



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

**Robert R. Scott, Commissioner**

December 15, 2025



61

JAN 07 2026

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

**REQUESTED ACTION**

Approve Town of Sunapee's request to perform the following work on Sunapee Lake in Sunapee pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-02342, and in accordance with RSA 482-A:3. No comments were submitted by the Sunapee Conservation Commission regarding the project as proposed.

Impact 3,224 square feet within the bed and bank of Lake Sunapee in order to regrade and improve the boat launch surface with stone and concrete planks, replace 164 linear feet of retaining wall and install two 6 foot x 60 foot seasonal piers on 549 feet of contiguous shoreline frontage along Lake Sunapee in Georges Mills.

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 plans dated May 2025, by Horizons Engineering, as received by the NH Department of Environmental Services (NHDES) on August 28, 2025.
2. This permit shall not be effective until it has been recorded in the Sullivan 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. Work conducted shall adhere to the conditions and recommendations received from the Natural Heritage Bureau in order to avoid and minimize project-related impacts to sensitive species identified by the DataCheck (NHB24-3728) per Env-Wt 311.01(b).
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 seasonal dock 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 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).
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](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

ARC

9. 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.
10. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
11. All dredged and excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
12. 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

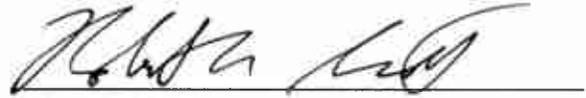
NHDES approved this project on October 17, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), the proposed seasonal docks provide more than 4 slips on the frontage.
2. Per Rule Env-Wt 311.01(b), the applicant coordinated with the NH Fish and Game Department (NHF&G) and the Natural Heritage Bureau (NHB) to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities.
3. The applicant has an average of 549 feet of contiguous shoreline frontage along Lake Sunapee.
4. A maximum of 21 slips may be permitted on this frontage per Rule Env-Wt 513.17, Frontage Requirements for Public or Commercial Docking Structures.
5. The proposed docking facility will provide 12 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.17.
6. The NHDES finds that because the project is not of significant public interest and will not significantly impair the resources of Lake Sunapee a public hearing under RSA 482-A:8 is not required.
7. No concerns were received from abutters nor the local Conservation Commission related to the project.
8. 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.

Her Excellency, Governor Kelly A. Ayotte  
and The Honorable Council  
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NHDES Wetlands Bureau permit #2025-02342 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.

A handwritten signature in black ink, appearing to read "Robert R. Scott", is written over a horizontal line.

Robert R. Scott  
Commissioner



## STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division/Land Resources Management  
Wetlands Bureau



[Check the Status of your Application](#)

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

APPLICANT'S NAME: **Town of Sunapee**

TOWN NAME: **Sunapee**

	Administrative Use Only	Administrative Use Only	File No.: <b>2025-02342</b>
			Check No.: <b>060023</b>
			Amount: <b>\$4696.40</b>
			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="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (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="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Protected species or habitat?                         <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): <span style="background-color: black; color: black;">[REDACTED]</span></li> <li>○ NHB Project ID #: <span style="background-color: black; color: black;">[REDACTED]</span></li> </ul> </li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Bog?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• Name of Local River Management Advisory Committee (LAC):</li> <li>• A copy of the application was sent to the LAC on Month:    Day:    Year:</li> </ul>	

For dredging projects, is the subject property contaminated? • If yes, list contaminant:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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For stream crossing projects, provide watershed size (see [WPPT](#) or Stream Stats):

**SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))**  
 Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Horizons Engineering is aiding the Town of Sunapee in the replacement and design of a boat launch, retaining wall, and the construction of two new seasonal docks. The existing launch and retaining wall are showing signs of major degradation and wear. The slope of the launch is also too shallow for proper use. Replacement will involve excavating the existing launch with new grading and concrete slab. The impacts of the boat launch will be permanent in regards to the new footprint of the launch. The retaining wall will be replaced in kind. The seasonal docks will be installed and be removed seasonally in accordance with regulation. The total volume of dredged lakebed is approximated to be 1623 cubic feet.

**SECTION 3 - PROJECT LOCATION**  
 Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: Cooper Street

TOWN/CITY: Sunapee

TAX MAP/BLOCK/LOT/UNIT: 106/19

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

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

<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: Town of Sunapee; Attn: Ms. Shannon Martinez			
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.			
<b>SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))</b>			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Dillon, Gabrielle			
COMPANY NAME: Horizons Engineering			
MAILING ADDRESS: 4930 VT-14, Unit 2			
TOWN/CITY: Sharon		STATE: VT	ZIP CODE: 05065
EMAIL ADDRESS: gdillon@horizonsengineering.com			
FAX: 603-444-1343		PHONE: (802) 624-7042	
ELECTRONIC COMMUNICATION: By initialing here GAD, 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):

This permit is subject to the following project-specific conditions:

1. In accordance with Env-Wt 400 there will be no stream crossings or any affect to prime wetlands.
2. The proposed seasonal docks meet the intent of Env-Wt 513. As the docking structure is public, it is subject to Env-Wt 513.17 (b) for sizing.
3. In Accordance with Env-Wt 514, all requirements have been met for the replacement of an existing wall.
4. In accordance with Env-WT 518 two requests for waiver of minimum standard have been attached for the proposed boat launch in regards to tree score points and the property line set back. All other requirements have been met.

**SECTION 8 - AVOIDANCE AND MINIMIZATION**

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

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

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

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

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

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

N/A - Mitigation is not required)

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

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

N/A – Compensatory mitigation is not required)

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

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

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

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

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

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

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Scrub-shrub Wetland	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Emergent Wetland	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Wet Meadow	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Vernal Pool	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Designated Prime Wetland	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer	0		<input type="checkbox"/>	0		<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Perennial Stream or River	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Lake / Pond	2020	0	<input type="checkbox"/>	1204	0	<input type="checkbox"/>
	Docking - Lake / Pond	0	0	<input type="checkbox"/>	720	0	<input type="checkbox"/>
	Docking - River	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
Banks	Bank - Intermittent Stream	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Bank - Perennial Stream / River	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
Tidal	Tidal Waters	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Tidal Marsh	0	0	<input type="checkbox"/>	0	0	<input type="checkbox"/>
	Sand Dune	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Previously-developed TBZ	0		<input type="checkbox"/>	0		<input type="checkbox"/>
	Docking - Tidal Water	0		<input type="checkbox"/>	0		<input type="checkbox"/>
<b>TOTAL</b>		2020	0		1924		

**SECTION 12 - APPLICATION FEE (RSA 482-A:3, 1)**

<input 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): 3224 SF	× \$0.40 = \$ 1289.60
Seasonal docking structure: 720 SF	× \$2.00 = \$ 1440
Permanent docking structure: 0 SF	× \$4.00 = \$ 0
Projects proposing shoreline structures (including docks) add \$400 = \$ 400	

**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
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**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.
--	--

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: 	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                     <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>
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Initials: 	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.
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**SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)**

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: Town Manager	DATE: 5/29/25
SIGNATURE (AGENT, IF APPLICABLE): Gabrielle Dillon	PRINT NAME LEGIBLY: Gabrielle A. Dillon	DATE: 02/19/2025

**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: 	PRINT NAME LEGIBLY: Jan Lawton
TOWN/CITY: <u>Sunapee</u>	DATE: <u>6/24/2024</u>

**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".



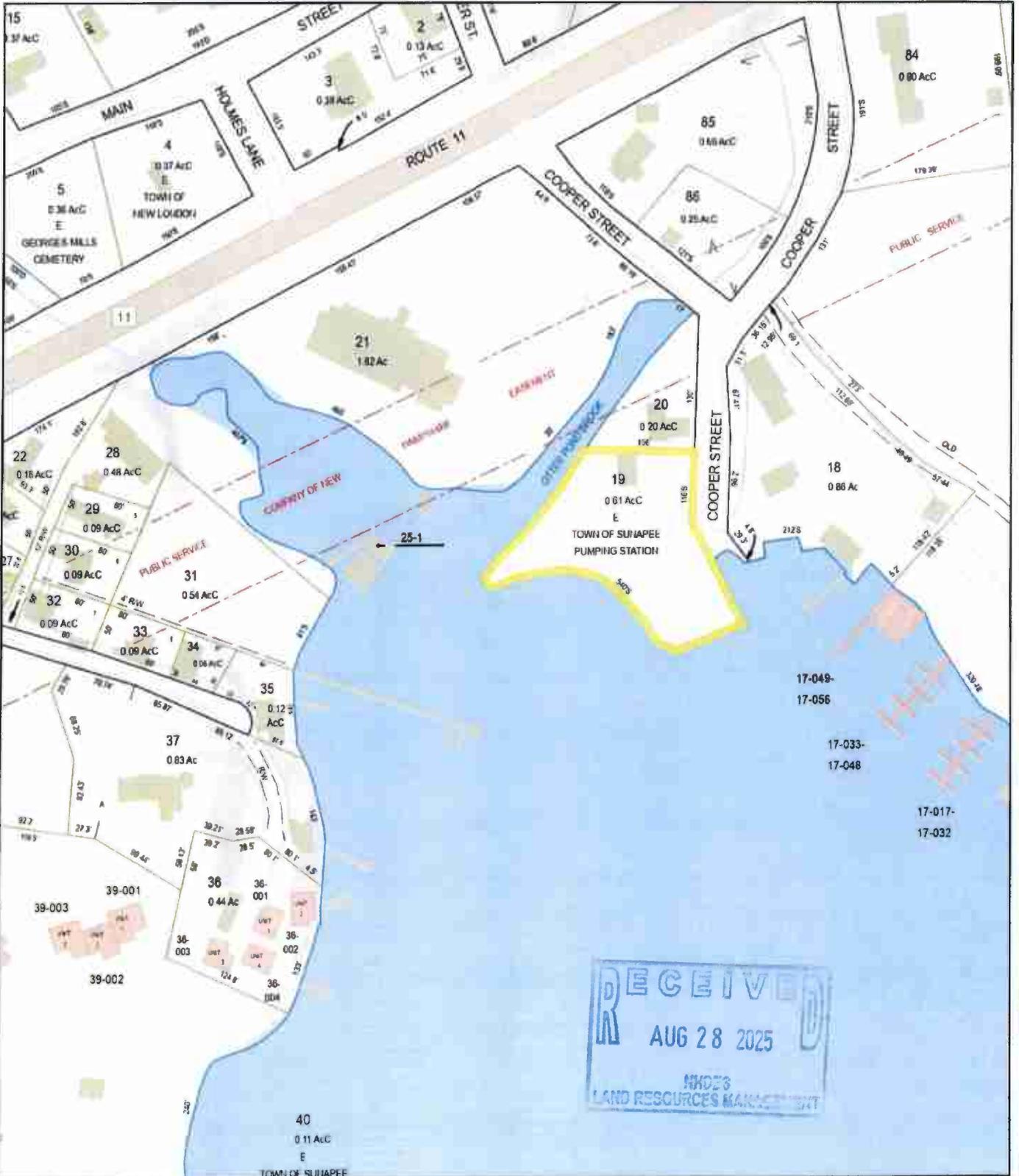
Tri-Town, NH

1 inch = 137 Feet



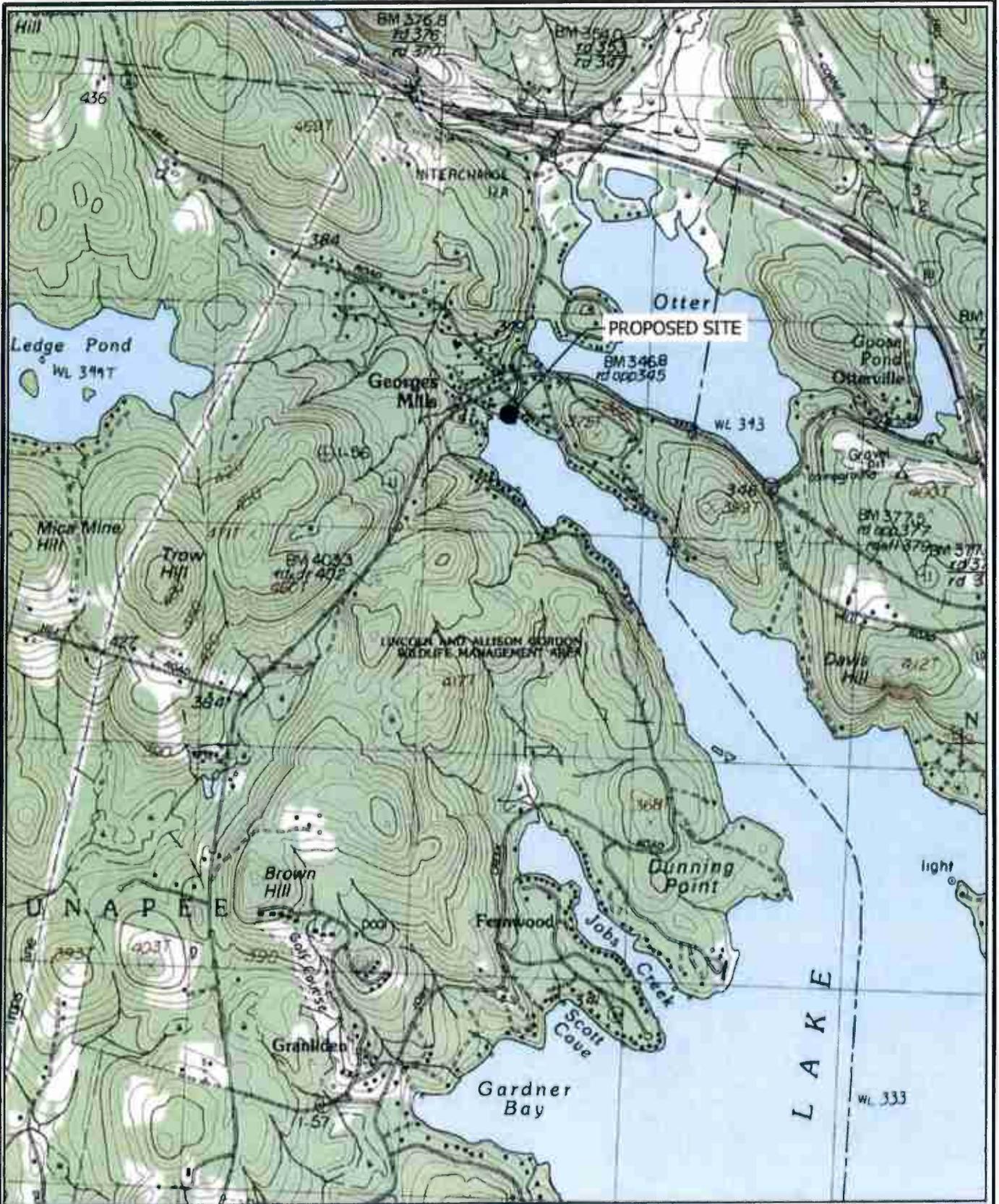
www.cai-tech.com

January 16, 2025



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.

Z:\proj\_2023\230211 Sunapee Boat Launch Design\Internal\Civil\Concept\Cover&USGS.dwg, 12/6/2024 2:24:30 PM, DWG To PDF.pc3



MAINE • NEW HAMPSHIRE • VERMONT

TOWN OF SUNAPEE  
 GEORGES MILLS BOAT LAUNCH  
 SUNAPEE, NEW HAMPSHIRE

USGS MAP

PROJECT #:	230211
ENGIN'D BY:	XXX
DRAWN BY:	GAD
DATE:	



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

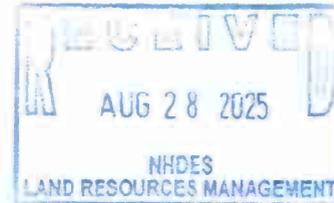
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**Robert R. Scott, Commissioner**

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](mailto:courtney.l.lockwood@des.nh.gov), or (603) 271-8614.



34 School Street, Littleton, NH 03561 • Ph 603-444-4111 • Fax 603-444-1343 • [www.horizonsengineering.com](http://www.horizonsengineering.com)

**Georges Mills Boat Launch Abutters – NHDES Shoreland Permit  
Tax Map 106 Lot 19  
Cooper Street, Sunapee NH**

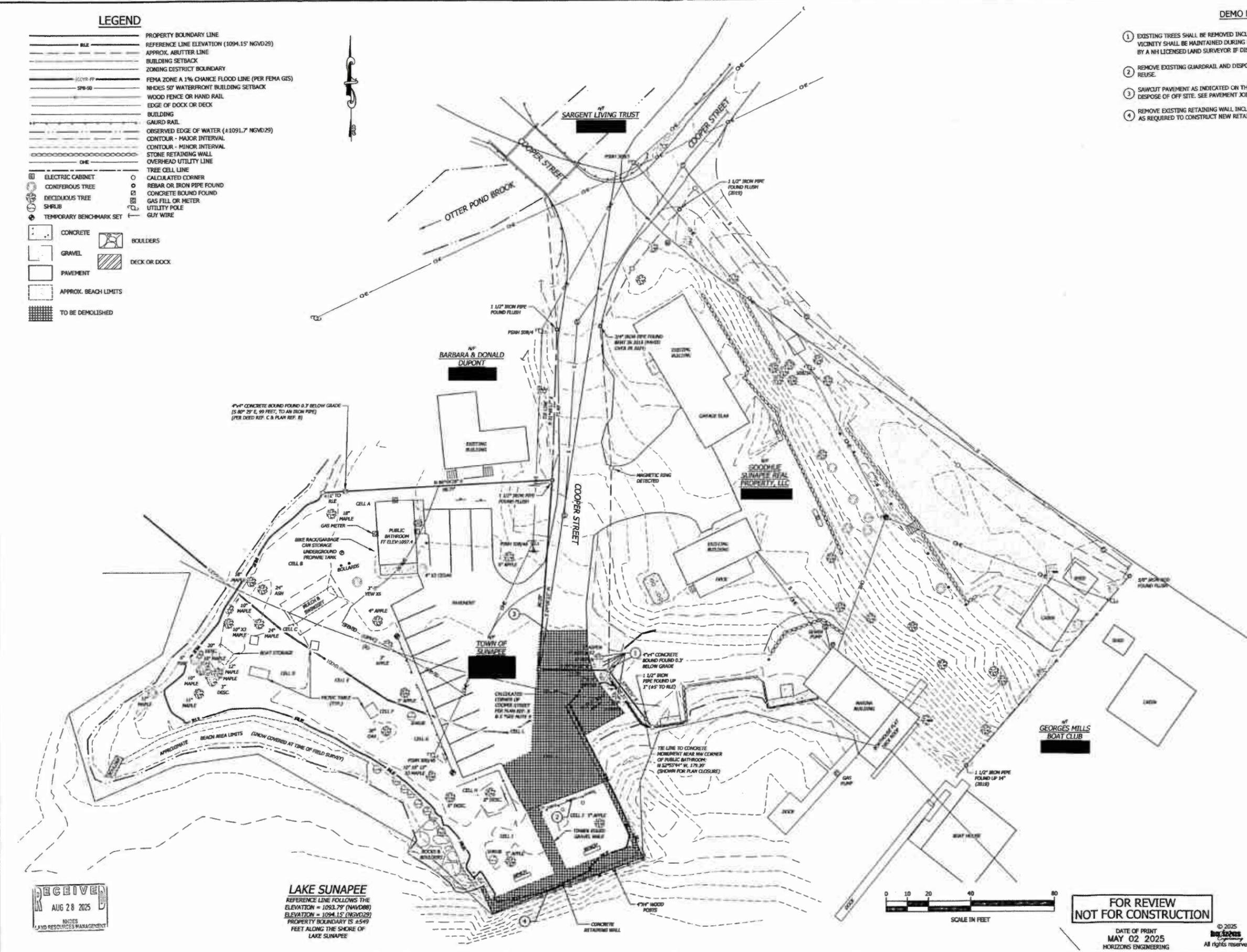
<b>Map</b>	<b>Lot</b>	<b>Property Address</b>	<b>Owner</b>	<b>Mailing Address</b>
106	20	16 Cooper Street Sunapee, NH	Donald & Barbara Dupont	
106	18	15 Cooper Street Sunapee, NH	Goodhue Sunapee Real Property	
Municipality			Town Of Sunapee	
Engineer & Surveyor		<b>Agent</b>	Horizons Engineering	

**LEGEND**

- PROPERTY BOUNDARY LINE
- REFERENCE LINE ELEVATION (1094.15' NGVD29)
- APPROX. ABUTTER LINE
- BUILDING SETBACK
- ZONING DISTRICT BOUNDARY
- FEMA ZONE A 1% CHANCE FLOOD LINE (PER FEMA GIS)
- INDICATES 50' WATERFRONT BUILDING SETBACK
- WOOD FENCE OR HAND RAIL
- EDGE OF DOCK OR DECK
- BUILDING
- GAIRD RAIL
- OBSERVED EDGE OF WATER (±1091.7' NGVD29)
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- STONE RETAINING WALL
- OVERHEAD UTILITY LINE
- TREE CELL LINE
- CALCULATED CORNER
- REBAR OR IRON PIPE FOUND
- CONCRETE FOUND FOUND
- GAS FILL OR METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC CABINET
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- TEMPORARY BENCHMARK SET
- CONCRETE
- GRAVEL
- PAVEMENT
- APPROX. BEACH LIMITS
- TO BE DEMOLISHED
- BOULDERS
- DECK OR DOCK

**DEMO NOTES**

- 1 EXISTING TREES SHALL BE REMOVED INCLUDING ROOTS. EXISTING BOUNDARY MARKER IN THE VICINITY SHALL BE MAINTAINED DURING REMOVAL AND CONSTRUCTION. MARKER SHALL BE RESET BY A NH LICENSED LAND SURVEYOR IF DISTURBED
- 2 REMOVE EXISTING GUARDRAIL AND DISPOSE OF OFF SITE. REMOVE SIGNS AND SALVAGE FOR REUSE.
- 3 SAWJOIT PAVEMENT AS INDICATED ON THE PLANS. REMOVE EXISTING BITUMINOUS PAVEMENT AND DISPOSE OF OFF SITE. SEE PAVEMENT JOINING DETAIL.
- 4 REMOVE EXISTING RETAINING WALL INCLUDING BOULDERS AND/OR RUBBLE AND WOOD CRIBBING AS REQUIRED TO CONSTRUCT NEW RETAINING WALL ON SUITABLE SOILS. DISPOSE OF OFF SITE.



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**TOWN OF SUNAPEE**  
 GEORGES MILLS BOAT LAUNCH DESIGN  
 SUNAPEE, NEW HAMPSHIRE

**DEMOLITION PLAN**

NO.	DATE	REVISION DESCRIPTION	ENG.	DWG.

DATE:	PROJECT #:
MAY, 2025	230211
ENGD BY:	DRAWN BY:
—	GAD
CHECKED BY:	ARCHIVE #:
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 DATE OF PRINT  
 MAY 02 2025  
 HORIZONS ENGINEERING



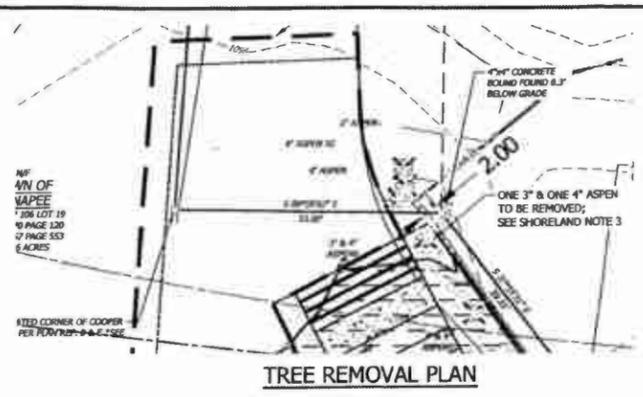
RECEIVED  
 AUG 28 2025  
 NHDES  
 LAND RESOURCES MANAGEMENT

**LAKE SUNAPEE**  
 REFERENCE LINE FOLLOWS THE  
 ELEVATION = 1093.79' (NAVD88)  
 ELEVATION = 1094.15' (NGVD29)  
 PROPERTY BOUNDARY IS 4549  
 FEET ALONG THE SHORE OF  
 LAKE SUNAPEE

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TREE REMOVAL PLAN

LEGEND

- PROPERTY BOUNDARY LINE
- REFERENCE LINE ELEVATION (1094.15' NGVD29)
- APPROX. ABUTTER LINE
- BUILDING SETBACK
- ZONING DISTRICT BOUNDARY
- FEMA ZONE A 1% CHANCE FLOOD LINE (PER FEMA GIS)
- NHDES 50' WATERFRONT BUILDING SETBACK
- WOOD FENCE OR HAND RAIL
- EDGE OF DOCK OR DECK
- BUILDING
- GAIRD RAIL
- OBSERVED EDGE OF WATER (+1091.7' NGVD29)
- CONTOUR - MAJOR INTERVAL
- CONTOUR - MINOR INTERVAL
- STONE RETAINING WALL
- OVERHEAD UTILITY LINE
- TOP OF BANK
- TREE CELL LINE
- CALCULATED CORNER
- REBAR OR IRON PIPE FOUND
- CONCRETE FOUND FOUND
- GAS FILL OR METER
- UTILITY POLE
- GUY WIRE
- ELECTRIC CABINET
- CONFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ◆ TEMPORARY BENCHMARK SET
- CONCRETE
- GRAVEL
- PAVEMENT
- APPROX. BEACH LIMITS
- BOULDERS
- DECK OR DOCK

GENERAL NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.
2. NO EXISTING MONUMENTS, BOUNDS, OR BENCHMARKS SHALL BE DISTURBED WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
3. ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY OF, AND EASEMENTS SECURED BY, THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DATA COLLECTION AND PREPARATION OF RECORD DRAWINGS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTROLLING EROSION IN ALL AREAS DISTURBED BY HIS ACTIONS. COSTS FOR REQUIRED EROSION CONTROL, REGARDLESS OF WHETHER OR NOT SUCH MEASURES ARE SHOWN ON THE ENGINEERING DRAWINGS, SHALL BE BORNE BY HIM.  
  
CONTRACTOR MAY USE ONE OR MORE OF PERVIOUS BERM, SEDIMENT SILT FENCE, OR FILTERED SILT SOCKS (SEE DETAILS). DOUBLE EROSION CONTROLS REQUIRED WITHIN 50' OF ANY WETLANDS OR SURFACE WATERS.
6. UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE AS QUICKLY AS POSSIBLE AT HIS OWN EXPENSE. ALL UTILITIES ENCOUNTERED SHALL BE LOCATED BY DEPTH AND TIES AND SHOWN BY THE CONTRACTOR ON HIS "AS BUILT" DRAWINGS. HAND EXCAVATION SHALL BE DONE WHEREVER UNDERGROUND UTILITIES ARE SHOWN OR ANTICIPATED. THE CONTRACTOR SHALL CONTACT DIG SAFE AND THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION IN ORDER TO VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS.
7. BASE MAP INFORMATION INCLUDING BOUNDARY AND TOPOGRAPHY ON THESE PLANS IS FROM PLANS PREPARED BY HORIZONS ENGINEERING, TITLED "BOUNDARY AND EXISTING CONDITIONS FOR THE TOWN OF SUNAPEE", DATED JANUARY, 2025.
8. NO FRESHWATER WETLANDS PRESENT ABOVE REFERENCE LINE ELEVATION ON THE SUBJECT PARCEL.
10. BASED ON THIS PLAN, THE HORIZONTAL DATUM IS NH STATE PLANE AND ALL ELEVATIONS ARE REFERENCED APPROXIMATELY TO THE USGS DATUM.
11. ALL WORK IS TO TAKE PLACE BETWEEN OCTOBER 15TH AND THE END OF MAY.
12. CONTRACTOR TO PROVIDE ACCESS TO ABUTTING DRIVEWAYS AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.

POST-CONSTRUCTION IMPERVIOUS AREA	
STRUCTURE	AREA (SF)
PRIMARY STRUCTURES & ATTACHED DECKS	551
PATIOS, RETAINING WALLS, AND STAIRS	120
IMPERVIOUS SURFACES (PAVEMENT, GRAVEL, ETC.)	8,538
<b>TOTAL IMPERVIOUS W/IN 250' BUFFER</b>	<b>9,209</b>
TOTAL LOT AREA W/IN 250' BUFFER	24,186
<b>POST-CONSTRUCTION % COVERAGE</b>	<b>38.1%</b>

NHDES NATURAL WOODLAND BUFFER UNALTERED STATE CALCULATION	
CALCULATION	AREA (SF)
TOTAL UNALTERED AREA 50' TO 150' BUFFER	0
TOTAL LOT AREA 50' TO 150' BUFFER	5,576
25% OF TOTAL LOT AREA 50' TO 150' BUFFER	1,394
<b>MINIMUM AREA TO REMAIN UNALTERED</b>	<b>0</b>
<b>POST-CONSTRUCTION UNALTERED AREA</b>	<b>0</b>

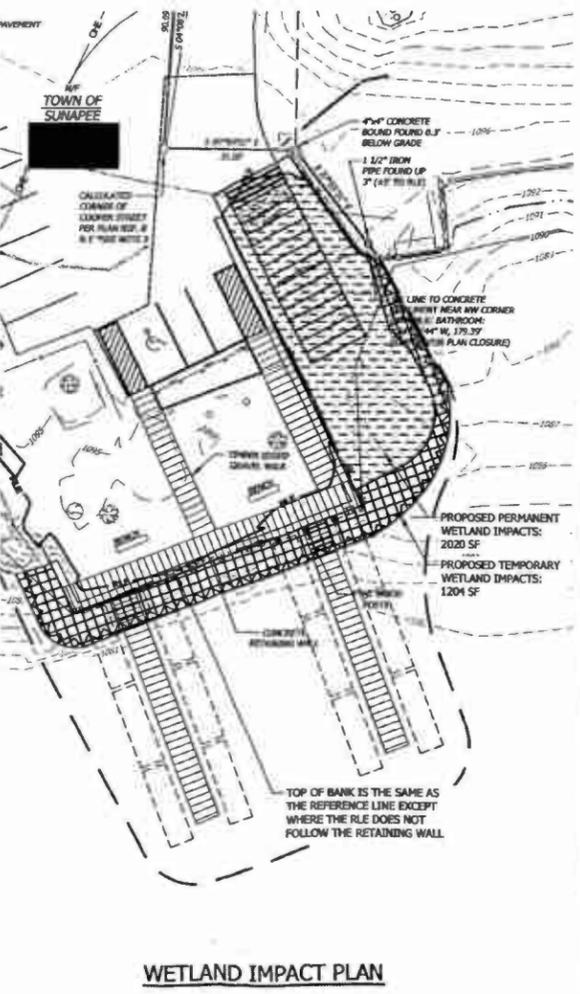
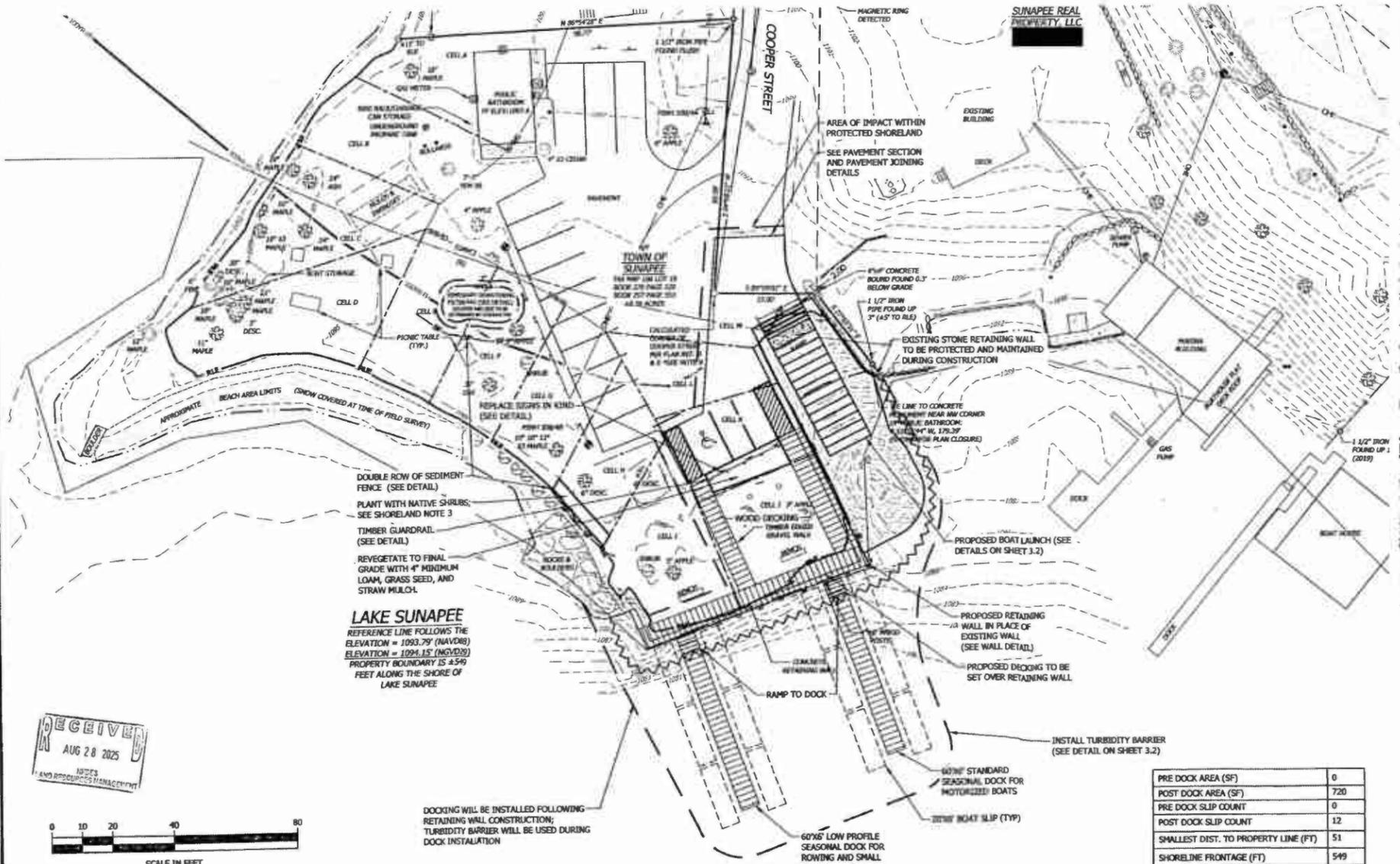
NHDES TREE COUNT SUMMARY-POST					
GRID SEGMENT	1" to 3"	>3" to 6"	>6" to 12"	>12"	POINT TOTALS
	1 pt each	5 pts each	10 pts each	15 pts each	
A	0	0	0	1	15
B	0	6	0	0	30
C	0	1	5	4	115
D	1	0	4	0	41**
E	0	0	0	0	0
F	1	0	0	1	16
G	0	0	3	0	30
H	0	2	0	0	10
I	0	1	0	0	5
J	1	0	0	0	1
K	0	0	0	0	0
L	0	0	0	0	0
M	0	0	0	0	0

\* MINIMUM TREE SCORE OF AT LEAST 25 POINTS SHALL BE MAINTAINED FOR EACH 25'x50' SEGMENT  
\*\* SEE SHORELAND NOTES 1 AND 3

SHORELAND NOTES

1. ONE TREE EXISTS BEYOND THE REFERENCE LINE ELEVATION AND CELL "D" INTO THE LAKE. TWO TREES EXIST BEYOND THE REFERENCE LINE ELEVATION AND CELL "M". THESE TREES WERE NOT INCLUDED IN THE TREE SCORES FOR CELLS "D" AND "M". SHRUBBERY IS PRESENT BELOW THE REFERENCE LINE ELEVATION BEYOND CELLS F, G, H, AND L.
2. THERE IS NO EXISTING NATURAL WOODLAND BUFFER BETWEEN THE 150' SHORELAND SETBACK AND THE PROPERTY LINE.
3. CELL "M" DOES NOT MEET THE MINIMUM TREE COUNT SCORE IN PROPOSED CONDITIONS. REPLANTING IS PROPOSED WITHIN CELL "M" TO OFFSET THE POINTS REMOVED DUE TO THE PROPOSED BOAT LAUNCH. NATIVE SHORELAND VEGETATION SHALL INCLUDE AT LEAST TWENTY-FOUR SQUARE FEET OF NATIVE SHRUBBERY, INCREASING THE TREE SCORE OF CELL "M" BY AT LEAST 6 POINTS. A WAIVER FROM MINIMUM STANDARDS FOR PROHIBITION OF VEGETATION REMOVALS HAS BEEN SUBMITTED WITH THE ORIGINAL SHORELAND APPLICATION.
4. RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER; MATERIAL TO BE GRANITE ABOVE WATERLINE AND RED-BLOCK BELOW WATERLINE. SEE DETAIL.
5. THE PROPOSED LAUNCH DOES NOT MEET MINIMUM PROPERTY LINE SETBACK REQUIREMENTS. A REQUEST FOR WAIVER FROM MINIMUM STANDARDS HAS BEEN SUBMITTED WITH THE ORIGINAL SHORELAND APPLICATION.

WETLAND IMPACTS	
PERMANENT	TEMPORARY
2020 SF	1204 SF



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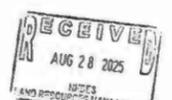
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TOWN OF SUNAPEE  
GEORGES MILLS BOAT LAUNCH  
DESIGN  
SUNAPEE, NEW HAMPSHIRE

PROPOSED SITE PLAN			
NO.	DATE	REVISION DESCRIPTION	ENG/DWG

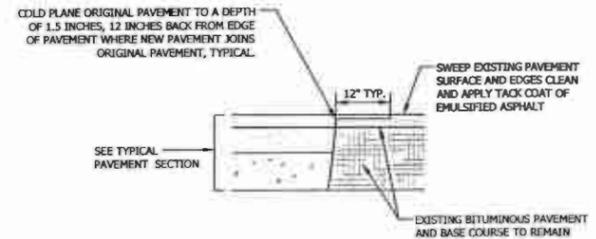
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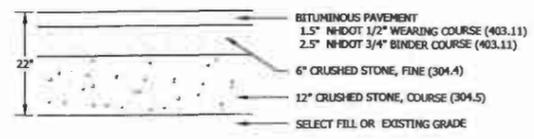
DOCKING WILL BE INSTALLED FOLLOWING RETAINING WALL CONSTRUCTION; TURBIDITY BARRIER WILL BE USED DURING DOCK INSTALLATION

PRE DOCK AREA (SF)	0
POST DOCK AREA (SF)	720
PRE DOCK SLIP COUNT	0
POST DOCK SLIP COUNT	12
SMALLEST DIST. TO PROPERTY LINE (FT)	51
SHORELINE FRONTAGE (FT)	549

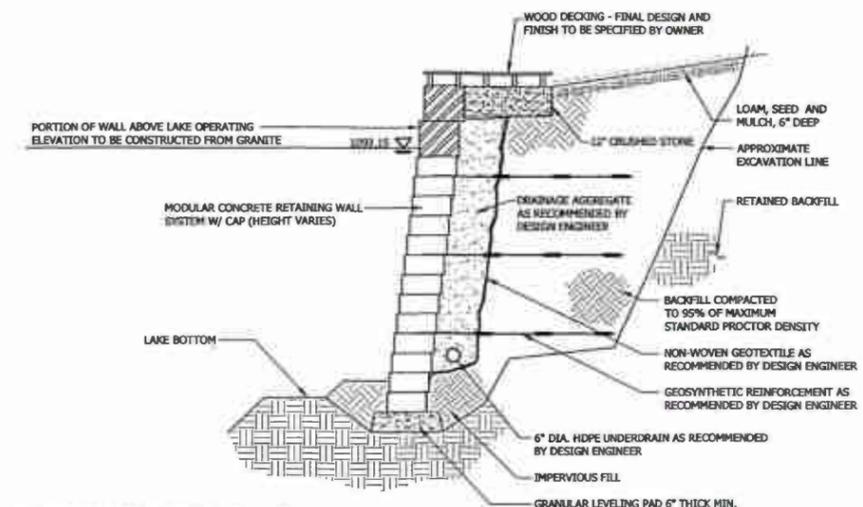




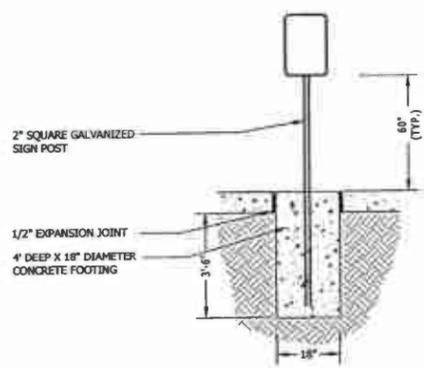
**PAVEMENT JOINING DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

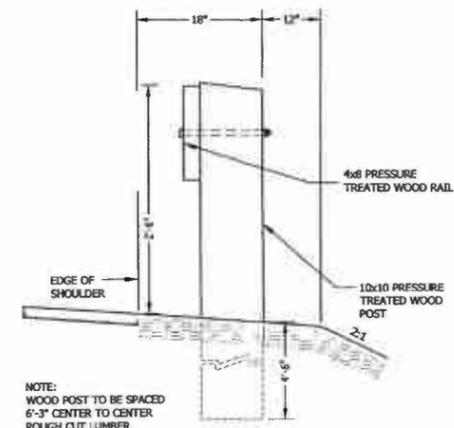


**RETAINING WALL DETAIL**  
NO SCALE



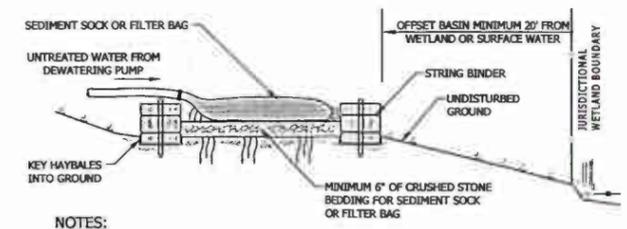
**SIGN POST DETAIL**  
NOT TO SCALE

- A. SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
- B. EXPANSION JOINT MATERIAL NOT REQUIRED WITH FLEXIBLE PAVEMENT.



NOTE:  
WOOD POST TO BE SPACED  
6'-3" CENTER TO CENTER  
ROUGH CUT LUMBER

**BEAM GUARDRAIL / WOOD POSTS**



- NOTES:**
1. DESIGN INTENT FOR TEMPORARY DEWATERING FILTER PAD IS TO ENHANCE PUMP WATER QUALITY PRIOR TO INFILTRATION INTO UNDISTURBED GROUND.
  2. CONTRACTOR TO OPERATE PUMPS AND SIZE TEMPORARY DEWATERING FILTER PAD TO ENCOURAGE INFILTRATION AND PREVENT DISCHARGE TO SURFACE WATERS OR WETLANDS. USE ADDITIONAL SEDIMENT CONTROLS AS NEEDED

**TEMPORARY DEWATERING FILTER PAD DETAIL**  
NO SCALE

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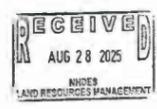
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**MISCELLANEOUS DETAILS**

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**SHEET 3.3**



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