



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

Robert R. Scott, Commissioner



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58

September 16, 2025

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

**REQUESTED ACTION**

Approve Umbrella Point LLC's request to perform the following work on Lake Winnepesaukee in Wolfeboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-00421, and in accordance with RSA 482-A:3. Comments submitted by the Wolfeboro Conservation Commission on the project as proposed, are addressed in the Findings and are included in the enclosed documents.

Impact 2, 455 square feet of lakebed along 105 linear feet of bank in order to remove dock and fill associated with a patio, dredge 1.25 cubic yards of material from 310 square feet of slip area, reset 365 square feet existing rocks along 35 linear feet of bank, reconfigure and breakwater to 70 linear feet in a dog-leg configuration with a 4 foot x 62 foot 7 inch cantilevered dock accessed by a 4 foot x 15 foot curved walkway anchored to a stone / concrete pad, install two seasonal water craft lifts and 3 fender pilings, remove 63.5 square feet of dock area within the boathouse constructed over ledge ,and add 99 square feet of dock area over the water resulting in a 6 foot x 30 foot walkway on an average of 252 feet of frontage along Lake Winnepesaukee on Umbrella Point in Wolfeboro.

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 July 30, 2025 by Walker Magrauth, as received by the NH Department of Environmental Services (NHDES) on July 31, 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(e), no construction, modification, or maintenance activity that is contrary to RSA 482-A:26 shall be conducted.
4. In accordance with Env-Wt 514.06, the owner shall monitor the project and take corrective measures if the area is inadequately stabilized or restored by replacing fallen or displaced materials without a permit, where no machinery in the channel is required; identifying corrective actions and follow-up plans in accordance with Env-Wt 307; and filing an appropriate application and plans where work in the channel is required.
5. In accordance with Env-Wt 512.05(c), any rocks stockpiled in jurisdictional areas shall be removed as soon as practicable; and in every case, by the conclusion of construction on the breakwater.
6. In accordance with Env-Wt 512.05(d), rocks shall be removed from another structure on the frontage of the subject property for the purpose of constructing the breakwater and shall not be dug or blasted out of the ground.

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7. In accordance with Env-Wt 512.05(b), rocks may be stockpiled only within the jurisdictional area shown on the plan drawing.
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 seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.
10. 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.
11. 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).
12. 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.
13. 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).
14. 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.
15. All dredged and excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
16. 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 31, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 512.06, construction of a breakwater.
2. The applicant has an average of 252 feet of frontage along Lake Winnepesaukee.
3. A maximum of 4 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 4 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.

Her Excellency, Governor Kelly A. Ayotte

and The Honorable Council

Page 3 of 3

6. On March 4, 2025, The Department received comments from the Wolfeboro Conservation Commission (WCC) questioning the initial proposal to remove the boulder shoreline and place woodchips and plantings.
7. The project has been revised to address the WCC's concerns.
8. The approved plan was revised from the initial submittal to proposed resetting existing rocks into the bank.
9. The proposed docking facility is located within the 20 foot abutter setback.
10. In accordance with RSA 482-A:3(XIII)(C), boat docking facilities may be located closer than 20 feet from an abutter's property line in non-tidal waters and 20 feet in tidal waters, if the owner of the boat docking facility obtains the written consent of the abutting property owner.
11. The owner of the proposed boat docking facility has obtained and provided consent from the abutting property owner, and has therefore met the requirement of RSA 482-A:3(XIII)(C).
12. 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 #2025-00421 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: Umbrella Point LLC

TOWN NAME: Wolfeboro

	Administrative Use Only	Administrative Use Only	File No.: <del>2025-1224</del> <sup>00421</sup> 2025-1224
			Check No.: 2057
			Amount: \$ 2486.00
			Initials:

A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

**SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))**

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="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): None specified</li> <li>NHB Project ID #: 24-3572</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):</li> <li>A copy of the application was sent to the LAC on Month:    Day:    Year:</li> </ul>	

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For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. **DO NOT** reply "See attached"; please use the space provided below.

Work consists of re-configuration of an existing breakwater and associated permanent dockage, within the boathouse, add permanent framing & decking along one side of boatslip to reduce width of boatslip and provide safer access dredging to provide legal boatslip, installation of fender pilings and seasonal watercraft lifts

**SECTION 3 - PROJECT LOCATION**

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

ADDRESS:

27 Umbrella Point Rd

TOWN/CITY: Wolfeboro

TAX MAP/BLOCK/LOT/UNIT: 213/21

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

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.58107° North

-71.26744° West

**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: Umbrella Point LLC

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED] STATE: [REDACTED] ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED] PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here AM, 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.: Walker Magrauth

COMPANY NAME: Shorethings

MAILING ADDRESS: 1011 Winona Road

TOWN/CITY: New Hampton STATE: NH ZIP CODE: 03256

EMAIL ADDRESS: dockpermitsplus@gmail.com

FAX: [REDACTED] PHONE: 1-603-217-7555

ELECTRONIC COMMUNICATION: By initialing here [REDACTED], 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: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED] STATE: [REDACTED] ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED] PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here [REDACTED], I hereby authorize NHDES to communicate all matters relative to this application electronically.

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):  
 Proposed reconfiguration of the existing breakwater meets the design criteria of Env-Wt 512.02.

With respect to Env-Wt 512.05(b)(1); a request to stockpile is indicated on the attached plans (2) barge access is the only reasonable method to undertake this project, vendor selection is limited as is timing and accessibility due to the short season, weather and construction schedules.

In the bank, approximately 365 square feet of temporary impact is anticipated with the removal of the existing breakwater. 43 square feet of permanent impact is proposed for revised access to the breakwater dockage.

Proposed dockage will provide a total of 3 boatslips at this property per RSA 482A VIII(a) with ±252 average feet of frontage. Proposed design removes encroachment within 20ft setback with map/Lot #213/20.

Project location qualifies for breakwater construction per Env-Wt 512.02 (c).

Proposed fender pilings will provide protection for boats entering/exiting the boat slips as wind exposure has forced boats into the ledge. No docking is provided by these accessory structures.

Installation of watercraft lifts will comply with Env-Wt 513.21(a&b)

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a)).\* Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10)).\*

Please refer to the application checklist to ensure you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). Use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

\*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.

**SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)**

If unavoidable jurisdictional impacts require mitigation, a mitigation [pre-application meeting](#) must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month:  Day:  Year:

N/A - Mitigation is not required

**SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)**

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable:  I confirm submittal.

N/A – Compensatory mitigation is not required

**SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))**

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>	516		<input type="checkbox"/>
	Docking - Lake / Pond	429		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>	408		<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>429</b>			<b>924</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):	924 SF	× \$0.40 =	\$ 370
Seasonal docking structure:	SF	× \$2.00 =	\$
Permanent docking structure:	429 SF	× \$4.00 =	\$ 1716
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
<b>Total =</b>			<b>\$ 2486</b>

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

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

Indicate the project classification.

<input type="checkbox"/> Minimum Impact Project	<input checked="" type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
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**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

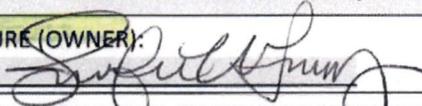
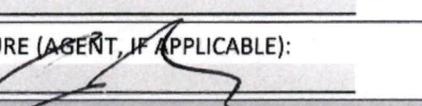
Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.
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Initials: 	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
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Initials: 	<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>
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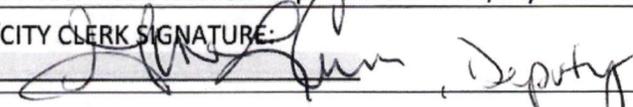
Initials: 	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: JENNIFER W TANSEY	DATE: 2/5/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Walker Magrauth	DATE: 2/12/25

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

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

TOWN/CITY CLERK SIGNATURE:  Deputy	PRINT NAME LEGIBLY: Gina L Curran
--	--------------------------------------

TOWN/CITY: <input type="text"/>	DATE: <input type="text"/>
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**DIRECTIONS FOR TOWN/CITY CLERK:**

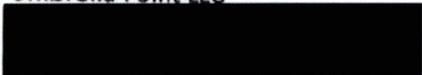
Per RSA 482-A:3, I(a)(1)

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

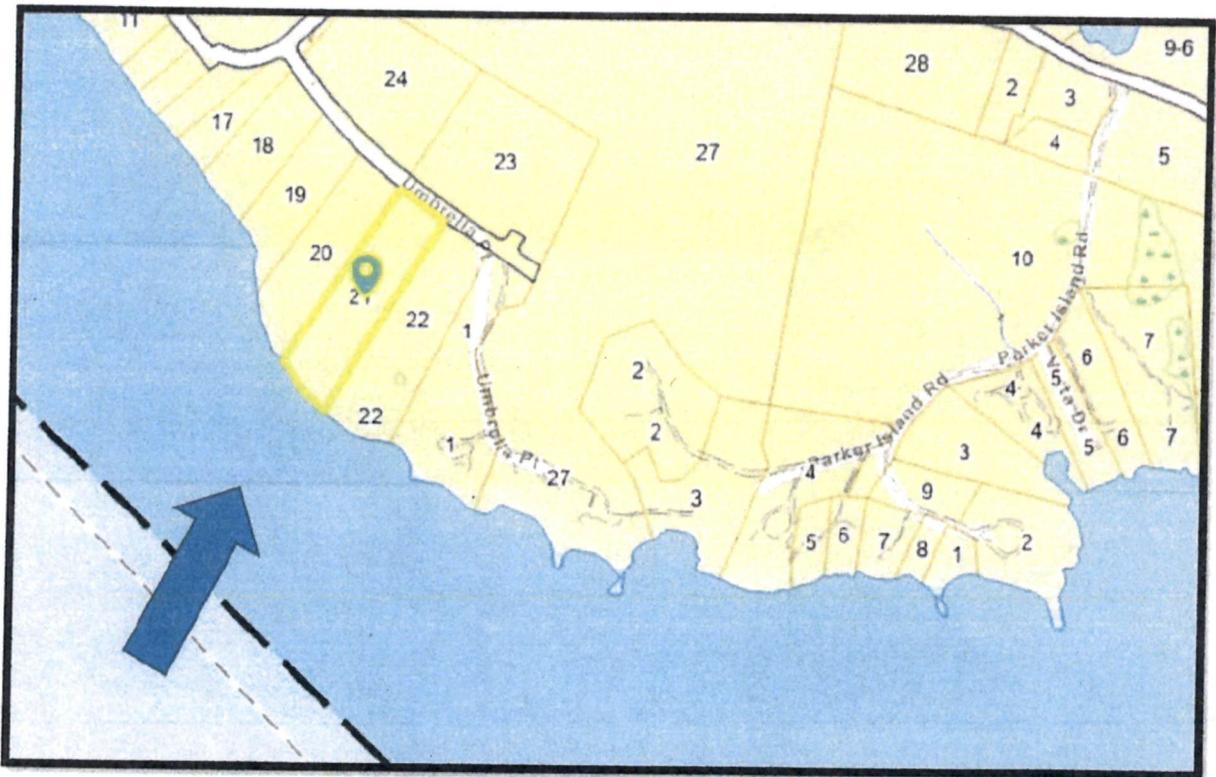
**DIRECTIONS FOR APPLICANT:**

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

Umbrella Point LLC



### Wolfboro Tax Map Project Locus



### Abutter List & Certified Mail Receipts

Map/Lot # 213/20: Simmonds, Robert C. Revocable Trust  
Robert C. Simmonds Trustee



Map/Lot # 213/22: Relihan Revocable Trust  
Relihan, Daniel & Katherine Trustees



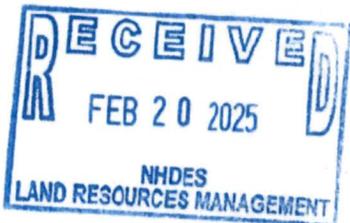
**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

Wolfboro, NH 03894

**OFFICIAL USE**

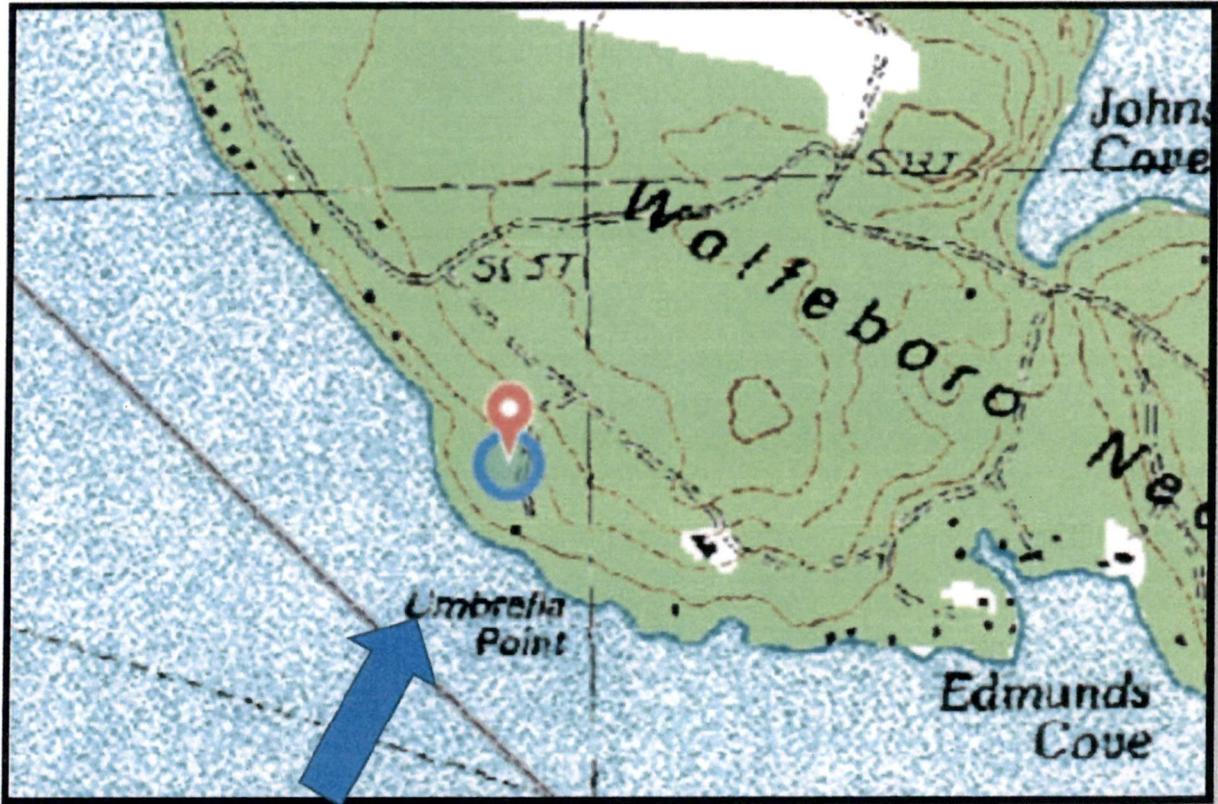
Certified Mail Fee	\$4.85	0226
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	04
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	01/23/2025
<b>Total Postage and Fees</b>	<b>\$5.58</b>	
Sent To	Simmonds, Robert C. Rev. Tr	
Street and	[Redacted]	
City, State,	[Redacted]	
PS Form 3800, April 2015 PSN 7530-02-000-9047	See reverse for instructions	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	Here
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	01/23/2025
<b>Total Postage and Fees</b>	<b>\$5.58</b>	
Sent To	Relihan, Rechl living tr	
Street	[Redacted]	
City, State,	[Redacted]	
PS Form 3800, April 2015 PSN 7530-02-000-9047	See reverse for instructions	



Umbrella Point LLC



USGS Project Locus



RECEIVED  
FEB 20 2025  
NHDES  
LAND RESOURCES MANAGEMENT

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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

**From:** NH Natural Heritage Bureau

**Date:** 11/21/2024 (This letter is valid through 11/21/2025)

**Re:** Review by NH Natural Heritage Bureau of request dated 11/21/2024

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

**NHB ID:** NHB24-3572

**Applicant:** Walker Magrauth



New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF PROJECT BOUNDARIES FOR: NHB24-3572



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NHDES  
LAND RESOURCES MANAGEMENT

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*Town of  
Wolfeboro*

Conservation Commission

March 4, 2025

NH Department of Environmental Services  
Wetlands Bureau  
PO Box 95  
Concord, NH 03302

**Re: Umbrella Point, LLC  
Standard Dredge & Fill  
Tax Map #213-21**

Dear Sir/Madam;

We have received and reviewed the Standard Dredge & Fill application submitted for the above applicant to re-configuration of an existing breakwater and associated permanent dockage, within the boathouse, add permanent framing and decking along one side of the boatslip to reduce the width of the boatslip and provide safer access dredging to provide legal boatslip, installation of fender pilings, and seasonal watercraft lifts.

The Wolfeboro Conservation Commission has no objection to relocating the below-MHW portion of the existing breakwater so that it is no longer within the 20' setback from the abutting property line extension. However, the Commission questions the need to remove the portion of the existing breakwater that is above the MHW line, which would destabilize the existing shoreline, only to be replaced with more rocks and wood chips. The Commission questioned the purpose of the wood chips which, depending on the local topography, may just wash into the lake. Wood chips are also known sources of invasive plants and shrubs unless they come from a facility that sterilizes them first. The Commission understands the goal might be to re-establish a traditional lakeside shoreline, but if that is the goal, planting native shrubs would be a better alternative. The Commission has no objection to expanding the size of the breakwater, as we know that portion of "the broads" experiences high wave and wind action. Likewise, we have no issue with the proposed fender pilings, or the increase in size of the dock within the existing boat house.

Additionally, the Commission requests that if there is any lighting associated with the project, Wolfeboro's Dark Sky Ordinance pertaining to residential lighting be followed (Zoning Ordinance 175-53): "Residential lighting. These provisions are intended to prevent private and public nuisances and protect property values. This section applies to existing and proposed single-family and duplex residential uses.

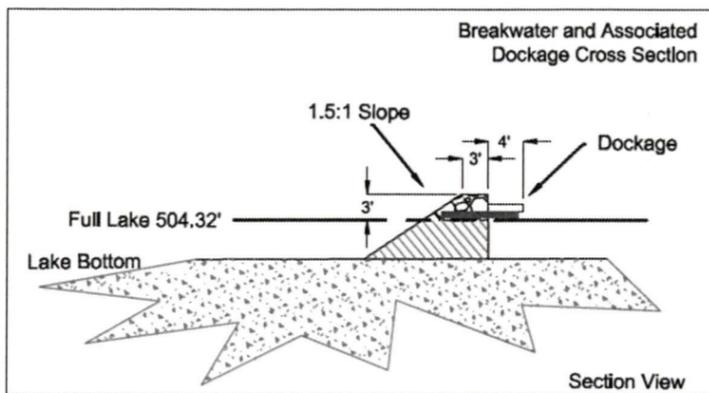
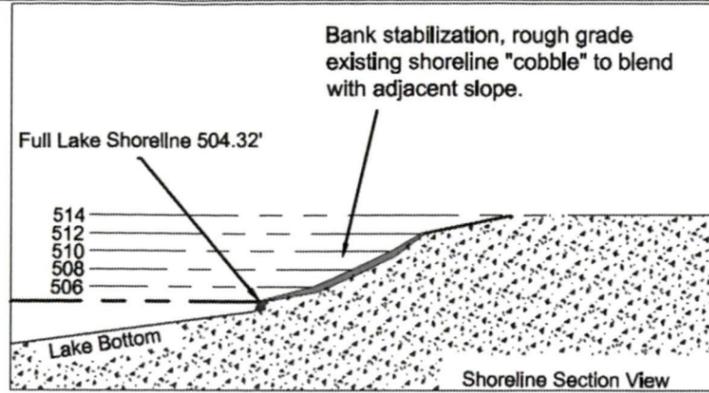
(1) Residential lighting uses shall not be used or maintained in such a fashion as to inhibit or interfere with the use and enjoyment of neighboring properties.

(2) Spotlights, floodlights and other bright security lighting shall be limited in such a fashion as not to direct light onto neighboring property. Security lighting using motion-detection switches is encouraged but continual lighting must be angled or shielded in such a fashion as not to produce glare onto neighboring property, particularly dwelling units.

(3) Accent lighting, low-wattage seasonal lighting and other fixtures commonly associated with residential uses are not intended to be prohibited by this section."

Should you have any questions concerning this application and/or the Wolfeboro Conservation Commission's response to such, please feel free to contact me.

Yours truly,  
*Lenore Clark*  
Lenore Clark  
Chair



365 Square feet temporary impact area in the bank to be stabilized upon completion of work with site sourced rock and fill., rough graded to blend with adjacent slope. Notarized letter of consent provided.

Remove this portion of existing wooden landing to provide for a "break" in structure connection. Install stone step or equivalent.

Proposed modification of existing irregular breakwater will consist of reconfiguration and expansion for a total length of 70 linear feet and 245 new surface area impact above 504.32' ( $\pm 665$  square feet below 504.32'), installing cantilevered poles for support of 4ft wide dockage. Proposed length is necessary to provide legal boat slips per Env-Wt 513.21(a)&(b) based on water depths (adjusted to normal full lake. Work in accordance with Env-Wt 512.04.

Proposed dredge of 1.25 cubic yards from 310 square feet of lakebed to provide sufficient water depth for boats at the breakwater per Env-Wt 513.21(a)&(b).

Additional 215 square feet temporary impact below 504.32' associated with stockpile of breakwater materials.

**Construction Sequence:**

1. Install turbidity controls and silt fence prior to commencement of project, maintain throughout.
2. Disassemble existing breakwater as necessary, stockpile existing and new rock for breakwater on site, within turbidity controls.
3. Dredge boat slip areas to limits of NH DES regulation. Dredge spoils to be dewatered on barge within turbidity controls and disposed of out of NH DES Wetlands Bureau jurisdiction.
4. Stabilize excavated areas in the bank with cobble/existing matl.
5. Construct breakwater and associated dockage per plan.
6. Drive piles fender pilings adjacent to shore per plan.
7. Install seasonal watercraft lifts per plan/within legal slips.
8. Construction overburden, spoils and debris to be hauled from site and disposed out of NH DES Wetlands Bureau jurisdiction
3. Remove turbidity controls upon stabilization of project

Wood Frame Dockage		Decking to be removed (Interior of boathouse)		Proposed Breakwater above 504.32'	
Cantilevered Dock Support		Temp Impact for Stockpile Below 504.32'		Proposed Breakwater below 504.32'	
Piling		Temporary Impacts Above 504.32'		Proposed Dredge area to 501.32'	

Silt / Turbidity Controls  
 Approximate Shoreline  
 Approximate Boundary

