



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

**Robert R. Scott, Commissioner**



78

August 27, 2025

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

**REQUESTED ACTION**

Approve TOREA LLC's request to perform the following work on Lake Winnepesaukee in Tuftonboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03403, and in accordance with RSA 482-A:3. Comments submitted by the Tuftonboro Conservation Commission, stating they have no objections to the project as proposed, are included in the enclosed documents.

Impact 1,637 square feet along 38.5 linear feet of shoreline in order to dredge 63.5 cubic yards of material from 607 square feet of lakebed and construct a 38.5 foot x 42.5 foot boathouse (roof footprint) over a dug-in basin, temporarily impact 3,880 square feet along 124 linear feet of shoreline in order to install a 557 square foot pervious patio immediately adjacent to the west side of the boathouse, with a 5 foot wide stepping stone pathway leading to an 827 square foot pervious patio and a 770 square foot perched beach with 6 foot wide steps to access the water, install a "U" shaped seasonal dock comprised of two 6 foot x 40 foot piers connected by a 6 foot x 12 foot walkway on an average of 364 feet of frontage along Lake Winnepesaukee in southeast of Chase's Point in Tuftonboro.

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 dated June 5, 2025, by Beckwith Builders Inc., as received by the NH Department of Environmental Services (NHDES) on June 9, 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 515.05(c), construction impacts shall be limited to areas within 15 feet of the proposed structure's footprint.
4. In accordance with Env-Wt 515.05(e), no construction, modification, or maintenance activity that is contrary to RSA 482-A:26 shall be conducted.
5. In accordance with Env-Wt 515.05(d), all disturbed areas shall be revegetated with native non-invasive species in accordance with Env-Wq 1412.05 relative to a planting matrix for restoring the waterfront buffer.
6. In accordance with Env-Wt 515.05(b), the sides of the dug-in basin shall be stabilized prior to the inundation of the basin.
7. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.

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

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

8. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
9. 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.
10. The seasonal docks shall be removed for the non-boating season as required per Env-Wt 513.22.
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 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).
13. 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).
14. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
15. 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).
16. 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.
17. 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.
18. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

#### EXPLANATION

NHDES approved this project on July 14, 2025. NHDES supported its decision with the following findings:

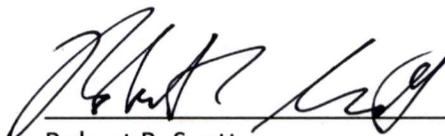
1. This is a major impact project per Administrative Rule Env-Wt 515.06(e), construction of a new dug-in basin and boathouse.
2. The applicant has an average of 364 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The dug-in basin will provide 2 boat slips in accordance RSA 482-A:2, VIII(a) and Env-Wt 103.30.
5. The proposed docking facilities will provide a total of 5 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
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6. 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.
7. No comments related to the project were received from the abutters.
8. 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 #2024-03403 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.



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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: T'OREA LLC

TOWN NAME: Tuftonboro

	Administrative Use Only	Administrative Use Only	File No.: 2024-03403
			Check No.: 1383
			Amount: 9,241.60
			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](#).

<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="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                         <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s):</li> <li>○ NHB Project ID #:</li> </ul> </li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Bog?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
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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.

The purpose of this project is to construct a new 2-bay dug-in boathouse, perched beach, patio and seasonal dock, with a stepping stone pathway to connect them. This project will result in 4771 SF of permanent impacts and 3550 SF of temporary impacts.

**SECTION 3 - PROJECT LOCATION**

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

ADDRESS: 268 Govenor Wentworth Highway

TOWN/CITY: Tuftonboro

TAX MAP/BLOCK/LOT/UNIT: 27/1-7

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:  N/A **Lake Winnepesaukee**

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):

<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: T'OREA LLC			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Beckwith, Jason			
COMPANY NAME: Beckwith Builders, Inc.			
MAILING ADDRESS: 44 Libby Street			
TOWN/CITY: Wolfeboro		STATE: NH	ZIP CODE: 03894
EMAIL ADDRESS: jason@beckwithbuilders.com			
FAX:		PHONE: 603.569.6829	
ELECTRONIC COMMUNICATION: By initialing here, 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			
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. <b>JB</b>			

**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):

Resource specific criteria being met by this project as shown on the attached plans include the following:

- 1) The boathouse will not be located over public submerged lands.
- 2) Alternative docking and storage solutions with less environmental impact are not practicable.
- 3) All design and construction criteria in Env-Wt 515 are met.
- 4) The proposed construction will:
  - Not adversely impact the stability of the shoreline.
  - Be sequenced and use such techniques so as to prevent water quality degradation.
  - Be performed in such a manner so as to not cause any sedimentation along the shoreline or other adverse impact to the surface water, including existing movements of currents.
  - Not impact wetlands, watercourses, or other jurisdictional areas.
  - Not result in any violations of applicable requirements in RSA 483-B or Env-Wq 1400.
  - Be the least intrusive upon the public trust necessary to provide safe access to the surface water

**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	330	Walkway	<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond	1637	Boathouse	<input type="checkbox"/>	650	Seasonal Dock	<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	2154	Patio/Beach	<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>							

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

<input type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.
<input type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:
Permanent and temporary (non-docking): 2484 SF × \$0.40 = \$ 993.60
Seasonal docking structure: 650 SF × \$2.00 = \$ 1300
Permanent docking structure: 1637 SF × \$4.00 = \$ 6548
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 9241.60

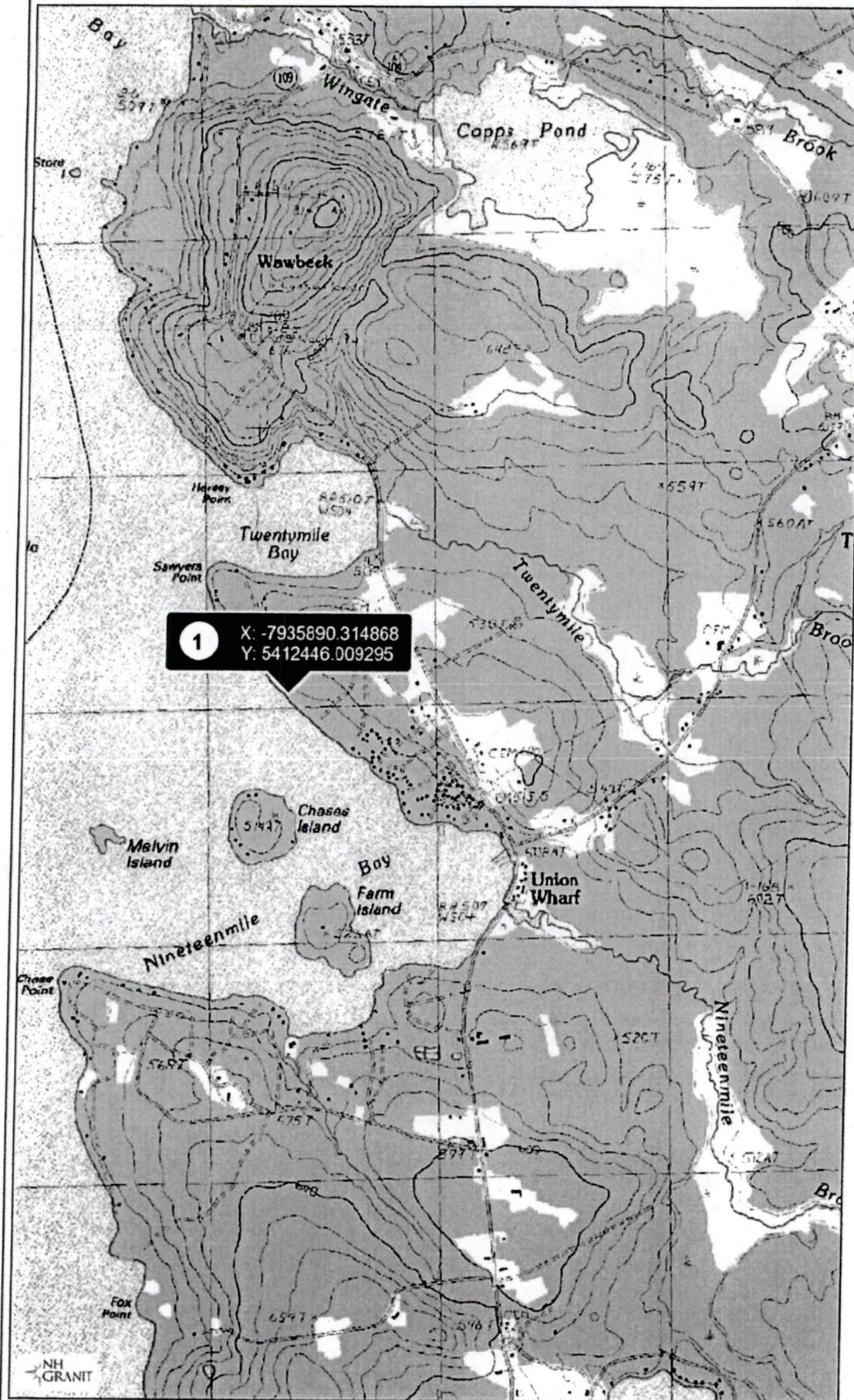
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$

<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>		
Initial each box below to certify:		
Initials: <i>JB</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>JB</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>JB</i>	The signer understands that: <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> </ul>	
Initials: <i>JB</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.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>		
SIGNATURE (OWNER): <i>Thomas R. Walker</i>	PRINT NAME LEGIBLY: Thomas R. Walker, Manager	DATE: 11/13/24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Jason Beckwith</i>	PRINT NAME LEGIBLY: Jason Beckwith	DATE: 11/13/24
<b>SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE: <i>Jennifer McCarter</i>	PRINT NAME LEGIBLY: Jennifer McCarter	
TOWN/CITY: <i>Tietzenboro</i>	DATE: 11/15/24	



268 GWH  
Tuftonboro, NH  
Tax Map 27 Lot 1-7

# USGS Map



## Legend

- State
- County
- City/Town

**1**  
X: -7935890.314868  
Y: 5412446.009295

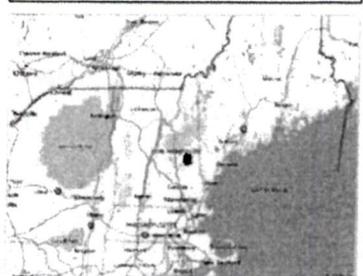
Map Scale  
1: 24,000



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Map Generated: 10/25/2024

## Notes

TOREA LLC



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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To: Jason Beckwith  
44 Libby Street  
Wolfeboro, NH 03894

From: NH Natural Heritage Bureau

Date: 10/25/2024 (This letter is valid through 10/25/2025)

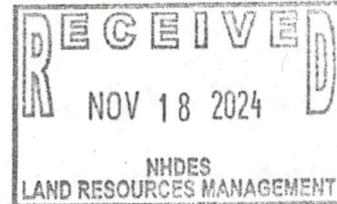
Re: Review by NH Natural Heritage Bureau of request dated 10/25/2024

**Permit Types:** Tuftonboro  
General Permit  
Standard Dredge & Fill - Major

**NHB ID:** NHB24-3264

**Applicant:** Jason Beckwith

**Location:** Tuftonboro  
Tax Map: 27, Tax Lot: 1-7  
Address: 268 Governor Wentworth Highway



**Proj. Description:** This project involves relocating a 650 Sf seasonal dock, and constructing a new 770 SF perched beach, 830 SF Patio, & 1440 SF boathouse in the Spring of 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

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MAP OF PROJECT BOUNDARIES FOR: NHB24-3264



2024-03403

TUFTONBORO CONSERVATION COMMISSION  
TOWN OFFICES P.O. BOX 98  
CENTER TUFTONBORO, N.H. 03816

TEL: (603) 569-4539

FAX: (603) 569-4328

DATE: 11/15/24

FILE NUMBER: \_\_\_\_\_

REPORT TO THE WETLANDS BUREAU FROM THE TUFTONBORO CONSERVATION COMMISSION REGARDING THE STANDARD DREDGE AND FILL APPLICATION OF:

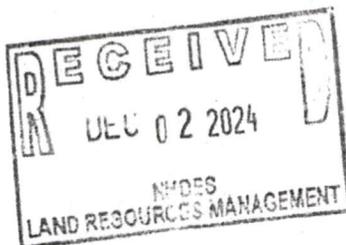
APPLICANT: T'OREA LLC  
Name  
SITE: 260 EOW WENTWORTH Hwy TUFTONBORO  
Location  
27/1/7  
Tax Map/Block/Lot

MAILING ADDRESS: \_\_\_\_\_



DATE OF APPLICATION: 11/15/24  
(Town Clerk's Signature) [Signature]

- We have no objections to the issuance of this permit.
- Please suspend action on this application pursuant to RSA 483-A:4-a IV, so that we may further review this project.
- We defer this application to the Wetlands Bureau.
- Site visit made
- We have reviewed this application and would like to make the following Recommendations:

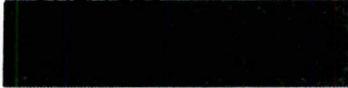


[Signature]  
SIGNATURE OF COMMISSIONER

# ABUTTERS LIST

SUBJECT PROPERTY: Tax Map 27 Lot 1-7 268 Governor Wentworth Highway, Tuftonboro NH 03816

Owner: TIORE LLC



Abutters:

Tax Map 40 Lot 5-18, 266 Governor Wentworth Highway:

MAUGHAN, JOANNE E. REVOCABLE TR.

MAUGHAN, JOANNE E. TTEE



Tax Map 27 Lot 1-10, 270 Governor Wentworth Highway:

BELISLE REVOCABLE TRUST

BELISLE, ANTHONY S. TTEE



Tax Map 40 Lot 5-1, 264 Governor Wentworth Highway:

JOHNSON, PAUL

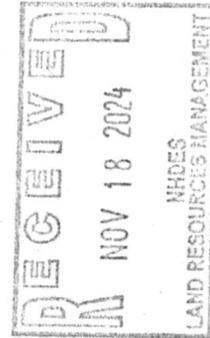
JOHNSON, CHRISTINE

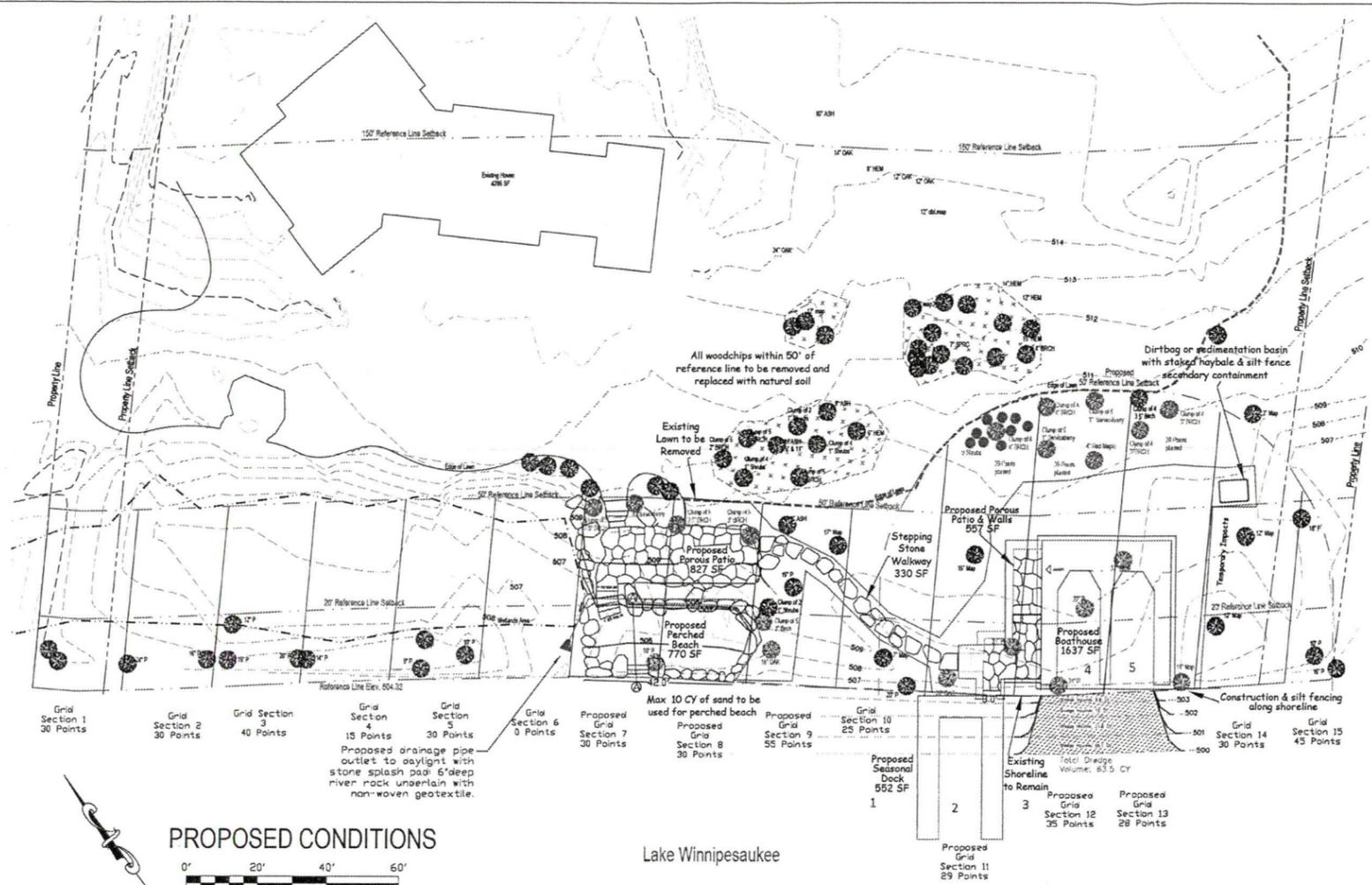


Tax Map 41 Lot 2-1, 262 Governor Wentworth Highway:

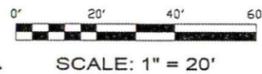
MANNING, HELGA F

NEHER, BIRGIT

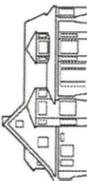




**PROPOSED CONDITIONS**



Lake Winnepesaukee



All trees not mapped. Trees may be removed from any waterfront grid section provided that at least 25 points is maintained in each section. All stumps in the waterfront buffer must remain, but may be ground down below grade.

**TREE SCORING:**  
1 to 3" = 1 pt  
>3 to 6" = 5 pts  
>6 to 12" = 10 pts  
>12" = 15 pts  
points required per grid section= 25

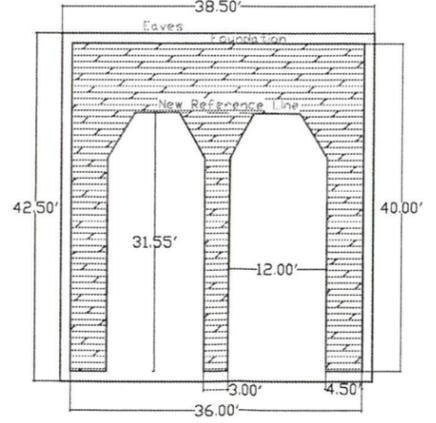
- indicates existing tree type, diameter (inches), & location
- indicates tree to be planted
- indicates tree to be removed

**Tree Types:**  
HEM Hemlock  
P Pine  
O Oak  
Map Maple  
BCH Beech  
BRCH Birch  
dbl Double

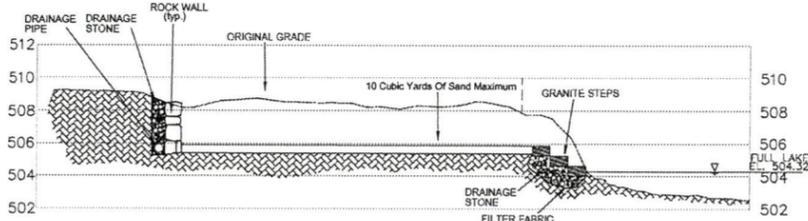
- Proposed Native Deciduous Trees:**
- Eastern Hemlock >3" cal
  - River Birch >3" & >6" cal
- Proposed Native Deciduous Shrubs:**
- Highbush Blueberry 1"
  - Lowbush Blueberry 1"
  - Eastern Serviceberry >3"
  - Sweet Pepperbush 1"

**Replanting Area Restoration Notes:**

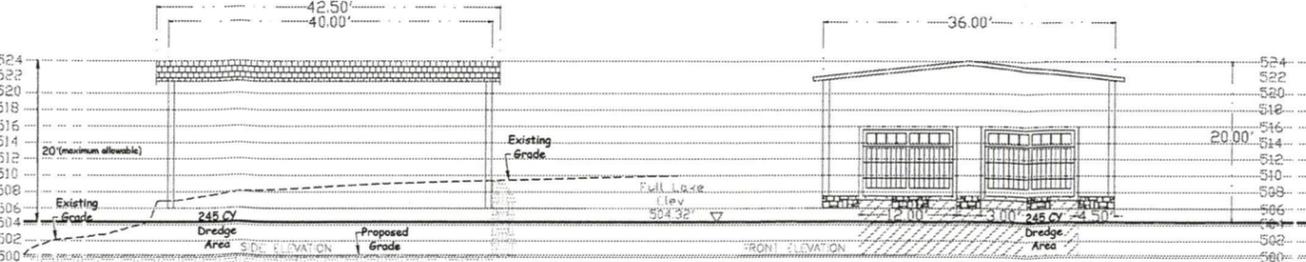
- All plants shall be installed by a professional landscaper who shall work with the homeowner to replant the waterfront grid buffer as shown on this plan. Other native N.H. tree and plant species may be substituted for those shown, keeping in mind that the intent of grid buffer is that they be allowed to grow without cutting limbing trimming pruning mowing or other similar activities except as needed for renewal or to maintain or improve plant health.
- All shrubs shall be 2-gallon size minimum and all trees shall be as shown hereon. Shrubs shall be planted 3' to 4' on-center and trees shall be planted 8' to 10' on-center. Shrubs may be planted as close as 4' to a tree, but trees should be planted no closer than 8' to 10' to each other. The layout of individual plants as shown on this plan conforms with this spacing.
- Only mulch that does not suppress plant growth is allowed. Bark mulch landscape fabrics gravel rocks pea stone or other materials intended to suppress weed growth are not allowed. Well-composted organic material peat moss grass clippings leaves pine straw and straw mulch are acceptable mulches.



**BOATHOUSE DETAIL**  
SCALE: 1" = 10'



**TYPICAL PERCHED BEACH SECTION A-A**  
SCALE: 1" = 5'



**PERMANENT IMPACT AREAS WITHIN 50':**  
Existing Impacts:  
Stairs And Access for Seasonal Docking: 210 SF  
Seasonal Dock: 720 SF  
  
Total Existing Permanent Impact Areas = 930 SF  
  
Proposed Impacts:  
Proposed boathouse = 1637 SF  
Proposed seasonal dock = 552 SF  
Proposed pathway = 330 SF  
Proposed perched beach = 770 SF  
Proposed patios and walls = 827+557  
Proposed dredge area = 607 SF

**ACCESSORY STRUCTURES:**  
Accessory Structure Allowance within 50 Feet: (365 x 7.5) = 2737.5 SF  
  
Upper Patio: 827 SF  
Walkway: 330 SF  
Lower Patio: 557 SF  
Total Proposed: 1714 SF  
  
50% Allowed For Water Access Structures: 1369 SF  
  
Perched Beach: 770 SF  
Total Proposed: 770 SF

Total Proposed Permanent Impact Area: 5280 SF  
**TEMPORARY IMPACT AREAS:**  
Limit of work area = 3550 SF

**Boathouse Construction Sequence:**

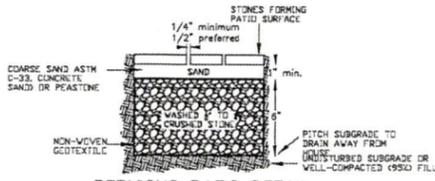
1. Install erosion controls prior to project construction. The Contractor is fully responsible for maintaining erosion controls throughout the project.
2. Fell & clear trees within construction area as shown on plan.
3. Use existing shoreline bank as a temporary cofferdam by excavating project area behind the bank dewatering as necessary.

**Dewatering System:**

4. Install sedimentation controls for dewatering system: Dirtbag® by AFC Environmental (www.afcenvironmental.com; 603-589-9255) or other type of sedimentation basin in location shown or as determined by Contractor keeping it at least 50' from the lake.
- Follow manufacturer's instructions for installation and use of Dirtbag®.
- Dirtbag® to be placed on a slope so that incoming water flows downhill through the bag.
- Place Dirtbag® on an aggregate straw or haybale (recommended) bag.
- Construct a secondary containment system such as staked haybales coupled with silt fence around the Dirtbag® installation.
5. Form and place concrete foundation.
6. Install drainage and backfill foundation.
7. Construct interior deck and boathouse structure.
8. Construct retaining walls and walkways around boathouse installing crushed stone and filter fabric under and around walls.
9. Remove cofferdam and dredge approach area.
10. Remove dewatering materials and erosion controls upon stabilization of site and replant disturbed areas.

**Allowable Boatslips:**  
365' Along the shoreline  
364' Pin-to-Pin  
364.5' Average

75' = 2 Slips  
150' = 3 Slips  
225' = 4 Slips  
300' = 5 Slips  
375' = 6 Slips



**PERVIOUS PATIO DETAIL**  
NOT TO SCALE  
PATIO SURFACE SHALL BE GENTLY SLOPED AWAY FROM HOUSE.  
MAINTENANCE: ADD JOINT MATERIAL AS NEEDED TO REPLACE LOST MATERIAL. PATIO SHOULD BE INSPECTED PERIODICALLY, ESPECIALLY DURING HEAVY RAINFALL EVENTS, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED TO MAINTAIN INFILTRATIVE CAPACITY.

**LOCUS**  
USGS 1" = 2000'

**BECKWITH BUILDERS, INC.**  
ARCHITECTURE & CONSTRUCTION  
44 LIBBY STREET  
WOLFEBORO, NH 03894  
PHONE: 603.589.6639  
BECKWITHBUILDERS.COM  
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- LEGEND:**
- 2 Boatslip Indicator
  - CCRD Corral County Registry of Deeds
  - 518 Existing Topographic Contour
  - 520 Proposed Topographic Contour
  - Location of silt & construction fence
  - Temporary Impact/Limit of Work

**PLAN NOTES:**

1. This plan is not a boundary survey. Field survey performed by Beckwith Builders in September 2023. The property owner and contractor shall verify the locations of all property lines prior to the start of construction.
2. The reference line equals lake full elevation of 504.32.
3. This project consists of constructing a new 2 bay dug-in boathouse, a perched beach, patio, and relocating an existing seasonal docking structure.

**PLAN FOR NHDES WETLANDS PERMIT**  
T'OREA PROJECT  
268 GOVERNOR WENTWORTH HIGHWAY  
TUFTONBORO, NH

TOWN TAX MAP NUMBER: 27/ 1-7

SCALE: AS NOTED  
DATE: June 5, 2025

OWNER OF RECORD TAX MAP 27 LOT 1-7:  
T'OREA LLC