



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

Robert R. Scott, Commissioner

76



March 3, 2025

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

**REQUESTED ACTION**

Approve Sun Lake Village Docks LLC's request to perform the following work on Winnisquam Lake in Belmont pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03253, and in accordance with RSA 482-A:3. No comments were submitted by the Belmont Conservation Commission regarding the project as proposed.

Install a single 6 foot x 40 foot seasonal pier accessed by a set of 6 foot x 12 foot stairs constructed over the bank, install a seasonal "W" shaped docking structure consisting of three 6 foot x 30 foot piers connected by two 4 foot x 10 foot walkways, install four seasonal personal watercraft lifts, construct three concrete anchoring pads and construct a 5 foot wide 605 square foot permeable walkway on 375 feet of leased frontage along Lake Winnisquam in Belmont.

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 December 20, 2024, by Walker Magrauth, as received by the NH Department of Environmental Services (NHDES) on December 20, 2024.
2. This permit shall not be effective until it has been recorded in the Belknap County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. The concrete pad shall be constructed landward of the normal high water line (Elev. 482.35) as required per Env-Wt 513.13, (d).
4. Any reduction of the property frontage leased 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.
5. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
6. All portions of the docking structures shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.
7. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.

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

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

8. The seasonal dock shall be removed from the water prior to applying any paint, stain, or other preservative coating, and not returned to the water until after such coating is dry as required per Env-Wt 513.22(b)(4).
9. 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).
10. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:9, V(g).
11. All 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. This permit does not convey a property right. All structures shall be removed from public waters upon termination of the lease agreement allowing use of the adjacent frontage.
13. 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.
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 January 17, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), the proposed dock is part of a docking system providing five or more slips on the frontage.
2. The applicant has leased an average of 375 feet of frontage along Lake Winnisquam from the NH Department of Transportation.
3. A maximum of 6 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 6 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 Lake Winnisquam a public hearing under RSA 482-A:8 is not required.
6. No concerns were received from abutters nor the local Conservation Commission related to the project.
7. The NHDES finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900 were requested or approved under this permit action.

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
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NHDES Wetlands Bureau permit #2024-03253 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

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

Robert R. Scott  
Commissioner



## STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management  
Wetlands Bureau



[Check the Status of your Application](#)

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

APPLICANT'S NAME: **Sun Lake Village Docks LLC**      TOWN NAME: **Belmont**

	Administrative Use Only	Administrative Use Only	File No.: <b>224-03253</b> Check No.: <b>110</b> Amount: <b>\$2274.00</b> Initials:
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A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b> Please use the <a href="#">Wetland Permit Planning Tool (WPPT)</a> , the Natural Heritage Bureau (NHB) <a href="#">DataCheck Tool</a> , the <a href="#">Aquatic Restoration Mapper</a> , or other sources to assist in identifying key features such as: <a href="#">priority resource areas (PRAs)</a> , <a href="#">protected species or habitats</a> , 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:	
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> <li>• Protected species or habitat?                         <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): None specified</li> <li>○ NHB Project ID #: 24-1819</li> </ul> </li> <li>• Bog?</li> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	
<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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

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

**SECTION 2 - PROJECT DESCRIPTION (Env-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.

Install two separate seasonal docking structures consisting of a single 6ft x 40ft stand-alone dock and a second larger docking structure consisting of three 6ft x 30ft seasonal docks with two 6ft x 12ft connecting walkways along the shore supported by three; 4ft x 7ft concrete anchoring pads on shore. A request for seasonal watercraft lifts, 6ft wide access stairs built "over the bank" and a 5ft wide, ±605 square foot path to dockage will also be requested.

**SECTION 3 - PROJECT LOCATION**

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: Off Sun Lake Drive

TOWN/CITY: Belmont

TAX MAP/BLOCK/LOT/UNIT: Map #104, Block #001

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnisquam

N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.50980° North  
-71.50446° West

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: Sun Lake Village Docks LLC			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: <i>DB</i> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Magrauth, Walker			
COMPANY NAME: Shorethings			
MAILING ADDRESS: 1011 Winona Road			
TOWN/CITY: New Hampton		STATE: NH	ZIP CODE: 03256
EMAIL ADDRESS: dockpermitsplus@gmail.com			
FAX:		PHONE: 603.217.7555	
ELECTRONIC COMMUNICATION: By initialing here: <i>[Signature]</i> , hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</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 <i>(NOT SAME AS APPLICANT)</i>			
NAME: NH Department of Transportation, <del>Rail Road</del> <i>BUREAU OF RAIL &amp; TRANSIT</i>			
MAILING ADDRESS: <i>P.O. Box 483</i>			
TOWN/CITY: <i>CONCORD</i>		STATE: NH	ZIP CODE: <i>03302</i>
EMAIL ADDRESS: <i>Railroad Property @dot.nh.gov</i>			
FAX:		PHONE: <i>603-271-2468</i>	
ELECTRONIC COMMUNICATION: By initialing here: <i>[Signature]</i> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			

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

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

Proposed construction/installation of dockage will provide ten new boatslip per RSA482A VIII(a) on this leased frontage. The applicant has leased a total of ±375' average frontage from the Department of Transportation, ~~Rail Road~~ division for this purpose.

Bureau of  
Rail & Transit

**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			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>	780		<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"/>	605	180	<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"/>
<b>TOTAL</b>					<b>1385</b>	<b>180</b>	

**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):	785 SF	× \$0.40 =	\$ 314
Seasonal docking structure:	780 SF	× \$2.00 =	\$ 1560
Permanent docking structure:	SF	× \$4.00 =	\$
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
Total =			\$

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2274

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

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

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

**SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)**

Indicate the project classification.

Minimum Impact Project     
  Minor Project     
  Major Project

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

Initial each box below to certify:

Initials: <i>DH</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: <i>DH</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>DH</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>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>
Initials: <i>DH</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>Don House</i>	PRINT NAME LEGIBLY: <i>Don House</i>	DATE: <i>7/11/24</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____	PRINT NAME LEGIBLY: Don House	DATE:
SIGNATURE (AGENT, IF APPLICABLE): _____	PRINT NAME LEGIBLY: Walker Magrath	DATE:

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

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

TOWN/CITY CLERK SIGNATURE: _____	PRINT NAME LEGIBLY: _____
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*NHDES is Shoreland property owner*  
*irm@des.nh.gov or (603) 271-2147*  
*Michelle L. Winters*  
 NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302  
[www.des.nh.gov](http://www.des.nh.gov)

**Michelle L. Winters**  
**Director**  
 Aeronautics, Rail and Transit

**DIRECTIONS FOR TOWN/CITY CLERK:**

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

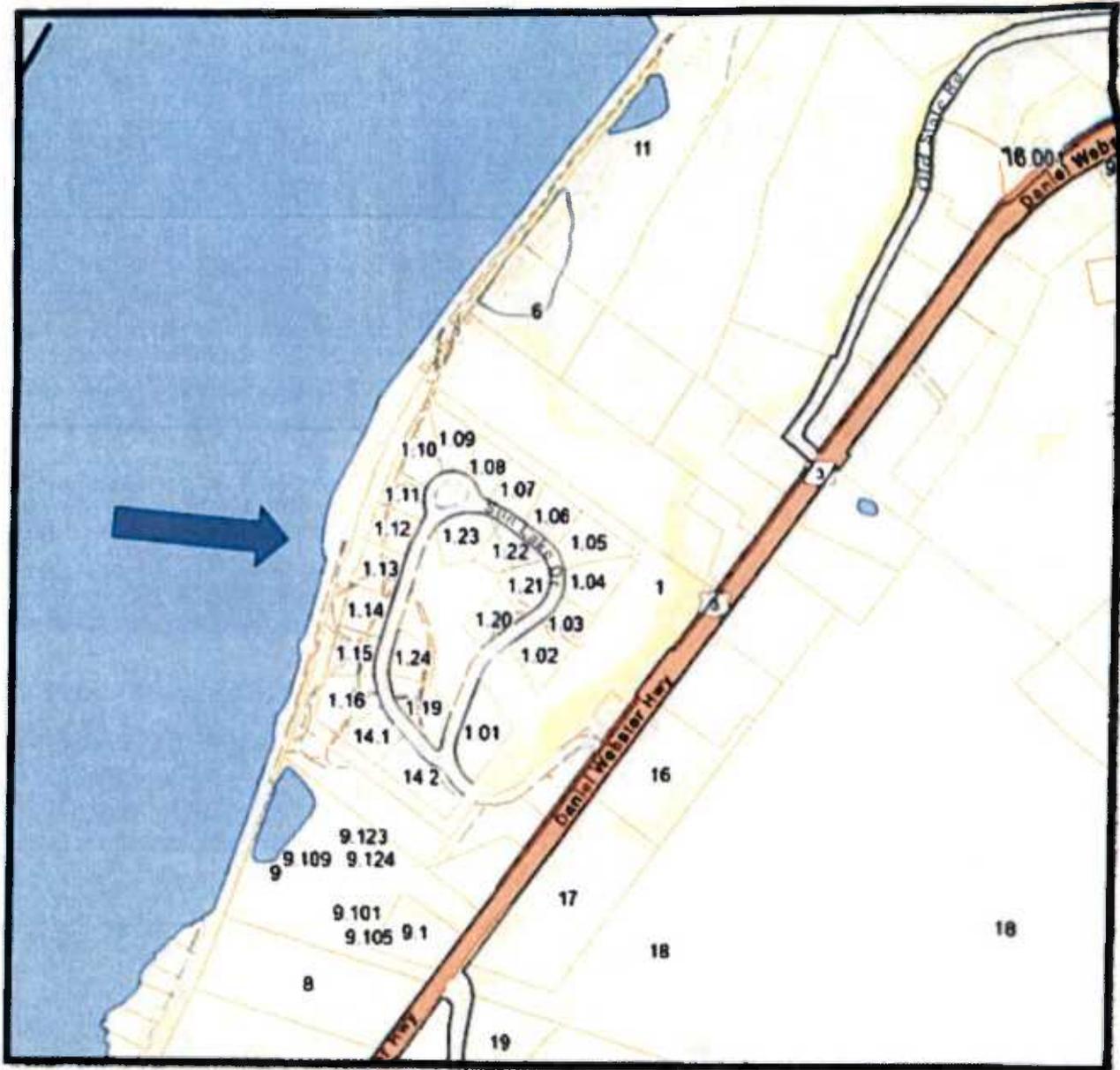
1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY 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".

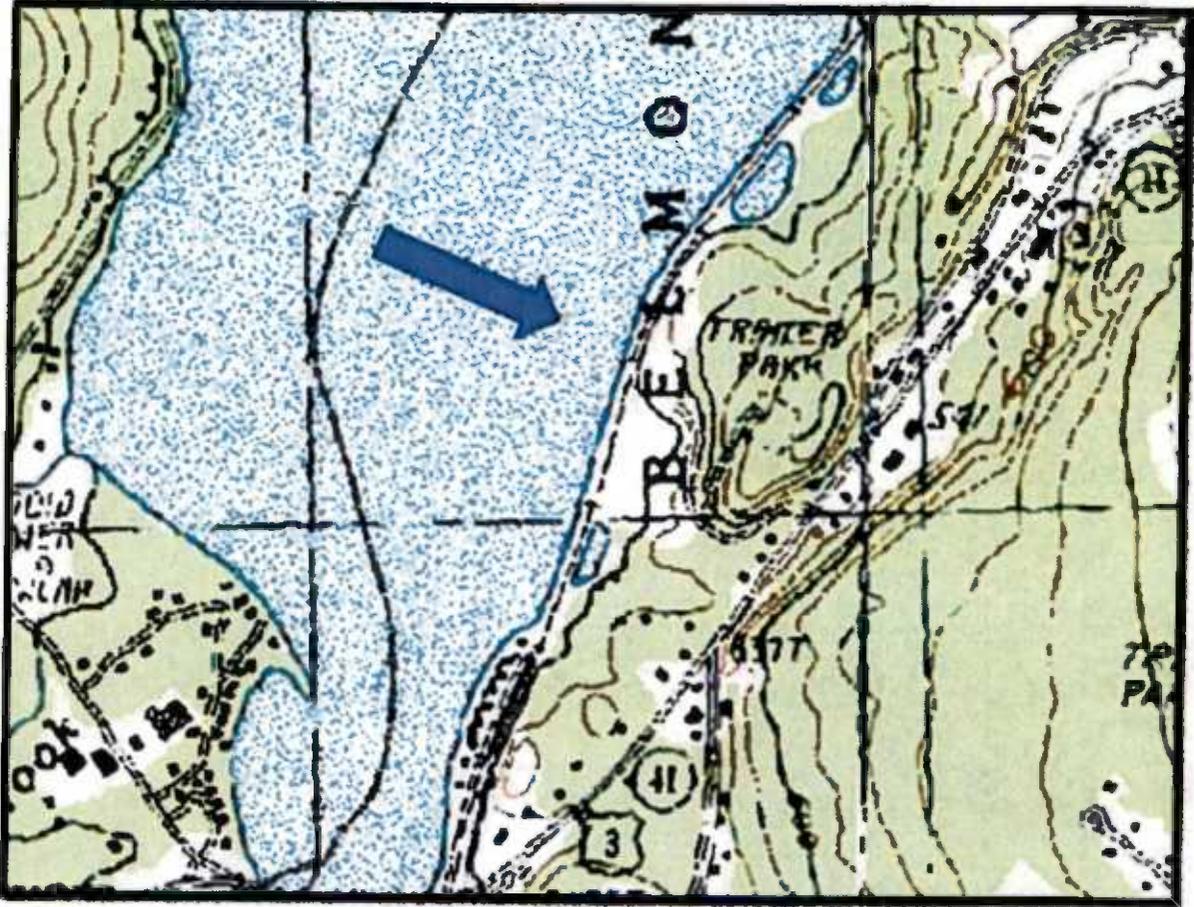
Sun Lake Village Docks LLC  
Off Sun Lake Drive  
Belmont Map/Lot # 104/001

Tax Map Project Locus



Sun Lake Village Docks LLC  
Off Sun Lake Drive  
Belmont Tax Map/ Block # 104/001

**USGS Project Locus**



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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

**From:** NH Natural Heritage Bureau

**Date:** 6/10/2024 (This letter is valid through 6/10/2025)

**Re:** Review by NH Natural Heritage Bureau of request dated 6/10/2024

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

**NHB ID:** NHB24-1819

**Applicant:** Walker Magrauth

**Location:** Belmont  
Tax Map: 104, Tax Lot: 001  
Address: off Sun Lake drive

**Proj. Description:** Install a 6ft x 40ft seasonal dock and "over the bank" lake access stairs, and install three 6ft x 30ft seasonal docks with three 4ft x 6ft 6in concrete anchoring pads on shore. construct an approximately 605 square foot footpath on shore for access to docks.

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

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MAP OF PROJECT BOUNDARIES FOR: NHB24-1819

