



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

76



March 18, 2025

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

REQUESTED ACTION

Approve Lands End Association's request to perform the following work on Lake Winnepesaukee in Moultonborough pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03405, and in accordance with RSA 482-A:3. No comments were submitted by the Moultonborough Conservation Commission regarding the project as proposed.

Impact 1,460 square feet of lake bed in order to dredge 49 cubic yards of material, repair 140 linear feet of retaining wall, replace 6 foot wide water access steps, regrade and replenish 85 cubic yards of sand on a 5,380 square foot beach, install 4 foot wide steps to access existing docks, remove 46 linear feet of a 3 foot, 9 inch wide wharf on an average of 438 linear feet of frontage along Lake Winnepesaukee in Moultonborough.

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 January 8, 2025, by Terrain Planning & Design, LLC, as received by the NH Department of Environmental Services (NHDES) on January 12, 2025.
2. This permit shall not be effective until it has been recorded in the Carroll County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. In accordance with Env-Wt 307.10(f), dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are contained within turbidity controls that prevent turbid water from leaving the basins; and located outside of any jurisdictional area.
4. In accordance with Env-Wt 307.10(c), turbidity controls shall be installed prior to construction and maintained during construction such that no turbidity escapes the immediate dredge area; and remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
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. 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.
7. 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.

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. 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.
9. 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.
10. 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 February 11, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 523.04(c), the proposed amount of dredge material in public waters exceeds 30 cubic yards.
2. The total dredge area is less than 10,000 square feet; therefore, compensatory mitigation is not required per Env-Wt 313.04(a).
3. 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.
4. No concerns were received from abutters nor the local Conservation Commission related to the project.
5. 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 #2024-03405 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: Lands End Association

TOWN NAME: Moultonborough



Administrative
Use
Only

Administrative
Use
Only

File No: 2024-03405
Check No: 1001
Amount: 2736.00
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="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"> 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="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): n/a NHB Project ID #: NHB24-2997 	<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"> Name of Local River Management Advisory Committee (LAC): n/a 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: n/a	<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.	
<p>This project involves the replacement of existing shoreline walls in place. Two sets of 4' wide steps to the water will be replaced with one set of 6' wide steps. The existing beach will be regraded to remove the slope toward the water and make it level and the sand will be replenished. New 4' wide steps will be installed to access the existing dock. This portion of the project will temporarily impact 520 sf and permanently impact 4,860 sf. A permanent dock pier will be removed and two boat slips will be dredged to maintain an existing navigable passageway for safe boat access. The dredging will have a permanent impact of 1,460 sf and removal of 49 cubic yards of lake bottom silt.</p>	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 1-16 Lands End Lane	
TOWN/CITY: Moultonborough	
TAX MAP/BLOCK/LOT/UNIT: Map 291 Lot 43	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A Lake Winnepesaukee	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): _____	

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: Lands End Association, Melanie Garger President			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: decline			
FAX: n/a		PHONE: decline	
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.: Buck, Eric R.			
COMPANY NAME: Terrain Planning & Design LLC			
MAILING ADDRESS: 311 Kast Hill Road			
TOWN/CITY: Hopkinton		STATE: NH	ZIP CODE: 03229
EMAIL ADDRESS: ebuck@terrainplanning.com			
FAX: n/a		PHONE: 603-746-3512	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. ERB			
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: See above			
MAILING ADDRESS: See above			
TOWN/CITY: See above		STATE: --	ZIP CODE: -----
EMAIL ADDRESS: decline			
FAX: n/a		PHONE: decline	
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):

The project will replace an existing legal retaining wall and will be done in the dry, results in no change in length, location, or configuration, and will add no more than 6" to the width [Env-Wt 514.07(a)(3)]. The proposed wall repair will not contribute sand or sediment to adjacent surface waters, it will not impact a wetland or PRA and will comply with RSA 483-B and Env-Wq 1400 [Env-Wt 511.02(b) & 511.04(j)].

The existing beach is an existing legal structure [Env-Wt 511.07(a)(1)]; no sand will be placed below the normal high water line or ordinary high water mark [Env-Wt 511.07(a)(2)]; no work will be done in a wetland or PRA [Env-Wt 511.07(a)(3)]; and the beach will not be replenished more frequently than once in any 6-year period [Env-Wt 511.07(A)(5)].

The volume of material to be dredged by excavator on barge is 49 cubic yards, square footage to be dredged is 1,460 sf. The type of material is lake bottom silt. No invasive species or contamination of site is present. Turbidity curtain will be installed around work area, de-watering station set up on bank with clean stone bed & 'dirt bag' to filter water with erosion control measures. All materials off-hauled by barge off site to approved disposal area (Env-Wt 523.03).

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 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	1,400	60'	<input type="checkbox"/>	520	80'	<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"/>	4,860		<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		1,400	60'		5,380	80'	

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

<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input type="checkbox"/> 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).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 6,840 SF × \$0.40 = \$ 2,736
Seasonal docking structure: SF × \$2.00 = \$
Permanent docking structure: SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$
Total = \$ 2,736

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,736

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: <i>mmg</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>mmg</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>mmg</i>	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. 	
Initials: <i>mmg</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>Marianne M. Garger</i>	PRINT NAME LEGIBLY: <i>Marianne M. Garger</i>	DATE: <i>11/12/24</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Eric Buck</i>	PRINT NAME LEGIBLY: <i>Eric Buck</i>	DATE: <i>11/15/24</i>
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE: <i>Danielle LeBlanc</i>	PRINT NAME LEGIBLY: <i>Danielle LeBlanc</i>	
TOWN/CITY: <i>MOULTONBOROUGH</i>	DATE: <i>11.15.24</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".



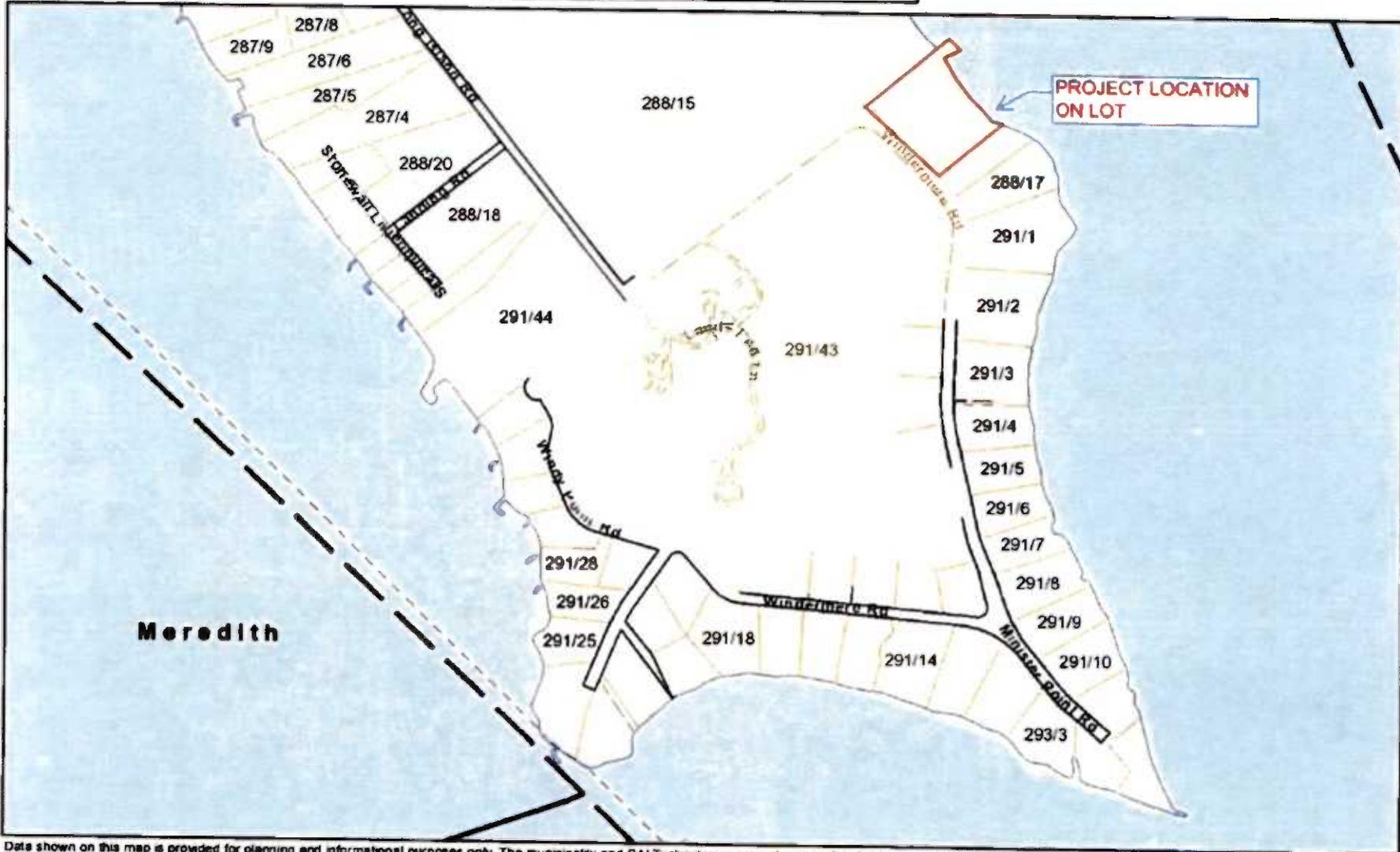
Moultonborough, NH



October 19, 2023

1 inch = 545 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.

**New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter**

To: Cindy Buck
311 Kast Hill Road
Hopkinton, NH 03229

From: NH Natural Heritage Bureau

Date: 10/1/2024 (This letter is valid through 10/1/2025)

Re: Review by NH Natural Heritage Bureau of request dated 10/1/2024

Permit Types: Shoreland Standard Permit
Moultonborough
Standard Dredge & Fill - Minor

NHB ID: NHB24-2997

Applicant: Cindy Buck

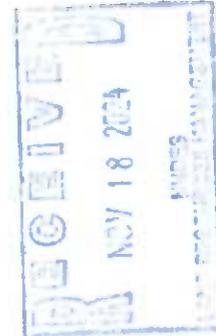
Location: Moultonborough
Tax Map: 291, Tax Lot: 43
Address: 1-16 Lands End Lane

Proj. Description: Reconstruct shoreline and beach walls, re-grade beach, replace gravel driveway with permeable pavers, install permeable patio. Replace existing steps to water and dock install new plantings & stormwater management, dredge boat slips to begin Fall 2025.

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.

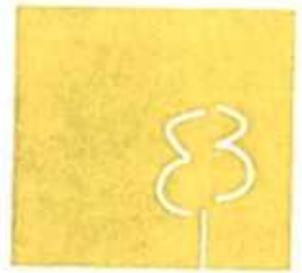
Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB24-2997





terrain
planning & design llc

Abutters List:

Client:

**Lands End Association
Melanie Garger, President
Mailing Address:**



Tax Map: 291
Lot # 43



Abutters to client's property:

**Wilbur H. Austin Grantor Trust
Barbara B. Grantor Trust
Hollis B. and Thomas A. Austin Co-Trustees**



Tax Map: 288
Lot # 15

**Jeffrey P. and Patricia W. Innis 2011 Trust
Jeffrey P. and Patricia W. Innis Trustees**



Tax Map: 288
Lot # 16

Kenneth A. and Cathy Melanson

Mailing Address:



Tax Map: 288

Lot #17

**Ann Quandt Revocable Trust
Ann and Robert Quandt Trustees**



Tax Map: 291

Lot # 1

Town Clerk:

**Julia Marchand
Moultonborough Town Clerk**

Mailing Address:

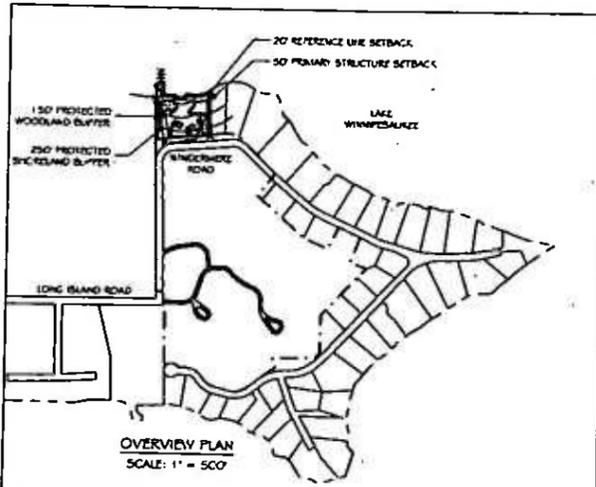
6 Holland Street

P.O. Box 15

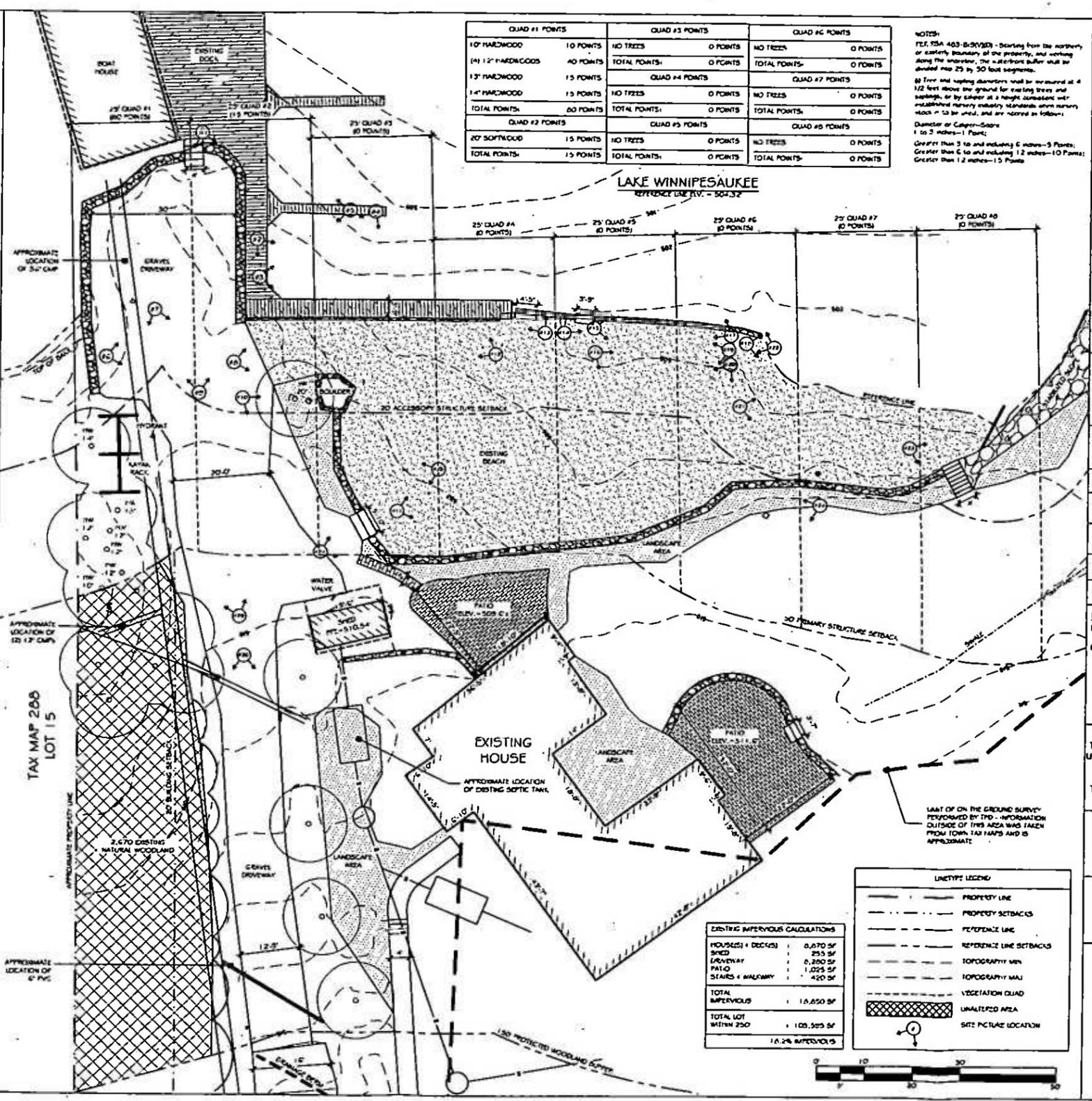
Moultonborough, NH 03254

Agent:

**Eric R. Buck, PLA, ASLA
Terrain Planning and Design, LLC
311 Kast Hill Road
Hopkinton, NH 03229**



- GENERAL NOTES**
1. BASE PLAN DEVELOPED FROM ON-SITE FIELD MEASUREMENTS BY TERRAIN PLANNING AND DESIGN, LLC AND SURVEY PLANS.
 2. THIS PLAN WAS PRODUCED FOR LANDSCAPE DESIGN AND ASSOCIATED PERMITTING. THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DATA SUCH AS THE DEED, RECORDED PLANS WITH THE COUNTY REGISTER OF DEEDS AND TOWN TAX MAPS.
 3. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY MANNER PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
 4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF MOUTONBOROUGH AND STATE OF NEW HAMPSHIRE. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
 5. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF FINISHED WORK.
 6. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
 7. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF FINISH WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
 9. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
 10. IT IS INTENDED THAT THE WORK BE DISCUSSURED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, OMISSIONS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
 11. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO DISPUTE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MOST EXPENSIVE WAY OF DOING WORK UNLESS OTHERWISE SPECIFIED.
 12. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
 13. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
 14. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
 15. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
 16. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 17. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR/ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 18. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 19. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
 20. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
 21. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 22. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING D&S FIRST TO ANY ELEVATION, 1-866-DIG-SAFE.



QUAD #1 POINTS		QUAD #3 POINTS		QUAD #6 POINTS	
10' HARDWOOD	10 POINTS	NO TREES	0 POINTS	NO TREES	0 POINTS
(4) 12" HARDWOODS	40 POINTS	TOTAL POINTS:	0 POINTS	TOTAL POINTS:	0 POINTS
13' HARDWOOD	15 POINTS				
14' HARDWOOD	15 POINTS				
TOTAL POINTS:	80 POINTS	TOTAL POINTS:	0 POINTS	TOTAL POINTS:	0 POINTS
QUAD #2 POINTS		QUAD #5 POINTS		QUAD #8 POINTS	
20' SOFTWOOD	15 POINTS	NO TREES	0 POINTS	NO TREES	0 POINTS
TOTAL POINTS:	15 POINTS	TOTAL POINTS:	0 POINTS	TOTAL POINTS:	0 POINTS

NOTES:

REF. RSA 403-B:90(20) - Bearing from the northern or eastern boundary of the property, and working along the reference line, the setback buffer shall be divided into 25' by 50' foot segments.

All tree and sapling diameters shall be measured at 4 1/2 feet above the ground for existing trees and saplings, or by caliper at a height consistent with established nursery industry standards when nursery stock is to be used, and are recorded as follows:

Diameter or Caliper-Scare

- 1 to 3 inches-1 Point;
- Greater than 3 to and including 6 inches-3 Points;
- Greater than 6 to and including 12 inches-10 Points;
- Greater than 12 inches-15 Points



311 East Hill Road
Hopkinton NH 03229
603.746.3512
terrainplanning.com

LANDS END ASSOCIATION

Site Location:
1-16 Lands End Lane
Moultonborough, NH 03254
Tax Map: 291
Lot #: 43

Prepared For:
Lands End Association
c/o Melanie Garger, President
PO Box 285
Moultonborough, NH 03254

EXISTING CONDITIONS PLAN

DATE: 05-20-24

SCALE: 1" = 80'

PROJECT #: 24034

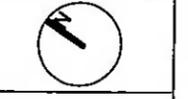
Drawn By: RMM

Checked By: EBB

REVISIONS: DATE:
Revised per client comments 06/14/24
Revised for permitting 10/11/24

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EX - 1



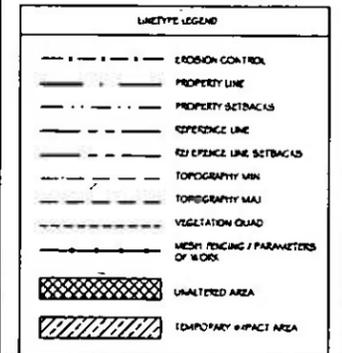
- EROSION CONTROL NOTES**
1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. LIMIT OF WORK IS NOTED ON THIS SHEET. CONTRACTOR TO WORK WITHIN THESE LIMITS AS SHOWN. NO AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE CALENDAR DAYS.
 2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM OF 4" LOAM (COMPACTED THICKNESS), FROD TO SEEDING AND MULCHING.
 4. ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCH LINES SHALL BE FULLY STABILIZED PRIOR TO MAKING STORMWATER DIRECTED TOWARDS THEM.
 5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WATER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS EXPOSED SURFACES.
 6. AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE TAVED;
 - B. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-FROGIVE MATERIALS, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; AND/OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
 8. IN NO WAY ARE THE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
 9. ALL EROSION CONTROL METHODS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AS WELL AS INDICATED IN THE NEW HAMPSHIRE STORMWATER MANUAL EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
 10. ALL ROADS, PATHS, DRIVEWAYS, PATIOS AND POOL DECKS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
 11. ALL CUT AND ALL SLOPES SHALL BE STABILIZED WITHIN 48 HOURS OF ACHIEVING FINISH GRADE.

Lands End Association	Existing Conditions	Proposed Conditions
50's for Accessory Structures		
Roof	4,815 SF	4,800 SF
Driveway	2,250 SF	1,625 SF
Walkway & Steps	115 SF	150 SF
Patio	0 SF	150 SF
Screen Enclosed Deck	7,100 SF	6,815 SF

- ACCESSORY STRUCTURE NOTES**
1. ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 12' IN HEIGHT AS MEASURED FROM THE LOWEST ADJACENT GROUND LEVEL ELEVATION.
 2. ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 7.5 SF IN AREA PER LINEAR FOOT OF SHORELINE FRONTAGE, OR 8 THE EXISTING STRUCTURES EXCEED THAT NUMBER, PROPOSED SF CANNOT EXCEED THE EXISTING.
 3. 30% OF ACCESSORY STRUCTURE AREA ALLOWED FOR WATER ACCESS STRUCTURE TO BE WITHIN 20' OF REFERENCE LINE.
 - 3,625 SF ACCESSORY STRUCTURE AREA ALLOWED
 - 2,625 SF OF ALLOWED WITHIN 20' OF REFERENCE LINE
 - 2,700 SF BEACH + 1,400 SF DRIVEWAY + 60 STEPS = 4,300 SF EXISTING
 - 2,500 SF BEACH + 1,100 SF DRIVEWAY + 75 SF STEPS = 3,775 SF PROPOSED
 4. NEW EXISTING STRUCTURES CAN USE NO MORE THAN 20% OF SHORELINE.
 - 430 LF SHORELINE + 20 = 68 LF
 - 172 LF EXISTING

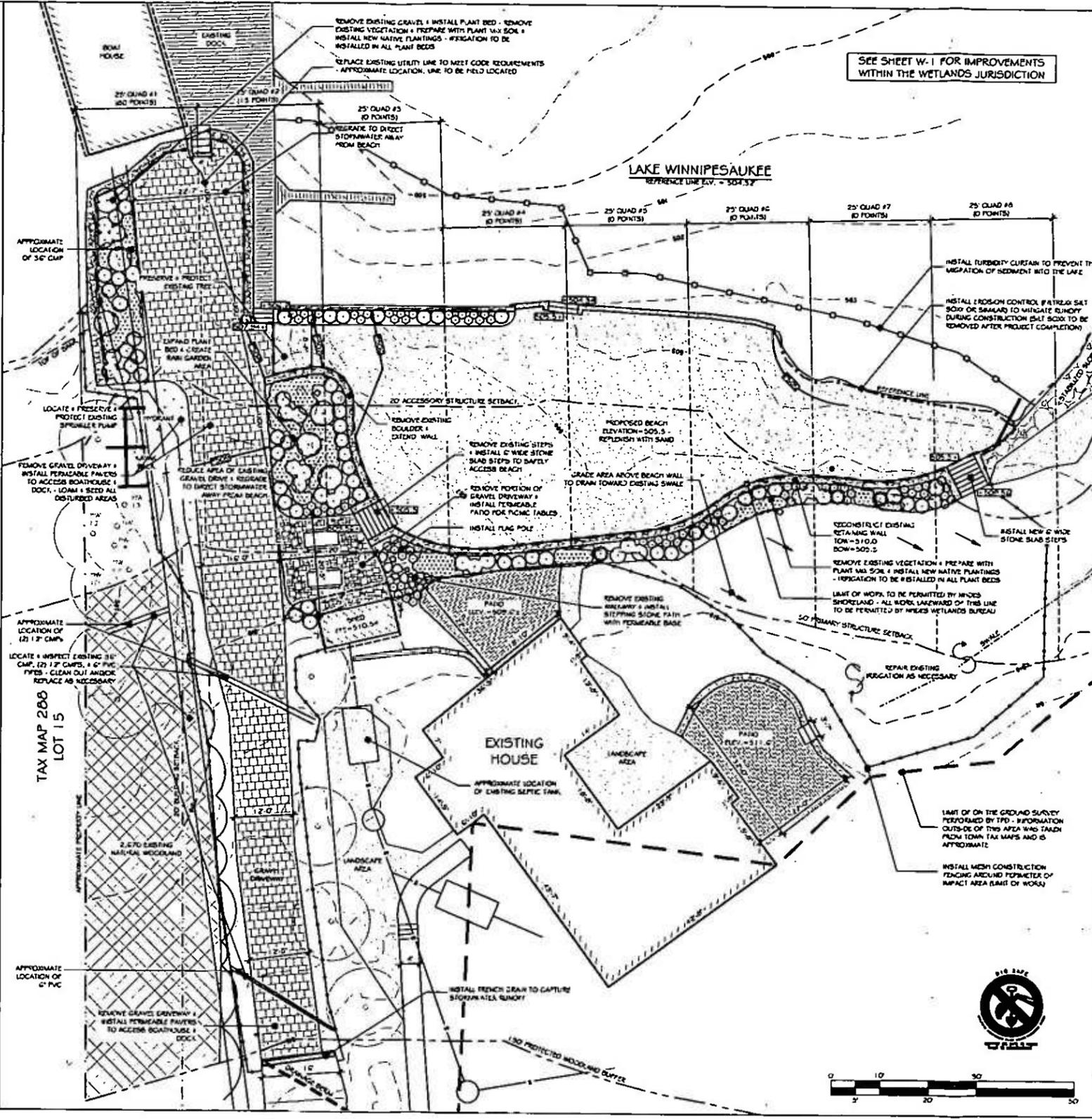
SHORELINE FRONTAGE CALCULATIONS:
 465 LINEAR FEET OF NAVIGABLE FRONTAGE
 380 LINEAR FEET FROM FIN TO FIN
 876 LINEAR FEET WHEN COMBINED
 876 / 2 = 438 LINEAR FEET OF CALCULATED SHORELINE

NOTE: PROPOSED SITE IMPROVEMENTS AND IMPACT AREAS INCLUDE ALL NECESSARY TRENCHING FOR UNDERGROUND UTILITIES.



PROPOSED IMPROVEMENTS CALCULATIONS

POULCHEN + DECKS	8,070 SF
SCREEN	295 SF
DRIVEWAY	4,515 SF
PATIO	1,025 SF
STAIRS + WALKWAY	425 SF
TOTAL IMPROVEMENTS	15,110 SF
TOTAL LOT WITHIN 250'	1,003,095 SF
	1.46% IMPROVEMENTS



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 hopkinton nh 03229
 603. 746. 3512
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LANDS END ASSOCIATION
 Site Location:
 3-16 Lands End Lane
 Moultonborough, NH 03254
 Tax Map: 291
 Lot #: 43
 Prepared For:
 Lands End Association
 c/o Melanie Garger, President
 PO Box 285
 Moultonborough, NH 03254

SITE LAYOUT PLAN
 DATE: 05-28-24
 SCALE: 1" = 30'
 PROJECT #: 24014
 Drawn By: RHM
 Checked By: ERB
 REVISIONS: DATE:
 Revised per client comments 06/14/24
 Revised for permitting 10/11/24
 Revised per Wetlands comments 01/08/25

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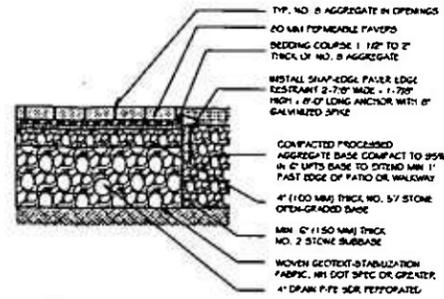
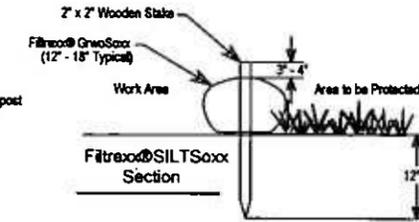
PROGRESS PRINT
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 CONSTRUCTION

Filtrexx® SILTSoxx™ Details



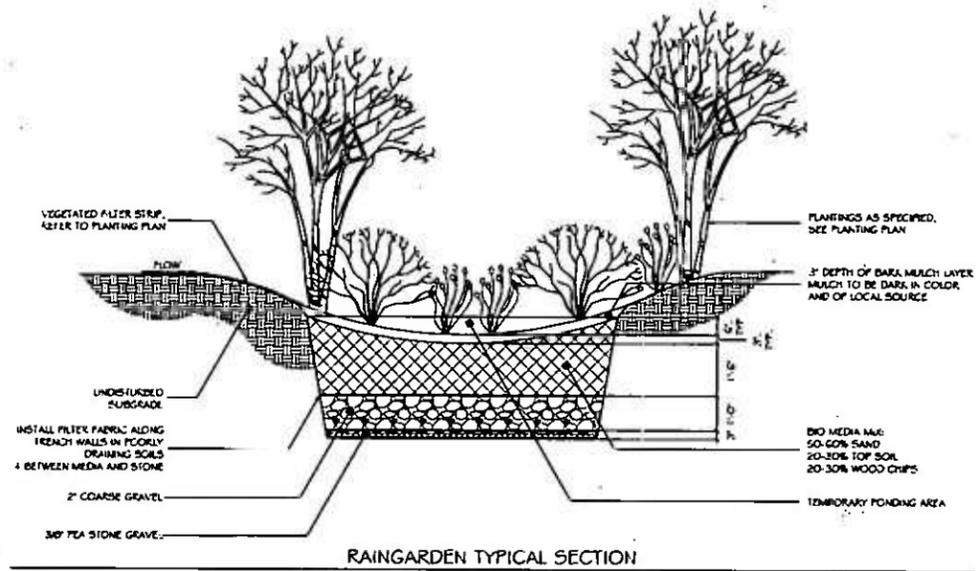
Notes:

1. All material to meet Filtrexx® specifications
2. GrovSoxx: compost/soil/rock based fill to meet application requirements.
3. GrovSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Landscape Architect.
4. Compost material to be dispersed on site, as determined by Landscape Architect.



- NOTES:**
1. 2-3/4" (60MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 2. NO. 2 STONE SUBGRADE THICKNESS VARIES WITH DESIGN. CONSULT ICM PERMEABLE INTERLOCKING CONCRETE PAVING MANUAL.
 3. TO MAINTAIN PROPER WORKING CONDITIONS OF THE PERMEABLE PAVERS REGULAR MAINTENANCE MUST BE CONDUCTED. BIENNIAL PREVENTATIVE MAINTENANCE IS REQUIRED AND SHOULD CONSIST OF SCRAPING THE ENTIRE PERMEABLE SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES AND REPLACING JOINT AGGREGATE MATERIAL TO THE LIP OF THE PAVER.

PERMEABLE PAVER 60MM
3/4" x 1-1/2"



Component Material	Filter Media Mixture 2	
	Percent of Mixture by Volume	Grain Size of material
Filter Media Option A		
#325M C-33 concrete sand	50 to 55	
Loamy sand loam, with less or more silt	20 to 30	200
Medium to fine sand, with less or more silt	20 to 30	200

Grain Size	Percent of Mixture by Weight
3/4"	100
3/8"	80 - 100
3/16"	20 - 50
#4	0 - 10
#6	0 - 5

* EQUIVALENT TO 20-30% SAND
SAND #67 - SECTION 703 OF WEDOF
PROJECT SPECIFICATIONS



311 East Hill Road
Hopkinton NH 03229
603.746.3512
terrainplanning.com

LANDS END ASSOCIATION

Site Location:
1-16 Lands End Lane
Moultonborough, NH 03254
Tax Map: 291
Lot #: 43

Prepared For:
Lands End Association
c/o Melanie Garger, President
PO Box 285
Moultonborough, NH 03254

CONSTRUCTION DETAILS

DATE: 05-20-24

SCALE: AS NOTED

PROJECT #: 24014

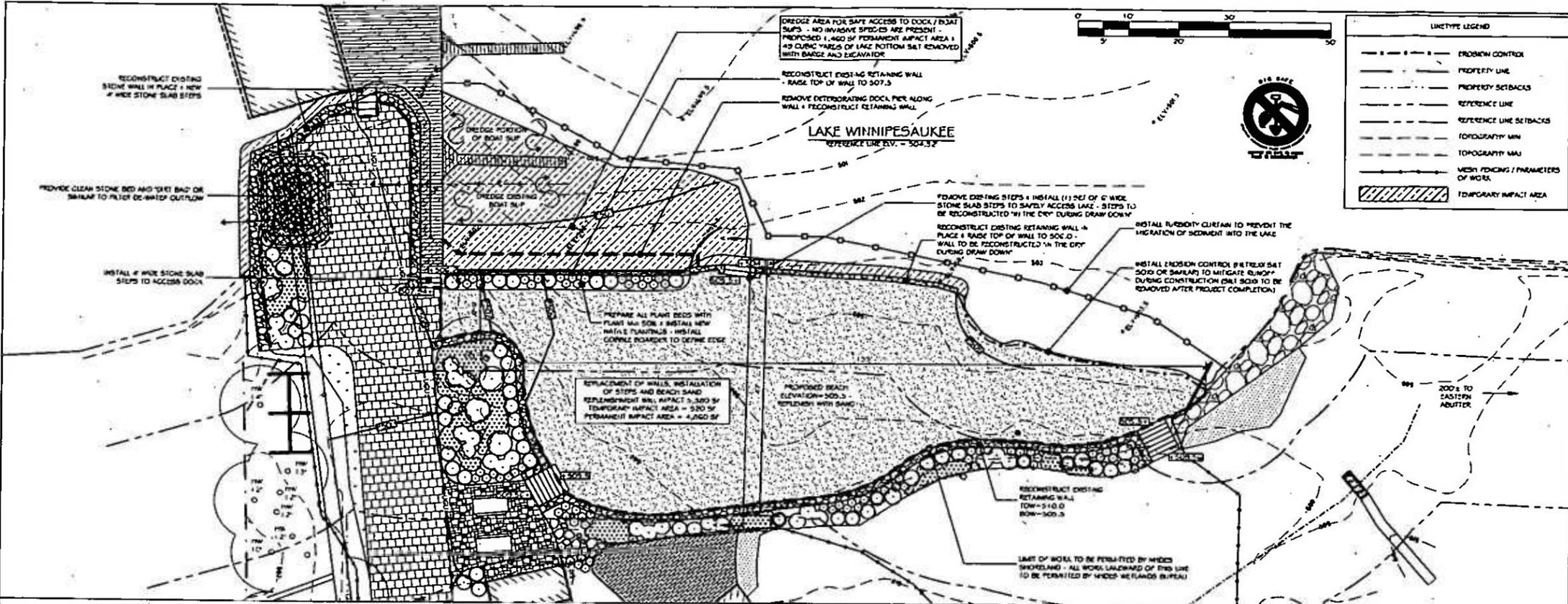
Drawn By: RNM

Checked By: ERB

REVISIONS:	DATE:
Revised per client comments	06/14/24
Revised for permitting	10/11/24
Revised per Wetlands comments	01/08/25

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c/o Melanie Garger, President
PO Box 285
Moultonborough, NH 03254

WETLANDS PLAN

DATE: 05-20-24

SCALE: 1" = 10'

PROJECT #: 24034

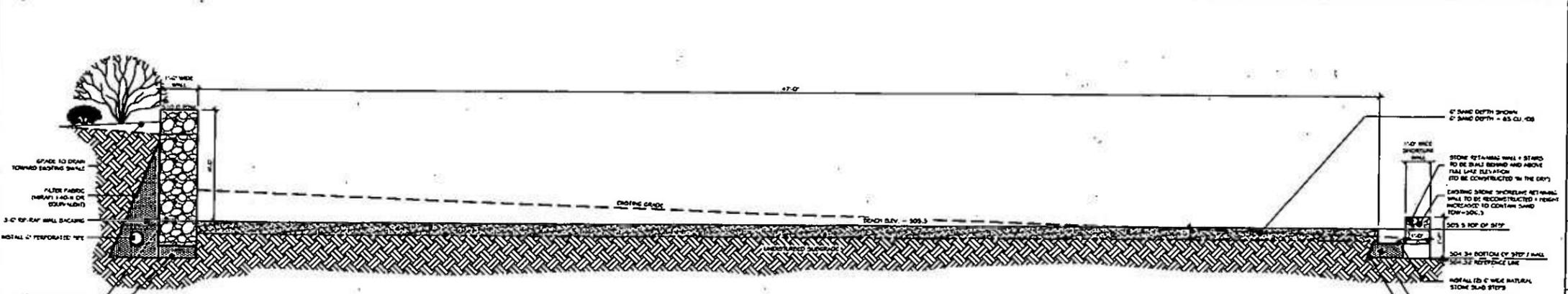
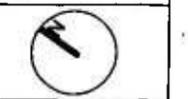
Drawn By: RDM

Checked By: EMB

REVISIONS:	DATE:
Revised per client comments	06/14/24
Revised for permitting	10/11/24
Revised per Wetlands comments	01/08/25

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W-1



BEACH PROFILE A-A
SCALE: 1/2" = 1'-0"

PERMITTING NOTES:

1. THE BEACH IS AN EXISTING LEGAL STRUCTURE AS DEFINED IN ENV. NH. 102;
2. NO FILLING SHALL OCCUR BELOW THE HIGH WATER LINE OR ORDINARY HIGH WATER MARK;
3. NO WORK SHALL BE CONDUCTED IN A WETLAND, WATERCOURSE, OR PROXY RESOURCE AREA;
4. 85 CUBIC YARDS OF SAND TO BE INSTALLED.
4,580 SF BEACH, SAND DEPTH = 6" @ 0.5
4,580 x 0.5 = 2,290 2,290/27 = 84.8
85 CUBIC YARDS OF SAND TO BE USED
5. THE BEACH WILL NOT BE REPLISHED MORE FREQUENTLY THAN ONCE IN ANY 6-YEAR PERIOD

SHORELINE FRONTAGE CALCULATIONS:

483 LINEAR FEET OF NAVIGABLE FRONTAGE
383 LINEAR FEET FROM PN TO PN
876 LINEAR FEET WHEN COMBINED
876 / 2 = 438 LINEAR FEET OF CALCULATED SHORELINE