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The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



66

February 6, 2025

Her Excellency, Governor Kelly A. Ayotte
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve Amy Clarkson President VCC Inc.'s request to perform the following work on Sunapee Lake in New London pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-02684, and in accordance with RSA 482-A:3. No comments were submitted by the New London Conservation Commission regarding the project as proposed.

Retain a 24 foot x 38 foot, two story, two slip boathouse over public waters with an irregular shaped 32 foot 10 inch long dock on the eastern side tapering from 8 feet 10 inches wide to 4 feet 11 inches wide and a 32 foot 10 inch long irregular shaped dock on the western side tapering from 7 feet 7 inches to 11 feet 4 inches, supported by a 3 foot x 24 foot crib, a 10 foot x 10 foot crib, a 10 foot x 8 foot 6 inch crib, an 8 foot 6 inch x 8 foot 6 inch crib and an 8 foot 6 inch x 9 foot 6 inch crib on approximately 235 feet of frontage along Lake Sunapee in New London.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all structures shall be retained as shown on the approved plans by Amy Clarkson, dated July 21, 2024, as received by the NH Department of Environmental Services (NHDES) on December 11, 2024.
2. This approval shall not be effective until it 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. In accordance with RSA 482-A:26,II, no person shall convert or modify the existing structure in order to make the structure suitable as a dwelling.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. 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.
6. 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.

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29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
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TDD Access: Relay NH 1 (800) 735-2964

EXPLANATION

NHDES approved this project on December 13, 2024. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 515.06(e), modification of a boathouse resulting in an increase in exterior dimensions.
2. On January 11, 1994, the Department denied a request for a permit to construct a second story over the pre-existing boathouse over public waters on the grounds that the project would not meet RSA 482-A:26 as it was worded at that time.
3. Subsequent to the issuance of the denial, the owner of the structure, VCC Inc., Virginia Clarkson, President, added a second story to the existing boathouse,
4. On September 9, 2024, the Department received an application from the owner of the structure, VCC Inc., Amy Clarkson, President, requesting approval to retain the structure as modified.
5. The current language of RSA 482-A:26 does not prohibit the addition of a second story to the structure provided it is neither used for residential purposes by one or more persons, nor contains kitchen, bathroom, shower, or toilet facilities
6. The structure is located on property having an average of 235 feet of frontage along Lake Sunapee.
7. A maximum of 4 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
8. The boathouse provides 4 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
9. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Sunapee a public hearing under RSA 482-A:8 is not required.
10. The Applicant requested a waiver, in accordance with Env-Wt 204, of Administrative Rule Env-Wt 515.03, (d), (7), which requires a boathouse to be a single-story structure with a ridgeline height not to exceed 20 feet above the normal high water line.
11. The applicant has demonstrated that granting the waiver will have no adverse effect on the environment, natural resources of the state, public health, public safety, nor impacts to abutting properties more significant than that which would result from complying with the rule as required to meet Rule Env-Wt 204.05, Criteria, (a), (1).
12. The applicant has demonstrated that strict compliance with Rule Env-Wt 515.03, (d), (7), will provide no benefit to the public and will provide both an operational and economic impact to the applicant as required to meet Rule Env-Wt 204.05, Criteria, (a), (2).
13. The request for a waiver meets the requirements of Rule Env-Wt 204.05, Criteria, and therefore, the waiver Rule Env-Wt 515.03, (d), (7), is granted.
14. No concerns were received from abutters nor the local Conservation Commission related to the project.
15. 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 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2024-02684 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

NHDES-W-06-012



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: VCC, Inc.

TOWN NAME: New London, NH

Administrative Use Only 2024 stamp and application details table with fields for File No., Check No., Amount, and 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? Does the property contain a PRA? If yes, provide the following information: Does the project qualify for an Impact Classification Adjustment... Protected species or habitat? Bog? Floodplain wetland contiguous to a tier 3 or higher watercourse? Designated prime wetland or duly-established 100-foot buffer? Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? Is the property within a Designated River corridor? If yes, provide the following information: Name of Local River Management Advisory Committee (LAC): A copy of the application was sent to the LAC on Month: Day: Year:

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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 type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	N/A
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(I))	
Provide a 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.	
Please see attached.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 157 Pilothouse Road	
TOWN/CITY: New London	
TAX MAP/BLOCK/LOT/UNIT: Map 79, Lot 6	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A	Lake Sunapee
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): N/A	

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Standard Dredge and Fill Wetlands Permit Application
Applicant: VCC, Inc.
Property: 157 Pilothouse Road, New London, NH

Section 2

Project Description

VCC, Inc. ("VCC") seeks an after-the-fact permit from NHDES for improvements that appear to have been made to an existing boathouse approximately 30 years ago without a wetlands permit. VCC, Inc. was originally incorporated in 1983 by Dr. Bayard D. Clarkson and Virginia C. Clarkson. The current directors of the company are the incorporators' children: Bayard Clarkson Jr., Ginger Clarkson, Lindsay Clarkson, and Amy Clarkson. The Clarkson siblings own and operate the enterprise together.

VCC, Inc. owns parcels in New London and is presently preparing some of them for sale. While preparing the properties for listing, the company discovered that a boathouse located at 157 Pilothouse Road was modified in 1995 without a permit from NHDES. To address that situation, and to provide comfort to a future owner regarding the structure, VCC now seeks an after-the-fact permit from NHDES.

On information and belief, a boathouse has existed at 157 Pilothouse Road in Herrick Cove of Lake Sunapee since at least the late 1950s. The company bases this conclusion on the fact that the current directors have snapshot photographs of themselves playing in the boathouse in approximately 1960. The boathouse was originally a two-slip structure with a gabled roof situated over the lake.

Records indicate that, in approximately 1993, Virginia Clarkson filed permitting paperwork with NHDES requesting to add a second floor to the boathouse. At that time it had two existing decks and an overhang area. Plans for the proposed addition described the addition as a "sleeping porch" with a covered porch area. It did not propose adding bathing or toilet facilities, a kitchen, or similar amenities that would make the property suitable for residential or year-round use. The application form described the structure as having 38' x 24' dimensions. The Wetlands Board of NHDES denied the application on January 19, 1994, citing RSA 482-A:26 and a regulation prohibiting boathouses located in or over waters. This was despite the fact that the proposed addition would not convert the space into a dwelling and the fact that the boathouse had already existed for several decades at the time of the application.

In 1995, it appears that Mrs. Clarkson requested a building permit from the Town of New London seeking to construct the second-floor addition to the existing boathouse. Based on permit application documents available from that time, it appears that Mrs. Clarkson attempted to confirm the permitting requirements independently. This is reflected in the building permit application, where Mrs. Clarkson stated under the penalties of perjury that she contacted the Wetlands Board office on July 24, 1995, and was told that no wetlands approval was required where the cribs were in "good condition" and "no work will be done in or below the water." The application also emphasizes that the proposed project required no change to the footprint. The town seemed to have found this sufficient, as it approved the permit on September 11, 1995, and the boathouse was modified sometime thereafter.

Standard Dredge and Fill Wetlands Permit Application

Applicant: VCC, Inc.

Property: 157 Pilothouse Road, New London, NH

The company is unable to gather more information regarding the events leading up to this modification beyond what is in the permitting records. Mrs. Clarkson passed away in 2019, and Dr. Clarkson is in advanced age and suffers from dementia, so he is unable to recall the events of this time. None of the company's current directors was involved in the process of modifying the boathouse in the 1990s. They recently learned for the first time that the structure lacked a permit from NHDES, and they promptly sought legal counsel to assist in this process and coordinate with NHDES to obtain a permit.

The structure has existed in its current form for nearly 30 years. The upstairs area presently has a ping-pong table and is used for seasonal daytime use accessory to boating and swimming. Although original plans identified the second-floor addition as a "sleeping porch," it was never used or intended for residential or overnight use, and indeed it is unsuitable as such given the absence of running water and presence of insects. The second floor is also open to fresh air and not completely screened or otherwise enclosed. Based on a review of available permitting applications and records, there were no changes to the dimensions or footprint of the original boathouse, and neither the original cribs nor docks appear to have been modified during construction. The only change was to alter the construction of the existing boathouse by adding a second floor with the same gabled roof style. With this application, VCC seeks an after-the-fact permit for the second story addition and includes waiver requests where necessary to reflect the after-the-fact nature of the application. This is a permanent impact, given the nature of the addition to the structure.

4891-0682-6947, v. 1

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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: VCC, Inc. (Amy S. Clarkson, President)		
MAILING ADDRESS: c/o Cleveland, Waters and Bass, P.A., [REDACTED]		
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]		
FAX: N/A	PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Philip M. Hastings, Esquire		
COMPANY NAME: Cleveland, Waters and Bass, P.A.		
MAILING ADDRESS: Two Capital Plaza, 5th Fl.		
TOWN/CITY: Concord	STATE: NH	ZIP CODE: 03301
EMAIL ADDRESS: hastingsp@cwbp.com		
FAX: 603-224-6457	PHONE: 603-224-7761	
ELECTRONIC COMMUNICATION: By initialing here, 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.		

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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 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	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			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL							

SECTION 12 - APPLICATION FEE (RSA 482-A:3, 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): SF × \$0.40 = \$

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

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

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

Total = \$

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

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials:	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials:	The signer understands that: <ul style="list-style-type: none"> 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. 	
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
<small>Signed by:</small>		
SIGNATURE (OWNER): <i>Amy S. Clarkson</i>	PRINT NAME LEGIBLY: Amy S. Clarkson, President	DATE: 9/3/2024
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
<small>Documented by:</small>		
SIGNATURE (AGENT, IF APPLICABLE): <i>Philip M. Hastings</i>	PRINT NAME LEGIBLY: Philip M. Hastings, Esq.	DATE: 9/3/2024
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>William F. Kidd III</i>	PRINT NAME LEGIBLY: William F. Kidd III	DATE: 9/4/24
TOWN/CITY: <i>New London</i>		

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DIRECTIONS FOR TOWN/CITY CLERK:

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

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".

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

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

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Standard Dredge and Fill Wetlands Permit Application
NHDES Wetlands Bureau File #2024-02684
Applicant: VCC, Inc.
Property: 157 Pilothouse Road, New London, NH

Applicant's Reply to Determination of Administratively Incomplete Application

VCC, Inc. hereby submits this reply to the determination of the NHDES Wetlands Bureau dated September 9, 2024 that the above-referenced Application is administratively complete and states as follows:

1. The Applicant modifies *Section 11 - Impact Area (Env-Wt 311.04(g) of the Application* to identify the jurisdictional area of impact to the surface of a lake or pond as being **912 square feet of permanent impact, after-the fact (ATF)**. The jurisdictional area of impact comprises the 38 foot by 24 foot structure which is the subject of the Application as described in and depicted on the Project Description and Project Plans.

2. By initialing below, the Applicant's President and its Authorized Agent each certify in accordance with *Section 14 - Required Certifications (Env-Wt 311.11) of the Application* that:

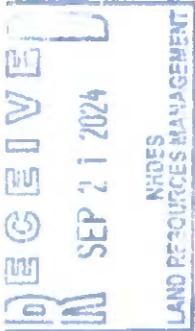
Initial: ASC DS: PMH To the best of the signer's knowledge and belief, all required notifications have been provided.

Initial: ASC DS: PMH The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.

Initial: ASC DS: PMH The signer understands that the submission of false, incomplete, or misleading information constitutes grounds for NHDES to:

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.

3. With respect to the request to provide *maps, or electronic shape files and meta data, and other attachments specified in Env-Wt 311.06 (Env-Wt 311.03(b)(5)), including the Natural Heritage Bureau (NHB) memo containing the NHB identification number and results*, the Applicant notes that the Application included a blanket request for waivers from certain submittal requirements, including but not limited to, those set forth in Env-Wt 311.06(c), (d), (g) and (h) (the requirement for the NHB memo is contained in Env-Wt 311.06(g)). As indicated in the waiver request, the submittal information required by these specific rules will be of limited utility in reviewing this application for an after-the-fact permit for work on an existing structure over 30 years ago which did not involve the cribs or the lakebed. On the other hand, requiring strict compliance with these rules would result in undue delay and financial expense to the Applicant.



*Standard Dredge and Fill Wetlands Permit Application
NHDES Wetlands Bureau File #2024-02684
Applicant: VCC, Inc.
Property: 157 Pilothouse Road, New London, NH*

Based on the foregoing, the Applicant requests that the NHDES Wetlands Bureau deem the Application administratively complete and sufficient for review.

Respectfully Submitted,

OWNER/APPLICANT:
VCC, INC.

Signed by:
By: Amy S. Clarkson
Amy S. Clarkson, President
Date: 9/10/2024

AUTHORIZED AGENT:
CLEVELAND, WATERS AND BASS, P.A.

DocuSigned by:
By: Philip M. Hastings
Philip M. Hastings
Date: 9/10/2024



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: VCC, Inc.
c/o Cleveland, Waters and Bass, PA
Two Capital Plaza, 5th Floor
Concord, NH 03301

From: NH Natural Heritage Bureau

Date: 9/11/2024 (This letter is valid through 9/11/2025)

Re: Review by NH Natural Heritage Bureau of request dated 9/11/2024

Permit Type: Standard Dredge & Fill - Minimum; or Expedited

NHB ID: NHB24-2812

Applicant: VCC, Inc.

Location: New London
Tax Map: 79, Tax Lot: 6
Address: 157 Pilothouse Road

Proj. Description: This is an application for an after-the-fact permit for the addition (in 1995) of a second floor to an existing boathouse constructed prior to 1960.

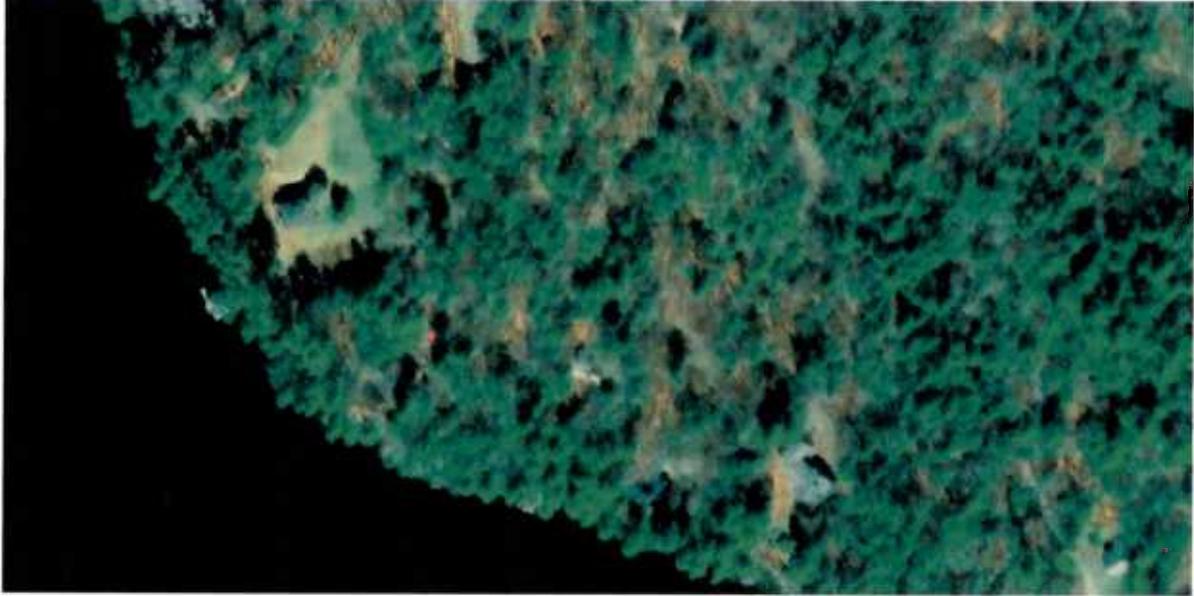
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded 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 NOTIFICATION POINTS FOR: NHB24-2812



Property List

Project Property: Tax Map 79, Lot 6; 157 Pilothouse Road, New London, NH

VCC, Inc.

Amy Clarkson, President

c/o Cleveland, Waters and Bass, P.A., [REDACTED]

[REDACTED]

With a confirming copy to

Amy Clarkson, President

[REDACTED]

VCC, Inc. also owns 155 Pilothouse Road, New London, NH and property on Route 103A, shown on the map above as Lots 3 and 5.

Abutters:

Owner	Lot(s)
Howard Heritage Trust Andrew F. Howard, Trustee [REDACTED]	171 Pilothouse Road, New London, NH (Tax Map 79, Lot 7) Route 103A lot (Tax Map 69, Lot 4, located across the street from the Project Property)
Fletcher and Patricia Stetson [REDACTED]	125 Pilothouse Road, New London, NH (Tax Map 79, Lot 4)

This drawing prepared by Amy Clarkson,
July 21, 2024

