



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



ARC
7.9

December 15, 2025

MAR 04 2026

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

REQUESTED ACTION

Approve John P Collins 2012 Family Trust & Therese A Collins 2012 Family Trust's request to perform the following work on Lake Winnepesaukee in Gilford pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-01469, and in accordance with RSA 482-A:3. No comments were submitted by the Gilford Conservation Commission regarding the project as proposed.

Impact 1,610 square feet along 197 linear feet of lake bed and bank to reset dislodged boulders and install live stake plantings, impact 683 square feet along 53 linear feet of bank to replace a retaining wall, impact 363 square feet along 15 linear feet of bank to reconfigure a perched beach adding 2.5 cubic yards of sand, impact 488 square feet along 68 linear feet of bank to install coir logs and plant native vegetation with 228 square feet of temporary impacts for construction access on an average of 343 feet of frontage on Dockham Shore along Lake Winnepesaukee in Gilford.

NHDES imposed the following conditions as part of this approval:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the revised plans, revision dated September 25, 2025, by Terrain Planning & Design LLC, as received by the NH Department of Environmental Services (NHDES) on September 25, 2025.
2. In accordance with Env-Wt 514.05(b), bank restoration shall be constructed, landscaped, and monitored in a manner that will create a healthy riparian or lacustrine shoreline system.
3. In accordance with Env-Wt 514.05(c), bank/shoreline stabilization areas with plantings shall have at least 75% successful establishment of vegetation after 2 growing seasons; or shall be replanted and re-established until a functional lacustrine, wetland, or riparian system has been reestablished in accordance with the approved plans.
4. In accordance with Env-Wt 514.06, the owner shall monitor the project and take corrective measures if the area is inadequately stabilized or restored by replacing fallen or displaced materials without a permit, where no machinery in the channel is required; identifying corrective actions and follow-up plans in accordance with Env-Wt 307; and filing an appropriate application and plans where work in the channel is required.
5. In accordance with Env-Wt 514.05(h), within 60 days of completion of construction, the applicant shall submit a post-construction report that has been prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable, and contains narrative, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area.

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

6. In accordance with Env-Wt 514.05(g), work authorized shall be carried out in accordance with Env-Wt 307 such that controls are in place to protect water quality and appropriate turbidity controls, such that no turbidity escapes the immediate dredge area, shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
7. 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.
8. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), this permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V(a)(2)(D), (iv).
9. All 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.
10. 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 21, 2025. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 514.07(7), bank stabilization exceeding 200 linear feet.
2. The NHDES finds that because the project is not of significant public interest as the project results in minor improvements of the shoreline and will not significantly impair the resources of Lake Winnepesaukee, a public hearing under RSA 482-A:8 is not required.
3. No concerns were received from abutters nor the local Conservation Commission related to the project.
4. 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 #2025-01469 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: John P. Collins 2012 Family Trust & Therese A. Collins 2012 Family Trust

TOWN NAME: Gilford

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))
Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. 	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): n/a ○ NHB Project ID #: NHB25-0896 	<input type="radio"/> Yes <input checked="" 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"> • Name of Local River Management Advisory Committee (LAC): n/a • A copy of the application was sent to the LAC on Month: -- Day: -- Year: ---- 	

For dredging projects, is the subject property contaminated? • If yes, list contaminant: n/a	<input type="radio"/> Yes <input checked="" type="radio"/> No
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Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
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For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	n/a
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SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i))
 Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline-of the scope of work to be performed, and whether impacts are temporary or permanent.

The northeasterly portion of this parcel is exposed to a significant design fetch, rendering it particularly vulnerable to the erosive action of wind-generated waves and flows. The existing stacked boulder wall along this portion of the parcel has failed with the boulders becoming displaced lakeward into public waters. This project proposes to permanently impact 2,615 square feet (SF) of bank to install semi-natural form design stabilization measures along 197 linear feet (LF) of frontage to replace the failed boulder wall. The westerly portion of the parcel is not vulnerable in the same way. This project proposes the following actions along that portion of the frontage: a) repair 53 LF of 36" high stacked boulder shoreline wall in kind and in place (252 SF temporary impact); b) reconfigure an existing perched beach to conform to Env-Wt 511.04(d) by adding 2.25 cubic yards of sand after repairing 15'-2" of existing stacked boulder wall while adding approximately 6" of height & integrating (4) 5'-0" long granite steps (61 SF temporary & 363 SF permanent impacts); c) repair 15'-6" of 30" high stacked boulder shoreline wall in kind and in place (58 SF temporary impact); d) repair 12'-9" of 12" high stacked boulder shoreline wall in kind and in place (13 SF temporary impact); and e) permanently impact 587 SF of bank to install bioengineered stabilization measures along 68 linear feet (LF) of frontage.

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

ADDRESS: 237 Dockham Shore Road

TOWN/CITY: Gilford

TAX MAP/BLOCK/LOT/UNIT: Map 216 Lot 46

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

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

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: John P. Collins 2012 Family Trust & Therese A. Collins 2012 Family Trust			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]	
EMAIL ADDRESS: decline			
FAX: n/a		PHONE: decline	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Buck, Eric R., PLA, ASLA			
COMPANY NAME: Terrain Planning & Design LLC			
MAILING ADDRESS: 311 Kast Hill Road			
TOWN/CITY: Hopkinton	STATE: NH	ZIP CODE: 03229	
EMAIL ADDRESS: ebuck@terrainplanning.com			
FAX: n/a		PHONE: (603) 746-3512	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically. <i>ERB</i>			
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:	STATE:	ZIP CODE:	
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

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

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

Stabilization measures have been tailored to be the least intrusive practicable method for each portion of the frontage. The project proposes to retain existing vegetation at the top-of-bank line and immediately behind it to the maximum extent possible, so it is proposed to restore stable slopes by adding designed soil to the bank lakeward of this line. Removing existing mature trees and shrubs in order to cut back the unstable bank as per Env-Wt 514.04(c) would be counterproductive to the proposed stabilization efforts.

The proposed reconfiguration of the perched beach will result in a structure that is more conforming to the design requirements of Env-Wt 511.04. The patio immediately landward of the perched beach has been constructed and maintained as a permeable surface, which fulfills the requirements of Env-Wt 511.03(f). The proposed steps shall conform to 511.04(f).

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			█			█
	Scrub-shrub Wetland			█			█
	Emergent Wetland			█			█
	Wet Meadow			█			█
	Vernal Pool			█			█
	Designated Prime Wetland			█			█
	Duly-established 100-foot Prime Wetland Buffer			█			█
Surface	Intermittent / Ephemeral Stream			█			█
	Perennial Stream or River			█			█
	Lake / Pond			█			█
	Docking - Lake / Pond			█			█
	Docking - River			█			█
Banks	Bank - Intermittent Stream			█			█
	Bank - Perennial Stream / River			█			█
	Bank / Shoreline - Lake / Pond	3565		█	384		█
Tidal	Tidal Waters			█			█
	Tidal Marsh			█			█
	Sand Dune			█			█
	Undeveloped Tidal Buffer Zone (TBZ)			█			█
	Previously-developed TBZ			█			█
	Docking - Tidal Water			█			█
TOTAL		3565			384		

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

<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 3949 SF × \$0.40 = \$ 1580
Seasonal docking structure: --- SF × \$2.00 = \$ 0
Permanent docking structure: --- SF × \$4.00 = \$ 0
Projects proposing shoreline structures (including docks) add \$400 = \$ 400
Total = \$ 1980
<i>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 1980</i>

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: <i>TCB</i>	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: <i>TCB</i>	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.	
Initials: <i>TCB</i>	The signer understands that: <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. 	
Initials: <i>TCB</i>	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.	
SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)		
SIGNATURE (OWNER): <i>J.P. Collins</i>	PRINT NAME LEGIBLY: John P. Collins	DATE: 5/29/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): <i>Therese A. Collins</i>	PRINT NAME LEGIBLY: Therese A. Collins	DATE: 5/29/25
SIGNATURE (AGENT, IF APPLICABLE): <i>Eric R. Buck</i>	PRINT NAME LEGIBLY: Eric R. Buck	DATE: 06/02/2025
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: <i>Danielle LaFond</i>	PRINT NAME LEGIBLY: Danielle LaFond	DATE: June 2, 2025
TOWN/CITY: <i>Gilford</i>		



TM: 216 Lot 46

Town of Gilford, NH

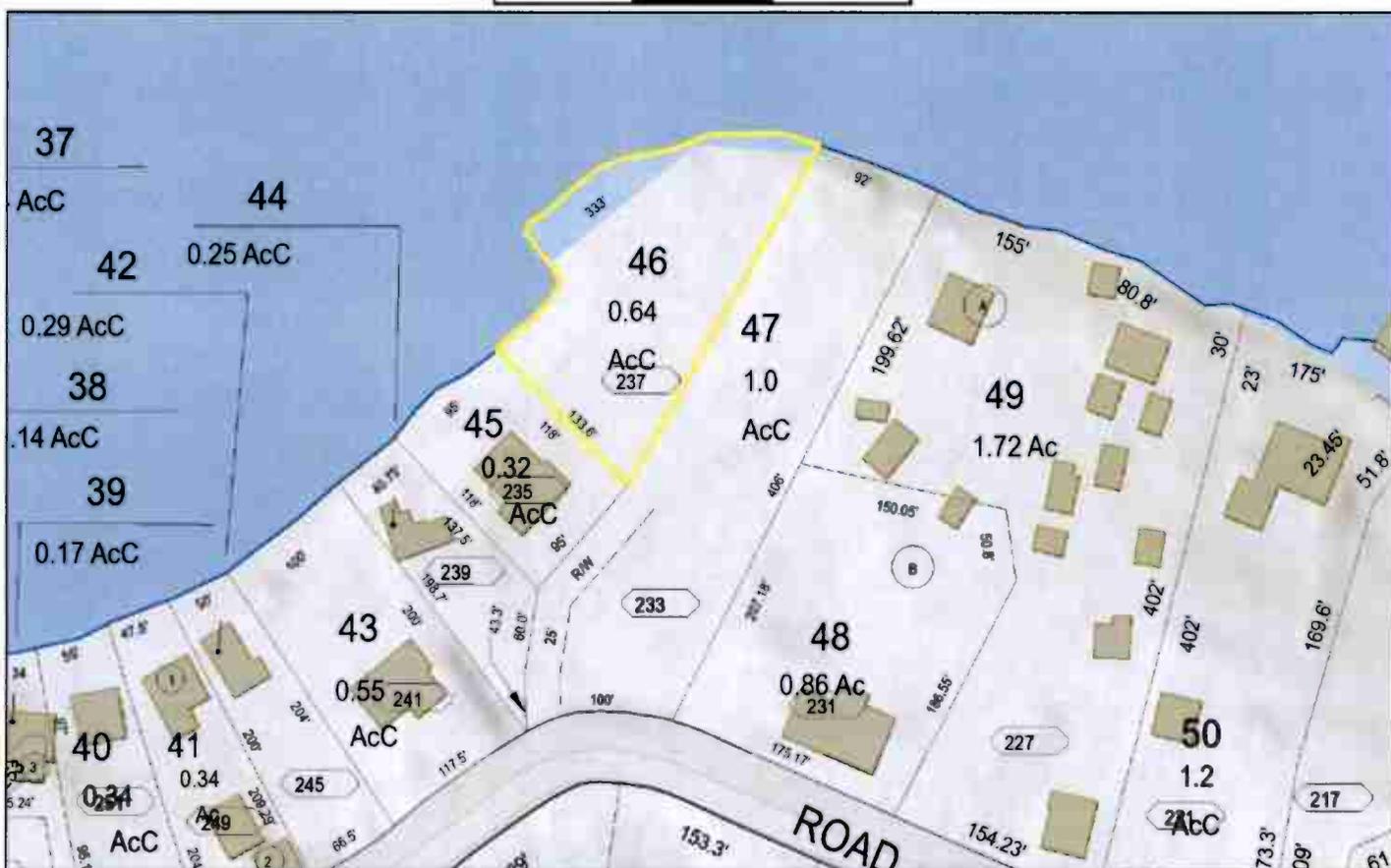
1 inch = 100 Feet



June 4, 2025

0 100 200 300

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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.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

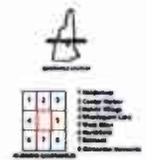


LACONIA QUADRANGLE
NEW HAMPSHIRE BELLEFLEUR COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Horizontal and
1 800-meter gird (Globe) Treatment: None, Date: 01
This map is not a legal document. Specifications may be
guaranteed for this map only. Please send written
inquiries to the USGS. Please provide details
relating to your use.

Map	7.5	August 2002	October 2002
Scale	1:24,000	1:24,000	1:24,000
Projection	North	North	North
Contour	5	5	5
Source	USGS	USGS	USGS
Version	7.5	7.5	7.5



ROAD CLASSIFICATION

Expressway	Local Road
Boundary Line	Local Road
State	Local Road
Interstate	Local Road
State	Local Road

CONTOUR INTERVAL: 5 FEET
NAD83 HORIZONTAL DATUM
This map is published in conformance with the
National Geographic Program US Topographic Series, 7.5
Minute, 7.5-Minute Series, 1:24,000 Scale, 2002
Edition. All symbols are the same as in the 7.5-Minute Series.

LACONIA, NH
3010



New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Cindy Buck
311 Kast Hill Road
Hopkinton, NH 03229

From: NH Natural Heritage Bureau

Date: 3/26/2025 (This letter is valid through 3/26/2026)

Re: Review by NH Natural Heritage Bureau of request dated 3/26/2025

Permit Types: Shoreland Standard Permit
Gilford
Standard Dredge & Fill - Major

NHB ID: NHB25-0896

Applicant: Cindy Buck

Location: Gilford
Tax Map: 216, Tax Lot: 46
Address: 237 Dockham Shore Road

Proj. Description: Shoreline stabilization to replace 200 lf of failed stacked fieldstone shoreline wall and 100 lf of stack fieldstone shoreline wall in disrepair to begin Fall 2025.

The NH Natural Heritage database has been checked 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. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

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

MAP OF PROJECT BOUNDARIES FOR: NHB25-0896





terrain
planning & design llc

Abutters List:

Client:

John P. Collins 2012 Family Trst 50%
Therese A. Collins 2012 Family Trst 50%
Jeffrey R. Holland, Trustee

[REDACTED]

Abutters to client's property:

Tyler Family Revocable Trust 2024
Mala L. and Joseph Tyler Trustees

[REDACTED]

Abutting Property:

[REDACTED]

Kathleen & Matthew Albuquerque

Mailing Address:

[REDACTED]

JOECOLL Living Trust
Colleen M. & Paul N. Tardif, Jr., Trustees



Sundeck LLC
c/o Carl A. Johnson II & Monique L. Johnson
Mailing Address:



Town Clerk:

Danielle LaFond
Gilford Town Clerk
Mailing Address:
47 Cherry Valley Road
Gilford, NH 03249

Agent:

Eric Buck, PLA, ASLA
Terrain Planning and Design, LLC
311 Kast Hill Road
Hopkinton, NH 03229

EROSION CONTROL NOTES

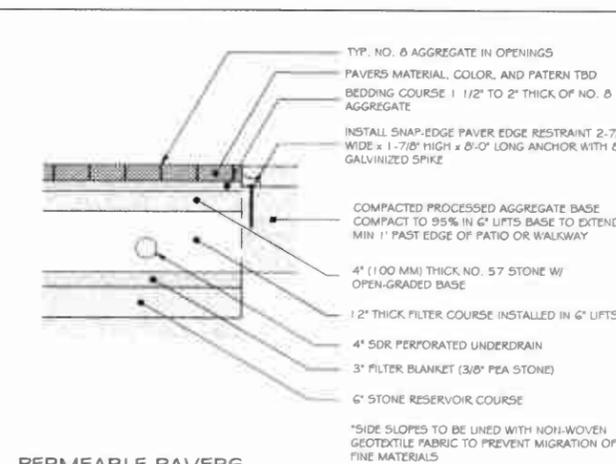
- EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. LIMIT OF WORK IS NOTED ON THIS SHEET. CONTRACTOR TO WORK WITHIN THESE LIMITS AS SHOWN. NO AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE CALENDAR DAYS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.5" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL DISTURBED AREAS DESIGNATED TO BE TURF SHALL RECEIVE A MINIMUM OF 4" LOAM (COMPACTED THICKNESS) PRIOR TO SEEDING AND MULCHING.
- ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCH LINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
- IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
- AN AREA SHALL BE CONSIDERED STABILIZED IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIALS, SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; AND/OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
- IN NO WAY ARE THE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
- ALL EROSION CONTROL METHODS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AS WELL AS INDICATED IN THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION."
- ALL ROADS, PATHS, DRIVEWAYS, PATIOS AND POOL DECKS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 48 HOURS OF ACHIEVING FINISH GRADE.

SHORELINE FRONTAGE CALCULATION:
 402.75 LF OF SHORELAND FRONTAGE ALONG THE WATER FRONT MEASURED AT THE REFERENCE LINE
 262.75 LF BETWEEN INTERSECTIONS OF THE REFERENCE LINE & SIDE PROPERTY LINES
 (402.75 + 262.75) / 2 = 343 LINEAR FEET OF CALCULATED SHORELINE

ACCESSORY STRUCTURE NOTES:

- ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 12" IN HEIGHT AS MEASURED FROM THE LOWEST ADJACENT GROUND LEVEL ELEVATION.
- ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 7.5 SF IN AREA PER LINEAR FOOT OF SHORELAND FRONTAGE, OR IF THE EXISTING STRUCTURES EXCEED THAT NUMBER, PROPOSED AREA CANNOT EXCEED THE EXISTING. 402.75 LF SHORELAND FRONTAGE x 7.5 = 3,021 SF OF ALLOWED ACCESSORY STRUCTURE AREA. EXISTING ACCESSORY STRUCTURE AREA = 2,039 SF. PROPOSED ACCESSORY STRUCTURE AREA = 2,317 SF.
- UP TO 50% OF THE ALLOWED ACCESSORY STRUCTURE AREA CAN BE USED FOR WATER ACCESS STRUCTURES WITHIN 20' OF REFERENCE LINE. 3,021 SF / 2 = 1,510 SF OF ALLOWED WATER ACCESS STRUCTURE AREA. EXISTING WATER ACCESS STRUCTURE AREA = 763 SF. PROPOSED WATER ACCESS STRUCTURE AREA = 763 SF.
- NEW & EXISTING STRUCTURES CAN USE NO MORE THAN 20% OF SHORELINE. 343 LINEAR FEET OF SHORELINE / 5 = 69 LINEAR FEET OF ALLOWED SHORELINE USAGE. EXISTING SHORELINE USAGE = 15'-2" PERCHED BEACH + 8'-0" CRIB DOCK + 25'-9" SLOPED SANDY BEACH = 49 LINEAR FEET. PROPOSED SHORELINE USAGE = 49 LINEAR FEET (NO CHANGE)

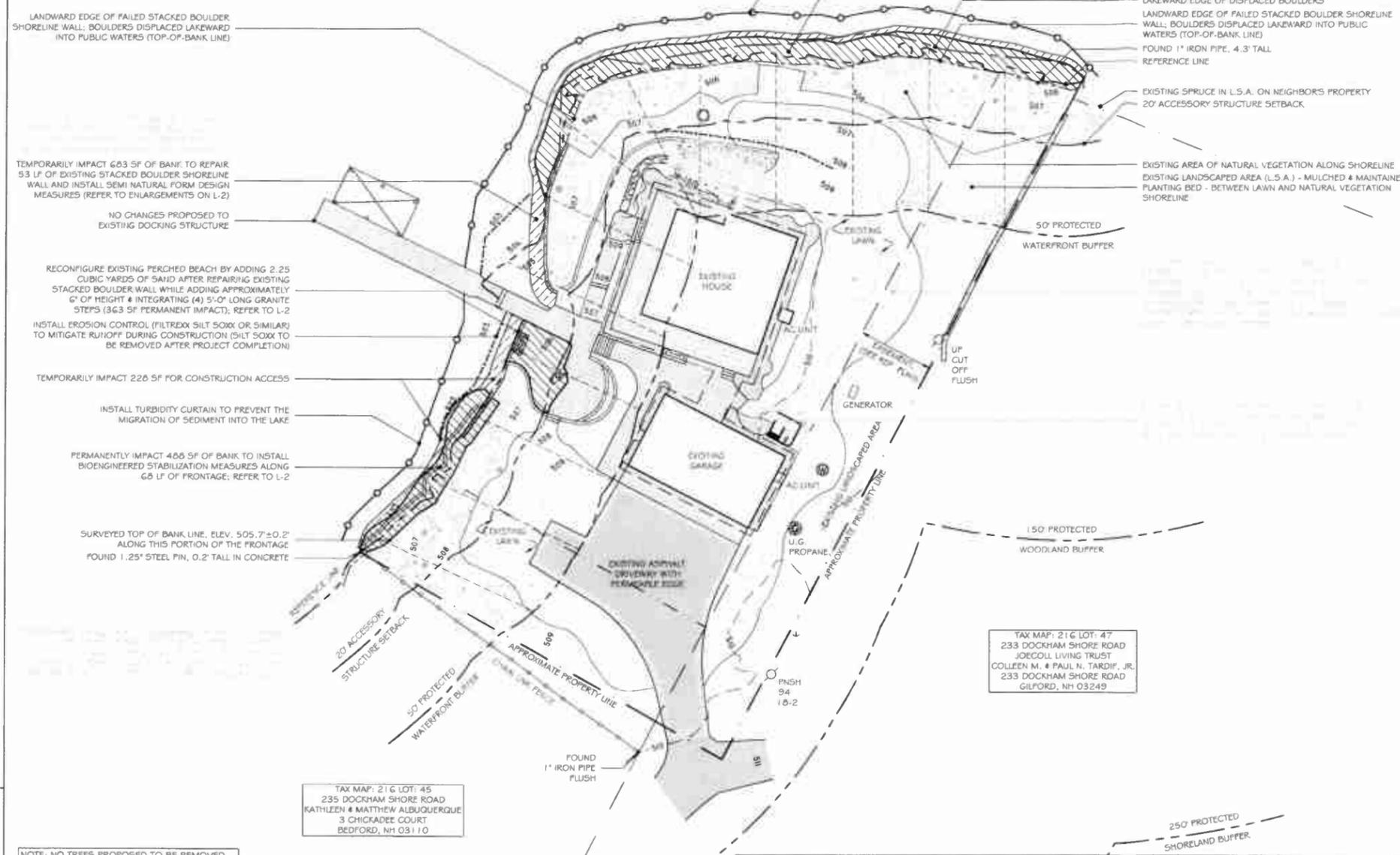
PATIO & WALK	ACCESSORY STRUCTURE AREA BETWEEN 0 & 20 LF FROM THE REFERENCE LINE		WATER ACCESS STRUCTURE AREA BETWEEN 0 & 20 LF FROM THE REFERENCE LINE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
EXISTING DRIVEWAY TURNAROUND	205	205	192	192
EXISTING PERCHED BEACH	347	347	285	285
EXISTING SANDY BEACH	273	273	273	273
EXISTING FIRE PIT RING IN L.S.A.	13	13	13	13
TOTAL:	2,039	2,317	763	763
AMOUNT ALLOWED:			1,510	763



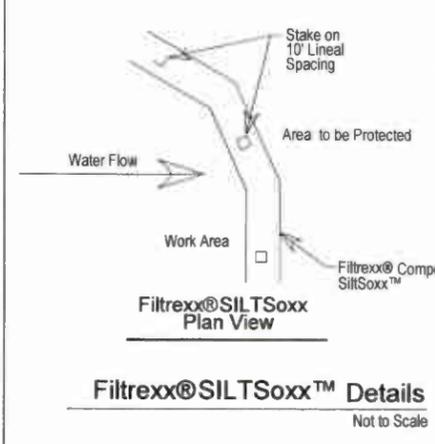
PERMEABLE PAVERS

- NOTES:
- 2-3/8" (GOMM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICP PERMEABLE INTERLOCKING CONCRETE PAVING MANUAL.
 - TO MAINTAIN PROPER WORKING CONDITION OF THE PERMEABLE PAVERS REGULAR MAINTENANCE MUST BE CONDUCTED. BIENNIAL PREVENTATIVE MAINTENANCE IS REQUIRED AND SHOULD CONSIST OF SWEEPING THE ENTIRE PERMEABLE SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES AND REPLENISHING JOINT AGGREGATE MATERIAL TO THE LIP OF THE PAVER.

LAKE WINNIPESAUKEE
 REFERENCE LINE ELEVATION 504.32



NOTE: NO TREES PROPOSED TO BE REMOVED FROM WITHIN THE 50' WATERFRONT BUFFER. REFER TO EX-1 FOR VEGETATION GRID SCORES.



- Notes:
- All material to meet Filtrex@ specifications
 - GrowSoxx compost/soil/rock/seed fill to meet application requirements.
 - GrowSoxx depicted is for minimum slopes. Greater slopes may require larger socks per the Landscape Architect.
 - Compost material to be dispersed on site, as determined by Landscape Architect.

PROPOSED IMPERVIOUS CALCULATIONS

HOUSE & ATTACHED GARAGE	4,340 SF
PAVED DRIVEWAY	2,117 SF
STONE STEPS	99 SF
UTILITY PADS	24 SF
(NO CHANGES PROPOSED)	
TOTAL IMPERVIOUS AREA	6,580 SF
TOTAL LOT AREA WITHIN 250'	29,521 SF
	22.3% IMPERVIOUS



NATURAL WOODLAND AREA CALCULATIONS

TOTAL AREA OF THE LOT BETWEEN 50 FEET AND 150 FEET OF THE REFERENCE LINE WITHIN WHICH THE VEGETATION CURRENTLY EXISTS AS NATURAL WOODLAND: (F)	0 SF
TOTAL AREA OF THE LOT BETWEEN 50 FEET AND 150 FEET FROM THE REFERENCE LINE: (G)	14,198 SF
AT LEAST 25% OF AREA (G) MUST REMAIN AS NATURAL WOODLAND (0.25xG): (H)	3,550 SF
MINIMUM AREA THAT MUST REMAIN AS NATURAL WOODLAND BETWEEN 50 FEET AND 150 FEET FROM THE REFERENCE LINE (LESSER OF AREA (F) & CALCULATION (H)): (I)	0 SF

NOTE: PROPOSED SITE IMPROVEMENTS & IMPACT AREAS INCLUDE ALL NECESSARY TRENCHING FOR UNDERGROUND UTILITIES.

UNETYPE LEGEND

(Solid line)	PROPERTY LINE
(Dashed line)	PROPERTY SETBACKS
(Dotted line)	REFERENCE LINE
(Long dashed line)	REFERENCE LINE SETBACKS
(Short dashed line)	TOPOGRAPHY (MAJOR)
(Dash-dot line)	TOPOGRAPHY (MINOR)
(Dotted line with cross-hatch)	VEGETATION QUAD
(Dashed line with cross-hatch)	EROSION CONTROL FENCE
(Dotted line with cross-hatch)	MESH FENCING / LIMIT OF WORK LINE
(Cross-hatch)	NATURAL WOODLAND
(Diagonal lines)	TEMPORARY WETLANDS IMPACT AREA
(Horizontal lines)	PERMANENT WETLANDS IMPACT AREA



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Collins Residence

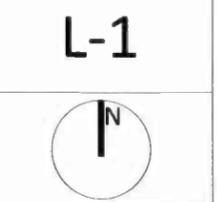
Site Location:
 237 Dockham Shore Road
 Gilford, NH 03249
 Tax Map: 216
 Lot #: 46

Prepared For:
 John Collins

CONCEPTUAL LANDSCAPE PLAN

DATE: 05-05-2025
 SCALE: 1" = 20'
 PROJECT #: 24089
 Drawn By: BDW
 Checked By: ERB
 REVISIONS: DATE:
 Revised per client meeting 05-27-2025
 Revised per NH DES Wetlands RfMl 08-27-2025
 09-23-2025, 09-25-2025

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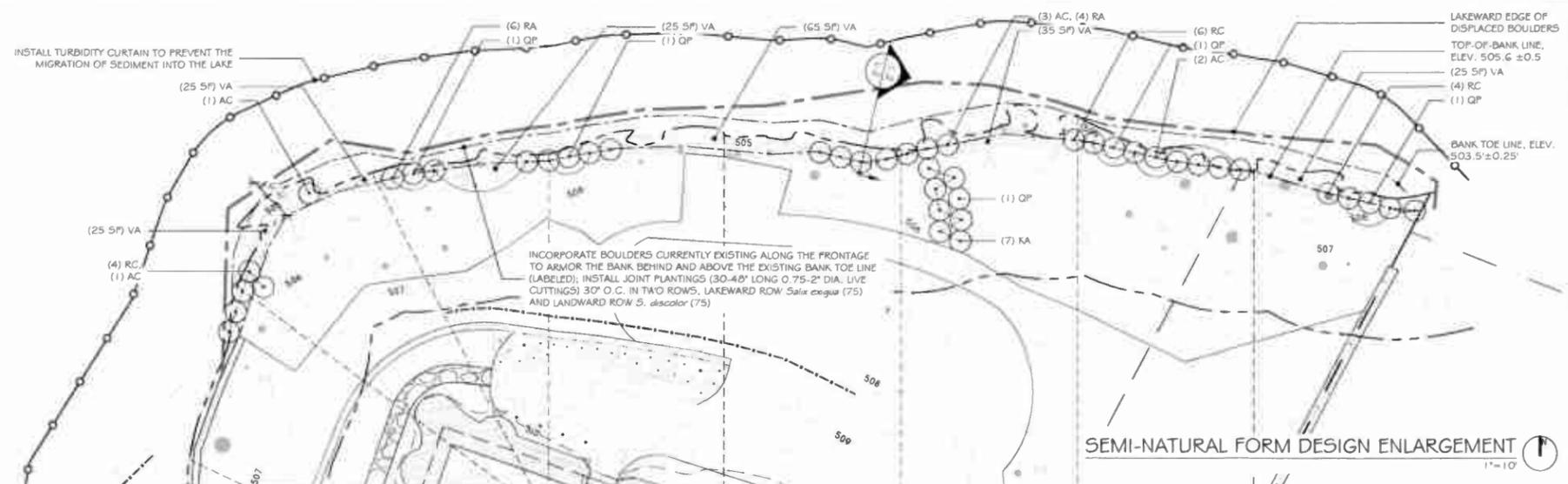
1

STABILIZATION METHODS TO CONSIST OF SEMI-NATURAL FORM DESIGN PRACTICES USING:

- NATURAL BOULDERS CURRENTLY EXISTING ALONG THE FRONTAGE TO ARMOR THE BANK AGAINST WIND-GENERATED WAVES, REINFORCED WITH JOINT PLANTINGS ABOVE THE NORMAL HIGH WATER LINE (NO ADDITIONAL BOULDERS FROM OUTSIDE THE SITE TO BE USED).
- COIR MAT PLACED BEHIND THE RESTACKED BOULDER SLOPE TO TEMPORARILY PROTECT EXISTING SOILS DURING JOINT PLANTING ESTABLISHMENT.
- NATIVE WOODY & PERENNIAL VEGETATION TO STABILIZE SHORELINE, TRAP SEDIMENT, AND SUPPORT WILDLIFE HABITATS.

STABILIZATION SEQUENCE:

- CONSTRUCT TEMPORARY ACCESS CORRIDORS AS ILLUSTRATED ON L-1 AND INSTALL EROSION AND SEDIMENTATION CONTROLS AROUND PERIMETER OF PROJECT AREA.
- TERRAIN PLANNING & DESIGN LLC TO DELINEATE BANK TOE IN FIELD AS PER PLANS APPROVED BY NH DES TO IDENTIFY BOULDERS TO REMAIN (THOSE LOCATED LANDWARD OF TOE LINE PRIOR TO CONSTRUCTION) AND BOULDERS TO BE RESTACKED ALONG BANK (THOSE LOCATED LAKEWARD OF TOE LINE PRIOR TO CONSTRUCTION).
- REMOVED EXISTING DISPLACED BOULDERS THAT ARE LAKEWARD OF THE DESIGNATED STABILIZED TOE LINE AND STOCKPILE ON SITE FOR REUSE AS DESCRIBED BELOW.
- RECONSTRUCT STACKED SHORELINE BOULDER WALLS IN KIND & IN PLACE ALONG WESTERLY PORTION OF FRONTAGE.
- BEGINNING FROM WESTERLY END OF STABILIZATION AREA AND WITHIN A WORK AREA NO GREATER THAN 50 LINEAR FEET LONG,
 - INSTALL COIR MAT OVER ALL BANK AREAS IN WHICH EXISTING SOILS ARE EXPOSED, ANCHORED WITH WOOD STAKES OR STAPLES.
 - RESTACK STOCKPILED BOULDERS AGAINST BANK AND ON TOP OF COIR MAT, LANDWARD & ABOVE THE EXISTING TOE TO FILL GAPS, SLOPE BETWEEN 1H:1.5V AND 1H:1V MATCHING EXISTING TOPOGRAPHY (NO ADDITIONAL BOULDERS FROM OUTSIDE THE SITE TO BE USED; NO ANGULAR RIP-RAP TO BE APPLIED).
 - INSTALL JOINT PLANTINGS (30-48" LONG 0.75-2" DIA. LIVE CUTTINGS, SPECIES PER PLANTING SCHEDULE) BETWEEN RESTACKED BOULDERS ABOVE THE NORMAL HIGH WATER LINE, TO BE MUDDIED-IN TO ENSURE GOOD SOIL-TO-STEM CONTACT AS DESCRIBED IN TS 141-70. THIS PROCEDURE TO BE PERFORMED SEQUENTIALLY ACROSS THE ENTIRE STABILIZATION AREA TO MINIMIZE THE AMOUNT OF DISTURBANCE EXISTING AT ANY ONE TIME.
 - INSTALL NATIVE VEGETATION ALONG THE TOP OF THE STABILIZED BANK PER PLANTING PLAN.
 - RESTORE TEMPORARY ACCESS CORRIDORS TO PRE-CONSTRUCTION CONDITIONS.



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603.746.3512
terrainplanning.com

Collins Residence

Site Location:
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Tax Map: 216
Lot #: 46

Prepared For:
John Collins

SHORELINE STABILIZATION ENLARGEMENTS AND METHODS

DATE: 05-05-2025

SCALE: 1" = 10' OR AS SHOWN

PROJECT #: 24089

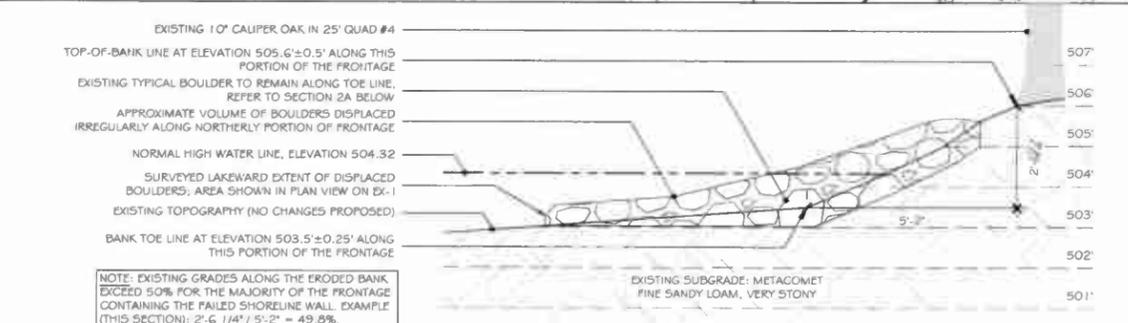
Drawn By: BDW

Checked By: ERB

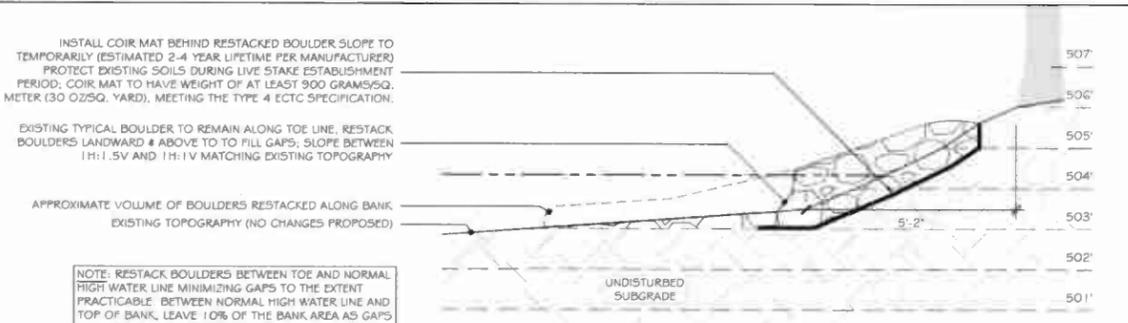
REVISIONS: DATE:
Revised per client meeting 05-27-2025
Revised per NH DES Wetlands RFMI 08-27-2025
09-23-2025, 09-25-2025

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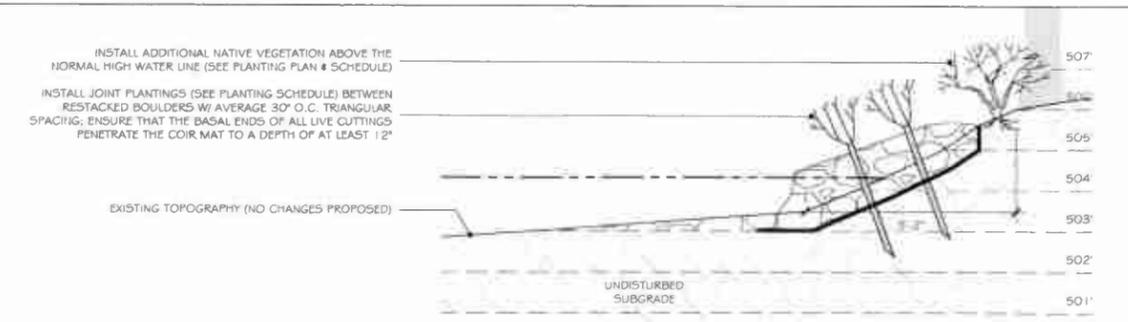
L-2



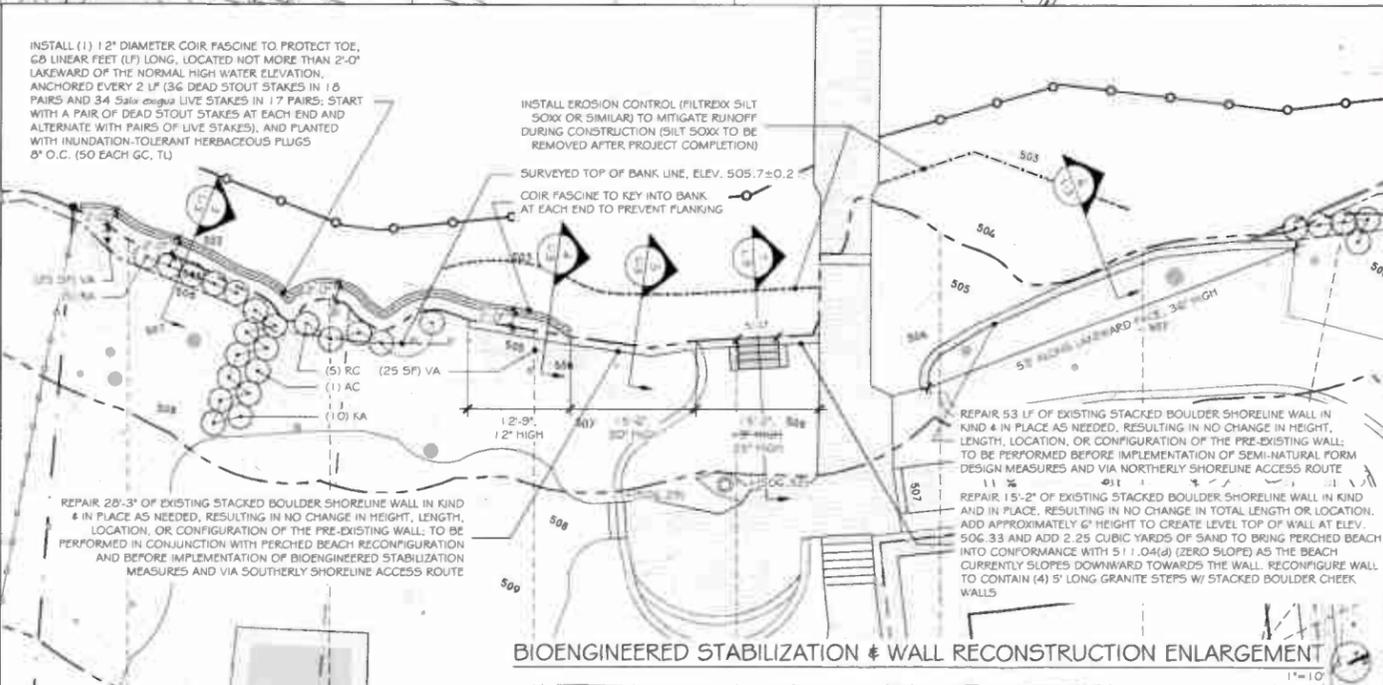
1 EXISTING SECTION THROUGH FAILED SHORELINE WALL 1/2" = 1'-0"



2A PROPOSED SECTION THROUGH RESTACKED BOULDER SLOPE 1/2" = 1'-0"

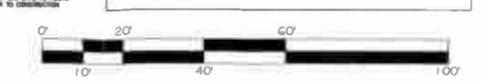
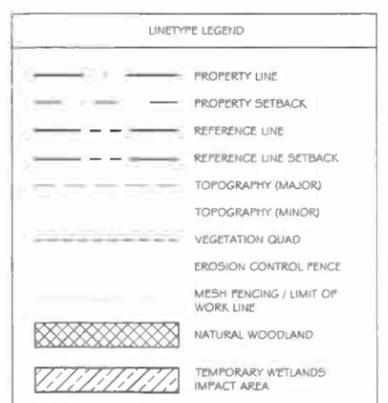


2B PROPOSED SECTION THROUGH STABILIZED BANK 1/2" = 1'-0"

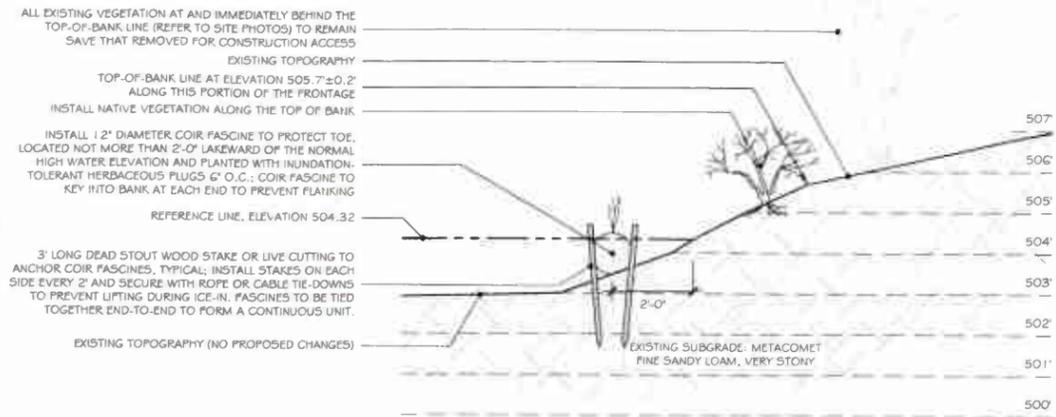


BIOENGINEERED STABILIZATION & WALL RECONSTRUCTION ENLARGEMENT 1" = 10'

Botanical Name / Common Name	Size	Label	Quantity	Notes
<i>Campoplexide</i> / <i>Grass</i> / <i>Stems</i>	#1 CONT. & 3-4" thick, yellow, otherwise noted	AC	6	
<i>Asplenium platyneuron</i> / <i>Spore-bearing</i>		CA	7	
<i>Kalmia latifolia</i> / <i>Shrub Laurel</i>		QA	5	
<i>Quercus prinus</i> / <i>Pin Oak</i>	#2 CONT.	QP	5	
<i>Rhododendron canadense</i> / <i>Rhodora</i>		RE	19	
<i>Ribes gracile</i> / <i>Flaxnet</i> / <i>Sorbus</i>		SA	5	
Native Groundcover Seed				
<i>Vaccinium angustifolium</i> / <i>Lowbush Blueberry</i>		VA	250 SF	
Live Cuttings*	(30-48" LONG 0.75-2" DIA.)			
<i>Salix nigricans</i> / <i>Black Willow</i>		SE	1039	
<i>Salix discolor</i> / <i>Pussy Willow</i>		SD	75	
*Used as 30" O.C. Joint Fascine along northern frontage and Live Stakes to secure coir fascine along western frontage				
Herbaceous Plugs	(2" High)			
<i>Cyperus tenuiflorus</i> / <i>Rattlesnake Manna Grass</i>		GC	50	
<i>Typha latifolia</i> / <i>Common Cattail</i>		"	30	

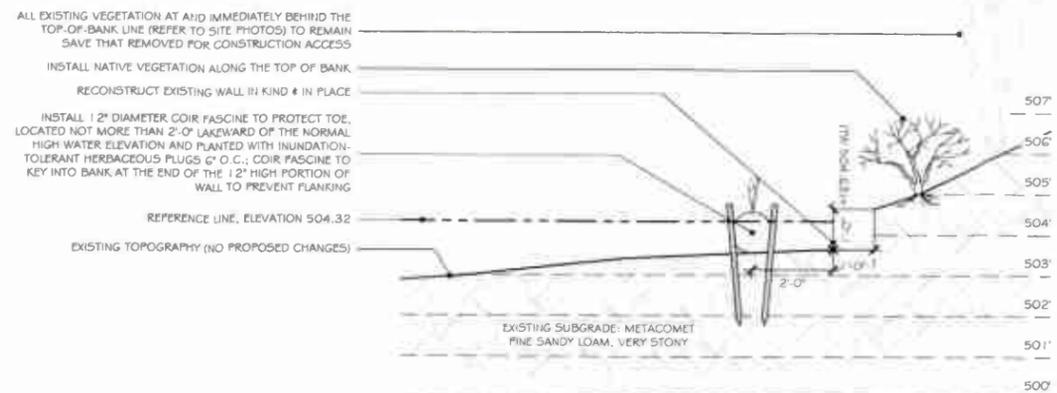


11



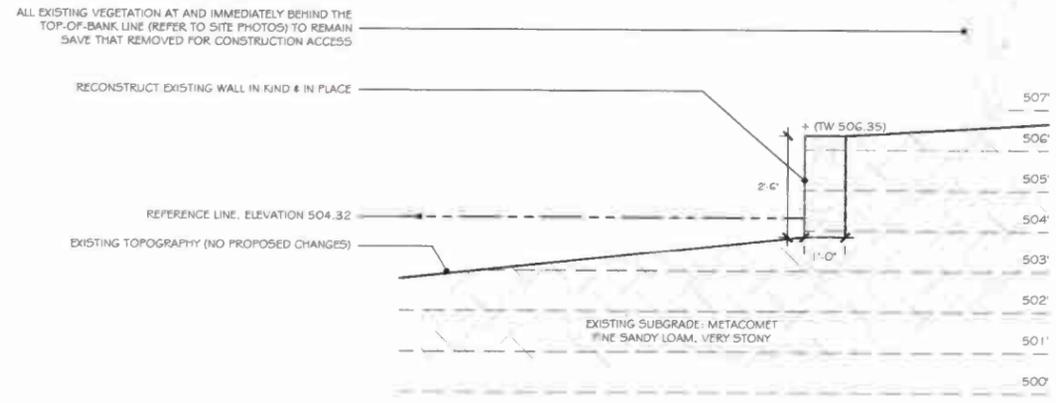
3 SECTION THROUGH BIOENGINEERED BANK STABILIZATION

1/2" = 1'-0"



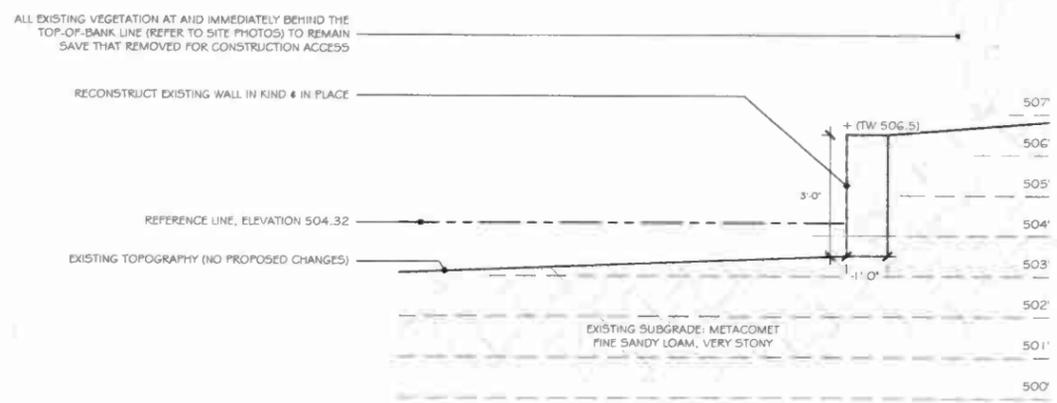
4 SECTION THROUGH 1 2" HIGH SHORELINE WALL

1/2" = 1'-0"



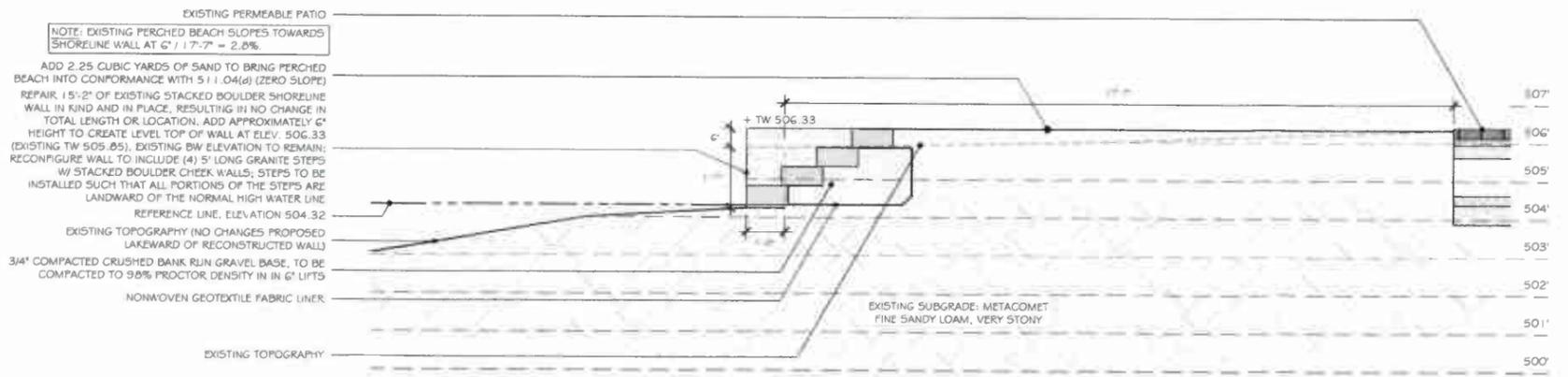
5 SECTION THROUGH 30" HIGH SHORELINE WALL

1/2" = 1'-0"



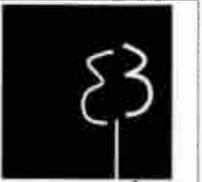
6 SECTION THROUGH 36" HIGH SHORELINE WALL

1/2" = 1'-0"



7 SECTION THROUGH PERCHED BEACH

1/2" = 1'-0"



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Collins Residence

Site Location:
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Gilford, NH 03249
Tax Map: 216
Lot #: 46

Prepared For:
John Collins

**SHORELINE
STABILIZATION &
WALL REPAIR DETAILS**

DATE: 05-05-2025

SCALE: 1/2" = 1'-0"

PROJECT #: 24089

Drawn By: BDW

Checked By: ERB

REVISIONS:	DATE:
Revised per client meeting	05-27-2025
Revised per NH DES Wetlands	08-27-2025
RFMI	09-23-2025, 09-25-2025

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L-3



11