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State of New Hampshire

DEPARTMENT OF SAFETY
JAMES H. HAYES BLDG.
33 HAZEN DR.
CONCORD, N.H. 03305
(603) 271-2791

ROBERT L. QUINN
COMMISSIONER
OF SAFETY

EDDIE EDWARDS
ASSISTANT COMMISSIONER

STEVEN R. LAVOIE
ASSISTANT COMMISSIONER

November 18, 2025

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

REQUESTED ACTION

To approve the permit application of WABANAKI CAMPGROUND CONVERSION, LLC located on Ossipee Lake in Freedom, NH, as recommended by the Department of Safety, Division of State Police Marine Patrol to establish thirty-one (31) moorings of a Congregate Mooring Field under the authority of RSA 270:67. The Department recommends approval of the application be approved for thirty-one (31) moorings.

EXPLANATION

The petitioner has presented sufficient proof to sustain the request for a new Congregate Mooring Field of thirty-one (31) moorings in accordance with RSA 270:67 and New Hampshire Code of Administrative Rules Saf-C 408.

Pursuant to RSA 541, a public hearing was held on September 9, 2025.

Enclosed are the Application, Site Evaluation with Map and Public Hearing Report.

Respectfully submitted,

Robert L. Quinn
Commissioner

State of New Hampshire
Department of Safety
James H. Hayes Safety Building, 33 Hazen Drive, Concord, NH 03305

ROBERT L. QUINN
COMMISSIONER

Report and Recommendation

Petition in the Matter of:

Wabanaki Campground Conversion, LLC, Ossipee Lake in Freedom, New Hampshire

HISTORY:

The Department of Safety received a Petition from Wabanaki Campground Conversion, LLC requesting the establishment of a Congregate Mooring Field of thirty-one (31) moorings on Ossipee Lake located in Freedom, New Hampshire. The Petition submitted presented the reasons for the requested Congregate Mooring Field, and was assigned to and investigated by Ms. Brenda Chisholm, Moorings Coordinator, New Hampshire Department of Safety, Division of State Police – Marine Patrol.

Pursuant to RSA 541, a public hearing was held on Tuesday, September 9, 2025, at the Department of Safety, 33 Hazen Drive, Concord, NH.

The scope of the hearing was to accept and consider public comment in accordance with RSA 270:67, RSA 270:68 and New Hampshire Code of Administrative Rules Saf-C 408 on the proposal. Mr. Ryan McFarland, Administrator, Bureau of Hearings, as designee of Robert L. Quinn, Commissioner, Department of Safety, conducted the public hearing as Hearings Examiner.

OPENING REMARKS:

The Notice of Hearing was read into the record. The Petition, along with all supporting documents were saved electronically and available for

review on the Bureau of Hearings portion of the Department of Safety website. In addition, notification of the public hearing was published in The New Hampshire Union Leader on August 18, 2025.

Everyone present at the hearing was informed:

- The public hearing is audio recorded; and
- The recording would be preserved for seventy-five (75) days along with an explanation of the procedure by which to receive a copy of the recording;
- The opportunity to sign the appropriate "sign-up sheet" in person or orally to present comment on the Petition; also public comment was permitted after the hearing and was allowed until the end of the business day on September 19, 2025, at 4:15 p.m.;
- They could review the legal notice, along with the original Petition and any other documents electronically as they were available on the Bureau of Hearings website; and,
- How and where to submit written comment that must be received within ten calendar (10) days from the hearing date by the Department of Safety and no later than September 19, 2025.

STATISTICS:

Four (4) people provided public comment at the hearing in favor of the Petition and two (2) people provided public comment at the hearing against the Petition. Five (5) individuals provided written comment in favor of the petition. Three (3) individuals and six (6) organizations/groups provided written comment against the Petition. The hearing was closed to public comment at the conclusion of the business day on September 19, 2025, at 4:15 p.m.

EXHIBITS:

- Response from Fish and Game to Request for Input
- Response from Department of Environmental Services to Request for Input
- Letter from Marine Patrol Officer Frank Balantic
- Letter from Brenda Chisholm

SYNOPSIS OF TESTIMONY:

Mr. Mark Salvati. He and his wife are the owners of Wabanaki Campground Conversion, LLC. The area has been a campground since 1900. His wife's family bought the campground in 1962 and turned it into a recreational campground. The campground has grown over the years and now has 75 total units. He has run the campground for 25 years. The current application is due to a transfer in ownership from a trust involving his wife's family to him and his wife. Many of the campers have been there for 10-20 years. When the mooring program went into effect, they were originally allowed 26 moorings however that number was increased to 31 moorings when they purchased an additional 100 feet of shoreline. There has never been a violation, citation, call from Marine Patrol, or complaint regarding safety in regards to the mooring field in his 25 years of management. There has never been an accident in the mooring field. They have had multiple docks and the mooring field well before the requirement for any permitting. They recently applied for and were approved for 2 docks with 11 slips. If the moorings are approved they will have a right to have 42 boats on slips and moorings. There is a demand for moorings from their campers, and they currently have a waitlist. They have rules set in place to make sure that campers follow all safety rules. The water depth is sufficient and they have never had an issue with boats hitting the ground. They are located in a corner and have lights that keep other boaters outside the field.

Ms. Sadie Ferreira. She is the daughter of the campground owners (Mr. & Mrs. Salvati). She finds it strange that neighbors are now raising concerns after living next to a campground for all of these years. She has never seen anyone break the law, be unsafe or disrespectful.

Ms. Mary Salvati. She is supporting her husband and the campers that they have. This past year, many campers put their boats on the beach instead of using the moorings while this issue was resolved. They respect and love the lake and would never want anything to harm it.

Dr. Anthony Raynes. He is an abutter to Camp Wabanaki and shares a property line on the camp's northern side. He has owned his property for 55 years. This area of the lake is very congested and often boats leaving or coming back from Camp Wabanaki use the water directly in front of his property. This makes it dangerous for swimmers and the prevailing wind in this area makes it difficult for a sailboat to get out of the area. There is an increase in high-speed jet skis. This application should be considered with weight given to the number of slips that have been approved. A few years ago, they supported the request for 31 mornings, however he can't support the current request given the addition of the slips. He is concerned that this will set a precedent for future associations seeking more moorings and boat slips.

Mr. Kyle Copeland. He is the President of the Broad Leavitt Bay Association and founding member of the Friends of Ossipee Lake Committee. He is a full-time resident and a Town of Ossipee Selectman. The Broad

Leavitt Bay Association is the largest homeowners association located on another part of the lake. They are worried about the growth on the lake and the lack of Marine patrol presence on the lake. They are concerned about the precedent that will be set by increasing the number of moorings and slips available. Historically associations have either had a mooring field or docks with slips but not both. Most associations on the lake are averaging around 35% of the individuals having a spot for their boat while this application would raise Wabanaki Campground's number to 56% and may cause other associations to petition for more moorings or slips. Residents of Ossipee have informed him that they feel it is unsafe boating on the weekends.

Mr. Jay Tropea. He feels that any discussion regarding the growth on Ossipee Lake should not be discussed at the hearing as it is not part of the petition. He feels that any future petitions by other organizations or associations would need to stand on their own merits and should not be considered.

SYNOPSIS OF LETTERS RECEIVED:

The Department received written comments from five (5) individuals in favor of granting the Petition. One of the written comments was from Sharlene Cahill who is an abutter of Wabanaki Campground. Ms. Cahill indicates that the Petitioner has been an exceptional and conscientious presence within the community maintaining a welcoming and safe space. Ms. Cahill indicates that the proposed moorings will help the camp manage the boating activities in a safe and organized way that ensures protection of the shoreline. Another abutter, Mark Haggerty, also sent in written comment in support of the Petition. Mr. Haggerty indicated that they have never had an issue with boats coming and going from the field and do not feel that the number requested including the slips will adversely impact the lake. The Department received three (3) written comments from individuals against the Petition and six (6) written comments from groups/associations against the Petition. Mr. Raynes is an abutter and expressed concern regarding overcrowding in the mooring field and a rock concert that the camp has twice a year that draws a large number of boats. The other two individuals that provided written comment against the Petition expressed concern regarding the amount of boat traffic on Ossipee Lake and how the number of boats is increasing from past years. The six organizations/groups that provided written comment against the Petition were The Berry Bay Association, The Green Mountain Conservation Group, The Freedom Conservation Commission, The Broad-Leavitt Bay Association, The Friends of Ossipee Lake, and The Ossipee Lake Alliance. All of the organizations expressed concerns regarding the impact the growing number of boats will have on the local water quality and water safety. The organizations requested that the Department of Safety coordinate with the Department of Environmental Services to study the effect that the Petition would have on the water quality and any other environmental impacts.

DISCUSSION:

In gathering findings of fact, the following authority, in pertinent part, is given consideration:

RSA 270-D: 2 General Rules for Vessels Operating on Water.

" ... Vessels shall be operated at headway speed only, while passing under all bridges.

VI. (a) To provide full visibility and control and to prevent their wake from being thrown into or causing excessive rocking to other boats, barges, water skiers, aquaplanes or other boats, rafts or floats, all vessels shall maintain headway speed when within 150 feet from: (1) Rafts, floats, swimmers; (2) Permitted swimming areas; (3) Shore; (4) Docks; (5) Mooring fields; (6) Other vessels. . . ."

RSA 270:60 Mooring of Boats on Public Waters

I. The general court finds that:

(a) Water is a public resource held in trust by the state and that the state maintains jurisdiction to control the use of public waters for the greatest public benefit; and

(b) The public waters are a significant asset which enhance the well-being and lifestyle of the state's citizens, benefit the state's substantial tourist industry and the environment, and are a habitat for many fish and wildlife; and

(c) That undue proliferation of moorings is detrimental to the integrity of the state's waters and the public's enjoyment thereof.

II. The general court intends to establish through this subdivision a means of regulating the usage of moorings on public waters. Existing moorings may be permitted in their existing locations, provided such moorings comply with the provisions of this subdivision.

III. The general court does not intend, by passage of this legislation, to convey to, create for, or recognize any rights of shorefront property owners.

Selected Administrative Rule Definitions

Saf-C 401.04	"Congregate mooring field" means a mooring field dedicated to homogeneous use groups, such as, but not limited to clubs, associations and youth camps.
Saf-C 408.05	Mooring Permit Application.
Saf-C 408.07	Congregate Mooring Permit Application.
Saf-C 401.16	"Mooring field" as defined in RSA 270:59, VII includes congregate and public mooring fields.

Pursuant to RSA 270:61 through and including RSA 270:68 along with New Hampshire Code of Administrative Rules Saf-C 408 (*et seq.*) defines and regulates the practice of mooring of boats. RSA 270:67 further defines designation of locations and other specific criteria to consider.

The number of people in attendance at the hearing and the number of persons recorded for or against the proposed moorings are given weight in determining findings.

In this matter, there were four abutters that were sent notice of the hearing and the petition. Two of the abutters sent in written comment in favor of the Petition. One of the abutters appeared at the hearing and provided testimony against the Petition and sent in written comment against the Petition. In addition, the Town Clerk for the Town of Freedom was

provided with the hearing notice by email. The Freedom Conservation Commission for the Town of Freedom did provide written comment against the Petition. Also, the consulted state agencies, DES and Fish & Game both concluded that there would be no adverse environmental impact from this mooring field. The legal definition includes that it will have no unreasonable adverse impact on the environment including but not limited to water quality, wildlife habitats or natural areas.

Moreover, Officer Frank Balantic of the Marine Patrol performed a site inspection on 06/27/2025 and based on the inspection, determined that the request should be granted. Officer Balantic noted that the Petitioner had previously been approved for 31 moorings in the aggregate mooring field. Officer Balantic noted that he supported the request for 31 moorings in combination with the 11 slips which would make the total capacity of 42 boats for the guests. Officer Balantic indicated that this number would reduce the risk of trailer boats and the increased potential for invasive species. Officer Balantic noted that there is no boat ramp on the property and no publicly available boat ramp in the vicinity. Officer Balantic indicated that the capacity is well absorbed by the available space and frontage of the property. Officer Balantic concluded by stating that the additional docks would have little negative impact on the environment, the view of abutters, vessel navigation in the area, or recreational use of the waterbody by the public.

In addition, substantial weight is given to the specific information submitted for review by testimony and exhibits in this case. While an abutter testified against the moorings, the concerns must be balanced against the petitioner's right to moorings as long as the request complies with the law. While the concerns of Mr. Raynes are understandable, for the reasons below, they do not outweigh the petitioner's right to the moorings based on the substantial evidence presented which warrants approval.

First, while Mr. Raynes testified that the area can get very congested with boats going in and out of the mooring field area, there has been testimony from other property owners that there have never been any issues involving boats within the mooring field and there was no testimony or evidence of any unsafe boating or contact with Marine Patrol. Mr. Raynes also expressed concern regarding two concerts that are held every year, however when looking at this throughout an entire camping season, the impact will be minimal, and insufficient grounds to deny the mooring field. If these objections lead to the denial of a mooring field, any shorefront property owner could frustrate another property owner's right to a mooring field in virtually any instance. The law allows compliant congregate mooring fields to be established. Consequently, these concerns of a single abutting property owner without further concrete examples or evidence of prior bad acts should not result in a denial of this application.

Finally, the fact that other associations around Ossipee Lake may want additional moorings in the future is insufficient to deny this request. Any moorings requested will have to undergo the same, rigorous review and hearing process before they may be approved. Therefore, future plans and speculations are not sufficient grounds to deny the current application.

Moreover, approval of the congregate mooring field is further supported by the fact that Marine Patrol, Fish and Game and the Department of Environmental Services all agree that allowing this congregate mooring field will have no negative impact. In fact, the Marine Patrol recommends approving the moorings. These agencies are experts in the legal grounds for denying or approving moorings, and what constitutes a proper mooring field, and their positions must be given strong consideration. The associations who provided written comment against the Petition requested that the Department seek the input from DES however this was already accomplished, and it was accomplished with DES having full knowledge of the dock plans and the mooring field plans.

Finally, based on the record evidence, there is no negative safety impact. The map of the mooring field establishes that each mooring is in a proper position and will result in a safe and proper mooring field.

Consequently, the Petitioner has provided sufficient evidence, by a preponderance of the evidence, to establish a Congregate Mooring Field of 31 moorings. Both the Department of Environmental Services and Fish and Game responded to the request for input from Marine Patrol indicating that there is no significant environmental impact as stipulated in RSA 270:64, I(c).

After carefully considering the exhibits, testimony and public comment presented, findings of fact are issued.

FINDINGS OF FACT:

1. That pursuant to RSA 270:67, Wabanaki Campground Conversion, LLC (Petitioner), petitioned the Department of Safety to conduct a public hearing seeking approval of a Congregate Mooring Field of thirty-one (31) moorings in front of their property on Ossipee Lake in Freedom, NH.

2. That official notice for the hearing was published in a newspaper of statewide publication, The Union Leader, Manchester, New Hampshire, on August 18, 2025. Prior notice was given to the Town of Freedom, the municipality for where the mooring field is located. The public hearing notice was posted on the Department of Safety website.

3. Abutting property owners were notified of the application for thirty-one moorings and the hearing date and time. One abutting property owner appeared at the public hearing and provided written comment against the Petition. Two of the abutting property owners provided written comment in favor of the Petition.

4. That a public hearing was held on Tuesday, September 9, 2025, at 1:00 p.m. on the issue and conducted pursuant to RSA 541; RSA 270:67; RSA 270:68 and Administrative Rules Saf-C 408.

5. That the Petition seeks to establish a Congregate Mooring Field of thirty-one (31) moorings within the public water located on Ossipee Lake in Freedom, New Hampshire, at the property of Wabanaki Campground Conversion, LLC. The specific location of the proposed moorings is depicted on Freedom Tax Map 20, Lot 2.

6. That the effect which adopting or not adopting the Petition would have upon the public safety is considered. There is no negative impact on public safety because Marine Patrol Officer Frank Balantic conducted a thorough review of the plan and site inspection and determined that it is appropriate and he recommended approval.

7. That public comment received against the Petition cites overcrowding on the lake, safety concerns, and environmental concerns. The objections do not outweigh the petitioner's right to this mooring field because they have satisfied the legal criteria to obtain a congregate mooring field. Thus, there is insufficient evidence of a negative impact as there is no evidence of prior safety issues over an extended period of time and there is no specific evidence of a negative impact on the water quality.

8. That the Petitioner by testimony, application, and the chart/map submitted, has established sufficient data that the proposed congregate mooring field is in accordance with the law, and that it will not have a negative impact on the environment or public safety. The impact on abutting properties is minimal and must be balanced against the property owner's right to moorings in front of its property. Although one abutting property owner objected to the moorings, two of the others recommended approval.

9. That the New Hampshire Department of Safety, Division of State Police, Marine Patrol Unit, enforces the statutes and rules governing the public waters within Ossipee Lake in the Town of Freedom, New Hampshire, and navigational and moorings laws are enforced through that agency.

10. The Petitioner has demonstrated a sufficient present need for thirty-one moorings in a congregate mooring field.

11. The mooring field will be properly installed and maintained by the campground and it understands its responsibility to do so. This is evidenced by their past behavior of having the same 31 moorings without any complaints or adverse action.

12. The Marine Patrol approved thirty-one (31) moorings after reviewing the plan and conducting a site inspection.

13. Both the NH Department of Environmental Services and Fish and Game indicated that the mooring field will not have any significant adverse impact.

14. The mooring field has support facilities available to property owners within the campground.

The information submitted was thoroughly considered within the Petition, along with the public commentary received.

CONCLUSION:

The Petitioner has presented sufficient proof to sustain the request for 31 moorings in accordance with RSA 270:67, RSA 270:68 and New Hampshire Code of Administrative Rules Saf-C 408 on the proposal.

Therefore, for the reasons as set forth I advise the Petition be **permitted** based upon the Findings of Fact listed (*supra*).

Respectfully submitted,

Ryan McFarland, Administrator
Bureau of Hearings

Date: 11/6/2025

RECOMMENDATION: NEW HAMPSHIRE GOVERNOR AND COUNCIL

The evidence **demonstrates** that the Petition is in the public interest fulfilling the purpose of law. There is sufficient proof that the Petitioner has met the burden of proof by a preponderance of the evidence showing cause that a "Congregate Mooring Field" be adopted pursuant to RSA 270:67, RSA 270:68 and Administrative Rule Saf-C 408.

Respectfully submitted,

Robert L. Quinn
Commissioner of Safety

Petitioner, Mark Salvati

Abutters as listed on site map

Town Clerk,
Freedom, New Hampshire

CC: File

Colonel Mark Hall, Director
Division of State Police
Department of Safety

Brenda Chisholm, Moorings
Coordinator

Lt. Irwin Malilay – Marine Patrol
Division of State Police
Department of Safety

DEPARTMENT OF SAFETY
Division of State Police - Moorings
31 Dock Road
Gilford, NH 03249
Telephone: (603) 293-2037 Ext. 3
Fax: (603) 293-0096

MOORING APPLICATION NOTICE

TO: Fish & Game Department **DATE:** 05/28/2025
Director's Office
Stephanie Simek
Executive Director

FROM: Brenda Chisholm, Coordinator – Moorings Program

SUBJ: Congregate Mooring Application

APPLICANT: Wabanaki Campground Conversion LLC

BODY OF WATER: Ossipee Lake, Freedom, NH

Please respond no later than: **06/28/2025**

Wabanaki Campground Conversion LLC, previously known as Wabanaki Campground has submitted an application for 31 moorings. Wabanaki Campground was previously approved for 31 moorings but must reapply due to a change in ownership.

Pursuant to RSA 270:64,III, and RSA 270:64,I(c), the Division is seeking input from your Agency regarding this application. Part of the approval process requires that the Division consider if the moorings "may present an unreasonable adverse effect on the environment, including, but not limited to water quality, wildlife habitats, or natural areas."

If you have any input specific to this, please submit your comments to this office no later than the respond date.

X This Agency does not feel there is any significant impact as stipulated in RSA 270:64,I(c).

___ Attached please find this Agency's position regarding the impact of this application.

Signed by: [illegible] Chief Facilities & Lands NHFG 603-271-1747
Name Title Agency Phone

If we do not receive a response to this inquiry, we will conclude that there is no objection or concern. Thank you for your consideration.

Brenda Chisholm
NH Marine Patrol - Gilford
Coordinator, Moorings Program
Brenda.L.Chisholm@dos.nh.gov

Enclosures: Application and Map

DEPARTMENT OF SAFETY
Division of State Police - Moorings
31 Dock Road
Gilford, NH 03249
Telephone: (603) 293-2037 ext. 3
Fax: (603) 293-0096

MOORING APPLICATION NOTICE

TO: Department of Environmental Services **DATE:** 05/28/2025
Water Division
Rene Pelletier, Environmental Programs Administrator

FROM: Brenda Chisholm, Coordinator – Moorings Program

SUBJECT: Congregate Mooring Application

APPLICANT: Wabanaki Campground Conversion LLC

BODY OF WATER: Ossipee Lake, Freedom, NH

Please respond no later than: **06/28/2025**

Wabanaki Campground Conversion LLC, previously known as Wabanaki Campground has submitted an application for 31 moorings. Wabanaki Campground was previously approved for 31 moorings but must reapply due to a change in ownership.

Pursuant to RSA 270:64, III, and RSA 270:64, I(c), the Division is seeking input from your Agency regarding this application. Part of the approval process requires that the Division consider if the moorings "may present an unreasonable adverse effect on the environment, including, but not limited to water quality, wildlife habitats, or natural areas."

If you have any input specific to this, please submit your comments to this office no later than the respond date.

_X__ This Agency does not feel there is any significant impact as stipulated in RSA 270:64, I(c).

___ Attached please find this Agency's position regarding the impact of this application.

Signed by: Rene Pelletier Director of the Water Division DES 603-271-0677

Name Title Agency Phone

If we do not receive a response to this inquiry, we will conclude that there is no objection or concern. Thank you for your consideration.

Brenda Chisholm
NH Marine Patrol - Gilford
Coordinator, Moorings Program
Brenda.L.Chisholm@dos.nh.gov

Site evaluation for an aggregate mooring field In combination with dock space

Property owner and applicant: Mark J. Salvati, Manager, Wabanaki Campground Conversion, LLC

135 Shore Drive North, Bridgewater, NH

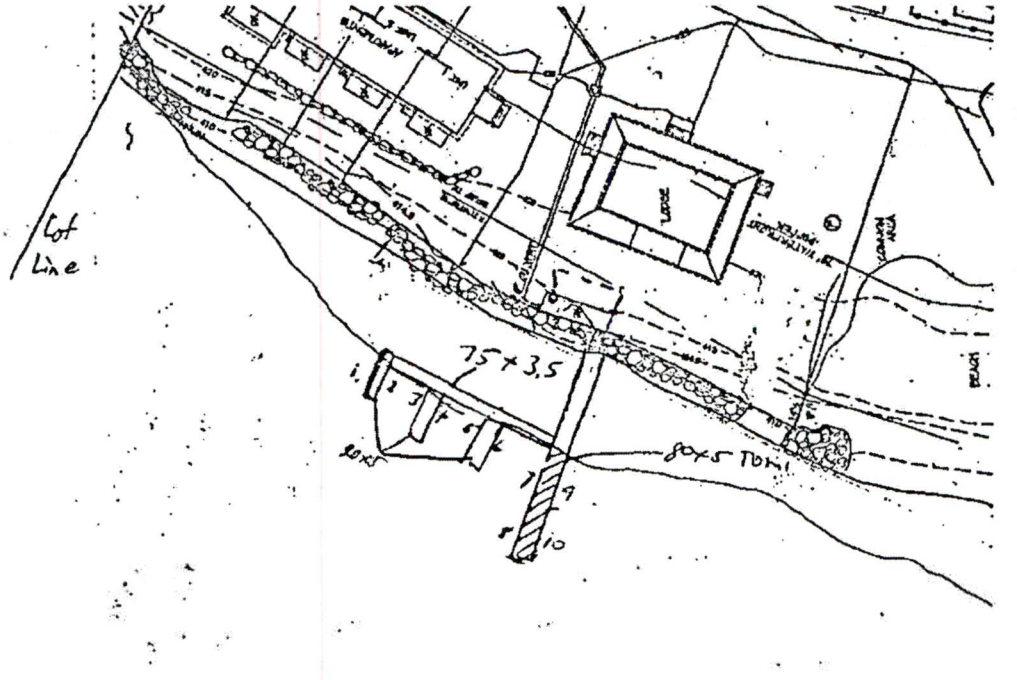
Application number – note noted

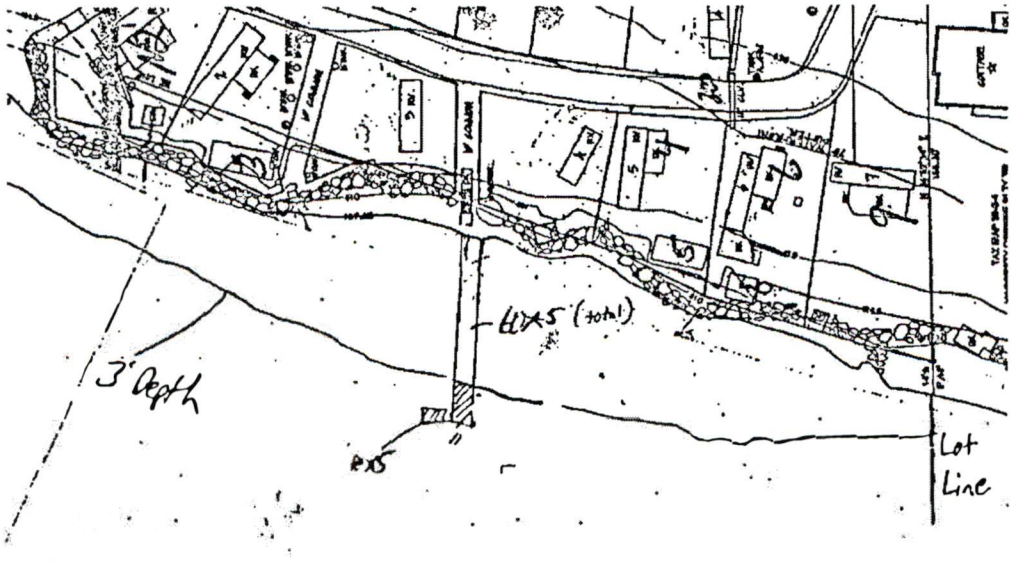
RMS number- 2025-001847

Date of application: March 27, 2025, received by MP Office Staff

Date of visits: 6/27/2025

The campground has been in operation since 1962 with an increasing number of moorings and a variety of seasonal docks throughout the long unregulated tenure of the campground. In recent years, the property has been approved for 31 moorings in the aggregate mooring field. The mooring field has a water depth ranging from 3 to 6 feet, with a sandy bottom and approximately a dozen scattered boulders that pose a minor hazard to boats piloting to/from moorings. These boulders are marked with small buoys during the boating season, and moorings have been placed to minimize risk to boats arriving/departing. Mr. Salvati had been maintaining a few docks, which he felt should be grandfathered, and allowing campers to use them. Based upon complaints from one abutter, he has pulled all docks and is working with DES to formalize an allowable dock configuration. Mr. Salvati provided me with a copy of his current dock submission to DES and I forwarded copies of this plan to our mooring coordinator, Brenda Chisolm. This plan was developed during a meeting between Mr. Salvati and a representative from DES. Mr. Salvati is confident that DES will approve the plan but has concerns that the additional 11 dock spaces that the plan creates will impact his current mooring field when considered by NH Marine Patrol. I have included images of the proposed dock plan below.





I support the plan for this combination of DES approved docks (11 berths) combined with the current level of 31 moorings approved by NH Marine Patrol in 2024. With the 11 additional slips/berths available on the docks, Wabanaki Campground would have a capacity for 42 guest boats providing improved access to guests without the risk of trailering boats and the increased potential for invasive species migration. There is no boat ramp on the property, and no publicly available boat ramp in the vicinity. This capacity is well absorbed by the available space and frontage of the property (780-feet). The docks are to be constructed with floating 10-ft plastic composite sections that would have minimal bottom environmental impact. The northern most dock provides a degree of safety buffer between boats in the mooring field and the campground's swim area. The additional docks would have little negative impact on the environment, the view of abutters, vessel navigation in the area, or the recreational use of the waterbody by the public.

I support this application for 31 moorings in combination with the pending plan for docks.

Frank Balantic

Frank Balantic
Marine Patrol Officer – MP 904
31 Dock Road
Gilford, NH 03249
603-293-2037

State of New Hampshire

DEPARTMENT OF SAFETY

Robert L. Quinn, Commissioner of Safety

Division of State Police

James H. Hayes Safety Building, 33 Hazen Drive, Concord, NH 03305

Colonel Mark B Hall
Director

7/23/2025

Ryan McFarland
Administrator of Hearings
Department of Safety
33 Hazen Drive
Concord, NH 03301

On March 31, 2025, Marine Patrol received a Congregate Mooring Application from Wabanaki Campground Conversion, LLC. This mooring application requested a total of 31 moorings. Wabanaki Campground was previously approved for 31 mornings; however, they were required to submit a new application due to a change in ownership, name change, and complaints regarding an increase in the number of docks being used since their initial application.

On May 28, 2025, a formal mooring application notice was sent to the Department of Environmental Services and Fish & Game. Notification was also sent to the Town of Freedom, NH on 07/08/2025.

The notice advised the above agencies that Wabanaki Campground Conversion LLC was applying for 31 moorings.

Pursuant to RSA 270:64, III and RSA 270:64, I (c) Marine Patrol was seeking input from the above agencies. Part of the approval process requires that we consider if the moorings "may present an unreasonable adverse effect on the environment, including, but not limited to water quality, wildlife habitats, or natural areas."

I asked them if they had any input specific to this request to please submit their comments to me no later than 06/28/2025, and 07/25/2025, respectively.

DES, Fish & Game, and The Town of Freedom, NH all responded back and advised that they do not feel there is any significant impact as stipulated in RSA 270:64, I (c).

Marine Patrol Officer Frank Balantic conducted a site inspection on 6/27/2025. As submitted, Marine Patrol has no concern with the proposed Congregate Mooring Field being proposed in the application.

I am respectfully requesting a public hearing pursuant to SAF-C 407.16, Notice & Hearing.

Thank you,

Brenda L. Chisholm
Moorings Coordinator, Marine Patrol
New Hampshire Department of Safety, State Police

Application Number: _____

Permit Number: _____

Conditions: _____

DECAL # _____

OF MOORINGS APPROVED _____

FOR OFFICIAL USE ONLY

NEW HAMPSHIRE DEPARTMENT OF SAFETY

Division of State Police

Moorings Program

APPLICATION FOR A CONGREGATE MOORING FIELD PERMIT

INSTRUCTIONS: This application must be used for all non-public mooring fields consisting of five or more moorings. The application must be completed in its entirety with all the required documentation. Mail the completed application to:

DEPARTMENT OF SAFETY – DIVISION OF STATE POLICE
MOORINGS PROGRAM
31 Dock Road
Gilford, NH 03249
TELEPHONE: 603-293-2037, Option 3

Applicant (e.g. marina, condominium, association, yacht club, camp, etc.) Name: Wabanaki Campground Conversion LLC

Person Completing the Application: Mark Solvati, Manager and Member

Shorefront Property Address: 38 Ossipee Drive Town/City: Freedom

If Applicant is a person, include:

Home Address: 57 Arlington Rd City: Woburn State: MA Zip: 01801

Date of Birth: 4/1/60 Home Phone: _____

Cell Phone: 781-983-2360 E-mail: AttySolvati@comcast.net

NOTE: The applicant must be the owner or leaseholder of the shorefront property accessing the mooring field.

Contact Name (if different than owner): _____ Date of Birth: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ E-mail: _____

Body of water the proposed mooring field is location on: Ossipee Lake

Shorefront Property Town/City Tax Map & Lot Numbers: 30-2

Number of Moorings Requested: 31 Applicant's shore frontage in feet: 780'

The distance from shore to the furthest proposed mooring in feet is: 125'

Is the proposed mooring located in a cove/bay/harbor? NO If yes, please specify: _____

Number of docks at the property: 4 proposed Number of boat slips: 15 proposed Is there a swim line? Yes

Is there a swim raft at the property? Yes If yes, what is the square footage of the raft? 25 SF

Does the applicant have title ownership to the shorefront property? Yes

Please explain how the moorings will be distributed within the group that will have use of them:

Campers who have had moorings in the past will continue to do so. Others will be on a waiting list.

Please explain all proposed charges for the use of the moorings:
NOTE: The law requires that charges for moorings shall not unreasonably exceed the cost of mooring installation and maintenance (RSA 270:67, II(d)).

$500 per year

Please provide adequate directions for locating the shorefront property by both water and land:

Water: Northeast corner of the lake, between Camp Calumet and Camp Cody

Please describe the mooring buoys, including the color, shape, size, and material:

Either solid orange plastic or white with blue strip

Please describe the mooring anchors, including the material used and the weight:

The majority are cement slabs, round with eye hook, 250 to 300 lbs
Some are radiators put in place over 20 years ago, 500 lbs

I certify that the Applicant shall indemnify and hold harmless the state, its officers and employees from all claims, liabilities, or penalties resulting from the acts or omissions of the Applicant in maintaining, managing, or operating the mooring field.

Authorized Signature

****

~~I certify that all abutters to~~ the shorefront property have been notified of this application by certified mail (based on municipal tax data), return receipt requested, and have been provided copies of the application and grid map.
NOTE: Abutters: The record owner of land immediately adjacent to, and/or of any portion of land that is located within 300 feet of, the boundaries of the proposed mooring field, including properties adjacent to the water within 300 linear feet, such as in the case of coves.

Authorized Signature

****

The Applicant hereby gives permission for the director or their designees to enter the property for the purpose of performing a field investigation to review this application.

Authorized Signature

****

NOTE: This application may require a public hearing. The Applicant and abutters will be notified as to the date, place, and time of the hearing. The Department of Safety, Division of State Police will submit a recommendation to the Governor and Council who will approve or deny the application. The Applicant and abutters will be notified in writing of the recommendations prior to the scheduled Governor and Council meeting.

Do not send any fee with this application. If approved by Governor and Council, notification will be sent requesting the decal fee. Your annual mooring decal(s) will be forwarded to you upon receipt of payment of the current decal fee. Decals must be renewed annually and must be attached to each mooring above the waterline prior to using the moorings. **Perimeter lighting, if required, must be installed prior to use.**

****

I hereby certify that all statements on this application and all documentation supplied with this application are true. Supplying false information on this application will result in revocation of any permit issued and is punishable by imprisonment. This application is signed under penalty of unsworn falsification pursuant to RSA 641:3.

Authorized Signature

3/24/25
Date

If signed by someone other than the individual owner or lessee, or signed by a person on behalf of an entity that owns or leases the shorefront property, documentation authorizing the person to sign the application on behalf of the owner must be attached.

WABANAKI CAMPGROUND CONVERSION LLC

57 Arlington Road
Woburn MA 01801
781-983-2360

March 25, 2025

NH Dept of Safety
Div of State Police
Moorings Program
31 Dock Road
Gilford NH 03249

Re: Wabanaki Campground

Dear Sir or Madam,

Please accept this letter as my statement for no viable alternative for securing boats.

We have had approximately 30 moorings for about 30 years. The State of NH began requiring a permit around 2006 and we were permitted for 31. At the time of approval, I believe we showed 2 docks, which are now basically in the same place they were then. While we have had various iterations of dock layouts, we are now requesting approval of the two main docks, along with 2 smaller docks, for a total number of slips at 15. A copy of the application for slips is enclosed.

We currently have a total of 75 units, which includes 61 sites, 51 of which are occupied for the 2025 season and 14 cabins/apartment/lodge (all occupied). Of those 65 occupied units, 46 have (or will have) boats, that were allowed to moor or dock last season. We have 5 on a wait list and others who will not buy a boat unless they have a place to keep it. There is no viable launch at the campground and while there are several launch points on the lake, the time required and expense involved makes it prohibitive for many.

I have provided registrations from last year or the prior year as many have not yet registered for 2025. I believe the Moorings program has the registrations from last year and I understand that those updated registrations will need to be provided to obtain the stickers allotted.

We feel the number requested is reasonable and will allow our campers, many of whom have been on the lake for over 20 years, to enjoy the lake responsibly. While we understand the argument to regulate the number of boats on the lake for safety and natural

resource protection, we also feel that we offer to many an affordable way for the average family to be able to enjoy the lake and hope the State will consider this factor in weighing this decision.

Thank you, and please call with any questions.

Mark J Salvati, Manager
~~Wabanaki~~ Campground Conversion LLC