



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

**Robert R. Scott, Commissioner**

October 28, 2024



110

Sam

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

**REQUESTED ACTION**

Approve 59 Lakewood Manor Road LLC's request to perform the following work on Sunapee Lake in Newbury pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-00449, and in accordance with RSA 482-A:3. No comments were submitted by the Newbury Conservation Commission regarding the project as proposed.

Raze an existing 27 foot x 42 foot boathouse and residence over public waters including two adjacent 6 foot x 42 foot piers, replace two existing 9 foot x 20 foot cribs and a single existing 7 foot x 20 foot crib with 12 pile supports, and reconstruct the boathouse with residence in a manner compliant with RSA 482-A:26 on 125 feet of frontage along Sunapee Lake in Newbury.

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 July 1, 2024 by Relax and Company, as received by the NH Department of Environmental Services (NHDES) on July 29, 2024.
2. This permit shall not be effective until the permit, including the approved plans, has been recorded in the Merrimack 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 owner of the property shall submit photographs and as-built plans, drawn to scale, including both a profile and detailed floorplans of the completed structure prior to taking occupancy in order to document compliance with RSA 482-A:26.
4. In accordance with RSA 482-A:26, no construction, modification, or maintenance activity that is contrary to RSA 482-A:26 shall be conducted
5. The boathouse structure shall be constructed as shown in the approved plans and specifications as required per Env-Wt 515.05(a) and RSA 482-A.
6. The lake end of the second floor area within the residence / boathouse footprint shall be restored to an open porch measuring no less than 10 feet x 27 feet as necessary to restore this structure's compliance with RSA 482-A:26.
7. In accordance with RSA 482-A:26, the first floor of the boathouse shall contain an interior open boat slip having dimensions measuring no less than 9 foot x 22 foot to accommodate a boat which shall at no point in time be modified in a fashion that would violate RSA 482-A.

[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. 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.
9. No portion of the structures shall extend more than 42 feet from the shoreline at full lake elevation (Elev. 1093.15) pursuant to Env-Wt 513.22, (a).
10. 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.
11. 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).
12. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
13. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters; Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.
14. 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.
15. 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.
16. 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.
17. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700.
18. 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 September 16, 2024. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 515.06(e), the modification of a boathouse regulated under RSA 482-A:26, Dwellings Over Water.
2. The applicant has an average of 125 feet of frontage along Sunapee Lake.

3. A maximum of 3 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 boathouse will provide 3 slips 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 Sunapee Lake a public hearing under RSA 482-A:8 is not required.
6. No concerns were received from the local Conservation Commission related to the project.
7. Per Rule Env-Wt 311.01(b), the applicant coordinated with the Natural Heritage Bureau (NHB) to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities.
8. On March 13, 2024, the Department received a letter from an abutter expressing concerns related to stormwater, drainage, grade changes, and extensive vibration from construction activities adversely affecting the abutter's property. The applicant addressed the abutters concerns in a letter dated July 29, 2024. The applicant's response letter outlined that the abutters house is approximately 90 feet upgradient of the boathouse and no regrading of the property is proposed that would adversely affect the abutters property. The applicant outlined that the concerns related to vibration will be addressed with a pre-construction survey, seismic monitoring and an insurance policy which would include the abutter on the policy.
9. The Department's review of available materials discovered that an open porch located on the lakeward side of the pre-existing boathouse footprint was enclosed and converted to living space in violation of Wetland Permit #1993-00338 and RSA 482-A:26. Furthermore, a portion of the boathouse designated as an interior boat slip was converted to living space in violation of Wetland Permit #1993-00338 and RSA 482-A:26.
10. This project when completed as approved and conditioned will correct the violations of RSA 482-A noted above by removing the areas converted to living space and restoring them to the previously existing uses and dimensions.

NHDES Wetlands Bureau permit #2024-00449 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

  
\_\_\_\_\_  
Robert R. Scott  
Commissioner



**STANDARD DREDGE AND FILL  
WETLANDS PERMIT APPLICATION**  
Water Division / Land Resources Management  
Check the Status of your Application



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

APPLICANT'S NAME: 59 Lakewood Manor Road, TOWN NAME: Newbury

	Administrative Use Only	File No.: 2024-00449
	Administrative Use Only	Check No.: 012649
	Administrative Use Only	Amount: 1400-
	Administrative Use Only	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.

<p><b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b></p> <p>Please use the <u>Wetland Permit Planning Tool (WPPT)</u>, the Natural Heritage Bureau (NHB) <u>DataCheck Tool</u>, the <u>Aquatic Restoration Mapper</u>, or other sources to assist in identifying key features such as: <u>Priority Resource Areas (PRAs)</u>, <u>protected species or habitats</u>, coastal areas, designated rivers, or designated prime wetlands.</p>	
Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> 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 type="radio"/> Yes <input checked="" type="radio"/> 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):</li> <li>NHB Project ID #: <b>NHB23-0800</b></li> </ul> </li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC):</li> <li>A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="radio"/> Yes <input type="radio"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats): <span style="float: right;">N/A</span>	
<b>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(I))</b> Provide a description of the project and the purpose of the project, the need for the proposed impacts; to jurisdictional areas, an outline of the scope of work to be performed, and whether impacts are temporary or permanent.	
<p>The proposed project involves the reconstruction of an existing boathouse located at 59 Lakewood Manor Road on Lake Sunapee in Newbury. The existing wooden support cribbing will be replaced with 24-inch diameter steel and concrete piles. This will reduce the overall footprint of the support structures within the lake by approximately 452 square feet. The existing wooden support cribbing has a footprint of approximately 500 square feet and the proposed piles will have a footprint of approximately 48 square feet.</p> <p>Once the new support piles are installed, a 42-foot long by 27-foot wide boathouse will be reconstructed in the same location as the existing boathouse. Two 6-foot-wide side decks will be located on each side of the boathouse for an overall footprint of 42 feet long by 39 feet wide.</p> <p>A temporary cofferdam will be installed during construction to dewater the work area and replace the support structures. This will result in a temporary impact area of approximately 10 feet around the edge of the existing boathouse. The total area of temporary impact within Lake Sunapee is approximately 2,500 square feet (52 linear feet). This includes the entire area under the boathouse and the 10-foot wide area around the boathouse for cofferdam installation.</p> <p>The replacement support structures are needed since the existing cribbing is sinking and the front end of the house has settled due to the lake substrate.</p>	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 59 Lakewood Manor Road	
TOWN/CITY: Newbury	
TAX MAP/BLOCK/LOT/UNIT: 19 / 654 / 482	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <span style="float: right; font-size: 1.2em;">Lake Sunapee</span> <input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.33716 N, 72.05167 W	

**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: 59 Lakewood Manor Road LLC

MAILING ADDRESS: [REDACTED]

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

EMAIL ADDRESS:

FAX: PHONE:

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

**SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))**

N/A

LAST NAME, FIRST NAME, M.I.: Riordan, Jennifer M.

COMPANY NAME: GM2 Associates, Inc.

MAILING ADDRESS: 197 Loudon Road

TOWN/CITY: Concord STATE: NH ZIP CODE: 03301

EMAIL ADDRESS: jriordan@gm2inc.com

FAX: PHONE: 603-856-7854

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

**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):

Env-Wt 400: The site was reviewed by a Certified Wetland Scientist on 1/12/2023 and 4/4/2023. No wetlands were identified on site. Wetland resource areas on the property include Lake Sunapee and its associated bank. The limits of these resources were identified based on field observations and aerial photographs.

Env-Wt 500: The requirements of Env-Wt 500 (Dug-In Basins and Boathouses) have been addressed in the application and design and are discussed further in the supplemental narrative.

Env-Wt 600, Env-Wt 700, and Env-Wt 900 are not applicable.

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Scrub-shrub Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Emergent Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Wet Meadow			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Vernal Pool			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Designated Prime Wetland			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Perennial Stream or River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Lake / Pond	0	0	<input checked="" type="checkbox"/>	2500	52	<input checked="" type="checkbox"/>
	Docking - Lake / Pond			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Banks	Bank - Intermittent Stream			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank - Perennial Stream / River			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Tidal	Tidal Waters			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Tidal Marsh			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Sand Dune			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Previously-developed TBZ			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
	Docking - Tidal Water			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
<b>TOTAL</b>		<b>0</b>	<b>0</b>		<b>2500</b>	<b>52</b>	

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

**MINIMUM IMPACT FEE:** Flat fee of \$400.

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

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

Permanent and temporary (non-docking): 2500 SF × \$0.40 = \$ 1000

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

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

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

Total = \$ 1400

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1400

<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>		
Initial each box below to certify:		
Initials: <i>JS</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>JS</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>JS</i>	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>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </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.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>		
SIGNATURE (OWNER): <i>[Signature]</i>	PRINT NAME LEGIBLY: <i>James Brass As Agent</i>	DATE: <i>2/18/24</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>[Signature]</i>	PRINT NAME LEGIBLY: <b>Jennifer Riordan</b>	DATE: <i>2/18/24</i>
<b>SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
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: <b>LINDA PLUNKETT</b>	
TOWN/CITY: <b>Newbury</b>	DATE: <i>02/20/2024</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

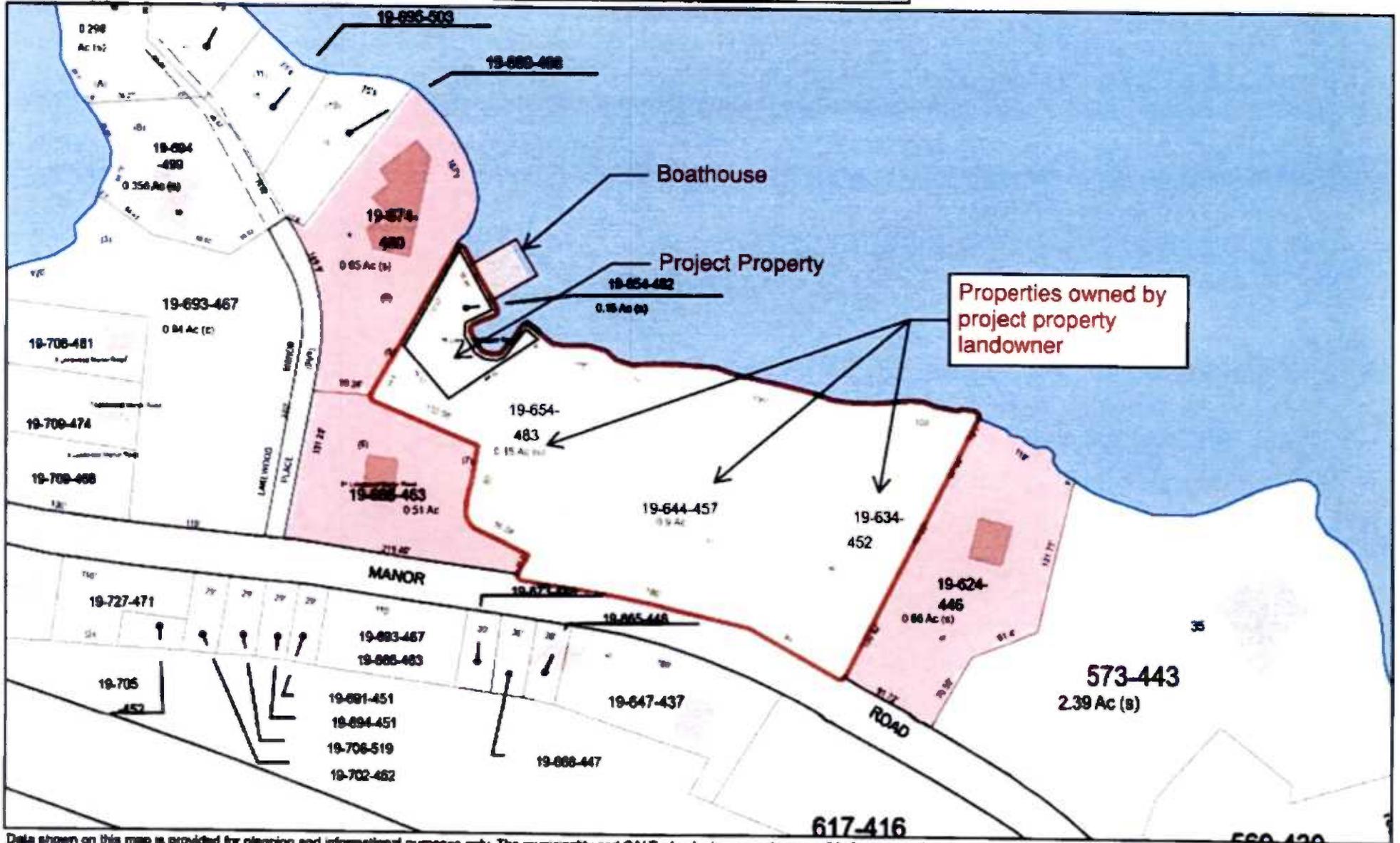
59 Lakewood Manor Road, Newbury, NH



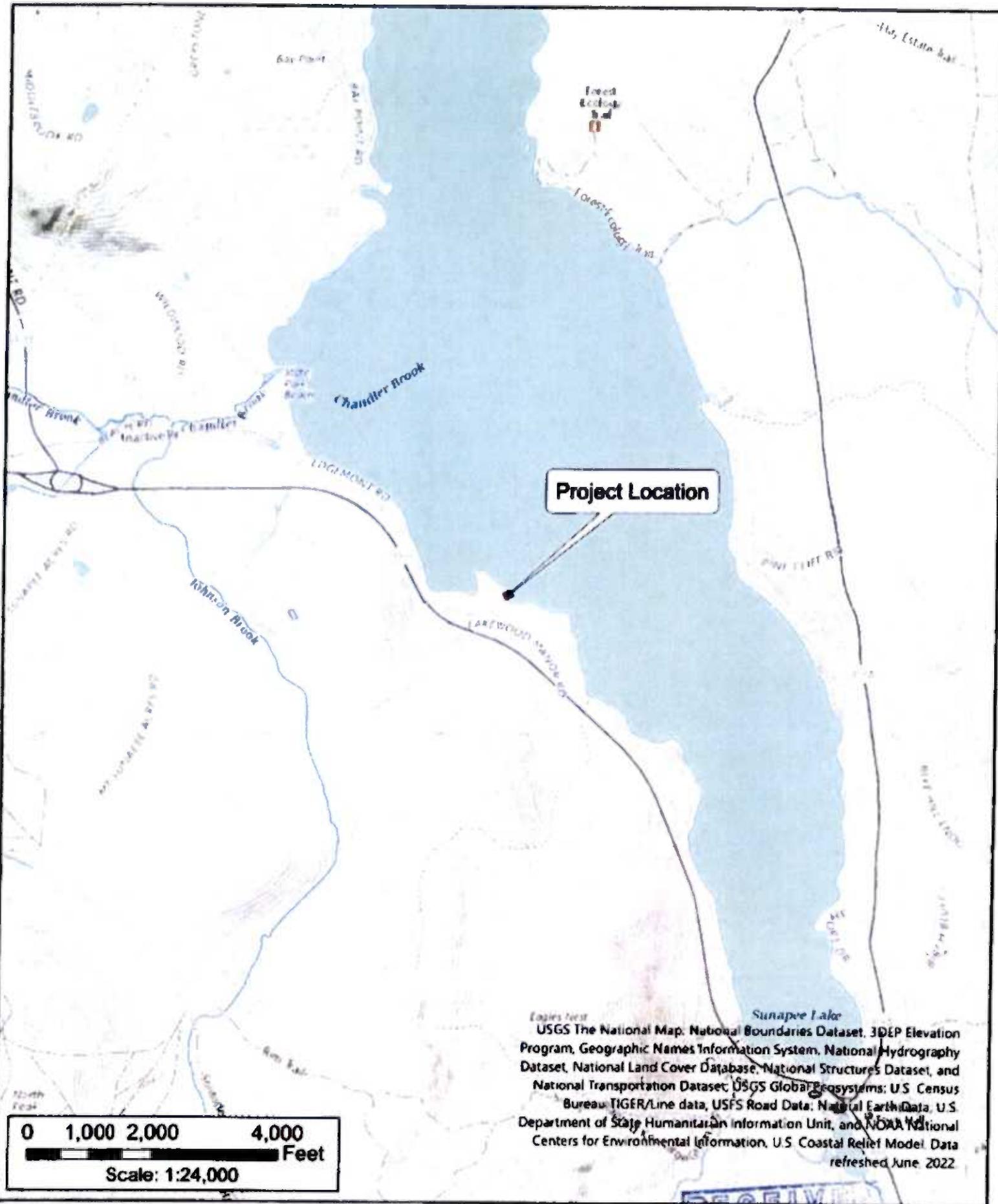
April 6, 2023

1 inch = 120 Feet

www.cai-tech.com



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.



Esri, Intel  
 USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset, USGS Global Ecosystems, U.S. Census Bureau TIGER/Line data, USFS Road Data, National Earth Data, U.S. Department of State Humanitarian Information Unit, and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model Data refreshed June 2022

0 1,000 2,000 4,000 Feet  
 Scale: 1:24,000



**USGS Location Map**  
 59 Lakewood Manor Road Boathouse  
 Newbury, NH

RECEIVED  
 FEB 21 2024  
 NHDES  
 REGIONAL OFFICE





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](mailto:courtney.l.lockwood@des.nh.gov), or (603) 271-8614.**



**DEPARTMENT OF THE ARMY**  
**US ARMY CORPS OF ENGINEERS**  
**NEW ENGLAND DISTRICT**  
**696 VIRGINIA ROAD**  
**CONCORD MA 01742-2751**

October 8, 2024

Regulatory Division  
CENAE-R-PEC  
Corps File No. NAE-2024-02291

59 Lakewood Manor Road, LLC  
702 Belgrove Road  
McLean, Virginia 22101

Dear Applicant:

This is to inform you that we have reviewed your application to conduct activities in Newbury, New Hampshire as described in New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau State Permit No. 2024-00449, dated September 16, 2024.

Based on the information you have provided, we have determined that a Department of the Army permit is not required for the work described in your submittal. Corps of Engineers regulatory jurisdiction encompasses all work in or affecting navigable waters of the United States under Section 10 of the Rivers and Harbors Act of 1899 and the discharge of dredged or fill material into all waters of the United States, including adjacent wetlands, under Section 404 of the Clean Water Act. Since no work in or affecting navigable waters will occur; and no fill will be placed in waters or wetlands, a Department of the Army permit is not required.

If you have questions concerning this, please contact us at 1-800-343-4789 or, if calling from within Massachusetts, at 1-800-362-4367.

Sincerely,

Frank J. Del Giudice  
Chief, NH & VT Section  
Regulatory Division

Copies Furnished:

Department of Environmental Services, 29 Hazen Dr., Concord, New Hampshire 03302  
Attn: Ms. Rumi Shrestha (Rumi.Shrestha@des.nh.gov)  
Attn: Ms. Melissa F. Rusinski (Melissa.F.Rusinski@des.nh.gov)

GM2 Associates, Inc., 197 Loudon Road, Suite 310, Concord, New Hampshire 03301  
Attn: Ms. Jennifer Riordan (jriordan@gm2inc.com) (603) 856-7854

Reconstruction of Existing Boathouse  
59 Lakewood Manor Road  
Newbury, NH

### List of Abutting Properties

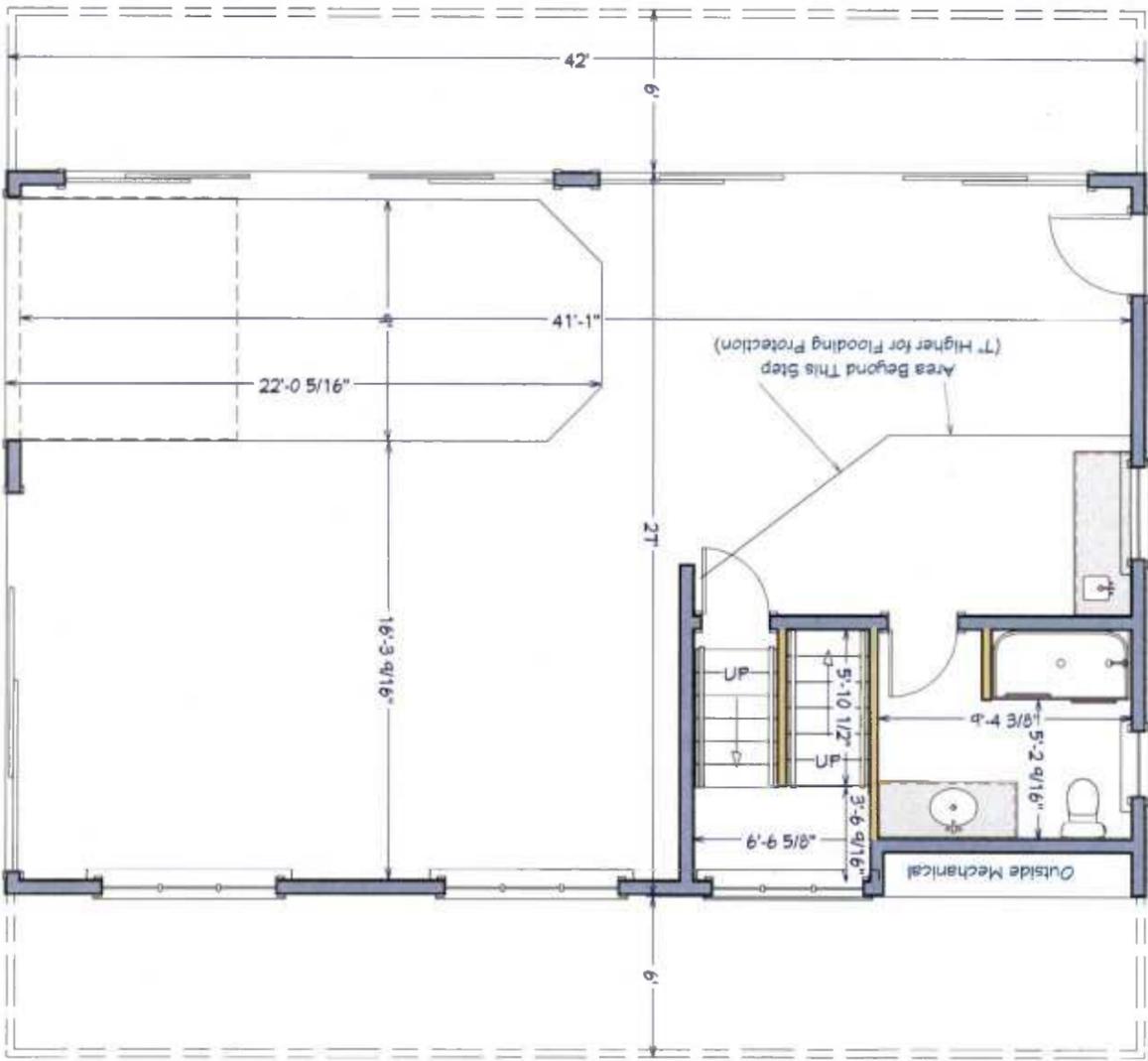
Map-Lot	Property Address	Owner Name and Mailing Address
19-674-480	[REDACTED]	William Chapman Trust C/O William Chapman [REDACTED]
19-666-463	[REDACTED]	Steven K. Muller [REDACTED]
19-624-446	[REDACTED]	Albert & Diane Cretella [REDACTED]

Note: Lots 19-654-483, 19-644-457, and 19-634-452 are owned by 59 Lakewood Manor, LLC (Mars Rev Trust). Since Lot 19-624-446 is within ¼ mile of the project, this property was included in the abutter notification.

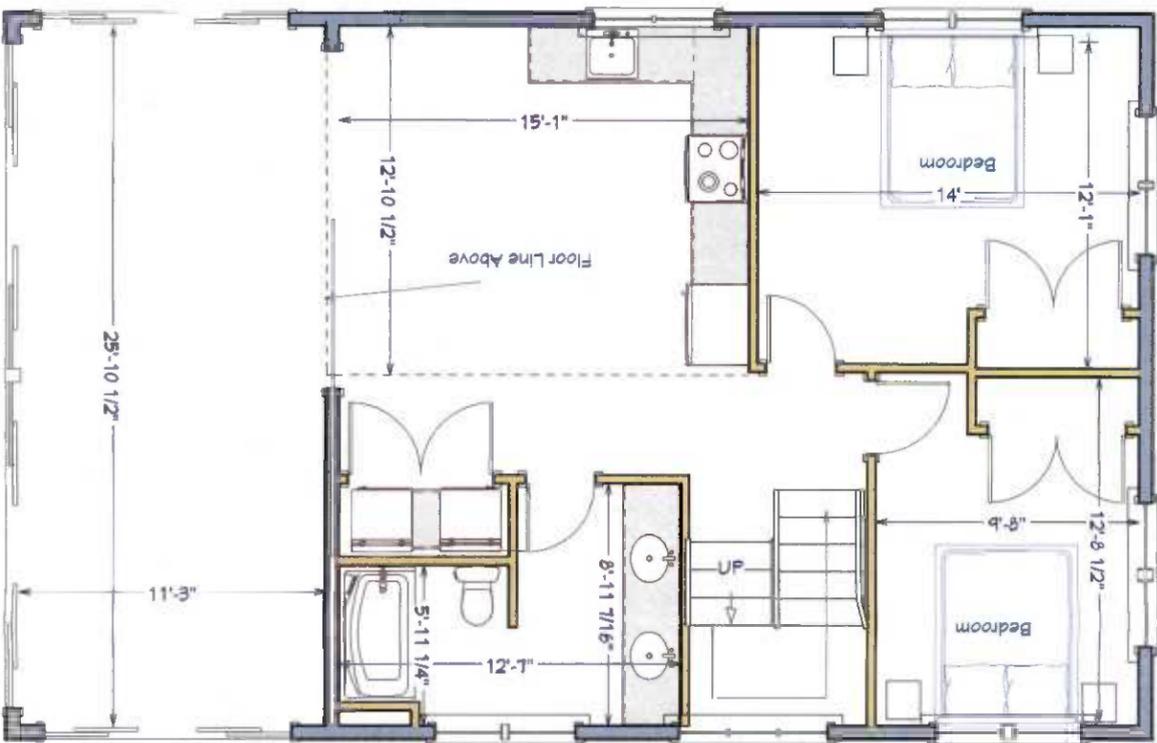




First Floor



Second Floor



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
Dimensioned  
Floor Plans

PROJECT DESCRIPTION:  
Mars Boathouse  
59 Lakewood Manor  
Newbury, NH

DRAWINGS PROVIDED BY:  
Relax and Company

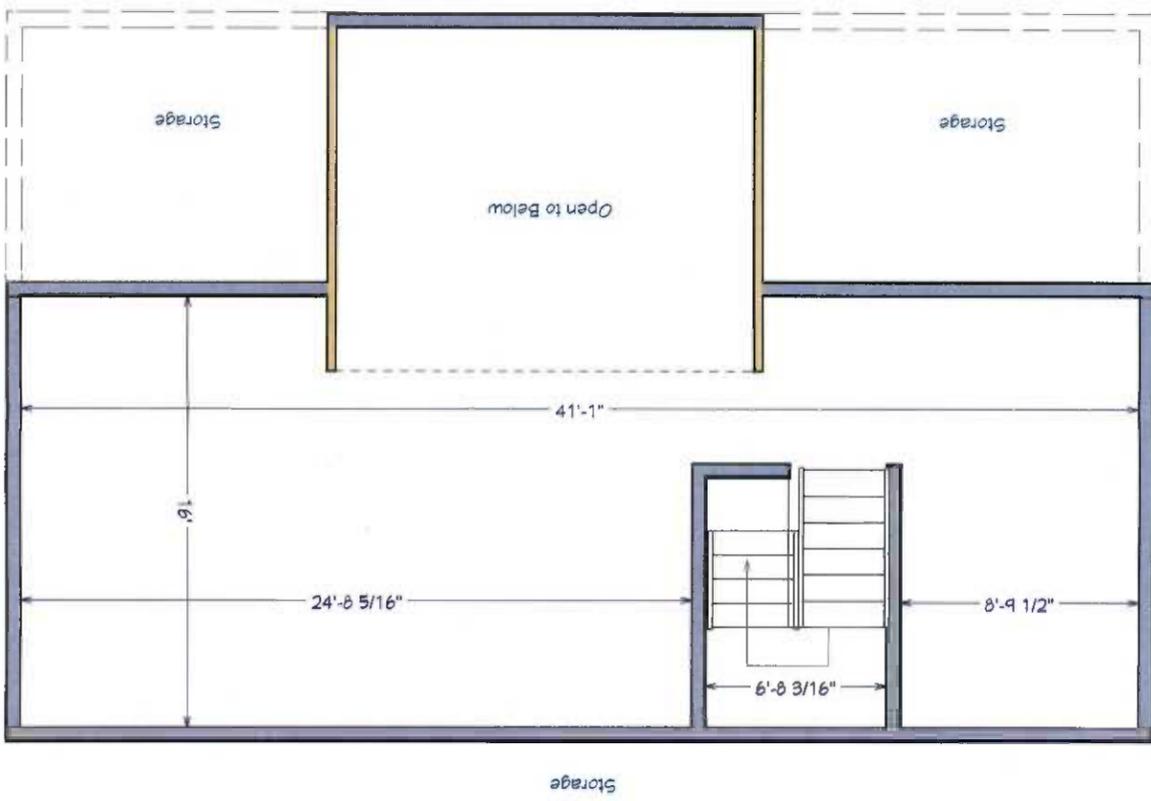
DATE:  
7/01/24

SCALE:  
1/4"=1'

SHEET:

A-1

Attic



SHEET:  
**A-2**

SCALE:

DATE:

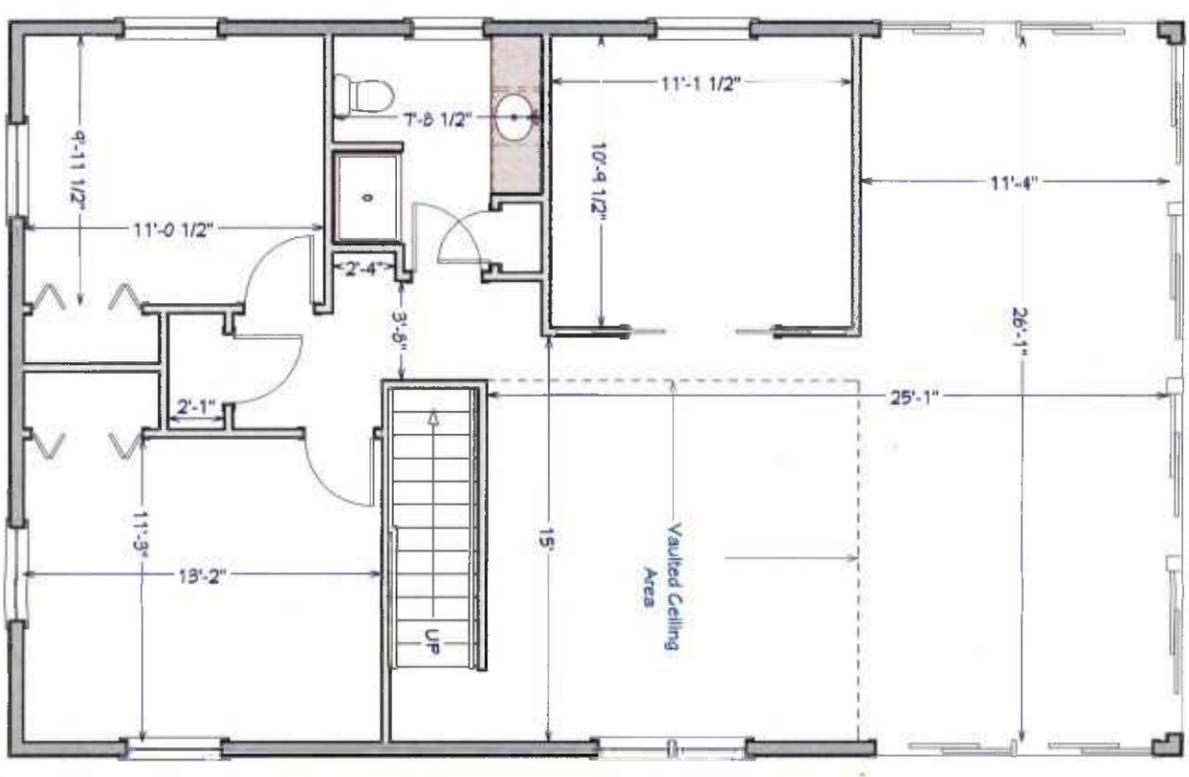
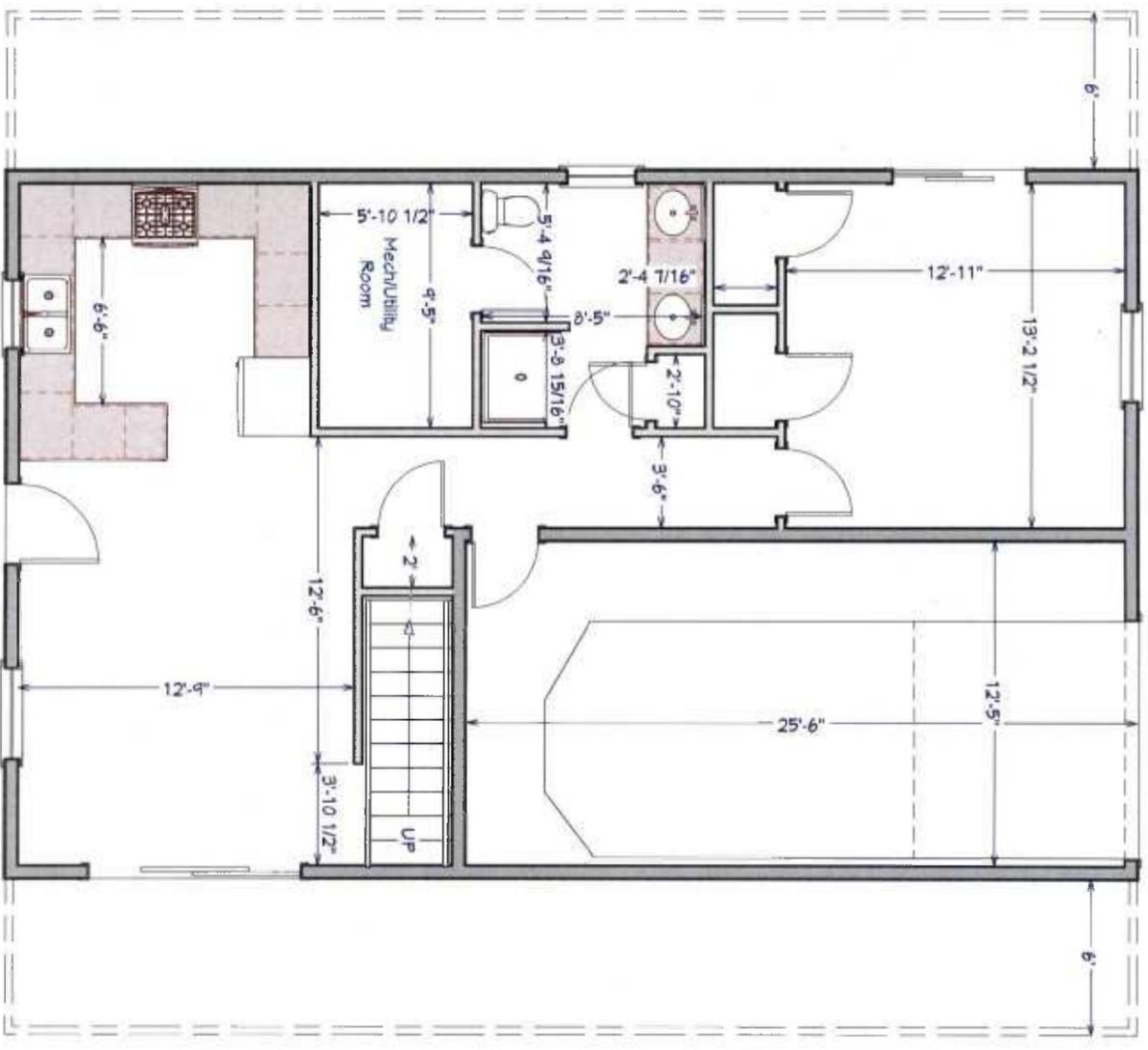
DRAWINGS PROVIDED BY:  
**Relax and Company**

PROJECT DESCRIPTION:  
**Mars Boathouse  
59 Lakewood Manor  
Newbury, NH**

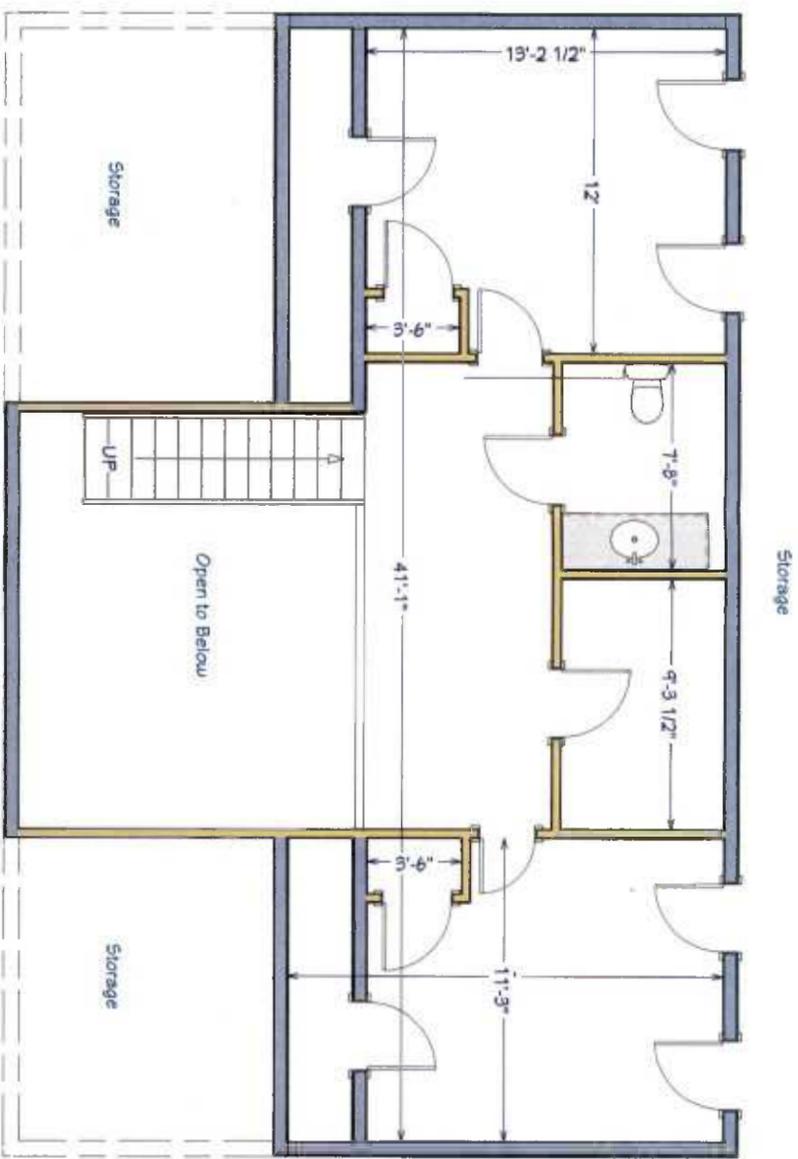
SHEET TITLE:  
**Dimensioned  
Floor Plans**

NO.	DESCRIPTION	BY	DATE





<b>A-1</b> SHEET:	SCALE: 1/4" = 1'	DATE: 12/30/22	DRAWINGS PROVIDED BY: Relax and Company	PROJECT DESCRIPTION: Mars Boathouse	SHEET TITLE: Boathouse As Built Floors 1 & 2	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																
	NO.	DESCRIPTION	BY	DATE																						



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
3rd Floor As Built

PROJECT DESCRIPTION:  
Mars Boathouse  
59 Lakewood Manor  
Newbury, NH 03255

DRAWINGS PROVIDED BY:  
Relax and Company

DATE:  
7/16/24

SCALE:  
1/4"=1'

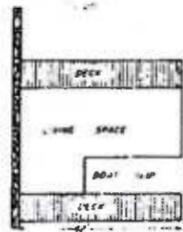
SHEET:

A-1



LOCATION MAP

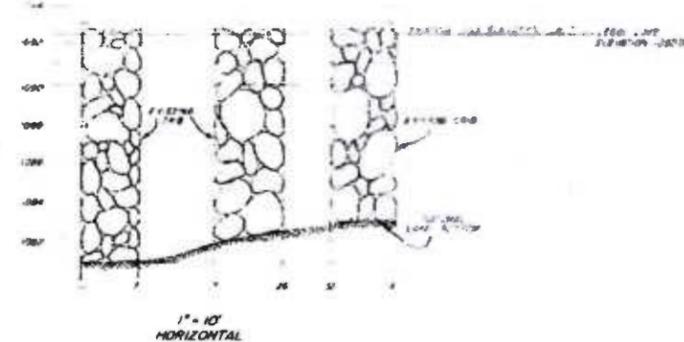
EXISTING FLOOR PLAN FIRST STORY



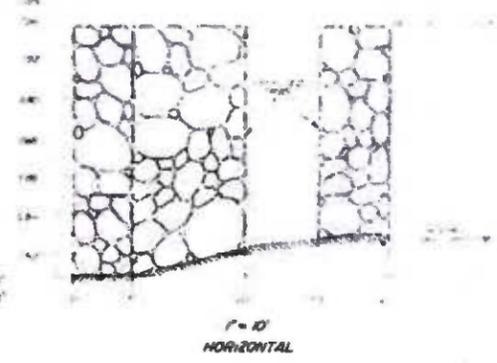
PROPOSED FLOOR PLAN FIRST STORY



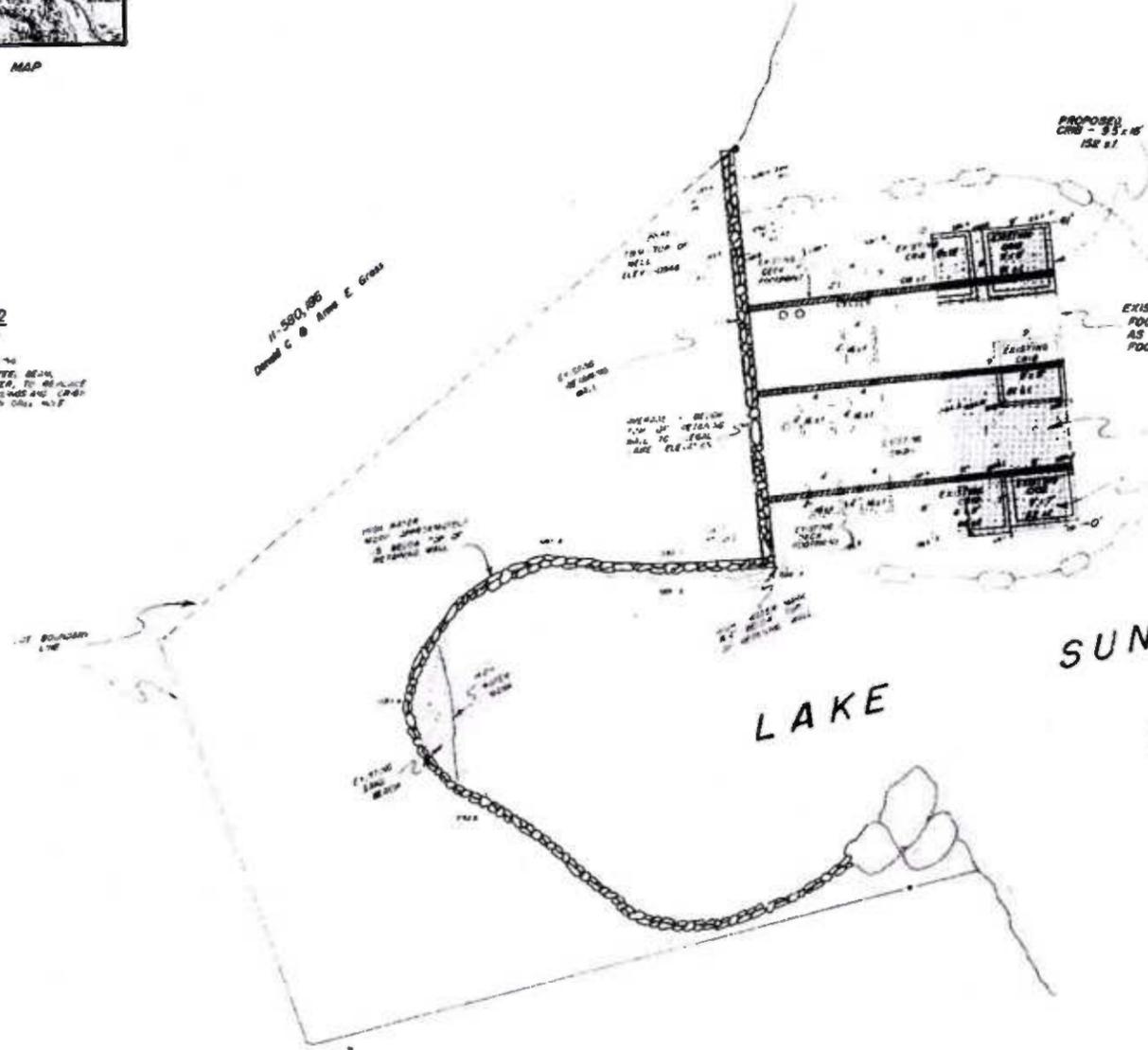
EXISTING X-SECTION OF BUILDING SUPPORT STRUCTURES AT GREATEST DEPTH



PROPOSED X-SECTION OF BUILDING SUPPORT STRUCTURES AT GREATEST DEPTH



LEGEND  
STEP BUILT  
4" x 8" PILE  
EXISTING PILING  
ABOVE WATER TO BE LEFT  
EXISTING PILING AND CRIBS  
TO REMAIN IN PLACE



SILTATION DAMPER TO BE IN PLACE PRIOR TO REMOVAL OF EXISTING CRIBS AND SHALL REMAIN IN PLACE DURING CONSTRUCTION

EXISTING BUILDING FOOTPRINT = SAME AS PROPOSED BUILDING FOOTPRINT

PROPOSED CRIBS 13 x 16 = 240 SF 7 x 14 = 98 SF

LEGAL LAKE ELEV = 1092.5' ON GAUGE @ 11.5'  
LAKE ELEV ON 11/92 = 1093.6' ON GAUGE @ 8.4'

RECEIVED  
MAY 21 2024  
MIDES  
REGULATIONS MANAGEMENT

11-582,174  
William W, Jr & Lynette Boden Ferguson  
and  
Paul A & Suzanne Boden Harris

EXISTING CRIB & PIER AREA = 57 x 1 (11 CRIBS & 3+ PIERS)  
PROPOSED CRIB AREA = 490 x 1 (13 CRIBS & 0 PIERS)

SITE PLAN

PROPERTY OF  
WILLIAM W, JR. and LYNETTE BODEN FERGUSON

LOCATED IN  
NEWBURY, N.H.  
JANUARY 1983



