application electronically.			

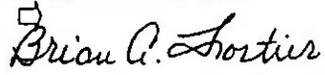
10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: Maynard, Joseph		COMPANY NAME: Benchmark Engineering, Inc.	
MAILING ADDRESS: 1F Commons Drive, Unit 35			
TOWN/CITY: Londonderry		STATE: NH	ZIP CODE: 03053
EMAIL or FAX: jm@benchmark-engineering.com		PHONE: (603) 437-5000	
ELECTRONIC COMMUNICATION: By Initialing here JM , I hereby authorize NHDDES to communicate all matters relative to this application electronically.			

11. 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 NHDDES 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.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDDES correspondence. NHDDES will not forward returned mail.

 Property Owner Signature	BRIAN A. FORTIER Managing Member Print name legibly	1/15/2018 Date
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MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application and

1. Waives its right to intervene per RSA 482-A:11
2. Believes that the application and submitted plans accurately represent the proposed project, and
3. Has no objection to permitting the proposed work.

Print name legibly

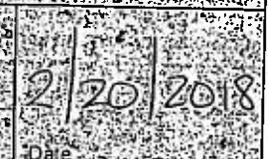
Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review **ONLY** requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained prior to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below:

			
Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK

Per RSA 482-A:3

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.

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

14. IMPACT AREA			
Provide jurisdictional area that will be 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.	<input type="checkbox"/> ATF	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	16,580	<input type="checkbox"/> ATF	50 <input type="checkbox"/> ATF
Scrub-shrub wetland	1,960	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	10 /	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	12,825 /	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ 50	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	130 / 342	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/	<input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Salt marsh		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Lake / Pond	6,490	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - River		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Vernal Pool		<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
TOTAL	37,995 / 392		50 /

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction.

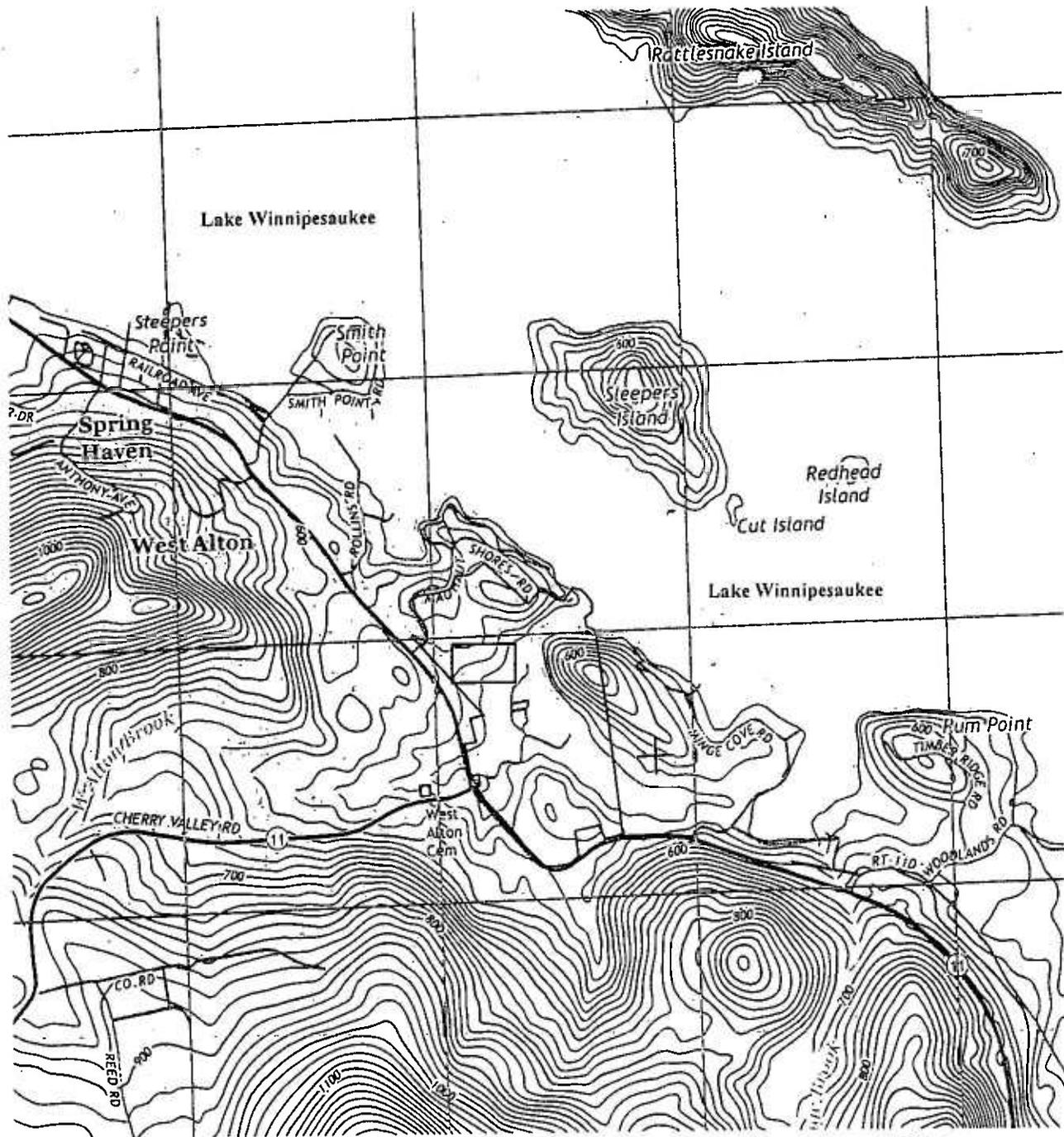
Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking)	31,555 sq. ft.	X \$0.20 =	\$ 6,311.00
Temporary (seasonal) docking structure:	sq. ft.	X \$1.00 =	\$
Permanent docking structure:	6,490 sq. ft.	X \$2.00 =	\$ 12,980
Projects proposing shoreline structures (including docks) add \$200 =			\$ 200
Total =			\$ 19,491.00

The Application Fee is the above calculated Total or \$200, whichever is greater = **\$ 19,491.00**

0 1 2 3 4 5 6 7 8 9
10 11 12 13 14 15 16 17 18 19
20 21 22 23 24 25 26 27 28 29
30 31 32 33 34 35 36 37 38 39
40 41 42 43 44 45 46 47 48 49
50 51 52 53 54 55 56 57 58 59
60 61 62 63 64 65 66 67 68 69
70 71 72 73 74 75 76 77 78 79
80 81 82 83 84 85 86 87 88 89
90 91 92 93 94 95 96 97 98 99
100



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



New Hampshire Natural Heritage Bureau

To: Thomas Sokoloski
1494 Route 3A, Unit 1
Bow, NH 03304

Date: 5/11/2017

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 5/11/2017
NHB File ID: NHB17-1403

Applicant: Brian Fortier

Location: Tax Map(s)/Lot(s): Tax Map 17, Lots 11 and 29; Tax Map 61, Lot 1
Alton

Project Description: The proposed project involves expansion of an existing marina, including new docks, boat storage structures, boat valet building, marine contractor facilities, campground, and related driveways and parking areas.

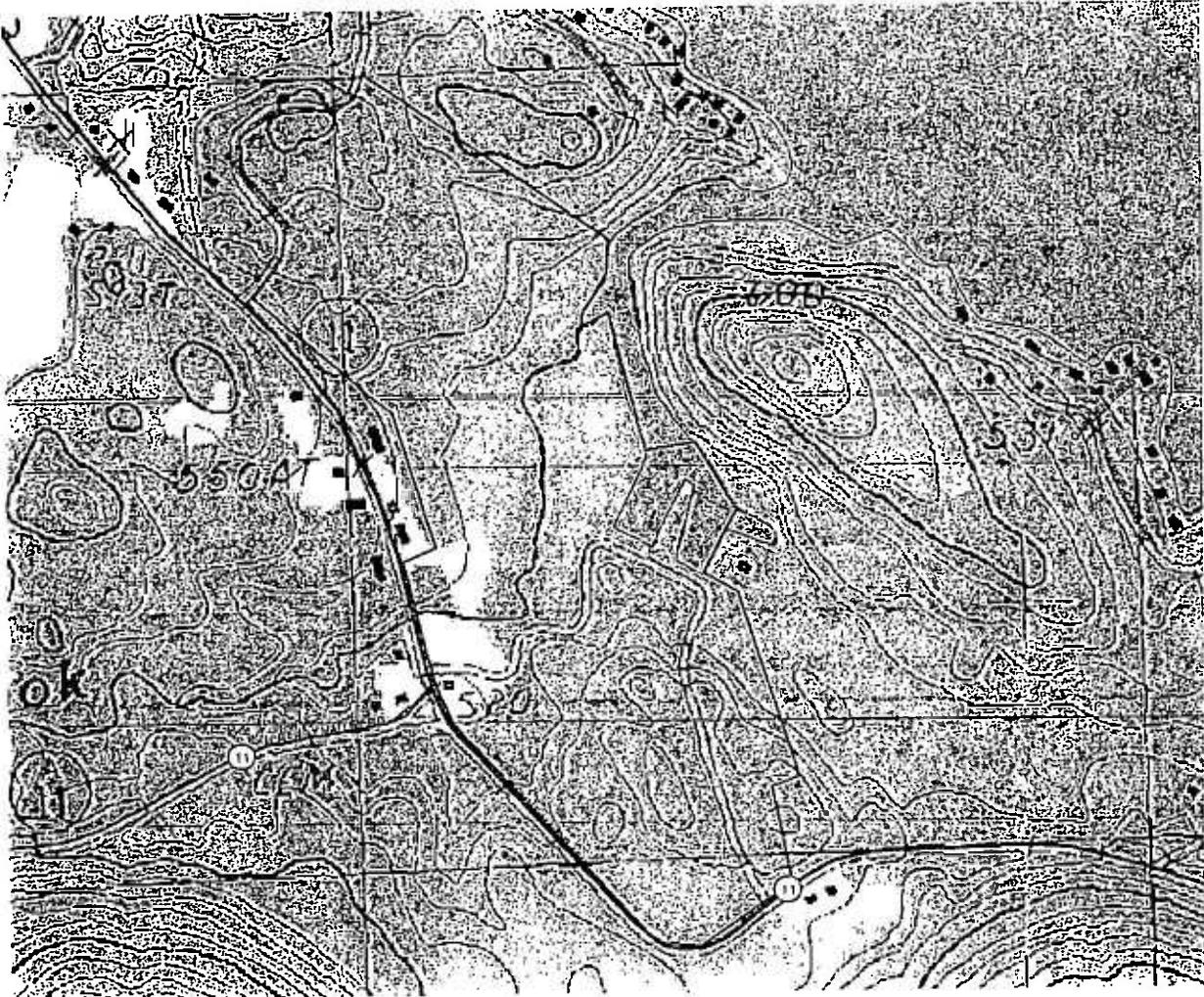
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded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

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 5/10/2018.



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



Subject Parcels:

Tax Map 17 Lot 11
Tax Map 61 Lot 1

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

Tax Map 17 Lot 31
Tax Map 17 Lot 12
Tax Map 17 Lot 13
Tax Map 62 Lot 38
Tax Map 61 Lot 1-5
Tax Map 16 Lot 22

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

Tax Map 17 Lot 28

Tax Map 17 Lot 7-3

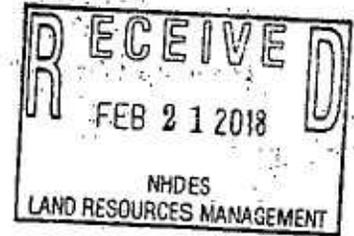
Tax Map 17 Lot 10-1

Tax Map 17 Lot 10

Tax Map 17 Lot 10-4

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

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



ABUTTER LIST

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

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

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

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

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

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

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

Tax Map 17 Lot 10-3

Jonathan F. Briggs & Karen K. Merfeld

[REDACTED]
Alton, NH 03809

Tax Map 17 Lot 10-2

Clifford Hardy & Michelle Marie Watson

[REDACTED]
Alton Bay, NH 03810

Tax Map 17 Lot 13-1

Zuppe GST Exempt Trust
c/o Brian Fortier

[REDACTED]
Alton Bay, NH 03810

Tax Map 61 Lot 1-1

Michael Stead

[REDACTED]
Myrtle Beach, SC 29588

Tax Map 61 Lot 1-2

James J. Leary, Jr. & Reine F. Leary

[REDACTED]
Burlington MA 01803

Tax Map 61 Lot 1-3

April S. Letourneau, Ellen T. Powers,
& Rodney C. Powers

[REDACTED]
Halifax MA 02338

Tax Map 61 Lot 1-4

Judith A. Hudson Revocable Trust of 2006
Judith A. Hudson Trustee

[REDACTED]
Alton Bay, NH 03810

Tax Map 62 Lot 36

Arthur Richardson

Tax Map 62 Lot 37

[REDACTED]
Alton Bay, NH 03810

Tax Map 62 Lot 1-8

Marianne Cronin

[REDACTED]
Foxboro, MA 02035

Tax Map 62 Lot 1-7

EW Ketzler & FA Ketzler Irrev. Trust
Eric & Faye Ketzler, Trustees

[REDACTED]
Atkinson, NH 03811

Tax Map 62 Lot 1-6

Murat Ghavushian

[REDACTED]
Belmont, MA 02478

Tax Map 62 Lot 40

Wayne & Cynthia Caron

[REDACTED]
Alton Bay, NH 03810

Tax Map 62 Lot 39

TJ & KM Stewart Revocable Family Trust
Terry Stewart & Kathleen Stewart, Trustees

[REDACTED]
Lagônia, NH 03247

Tax Map 61 Lot 4

Scott C Hanson & Joanne Golles-Hanson

[REDACTED]
Alton, NH 03809

Tax Map 61 Lot 5

James H & Kathaleen F Patterson

[REDACTED]
Holliston, MA 01746

Tax Map 61 Lot 6

Day Revocable Trust
Shawn & Jodi Day, Trustees

[REDACTED]
East Kingston, NH 03827

Tax Map 61 Lot 7

Richard A & Doreen H Bergeron Rev Trust
Richard A & Doreen H Bergeron, Trustees

[REDACTED]
Derry, NH 03038

Tax Map 61 Lot 8

Patterson Family Realty Trust
Gary D & Gail M Patterson, Trustees

[REDACTED]
Norfolk MA 02056

Tax Map 61 Lot 2

Eric G. Gustafson Rev. Trust of 1991
Eric Gustafson, Trustee

[REDACTED]
Portsmouth, NH 03802-1165

Tax Map 17 Lot 15
Tax Map 60 Lot 34

Town of Alton
One Monument Square
[REDACTED]
Alton, NH 03809

Tax Map 17 Lot 7-2

Steven J. Borghi Revocable Trust
Steven & Linda Borghi, Trustees
[REDACTED]
Mansfield, MA 02048

Tax Map 17 Lot 8

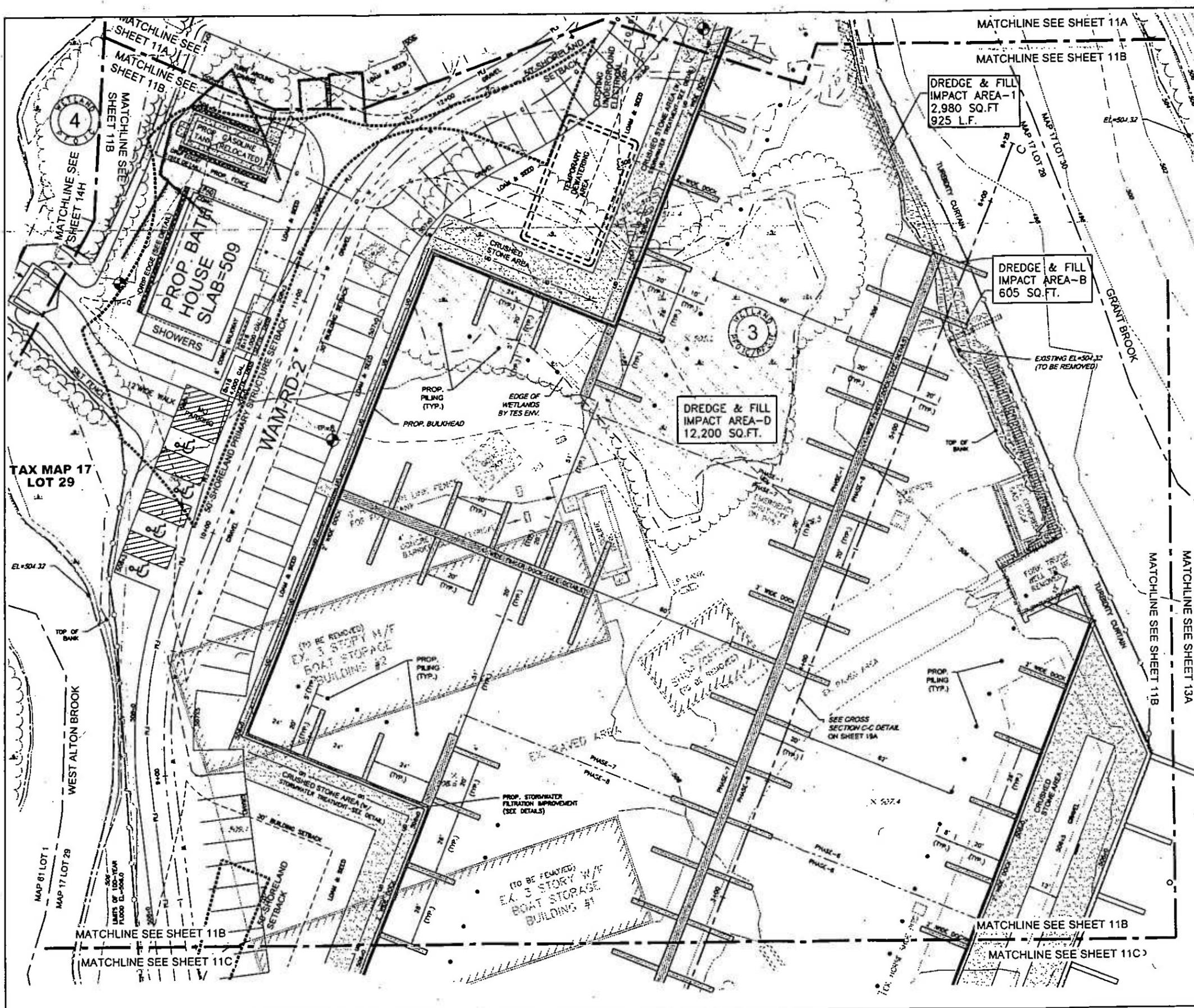
Denis F. & Judeann R. Cormier
[REDACTED]
Alton Bay NH, 03810

Tax Map 17 Lot 28

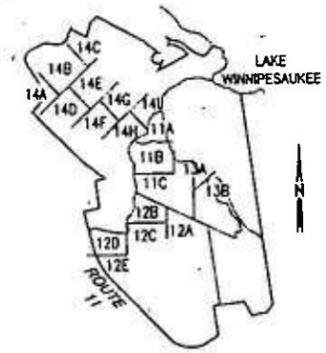
Raymond & Lisa J. Rollins
[REDACTED]
Alton Bay, NH 03810

Tax Map 60 Lot 11

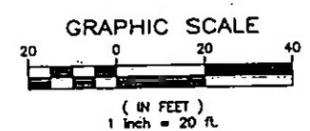
Sandra G. Herrick Rev. Trust
David & Sandra Herrick, Trustees
[REDACTED]
Topsfield, MA 01983



- NOTES:
- SEE SHEET #2 FOR ADDITIONAL NOTES.
 - BOUNDARY INFORMATION FROM PLAN REFERENCES. (SEE SHEET #1)
 - TOPOGRAPHIC INFORMATION BY: EASTERN TOPOGRAPHICS
PO BOX 970, WOLFEBORO, NH 03894-0970
PHONE: (603) 569-2400
 - WETLANDS INFORMATION PROVIDED BY: T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1, BOW, NH 03304
PHONE: (603) 856-8925



SHEET INDEX



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

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

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

REVISED	DATE

BENCHMARK ENGINEERING, INC.
Consulting Engineers Land Planners
17 Commerce Drive, Suite 33
Londonderry, New Hampshire 03053
Phone: (603) 437-5000

TAX MAP 17
LOT 29

MAP 81 LOT 1
MAP 17 LOT 29

MATCHLINE SEE SHEET 11B
MATCHLINE SEE SHEET 11C

DREDGE & FILL
IMPACT AREA-1
2,980 SQ.FT
925 L.F.

DREDGE & FILL
IMPACT AREA-B
605 SQ.FT.

DREDGE & FILL
IMPACT AREA-D
12,200 SQ.FT.

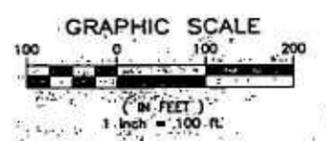
MATCHLINE SEE SHEET 11B
MATCHLINE SEE SHEET 13A

MATCHLINE SEE SHEET 11B
MATCHLINE SEE SHEET 11C



NOTES:

1. SEE SHEET #2 FOR ADDITIONAL NOTES.
2. BOUNDARY INFORMATION FROM PLAN REFERENCES. (SEE SHEET #1)
3. TOPOGRAPHIC INFORMATION BY:
EASTERN TOPOGRAPHICS
PO BOX 670, WOLFEBORO, NH 03894-0670
PHONE: (603) 569-2400
4. WETLANDS INFORMATION PROVIDED BY:
T.E.S. ENVIRONMENTAL CONSULTANTS, LLC
1494 ROUTE 3A, UNIT 1, BOW, NH 03304
PHONE: (603) 856-8925



**EXISTING CONDITIONS
OVERALL PLAN
WEST ALTON MARINA**

TAX MAP 17, LOTS 9, 11, 27, 29 & 30 & TAX MAP 61 LOT 1
MOUNT MAJOR HWY./ROUTE 11
ALTON, NEW HAMPSHIRE 03810

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

SCALE: 1"=100' SHEET 5 of 20 MAY 24, 2017

REVISIONS	DATE

INDEX WETLANDS 3-2-18 R.F.M. 05/30/18



BENCHMARK ENGINEERING, INC.
 Consulting Engineers and Planners
 17 Commerce Drive, Suite 30
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000

**EXISTING CONDITIONS PLAN
OVERALL PLAN
WEST ALTON MARINA**
TAX MAP 17 LOTS 9, 11, 27, 29 & 30 & TAX MAP 61 LOT 1
MOUNT MAJOR HWY./ ROUTE 11
ALTON, NEW HAMPSHIRE 03810

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

SCALE: 1"=100'

SHEET 4 of 20

MAY 24, 2017

REVISED	DATE

REVISED WETLANDS 2-2-13 R.F.M.A. 05/26/18



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

- NOTES:**
- SEE SHEET #2 FOR ADDITIONAL NOTES.
 - BOUNDARY INFORMATION FROM PLAN REFERENCES. (SEE SHEET #1)
 - TOPOGRAPHIC INFORMATION BY:
EASTERN TOPOGRAPHICS
PO BOX 970; WOLFEBORO, NH 03894-0970
PHONE: (603) 569-2400
 - WETLANDS INFORMATION PROVIDED BY:
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PHONE: (603) 856-8925.

