



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

Robert R. Scott, Commissioner



December 15, 2025

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

**REQUESTED ACTION**

Approve Curry Place Cottages LLC's request to perform the following work on Squam Lake in Holderness pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-00137, and in accordance with RSA 482-A:3. No comments were submitted by the Holderness Conservation Commission regarding the project as proposed.

Impact 1,307 square feet of lakebed and bank in order to install a 6 foot x 40 foot seasonal dock and a 6 foot x 4 foot concrete anchoring pad adjacent to three pre-existing seasonal docks along an average of 792 linear feet of frontage on Squam Lake in Holderness.

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 approved revised plans, revision dated July 31, 2025 by Brown Engineering, as received by the NH Department of Environmental Services (NHDES) on August 13, 2025.
2. This permit shall not be effective until it has been recorded in the Grafton 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 modification of the three pre-existing seasonal docks already on the frontage will require a separate approval under RSA 482-A.
4. The concrete pad shall be constructed landward of the normal high-water line (Elev. 562.5) as required per Env-Wt 513.13, (d).
5. The seasonal dock shall be removed from the water prior to applying any paint, stain, or other preservative coating, and not returned to the water until after such coating is dry as required per Env-Wt 513.22(b)(4).
6. 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.
7. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
8. 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.
9. 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 ,(2), and Env-Wt 513.03 (a).

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

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

10. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
11. 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.
12. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700.
13. Prior to installation of the seasonal docking structure, the applicant must submit signed and notarized document from the holders of the existing water and septic line easements, accepting the proposed location of the new seasonal docking structure to the Department.
14. 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 September 12, 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 792 feet of frontage along Squam Lake.
3. A maximum of 8 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 8 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 Squam Lake a public hearing under RSA 482-A:8 is not required.
6. No concerns were received from abutters nor the local Conservation Commission related to the project.
7. 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 #2025-00137 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: Curry Place Cottages

TOWN NAME: Holderness

	Administrative Use Only	Administrative Use Only	File No.: 2025-00137
			Check No.: 1246
			Amount: 1,441.00
			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](#).

<b>SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))</b>	
Please use the <a href="#">Wetland Permit Planning Tool (WPPT)</a> , the Natural Heritage Bureau (NHB) <a href="#">DataCheck Tool</a> , the <a href="#">Aquatic Restoration Mapper</a> , or other sources to assist in identifying key features such as: <a href="#">Priority Resource Areas (PRAs)</a> , <a href="#">protected species or habitats</a> , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.</li> </ul>	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                             <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s):</li> <li>○ NHB Project ID #: <span style="margin-left: 100px;">NHB24-3341</span></li> </ul> </li> </ul>	<input checked="" type="radio"/> Yes <input type="radio"/> No
• Bog?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Floodplain wetland contiguous to a tier 3 or higher watercourse?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Designated prime wetland or duly-established 100-foot buffer?	<input type="radio"/> Yes <input checked="" type="radio"/> No
• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:      Day:      Year:</li> </ul>	

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="radio"/> Yes <input checked="" type="radio"/> No
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 <a href="#">WPPT</a> or Stream Stats):	
<b>SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))</b> 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.	
This project proposes the installation of another seasonal dock with 2 more dock slips. The property already has 6 dock slips but with the large amount of shoreline this property has 2 more slips are allowed. The seasnoal dock will have 443 sf of temporary impact for installation and 477 sf of permanent impact. A path will be needed to create access to the shoreland from the upper portion of the lot. The temporary impact from the path will be 387 sf with no permanent impact. The total temporary impact is 830 sf the permanent impact is 477sf and the total impact is 1,307 sf.	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 854 US Route 3	
TOWN/CITY: Holderness	
TAX MAP/BLOCK/LOT/UNIT: Map 102 Lot 04	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A <span style="font-size: 1.2em; margin-left: 20px;">Squam Lake</span>	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

<b>SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))</b>			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: ██████████			
MAILING ADDRESS: ██████████			
TOWN/CITY: ██████████		STATE: ██████	ZIP CODE: ██████
EMAIL ADDRESS: ██████████			
FAX: ██████████		PHONE: ██████████	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Brown Kent PE Owner			
COMPANY NAME: Brown Engineering LLc			
MAILING ADDRESS: P.O. Box 468			
TOWN/CITY: Ashland		STATE: NH	ZIP CODE: 03217
EMAIL ADDRESS: Kent@Brownengineeringllc.com			
FAX: N/A		PHONE: 603-744-1044	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))</b>			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

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

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):  
 The proposed seasonal dock has been designed to follow the rules laid out in Env-Wt 500. The seasonal dock will be placed 20' from property lines, will be installed between May 15 and removed before November 15, the docking anchor will be 6'x4' and the location was picked to minimize the impact to the natural wildlife habitats of the lake and shoreland.

**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).

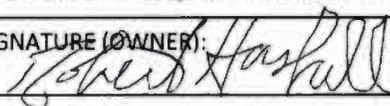
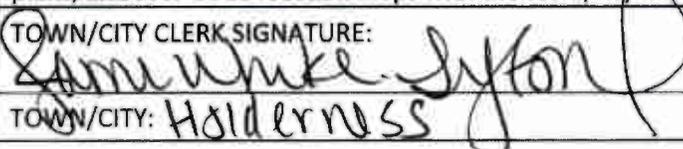
Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

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"/>			<input type="checkbox"/>
	Docking - Lake / Pond	443	40x6	<input type="checkbox"/>	477	28x42	<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	0	0	<input type="checkbox"/>	387	8x50	<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>443</b>			<b>864</b>		

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

<input checked="" type="checkbox"/> <b>MINIMUM IMPACT FEE:</b> Flat fee of \$400.
<input type="checkbox"/> <b>NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION:</b> Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> <b>MINOR OR MAJOR IMPACT FEE:</b> Calculate using the table below:
Permanent and temporary (non-docking): 387 SF × \$0.40 = \$ 155
Seasonal docking structure: 443 SF × \$2.00 = \$ 886
Permanent docking structure: 0 SF × \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
<b>Total = \$ 1,441</b>

*The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1,441*

<b>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)</b>		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input checked="" type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
<b>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)</b>		
<b>Initial each box below to certify:</b>		
Initials:	To the best of the signer's knowledge and belief, all required notifications have been provided.	
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.	
Initials:	The signer understands that: <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                         <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> </ul>	
Initials:	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
<b>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</b>		
SIGNATURE (OWNER):	PRINT NAME LEGIBLY:	DATE:
	Robert R. Haskell	01/06/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	Kent Brown	01/06/25
<b>SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))</b>		
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.		
TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:	DATE:
	Jami White-Lyford	1/15/25
TOWN/CITY:		
Holderness		

**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".



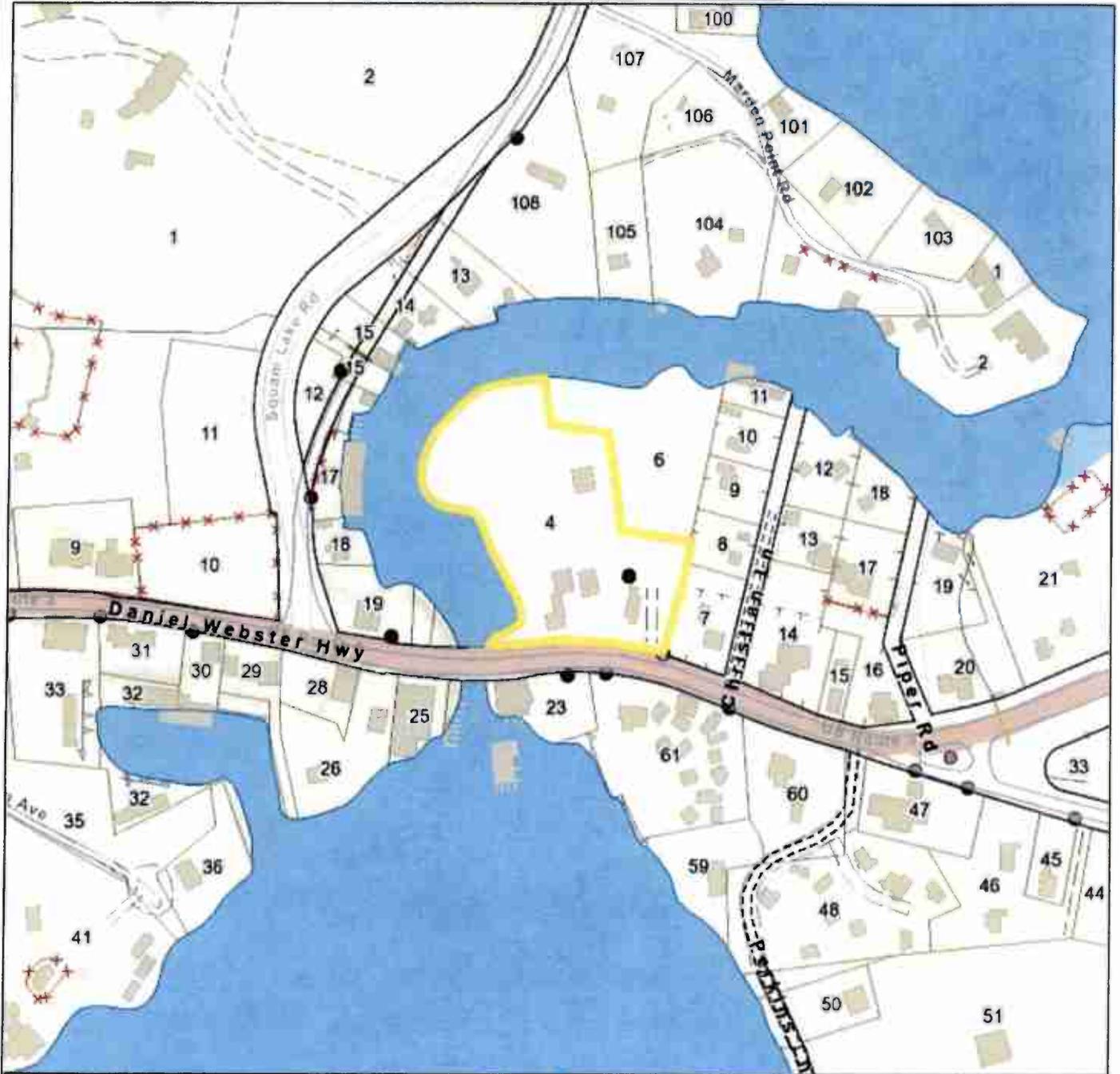
Town of Holderness, NH

1 inch = 273 Feet



www.cai-tech.com

December 10, 2024



100-PROPERTYLINE	PVTRD-RW	water-poly	Retaining Wall
COMMON	RW	Culverts	Stone Wall
PROPERTYLINE	100-HOOKS	Driveway	Utility Pole
PWATER	100-PT	Fence	
ROAD	Buildings	Gravel Road	
Water	Right of Ways	Paved Roads	

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

# Map by NH GRANIT



## Legend

- State
- County
- City/Town

Map Scale  
1 : 24,000

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Map Generated: 12/12/2024



## Notes



**New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter**

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**To:** Kent Brown, Brown Engineering and Surveying, LLC  
P.O. Box 28

Meredith, NH 03253



**From:** NH Natural Heritage Bureau

**Date:** 11/26/2024 (valid until 11/26/2025)

**Re:** Review by NH Natural Heritage Bureau of request submitted 11/4/2024

**Permits:** NHDES - Shoreland Standard Permit, NHDES - Standard Dredge & Fill - Minor

**NHB ID:** NHB24-3341

**Applicant:** Kent Brown

**Location:** 854 US Route 3  
Holderness

**Project**

**Description:** This project is proposing a new seasonal dock (area 240 sq ft) and 2 new condo buildings (1,120 sq ft each) and additional parking for said condo units ( area 4,030 sq ft). The total permanent impact being 6,510 sq ft.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 11/4/2024 10:49:23 AM, and cannot be used for any other project.

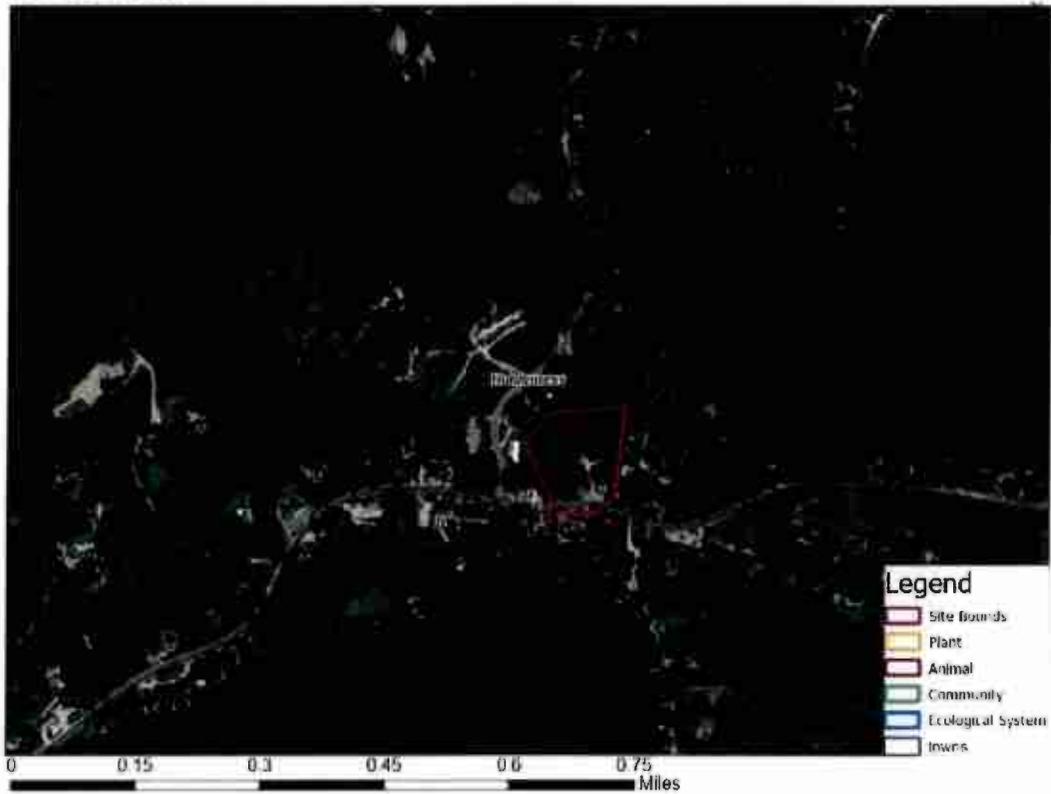
Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF PROJECT BOUNDARIES FOR: NHB24-3341

NHB24-3341





# 100 feet Abutters List Report

Holderness, NH  
December 10, 2024

## Subject Property:

Parcel Number: 102-004-000  
CAMA Number: 102-004-000-000  
Property Address: 854 US RT 3

Mailing Address: CURRY PLACE COTTAGES, LLC

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## Abutters:

Parcel Number: 101-021-000  
CAMA Number: 101-021-000-000  
Property Address: NH RT 3

Mailing Address: SBL REAL ESTATE LLC

Parcel Number: 101-022-000  
CAMA Number: 101-022-000-000  
Property Address: US RT 3

Mailing Address: SQUAM LAKES CONSERVATION SOCIE

Parcel Number: 101-023-000  
CAMA Number: 101-023-000-000  
Property Address: 853 US RT 3

Mailing Address: SBL REAL ESTATE LLC

Parcel Number: 101-024-000  
CAMA Number: 101-024-000-000  
Property Address: US RT 3

Mailing Address: SBL REAL ESTATE, LLC

Parcel Number: 101-025-000  
CAMA Number: 101-025-000-000  
Property Address: 859 US RT 3

Mailing Address: GRC HOLDINGS, LLC

Parcel Number: 102-006-000  
CAMA Number: 102-006-000-000  
Property Address: US RT 3

Mailing Address: HOLDERNESS- GAZEBO, TOWN OF  
GAZEBO

Parcel Number: 102-007-000  
CAMA Number: 102-007-000-000  
Property Address: 844 US RT 3

Mailing Address: FULLER, KRISTEN & NATHANIEL

Parcel Number: 102-008-000  
CAMA Number: 102-008-000-000  
Property Address: 9 CHRISTIAN LN

Mailing Address: WYATT, JOSEPH I. RUHM, JUDITH L.

Parcel Number: 102-009-000  
CAMA Number: 102-009-000-000  
Property Address: 13 CHRISTIAN LN

Mailing Address: SALVADOR, PATRICIA SUSAN

Parcel Number: 102-061-000  
CAMA Number: 102-061-000-000  
Property Address: 16 PERKINS LN

Mailing Address: PERKINS CABINS



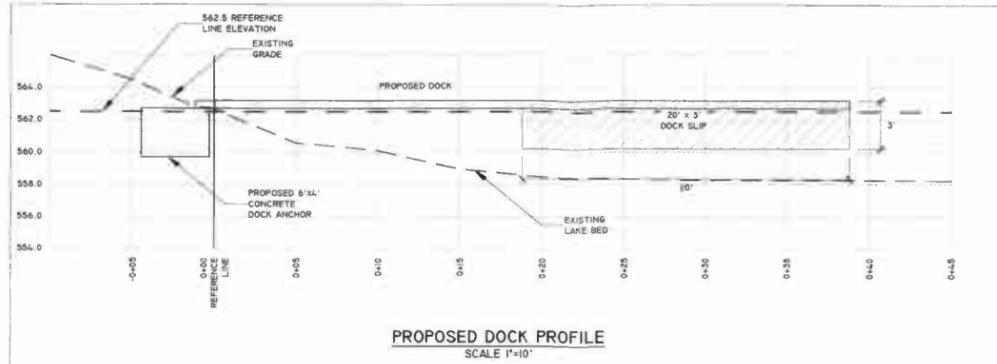
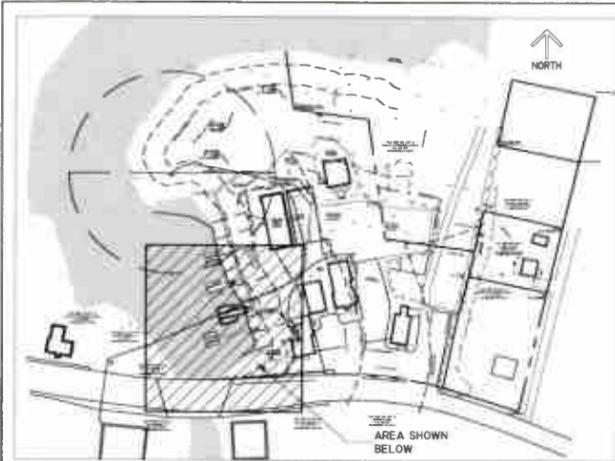
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12/10/2024

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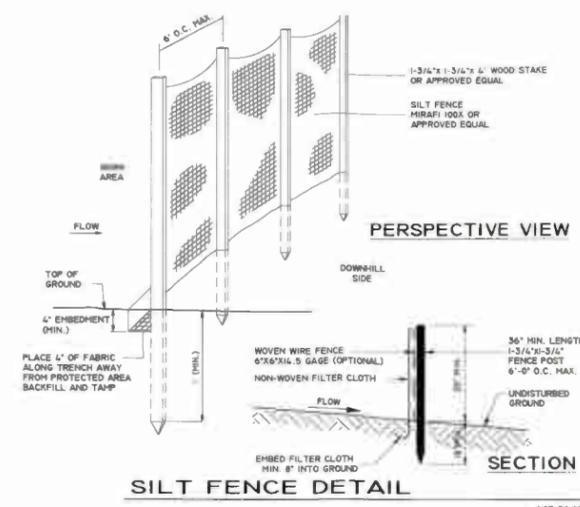


**ALLOWABLE DOCK SLIP CALCULATION:**

- SHORELAND FRONTAGE IS DETERMINED BY TAKING THE AVERAGE LENGTH OF A STRAIGHT LINE DRAWN BETWEEN THE POINTS WHERE THE SIDE PROPERTY LINES INTERSECT THE REFERENCE LINE AND THE LENGTH OF THE NATURAL FRONTAGE BETWEEN THE SAME POINTS.
- LENGTH BETWEEN PROPERTY LINE INTERSECTING REFERENCE LINE = 501.78'  
LENGTH OF NATURAL SHORELAND FRONTAGE = 832.00'  
SHORE FRONT OF PROPERTY IS THE AVERAGE OF BOTH LENGTHS = 666.89'
- BOAT SLIP MAXIMUM IS 1 BOAT SLIP PER 75' OF SHORE FRONT.  
666.89' (AVERAGE SHORELAND FRONTAGE) / 75 = 8.89  
8 BOAT SLIPS ALLOWED ON THE PROPERTY

**DOCK INSTALLATION NOTES:**

- ALL WORK ON INSTALLATION OF DOCK TO BE DONE IN DRY CONDITIONS
- TURBIDITY DAM TO BE USED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE SITE.
- SILT FENCE AND SILT SOXX TO BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION TO PREVENT SEDIMENT MATERIALS FROM ENDING UP IN THE LAKE.

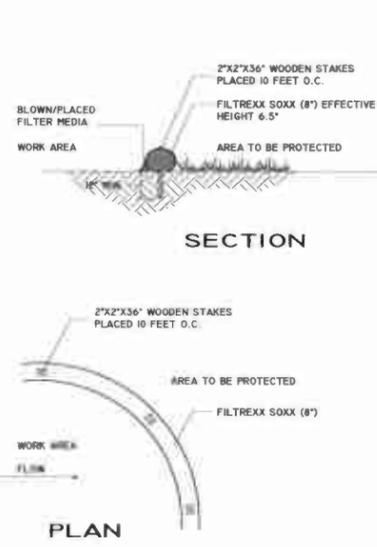
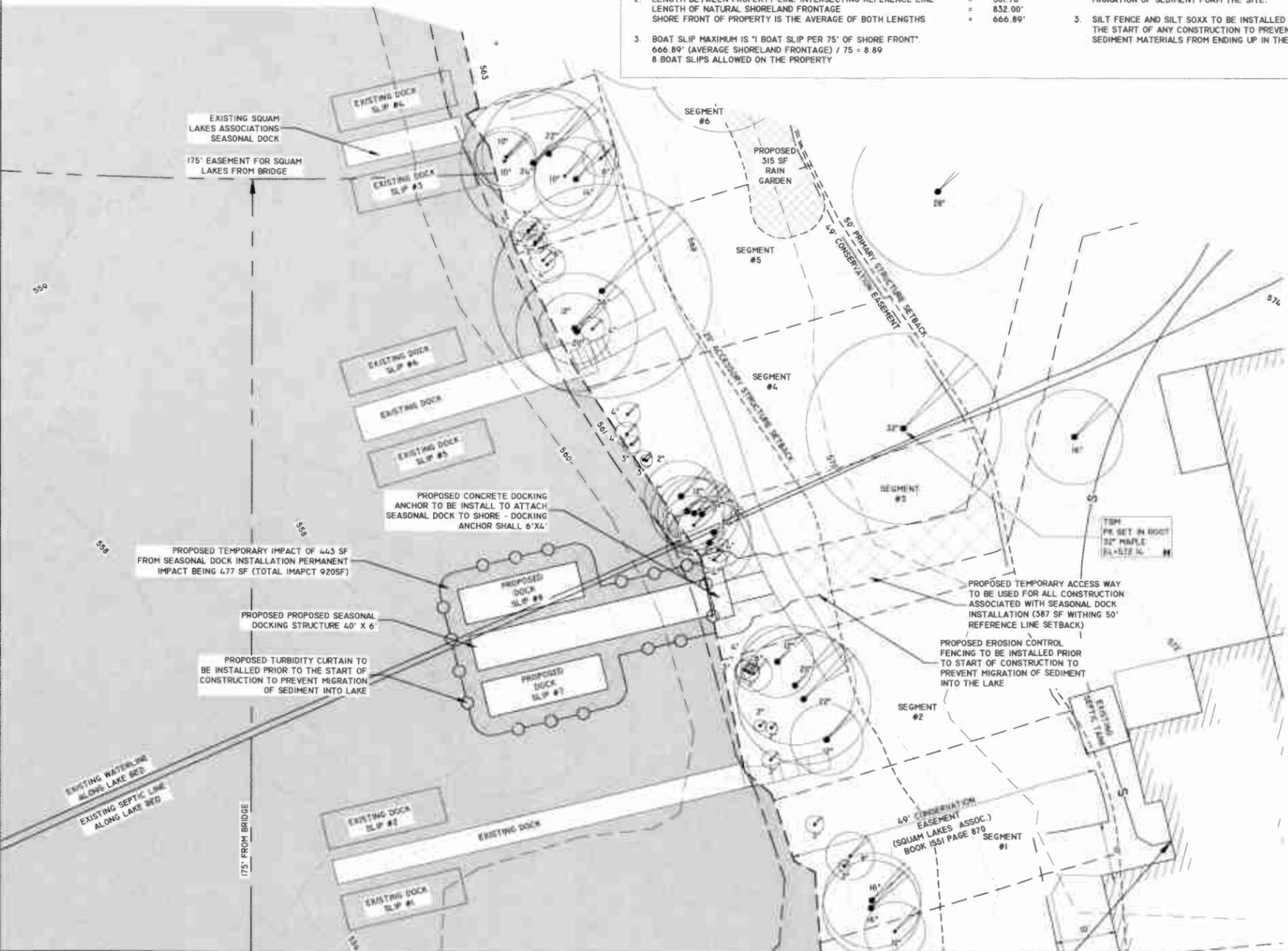


**SHORELAND NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMIT OF WORK WITHIN THE 250' SHORELAND PROTECTION SETBACK LINE
- THE TOTAL LOT AREA IS 0.44 ACRES - 20,036 SF.
- NO TREES WILL BE CUT IN THE 50' SETBACK.
- A DRIP EDGE INFILTRATION WILL BE INSTALLED AROUND THE PROPOSED HOUSE IN ORDER TO CREATE INFILTRATION.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF DURING CONSTRUCTION IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED THE OWNER AND CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION.

**MAINTENANCE**

- SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



**NOTE**

- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
- FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
- COMPOST MATERIAL TO BE DISPERSED ON-SITE, AS DETERMINED BY THE ENGINEER
- MAXIMUM SLOPE LENGTH ABOVE THE FILTREXX SOXX IS 200 FEET FOR A 10% SLOPE, 140 FEET FOR A 15% SLOPE, 100 FEET FOR A 20% SLOPE, 80 FEET FOR A 25% SLOPE.
- CONTRACTOR IS TO BE FILTREXX CERTIFIED AS DETERMINED BY MANUFACTURER.
- STAKES SHALL BE INSTALLED THROUGHOUT THE MIDDLE OF THE SOXX ON 10 FOOT CENTERS.
- SEDIMENT CONTROL SHOULD BE PLACED NEAR PARALLEL TO THE BASE OF THE SLOPE AS SHOWN ON THE PLANS.
- LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE SOXX, FILLING THE SEAM BETWEEN THE SOIL AND THE DEVICE.
- IF THE "FILTREXX SOXX" IS TO BE LEFT AS A PERMANENT FILTER OR PART OF THE NATURAL LANDSCAPE, IT MAY BE SEED AT THE TIME OF INSTALLATION FOR ESTABLISHMENT OF PERMANENT VEGETATION.

**MAINTENANCE**

- THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
- IF DAMAGED, IT SHALL BE REPAIRED OR A SECTION REPLACED IF BEYOND REPAIR.
- THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SEDIMENT CONTROL WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE CONTROL OR 5.25 INCHES (FOR AN 8 INCH SOXX THE EFFECTIVE HEIGHT IS 6.5 INCHES).
- SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL THE DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.
- THE FILTER MEDIA MAY BE DISPERSED ON SITE ONCE THE AREA HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED IN THAT AREA.

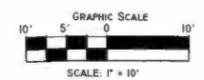
**SYMBOLS LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING ABUTTERS PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING BUILDING SETBACK LINE
- - - EXISTING SEPTIC SETBACK LINE
- - - EXISTING 2 FOOT CONTOUR
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- - - EXISTING FENCE LINE
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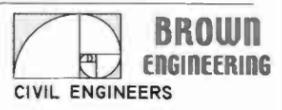
**PROPOSED SHORELAND DETAIL PLAN**  
TAX MAP 102 LOT 04  
854 US ROUTE 3, HOLDERNESS, NH 03245

PREPARED FOR:  
CURRY PLACE COTTAGES, LLC.  
P.O. BOX 468  
HOLDERNESS, NH 03245  
BOOK 4343 PAGE 0299

PREPARED BY:  
BROWN ENGINEERING LLC  
34 WHITTIER HWY.  
MOLTONBOROUGH, NH 03245  
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REV.	DATE	DESCRIPTION	ESMNT	BY
1	3/18/25	ADD SQUAM LAKES CONSERVATION ESMNT	KLB	
2	5/18/25	ADD SQUAM LAKES DOCK ESMNT	KLB	
3	7/30/25	REVISIONS PER RFMI (2025-00137)	KLB	



DATE: 1/10/2025  
JOB NO: 5483-01

**TREE CALCULATION NOTES:**

PER RSA 483-B:9(V)(D) - STARTING FROM THE NORTHERLY OR EASTERLY BOUNDARY OF THE PROPERTY, AND WORKING ALONG THE SHORELINE, THE WATERFRONT BUFFER SHALL BE DIVIDED INTO 25 BY 50 FOOT SEGMENTS.

(1) TREE AND SAPLING DIAMETERS SHALL BE MEASURED AT 4 1/2 FEET ABOVE THE GROUND FOR EXISTING TREES AND SAPLINGS, OR BY CALIPER AT A HEIGHT CONSISTENT WITH ESTABLISHED NURSERY INDUSTRY STANDARDS WHEN NURSERY STOCK IS TO BE USED, AND ARE SCORED AS FOLLOWS:

DIAMETER OR CALIPER—SCORE

1 TO 3 INCHES—1 POINT

GREATER THAN 3 TO AND INCLUDING 6 INCHES—5 POINTS; GREATER THAN 6 TO AND INCLUDING 12 INCHES—10 POINTS; GREATER THAN 12 INCHES—15 POINTS

SEGMENT #1	
1" - 3"	2 POINTS
>3" - 6"	10 POINTS
>6" - 12"	30 POINTS
>12"	50 POINTS
<b>TOTAL POINTS :</b>	<b>42 POINTS</b>

SEGMENT #2	
1" - 3"	5 POINTS
>3" - 6"	10 POINTS
>6" - 12"	20 POINTS
>12"	30 POINTS
<b>TOTAL POINTS :</b>	<b>65 POINTS</b>

SEGMENT #3	
1" - 3"	0 POINTS
>3" - 6"	10 POINTS
>6" - 12"	40 POINTS
>12"	15 POINTS
<b>TOTAL POINTS :</b>	<b>65 POINTS</b>

SEGMENT #4	
1" - 3"	3 POINTS
>3" - 6"	10 POINTS
>6" - 12"	20 POINTS
>12"	15 POINTS
<b>TOTAL POINTS :</b>	<b>48 POINTS</b>

SEGMENT #5	
1" - 3"	0 POINTS
>3" - 6"	15 POINTS
>6" - 12"	10 POINTS
>12"	30 POINTS
<b>TOTAL POINTS :</b>	<b>55 POINTS</b>

SEGMENT #6	
1" - 3"	3 POINTS
>3" - 6"	15 POINTS
>6" - 12"	30 POINTS
>12"	45 POINTS
<b>TOTAL POINTS :</b>	<b>93 POINTS</b>

SEGMENT #7	
1" - 3"	1 POINTS
>3" - 6"	10 POINTS
>6" - 12"	0 POINTS
>12"	0 POINTS
<b>TOTAL POINTS :</b>	<b>11 POINTS</b>

SEGMENT #8	
1" - 3"	2 POINTS
>3" - 6"	10 POINTS
>6" - 12"	50 POINTS
>12"	15 POINTS
<b>TOTAL POINTS :</b>	<b>77 POINTS</b>

**GENERAL NOTES:**

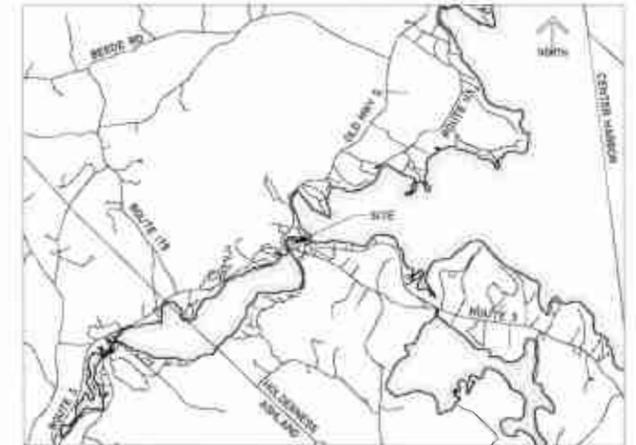
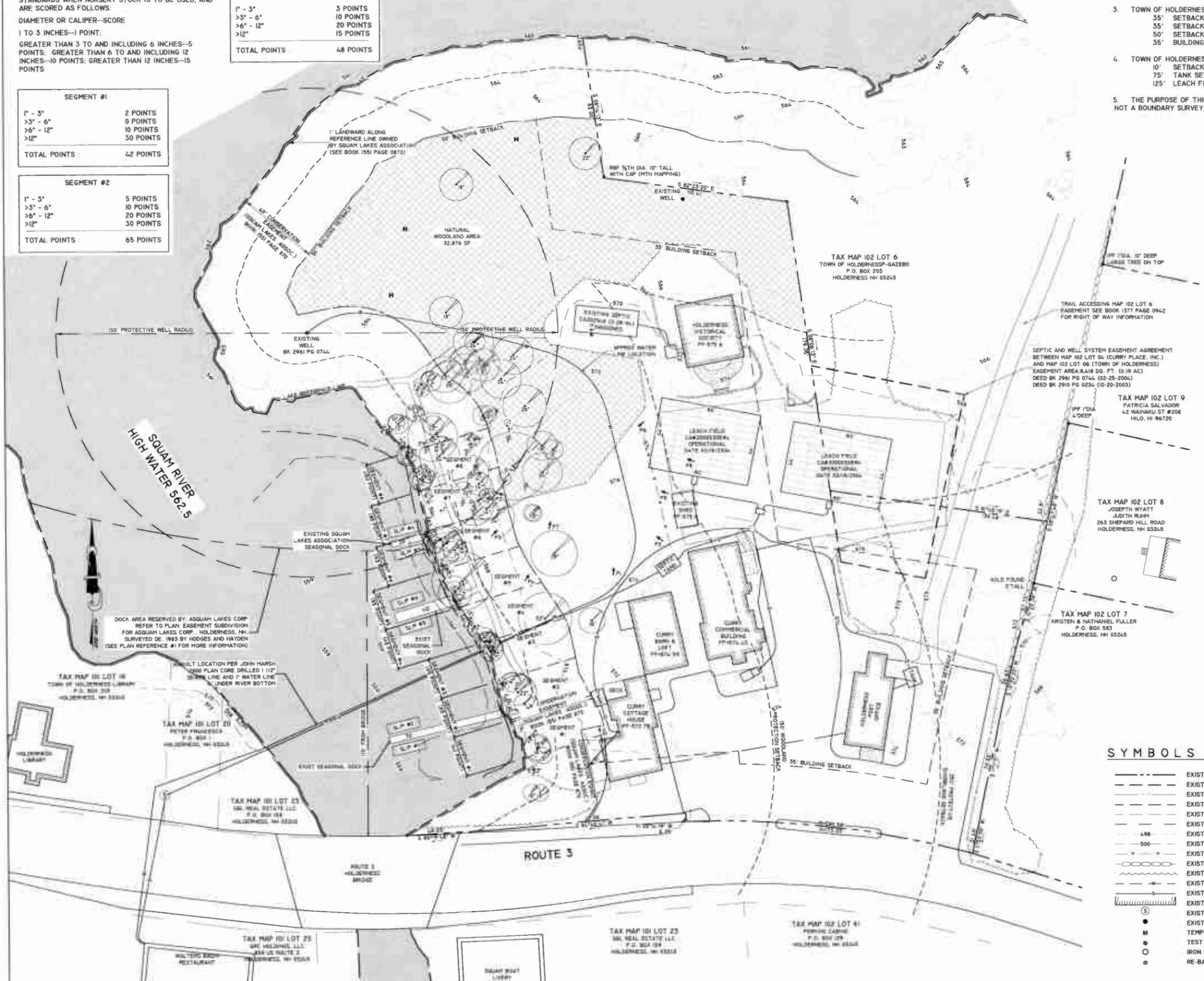
- THE PROPERTY IS DESIGNATED TAX MAP 102 LOT 04. THE PROPERTY IS 3.23 ACRES IN SIZE. THE OWNER OF RECORD IS: CURRY PLACE COTTAGES, LLC. P.O. BOX 468, HOLDERNESS, NH 03245, BOOK 4343 PAGE 0299 COUNTY.
- THE PROPERTY IS ZONED LITTLE SQUAM WATERFRONT.
- TOWN OF HOLDERNESS BUILDING SETBACKS: 35' SETBACK FROM RIGHT OF WAY, 35' SETBACK FROM SIDE YARD, 50' SETBACK FROM REFERENCE LINE, 35' BUILDING HEIGHT LIMIT.
- TOWN OF HOLDERNESS SEPTIC SETBACKS: 10' SETBACK PROPERTY LINES, 75' TANK SETBACK FROM REFERENCE LINE, 125' LEACH FIELD SETBACK FROM REFERENCE LINE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS. THIS IS NOT A BOUNDARY SURVEY.

**PLANS OF REFERENCE:**

- SEE PLAN ENTITLED "PROPOSED SEASONAL DOCK PLAN - CURRY PLACE COTTAGES, LLC - 854 US ROUTE 3, HOLDERNESS, NH." DATED JUNE 2019 BY MOUNTAIN MAPPING CAMPTON, NH 03223 NHDES FILE #2019-02652 APPROVED OCTOBER 7, 2019.
- SEE PLAN ENTITLED "PLAN SHOWING LOT LINE ADJUSTMENTS AND RECIPROCAL CONVEYANCES BETWEEN CURRY PLACE, INC. & HOLDERNESS 2000 U.S. ROUTE 3/ NH ROUTE 25" DATED JUNE 2006 BY MOUNTAIN MAPPING CAMPTON N.H. SURVEYOR JOHN M. MARCH RECORDED GRAFTON COUNTY PLAN #12553.
- SEE PLAN "PROPOSED SEPTIC SYSTEM DESIGN - CURRY PLACE, INC. - TAX MAP #1'S 5A-43-001A, 5A-43-001B, 5A-43-1/2 HOLDERNESS" DATED JUNE 1999 BY JOHN MARCH CONSULTANT MICHAEL DUFFY, P.E. CA#200000594 REVIEWED AND APPROVED NOVEMBER 13 2000.
- SEE PLAN "SEPTIC SYSTEM PLAN - UNITS A & B - CURRY PLACE, INC. - 854 US ROUTE 3, HOLDERNESS" DATED OCTOBER 2023 BY JOHN MARCH PREVIOUS CA#199902153 & CA#200000594 PLAN NOT RECORDED.

EXISTING NATURAL WOODLAND CALCULATION	
AREA BETWEEN 50' REFERENCE LINE SETBACK AND 150' REFERENCE LINE SETBACK	59,710 SF
EXISTING NATURAL WOODLAND BETWEEN 50' AND 150' REFERENCE LINE SETBACK	32,876 SF
25% OF AREA BETWEEN 50' AND 150' REFERENCE LINE SETBACK	14,928 SF
AREA BETWEEN 50' AND 150' REFERENCE LINE SETBACK REQUIRED TO REMAIN AS NATURAL WOODLAND BY NHDES	14,928 SF

EXISTING SHORELAND IMPERVIOUS CALCULATIONS	
HOLDERNESS HISTORICAL SOCIETY BUILDING	1,353 SF
CURRY COTTAGE HOUSE	1,304 SF
HOLDERNESS POST OFFICE BUILDING	1,263 SF
CURRY COMMERCIAL BUILDING	2,155 SF
EXISTING SHED	267 SF
PAVED DRIVEWAY	19,102 SF
GRAVEL DRIVEWAY	8,518 SF
DECK / STAIRS / WALKWAY	1,095 SF
<b>TOTAL LOT IMPERVIOUS</b>	<b>55,057 SF</b>
<b>TOTAL LOT WITHIN 250'</b>	<b>129,321 SF</b>
<b>SHORELAND BUFFER</b>	<b>1,095 SF</b>
<b>PERCENT OF LOT IMPERVIOUS</b>	<b>27.10%</b>



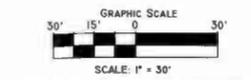
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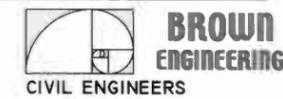
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