The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

78

March 18, 2025

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

REQUESTED ACTION

Approve Paul A. and Laura M. Rybecky Rev Trust's request to perform the following work on Newfound Lake in Bristol pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03027, and in accordance with RSA 482-A:3. Comments submitted by the Bristol Conservation Commission on the project as proposed, are addressed in the Findings and are included in the enclosed documents.

Impact 392 square feet along 32 linear feet of bank in order to remove a breakwater and restore the shoreline with a mix of boulders and native plantings, permanently remove a 4 foot x 22 foot pier, impact 394 square feet of lake bed in order to construct a 35.2 foot long breakwater with a 6 foot x 32 foot dock supported by two 6 foot x 6 foot cribs, construct a 5 foot x 12 foot wharf, remove a 26 square foot deck with stairs and install a 6 foot wide set of access stairs, impact 90 square feet of shoreline for the installation and continuation of a 6 foot wide permeable walkway on an average of 129 feet of frontage along Newfound Lake in Bristol.

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 15, 2025, by Northpoint Engineering, LLC, as received by the NH Department of Environmental Services (NHDES) on January 15, 2025.
2. This permit shall not be effective until it has been recorded in the Grafton 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 514.05(b), bank restoration shall be constructed, landscaped, and monitored in a manner that will create a healthy riparian or lacustrine shoreline system.
4. In accordance with Env-Wt 514.05(c), bank/shoreline stabilization areas shall have at least 75% successful establishment of vegetation after 2 growing seasons; or shall be replanted and re-established until a functional lacustrine, wetland, or riparian system has been reestablished in accordance with the approved plans.
5. In accordance with Env-Wt 514.06, the owner shall monitor the project and take corrective measures if the area is inadequately stabilized or restored by replacing fallen or displaced materials without a permit, where no machinery in the channel is required; identifying corrective actions and follow-up plans in accordance with Env-Wt 307; and filing an appropriate application and plans where work in the channel is required.

6. In accordance with Env-Wt 514.05(d), unless otherwise approved, construction shall be performed during low flow or dry conditions.
7. In accordance with Env-Wt 514.05(h), within 60 days of completion of construction, the applicant shall submit a post-construction report that has been prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable, and contains narrative, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area.
8. In accordance with Env-Wt 514.05(g), work authorized shall be carried out in accordance with Env-Wt 307 such that controls are in place to protect water quality and appropriate turbidity controls, such that no turbidity escapes the immediate work area, shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
9. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
10. All portions of the docking structures, including the breakwater toe-of-slope, 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.
11. 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.
12. 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).
13. 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.
14. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), this permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V(a)(2)(D), (iv).
15. 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.
16. 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).
17. 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 07, 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 project proposes construction of a breakwater.
2. The applicant has an average of 129 feet of frontage along Newfound Lake.
3. A maximum of 2 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 1 slip 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 Newfound Lake a public hearing under RSA 482-A:8 is not required.
6. While the local Conservation Commission provided comments related to the project, they were not relevant to the waterfront impacts within jurisdiction under RSA 482-A considered under this application.
7. The Applicant requested a waiver, in accordance with Env-Wt 204, of Administrative Rule Env-Wt 512.02(a)(1), which restricts construction of breakwaters to Lake Winnipesaukee.
8. The applicant has proposed to replace the existing breakwater with a new breakwater that meets the design criteria of Env-Wt 512.04.
9. The applicant demonstrated that the location of the breakwater is exposed to a single radial fetch of at least 4 miles between compass headings 300 and 330 degrees as measured from true north per Env-Wt 512.02(b)(1).
10. 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).
11. The applicant has demonstrated that strict compliance with Rule Env-Wt 512.02(a)(1), 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).
12. The request for a waiver meets the requirements of Rule Env-Wt 204.05, Criteria, and therefore, the waiver of Rule Env-Wt 512.02(a)(1) is granted.
13. 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 #2024-03027 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: Rybecky, Paul & Laura **TOWN NAME:** Bristol

RECEIVED
OCT 09 2024
NHDES
LAND RESOURCES MANAGEMENT

Administrative Use Only	Administrative Use Only	Administrative Use Only	
			File No.: 2024-03027
			Check No.: 5883
			Amount: 1,726.00
			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?	(●) Yes ( ) No
Does the property contain a PRA? If yes, provide the following information:	( ) Yes (●) No
• 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.	( ) Yes (●) No
• Protected species or habitat? o If yes, species or habitat name(s): o NHB Project ID #: NHB22-3358	( ) Yes (●) No
• Bog?	( ) Yes (●) No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	( ) Yes (●) No
• Designated prime wetland or duly-established 100-foot buffer?	( ) Yes (●) No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	( ) Yes (●) No
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:	( ) Yes (●) 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 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.

This project involves the removal and reconstruction of an existing guest house on the subject parcel of land which is located within the Lake District and lies on the shoreline of Newfound Lake. The project also involves the construction of a new septic system and the reconfiguration of the existing driveway entrance. There will be a net reduction in impervious surface area on the parcel.

SECTION 3 - PROJECT LOCATION

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

ADDRESS: 271-273 Pikes Point Road

TOWN/CITY: Bristol

TAX MAP/BLOCK/LOT/UNIT: Map 105 / Lot 11

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Newfound Lake
☐ N/A

(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: Rybecky, Paul and Laura		
MAILING ADDRESS: [redacted]		
TOWN/CITY: [redacted]	STATE: [redacted]	ZIP CODE: [redacted]
EMAIL ADDRESS: [redacted]		
FAX:	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)) ☐ N/A		
LAST NAME, FIRST NAME, M.I.: Lewis, Jeff		
COMPANY NAME: Northpoint Engineering, LLC		
MAILING ADDRESS: 119 Storrs Street, Suite 201		
TOWN/CITY: Concord	STATE: NH	ZIP CODE: 03301
EMAIL ADDRESS: jeff@northpointeng.com		
FAX:	PHONE: 603-226-1166	
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. ■ Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

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

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

Jurisdictional areas on the property include Newfound Lake. The ordinary high water, reference line, and top of the bank have been mapped (Env.406.05). Because this project proposes a new breakwater, it is classified as a major project. This project meets the individual requirements for each shoreline structure under Env-Wt 500. This project is not associated with tidal wetlands (Env-Wt 600) or Prime Wetlands (Env-Wt 700). There are no streams associated with this project (Env-Wt 900)

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/rivers, 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			☐			☐
	Scrub-shrub Wetland			☐			☐
	Emergent Wetland			☐			☐
	Wet Meadow			☐			☐
	Vernal Pool			☐			☐
	Designated Prime Wetland			☐			☐
	Duly-established 100-foot Prime Wetland Buffer			☐			☐
Surface	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond	475		☐			☐
	Docking - Lake / Pond	196		☐	176		☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond	96	32	☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
	TOTAL	767	32		176		

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): 475	SF	× $0.40 =	$ 190.00
Seasonal docking structure: 176	SF	× $2.00 =	$ 352.00
Permanent docking structure: 196	SF	× $4.00 =	$ 784.00
Projects proposing shoreline structures (including docks) add $400 =			$ 400.00
		Total =	$ 1,726

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

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:	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: • 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.
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)		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY: Paul Rybecky	DATE: 9/18/24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY: Jeffrey W. Lewis	DATE: 10/7/24

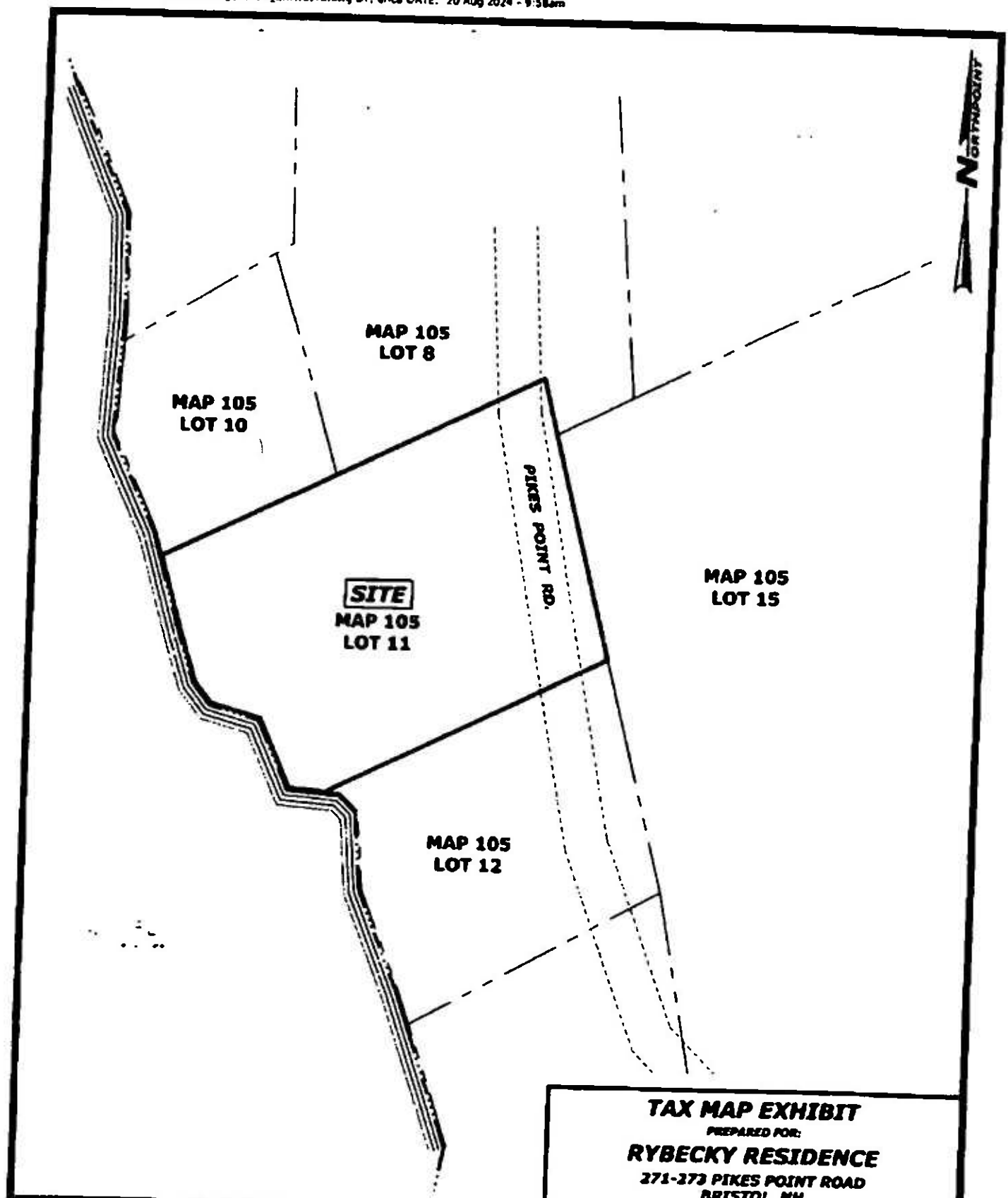
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.	
TOWN/CITY CLERK SIGNATURE: deputy	PRINT NAME LEGIBLY: Cheryl Afferbert
TOWN/CITY: Bristol	DATE: 10/10/24

DIRECTIONS FOR TOWN/CITY CLERK:
Per RSA 482-A:3, I(a)(1)

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

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

FILE: G:_PROJECTS\22064\dwg\22064_EXHIBITS.dwg BY: erica DATE: 20 Aug 2024 - 9:58am



TAX MAP EXHIBIT

PREPARED FOR:

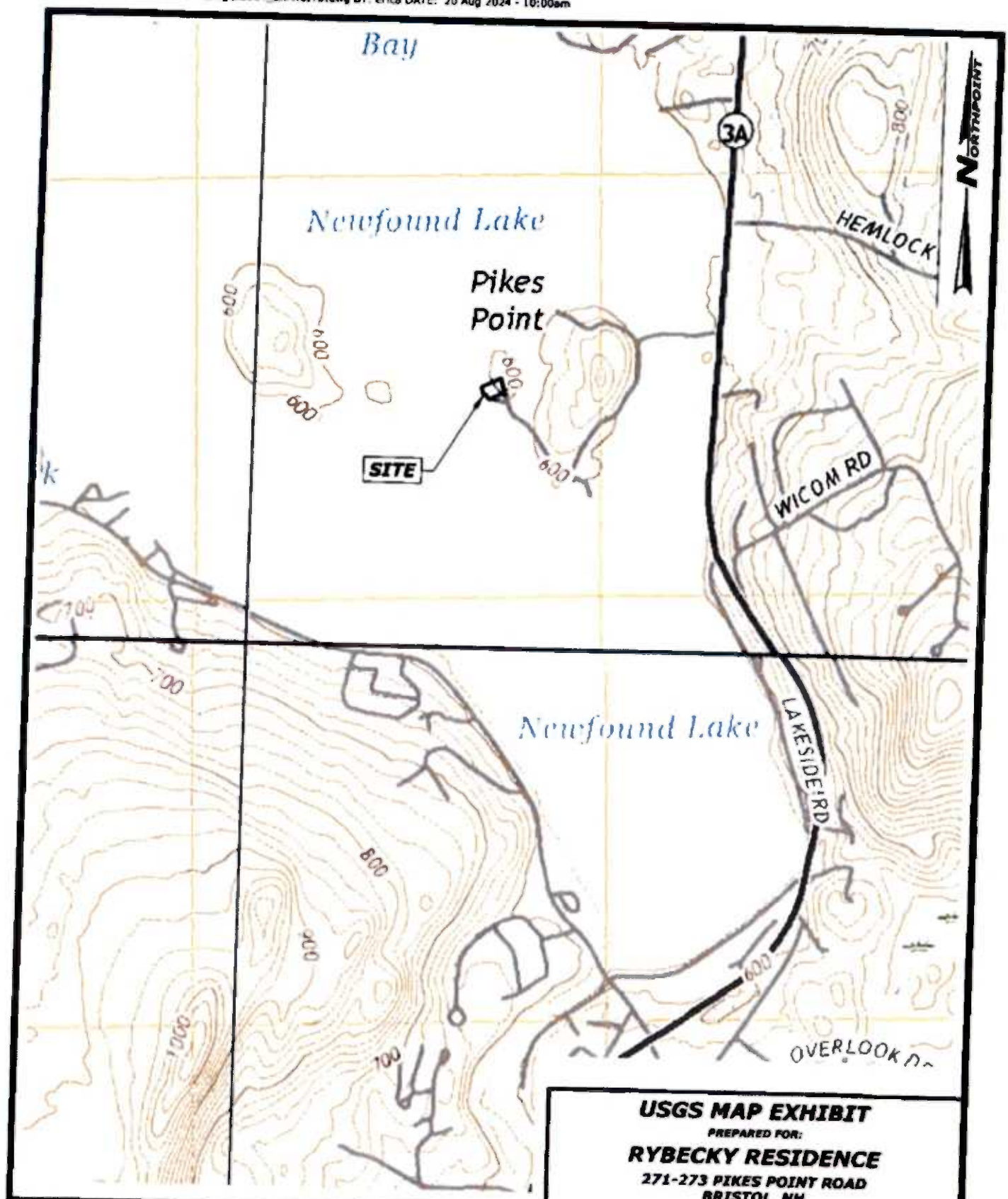
RYBECKY RESIDENCE

271-273 PIKES POINT ROAD
BRISTOL, NH

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services
119 Storrs St. Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=50'	DATE: AUG. 2024
PROJ.: 22064	SHEET: 1 OF 1

FILE: G:_PROJECTS\22064\dwg\22064_EXHIBITS.dwg BY: erica DATE: 20 Aug 2024 - 10:00am



USGS MAP EXHIBIT

PREPARED FOR:

RYBECKY RESIDENCE

271-273 PIKES POINT ROAD
BRISTOL, NH

NORTHPOINT ENGINEERING, LLC
Civil Engineering / Land Planning / Construction Services

119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=1000'	DATE: AUG. 2024
PROJ.: 22064	SHEET: 1 OF 1

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

RECEIVED
OCT 09 2024
NHDES
LAND RESOURCES MANAGEMENT

To: Cyrus Perron, Northpoint Engineering, LLC
119 Storrs Street
Suite 201
Concord, NH 03301

From: NH Natural Heritage Bureau
Date: 9/4/2024 (valid until 9/4/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 8/19/2024
Permits: NHDES - Shoreland Standard Permit, NHDES - Standard Dredge & Fill - Minimum; or Expedited, NHDES - Wetland Permit by Notification (PBN), USACE - General Permit

NHB ID: **NHB24-2596**

Applicant: Paul A and Laura M Rybecky Rev Trust

Location: Bristol
271 Pikes Point Road

Project Description: This project consists of demolishing an existing guest cabin and constructing a garage with living space above. Additional work will include installation of a new septic system, modifications to the existing driveway, and landscaping work. This project may include construction, modification, maintenance, or repair of a jetty and dock in the lake. This is an update of previous DataCheck submittal NHB22-3358.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program 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.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 8/19/2024 4:50:04 PM, and cannot be used for any other project.

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

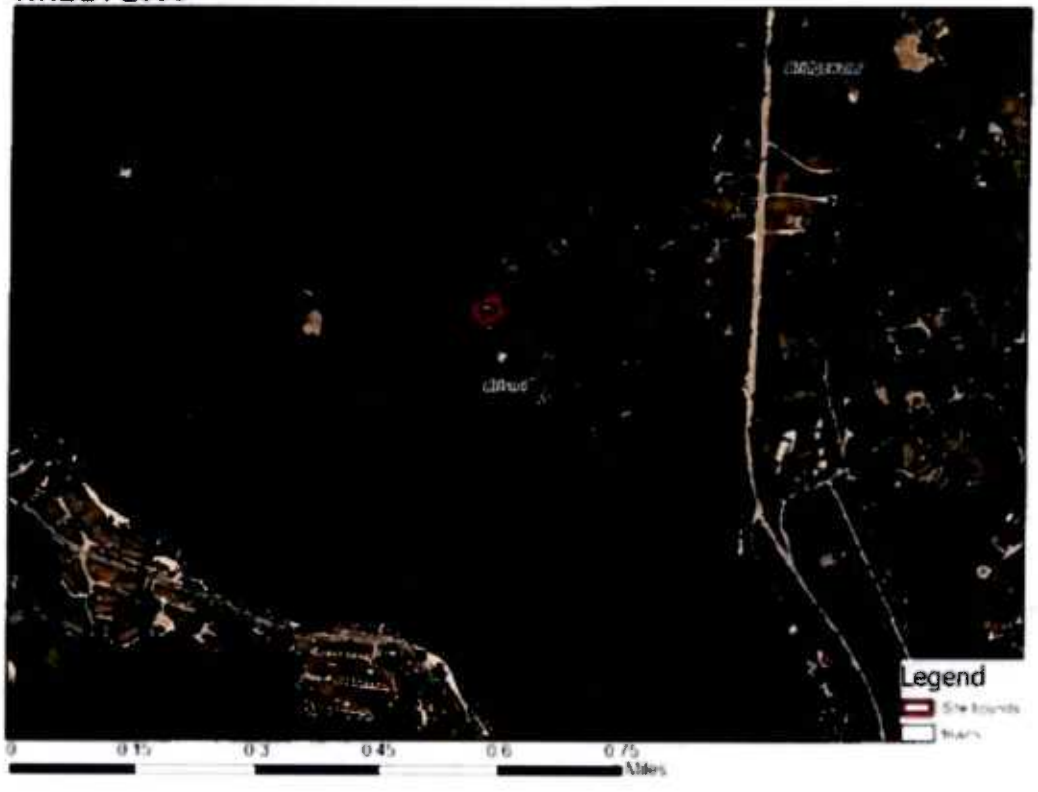
Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB24-2596

NHB24-2596



Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Town of Bristol
5 School Street
Bristol, NH 03222
–
townofbristolnh.org
(603) 744-3354

To: New Hampshire Department of Environmental Services
Shoreland Protection
Attention: Emmanuel Uwizeye

From: Richard Batchelder
Chair – Bristol Conservation Commission

RE: Shoreland Protection Permit Application Intervention

Applicants:
Paul and Laura Rybecky
271 Pikes Point Road
Bristol, NH 03222

Map 105 Lot 11

Agent – Northpoint Engineering, LLC

At its meeting on November 6, 2024, the Bristol Conservation Commission reviewed the Shoreland Protection Permit application from the above applicants. The Commission had concerns because there was no updated septic design plan, or design plans for demolition and the reconstruction of the guest house and garage submitted to be reviewed with this application. Without this information, the Commission felt that the application could not be reviewed properly for impacts to Newfound Lake.

Richard Batchelder 11/6/24
Chair Con Com

cc: Paul & Laura Rybecky, 18 Eagle Trace, Wolfeboro, NH 03894

Property File

Abutter List
Paul & Laura Rybecky
271-273 Pikes Point Road
Bristol, New Hampshire
Northpoint Project No. 22064

Tax Map	Lot	Owner Name & Address	Notice #
105	11	Rybecky Rev Trust Paul & Laura Rybecky [redacted]	1

Tax Map	Lot	Bristol Abutters - Name & Address	
105	07	Louise L. Dunn Revocable Trust [redacted]	2
105	08	Doherty Lake, LLC [redacted]	3
105	10	Susan M. Nelson [redacted]	4
105	12	Flatwater Realty Trust David & Joanne Mermelstein [redacted]	5
105	15	Davis K. & Jennifer H Marsh [redacted]	6

Professionals to be notified:

Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301 — 7

Restoration Planting List

	Qty	Botanical Name	Botanical Name	ID
Groundcover				
Perennials				
	8	Cardinal Flower	Lobelia cardinalis	LC
	19	Crested Iris	Iris cristata	IC
	26	Foam Flower	Tiarella cordifolia	TC
	31	Hay-Scented Fern	Dennstaedtia punctilobula	DP
	18	Ostrich Fern	Matteuccia struthiopteris	MS
	14	Purple Dome New England Aster	Aster novae-angliae 'Purple Dome'	APD
Shrubs				
	45	Low-Bush Blueberry	Vaccinium angustifolium	VA-1
	3	Mountain Laurel	Kalmia latifolia	KL
	7	Ostrich Fern	Matteuccia struthiopteris	MS
	8	Summersweet	Clethra alnifolia	CA
	22	Sweet Gale	Myrica gale	MG
	3	Sweetfern	Comptonia peregrina	CP

General Note

Plant quantities are approximate. Final plant quantities to be determined by the extent of disturbed area and the extent of non-native plant removals. This shoreline restoration plan is intended to illustrate overall intent to minimize disturbance, and use native stones and plant material for future bank stability, erosion control, and riparian zone health.

PELLETTIERI ASSOCIATES, INC.
pellettieriassoc.com
(603) 456-3678

PROJECT NAME :
Rybecky Residence

PROJECT ADDRESS :
271 Pike's Point Road, Bristol NH

REVISION :

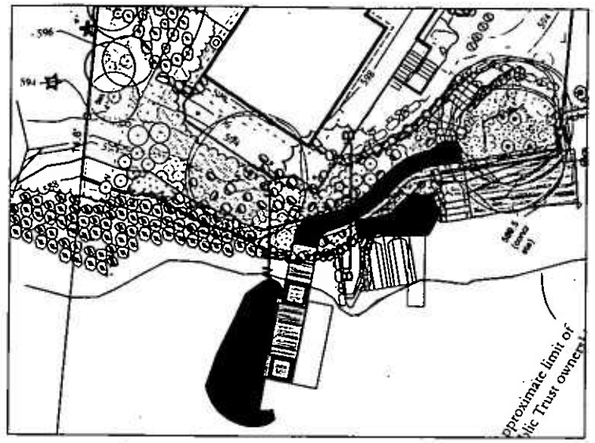
#	By	Date	Notes
1	PAI	1/7/25	Revisions per RFMI

ISSUE :

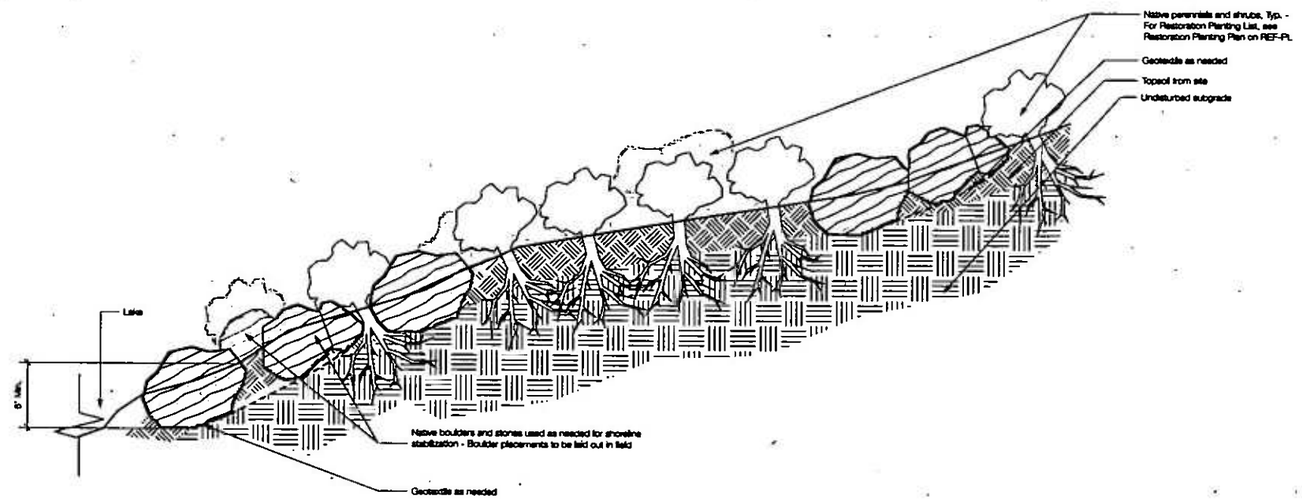
#	By	Date	Notes
M	PAI	10/4/24	Issued for Permitting Set

SHEET TITLE :
Shoreline Restoration Plan

SHEET NUMBER :
REF-PL



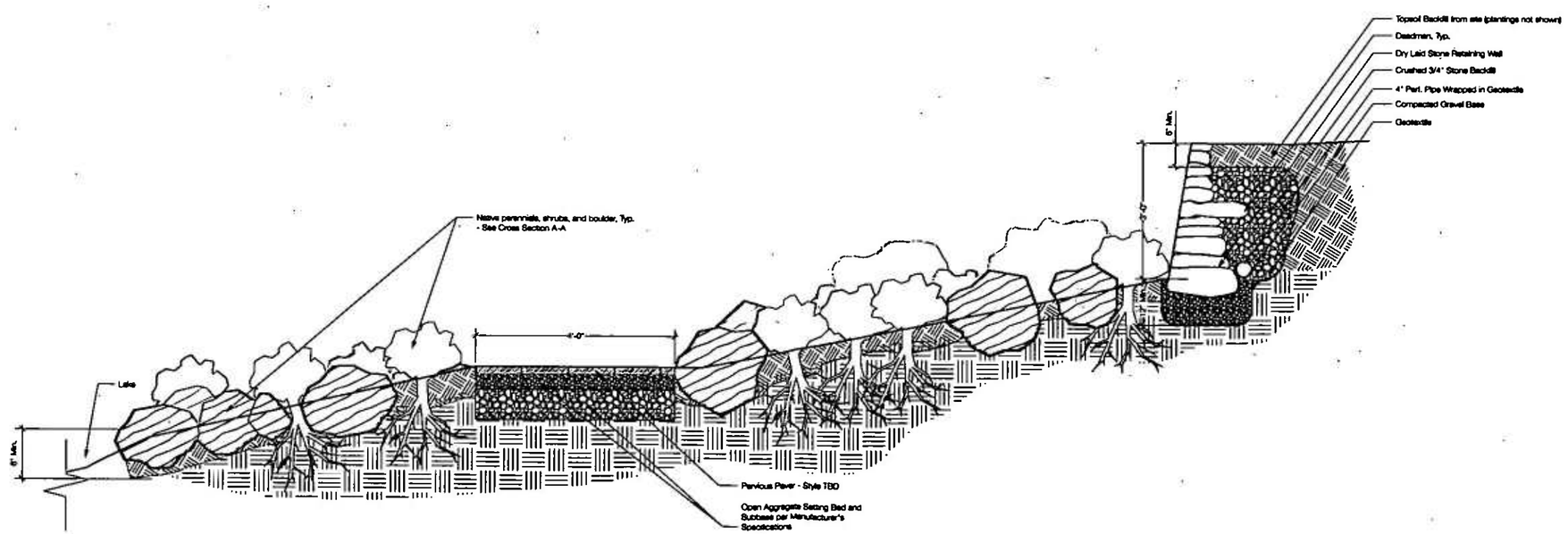
KEY PLAN : NTS



Notes:
1. Plant spacing to be tighter in steeper shoreline areas and more spaced out on gently sloping areas of the shoreline

Cross Section A-A : Typical Shoreline Restoration with Native Stone and Vegetation

Scale: 3/4" = 1'-0"



Cross Section B-B : Typical Shoreline Restoration with Native Stone and Vegetation, Pervious Pathway, and Dry Laid Stone Retaining Wall

Scale: 3/4" = 1'-0"

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REVISION :

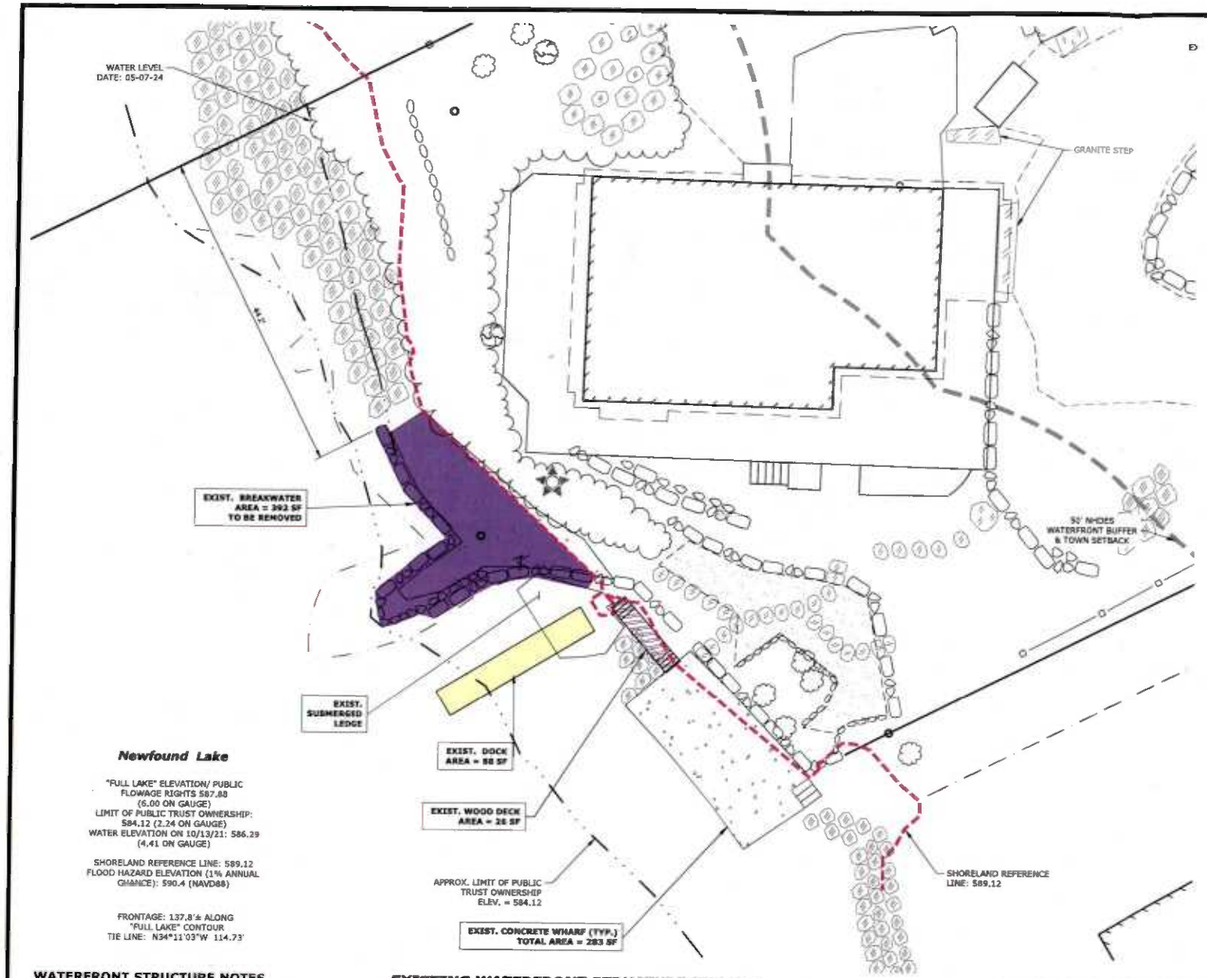
#	By	Date	Notes
1	PAI	1/7/25	Additional information per RFMI

ISSUE :

#	By	Date	Notes
M	PAI	10/4/24	Issued for Permitting Set -

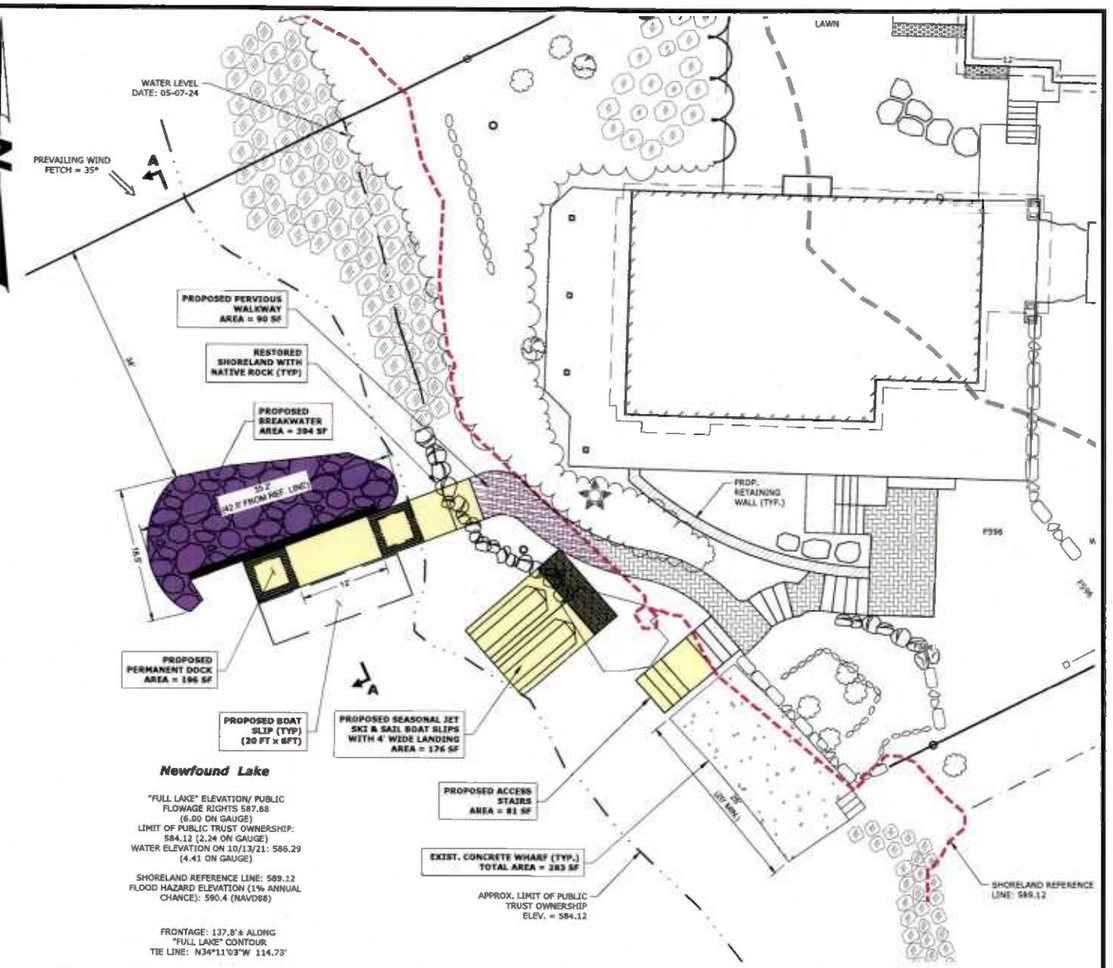
SHEET TITLE :
Shoreline Restoration Sections

SHEET NUMBER :
REF-SEC



EXISTING WATERFRONT STRUCTURE EXHIBIT

SCALE: 1" = 10'



PROPOSED WATERFRONT STRUCTURE EXHIBIT

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

WATERFRONT STRUCTURE NOTES

1. THE SUBJECT PARCEL HAS 129 FT. OF SHORELINE FRONTAGE ON NEWFOUND LAKE AS MEASURED ALONG THE REFERENCE LINE INDICATED ON THE PLANS.
2. IN ACCORDANCE WITH ENV-WQ 1405.03(B), THE TOTAL AREA OF ACCESSORY STRUCTURES ON THE PARCEL SHALL NOT EXCEED 967.50 SF (7.5 SF PER LF OF SHORELINE). WATER ACCESS STRUCTURES SHALL ACCOUNT FOR NOT MORE THAN 50% OF THE TOTAL AREA. NEW WATER ACCESS STRUCTURES CANNOT USE MORE THAN 20% OF CONTIGUOUS SHORELINE; UP TO A MAXIMUM 50 LF.
3. ALL WORK SHOWN BEYOND WATERFRONT STRUCTURES WILL NEED A SEPARATE NHDES SHORELAND PERMIT AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

WATERFRONT LEGEND

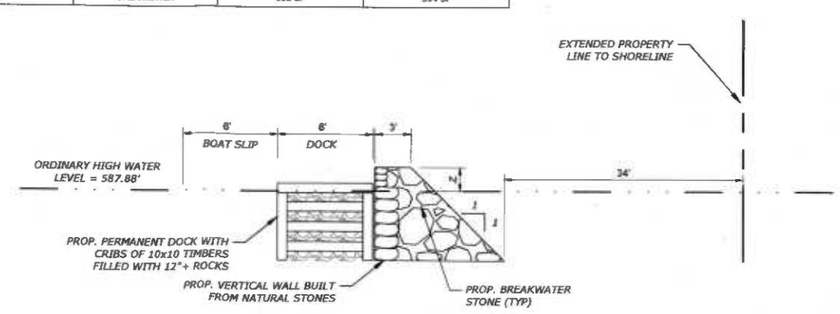
- WATERFRONT REFERENCE LINE (PER SWQPA)
- 50' WATERFRONT BUFFER (PER SWQPA)
- 150' WOODLAND BUFFER (PER SWQPA)
- 250' PROTECTED SHORELAND (PER SWQPA)
- WETLAND TOP OF BANK (LIMIT OF JURISDICTIONAL WETLAND)
- VERTICAL NATURAL STONE WALL
- WATER ACCESS STRUCTURE
- ACCESSORY STRUCTURE
- WATERFRONT WALKWAY (6FT WIDTH OR LESS)
- X TREE TO BE REMOVED
- RETAINING WALLS

BREAKWATER NOTES:

1. THE FOLLOWING SHALL APPLY TO BREAKWATER CONSTRUCTION PROJECTS:
   a. THE BREAKWATER SHALL BE CONSTRUCTED AS SHOWN IN THE APPROVED PLANS AND SPECIFICATIONS.
   b. NO ROCKS SHALL BE STOCKPILED IN ANY JURISDICTIONAL AREA UNLESS THE APPLICANT:
      - SPECIFICALLY REQUESTS AUTHORIZATION FOR SUCH STOCKPILING IN THE APPLICATION AND RECEIVES SUCH AUTHORIZATION IN THE PERMIT; AND
      - DOCUMENTS IN THE APPLICATION THAT THE LIMITED AND DIFFICULT ACCESS TO THE SITE PRECLUDES STOCKPILING OUTSIDE OF JURISDICTIONAL AREAS;
   c. ANY ROCKS STOCKPILED IN JURISDICTIONAL AREAS SHALL BE REMOVED:
      - AS SOON AS PRACTICABLE; AND
      - IN EVERY CASE, BY THE CONCLUSION OF CONSTRUCTION ON THE BREAKWATER; AND
   d. ROCKS FROM THE FRONTAGE OF THE SUBJECT PROPERTY SHALL BE USED AS A SOURCE OF BREAKWATER MATERIAL ONLY IF:
      - THE APPLICANT SPECIFICALLY REQUESTS AUTHORIZATION FOR SUCH USE IN THE APPLICATION AND RECEIVES SUCH AUTHORIZATION IN THE PERMIT; AND
      - THE ROCKS ARE REMOVED FROM ANOTHER STRUCTURE ON THE FRONTAGE FOR THE PURPOSE OF CONSTRUCTING THE BREAKWATER AND ARE NOT DUG OR BLASTED OUT OF THE GROUND.
2. A BREAKWATER MAY BE MAINTAINED OR REPAIRED WITHOUT OBTAINING A PERMIT ONLY IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. THE BREAKWATER WAS ORIGINALLY CONSTRUCTED PRIOR TO PERMIT JURISDICTION OR WAS INSTALLED PURSUANT TO A PERMIT AND IN COMPLIANCE WITH ALL PERMIT TERMS AND CONDITIONS.
   b. THE WORK CONSISTS ONLY OF PLACING MATERIALS THAT HAVE BEEN DISLODGED FROM THE BREAKWATER BACK INTO THEIR ORIGINAL LOCATION.
   c. ALL WORK IS DONE WITHOUT THE USE OF MACHINERY.

PROPOSED WATERFRONT STRUCTURES AREA TABLE

WATERFRONT STRUCTURE - AREA TABLE			
STRUCTURE DESCRIPTION	STRUCTURE TYPE	ACCESSORY STRUCTURE AREA	
		PRE-CONSTRUCTION	POST-CONSTRUCTION
PERMANENT DOCK	WATER DEPENDENT STRUCTURE	88 SF	196 SF
SEASONAL DOCK	WATER ACCESS STRUCTURE	0 SF	176 SF
WATER ACCESS STAIRS	WATER ACCESS STRUCTURE	0 SF	81 SF
PERVIOUS PAVER PATIO	N/A	0 SF	90 SF
WOODEN DECK	WATER DEPENDENT STRUCTURE	26 SF	0 SF
BREAKWATER	BREAKWATER	392 SF	394 SF



BREAKWATER CROSS SECTION (A-A)

NOT TO SCALE

WATERFRONT STRUCTURE EXHIBIT

PREPARED FOR:

RYBECKY RESIDENCE

271-273 PIKES POINT ROAD
BRISTOL, NH

OWNER: RYBECKY REVOCABLE TRUST
PAUL A. & LAURA M. RYBECKY
18 EAGLE TRACE
WOLFEBORO, NH 08934

REVISIONS:

NO.	DATE	DESCRIPTION
1	4/15/24	NHDES SHORELAND RFMI
2	10/08/24	REVISED SHOREFRONT DESIGN
3	1/15/25	REVISED PER WETLAND BUREAU COMMENTS

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DATE: AUG. 2024
PROJ.: 22064
SCALE: 1"=#8'
SHEET: X3 OF 3

FILE: G:_PROJECTS\22064\dwg\22064_WATERFRONT SHORELINE EXHIBITS.dwg BY: snip DATE: 15 Jan 2025 - 9:22am