



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

**Robert R. Scott, Commissioner**



January 16, 2024

109

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

**REQUESTED ACTION**

Approve L Lakehouse LLC's request to perform the following work on Lake Winnepesaukee in Meredith pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2023-02833, and in accordance with RSA 482-A:3. No comments were submitted by the Meredith Conservation Commission regarding the project as proposed.

Retain a "U" shaped seasonal dock comprised of two 5 foot x 55 foot 3 inch piers connected to a 4 foot x 12 foot access way via a 6 foot x 9 foot 10 inch walkway and install an "L" shaped seasonal dock comprised of a 6 foot x 20 foot walkway extending from the existing boathouse connected to a 6 foot x 19 foot wharf on an average of 1,339 feet of frontage along Lake Winnepesaukee within Meredith Bay in Meredith.

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 approved plans dated June 26, 2022 by Walker Magrath, as received by the NH Department of Environmental Services (NHDES) on October 20, 2023.
2. 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.
3. 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.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. 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.
6. The seasonal docks, shall be removed for the non-boating season as required per Env-Wt 513.22.
7. The seasonal dock 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).

[www.des.nh.gov](http://www.des.nh.gov)

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

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

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

8. The 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).
9. 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 December 08, 2023. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c)(2), for a 6 slip docking system.
2. The applicant has provided the NHDES with evidence that the property has insufficient water depth for the proposed U shaped seasonal dock as required by Env-Wt 513.08(b).
3. The NHDES has accepted the evidence of the physical hardship and approved the extension of a pile supported pier beyond that permissible under Env-Wt 513.11, (a), (1), (b).
4. A maximum of 18 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
5. The proposed docking facility will provide 6 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
6. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.
7. No concerns were received from abutters nor the local Conservation Commission related to the project.
8. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900.

NHDES Wetlands Bureau permit #2023-02833 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: **Lakehouse, LLC**

TOWN NAME: **Meredith**

<b>COMPLETE</b> Administrative Use Only OCT 28 2013	Administrative Use Only	File No: 2013-00836 Grade No: (6) Amount: 2292 Initials:
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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, (d)(2))**  
 Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) Data Check Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features, such as priority resource areas (PRAs), protected species or habitats, coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                         <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): <input type="text"/></li> <li>○ NHB Project ID #: <b>2023-2999</b></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Bog?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC): <input type="text"/></li> <li>• A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/></li> </ul>	

For dredging projects, is the subject property contaminated?  Yes  No  
 • If yes, list contaminant:

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?  Yes  No

For stream crossing projects, provide watershed size (see WPPT or Stream Stats):

**SECTION 2 - PROJECT DESCRIPTION (Env-W/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, permanent, or both. DO NOT include "See attached" - please list the space provided below.

Install an L-shape seasonal dock extending from the existing boathouse  
  
Request after the fact approval for a seasonal U-shape dock. Surface area will be removed as shown on the plans to ensure docks in compliance.

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

ADDRESS: 60 Wagon Wheel Trail

TOWN/CITY: Meredith

TAX MAP/BLOCK/LOT/UNIT: U18/13

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.65456° North  
71.47969° 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: **Lakehouse LLC**

MAILING ADDRESS: \_\_\_\_\_

TOWN/CITY: \_\_\_\_\_ STAT. \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

**SECTION 5 - AUTHORIZED AGENT INFORMATION (Env. Wt. 311:04(c))**  
 N/A

LAST NAME, FIRST NAME, M.I.: **Walker Magrauth**

COMPANY NAME: **Shorethings**

MAILING ADDRESS: **1011 Winona Road**

TOWN/CITY: **New Hampton** STATE: **NH** ZIP CODE: **03256**

EMAIL ADDRESS: **lockpermitsplus@gmail.com**

FAX: \_\_\_\_\_ PHONE: **603-217-7555**

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

**SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env. Wt. 311:04(b))**  
 If the owner is a trust or a company, then complete with the trust or company information.  
 (same as applicant)

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TOWN/CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_ PHONE: \_\_\_\_\_

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

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Proposed U-Shape Seasonal Dock will be attached to the existing boathouse. No shoreline impacts are proposed.

Existing seasonal U-Shape dock is a free-standing structure. No work is proposed in the bank.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

**SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)**

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

Mitigation Pre-Application Meeting Date: Month:  Day:  Year:

N/A - Mitigation is not required

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

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable:  I confirm submittal.

N/A - Compensatory mitigation is not required

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface Water	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond				896		
	Docking - Lake / Pond						
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ						
	Docking - Tidal Water						
<b>TOTAL</b>					<b>896</b>		

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

**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):	896 SF	× \$0.40 =	\$ 358.40
Seasonal docking structure:	896 SF	× \$2.00 =	\$ 1,792.00
Permanent docking structure:	896 SF	× \$4.00 =	\$ 3,584.00
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400.00
Total =			\$ 5,734.40

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

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

Minimum Impact Project     
  Minor Project     
  Major Project

**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: 	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: 	The signer understands that: <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>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.</li> </ul>
Initials: 	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: PAUL LEVESQUE	DATE: 01/13/2022
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Walker Murrault	DATE: 10-01-23

**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: Keri A. Parker
TOWN/CITY:	DATE: 10/16/2023

PROPERTY MAP  
**MEREDITH**  
NEW HAMPSHIRE



LEGEND

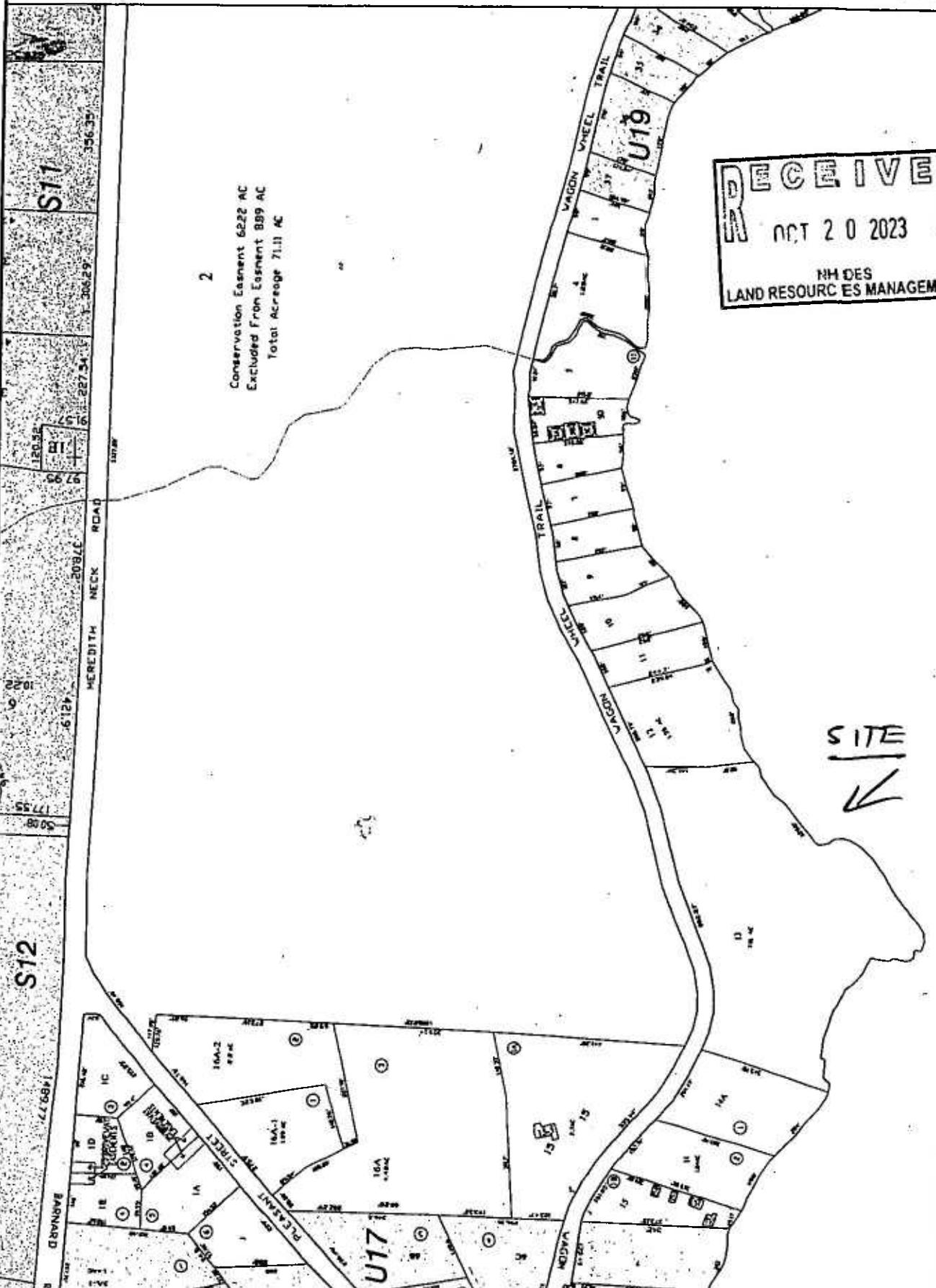
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APPROVED BY STATE, 1, 2003  
FOR REPRODUCTION PURPOSES

SCALE IN FEET  
1" = 100'

John E. O'Donnell & Associates  
02104 NH State  
New Concord, New Hampshire 03255

U18



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L. Lakehouse LLC  
60 Wagon Wheel Trail  
Meredith Tax Map/Lot # U18/13

**Abutter List and Certified Mail Receipts**

**U18/14A:**

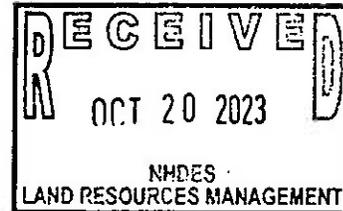
Ohlson, John H. Jr. & Elizabeth B

7021 2720 0000 0222 1219 1484

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Providence, RI 02906	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01
Sent To	OHLSON
Street and Apt. No., or PO Box No.	
City, State, and ZIP+4®	
0226 26	
Postmark Here	
09/28/2023	
April 2015 PSN 7532-02-000-90-7 See Reverse for Instructions	

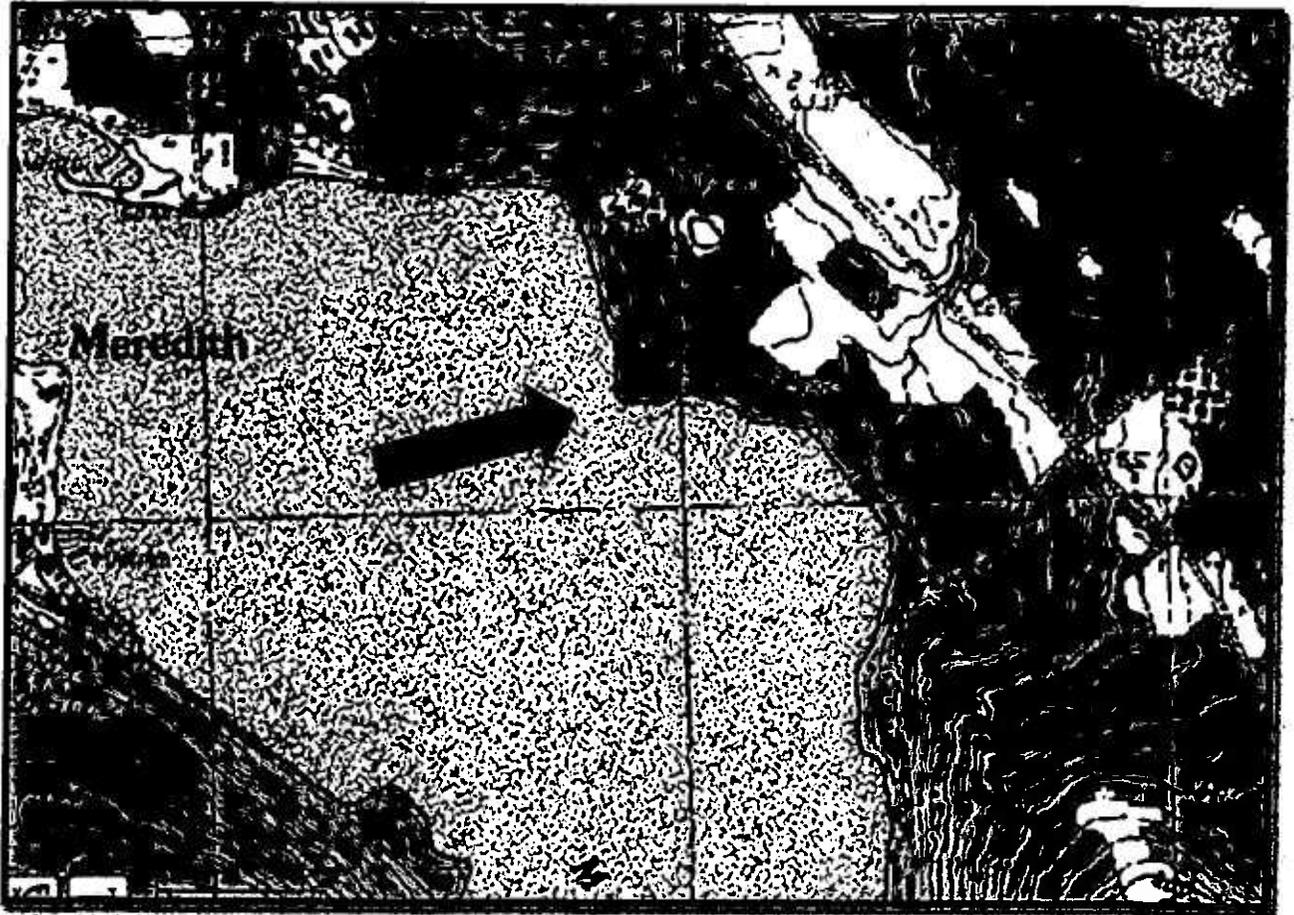
**U18/12: Same Ownership as Applicant**

L Lakehouse LLC



L. Lakehouse LLC  
60 Wagon Wheel Trail  
Meredith Tax Map/Lot # U18/13

USGS Project Location



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New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**To:** Walker Magrauth  
1011 Winona Road  
new Hampton, NH 03256

**From:** NH Natural Heritage Bureau

**Date:** 10/15/2023 (This letter is valid through 10/15/2024)

**Re:** Review by NH Natural Heritage Bureau of request dated 10/15/2023

**Permit Type:** Wetland Standard Dredge & Fill - Minor

**NHB ID:** NHB23-2999

**Applicant:** Walker Magrauth

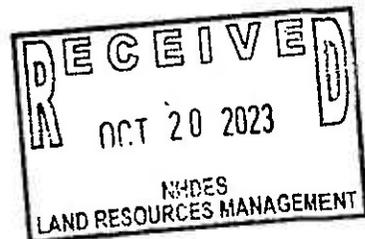
**Location:** Meredith  
Tax Map: U18, Tax Lot: 13  
Address: 60 Wagon Wheel Trail

**Proj. Description:** Add an "L" shape seasonal dock adjacent to an existing boathouse. Request after the fact approval for a seasonal dock

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.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

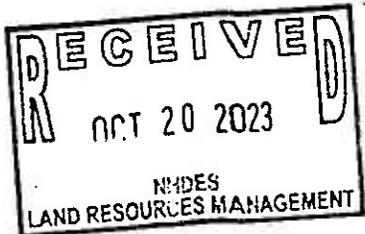


Ohlson, John & Elizabeth  
Map/Lot # U18-14A

Boathouse & Seasonal  
dock, refer to sheet #2



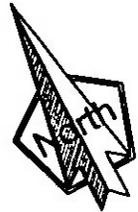
Existing  
Residence



Seasonal "U" Dock,  
refer to sheet #3



Lake Winnepesaukee



L. Lakehouse LLC  
Map/Lot # U18/12

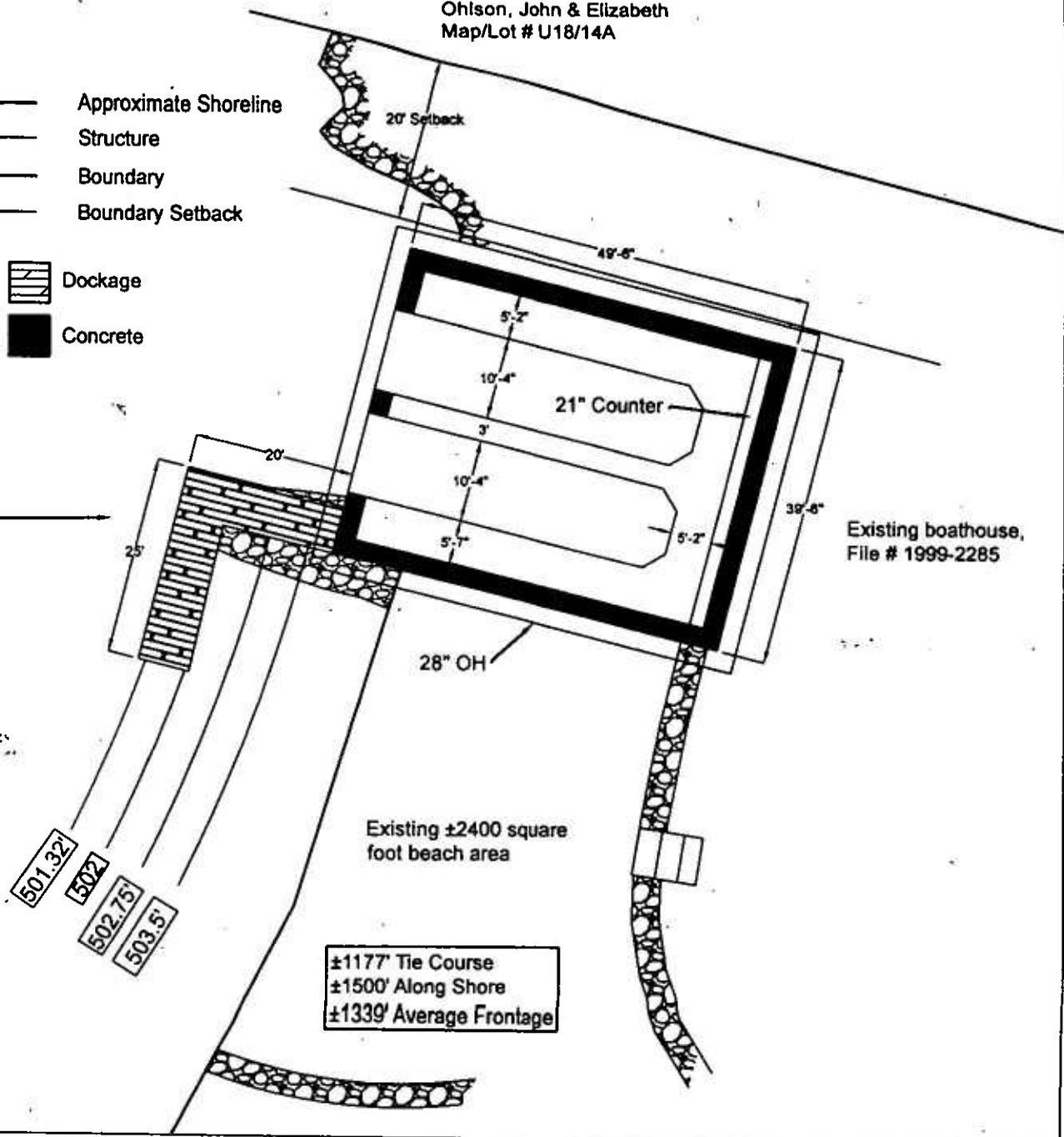
Ohlson, John & Elizabeth  
Map/Lot # U18/14A



Proposed 238 square foot seasonal dock provides 1 boatslips per Env-Wt 513.03(a)



Lake Winnepesaukee



Existing boathouse,  
File # 1999-2285

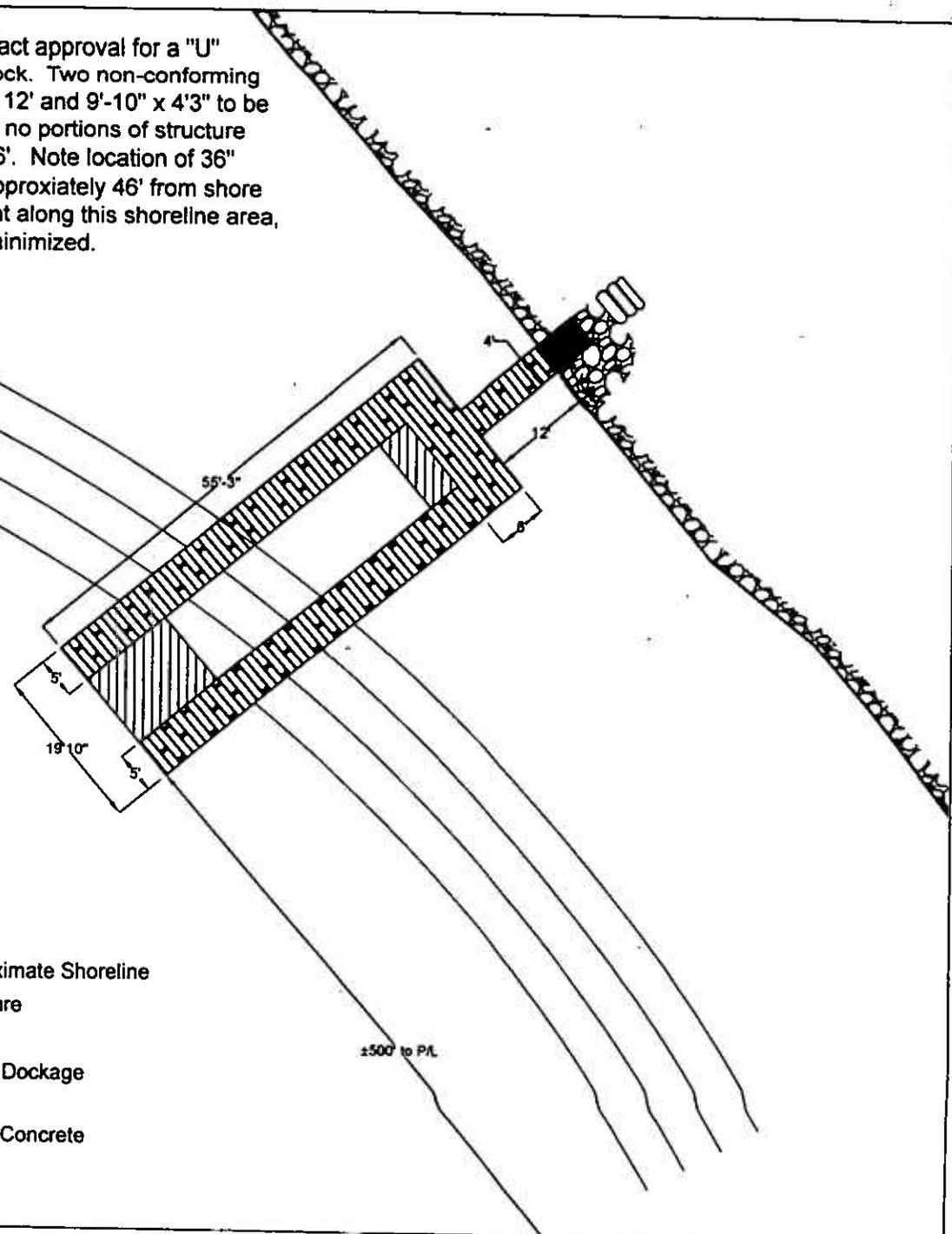
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 NHDES  
 LAND RESOURCES MANAGEMENT

Request after the fact approval for a "U" shape seasonal dock. Two non-conforming deck sections: 9' x 12' and 9'-10" x 4'3" to be removed such that no portions of structure will be wider than 6'. Note location of 36" depth contour is approximately 46' from shore and are consistent along this shoreline area, impact has been minimized.

501.6'  
501.5'  
501.32'  
501.2'



Lake Winnepesaukee



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 OCT 20 2023  
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 LAND RESOURCES MANAGEMENT

- Approximate Shoreline
- Structure
- Rocky Shoreline/Walls
- Surface Area to be Removed
- Dockage
- Concrete