

GA



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



136

September 9, 2024

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

REQUESTED ACTION

Approve Jonathan and Shannon Pratt's request to perform the following work on Lake Winnepesaukee in Wolfeboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-00535, and in accordance with RSA 482-A:3. Comments submitted by the Wolfeboro Conservation Commission, stating they have no objections to the project as proposed, are included in the enclosed documents.

Impact 1,725 square feet along 42 feet of bank in order to dredge 26 cubic yards of lakebed and construct a 30 foot x 30 foot boathouse over a dug-in basin encompassed by a 6 foot wide deck around the landward portions of the boathouse, impact 1,207 square feet along 229 feet of bank in order to remove the concrete cap and reconstruct the retaining wall in the existing footprint with a one foot reduction in width on an average of 322 feet of frontage along Wolfeboro Bay in Lake Winnepesaukee 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 24, 2024 by Norway Plains Associates, as received by the NH Department of Environmental Services (NHDES) on June 24, 2024.
2. This permit shall not be effective until it has been recorded in the Carrol 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. The boathouse shall be a single-story structure, ridgeline not to exceed 20 feet in height (Elev. 524.32) above normal high water (Elev. 504.32).
4. Discharge from dewatering of work areas shall be to sediment basins that are: a) located in uplands; b) lined with hay bales or other acceptable sediment trapping liners; and c) set back as far as possible from wetlands and surface waters, with a preferred undisturbed vegetated buffer of at least 50 feet and a minimum undisturbed vegetative buffer of 20 feet.
5. The owner understands and accepts the risk that if this facility requires dredging to maintain a minimum slip depth of 3 feet more frequently than once every 6 years, or is shown to have an adverse impact on abutting frontages, it shall be subject to removal.
6. This facility is permitted with the condition that future maintenance dredging, if needed, shall not be permitted more frequently than once every 6 years, and that a new permit shall be required for each dredge activity.

www.des.nh.gov

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

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

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

7. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
8. All portions of the docking structures shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.
9. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.
10. 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).
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. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
13. All dredged and 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.
14. 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 11, 2024. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 515.06(e), construction of a new dug-in basin and boathouse.
2. The applicant has an average of 322 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The dug-in basin will provide 2 boat slips in accordance RSA 482-A:2, VIII(a) and Env-Wt 103.30.
5. The proposed and existing docking facilities will provide a total of 4 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 comments related to the project were received from the abutters.

His Excellency, Governor Christopher T. Sununu
and The Honorable Council
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8. The Wolfeboro Conservation Commission commented that the Commission maintains that dug-in boathouses are not the least impacting alternative for boat storage on Lake Winnepesaukee, but the Commission also waived their right to intervene.
9. 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

NHDES Wetlands Bureau permit #2024-00535 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: Jonathan Pratt

TOWN NAME: Wolfeboro, NH

	<p>INCOMPLETE</p> <p>MAR 04 2024</p>	<p>COMPLETE</p> <p>Administrative</p> <p>MAR 05 2024</p>	File No.: 2024-00535
			Check No: W3096
			Amount: 1,975
			Initials:

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 (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. 	<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 #: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Bog?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="checkbox"/> Yes <input checked="" 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
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> 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.	
<p>Construct a 30' x 30' flat roof boathouse in the upland area of the owners lot. The boathouse will have a deck on three sides for ease of entry and exit from the boathouse. Reconstruction of the existing retaining walls along the 326' of shoreline.</p> <p>A temporary cofferdam will be installed during construction of the concrete foundation. There will be approximately 150 cubic yards of material removed during excavation for the boathouse.</p> <p>The boathouse will provide two safe and secure boat slips, meeting the requirements set forth in Env-Wt 513.12.</p> <p>The project will be surrounded with a turbidity curtain during work and until stabilization.</p>	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 734 North Main Street	
TOWN/CITY: Wolfeboro	
TAX MAP/BLOCK/LOT/UNIT: 142/3	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	
	43.6137312° North
	71.2576924° 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: Jonathan & Shannon Pratt

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED] STATE: [REDACTED] ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED] PHONE: 714-328-9667

ELECTRONIC COMMUNICATION: By initialing here: JP, 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.: Steven M. Oles, LLS

COMPANY NAME: Norway Plains Associates, Inc.

MAILING ADDRESS: PO Box 249

TOWN/CITY: Rochester STATE: NH ZIP CODE: 03866

EMAIL ADDRESS: soles@norwayplains.com

FAX: [REDACTED] PHONE: 603-335-3948

ELECTRONIC COMMUNICATION: By initialing here SMO, 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 , 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):
 This project proposes no work involving stream crossings, coastal resources or prime wetlands.

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	364	34'	<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond	2,568	292'	<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		2,932	326				

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):	2,932 SF	× \$0.40 =	\$ 1,173
Seasonal docking structure:	SF	× \$2.00 =	\$
Permanent docking structure:	SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
Total =			\$ 1,573

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1,573

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

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

Initial each box below to certify:

Initials: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	To the best of the signer's knowledge and belief, all required notifications have been provided.
---	--

Initials: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	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: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
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Initials: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Jonathan Pratt	DATE: 8/4/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: Nicholas Laganas	DATE: 2/16/2024
SIGNATURE (AGENT, IF APPLICABLE): <input type="text"/>	PRINT NAME LEGIBLY: <input type="text"/>	DATE: <input type="text"/>

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: <input type="text"/>	PRINT NAME LEGIBLY: <input type="text"/>
TOWN/CITY: <input type="text"/>	DATE: <input type="text"/>

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

<input type="checkbox"/> Minimum Impact Project	<input checked="" type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
---	---	--

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)
 Initial each box below to certify:

Initials: <i>SW</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: <i>SAC</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>SAC</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 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>SAC</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: Jonathan Pratt	DATE: 2/23/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY: Nickolas Laganas	DATE: 2/16/2024
SIGNATURE (AGENT IF APPLICABLE): <i>[Signature]</i>	PRINT NAME LEGIBLY: Steven M. Oles, LLS	DATE: 2/23/2024

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: SARICIA W. WATERMAN
TOWN/CITY: Wolfboro	DATE: 2-27-24

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".

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

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

www.des.nh.gov



Tax Map

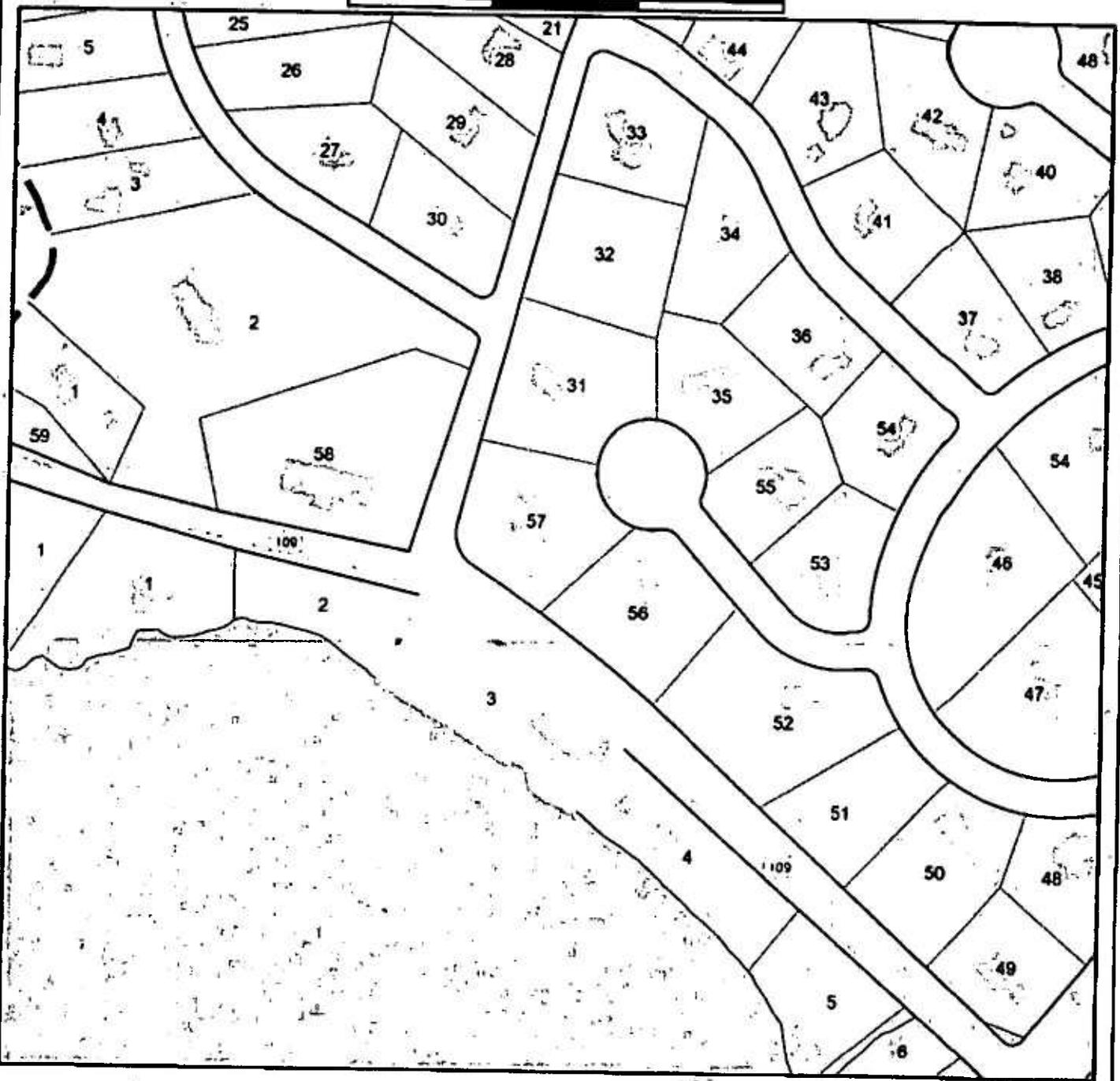
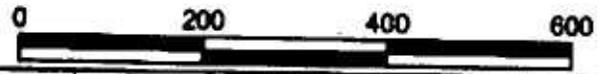
Town of Wolfeboro, NH

1 Inch = 200 Feet

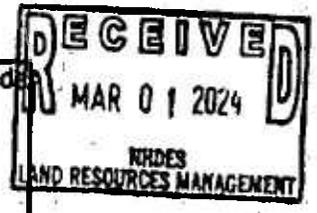


www.cai-tech.com

January 30, 2024



TOWNLINE	ROAD	tanno_poly	World Hillshade
Parcel - Poly	PVTRD-RW	Buildings	
PROPERTYLINE	WATER	Right of Ways	
PWATER	tanno_arc	Water-poly	



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.

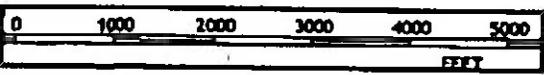
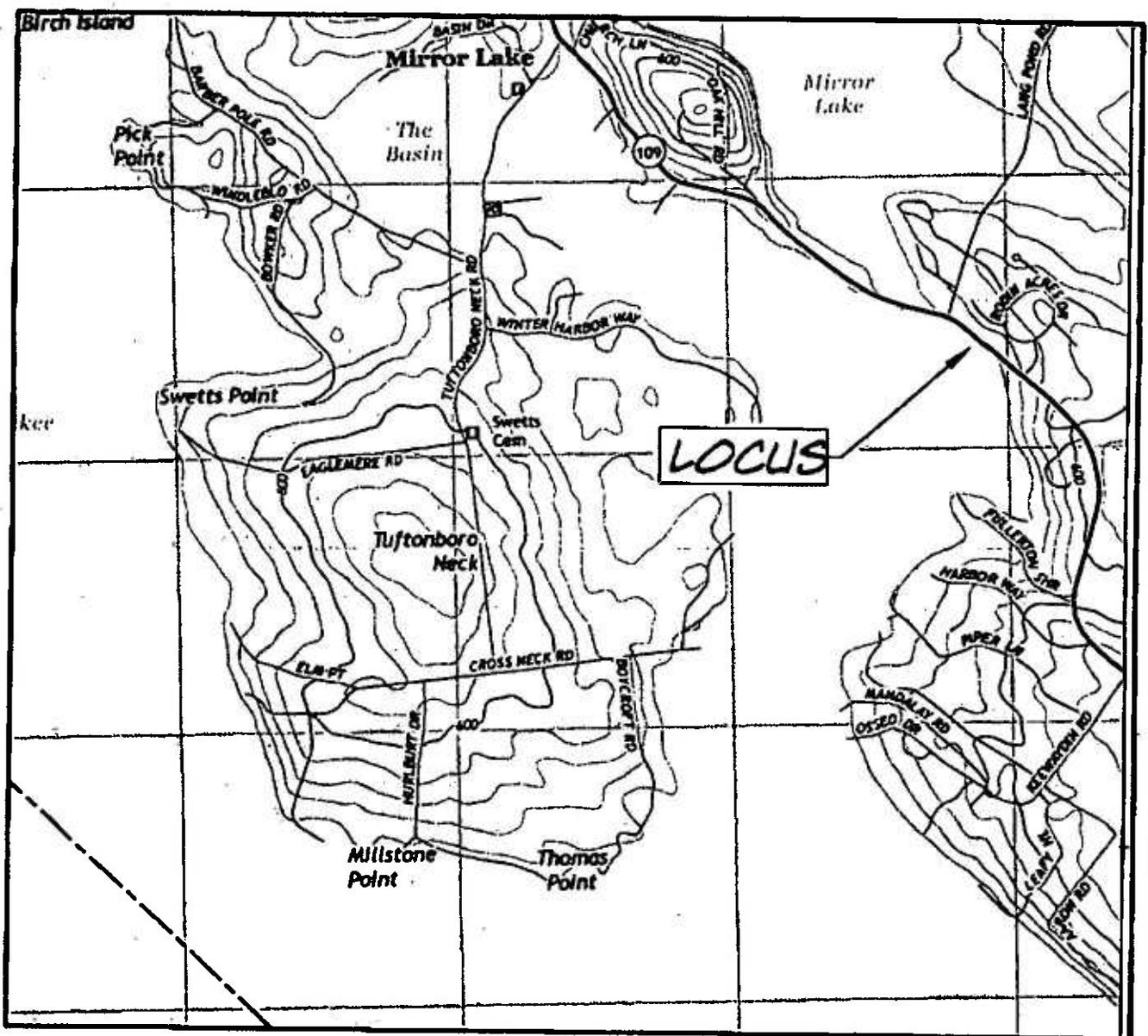


RECEIVED
 MAR 01 2024
 NHDES
 LAND RESOURCES MANAGEMENT

USGS MAP

OWNER OF RECORD: JONATHAN & SHANNON PRATT
 LOCATION: 734 NORTH MAIN STREET, WOLFEBORO, NH

MAP 142 LOT 5



NORWAY PLAINS ASSOCIATES, INC.
 LAND SURVEYORS - CIVIL ENGINEERS - SEPTIC DESIGNERS
 PO Box 249, Rochester, NH 03867
 TELEPHONE (603) 335-3948

FN:406 DATE: JANUARY 2024
 JN:1273 BOATHOUSE SCALE: AS SHOWN

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Charlie Karcher
PO Box 249
Rochester, NH 03866

From: NH Natural Heritage Bureau

Date: 8/23/2023 (This letter is valid through 8/23/2024)

Re: Review by NH Natural Heritage Bureau of request dated 8/23/2023

Permit Type: Wetland Standard Dredge & Fill - Major

NHB ID: NHB23-2525

Applicant: Charlie Karcher

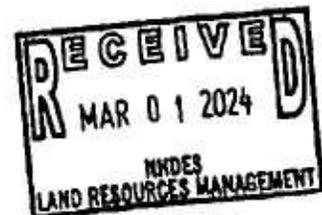
Location: Wolfeboro
Tax Map: 142, Tax Lot: 3
Address: 732 North Main Street

Proj. Description: Proposes to build a 30'x30' dugout boathouse along the shoreline of his property and do repair/reconstruct the rock and concrete retaining wall.

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.

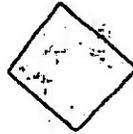
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed 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.



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB23-2525





Conservation Commission

*Town of
Wolfboro*

March 11, 2024

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

Re: **Jonathan and Shannon Pratt**
Minimum Impact Expedited
Tax Map #142-3

Dear Sir / Madam;

We have received and reviewed the Standard Dredge and Fill application submitted for the above applicant to construct a new 30' x 30' dug-in boathouse and reconstruct an existing retaining wall along 326' of shoreline.

The Wolfboro Conservation Commission noted no objection to the application as submitted. The Commission generally believes that dug-in boathouses are not the least impacting alternative for boat storage, though we noted in this instance, the existing shoreline is comprised of mowed lawn and retaining wall with no shrubs, trees or native vegetation in the vicinity of the proposed boathouse, and is not healthy aquatic habitat to begin with. The Commission also noted that the proposed location is within less than 300' of a busy public boat ramp. This amount of space should be adequate for safe navigation, but there is often a queue of boats waiting to use the ramp during the high season. The Commission requests that if there is any lighting associated with the new docks, Wolfboro'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 Wolfboro Conservation Commission's response to such, please feel free to contact me.

Yours truly,
Lenore Clark
Lenore Clark
Chair

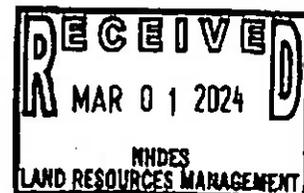


Norway Plains Associates, Inc.
 2 Continental Blvd., PO Box 249
 Rochester, NH 03866

Abutters List

Applicant: Jonathan & Shannon Pratt; Tax Map 142, Lot 3
Site Address: 734 North Main Street, Wolfeboro, New Hampshire
Project: NHDES Minimum Impact Wetlands Permit Application

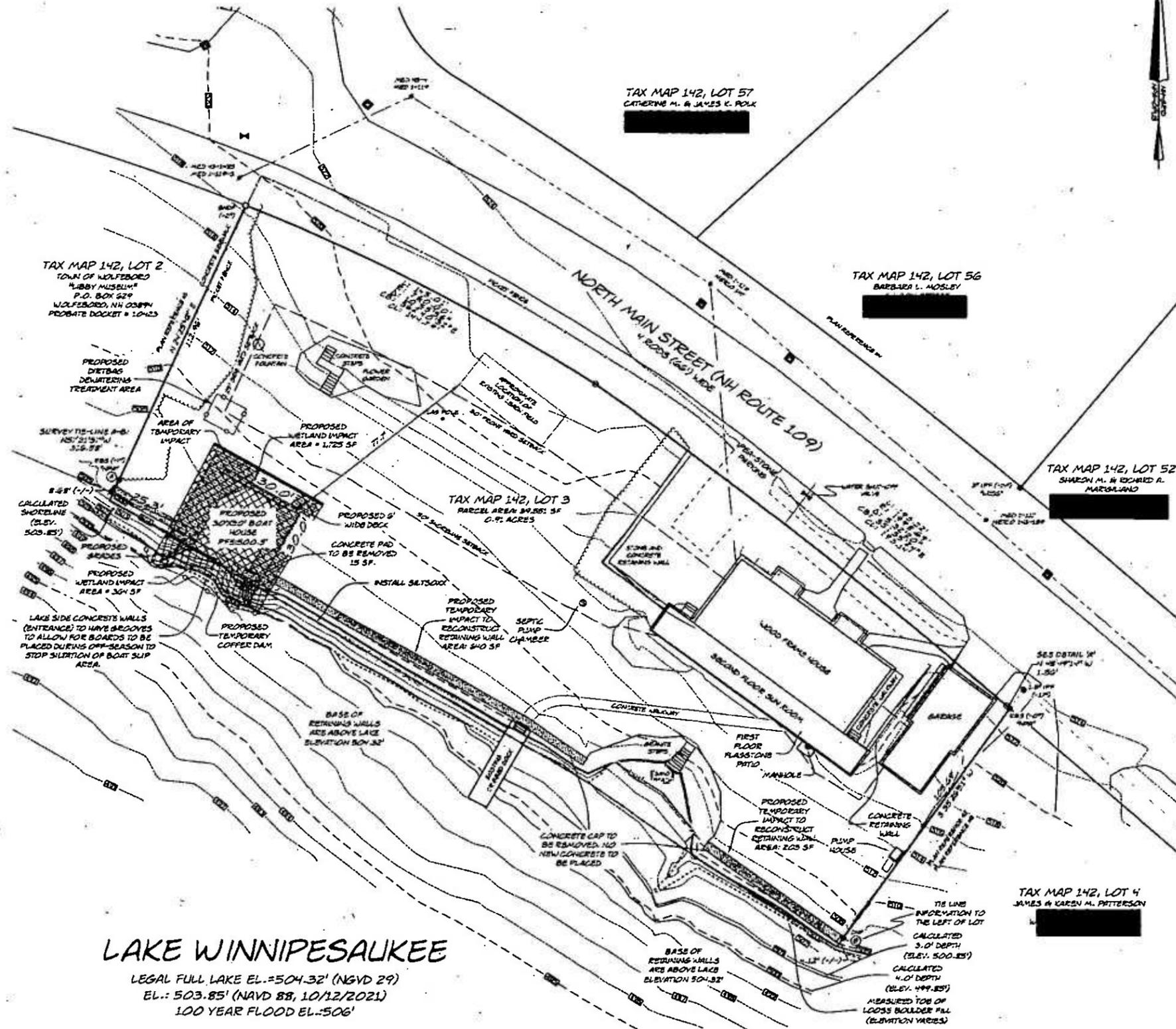
Town Assessors Map:		Abutters:	Mailing Address:
Map	Lot		
[REDACTED]	[REDACTED]	Town of Wolfeboro Libby Museum	[REDACTED]
		James & Karen M. Patterson	[REDACTED]
		Sharon M. & Richard A. Marigliano	[REDACTED]
		Barbara L. Mosley	[REDACTED]
		Catherine M. & James K. Polk	[REDACTED]
		Town of Wolfeboro Office of Town Clerk	PO Box 629 Wolfeboro, NH 03894-0629
Civil Engineers / Surveyor / Agent:		Steven M. Oles, LLS Norway Plains Associates, Inc.	PO Box 268 Alton, NH 03809-0268



- LEGEND
- EXISTING MONUMENT
 - BOUND
 - NO MONUMENT FOUND OR SET
 - ◆ UTILITY POLE
 - N BY 25°30' E
-725.61' PROPERTY LINE
 - ▬ EDGE OF PAVEMENT
 - ▬ GRAYEL
 - ▬ OVERHEAD WIRES
 - ▬ FENCE
 - ▬ SETBACK LINE
 - ▬ TOE OF FILL
 - ☐ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - SEW
 - WATER SHUT OFF VALVE

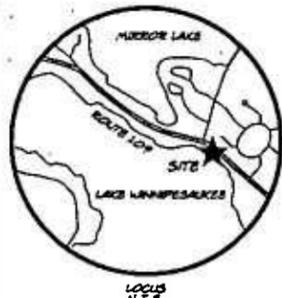
ABBREVIATION LEGEND:
 BDF - BRONZE BOUND FOUND
 DHP - DEEP HOLE FOUND
 IPI - IRON PIPE FOUND
 EBF - REBAR FOUND
 EBS - REBAR SET
 IEF - IRON ROD FOUND
 L - ARC LENGTH
 E - ARC RADIUS
 Δ - ARC DELTA ANGLE
 CB - ARC CHORD BEARING
 CL - ARC CHORD LENGTH
 (+/-) - DENOTES HEIGHT OF THE MONUMENT
 TM - TAX MAP #, LOT NUMBER
 CCED - CARROLL COUNTY REGISTER OF DEEDS

MONUMENT IDENTIFICATION ABBREVIATIONS:
 NPA - NORWAY PLAINS ASSOCIATES
 LSS - LAKES REGION SURVEY SERVICE
 LSC - LAND TECHNICAL SERVICE CORP.



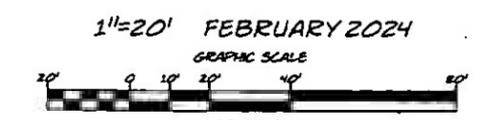
- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED BOATHOUSE LOCATION ON THE LOT.
 2. TOTAL PARCEL AREA: MAP 142, LOT 3 0.91 ACRES
 3. PARCEL IS ZONED SHORES FRONT RESIDENTIAL DISTRICT
 4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 40,560 SQ. FT., FRONTAGE = 150'
 5. BUILDING SETBACKS: FY = 30', SY = 25', RY = 25', SHORELINE = 50'
 6. THE LOT IS SERVICED BY THE MUNICIPAL WATER AND PRIVATE ON-SITE SEPTIC SYSTEMS.
 7. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD83
 8. THE EXISTING LOT IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED 5/19/2013 COMMUNITY # 330339 PANEL # 710 OF 825.
 9. FIELD PROCEDURES PERFORMED BETWEEN SEPTEMBER 30, 2021 AND NOVEMBER 15, 2021.
 10. LOT IS SUBJECT TO COVENANTS AND RESTRICTIONS DESCRIBED IN CDED BOOK 3556 PAGE 859 AS LONG AS THE AFFAIRS OF THE LIBBY MUSEUM ARE CONDUCTED IN ACCORDANCE WITH THE GENERAL DIRECTIONS Laid DOWN BY HENRY F. LIBBY IN HIS WILL DATED DECEMBER 26, 1931.

- CONSTRUCTION SEQUENCES:
1. INSTALL SITSLOC AS SHOWN ALONG SHORELINE IN AREA OF CONSTRUCTION.
 2. INSTALL TEMPORARY COFFERDAM.
 3. CONSTRUCT DIETBARS / DEWATERING SYSTEM DOWN AND STABILIZED BEFORE CONSTRUCTION TO BEGIN.
 4. EXCAVATE V BELOW BASE LAKE ELEVATION.
 5. ALL EXCAVATED MATERIALS TO BE HAUL OFF-SITE AND DISPOSED OF FOLLOWING ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 6. CONSTRUCT FOOTINGS AND WALLS FOR BOATHOUSE.
 7. BACKFILL AND COMPACT AROUND FOUNDATION AND ALONG SHORELINE PER CB SPECIMAN AREA.
 8. RECONSTRUCT EXISTING STONE RETAINING WALLS ALONG SHORELINE.
 9. ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT IN NO CASE SHALL BE LEFT UNSTABILIZED FOR MORE THAN 30 DAYS.
 10. CONSTRUCT DICK AREA, BOATHOUSE WELLS AND ROOF AREA.
 11. INSPECT AND REPAIR OR INSTALL ANY REMAINING TEMPORARY EROSION CONTROL MEASURES SUCH AS Silt FENCES PERTINENT TO THE CONSTRUCTION OF THE SITS AS SHOWN ON THE PLANS AFTER ANY SOIL EROSION OF 0.8 INCHES OR GREATER.
 12. AN AREA SHALL BE CONSIDERED STABLE WHEN BOTH OF THE FOLLOWING HAS OCCURRED:
 - A. A MINIMUM OF 87% VEGETATED AREAS HAS BEEN ESTABLISHED.
 - B. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 13. REMOVE TEMPORARY EROSION CONTROL ONLY PERMANENT TO ELIMINATE FLOW IMPEDIMENTS ONCE SCHEDULING IS FULLY ESTABLISHED.
 14. SITS TO BE INSPECTED WEEKLY OR AFTER 0.5" OF RAIN FALL TO BE SURE ALL SCOUR CONTROL MEASURES ARE IN WORKING ORDER.
 15. A WEEKLY REPORT AFTER 0.5" WILL BE ON FILE WITH THE CONTRACTOR ON SITE.



LAKE WINNIPESAUKEE
 LEGAL FULL LAKE EL.=504.32' (NGVD 29)
 EL.: 503.85' (NAVD 88, 10/12/2021)
 100 YEAR FLOOD EL.=506'

PROPOSED WETLAND IMPACT PLAN
 734 NORTH MAIN STREET
 WOLFEBORO
 CARROLL COUNTY
 NEW HAMPSHIRE
 FOR:
CARROLL COUNTY CONSTRUCTION



FILE NO. 406
 PLAN NO. C-3222
 DWG. NO. 21273 BOATHO

REVISIONS:
 REV.1 REVISE PER NHDES COMMENTS 06/05/2024
 REV.2 PATCH RETAINING WALL TO BE REBUILT 06/24/2024