



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

147



August 8, 2024

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

REQUESTED ACTION

Approve Deirdre and Joseph McEachern's request to perform the following work on Wentworth Lake in Wolfeboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-00513, and in accordance with RSA 482-A:3. No comments were submitted by the Wolfeboro Conservation Commission regarding the project as proposed.

Impact 300 square feet along 69 feet of bank in order to replace wooden timbers with boulders and native vegetation, convert a 530 square foot area of beach to pervious patio, install rocks and granite curbing along the perimeter and lower portion of the remaining beach, install a concrete anchor pad and 6 foot x 30 foot seasonal dock, reconstruct a 100 square foot patio with pervious pavers and replace a retaining wall on an average of 646 feet of frontage along Wentworth Lake in Wolfeboro.

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 June 6, 2024 by Ames Associates LLC, as received by the NH Department of Environmental Services (NHDES) on June 13, 2024.
2. This permit shall not be effective until it has been recorded in the Carroll County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. No work shall be conducted within the NH Department of Transportation's (NHDOT) property or Right of Way without prior authorization from the NHDOT.
4. The concrete pad shall be constructed landward of the normal high water line (Elev. 534) as required per Env-Wt 513.13, (d).
5. In accordance with Env-Wt 514.05(b), bank restoration shall be constructed, landscaped, and monitored in a manner that will create a healthy riparian or lacustrine shoreline system.
6. 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.
7. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.

www.des.nh.gov

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

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

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

8. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
9. The seasonal dock shall be removed for the non-boating season as required per Env-Wt 513.22.
10. The owner understands and accepts that should this seasonal dock 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).
11. 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.
12. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), this permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V(a)(2)(D), (iv).
13. Water quality control measures capable of minimizing erosion; collecting sediment and suspended and floating materials; and filtering fine sediment shall be selected and implemented as appropriate based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas as required pursuant to Env-Wt 307.03(c).
14. All excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
15. 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

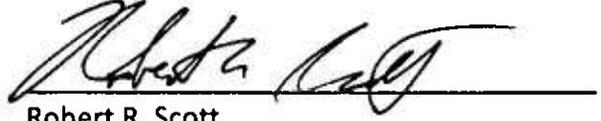
NHDES approved this project on July 01, 2024. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c)(2), modification of docking structures providing 5 or more slips.
2. The applicant has an average of 646 feet of frontage along Lake Wentworth.
3. A maximum of 9 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide a total of 6 slips on the frontage as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Wentworth Lake, a public hearing under RSA 482-A:8 is not required.
6. No concerns were received from abutters or local Conservation Commission related to the project.
7. 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. 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.

His Excellency, Governor Christopher T. Sununu
and The Honorable Council
Page 3 of 3

NHDES Wetlands Bureau permit #2024-00513 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.

A handwritten signature in black ink, appearing to read "Robert R. Scott", is written over a solid horizontal line.

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: McEachern

TOWN NAME: Wolfeboro

	<p align="center">COMPLETE Administrative Use Only FEB 29 2024</p>	<p align="center">Administrative Use Only</p>	File No.: 2024-00513
			Check No.: 5565
			Amount: 1,388.00
			Initials: BH

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

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

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<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): NHB Project ID #: 23-1263 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Bog? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Floodplain wetland contiguous to a tier 3 or higher watercourse? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Designated prime wetland or duly-established 100-foot buffer? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> 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: 	

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

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

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: n/a	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or <u>Stream Stats</u>): 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.	
<p>Replace timber remnants with rock and native plantings at the northern waterfront to stabilize sandy bank, construct a 3'x7'x2' concrete dock anchor pad at the northerly end of the waterfront and attached a proposed 6'x30' seasonal dock, construct a 34' long retaining wall at the west side of the existing beach to level sand behind the wall, construct a 700 sq ft pervious patio at the north side of Residence 1, and at the south end of the waterfront reconstruct in the existing footprints: 100 sq ft patio (as pervious), steps, and stone wall.</p>	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 367 Governor Wentworth Highway	
TOWN/CITY: Wolfeboro	
TAX MAP/BLOCK/LOT/UNIT: 151 / 35	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Wentworth <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	43.61129° North 71.14147° 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: Joseph & Deirdre McEachern		
MAILING ADDRESS: [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: n/a		
FAX: n/a	PHONE: n/a	
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 checked="" type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Roseberry, Nicol		
COMPANY NAME: Ames Associates		
MAILING ADDRESS: 164 NH Route 25		
TOWN/CITY: Meredith	STATE: NH	ZIP CODE: 03253
EMAIL ADDRESS: nicol@amesassociates.com		
FAX: 603-279-7878	PHONE: 603-279-5705	
ELECTRONIC COMMUNICATION: By initialing here NR, 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):

400, 600, 700, 900 n/a

511: Water Access Structures & Beach Replenishment. Proposed stone beach wall, new pervious patio, and proposed reconstruction of an existing patio as pervious will not contribute sand/sediment to lake. These structures will be located behind the rocky bank or one foot behind the sandy normal high water line. Patios surfaces will be sloped away from the lake. Steps through beach wall and reconstructed existing steps at the south end of the waterfront will not exceed 6' wide and will terminate behind the normal high water line. Total widths of water access structures will not exceed 20% (129') of this shoreline. Fifty-percent of total allowable accessory coverage within 50' of the normal high water line on this lot is 2,550 sq ft. Total water access structure footprints of 3,285 sq ft will exceed this, but is reduced from the existing condition of 4,165 sq ft.

513: Docking and Accessory Docking Structures. The proposed 6'x30' seasonal dock will be located to avoid impact to water quality, aquatic vegetation, and wildlife/finfish habitat. It will not adversely affect shoreline stability. It will be located >20' from the property lines at the north end of the waterfront in an area suitable for access/egress from kayaks. Total slips along this frontage will be six, which does not exceed that allowable for 646± of average shoreline. The proposed concrete pad will not exceed 7' in width and will be located behind the normal high water line.

514: Bank/Shoreline Stabilization. Existing timber remains previously used as bank stabilization will be replaced with rock and native plantings in a manner conforming to the natural alignment of the bank/shoreline.

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			<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"/>			<input type="checkbox"/>
	Docking - Lake / Pond	180	6	<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	1141	160	<input type="checkbox"/>	429	25	<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		1321	166		429	25	

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

MINIMUM IMPACT FEE: Flat fee of \$400.

NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking): 1570 SF × \$0.40 = \$ 628

Seasonal docking structure: 180 SF × \$2.00 = \$ 360

Permanent docking structure: SF × \$4.00 = \$

Projects proposing shoreline structures (including docks) add \$400 = \$ 400

Total = \$ 1388

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1388

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: <i>JM</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: <i>JM</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>JM</i>	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1 The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. The signature shall constitute a 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>JM</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>Joseph McEachern</i>	DATE: <i>2/21/24</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>Nicol Roseberry, Amos Associates</i>	DATE: <i>2/21/24</i>

SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))

As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town / city indicated below.

TOWN/CITY CLERK SIGNATURE: <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>PATRICIA M. WATERMAN</i>
TOWN/CITY: <i>Wolfeboro</i>	DATE: <i>2-26-2024</i>

DIRECTIONS FOR TOWN/CITY CLERK:

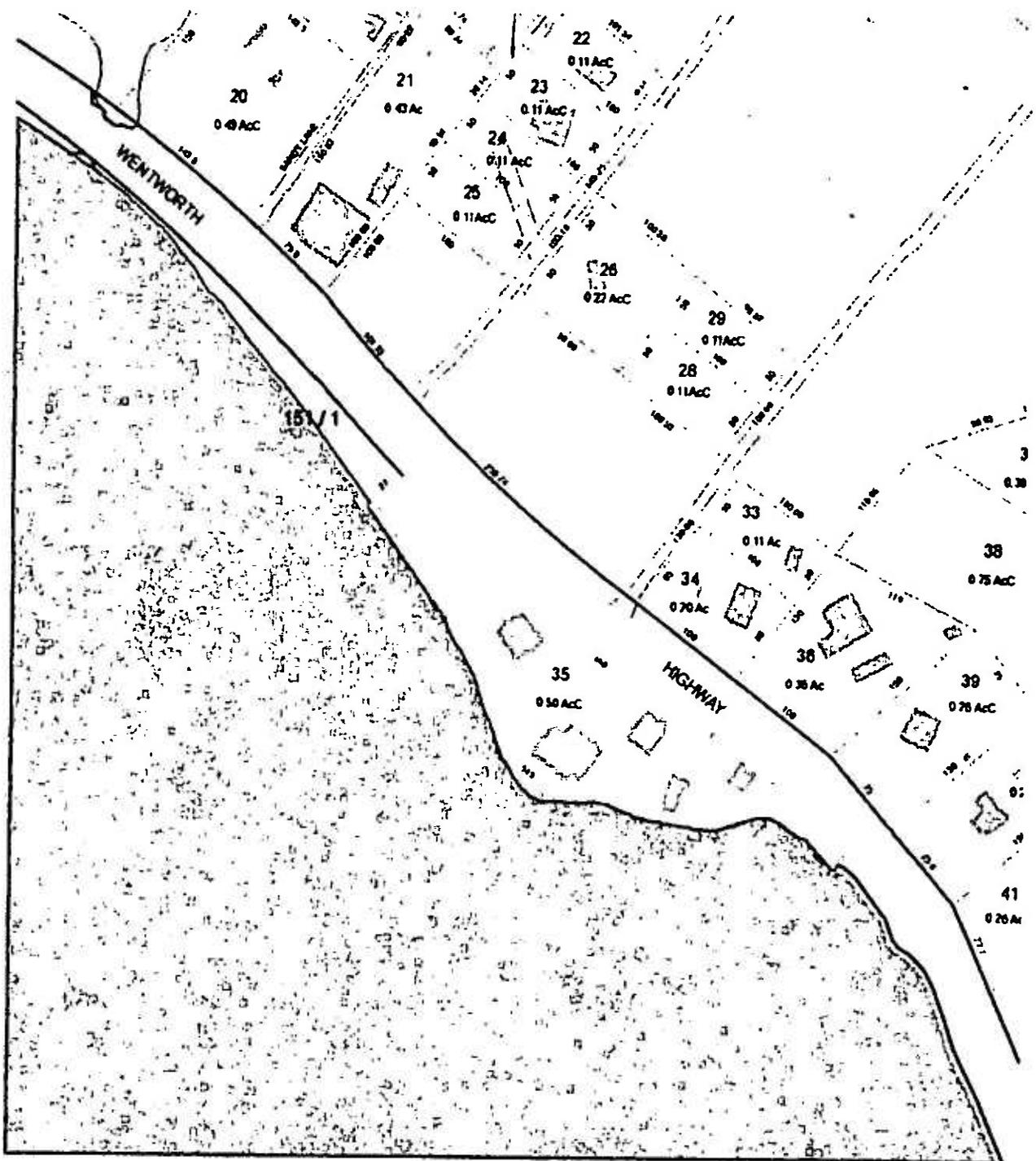
Per RSA 482-A:3, I(a)(1)

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.

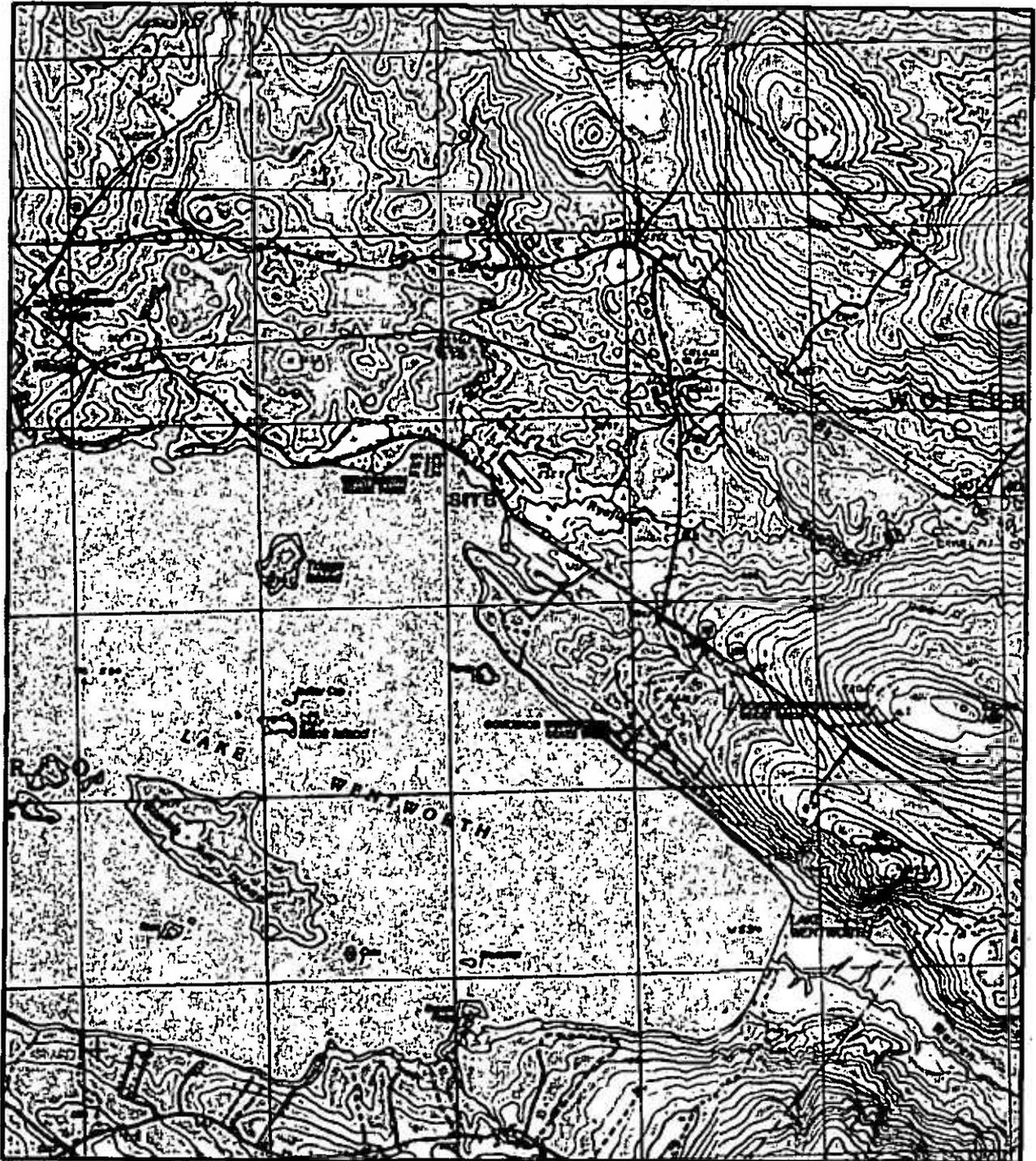
DIRECTIONS FOR APPLICANT:

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".

TAX MAP



USGS MAP



RECEIVED
FEB 29 2024
LAND RESOURCE DIVISION



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. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.



Conservation Commission

*Town of
Wolfeboro*

March 11, 2024

NH Department of Environmental Services
Wetlands Bureau
PO Box 95
Concord, NH 03302

Re: **Joseph and Deidre McEachern**
Standard Dredge & Fill
Tax Map #151-35

Dear Sir / Madam;

We have received and reviewed the Standard Dredge and Fill application submitted for the above applicant to replace timber remnants with rock and native plantings to stabilize sandy shoreline, construct a 3'x7'x2' concrete anchoring pad for a new 6'x30' seasonal dock, construct a 34' long retaining wall along existing sloped beach, construct a 700' squared pervious patio, and convert an existing impervious patio to a pervious one, and reconstruct access steps and stone wall.

The Wolfeboro Conservation Commission noted no objection to the application as submitted and noted that the proposal will have a net improvement of stormwater infiltration capability. The Commission requests that if there is any lighting associated with the new docks, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

Should you have any questions concerning this application and/or the Wolfeboro Conservation Commission's response to such, please feel free to contact me.

Yours truly,

Lenore Clark

Lenore Clark
Chair

ABUTTER LIST & CERTIFIED MAIL RECEIPTS

Owner

Tax Map-Lot

State of NH
172 Pembroke Road
Concord NH 03301

151 - 1

9589 0710 5270 1172 1375 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Official Receipt

Can Add Mail Fee

Extra Services & Fees shown on, and to be at, add-on:

<input type="checkbox"/> Return Receipt (hardcopy)	1
<input type="checkbox"/> Return Receipt (electronic)	2
<input type="checkbox"/> Certified Mail Restricted Delivery	3
<input type="checkbox"/> Adult Signature Required	4
<input type="checkbox"/> Adult Signature Restricted Delivery	5

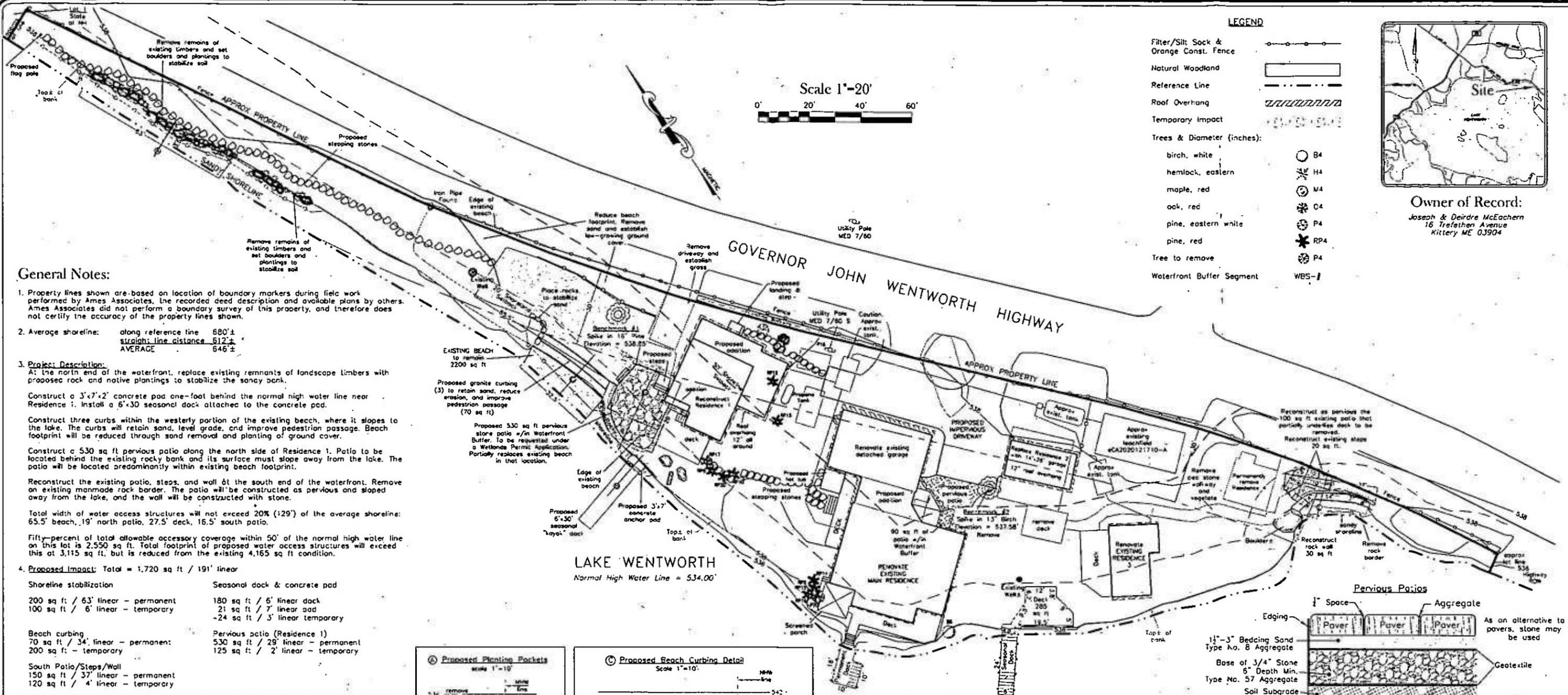
Postage

Total Postage and Fees

Send to: State NH - Wentworth St. P. 527A
Street and Apt. No., or Post Office Box
172 Pembroke Rd
Concord NH 03301

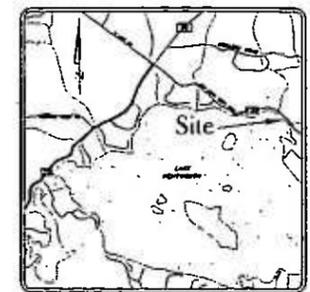
PS Form 3800, January 2011

RECEIVED
FEB 29 2024

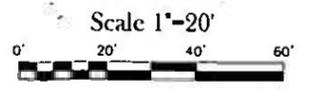


LEGEND

- Filter/Silt Sock & Orange Const. Fence
- Natural Woodland
- Reference Line
- Roof Overhang
- Temporary Impact
- Trees & Diameter (inches):
 - birch, white: B4
 - hemlock, eastern: H4
 - maple, red: M4
 - oak, red: O4
 - pine, eastern white: P4
 - pine, red: RP4
 - Tree to remove: P4
 - Waterfront Buffer Segment: WBS-1



Owner of Record:
 Joseph & Deirdre McEachern
 16 Trafalgar Avenue
 Kittery ME 03904



General Notes:

- Property lines shown are based on location of boundary markers during field work performed by Ames Associates, Inc. recorded deed description and available plans by others. Ames Associates did not perform a boundary survey of this property, and therefore does not certify the accuracy of the property lines shown.
- Average shoreline:
 - along reference line: 680 ±
 - straight line distance: 612 ±
 - AVERAGE: 646 ±
- Project Description:**
 - At the north end of the waterfront, replace existing remnants of landscape timbers with prosopec rock and native plantings to stabilize the sandy bank.
 - Construct a 3'x7'x2' concrete pad one-foot behind the normal high water line near Residence 1. Install a 6'x30 seasonal dock attached to the concrete pad.
 - Construct three curbs within the westerly portion of the existing beach, where it slopes to the lake. The curbs will retain sand, level grade, and improve pedestrian passage. Beach footprint will be reduced through sand removal and planting of ground cover.
 - Construct a 530 sq ft pervious patio along the north side of Residence 1. Patio to be located behind the existing rocky bank and its surface must slope away from the lake. The patio will be located predominantly within existing beach footprint.
 - Reconstruct the existing patio, steps, and wall at the south end of the waterfront. Remove an existing manmade rock border. The patio will be constructed as pervious and sloped away from the lake, and the wall will be constructed with stone.

Total width of water access structures will not exceed 20% (129') of the average shoreline: 65.5' beach, 19' north patio, 27.5' deck, 16.5' south patio.

Fifty-percent of total allowable accessory coverage within 50' of the normal high water line on this lot is 2,550 sq ft. Total footprint of proposed water access structures will exceed this at 3,115 sq ft, but is reduced from the existing 4,165 sq ft condition.

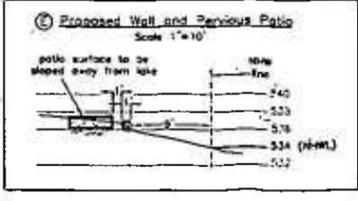
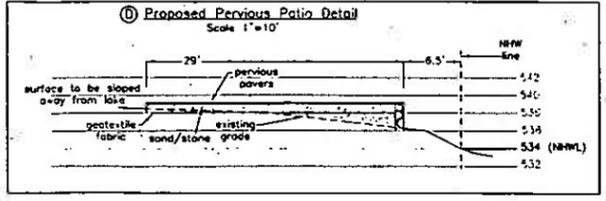
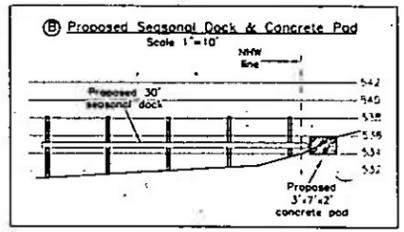
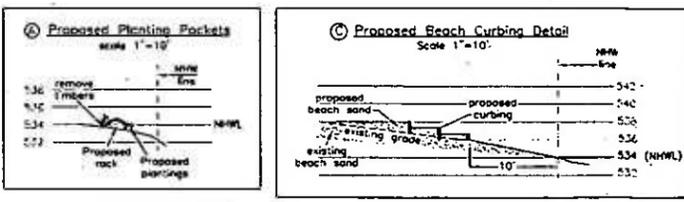
4. Proposed Impact: Total = 1,720 sq ft / 191' linear

Shoreline stabilization	Seasonal dock & concrete pad
200 sq ft / 63' linear - permanent	180 sq ft / 6' linear dock
100 sq ft / 6' linear - temporary	21 sq ft / 7' linear pad
	-24 sq ft / 3' linear temporary

Beach curbing	Pervious patio (Residence 1)
70 sq ft / 34' linear - permanent	530 sq ft / 29' linear - permanent
200 sq ft - temporary	125 sq ft / 2' linear - temporary

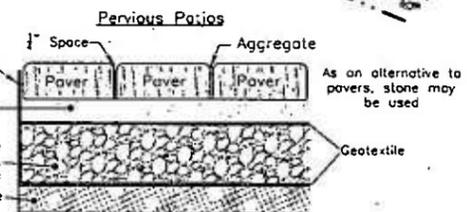
South Patio/Steps/Wall
150 sq ft / 37' linear - permanent
120 sq ft / 4' linear - temporary

 - No trees will need to be removed for the work described hereon. Trees noted for removal will be requested under a proposed Shoreland Permit Application. See NH RSA 483-B:9(V)(2)(D) for further information regarding requirements for trees within the 0'-50' Waterfront Buffer along the shoreline.
 - CONSTRUCTION SEQUENCE:**
 - Install erosion control prior to project construction, maintain throughout, and remove upon stabilization of site.
 - All work is to take place behind the normal high water line.
 - All spoils to be disposed of outside of NHDES jurisdiction.
 - Remove timber remains from northerly waterfront and stabilize area with rocks and native plantings.
 - Construct beach curbing, set rock at north end of beach wall, and backfill curbs with clean sand not to exceed 12 cu yds.
 - Construct the proposed concrete anchor pad near Residence 1. Install seasonal dock.
 - Remove the manmade rock border at the south end of the waterfront.
 - Reconstruct the southerly patio as pervious.
 - Reconstruct the southerly low retaining wall and steps in the same footprints.
 - Remove erosion controls upon stabilization of site.
 - All work to take place behind the reference line.
 - Upon completion of construction, or temporary cessation of work lasting more than 3 days, all exposed soils will be loamed (if necessary), seeded with native conservation mix and mulched until areas are stabilized by vegetation.



Pervious Paver Notes:

- Pervious pavers are to be installed per manufacturer's recommendation, and may vary from the following construction specifications. NOTE: Manufacturer may have recommended slope limit for surfaces on which the product is installed.
- Details given hereon are intended as a general guide only. Specific site conditions such as soil permeability and presence of seasonal high ground water will determine installation techniques. Owner/contractor is responsible for adequate design, installation and maintenance of porous/permeable surfaces.
- Determine and stake-out extent of finished area for pavers. Remove soils to subgrade per design. Excavated footprint should include the area for edging. Avoid overwork of subgrade soils, which could compact to such a degree that poor infiltration results.
- Install geotextile fabric over uncompacted subgrade soil and bring up the sides of the excavated area. Overlap multiple pieces, if necessary.
- Base to consist of clean stone. Protect stone from contamination by fines and debris. Install in 4"-6" lifts and compact after each. Maintain uniform thickness during each placement.
- Install geotextile fabric over base prior to setting bed. Install bedding material of clean stone. Protect stone from contamination by fines and debris. Bed to be installed to 2" thickness and compacted.
- Lay pavers hand light to designated pattern. Pavers have lugs which maintain consistent joint width. Maintain joint when using cut pieces.
- Fill joints with clean stone, sweeping stone to fill all joints. Vibrate paver surface with compactor to ensure joint stone consolidation. Repeat sweep and vibrate until all joints are full. Avoid damage to pavers by using rubber roller kits, plate pads, etc.
- For post-installation maintenance, use a dry vacuum sweeper once a year during dry periods to remove encrusted sediment, leaves, grass clippings, etc. Adjust settings as necessary to avoid taking up joint aggregate. Monitor surface throughout the year for excessive build-up of fines and debris, and adjust sweeping schedule as necessary. Broken pavers are to be removed and replaced, in addition to surrounding joint aggregate. Excessive clogging of joint aggregate by fines and debris will require removal of the aggregate, and either washing of that material or use of new material prior to replacing the joint aggregate.



Wetlands Application Plan
PROPOSED CONDITIONS PLAN
 land of
McEACHERN
 Tax Map 151 Lot 35
 367 Gov Wentworth Hwy, Wolfeboro NH

AMES ASSOCIATES LLC
 Environmental Land Use Consultants
 164 NH ROUTE 25
 MERRIMACK, NH 03253
 603-279-8705
 603-279-7878 FAX
 LAND SURVEYORS & SEPTIC SYSTEM DESIGNERS
 ENVIRONMENTAL CONSULTANTS & WETLAND & SOIL SCIENCE
 WWW.AMESASSOCIATES.COM

PLAN DATE 5/3/2023	PROJECT NO. MCEACHERN 151-35	DRAWN BY NF
REVISION DATE 6/9/2024	SCALE 1"=20'	