



The State of New Hampshire
Department of Environmental Services



Sam

Robert R. Scott, Commissioner

November 27, 2023

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

REQUESTED ACTION

Approve Fishers Bay Community Association's request to perform the following work on Red Water Brook in Sunapee pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2023-02226, and in accordance with RSA 482-A:3. No comments were submitted by the Sunapee Conservation Commission regarding the project as proposed.

Excavate 2,550 square feet along 380 linear feet of bank within an existing dug-in basin and dredge 128 cubic yards of lakebed in order to provide safe boating within Fishers Bay Marina on frontage along Lake Sunapee and Red Water Brook in Sunapee.

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 October 2023 by Horizons Engineering, as received by the NH Department of Environmental Services (NHDES) on October 4, 2023.
2. This permit shall not be effective until it has been recorded in the Sullivan 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. No work shall occur until a survey for American water-awlwort is performed by a qualified botanist and results are reviewed by Natural Heritage Bureau (NHB) staff.
4. If American water-awlwort is found within the project area, the applicant shall coordinate with NHB to avoid and/or minimize impacts to the species.
5. In accordance with Env-Wt 307.10(f), dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are located outside of any jurisdictional area and prevent turbid water from escaping the immediate dredge area.
6. In accordance with Env-Wt 307.10(d), dredged materials shall not be disposed of in jurisdictional areas.
7. In accordance with Env-Wt 307.10(a), no dredging shall occur that would create violations of any set-backs specified in RSA 485-A or 483-B relative to protecting water quality; or Env-Wq 1000 relative to septic systems.
8. 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.

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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

9. In accordance with Env-Wt 307.10(c), turbidity controls shall be installed prior to construction and maintained during construction such that no turbidity escapes the immediate dredge area; and remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
10. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
11. All seasonal docking structures shall be removed for the non-boating season as required per Env-Wt 513.22.
12. 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 November 01, 2023. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 523.04(c), dredging 128 cubic yards of material in public waters.
2. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Sunapee a public hearing under RSA 482-A:8 is not required.
3. No concerns were received from abutters nor the local Conservation Commission related to the project.
4. The total dredge area is less than 10,000 square feet and the dock surface area will be reduced by 19 square feet, therefore, compensatory mitigation is not required per Env-Wt 313.04(a).
5. All areas approved for new dock surface are exclusive to improve public safety and access to and from existing boat slips. No additional boat slips are created by the new dock surface footprint.
6. 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.
7. 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 - 1000. 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.

NHDES Wetlands Bureau permit #2023-02226 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: Fisher's Bay Community Association TOWN NAME: Sunapee

		File No.: 2023-03326 Check No.: 063 Amount: 1,020.00 Initials: [Signature]
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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 <u>Wetland Permit Planning Tool (WPPT)</u> , the Natural Heritage Bureau (NHB) <u>DataCheck Tool</u> , the <u>Aquatic Restoration Mapper</u> , or other sources to assist in identifying key features such as: <u>priority resource areas (PRAs)</u> , <u>protected species or habitats</u> , 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 (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. 	<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): American water-awliwort ○ NHB Project ID #: NHB22-3249 	<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 checked="" type="checkbox"/> Yes <input 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
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): • A copy of the application was sent to the LAC on Month: Day: Year: 	

For dredging projects, is the subject property contaminated? • if yes, list contaminant:	<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 owners would like to excavate land along the shoreline of Red Water Brook, a backwater to Lake Sunapee, to create more circulation space for an existing docking. The project proposes a reduction of deck area and number of slips provided, and the docking will not encroach any further into navigable waters than it does now.

Based on historic USGS Topo maps (see 1955 and 1884 map exhibit) and clarification from the current landowner, the original marina was dug out of private uplands. Based on this information, this area was not originally considered a water of the United States. Therefore this additional excavation to increase the size of the marina further into the private upland and around the perimeter of the existing marina is not considered to be dredging within waters of the United States. For this reason, we have left the dredging fee off of the application.

Additionally, since this docking structure is existing and not creating new docking structure impact over 2,000SF, we have not included mitigation in this package.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 130 Bay Road

TOWN/CITY: Sunapee

TAX MAP/BLOCK/LOT/UNIT: 144/32

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Red Water Brook
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	875557.48719° North
	315679.74227° 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: Fishers Bay Community Assoc.			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS:			
FAX:		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))			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Davis, William, T			
COMPANY NAME: Horizons Engineering, Inc.			
MAILING ADDRESS: 176 Newport Road			
TOWN/CITY: New London		STATE: NH	ZIP CODE: 03257
EMAIL ADDRESS: wdavis@horizonsengineering.com			
FAX:		PHONE: (603)309-2054	
ELECTRONIC COMMUNICATION: By initialing here WTD, 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.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
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):
 Wetlands were delineated by Caitlin Banaszak, CWS #311, on October 7, 2022 according to the delineation standards in the report "regional supplement to the corps of engineers wetlands delienation manual: north central and northeast region (version 2.0-1/12) and NH wetlands bureau rules and regulations. Wetlands flags were located using a Zeno GPS unit.
 All application requirements have been met for each applicable rule within Env-Wt 513, with focus on Env-Wt 513.23 - Modification of Existing Docking Structures. Specifically, this project meets the requirements of Env-Wt 513 23 (2) as it provides fewer boat slips and less deck area over the public submerged lands than the existing docking structure.

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"/>	2,550		<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			<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							

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

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):	2,550 SF	× \$0.40 =	\$ 1,020
Seasonal docking structure:	0 SF	× \$2.00 =	\$ 0
Permanent docking structure:	0 SF	× \$4.00 =	\$ 0
Projects proposing shoreline structures (including docks) add \$400 =			\$ 0
Total =			\$ 1,020

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1,020

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.

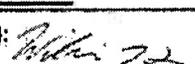
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
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SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)

Initial each box below to certify:

Initials: KM	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: KM	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: KM	<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: KM	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): 	PRINT NAME LEGIBLY: Kevin Megher, Board President	DATE: 8/2/23
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Will Davis, Horizons Engineering	DATE: 8/1/2023

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: 	PRINT NAME LEGIBLY: Erin Lawson
TOWN/CITY: Sunapee	DATE: 8/10/2023

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. 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.
3. 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.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the 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 at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

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



Fishers Bay Marina

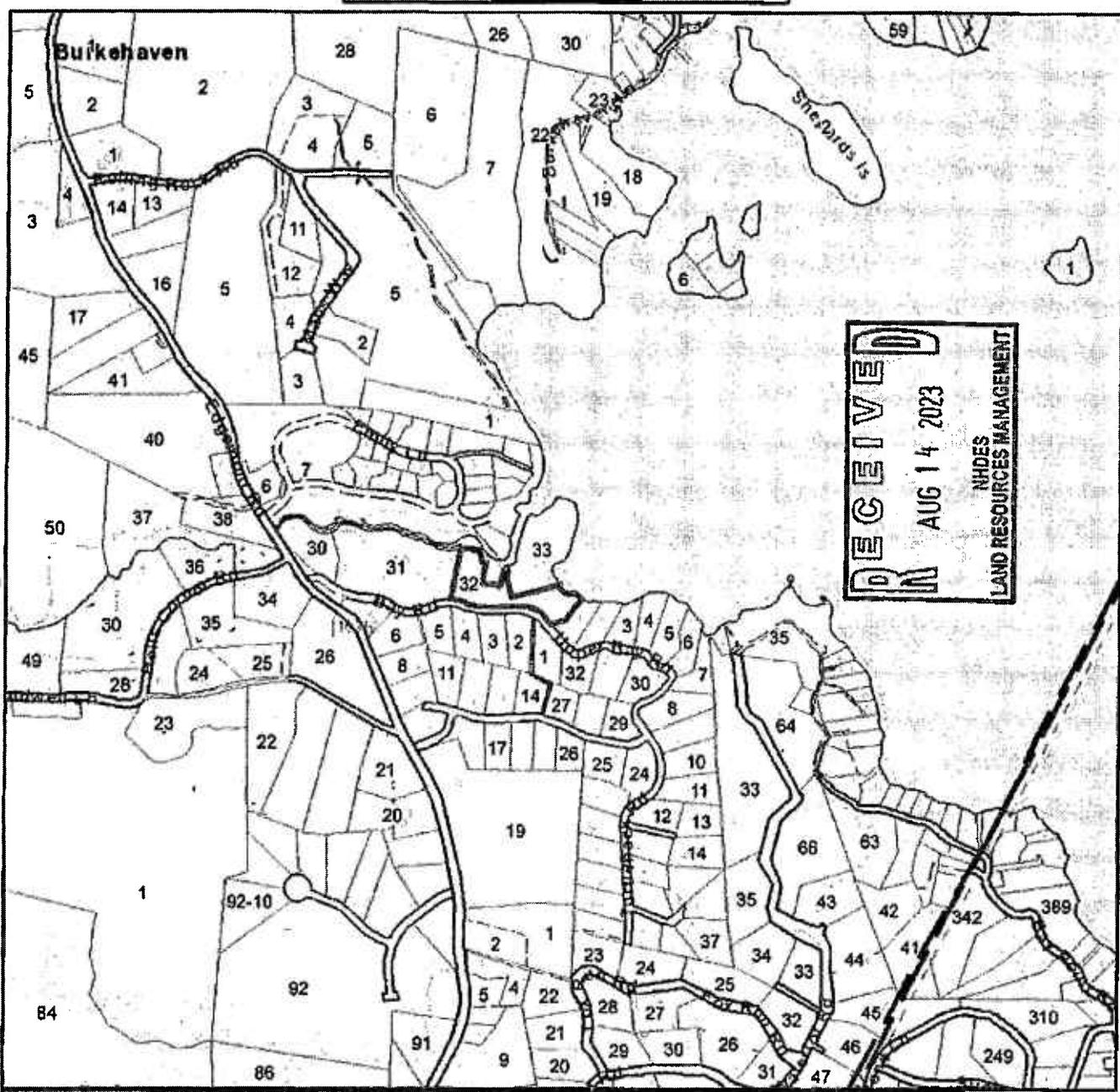
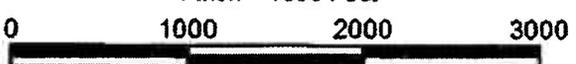
Sunapee, NH



January 9, 2023

1 inch = 1000 Feet

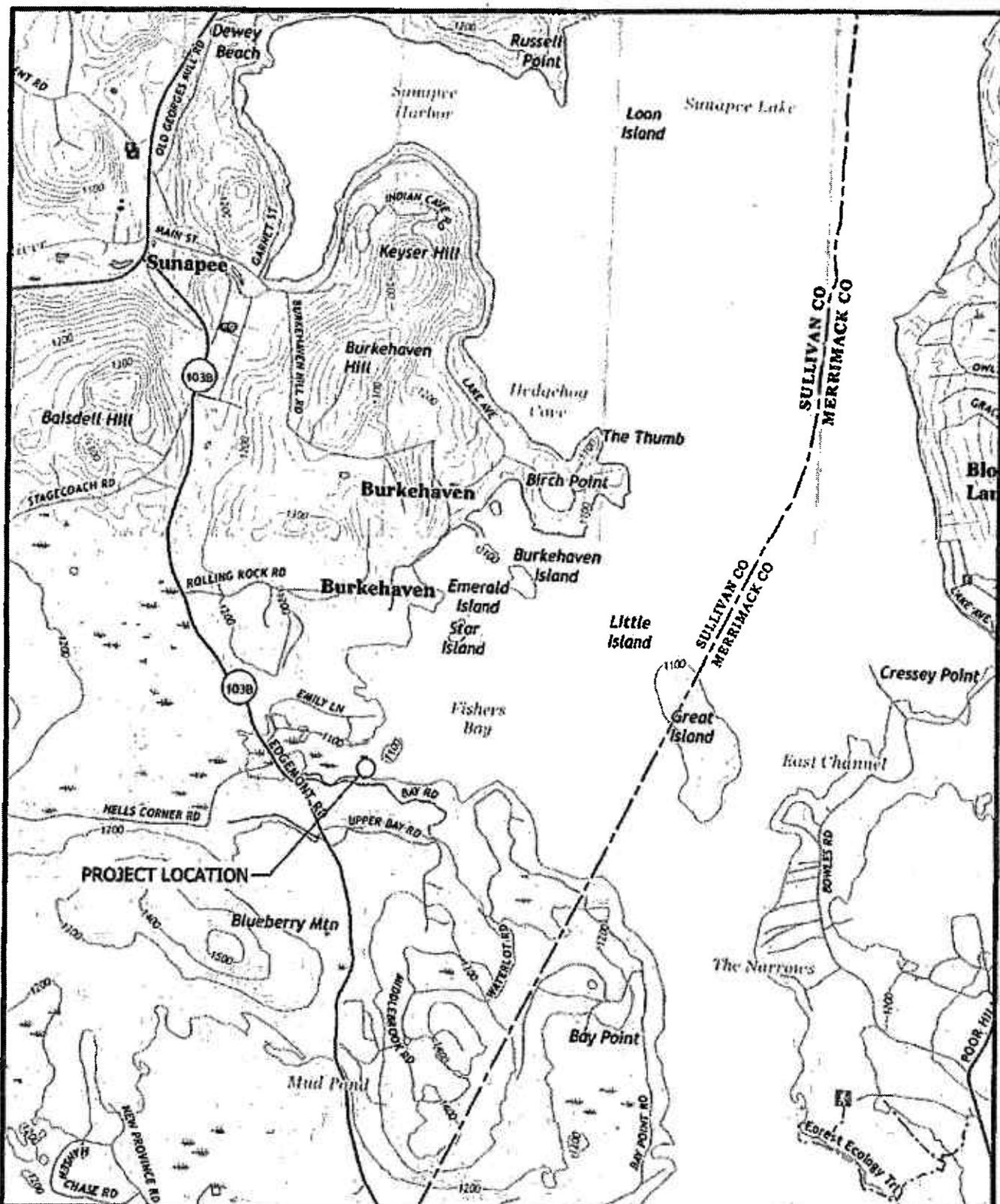
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RECEIVED
AUG 14 2023
NHDES
LAND RESOURCES MANAGEMENT

CAI Town Line (Sunapee)	COMMON	PWATER	100-WETLAND	TRAIL
CAI Town Line (Newbury)	PROPERTYLINE	ROAD	HOOKS	WETLAND
100-COMMON	PVTRD	100-HOOKS	PT	Sunapee Condos
100-PROPERTYLINE	PWATER	100-PT	PVTRD-RW	Sunapee
100-PVTRD	ROAD	100-PVTRD-RW	ROADTIC	Newbury Buildings
200-100PROPERTYLN	PROPERTYLINE	100-RW	RW	

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.



horizons
Engineering

MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

HANSEN BRIDGE, LLC

FISHER'S BAY MARINA

RED WATER BROOK
SUNAPEE, NEW HAMPSHIRE

USGS
1" : 2,000'

PROJECT #:
220908

ENGINE'D BY:

DRAWN BY:
APH

DATE:
JAN. 2023



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



Robert R. Scott, Commissioner

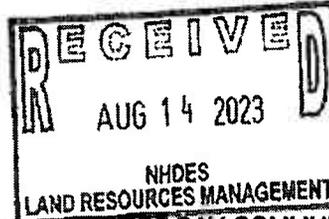
This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources, NHB. This information is being withheld from disclosure to the public.

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.



60 foot Abutters List Report

Tri Town, NH
July 13, 2023



Subject Property:

Parcel Number: Sun-0144-0032-0000
CAMA Number: Sun-0144-0032-0000
Property Address: 130 BAY RD

Mailing Address: FISHERS BAY COMMUNITY ASSOC
FISHERS BAY
SUNAPEE, NH 03782

Abutters:

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: MEADOWBROOK HOMEOWNERS ASSOC

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: BRUZGA, DANIEL Q

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: GRIFFIN, CASEY P & ROBYN L

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: MATTOON, CAROLYN O.

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: FUNSTEN, III, HERBERT O AND AN

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: AYOTTE, CYNTHIA B GREEN, MELISSA L

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: MORRISON TRUST AGREEMENT, CHARLES H MORRISON

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: FLIGHT REVOC TRUST, CURTIS C & CURTIS & BARBARA FLIGHT, TRUST

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: BURDETT, DOUGLAS M & SARAH B.

Parcel Number:
CAMA Number:
Property Address:

Mailing Address: PRICE REVOC TRUST, PAMELA G



www.cai-tech.com

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7/13/2023

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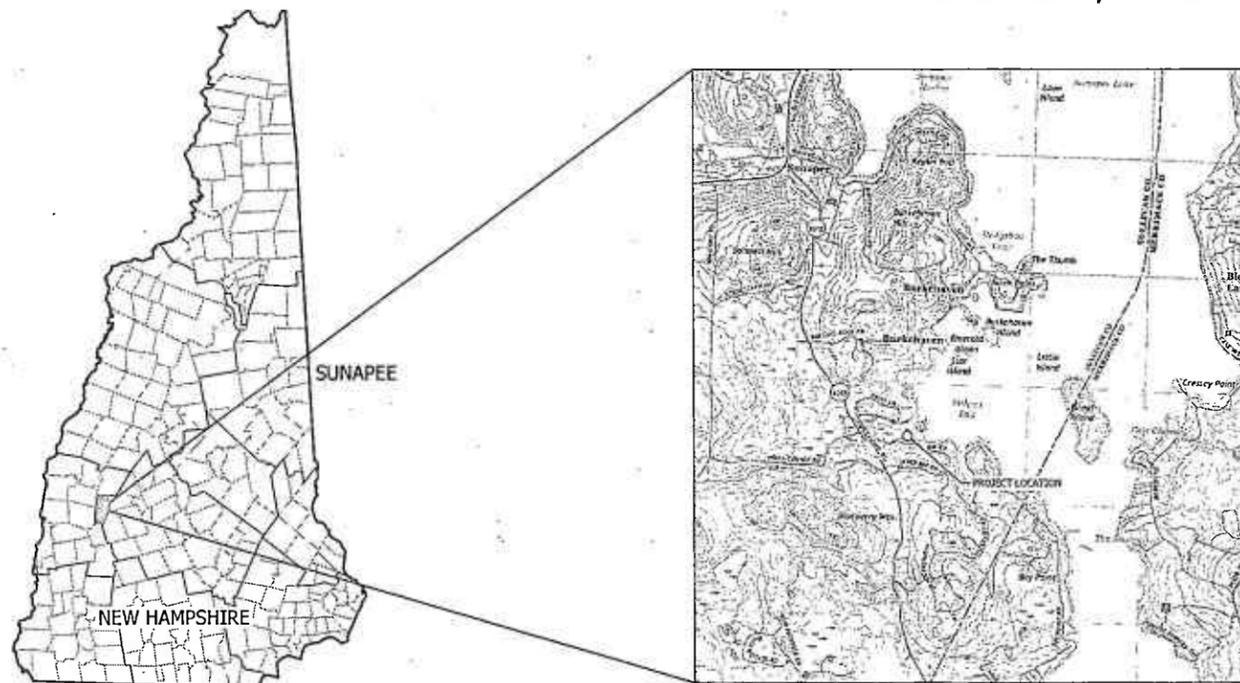
HANSEN BRIDGE, LLC

FISHER'S BAY MARINA

SUNAPEE, NEW HAMPSHIRE

JANUARY 26, 2023

REVISED OCTOBER 4, 2023



LOCATION PLAN

SCALE: 1" = 2000'

OWNER:

FISHERS BAY COMMUNITY ASSOCIATION
130 BAY ROAD
SUNAPEE, NEW HAMPSHIRE 03782

ENGINEER:

horizons
Engineering

176 NEWPORT ROAD, SUITE 8
NEW LONDON, NEW HAMPSHIRE 03257
(603) 877-0116

SURVEYOR:

PENNY ROYAL HILL LAND SURVEYING
414 PINE HILL ROAD
CROYDEN, NEW HAMPSHIRE 03773
(603) 504-5557

SHEET LIST

	COVER
C1.1	EXISTING CONDITIONS
C2.1	DREDGING PLAN
C2.2	SITE PLAN
C3.1	NOTES AND DETAILS

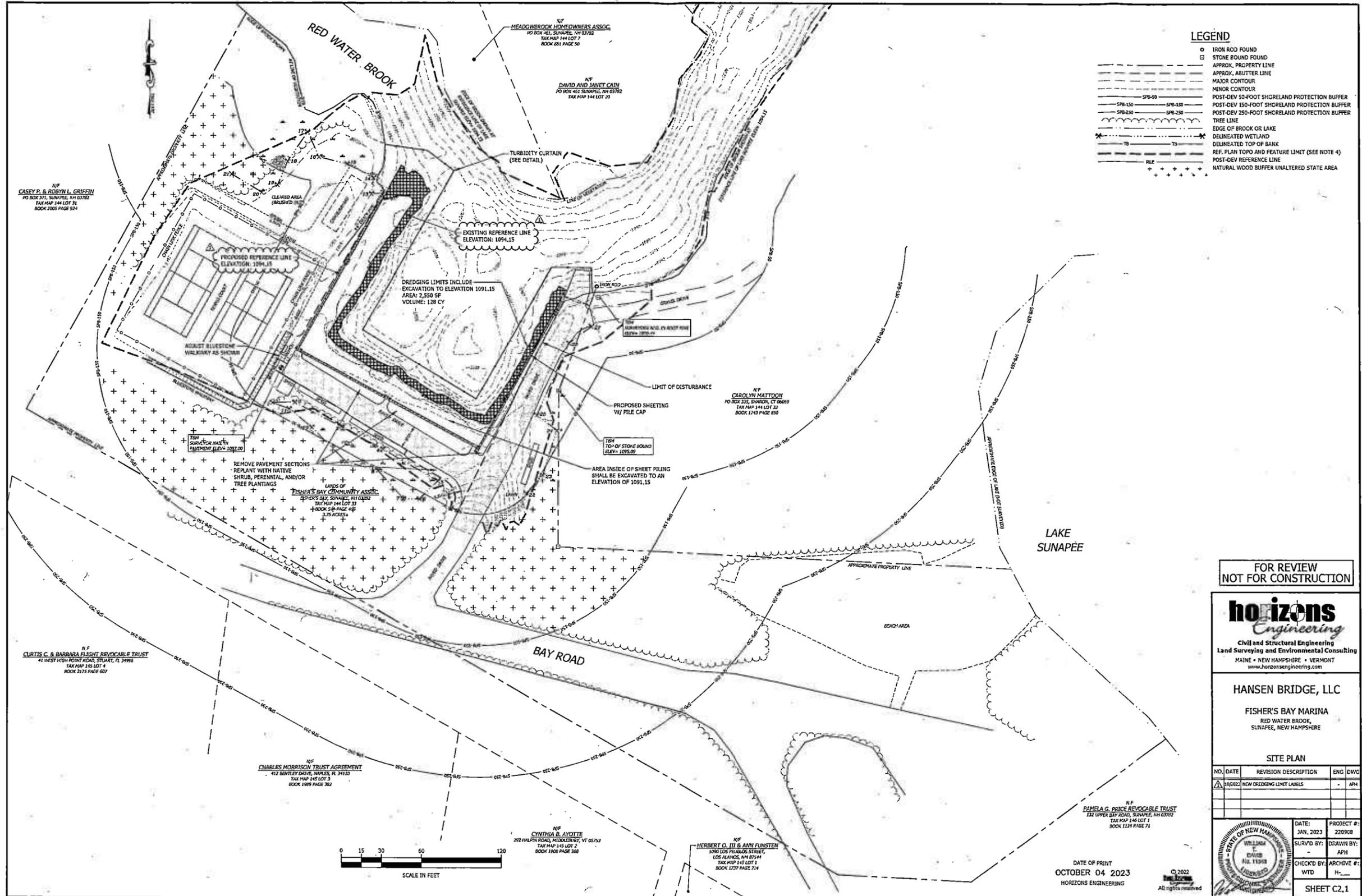
PERMIT NOTES

IT IS THE OWNERS RESPONSIBILITY TO INSURE ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.

THIS PROJECT SHALL COMPLY WITH ALL CONDITIONS OF ALL PERMITS FOR THE PROJECT. COPIES OF THESE PERMITS MAY BE REQUESTED FROM THE HORIZONS ENGINEERING OFFICE IN NEW LONDON, NH. PERMITS LISTED BELOW ARE REPRESENTATIVE OF PROJECT PERMITTING COLLECTED BY HORIZONS ENGINEERING. ALL REQUIRED PERMITS SHALL BE COLLECTED AND VERIFIED BY THE GENERAL CONTRACTOR.

NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES	
STANDARD DREDGE AND FILL WETLANDS PERMIT	PENDING
SHORELAND PERMIT	PENDING

DATE OF PRINT
OCTOBER 04 2023
HORIZONS ENGINEERING



LEGEND

- IRON ROD FOUND
- STONE FOUND FOUND
- APPROX. PROPERTY LINE
- APPROX. ABUTTER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SFB-50 POST-DEV 50-FOOT SHORELAND PROTECTION BUFFER
- SFB-150 POST-DEV 150-FOOT SHORELAND PROTECTION BUFFER
- SFB-250 POST-DEV 250-FOOT SHORELAND PROTECTION BUFFER
- TREE LINE
- EDGE OF BROOK OR LAKE
- DELINEATED WETLAND
- DELINEATED TOP OF BANK
- REF. PLAN TOPO AND FEATURE LIMIT (SEE NOTE 4)
- RLE POST-DEV REFERENCE LINE
- +++ NATURAL WOOD BUFFER UNALTERED STATE AREA

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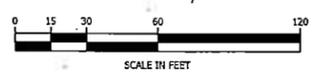
SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	10/02/23	NEW DREDGING LIMIT LABELS	-	APH

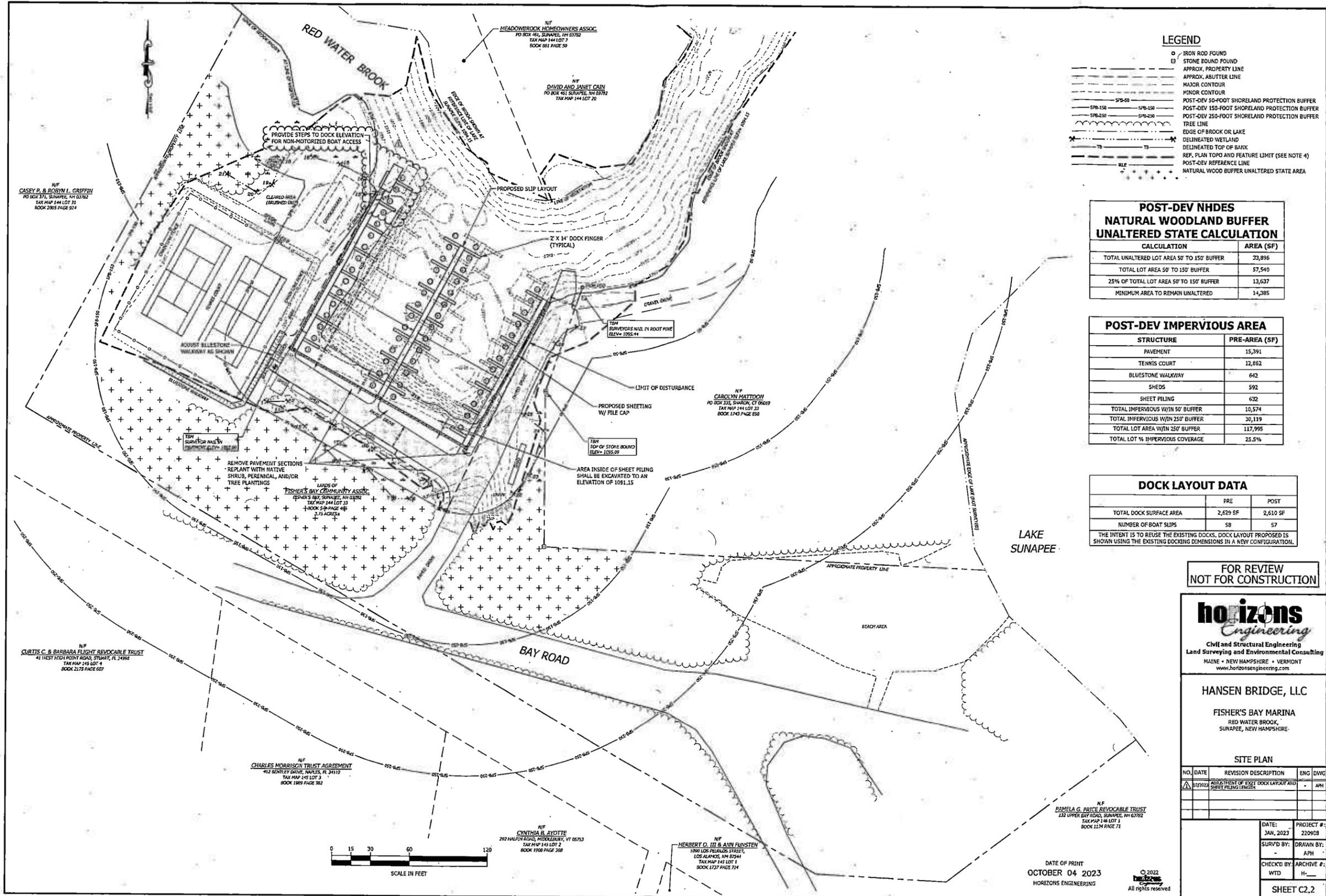
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 APH/HFman



LEGEND

- IRON ROD FOUND
- STONE BOUND FOUND
- APPROX. PROPERTY LINE
- APPROX. ABUTTER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPB-50 POST-DEV 50-FOOT SHORELAND PROTECTION BUFFER
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- POST-DEV REFERENCE LINE
- NATURAL WOOD BUFFER UNALTERED STATE AREA

**POST-DEV NHDES
NATURAL WOODLAND BUFFER
UNALTERED STATE CALCULATION**

CALCULATION	AREA (SF)
TOTAL UNALTERED LOT AREA 50' TO 150' BUFFER	23,896
TOTAL LOT AREA 50' TO 150' BUFFER	57,540
25% OF TOTAL LOT AREA 50' TO 150' BUFFER	13,637
MINIMUM AREA TO REMAIN UNALTERED	14,285

POST-DEV IMPERVIOUS AREA

STRUCTURE	PRE-AREA (SF)
PAVEMENT	15,391
TENNIS COURT	12,662
BLUESTONE WALKWAY	642
SHEDS	592
SHEET PILING	632
TOTAL IMPERVIOUS W/IN 50' BUFFER	10,574
TOTAL IMPERVIOUS W/IN 250' BUFFER	30,119
TOTAL LOT AREA W/IN 250' BUFFER	117,995
TOTAL LOT % IMPERVIOUS COVERAGE	25.5%

DOCK LAYOUT DATA

	PRE	POST
TOTAL DOCK SURFACE AREA	2,629 SF	2,610 SF
NUMBER OF BOAT SLIPS	58	57

THE INTENT IS TO REUSE THE EXISTING DOCKS. DOCK LAYOUT PROPOSED IS SHOWN USING THE EXISTING DOCKING DIMENSIONS IN A NEW CONFIGURATION.

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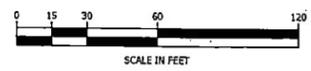
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SITE PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	10/04/2023	ADJUSTMENT OF EXIST DOCK LAYOUT AND SHEET PILING LENGTH	APH	APH

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