



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

85



ARC

February 9, 2026

MAR 04 2026

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

REQUESTED ACTION

Approve Michael Medici's request to perform the following work on Lake Winnepesaukee in Moultonborough pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-02433, and in accordance with RSA 482-A:3. Comments submitted by the Moultonborough Conservation Commission on the project as proposed, are addressed in the Findings and are included in the enclosed documents.

Permanently remove the existing dock and stairs adjacent to the breakwater and construct a piling supported docking structure comprised of a 4 foot x 52 foot walkway connected to four 4 foot x 27 foot fingers accessed by a 6 foot x 7 foot landing and stairs, install two 14 foot x 30 foot seasonal canopies over the center and Northern slips, install 5 tie off pilings and two 3 piling ice clusters on an average of 302 feet of frontage on Clark Landing along Lake Winnepesaukee in Moultonborough.

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 December 9, 2025 by Terrain Planning & Design LLC, as received by the NH Department of Environmental Services (NHDES) on December 9, 2025.
2. This permit shall not be effective until it has been recorded in the Carroll County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. All portions of the docking structures shall be located at least 20 feet from the abutting property lines and no watercraft shall be secured to the docking facility such that it crosses over the imaginary extension of the property lines over the surface water as required by RSA 482-A:3, XIII.
6. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.
7. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.

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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).
9. 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).
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 work 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 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 December 11, 2025. NHDES supported its decision with the following findings:

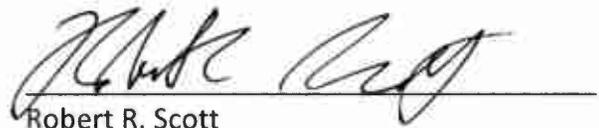
1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), the proposed dock is part of a docking system providing five or more slips on the frontage.
2. The applicant has an average of 302 feet of frontage along Lake Winnepesaukee.
3. A maximum of 5 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 5 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 Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.
6. On September 2, 2025, the Department received comments from the Moultonborough Conservation Commission (MCC) with concerns regarding the length of the proposed docking structure and a potential unpermitted seasonal dock on the applicant's frontage.
7. The approved plans do not contain a seasonal dock and the permit is conditioned such that only the approved docking structures may be installed along the frontage.
8. The applicant has provided the NHDES with evidence that the property has insufficient water depth as required by Env-Wt 513.08(b).
9. The NHDES has accepted the evidence of the physical hardship and approved the construction of a piling supported pier beyond that permissible under Env-Wt 513.11, (a), (1), (b).

Her Excellency, Governor Kelly A. Ayotte
and The Honorable Council
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10. 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 #2025-02433 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
[Check the Status of your Application](#)



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

APPLICANT'S NAME: Medici, Michael

TOWN NAME: Moultonborough, NH

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.: 2025-02433
			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 - no anticipated impact NHB Project ID #: DCT25-2493 	<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"> Name of Local River Management Advisory Committee (LAC): n/a A copy of the application was sent to the LAC on Month: -- Day: -- Year: -- 	

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For dredging projects, is the subject property contaminated? • If yes, list contaminant: n/a	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats): n/a	
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.	
Remove an existing permanent open pile dock in disrepair and install a new permanent dock in a different location within the same 302 linear feet of shoreline frontage on Lake Winnepesaukee. The proposed dock consists of (4) 6' wide by 27' long piers connected to a 5' long by 60' long walkway and provides (5) slips. Additionally install (2) 14' x 30' canopies, (5) tie off pilings, (2) ice protection clusters, and a 6' wide by 7' long permanent deck & stairs over the bank to access the dock. A waiver request has been submitted concurrently for a provision of Env-Wt 513.11(a)(1)(b) related to the piers extending greater than 30 linear feet lakeward of the reference line because the property has insufficient water depth to ensure safe docking. Proposed impacts total 1,705 square feet of permanent impact area for the new structures and 411 square feet of temporary construction impact area.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 91 Christmas Tree Lane	
TOWN/CITY: Moultonborough	
TAX MAP/BLOCK/LOT/UNIT: Map 180, Lot 2	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> 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: Medici, Michael			
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. MAM			
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. ERB			
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):

The proposed permanent dock won't affect abutting properties or public's right to navigation [Env-Wt 513.03(a)(1)], being centrally located on the applicant's frontage and not extending further lakeward than necessary to allow safe docking. It has been designed to avoid environmental impacts (including to the two intermittent streams along the shoreline), and to have no affect on shoreline stability (no trees or woody vegetation are proposed to be removed) [Env-Wt 513.03(b)&(c)]. Refer to the attached waiver request for a discussion on how the proposed dock has the shortest pier length required to ensure safe docking [Env-Wt 513.03(d)]. The dock will be installed on Lake Winnepesaukee and is exposed to a design fetch in excess of two miles, meeting the requirements of Env-Wt 513.04(a)(1)&(2). The docking structure meets the design requirements of Env-Wt 513.09, excepting the maximum length specified in Env-Wt 513.11(a)(1)(b), for which a waiver request has been included pursuant to Env-Wt 513.08(b). The proposed permanent dock shall be built using open pile construction with pile bents spaced at least 12 feet apart center to center per Env-Wt 513.15(b)&(c). The seasonal canopies will be designed, constructed, and maintained in accordance with Env-Wt 513.19. The ice clusters and tie-off pilings won't add additional boat slips not shown on the plan or present a hazard to navigation [Env-Wt 513.20(a)&(b)].

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			█	441		█
	Docking - Lake / Pond	1680		█			█
	Docking - River			█			█
Banks	Bank - Intermittent Stream			█			█
	Bank - Perennial Stream / River			█			█
	Bank / Shoreline - Lake / Pond	25		█			█
Tidal	Tidal Waters			█			█
	Tidal Marsh			█			█
	Sand Dune			█			█
	Undeveloped Tidal Buffer Zone (TBZ)			█			█
	Previously-developed TBZ			█			█
	Docking - Tidal Water			█			█
TOTAL		1705			441		

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

- MINIMUM IMPACT FEE: Flat fee of \$600.
- NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
- MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking):	441	SF	× \$0.60 =	\$ 265
Seasonal docking structure:	704	SF	× \$3.00 =	\$ 2112
Permanent docking structure:	1001	SF	× \$6.00 =	\$ 6006
Projects proposing shoreline structures (including docks) add			\$600 =	\$ 600
				Total = \$ 8983

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 8983

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

Initials: MAM	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
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Initials: MAM	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.
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Initials: MAM	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)

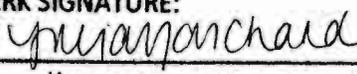
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Michael Medici	DATE: 8/24/25
---	---	---------------

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
---	---------------------	-------

SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Eric R. Buck	DATE: 08/25/2025
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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: Julia Marchand
---	--

TOWN/CITY: Moultonborough	DATE: 8.26.25
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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".



TM 180 Lot 2

Moultonborough, NH

1 inch = 150 Feet



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August 20, 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.



ROAD CLASSIFICATION

- Interstate
- Primary
- Secondary
- Local
- Unimproved
- Trail
- Other

Other Symbols

- Contour Interval
- Spot Elevation
- Spot Height
- Spot Depression
- Spot Elevation
- Spot Depression
- Spot Elevation
- Spot Depression

GRID COORDINATE

1	2	3	4
5	6	7	8
9	0	1	2
3	4	5	6

UTM

UTM Zone: 18N
UTM Easting: 500000
UTM Northing: 4500000

SCALE 1:24,000

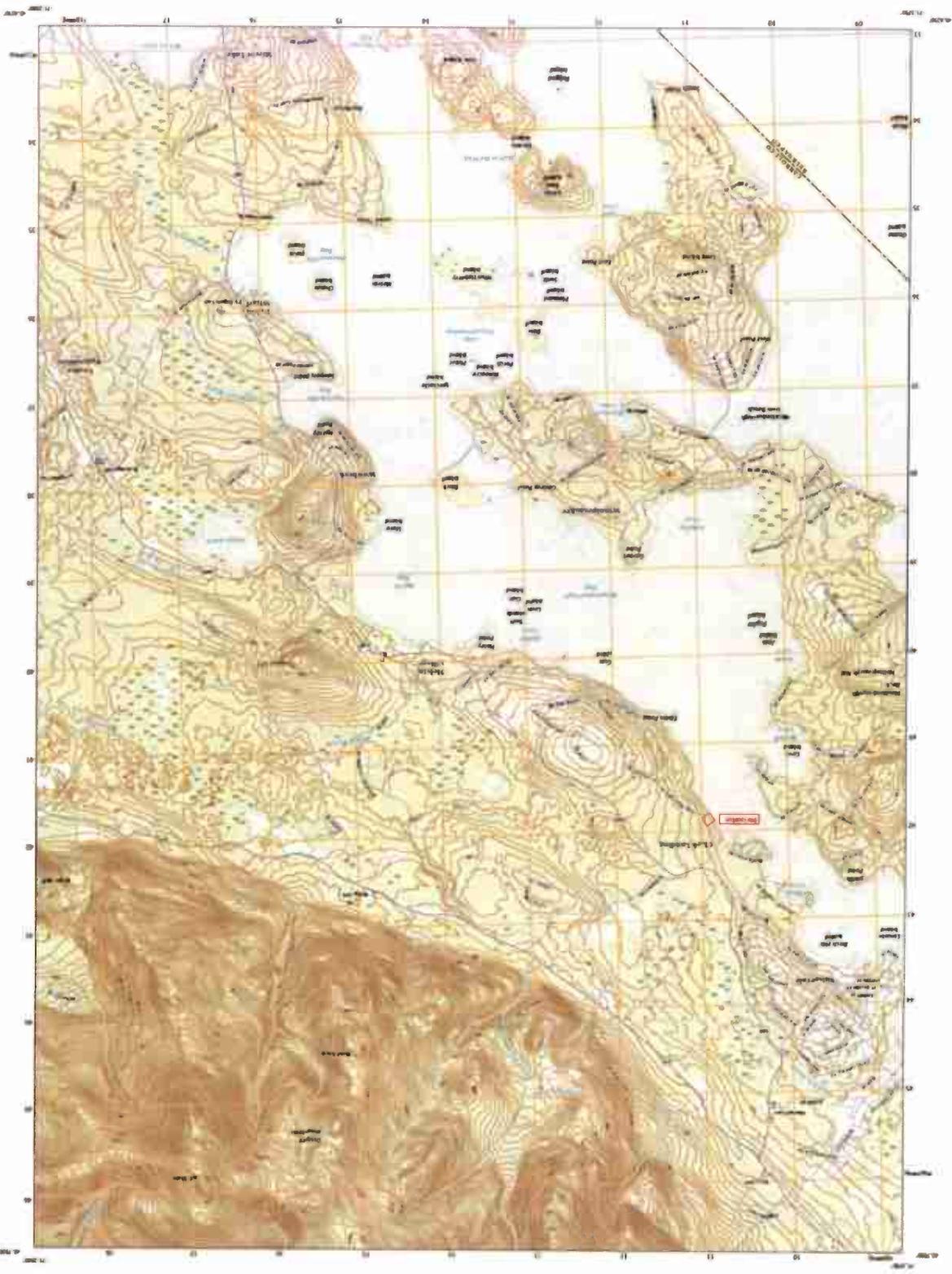
Graphic scale bars showing distances in feet and meters.

North Arrow

True North Arrow
Magnetic North Arrow

PRODUCTION INFORMATION

Produced by the National Topographic Survey
 National Topographic Survey
 U.S. Geological Survey
 Reston, Virginia 20192
 Date of Issue: 1987
 Edition: 1
 Sheet: 1 of 1



MELVIN VILLAGE QUADRANGLE
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 7.5-MINUTE SERIES



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



DataCheck Results Letter
For NHDES Ecological Review

To: Brandon Wilson, Terrain Planning & Design LLC
311 Kast Hill Rd

Hopkinton, NH 03229

From: Ecological Review Section
NH Department of Environmental Services

Date: 9/4/2025 (valid until 9/4/2026)

Re: DataCheck Review by NHDES Ecological Review Section and NH Fish & Game
submitted 8/29/2025

Permits: MUNICIPAL POR - Moultonborough, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT25-2493

Applicant: Brandon Wilson

Location: Moultonborough
91 Christmas Tree Lane

Project

Description: Remove an existing permanent open pile dock in disrepair and install a new permanent dock to provide (5) slips in a different location within the same 302 linear feet of shoreline frontage on Lake Winnepesaukee.

The NH Natural Heritage Bureau (NHB) database has been checked by staff of the NHDES Ecological Review Section and/or the NHFG 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 rare wildlife, plant, and/or natural community record 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 DataCheck Tool on 8/29/2025 1:01:47 PM, and cannot be used for any other project.

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

Disclaimer: NHB's database can only tell you of known occurrences that have been reported to NHFG/NHB. Known occurrences are based on information gathered by qualified biologists or members of the public, reported to our offices, and verified by NHB/NHFG. However, many areas have never been surveyed, or have only been surveyed for certain species. Surveys are recommended to determine what species/natural communities are present onsite.



DataCheck Results Letter For NHDES Ecological Review

Federal ESA Compliance: This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be occurrences of federally listed species in New Hampshire that are not included on the NH DataCheck Letter. For compliance with the federal Endangered Species Act (ESA), please visit the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation website (<https://ipac.ecosphere.fws.gov/>; IPaC) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit, or other authorization, coordinate your IPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through IPaC, habitat evaluations, etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov; 603-223-2541).

MAP OF PROJECT BOUNDARIES FOR: **DCT25-2493**

DCT25-2493



**MOULTONBOROUGH CONSERVATION COMMISSION
MOULTONBOROUGH, NEW HAMPSHIRE 03254
COMMENT SHEET**

Application Date 9/2/2025 **Map No.** 180 **Lot No.** 002

**Report to the Wetlands Board from the Moultonborough Conservation Commission
regarding the Standard Dredge & Fill Wetlands Permit Application, Expedited Permit
Application or Permit by Notification Application of:**

Name Michael/Amy Medici

Mailing Address [REDACTED]

Location of Property 91 Christmas Tree Lane

Type of Project Standard Dredge & Fill: Minor Project – Remove current dock, construct 5 slip dock, add install canopies, pilings, ice protection clusters

We have no objections to the issuance of this permit.

Please suspend action on this application pursuant to RSA 483-A:4-a IV, so we may investigate this project.

We have investigated this application and would like to make the following recommendations:

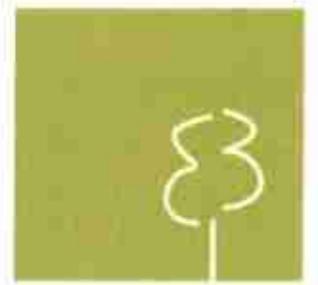
The Commission has no objections to removing one dock and relocating and installing a 5 slip dock, pilings and ice clusters. However, the Commission does recommend that the total length of the dock not exceed 30' as water appeared to be of sufficient depth. Also, when on the site visit Conservation members saw a seasonal dock (see photo) that may not have been permitted. No permit could be found in Town records for this seasonal dock.

The Commission recommends that the dock be removed or permitted after the fact.



State File No

Signature: Marie Samaha, Moultonborough Con. Comm Date: September 2, 2025



terrain
planning & design llc

Abutters List

Client:

Michael Medici

Mailing Address:

[REDACTED]

Site Location:

91 Christmas Tree Lane

Moultonborough, NH 03254

Tax Map: 180

Lot # 2

Abutters to clients' property:

William F. Glavin Jr. Family Trust 2001

Tuthill HS III and Glavin LB Trustees

[REDACTED]

William F. Glavin Jr. Family Trust 2001

Howard S. Tuthill III & Lynda B. Glavin Trustees

[REDACTED]

7022 0410 0002 6585 2325

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Dallas, TX 75225

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

Postmark Here

08/27/2025

Sent To: Kare V. and Stephen W. Berger

[Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047

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New London, NH 03257

Certified Mail Fee \$5.30

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

Postmark Here

08/27/2025

Sent To: Will Kiddle, Town Clerk, Tax Collector

[Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 0410 0002 6585 2750

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Melvin Village, NH 03850

Certified Mail Fee \$5.30

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

Postmark Here

08/27/2025

Sent To: Bald Peak Land Co. Inc.

[Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Arlington, MA 02474

Certified Mail Fee \$5.30

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

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08/27/2025

Sent To: Deborah Fagone St Al c/o Susan Snow

[Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 0410 0002 6585 2280

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Norfolk, VA 23415

Certified Mail Fee \$5.30

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

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08/27/2025

Sent To: Bullerton Ren Tr. Hemlocke Center Home St 1

[Redacted]

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Moultonborough, NH 03254

Certified Mail Fee \$5.30

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

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage and Fees \$6.37

0229 23

Postmark Here

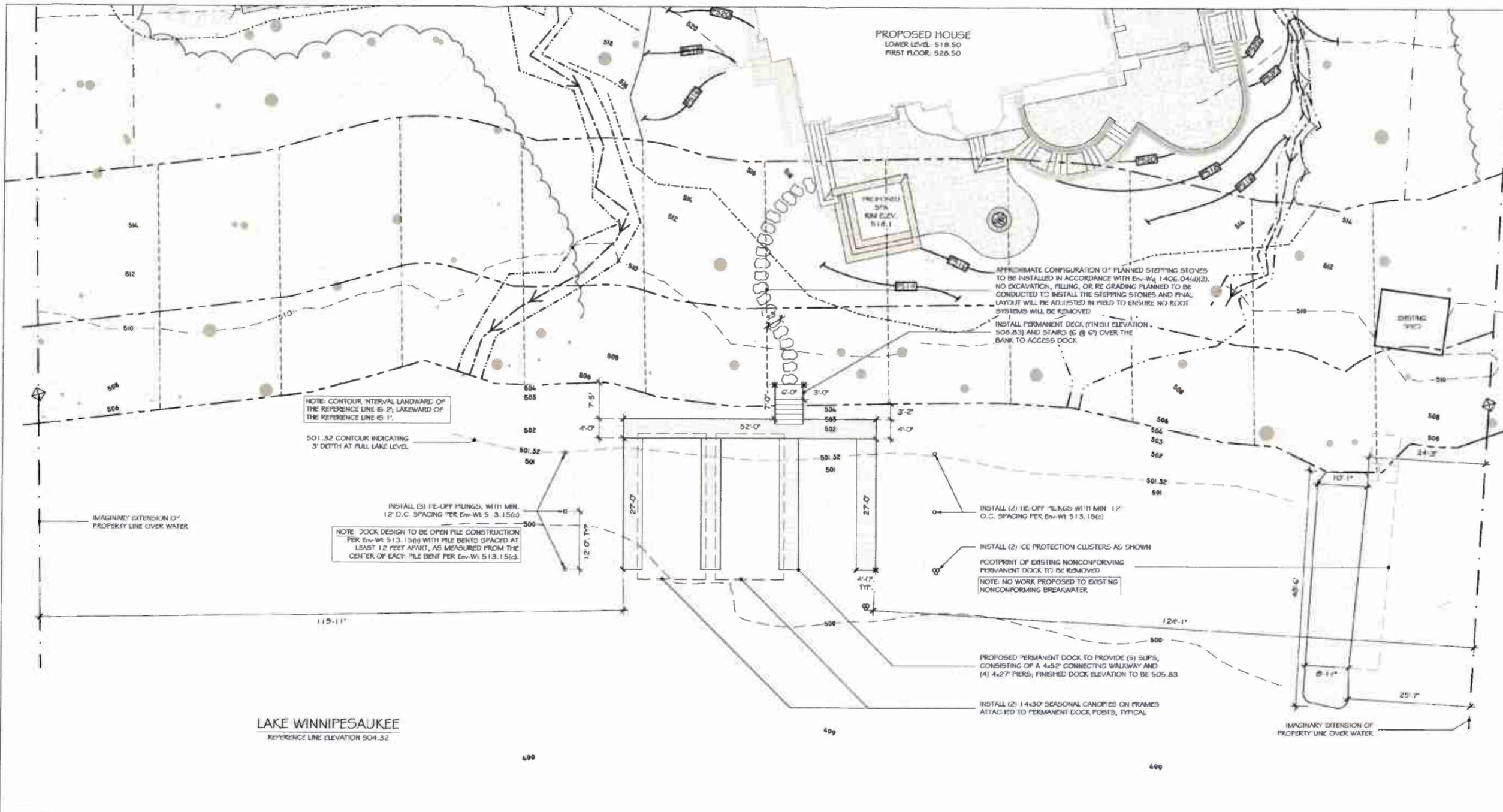
08/27/2025

Sent To: Julie Marchand Moultonborough Town

Street and Apt. No., or PO Box No. 6 Holland St, PO Box 15

City, State, ZIP+4® Moultonborough NH 03254

PS Form 3800, April 2015 PSN 7530-02-000-9047



311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

**Medici Dock
Reconfiguration**

Site Locations:
91 Christmas Tree Lane
Moultonborough, NH 03254
Tax Map: 180
Lot #: 2

Prepared For:
Michael & Amy Medici

DOCK PLAN

DATE: 08 - 25 - 2025

SCALE: 1" = 10'

PROJECT #: 2221

Drawn By: BDW

Checked By: ERB

REVISIONS: DATE:
Revised to include planned stepping stones per RFM 11-07-2025
Revised to specify min. pile spacing 11-17-2025
Reduced pier & walkway widths per DES comment 12-09-2025

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- 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 CONDIKTION 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 DETACHED SEDIMENT SO AS TO MAINTAIN AND 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:
 - DASE COURSE OF GRADES ARE INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 65% 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:**
306 LINEAR FEET (37') OF SHORELAND FRONTAGE ALONG THE WATER FRONT MEASURED AT THE REFERENCE LINE
298 LF BETWEEN INTERSECTIONS OF THE REFERENCE LINE & SIDE PROPERTY LINES
(306+298) / 2 = 302 LF OF CALCULATED SHORELINE
- 302 LF OF SHORELINE FRONTAGE MEANS 5 SLIPS ALLOWED PER EN-W 513.12; (2) FOR THE FIRST 75 LF AND (3) ADDITIONAL (ONE PER 75 ADDITIONAL LINEAR FEET UP TO THE SHORELINE FRONTAGE).
(5) SLIPS PROPOSED FOR PRIVATE AND NON-COMMERCIAL DOCKING.

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.
306 LF SHORELAND FRONTAGE x 7.5 = 2,295 SF OF ALLOWED ACCESSORY SHORELINE AREA
- UP TO 50% OF THE ALLOWED ACCESSORY STRUCTURE AREA CAN BE USED FOR WATER ACCESS STRUCTURES WITHIN 20' OF REFERENCE LINE.
2,295 SF / 2 = 1,147 SF OF ALLOWED WATER ACCESS STRUCTURE AREA
- NO NEW WATER ACCESS STRUCTURES AND NO COMBINATION OF EXISTING AND PROPOSED STRUCTURES SHALL USE MORE THAN 20% OF THE SHORELINE, UP TO A MAXIMUM OF 50 LINEAR FEET.
302.2 LINEAR FEET OF SHORELINE / 5 = 60.4 LINEAR FEET
50 LINEAR FEET OF ALLOWED SHORELINE USAGE (6 LF PROPOSED DOCKSIDE DECK)

EXISTING SHED	WATER ACCESS STRUCTURE AREA WITHIN THE 50' WATER FRONT BUFFER SQUARE FEET		WATER ACCESS STRUCTURE AREA BETWEEN 0 & 50' FROM THE REFERENCE LINE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
EXISTING DOCKSIDE DECK	170	170	0	0
PROPOSED DOCKSIDE DECK	0	0	0	25
PATIO WALKWAY & STEPS PER 2024 DECOR	700	700	0	0
STEPPING STONES (APPROXIMATE)	0	150	0	0
TOTAL	870	1,147	0	25
AMOUNT ALLOWED:		2,295		1,147

IMPACT AREA TOTALS

1' SF PERMANENT DOCKING STRUCTURE + 2 SF TEMPORARY CONSTRUCTION IMPACT PER 12' OFF PILING, (5 TOTAL)
3 SF PERMANENT DOCKING STRUCTURE + 6 SF TEMPORARY CONSTRUCTION IMPACT PER ICE PROTECTION CLUSTER, (2 TOTAL)

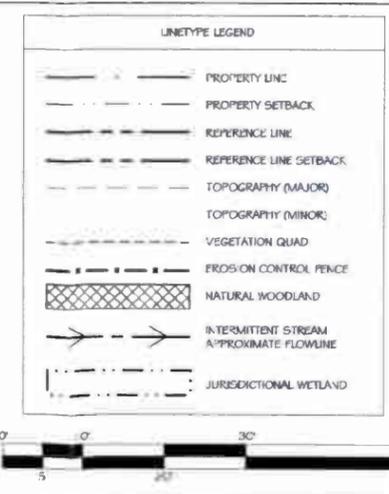
SUBTOTAL: 1' SF PERMANENT DOCKING STRUCTURE + 22 SF TEMPORARY

965 SF 657 SF PERMANENT DOCKING STRUCTURE (DECK AREA FOOTPRINT)
352 SF SEASONAL DOCKING STRUCTURE (CANOPY AREA OVER WATER) PER CANOPY, (2 TOTAL)
419 SF TEMPORARY CONSTRUCTION IMPACT AREA AROUND PERMANENT DOCK

25 SF PERMANENT DOCKING STRUCTURE (DECK + STAIRS LANDWARD OF THE REFERENCE LINE, BANK/SHORELINE IMPACT)

TOTAL: 441 SF TEMPORARY
704 SF SEASONAL DOCKING STRUCTURE
+964 SF 693 SF PERMANENT DOCKING STRUCTURE

REDUCED PER DES COMMENT AS OF REVISION 12-09-2025



D-1

