



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

Robert R. Scott, Commissioner



September 16, 2025

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

REQUESTED ACTION

Approve Warner Nickerson's request for a five-year permit time extension of NH Department of Environmental Services (NHDES) Wetland Bureau permit #2021-01496, to perform the following work on Lake Winnepesaukee in Gilford, in accordance with RSA 482-A:3, XIV-a. This project was previously approved by the Governor and Executive Council on January 26, 2022, Item #89. Original comments submitted by the Gilford Conservation Commission, stating they have no objections to the project as proposed, are included in the enclosed documents.

Remove an existing non-conforming structure and construct a 22 foot x 16 foot accessory structure with an attached 26 foot x 10 foot and 5 foot x 16 foot deck, install two 6 foot x 40 foot seasonal piers connected by a 6 foot x 12 foot walkway and impact 480 square feet along 22 linear feet of bank in order to install a 22 foot x 12 foot pervious patio on an average of 349 feet of frontage along Lake Winnepesaukee in Gilford.

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 September 7, 2021, by Terrain Planning & Design, as received by the NH Department of Environmental Services (NHDES) on September 23, 2021.
2. This permit shall not be effective until it has been recorded in the Belknap County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. The waterfront accessory structure identified as "bunkhouse" in accordance with the approved revised plans shall not be modified or constructed as to be serviced by piped water pursuant to Env-Wt 1405.03(i).
4. 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.
5. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
6. All portions of the docking structures shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.
7. All seasonal structures shall be removed for the non-boating season as required per Env-Wt 513.22.
8. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
9. 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).

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10. 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.
11. 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).
12. In accordance with Env-Wt 511.05(b), revegetation of the disturbed area by planting trees, shrubs, and ground covers shall represent the density and species diversity of the existing stand of vegetation removed for the project and begin at a distance no greater than 5 feet landward from the water access structure's footprint.
13. In accordance with Env-Wt 511.04(g), stairs constructed to and from a water access structure shall be removed from the lakebed prior to ice-in and not be re-installed until ice-out.
14. 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.
15. 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 August 14, 2025. NHDES supported its decision with the following findings:

1. Per Rule Env-Wt 314.05(b), the permittee submitted a written request to the department for an extension of permit [2021-01496] prior to the expiration of the permit.
2. Per Rule Env-Wt 314.05(c)(2), the submitted request included a statement, signed and certified in accordance with Env-Wt 311.11, that: the permit for which extension is sought has not been revoked or suspended without reinstatement; extension of the permit would not violate a condition of law or rule; the project is proceeding towards completion in accordance with plans and other documentation referenced by the permit; the applicant proposes reasonable mitigation measures to protect the public waters of the state from deterioration during the period of extension; and the wetland delineation is still valid pursuant to Env-Wt 406.01(b).
3. Per Rule Env-Wt 314.05(d), as specified in RSA 482-A:3, XIV-a(a), the department finds the permittee has submitted the request as specified in Env-Wt 314.05(b) and (c) and the mitigation measures proposed by the permittee are adequate to protect public waters from deterioration. The department therefore grants one extension of 5 additional years for permit [2021-01496].

NHDES Wetlands Bureau permit #2021-01496 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  
Wetlands Bureau  
Check the Status of your Application



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

**APPLICANT'S NAME:** Nickerson, Warner

**TOWN NAME:** Gilford

	<b>COMPLETE</b>		File No.: 2021-01496
	MAY 17 2021	Administrative Use Only	Check No.: 0311
		Administrative Use Only	Amount: \$2,456.00
			Initials: RS

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="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): n/a</li> <li>NHB Project ID #: NHB21-0992</li> </ul> </li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Bog?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>Name of Local River Management Advisory Committee (LAC): n/a</li> <li>A copy of the application was sent to the LAC on Month: Day: Year:</li> </ul>	

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

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

www.des.nh.gov



**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: Nickerson, Warner C.

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL ADDRESS:

FAX: n/a

PHONE:

ELECTRONIC COMMUNICATION: By initialing here: WCN, 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.: Maurer, Romy N.

COMPANY NAME: Terrain Planning & Design, LLC

MAILING ADDRESS: 311 Kast Hill Road

TOWN/CITY: Hopkinton

STATE: NH

ZIP CODE: 03229

EMAIL ADDRESS: romy@terrainplanning.com

FAX: n/a

PHONE: (603)746-3512

ELECTRONIC COMMUNICATION: By initialing here RNM, 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: 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 proposed seasonal dock won't affect abutting properties or public's right to navigation [Env-Wt 513.03(a)(1)]. It has been designed to avoid environmental impacts [Env-Wt 513.03(a)(2) & 513.03(a)(3)] and allow safe docking [Env-Wt 513.03(a)(4)]. The docking structure will meet the requirements of Env-Wt 513.09 & Env-Wt 513.10(d). The dock location will be further than 20' from the abutting property lines [Env-Wt 513.10(a)]. The dock will be perpendicular to the shoreline and any boat secured to the dock will not extend beyond the extension of the abutter's property line [Env-Wt 513.10(d) & Env-Wt 513.10e]. The docking structure meets the dimensional requirements of Env-Wt 513.11(a)(1).

The proposed patio and deck 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 deck and patio will be built a minimum of 12" landward of the reference line [Env-Wt 511.04(c)]. The dock and patio surface will have zero slope [Env-Wt 511.04(d)]. It will avoid & minimize the removal of vegetation [Env-Wt 511.04(h)], it meets the Shoreland frontage requirements [Env-Wt 511.04(i)] and won't use more than 20% of the shoreline [Env-Wt 511.04(k)]. The existing cottage will be reconstructed 3' further landward from the reference line making it slightly more nearly conforming.

**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 impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>	552		<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	1,150		<input type="checkbox"/>	1,230		<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
<b>TOTAL</b>		<b>1,150</b>			<b>1,782</b>		

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

**MINIMUM IMPACT FEE:** Flat fee of \$400.

**NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:** Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

**MINOR OR MAJOR IMPACT FEE:** Calculate using the table below:

Permanent and temporary (non-docking): 2,380 SF × \$0.40 = \$ 952

Seasonal docking structure: 552 SF × \$2.00 = \$ 1,104

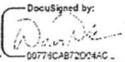
Permanent docking structure: SF × \$4.00 = \$

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

Total = \$ 2,456

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2,456

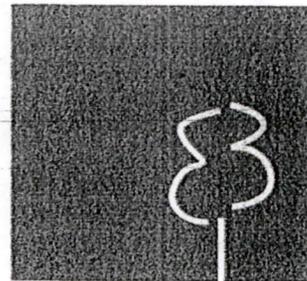
NHDES-W-06-012

<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: RNM	To the best of the signer's knowledge and belief, all required notifications have been provided.		
Initials: RNM	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: RNM	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>		
Initials: RNM	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): 	DocuSigned by: Warner Nickerson 00779CAB72004C	PRINT NAME LEGIBLY: Warner Nickerson	DATE: 4/1/2021
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 		PRINT NAME LEGIBLY: Romy Nickerson	DATE: 4/20/21
SIGNATURE (AGENT, IF APPLICABLE): 		PRINT NAME LEGIBLY: Danbelle Lafond	DATE: May 12, 2021
<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: 		PRINT NAME LEGIBLY: Danbelle Lafond	
TOWN/CITY: Giltard		DATE: May 12, 2021	

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

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

www.des.nh.gov



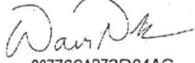
**terrain**  
planning & design llc

March 31, 2021

NH Dept. Environmental Services  
29 Hazen Drive  
PO Box 95  
Concord, NH 03302

To Whom It May Concern:

I, Warner C. Nickerson, owner of property located at 17 Lockes Island in Gilford, NH do hereby authorize members of Terrain Planning & Design, LLC to act as an agent, on my behalf during any and all permitting processes.

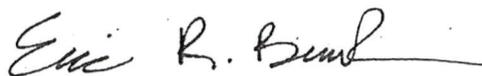
DocuSigned by:  
  
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4/1/2021

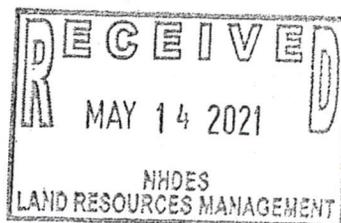
Warner C. Nickerson

Date

Respectfully Submitted,



Eric Buck, PLA, ASLA  
Owner/Landscape Architect  
Terrain Planning & Design LLC





November 5, 2019

# Tax Map

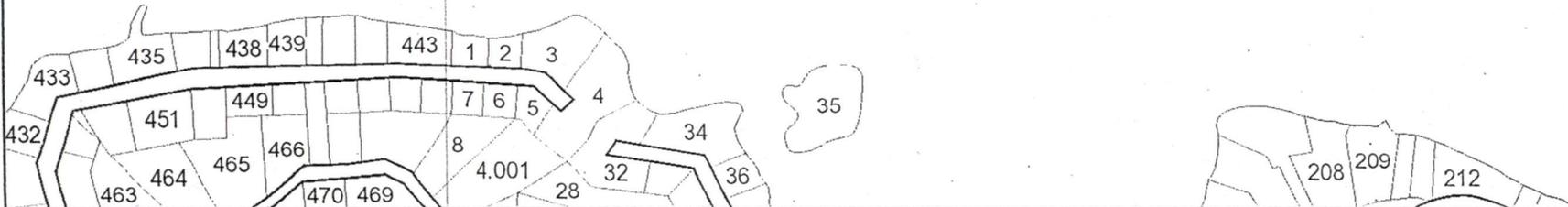
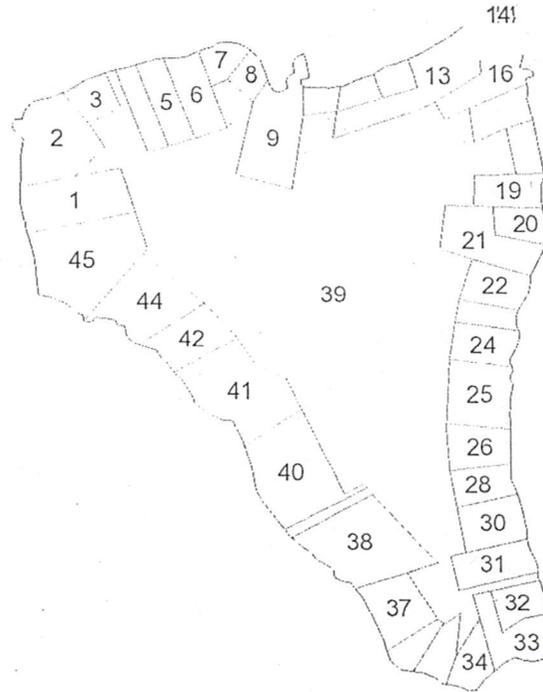
Gilford, NH

1 inch = 545 Feet



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**RECEIVED**  
NHDES  
LAND RESOURCES MANAGEMENT  
MAY 14 2021



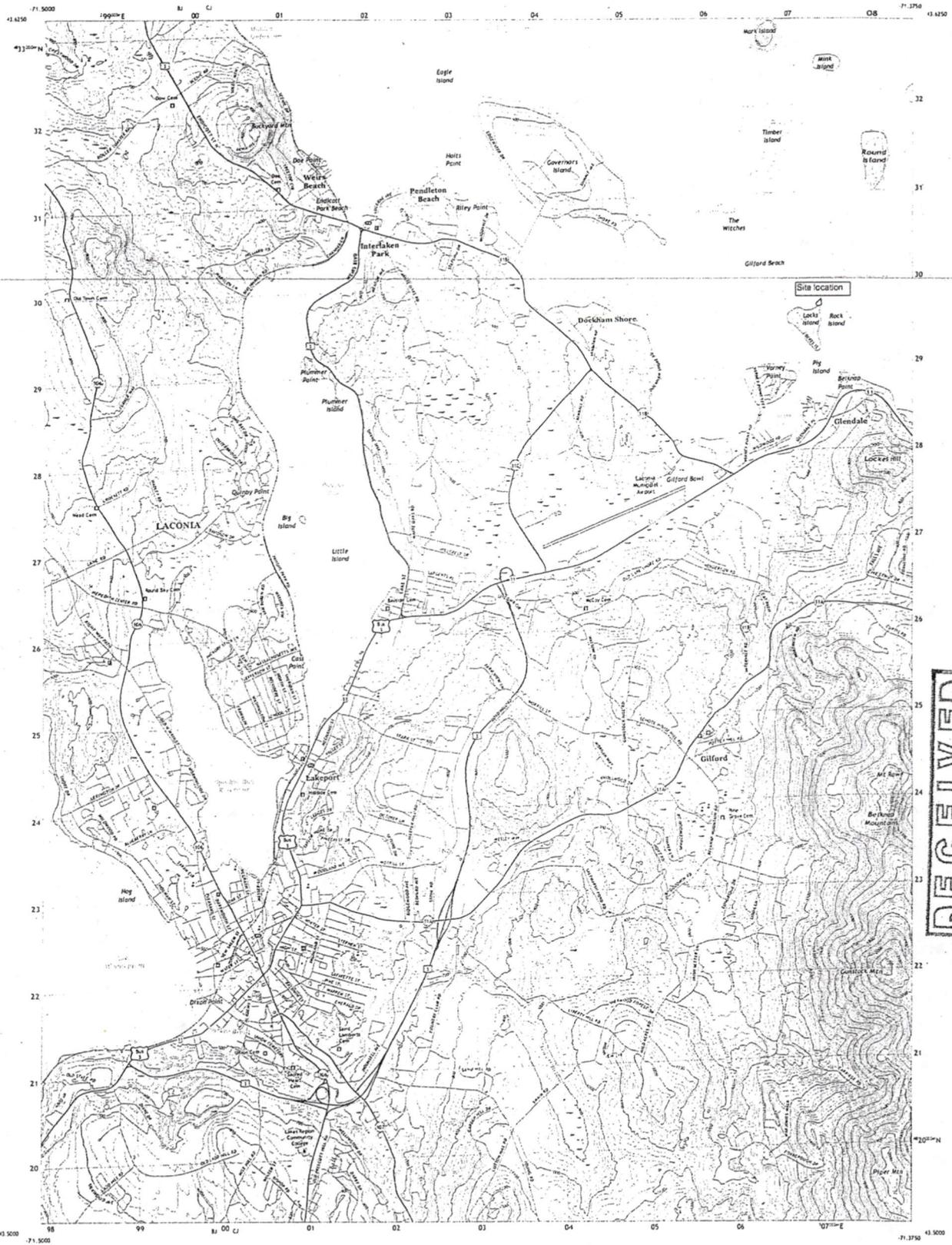
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



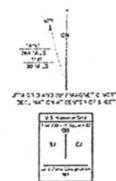
LACONIA QUADRANGLE  
NEW HAMPSHIRE - BELKNAP COUNTY  
7.5-MINUTE SERIES



**RECEIVED**  
MAY 14 2021  
NHDES  
LAND RESOURCES MANAGEMENT

Produced by the United States Geological Survey  
each seven-year cycle of 1982 (24281)  
with Supplemental Series of 1984 (24284). Precision and  
1:50,000 scale of the National Geographic Series, June 1982.  
This map is not a legal document. Boundaries may be  
generalized for the map scale. Private lands and other government  
reservations may not be shown. Obtain permission before  
copying for other uses.

Map Date: August 2016 - October 2016  
Base: 1:50,000 - G1, 1:50,000 - G11, 1:50,000 - G12  
Hydrography: National Geographic Series, 2001 - 2008  
Cartography: National Geographic Series, 2008  
Boundaries: 1:50,000 - G1, 1:50,000 - G11, 1:50,000 - G12  
Metadata: 1:50,000 - G1, 1:50,000 - G11, 1:50,000 - G12



ROAD CLASSIFICATION

Local Collector	Local Road	State Road
Secondary Hwy	Loop Road	US Road
Ramp	US	
Interstate Route	US	

1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8

LACONIA, NH  
2018

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**To:** Cindy Buck, Terrain Planning and Design LLC  
311 Kast Hill Road

Hopkinton, NH 03229

**From:** NH Natural Heritage Bureau

**Date:** 4/2/2021 (valid until 4/2/2022)

**Re:** Review by NH Natural Heritage Bureau of request submitted 3/23/2021

**Permits:** MUNICIPAL POR - Gilford, NHDES - Shoreland Standard Permit, NHDES -  
Wetland Standard Dredge & Fill - Minor

**NHB ID:** NHB21-0992

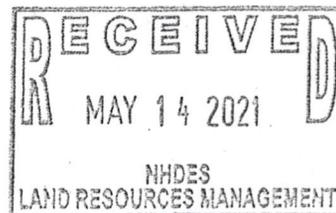
**Applicant:** Cindy Buck

**Location:** Gilford  
17 Lockes Island

**Project Description:** Renovations to existing structures with associated landscaping to be done summer or fall.

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.

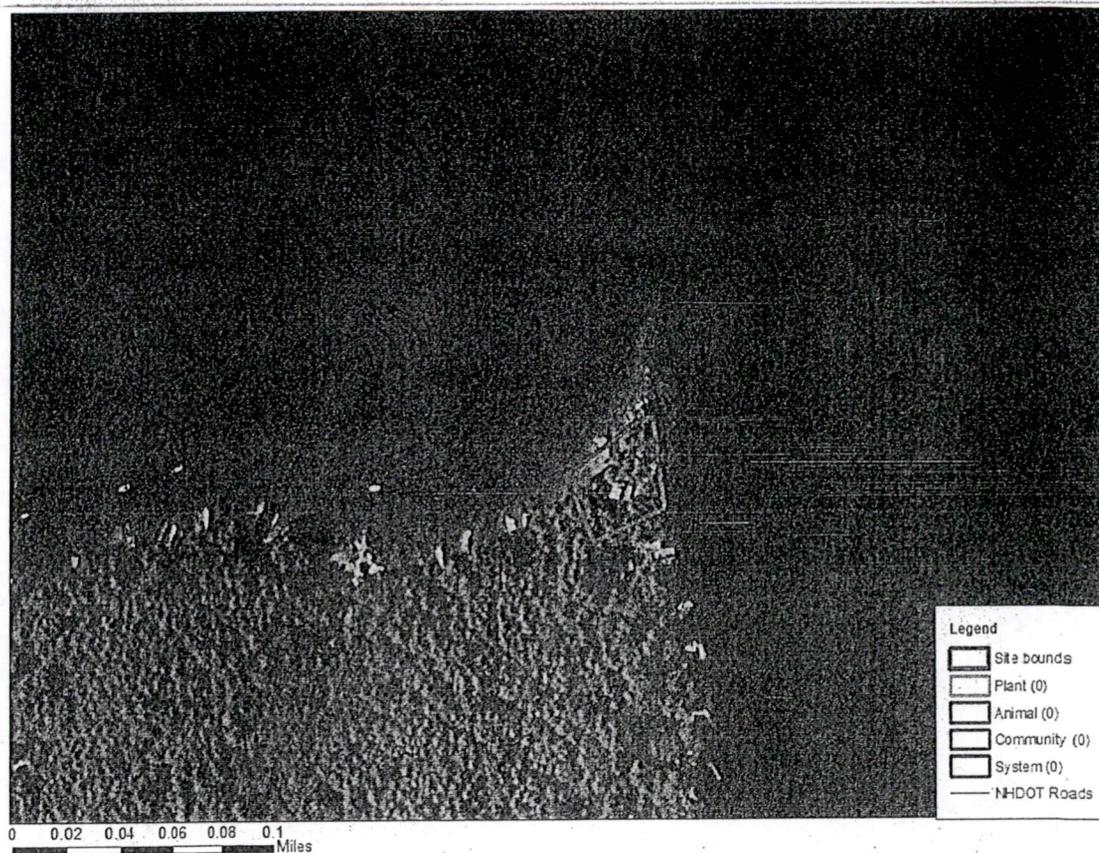
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB DatacheckTool on 3/23/2021 3:08:52 PM, and cannot be used for any other project.



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-0992

NHB21-0992





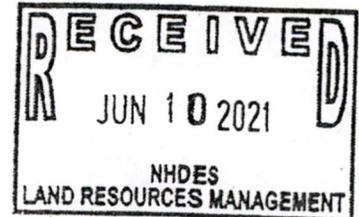
2021-1496

**TOWN OF GILFORD  
CONSERVATION COMMISSION**

47 Cherry Valley Road, Gilford, NH 03249 Phone: (603) 527-4727 Fax: (603) 527-4731

June 10, 2021

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



Re: Warner Nickerson, 17 Lockes Island, Map 243 Lot 14

Dear Wetland Bureau Staff:

The Gilford Conservation Commission received a standard dredge and fill application from Warner Nickerson, for property located at 17 Lockes Island, Tax Map & Lot # 243- 014.000.

The proposed project description is for the installation of a "U" shaped seasonal dock with two 6' x 40' piers. This structure would impact 552 sq. ft. of total area. A new permeable water access patio is proposed at the lookout point by the pinnacle of the property. This portion of the property would have a temporary impact of 480 sq. ft. and a permanent impact of 250 sq. ft. The average shoreline frontage is 349 ln. ft.

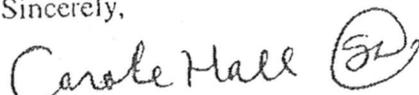
The Gilford Conservation Commission placed a statutory 'hold' on this application until its next regularly scheduled meeting.

The Gilford Conservation Commission met at Gilford Town Hall on June 1, 2021 and reviewed this application and plans. There was a quorum present at the meeting. One member recused himself. There was still a quorum present to act on this application.

Members reviewed the proposed and existing plans. It was noted that there is an existing dock structure and breakwater on the opposite side of the island. The property has frontage on both sides and the point. The proposal meets the total linear feet of frontage per DES Wetland Rules for both structures and slips.

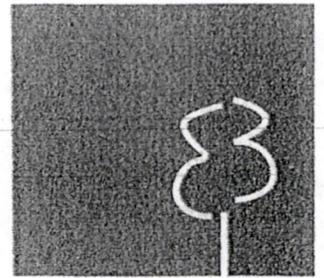
The commission members voted to release the hold placed on the application and recommend approval of the proposed application as submitted with these structures to be the only structures on the shoreline frontage. Motion passed unanimously.

Sincerely,



Carole Hall,  
Gilford Conservation Commission Chairman

cc: Warner Nickerson, 95 Business Park Drive, Tilton NH 03276 (owner)  
Romy Maurer, Terrain Planning & Design, 311 Kast Hill Road, Hopkinton NH 03229,



**terrain**  
planning & design llc

**Abutters List:**

**Client:**

**Warner C. Nickerson**

**Mailing Address:**

**Site Location:**

17 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #14

**Abutters to client's property:**

**Sebastian M. and Kimberly C. Koch**

**Mailing Address:**

**Abutting Property:**

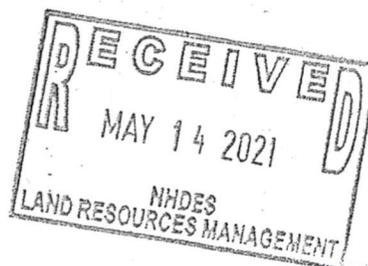
18 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #13

**Donald Philip Ryder**

**Mailing Address:**

**Abutting Property:**

16 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #16



**Peter Ricker Moses**  
**Matthew Moses**  
**John Moses**  
Mailing Address:

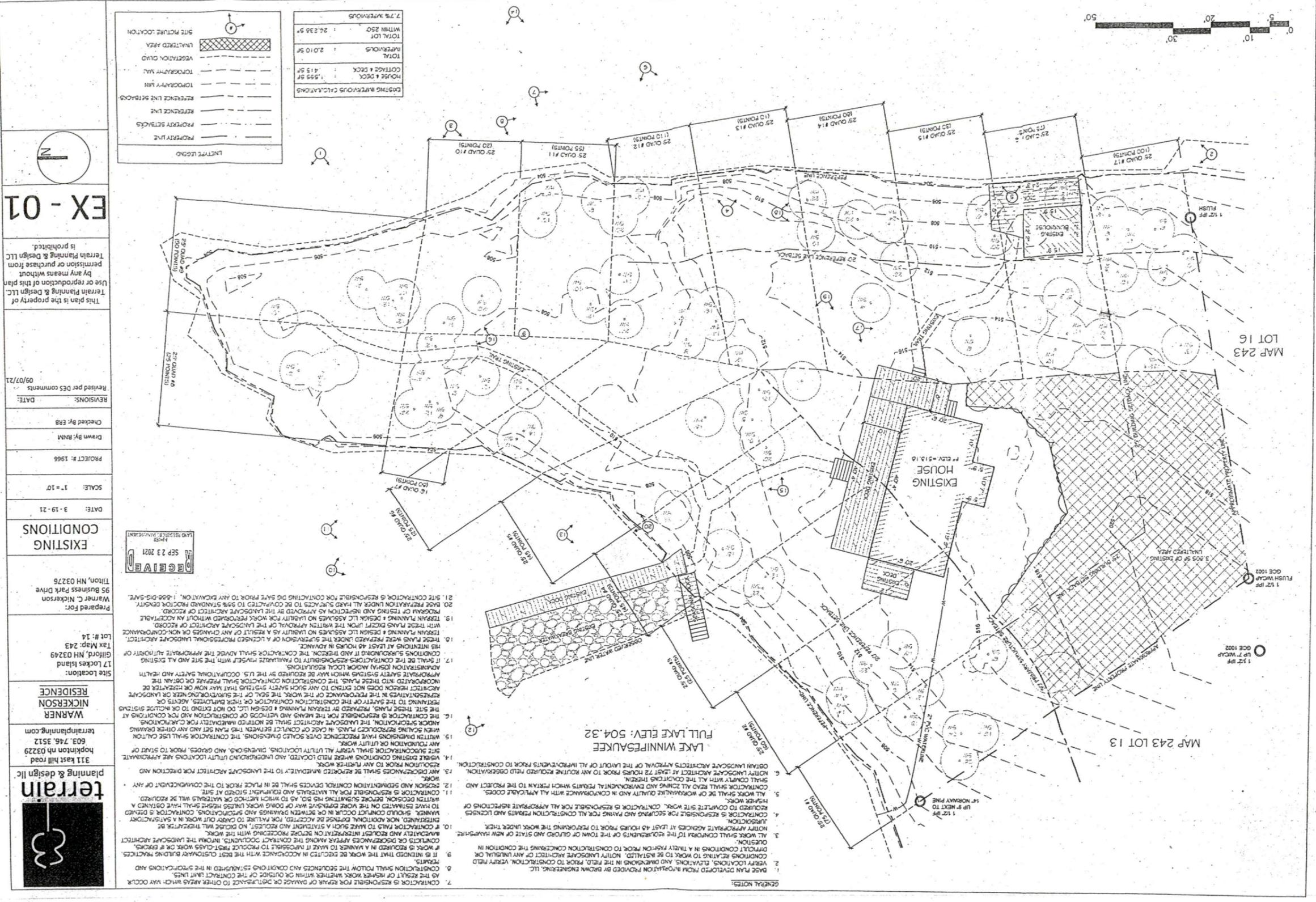
Abutting Property:  
15 Lockes Island  
Gilford, NH 03249  
Tax Map: 243  
Lot #17

**Town Clerk:**

**Danielle LaFond**  
**Gilford Town Clerk**  
Mailing Address:  
47 Cherry Valley Road  
Gilford, NH 03249

**Agent:**

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



**EXISTING REVISIONS**

DATE:	09/07/21
REVISIONS:	Revised per DCs comments
CHECKED BY:	ERB
DRAWN BY:	RNM
PROJECT #:	1966
SCALE:	1" = 10'
DATE:	3-19-21

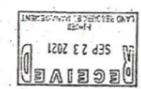
**7.7% PREVIOUS**

TOTAL LOT	26,238 SF
TOTAL PATTERNS	2,010 SF
TOTAL HOUSE & DECK	1,555 SF
COURT & DECK	415 SF

**DISTING REVISIONS CALCULATIONS**

**LEGEND**

- PROPERTY LINE
- PROPERTY SETBACKS
- REFERENCE LINE
- REFERENCE LINE SETBACKS
- TOPOGRAPHY LHM
- TOPOGRAPHY MVD
- VEGETATION QUAD
- UNLANTED AREA
- SITE PICTURE LOCATION



- GENERAL NOTES:**
1. DATE PLAN DEVELOPED FROM INFORMATION PROVIDED BY BROWN ENGINEERING, LLC.
  2. 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 PROHIBIT CONDITIONS IN A TIMELY MANNER PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
  3. ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE TOWN OF GORHAM AND STATE OF NEW HAMPSHIRE.
  4. 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 FINISH WORK.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  9. IT IS INTENDED THAT THE WORK BE DONE IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND AS THE RESULT OF INSPECTION WORK EITHER WITHIN OR OUTSIDE OF THE CONTRACT LIMITS.
  10. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF INSPECTION WORK EITHER WITHIN OR OUTSIDE OF THE CONTRACT LIMITS.
  11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
  13. ANY DISTURBANCES SHALL BE REPAIRED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND APPROVAL.
  14. VERIFY EXISTING CONDITIONS PRIOR TO ANY FIELD WORK. LOCATIONS, DIMENSIONS, AND GRADES, PRIOR TO START OF ANY CONSTRUCTION.
  15. WITHIN DIMENSIONS HAVE PRECEDED OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION AND VERIFY DIMENSIONS PRIOR TO ANY FIELD WORK.
  16. 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 SITUATIONS WHERE EXISTING CONDITIONS ARE NOT SHOWN OR WHERE THE CONTRACTOR HAS BEEN ADVISED BY THE LANDSCAPE ARCHITECT OF ANY UNUSUAL OR PROHIBIT CONDITIONS IN A TIMELY MANNER PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
  17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREAFTER. THE CONTRACTOR SHALL AVOID THE APPROPRIATE ADJUSTMENT OF THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE.
  18. 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-COMPLIANCE WITH THESE PLANS EXCEPT FOR THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
  19. 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.
  20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE CONSTRUCTED TO 5% STANDARD PROTECTIVE DENSITY. PROTECTION OF TREES AND VEGETATION AS REQUIRED BY THE LANDSCAPE ARCHITECT OF RECORD.
  21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING DIG SAFE PRIOR TO ANY EXCAVATION. 1-888-DIG-5AVE.

**terrain planning & design llc**  
 311 Kest Hill Road  
 Hopkinton NH 03229  
 603.746.3512  
 terrainplanning.com

**WARNER NICKERSON RESIDENCE**

Site Location:  
 17 Lockes Island  
 Gifford, NH 03249  
 Lot #: 14

Prepared For:  
 Warner C. Nickerson  
 95 Business Park Drive  
 Tilton, NH 03276

**EXISTING CONDITIONS**

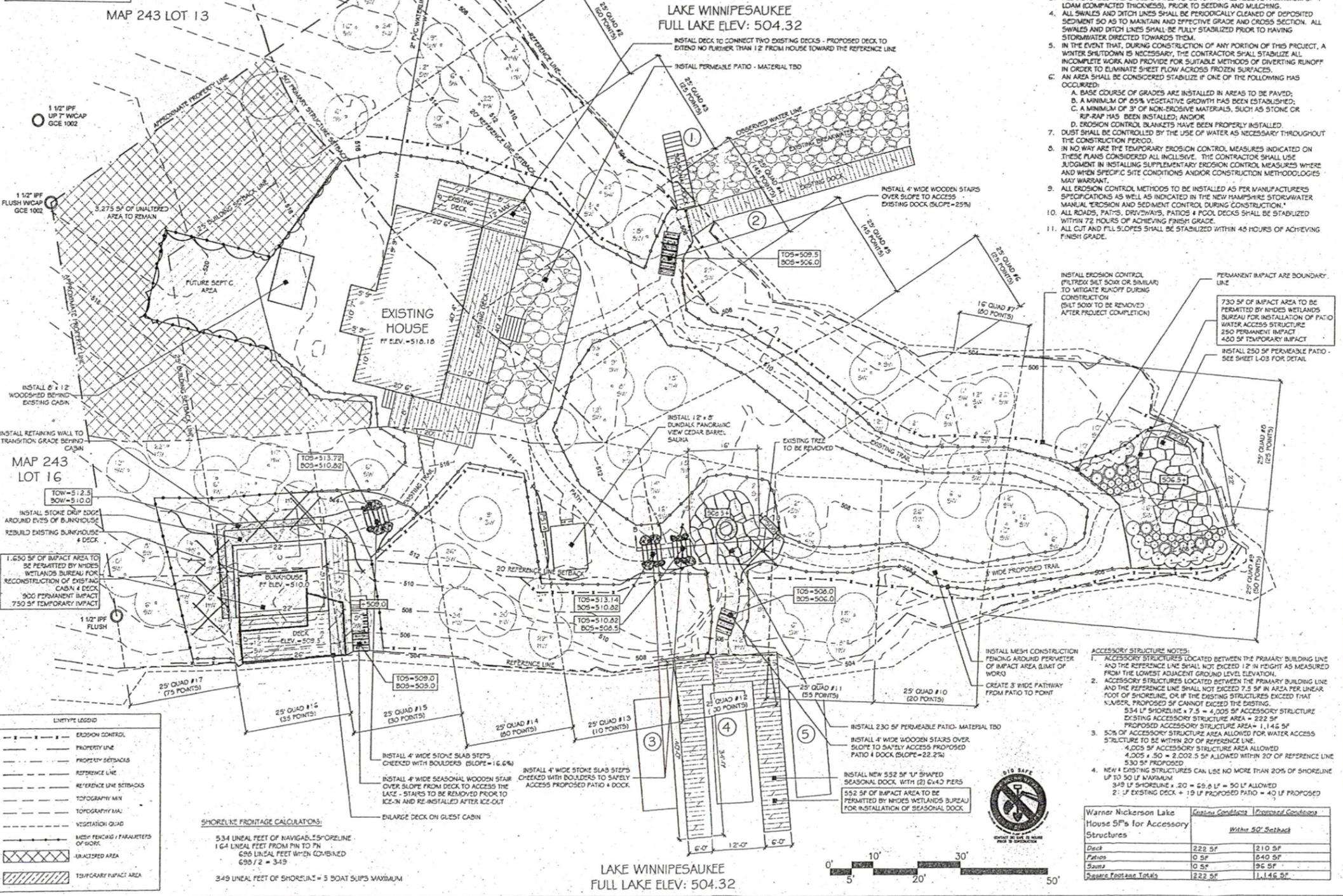
DATE: 3-19-21  
 SCALE: 1" = 10'  
 PROJECT #: 1966  
 Drawn By: RNM  
 Checked By: ERB  
 REVISIONS: DATE: 09/07/21  
 Revised per DCs comments

**EX - 01**

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**PROPOSED IMPERVIOUS CALCULATIONS**

HOUSE & DECK	1,634 SF
COTTAGE & DECK	676 SF
STAIRS	60 SF
SHED	96 SF
SALINA	91 SF
<b>TOTAL IMPERVIOUS</b>	<b>2,557 SF</b>
<b>TOTAL LOT WITHIN 250'</b>	<b>26,236 SF</b>
<b>9.7% IMPERVIOUS</b>	



- EROSION CONTROL NOTES:**
- 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.
  - TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PANS. 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.
  - ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM OF 4" LOAM (COMPACTED THICKNESS), PRIOR TO SEEDING AND MULCHING.
  - 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 HAVING STORMWATER DIRECTED TOWARDS THEM.
  - 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 FROZEN SURFACES.
  - AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
    - A BASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE PAVED;
    - A MINIMUM OF 65% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
    - A MINIMUM OF 3" OF NON-EROSIVE MATERIALS, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; AND/OR
    - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
  - DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
  - 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.
  - 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".
  - ALL ROADS, PATHS, DRIVEWAYS, PATIOS & POOL DECKS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
  - ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 48 HOURS OF ACHIEVING FINISH GRADE.



311 kast hill road  
hopkinton nh 03229  
603. 746. 3512  
terrainplanning.com

**WARNER NICKERSON RESIDENCE**

Site Location:  
17 Lockes Island  
Gifford, NH 03249  
Tax Map: 243  
Lot #: 14

Prepared For:  
Warner C. Nickerson  
95 Business Park Drive  
Tilton, NH 03276

**SITE LAYOUT PLAN**

DATE: 3-19-21

SCALE: 1" = 10'

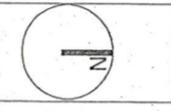
PROJECT #: 1966

Drawn By: RNM  
Checked By: ERB

REVISIONS: DATE:  
Revised per client comments 02/23/21  
Revised per DES comments 09/07/21

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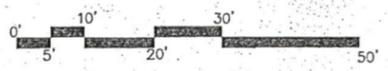
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- ACCESSORY STRUCTURE NOTES:**
- ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 12' IN HEIGHT AS MEASURED FROM THE LOWEST ADJACENT GROUND LEVEL ELEVATION.
  - ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 7.5 SF IN AREA PER LINEAR FOOT OF SHORELINE, OR IF THE EXISTING STRUCTURES EXCEED THAT NUMBER, PROPOSED SF CANNOT EXCEED THE EXISTING.  
534 LF SHORELINE x 7.5 = 4,005 SF ACCESSORY STRUCTURE  
EXISTING ACCESSORY STRUCTURE AREA = 222 SF  
PROPOSED ACCESSORY STRUCTURE AREA = 1,146 SF
  - 50% OF ACCESSORY STRUCTURE AREA ALLOWED FOR WATER ACCESS STRUCTURE TO BE WITHIN 20' OF REFERENCE LINE.  
4,005 SF ACCESSORY STRUCTURE AREA ALLOWED  
4,005 x .50 = 2,002.5 SF ALLOWED WITHIN 20' OF REFERENCE LINE  
530 SF PROPOSED
  - NEW EXISTING STRUCTURES CAN USE NO MORE THAN 20% OF SHORELINE UP TO 50 LF MAXIMUM  
534 LF SHORELINE x .20 = 106.8 LF = 50 LF ALLOWED  
2' LF EXISTING DECK + 19 LF PROPOSED PATIO = 40 LF PROPOSED

Warner Nickerson Lake House SF's for Accessory Structures

	Current Conditions	Proposed Conditions
Deck	222 SF	210 SF
Patios	0 SF	840 SF
Stairs	0 SF	96 SF
<b>Relative Footage Totals</b>	<b>222 SF</b>	<b>1,146 SF</b>



**NOTES:**  
 PER RSA 463-B:9(V)(7) - Starting from the northerly or easterly boundary of the property, and working along the shoreline, the waterfront buffer shall be divided into 25 by 50 foot segments.  
 (i) Tree and sapling diameters shall be measured at 4 1/2 feet above the ground for existing trees and established nursery industry standards when nursery stock is to be used, and are scored as follows:  
 Diameter or Caliper—Score  
 1 to 3 inches—1 Point;  
 Greater than 3 to and including 6 inches—5 Points;  
 Greater than 6 to and including 12 inches—10 Points;  
 Greater than 12 inches—15 Points

**EXISTING QUAD CALCULATIONS**

QUAD #1 POINTS		QUAD #10 POINTS	
6" SOFTWOOD	5 POINTS	6" SOFTWOOD	5 POINTS
12" SOFTWOOD	10 POINTS	20" SOFTWOOD	15 POINTS
16" SOFTWOOD	15 POINTS	TOTAL POINTS:	20 POINTS
18" SOFTWOOD	15 POINTS		
24" SOFTWOOD	15 POINTS		
28" SOFTWOOD	15 POINTS		
TOTAL POINTS:	75 POINTS		

QUAD #2 POINTS		QUAD #11 POINTS	
6" SOFTWOOD	5 POINTS	6" SOFTWOOD	5 POINTS
10" SOFTWOOD	10 POINTS	10" SOFTWOOD	10 POINTS
(2) 14" HARDWOODS	30 POINTS	12" SOFTWOOD	10 POINTS
22" HARDWOOD	15 POINTS	TOTAL POINTS:	55 POINTS
TOTAL POINTS:	60 POINTS		

QUAD #3 POINTS		QUAD #12 POINTS	
12" SOFTWOOD	10 POINTS	11" SOFTWOOD	10 POINTS
22" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
TOTAL POINTS:	25 POINTS	14" SOFTWOOD	15 POINTS
		(2) 16" SOFTWOODS	30 POINTS
		15" SOFTWOOD	15 POINTS
		20" SOFTWOOD	15 POINTS
		24" SOFTWOOD	15 POINTS
		TOTAL POINTS:	110 POINTS

QUAD #4 POINTS		QUAD #13 POINTS	
16" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
22" SOFTWOOD	15 POINTS	TOTAL POINTS:	10 POINTS
28" SOFTWOOD	15 POINTS		
TOTAL POINTS:	45 POINTS		

QUAD #5 POINTS		QUAD #14 POINTS	
6" SOFTWOOD	10 POINTS	8" SOFTWOOD	10 POINTS
8" SOFTWOOD	10 POINTS	10" SOFTWOOD	10 POINTS
12" SOFTWOOD	10 POINTS	20" HARDWOOD	15 POINTS
18" HARDWOOD	15 POINTS	22" HARDWOOD	15 POINTS
TOTAL POINTS:	45 POINTS	24" HARDWOOD	15 POINTS
		26" SOFTWOOD	15 POINTS
		TOTAL POINTS:	80 POINTS

QUAD #6 POINTS		QUAD #15 POINTS	
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
14" SOFTWOOD	15 POINTS	8" SOFTWOOD	10 POINTS
TOTAL POINTS:	25 POINTS	10" SOFTWOOD	10 POINTS
		20" SOFTWOOD	15 POINTS
		TOTAL POINTS:	30 POINTS

QUAD #7 POINTS		QUAD #16 POINTS	
(2) 6" SOFTWOODS	10 POINTS	6" HARDWOOD	5 POINTS
(4) 12" SOFTWOODS	40 POINTS	10" HARDWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	11" HARDWOOD	10 POINTS
26" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
TOTAL POINTS:	80 POINTS	14" HARDWOOD	15 POINTS
		16" HARDWOOD	15 POINTS
		TOTAL POINTS:	35 POINTS

QUAD #8 POINTS		QUAD #17 POINTS	
6" SOFTWOOD	5 POINTS	6" HARDWOOD	5 POINTS
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
(2) 12" SOFTWOODS	20 POINTS	10" SOFTWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	10" SOFTWOOD	10 POINTS
18" SOFTWOOD	15 POINTS	13" SOFTWOOD	15 POINTS
TOTAL POINTS:	50 POINTS	16" SOFTWOOD	15 POINTS
		22" HARDWOOD	15 POINTS
		TOTAL POINTS:	75 POINTS

QUAD #9 POINTS		QUAD #18 POINTS	
6" SOFTWOOD	5 POINTS	(5) 6" HARDWOODS	15 POINTS
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
(2) 12" SOFTWOODS	20 POINTS	8" SOFTWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	10" SOFTWOOD	10 POINTS
26" SOFTWOOD	15 POINTS	12" SOFTWOOD	10 POINTS
TOTAL POINTS:	50 POINTS	14" HARDWOOD	15 POINTS
		16" HARDWOOD	15 POINTS
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**PROPOSED QUAD CALCULATIONS**

QUAD #1 POINTS		QUAD #10 POINTS	
6" SOFTWOOD	5 POINTS	6" SOFTWOOD	5 POINTS
12" SOFTWOOD	10 POINTS	20" SOFTWOOD	15 POINTS
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18" SOFTWOOD	15 POINTS		
24" SOFTWOOD	15 POINTS		
28" SOFTWOOD	15 POINTS		
TOTAL POINTS:	75 POINTS		

QUAD #2 POINTS		QUAD #11 POINTS	
6" SOFTWOOD	5 POINTS	6" SOFTWOOD	5 POINTS
10" SOFTWOOD	10 POINTS	10" SOFTWOOD	10 POINTS
(2) 14" HARDWOODS	30 POINTS	12" SOFTWOOD	10 POINTS
22" HARDWOOD	15 POINTS	TOTAL POINTS:	55 POINTS
TOTAL POINTS:	60 POINTS		

QUAD #3 POINTS		QUAD #12 POINTS	
12" SOFTWOOD	10 POINTS	11" SOFTWOOD	10 POINTS
22" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
TOTAL POINTS:	25 POINTS	14" SOFTWOOD	15 POINTS
		(2) 16" SOFTWOODS	30 POINTS
		15" SOFTWOOD	15 POINTS
		20" SOFTWOOD	15 POINTS
		24" SOFTWOOD	15 POINTS
		TOTAL POINTS:	110 POINTS

QUAD #4 POINTS		QUAD #13 POINTS	
16" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
22" SOFTWOOD	15 POINTS	TOTAL POINTS:	10 POINTS
28" SOFTWOOD	15 POINTS		
TOTAL POINTS:	45 POINTS		

QUAD #5 POINTS		QUAD #14 POINTS	
6" SOFTWOOD	10 POINTS	8" SOFTWOOD	10 POINTS
8" SOFTWOOD	10 POINTS	10" SOFTWOOD	10 POINTS
12" SOFTWOOD	10 POINTS	20" HARDWOOD	15 POINTS
18" HARDWOOD	15 POINTS	22" HARDWOOD	15 POINTS
TOTAL POINTS:	45 POINTS	24" HARDWOOD	15 POINTS
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		TOTAL POINTS:	80 POINTS

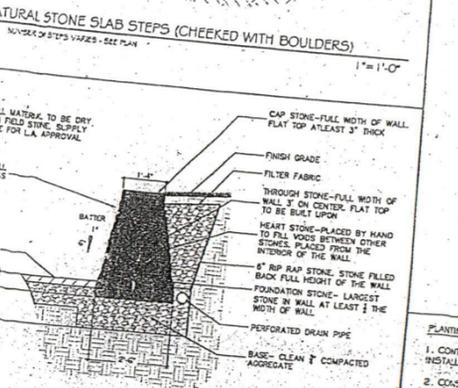
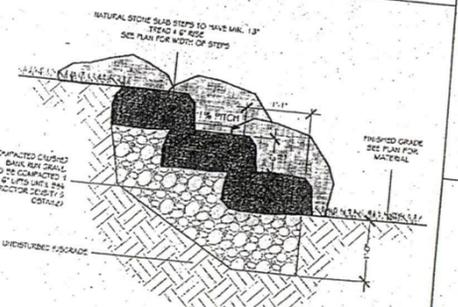
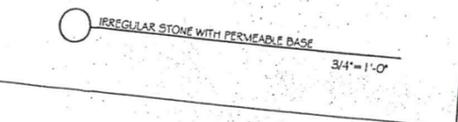
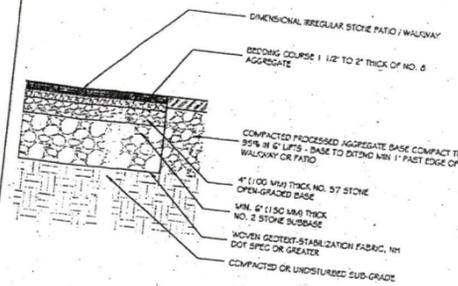
QUAD #6 POINTS		QUAD #15 POINTS	
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
14" SOFTWOOD	15 POINTS	8" SOFTWOOD	10 POINTS
TOTAL POINTS:	25 POINTS	10" SOFTWOOD	10 POINTS
		20" SOFTWOOD	15 POINTS
		TOTAL POINTS:	30 POINTS

QUAD #7 POINTS		QUAD #16 POINTS	
(2) 6" SOFTWOODS	10 POINTS	6" HARDWOOD	5 POINTS
(4) 12" SOFTWOODS	40 POINTS	10" HARDWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	11" HARDWOOD	10 POINTS
26" SOFTWOOD	15 POINTS	12" HARDWOOD	10 POINTS
TOTAL POINTS:	80 POINTS	14" HARDWOOD	15 POINTS
		16" HARDWOOD	15 POINTS
		TOTAL POINTS:	35 POINTS

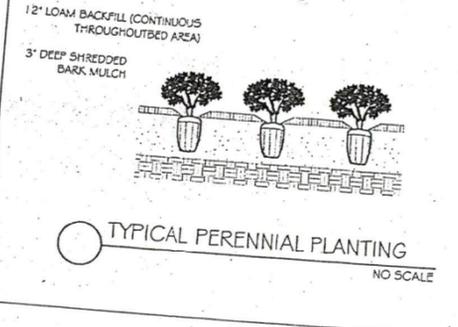
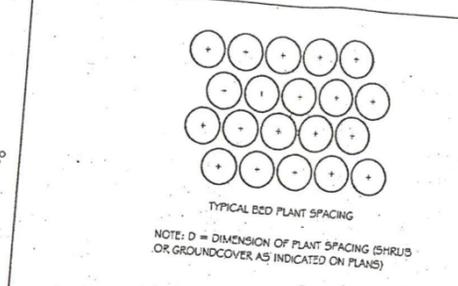
QUAD #8 POINTS		QUAD #17 POINTS	
6" SOFTWOOD	5 POINTS	6" HARDWOOD	5 POINTS
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
(2) 12" SOFTWOODS	20 POINTS	10" SOFTWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	10" SOFTWOOD	10 POINTS
18" SOFTWOOD	15 POINTS	13" SOFTWOOD	15 POINTS
TOTAL POINTS:	50 POINTS	16" SOFTWOOD	15 POINTS
		22" HARDWOOD	15 POINTS
		TOTAL POINTS:	75 POINTS

QUAD #9 POINTS		QUAD #18 POINTS	
6" SOFTWOOD	5 POINTS	(5) 6" HARDWOODS	15 POINTS
10" SOFTWOOD	10 POINTS	6" SOFTWOOD	5 POINTS
(2) 12" SOFTWOODS	20 POINTS	8" SOFTWOOD	10 POINTS
14" SOFTWOOD	15 POINTS	10" SOFTWOOD	10 POINTS
26" SOFTWOOD	15 POINTS	12" SOFTWOOD	10 POINTS
TOTAL POINTS:	50 POINTS	14" HARDWOOD	15 POINTS
		16" HARDWOOD	15 POINTS
		TOTAL POINTS:	75 POINTS

**TREE PROTECTION NOTES:**  
 1. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER OR SMALLER. THE PROTECTION ZONE SHALL BE GREATER FOR 2 INCH CALIPER TREES.  
 2. TEMPORARY FENCING (4 FT HIGH) SHALL BE PLACED AT THE EXPIRE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.  
 3. DEAD TREES, SCRUB, OR UNDESIRABLE GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRY LINE OF TREES TO BE PRESERVED.  
 4. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.  
 5. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.  
 6. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF FENCING.



**WALL NOTES:**  
 1. WALL TO BE BUILT OF NATURAL, LOCALLY AVAILABLE, LEDGE-STONE OR FIELD STONE SELECTION TO BE APPROVED BY L.A.  
 2. WALL SHOULD BE BUILT AS SHOWN IN THE TYPICAL SECTION.  
 3. BUILDING PRACTICES AND CRAFTSMANSHIP SHOULD BE CONSISTENT WITH THE DRY STONE WALLING ACCEPTED BY GREAT BRITAIN STANDARDS PRACTICES.  
 4. NO TRACE WALLING (RUNNING LENGTH OF STONE ALONG THE FACE OF THE WALL) WILL BE ACCEPTED. EVERY STONE MUST HAVE ITS LONGEST DIMENSION RUNNING INTO THE WALL.  
 5. STONES MAY BE SET SO THEY OVERLAP THE JOINTS BELOW IN A 1 ON 2, 2 ON 1 PATTERN.  
 6. JOINTS BETWEEN MULTIPLE COURSES ARE NOT ACCEPTABLE. VERTICAL RUNNING COURSES SHALL BE BUILT WITH LONG STONES, ALTERNATING THE ORIENTATION, TO SECURE THE CORNER BACK INTO THE WALL.



**PLANTING NOTES:**  
 1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.  
 2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.  
 3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.  
 4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.  
 5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICALLY TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.  
 6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.  
 7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.

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 hopkinton nh 03229  
 603. 746. 3512  
 terrainplanning.com

**WARNER NICKERSON RESIDENCE**  
 Site Location:  
 17 Lockes Island  
 Gilford, NH 03249  
 Tax Map: 243  
 Lot #: 14

Prepared For:  
 Warner C. Nickerson  
 95 Business Park Drive  
 Tilton, NH 03276

**CONSTRUCTION DETAILS**

DATE: 3-19-21

SCALE: AS NOTED

PROJECT #: 1966

Drawn By: RNM  
 Checked By: ERB

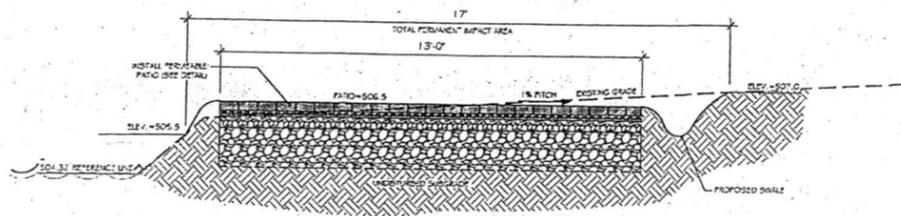
REVISIONS: DATE:  
 Revised per client comments 02/23/21  
 Revised per DES comments 09/07/21

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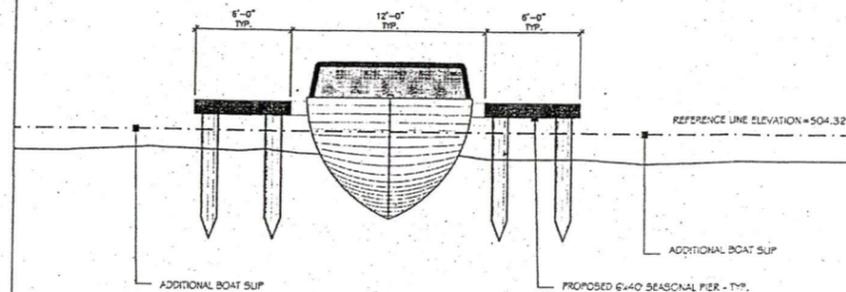
**L - 02**

**PERMITTING NOTES:**

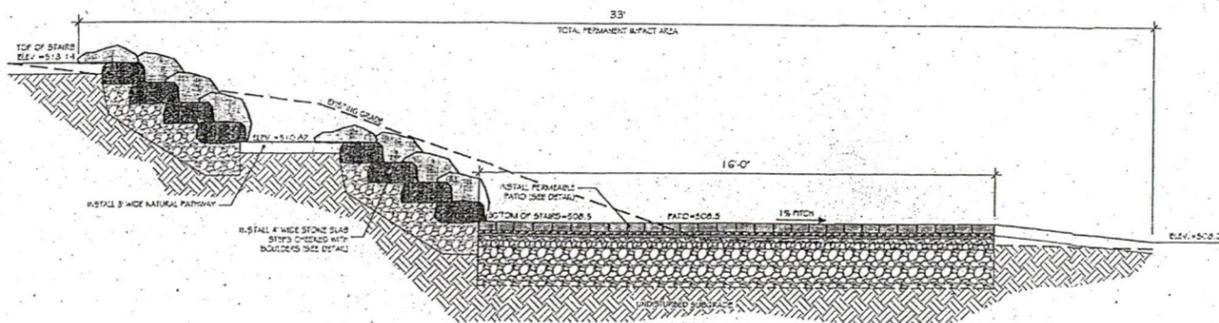
1. En-161 1405.05 SLOPE LIMITATION FOR ACCESSORY STRUCTURES:  
NO ACCESSORY STRUCTURE SHALL BE BUILT ON OR INTO LAND HAVING GREATER THAN 25% SLOPE.  
START ELEV = 505.5, END ELEV. = 507, TOTAL IMPACT LENGTH = 17'  
507 - 505.5 = 1.5 / 17 = 8.8% SLOPE
2. En-161 511.06:  
A. THE WATER ACCESS STRUCTURE SERVICES ONE PRIVATELY-OWNED SINGLE FAMILY RESIDENCE ONLY;  
B. NO CONSTRUCTION SURFACE AREA, FILLING, OR DREDGING SHALL OCCUR BELOW THE HIGH WATER LINE OR ORDINARY HIGH WATER MARK;  
C. NO WORK SHALL BE CONDUCTED IN A WETLAND OR PRIORITY RESOURCE AREA; AND  
D. THE COMBINATION OF EXISTING AND PROPOSED WATER ACCESS STRUCTURES DOES NOT USE MORE THAN 20% OF THE APPLICANT'S CONTIGUOUS SHORELINE UP TO A MAXIMUM OF 50'.
3. THE PROPOSED PROJECT SHALL BE CONDUCTED LANDWARD OF THE NORMAL HIGH WATER LINE WITH NO IMPACTS TO THE LAKE BED.



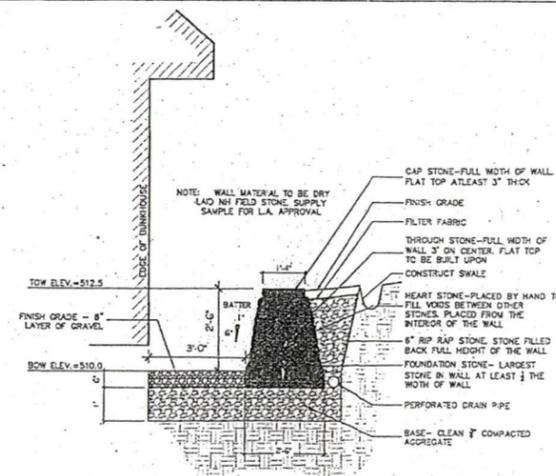
**WATER ACCESS STRUCTURE SECTION A-A**  
SCALE: 1/2" = 1'-0"



**DOCK CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**FIRE PIT PATIO & STAIRS SECTION B-B**  
SCALE: 1/2" = 1'-0"



**FIELDSTONE RETAINING WALL CROSS SECTION C-C**  
SCALE: 1/2" = 1'-0"

- WALL SPEC:**
- 1) WALL TO BE BUILT OF NATURAL, LOCALLY AVAILABLE, LEDGE-STONE OR FIELD STONE. SELECTION TO BE APPROVED BY L.A.
  - 2) WALL SHOULD BE BUILT AS DEPICTED IN THE TYPICAL SECTION
  - 3) BUILDING PRACTICES AND CRAFTSMANSHIP SHOULD BE CONSISTENT WITH THE DRY STONE WALLING ASSOCIATION OF GREAT BRITAIN STANDARD PRACTICES
  - 4) NO TRACE WALLING (RUNNING LENGTH OF STONE ALONG THE FACE OF THE WALL) WILL BE ACCEPTED. EVERY STONE MUST HAVE ITS LONGEST DIMENSION RUNNING INTO THE WALL.
  - 5) STONES MUST BE SET SO THEY OVERLAP THE JOINTS BELOW IN A 1 ON 2, 2 ON 1 PATTERN. GENERALLY 1 STONE SITTING ON 3 OR MORE BELOW IT IS NOT ACCEPTABLE. VERTICAL "RUNNING JOINTS" BETWEEN MULTIPLE COURSES ARE NOT ACCEPTABLE.
  - 6) CORNERS SHALL BE BUILT WITH LONG STONES, ALTERNATING THE ORIENTATION, TO SECURELY TIE THE CORNER BACK INTO THE WALL.



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**WARNER  
NICKERSON  
RESIDENCE**

Site Location:  
17 Lockes Island  
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Tax Map: 243  
Lot #: 14

Prepared For:  
Warner C. Nickerson  
95 Business Park Drive  
Tilton, NH 03276

**CONSTRUCTION  
DETAILS.**

DATE: 3-19-21

SCALE: AS NOTED

PROJECT #: 1966

Drawn by: RNM

Checked by: ERB

REVISIONS: DATE:  
Revised per client comments 02/23/21  
Revised per DES comments 09/07/21

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**L - 03**



## REQUEST FOR EXTENSION OF WETLANDS OR SHORELAND PERMIT

Water Division / Land Resources Management



**RSA/Rule:** RSA 482-A:3 XIV-a; RSA 483-B:5-b, VI/ Env-Wt 314.05

Administrative Use Only	Administrative Use Only	Administrative Use Only	Permit Not to Extend Beyond New Permit Expiration Date: _____ / _____ / _____ Authorized By: _____ Printed Name: _____ Date: _____
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Under state statutes RSA 482-A:3, XIV-a and RSA 483-B:5-b, VI, applicants may request an extension of a permit if certain conditions are met. These are described in Section 3 of this form. You may use this optional form to request an extension, before the permit expires. Once the permit expires, it is no longer eligible for an extension.

SECTION 1 - PROJECT INFORMATION			
PERMIT NUMBER: 2021-01496	PERMIT TYPE: <input type="checkbox"/> SHORELAND <input checked="" type="checkbox"/> WETLAND		
PERMIT EXPIRATION DATE (request must be filed before the permit expires): November 11, 2026			
SECTION 2 - APPLICANT INFORMATION			
APPLICANT TYPE: <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AGENT			
OWNER/AUTHORIZED AGENT NAME: Warner Nickerson			
MAILING ADDRESS: 95 Business Park Drive	TOWN/CITY: Tilton	STATE: NH	ZIP CODE: 03276
EMAIL: decline	PHONE: decline	FAX: n/a	
SECTION 3 – REQUIRED INFORMATION			
If your request includes all required materials, initials, and signatures demonstrating that the following conditions have been met, it will be granted. If granted, you will receive an amended permit with the extension. If your request does not include all the required materials, initials and signatures, a copy of the request will be returned to you with the missing or non-compliant items indicated. Please enter the length of the requested extension in the box below, and then initial each box to accept the conditions, or check "N/A" if not applicable.			
The length of the requested extension, not to exceed five years: (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI). <b>5 years</b>			
Initials: <i>wn</i>	The permit for which the extension is sought has not been revoked or suspended without reinstatement (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(a)).		
Initials: <i>wn</i>	An extension would not violate a condition of law or rule (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(b)).		
Initials: <i>wn</i>	The project is proceeding towards completion in accordance with plans and other documentation referenced by the permit (RSA 482-A:3, XIV-a(a) and RSA 483-B:5-b, VI(c)).		

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

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

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

ii wn	The applicant proposes reasonable mitigation measures to protect the public waters of the state from deterioration during the period of extension (RSA 482-A:3, XIV-a(a) and Env-Wt 314.05(c)). <b>Please check "N/A" (Not Applicable) if this is a Shoreland Permit:</b> <input type="checkbox"/> N/A
ii wn	The wetland delineation is still valid pursuant to Env-Wt 406.01(b) (Env-Wt 314.05(c)). <b>Please check "N/A" if this is a Shoreland Permit:</b> <input type="checkbox"/> N/A
Initials: wn	The applicant proposes reasonable mitigation measures to protect the shorelands and public waters of the state from deterioration during the period of extension (RSA 483-B:5-b, VI(d)). <b>Please check "N/A" if this is a Wetlands Permit:</b> <input checked="" type="checkbox"/> N/A

**SECTION 4 - REQUIRED CERTIFICATIONS (Required for Wetlands Permit Only)**

N/A: If this is a Shoreland Permit, please check N/A.

**Initial each box below to certify:**

wn	To the best of the signer's knowledge and belief, all required notifications have been provided.
wn	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: wn	The signer understands that: <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                 <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>
wn	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 5 - SIGNATURE(S) (Required for Wetlands Permit Only)**

N/A: If this is a Shoreland Permit, please check N/A.

SIGNATURE (OWNER): <i>Warner Nickerson</i>	PRINT NAME LEGIBLY: warner Nickerson	DATE: 8/8/2025
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): <i>Romy Maurer</i>	PRINT NAME LEGIBLY: Romy Maurer	DATE: 8/8/25