



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



40

October 9, 2025

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

REQUESTED ACTION

Approve Wabanaki Campground Conversion LLC's request to perform the following work on Ossipee Lake in Freedom, NH pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-00651, and in accordance with RSA 482-A:3. Comments submitted by the Freedom Conservation Commission on the project as proposed, are addressed in the Findings and are included in the enclosed documents.

Install a 5 foot x 80 foot seasonal pier with a 3 foot 6 inch x 75 foot walkway extending North parallel to the shoreline containing three 5 foot x 20 foot fingers, install an "L" shaped seasonal pier comprised of a 5 foot x 60 foot seasonal pier with a 5 foot X 10 foot finger extending North parallel to the shoreline on an average of 809 feet of frontage along Ossipee Lake in Freedom.

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 August 19, 2025, by Mark Salvati, as received by the NH Department of Environmental Services (NHDES) on August 19, 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. 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.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. 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.
6. The seasonal docks shall be removed for the non-boating season as required per Env-Wt 513.22.
7. The seasonal docks 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).
8. 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).

www.des.nh.gov

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

9. 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 20, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), the proposed dock is part of a docking system providing five or more slips on the frontage.
2. The applicant has an average of 809 feet of frontage along Lake Ossipee.
3. A maximum of 11 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 11 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. NHDES received one comment letter on the application which focused on moorings.
6. On March 24th, 2025 the Department received a letter from the Ossipee Lake Alliance stating that the applicant does not have a permit for boat moorings and expressing concern over the limited dock space providing justification for the applicant to obtain a permit for boat moorings.
7. Boat mooring permits are regulated under RSA 270:59 through 270:72 which is administered by the Department of Safety and are therefore beyond the scope of this permit.
8. The amount of dock space requested was, as stated above, within the limits prescribed in the applicable Wetlands Program Administrative Rules.
9. Where the only concerns raised focused on a matter outside of the regulatory authority of RSA 482-A, the Department finds that the docking project is not of significant public interest and will not significantly impair the resources of Lake Ossipee and a public hearing under RSA 482-A:8 is not required.
10. The applicant has provided the NHDES with evidence that the property has insufficient water depth as required by Env-Wt 513.08(b).
11. The NHDES has accepted the evidence of physical hardship and approved the seasonal docks beyond that permissible under Env-Wt 513.11, (a), (1), (a).
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 #2025-00651 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.



Robert R. Scott
Commissioner



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management



Check the Status of your Application

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

APPLICANT'S NAME: *Wabanaki*

TOWN NAME: *Freedom*

	Administrative Use Only	Administrative Use Only	File No.: <i>2025-00651</i> Check No.: <i>153</i> Amount: <i>\$2890.00</i> Initials:
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A person may request a waiver of the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment but is still in compliance with RSA 482-A. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III(b). For more information, please consult the [Waiver Request Form](#).

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

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

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

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline-of the scope of work to be performed, and whether impacts are temporary or permanent.	
Seasonal docks with 15 slips. Total square feet of the docks is 1245. There are proposed 4 separate units. 1 with 8 slips, 1 with 3 slips and 2 with 2 slips. Access will be from preexisting stairs, 2 wooden and 1 rock. The docks are plastic "EZ Dock" brand. Anchored by 3 inch poles driven into the lake bottom at varying intervals as shown on plan.	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 38 Dennis Drive	
TOWN/CITY: Freedom	
TAX MAP/BLOCK/LOT/UNIT: 20/2	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: Wabanaki Campground Conversion LLC			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX: [REDACTED]		PHONE: [REDACTED]	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Salvati, Mark			
COMPANY NAME:			
MAILING ADDRESS: Same as above			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

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

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

Env-Wt: 400 N/A

Env-Wt: 500 2 sets of pre-exsiting stairs provide access to the 2 main docks, as shown on attached plan.

Env-Wt 600, 700, 900: N/A

SECTION 8 - AVOIDANCE AND MINIMIZATION

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

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

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

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

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

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

N/A - Mitigation is not required)

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

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

N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>	1245	265	<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL					1245	265	

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):	SF	× \$0.40 = \$
Seasonal docking structure: 1245	SF	× \$2.00 = \$ 2490
Permanent docking structure:	SF	× \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 =		\$ 400
		Total = \$ 2890

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2890

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

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

des.nh.gov

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: <i>MSA</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>MSA</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>MSA</i>	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: <i>MSA</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): <i>Mark J. Salvati</i>	PRINT NAME LEGIBLY: <i>Mark J. Salvati</i>	DATE: <i>2/8/25</i>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below:		
TOWN/CITY CLERK SIGNATURE: <i>A. Elizabeth Priebe</i>	A. Elizabeth Priebe, Town Clerk Town of Freedom PO Box 457 Freedom, NH 03836	PRINT NAME LEGIBLY: E: <i>03/17/25</i>

DIRECTIONS FOR TOWN/CITY CLERK:

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

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

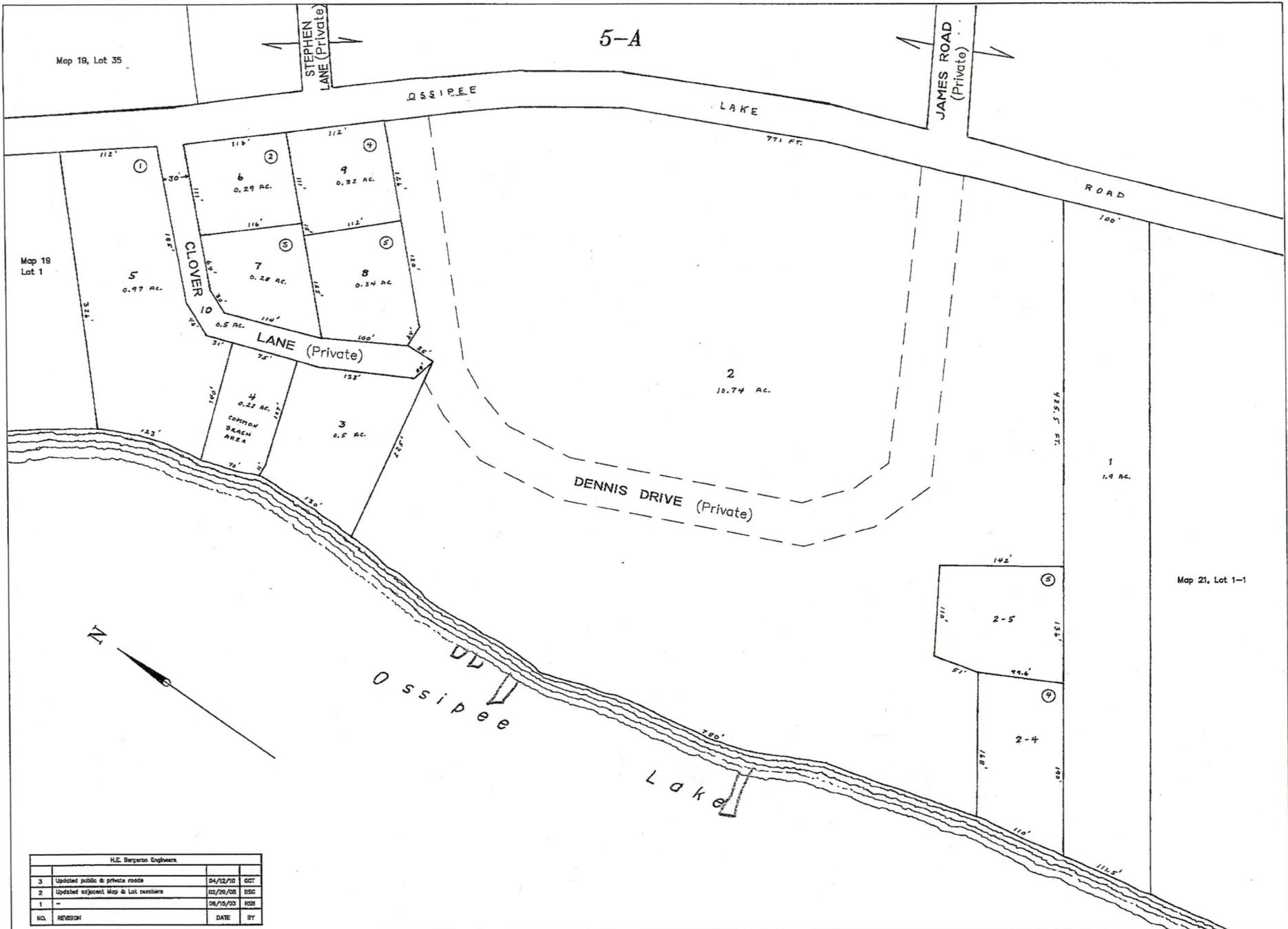
DIRECTIONS FOR APPLICANT:

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

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

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

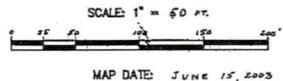
des.nh.gov



H.E. Bergeron Engineers			
NO.	REVISION	DATE	BY
3	Updated public & private roads	04/12/10	GGT
2	Updated adjacent Map & Lot numbers	02/26/08	BSC
1	-	06/15/03	RSB

LEGEND
 9 TAX MAP LOT NUMBERS
 ① ORIGINAL SUBDIVISION LOT NUMBERS
21 ADJACENT MAPS

FOR ASSESSMENT PURPOSES
 NOT TO BE USED FOR CONVEYANCES

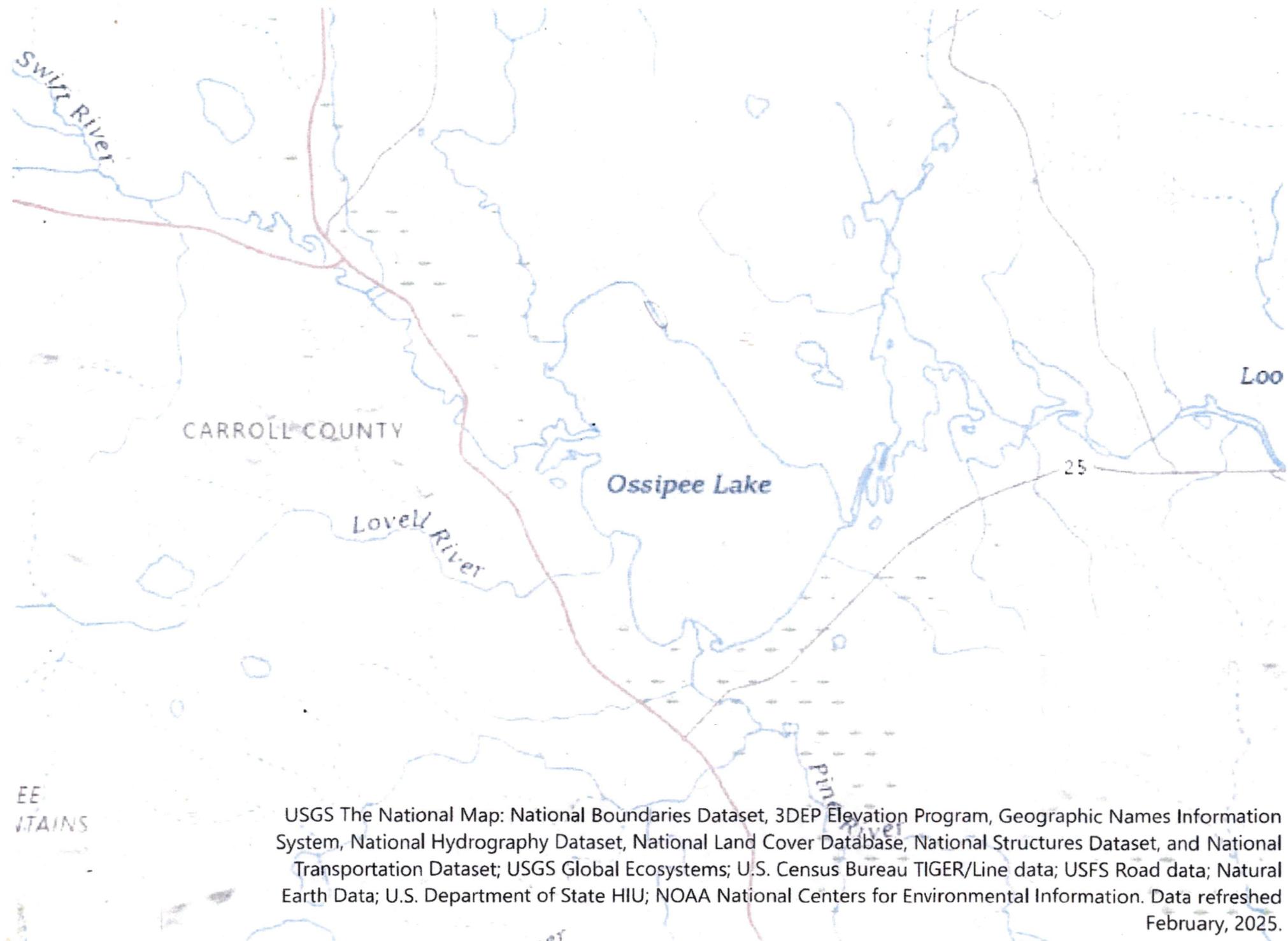


REVISED TO APR. 01, 2017
 BY: HEB ENGINEERS, INC.
 P.O. BOX 440, NORTH CONWAY, NH
 03860 (603) 356-6935

PREPARED BY
ROGER S. BURNELL, CONWAY, N.H.

PROPERTY MAP
TOWN OF FREEDOM
 CARROLL COUNTY, NEW HAMPSHIRE

20
 MAP NO.



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed February, 2025.



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



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.



OSS�PEE LAKE ALLIANCE

PO Box 173, Freedom, NH 03836 • Tel: 914-588-3280 • www.ossipeelake.org

PRESERVE. PROTECT. EDUCATE.

March 24, 2025

Mr. Peter Conti, DES

Ms. Brenda Chisholm, DOS

Dear Peter and Brenda:

We are writing to ask that your agencies work jointly to determine the number of boats that should be permitted at Wabanaki Campground on Ossipee Lake (39 Dennis Drive, Freedom, Tax Map 20, Lot 2).

Campground neighbors reported that the business put 11 docks on the shoreline, adding 29 boats to the 30 boats in its congregate mooring field. The result was a marina-like environment of 59 boats along 780 feet of shorefront.

DES quickly determined the docks were not permitted and not grandfathered and needed to be removed. But the moorings stayed in place, even though the campground was sold the year before.

Congregate mooring permit holder Wabanaki Campground LLP sold the property to Wabanaki Campground Conversion LLC (WCC) in September 2023. WCC, the purchasing entity, is owned and managed by Mark Salvati, a principal of the selling entity.¹

Since mooring permits are not transferable and expire when a property is sold, WCC's mooring rental program last year appears to have been impermissible, just as its dock slip rental program was.

This month WCC applied to DES for approval of four boat docks with 15 slips. That the applicant hopes these slips will be in addition to moorings is shown in the DES application cover letter, which states: "the direction was given" to file for the boat docks and "then file for a review of the congregate mooring field."

Whatever the source of that recommendation, it is illogical. There is no congregate mooring field permit to review because a new application has not been filed and the old one has expired. Moreover, state regulations require applicants for a congregate mooring field to "show there is a demonstrated need, such as no other docking facilities for their boat needs."²

Thus, if DES approves docks at the site, the applicant will not be able to demonstrate a need for moorings using the same reasoning used with DOS In 2007, namely that "no viable alternative [to moorings] exists for securing the boats."

¹ Carroll County Registry of Deeds; Book 3741, p. 107, Transfer Tax Stamp \$31,875.000.

² N.H. Department of State Police website, Moorings FAQ.

WCC's apparent belief that it should be entitled to have docks *and* moorings is unjustified, but the reason for it is clear. The business has created a demand it cannot meet.

Wabanaki stated to DOS in 2007 that the number of boats at the site was 37, and that number soared to 59 in 2024. The demand is clear, but instead of appropriately managing camper expectations, WCC met the demand by impermissibly increasing capacity, to the detriment of the lake community.

WCC is now promising to accommodate boaters who purchase of one of its 77 "property units" in a proposed shareholder cooperative.³ WCC's sales materials state that "For those who love boating, there's a **dock and moorings** available for use, making it easy to explore the beautiful Lake Ossipee." [Emphasis added].⁴

Approximately 67 campers have made a down payment on a "property unit,"⁵ and many of those prospective buyers are likely expecting to have a dock or mooring despite the fact that neither docks nor moorings are currently approved by the state.

WCC wrote in its DES dock application that it has "approximately 70 campers who have had boats on the lake for many years," a statement that gives credence to the possibility that *all* 67 campers who have made a down payment on a co-op "property unit" are expecting to have their boat accommodated, which is an impossibility under current state regulations.

WCC is entitled to accommodate a reasonable number of boat owners through a congregate mooring field permit *or* approved dock slips, but we believe it is not entitled to have both.

Knowing that having docks *and* moorings appears to be WCC's goal, and recognizing that DES and DOS have different regulations (albeit with the same environmental goals), it is imperative that the state take a coordinated approach to establishing a legally correct, and legally just, number of boats at the site.

Please let us know if you would like to discuss this further, and thank you for your consideration.

Regards,



David L. Smith
Co-Founder

cc:

Richard Hiller, Neighbor
Anthony & Maureen Raynes, Abutters
Freedom Conservation Commission
Green Mountain Conservation Commission

³ Application to the N.H. Consumer Protection and Antitrust Bureau dated January 2, 2024.

⁴ Wabanaki Campground website (<https://www.campwabanaki.com/co-op>).

⁵ Ibid.

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

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Burlington, MA 01803

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0801
04

Postmark
Here

Postage \$1.01

03/18/2025

Total Postage and Fees \$9.96

Sent To *John Lucella*

Street [Redacted]
 City, State, ZIP [Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Charlestown, MA 02129

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0801
04

Postmark
Here

Postage \$1.01

03/18/2025

Total Postage and Fees \$9.96

Sent To *David and Shoshana Gihli*

Street [Redacted]
 City, State, ZIP [Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

For delivery information, visit our website at www.usps.com®.

Attleboro, MA 01915

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0801
04

Postmark
Here

Postage \$1.01

03/18/2025

Total Postage and Fees \$9.96

Sent To *Steven Rayworth*

Street [Redacted]
 City, State, ZIP [Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

For delivery information, visit our website at www.usps.com®.

Woburn, MA 01801

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0801
04

Postmark
Here

Postage \$1.01

03/18/2025

Total Postage and Fees \$9.96

Sent To *Maggy Osice R7*

Street [Redacted]
 City, State, ZIP [Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

For delivery information, visit our website at www.usps.com®.

Broadview, MA 02146

OFFICIAL USE

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

0801
04

Postmark
Here

Postage \$1.01

03/18/2025

Total Postage and Fees \$9.96

Sent To *Royce*

Street [Redacted]
 City, State, ZIP [Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raines Mt R.T.



9590 9402 557

2. Article Number (Transfer from service label)

7022 3330 00

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

MAU R... 3-20-16

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Haggerty Ossipee R.T.



9590 9402 5573

2. Article Number (Transfer from service label)

7022 3330 000

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

3-20

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeff Bourbeau



9590 9402 5573 9

2. Article Number (Transfer from service label)

7022 3330 000

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

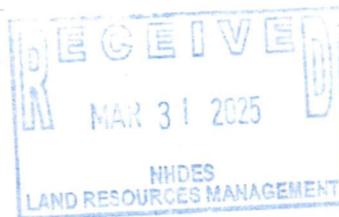
Jeff Bourbeau 3-20-16

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- Priority Mail Express®
- Registered Mail™
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



Rev 8/19/25
MJD

Total Footings 809 FT

Prepared by Mark J. Stewart
5/29/25

Scale 1" = 50'

